

PUBLIC NOTICE

In accordance with W. Va. Code § 8A-7-8 et seq., and W. Va. Code § 8A-7-9 et seq., and Ranson Code § 19-20 et seq., the Ranson City Council will consider Proposed Ordinance #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

First reading of this Proposed Ordinance will be conducted Tuesday, June 16, 2020. In accordance with the COVID-19 Emergency Declaration, this meeting will be conducted by remote means only. Public can attend by clicking [HERE](#) to [REGISTER](#). The full registration link is: <https://us02web.zoom.us/join/zoom/register/tZMofu-urzkvGNw8Imsbi-3jLm7qF28Ct2iS>

After registering information to connect to this meeting will be e-mailed to you.

The public hearing and second reading of the Proposed Ordinance will be conducted Tuesday, June 23, 2020. In accordance with the COVID-19 Emergency Declaration, this meeting will be conducted by remote means only. Public can attend by clicking [HERE](#) to [REGISTER](#). The full registration link is: <https://us02web.zoom.us/join/zoom/register/tZwkf-GrpiMjE9wdey2f5IO5E55hMpZZexaP>

After registering information to connect to this meeting will be e-mailed to you.

To sign-up to speak during the public hearing or submit a written comment please send an e-mail to spfaltzgraff@ransonwv.us.

By Order of the Ranson City Council

ORDINANCE # 2017- 302

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

AN ORDINANCE to amend certain portions of the official Zoning Map of the City of Ranson, West Virginia, for the purpose of reallocating transect districts within Smart Code New Community District (SC-NC) pursuant to Chapter 19-20 of the Ranson Municipal Code and Chapter 19A, Article 1 of the Ranson Municipal Code;

WHEREAS, West Virginia Code § 8A-7-8 and § 8A-7-9 permits the amendments to the zoning ordinance by either the governing body or petition by owners of fifty percent or more of the real property in the area in which the petition relates;

WHEREAS, Jefferson Orchards Inc. has submitted a rezoning petition and application;

WHEREAS, Jefferson Orchards, Inc., is the sole owner of the attached illustrated property, more commonly known as Jefferson Orchards, and being the same property, as described below, has petitioned the City of Ranson Planning Commission for a zoning map amendment to change the allocation of the transect districts within Smart Code New Community District (SC-NC);

WHEREAS, the Ranson Planning Commission adopted a Resolution dated August 7, 2017, recommending the Ranson City Council to amend the zoning map and change the subject property's zoning from as specifically illustrated on the attached Zoning Application;

WHEREAS, pursuant West Virginia Code § 8A-7-9, proper public notice and public hearings have been provided; and

WHEREAS, the rezoning petition is consistent with the 2012 Ranson Comprehensive Plan. The G3 Preferred Growth Sector of the application area is a priority expansion area of the 2012 City of Ranson Comprehensive Plan, and encourages the use of Chapter 19A Smart Code. As such, this rezoning petition conforms to the preferred vision of the Comprehensive Plan.

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia:

Section 1. The official City of Ranson Zoning Map be amended to reflect that Jefferson Orchards, located in District 8 of Ranson, Jefferson County, and identified on Map 12 as Parcel 1 consisting of approximately 389.7 acres is Smart Code-New Community (SC-NC) with new allocated transect districts.

Section 2. Consistent with Chapter 19A, Section 1.3.7, upon approval of the Land Development Plan and Plat by the Planning Commission pursuant to 3.1.4, specific transect districts shall replace the SC-NC designation on the official zoning map as part of the Planning Commission's approval of the land development plan and plat, so long as the allocation of the zoning districts within the land development plan and plat are consistent with Table 3 of Chapter 19A and the original rezoning to SC-NC. The replacement of specific transect zones on the official

Ordinance # ***

zoning map shall not be considered a zoning amendment pursuant to West Virginia § 8A-7-8 or West Virginia § 8A-7-9; thus, the placement of transect zones will not require further action of the Planning Commission or City Council. Transect zone placement shall be considered a continuation of the original SC-NC rezoning process pursuant to this Ordinance. So may be relocated within the parcel(s) administratively and on the official zoning map until final plat approval. Once the final plat is approved pursuant to Chapter 19A, 5.1.6.g transect districts may not be relocated or rearranged and may only be amended through the City's rezoning process.

Adopted by the City Council of the City of Ranson after a 1st reading on June 16, 2020 and second reading on June 23, 2020 by ____ in the affirmative, ____ in the negative with ____ abstentions.

Keith D. Pierson
Mayor

ATTEST:

Stacey A. Dodson Pfaltzgraff
City Clerk



J E F F E R S O N O R C H A R D S

City of Ranson
Jefferson County, West Virginia
District 8, Tax Map #12, Parcel 1

CHAPTER 19A REZONING REQUEST

JUNE 19, 2017

REVISED JULY 17, 2017

Owner / Applicant
Jefferson Orchards, Inc.
c/o Mark H. Ralston, President
P.O. Box 700
Kearneysville, WV 25430

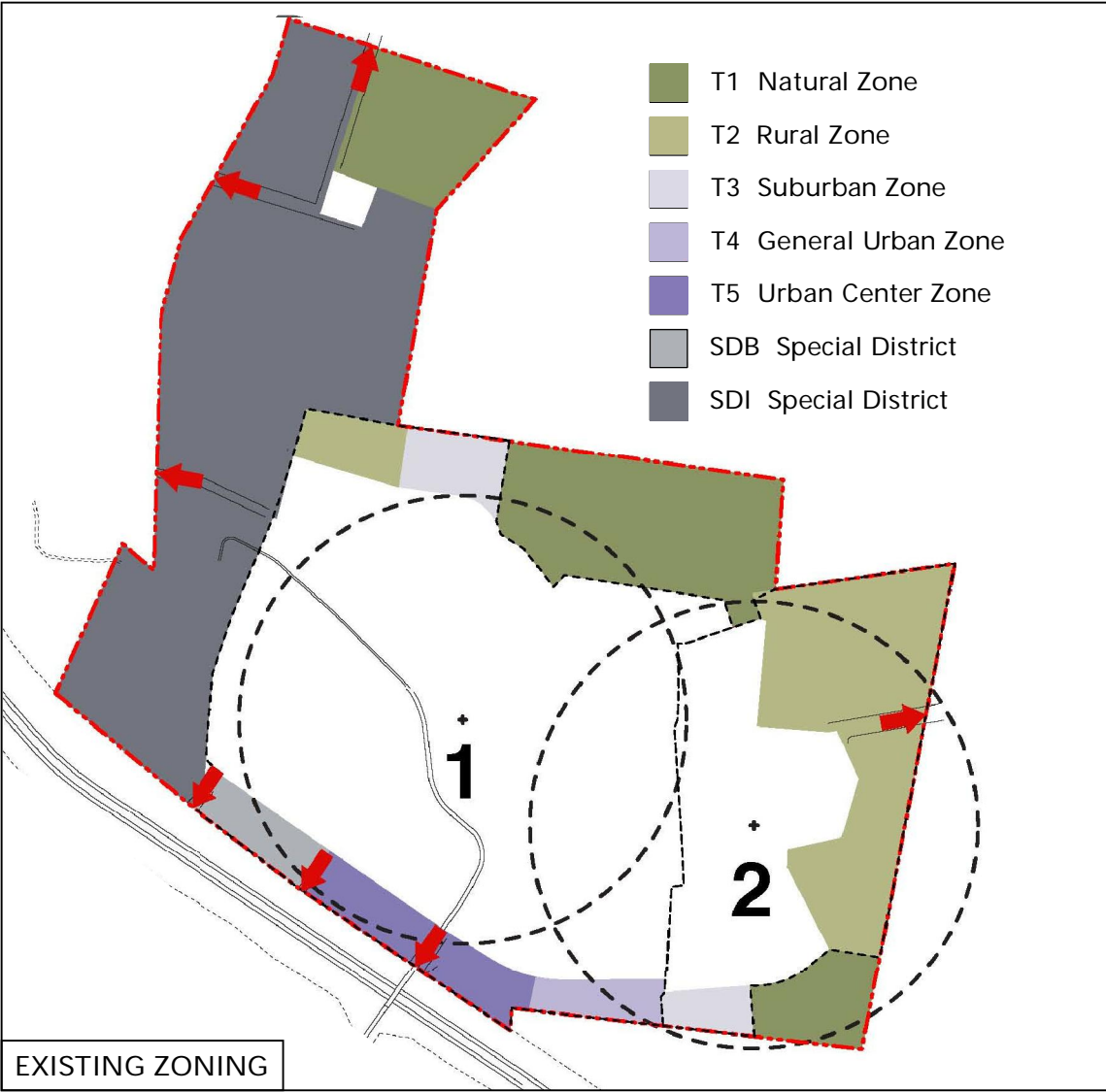


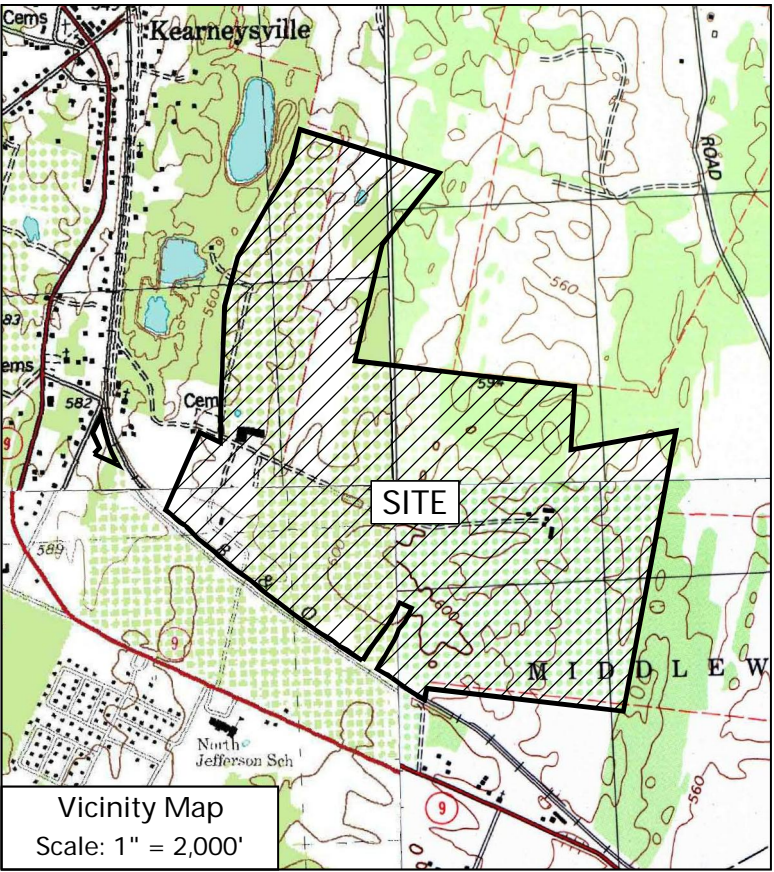
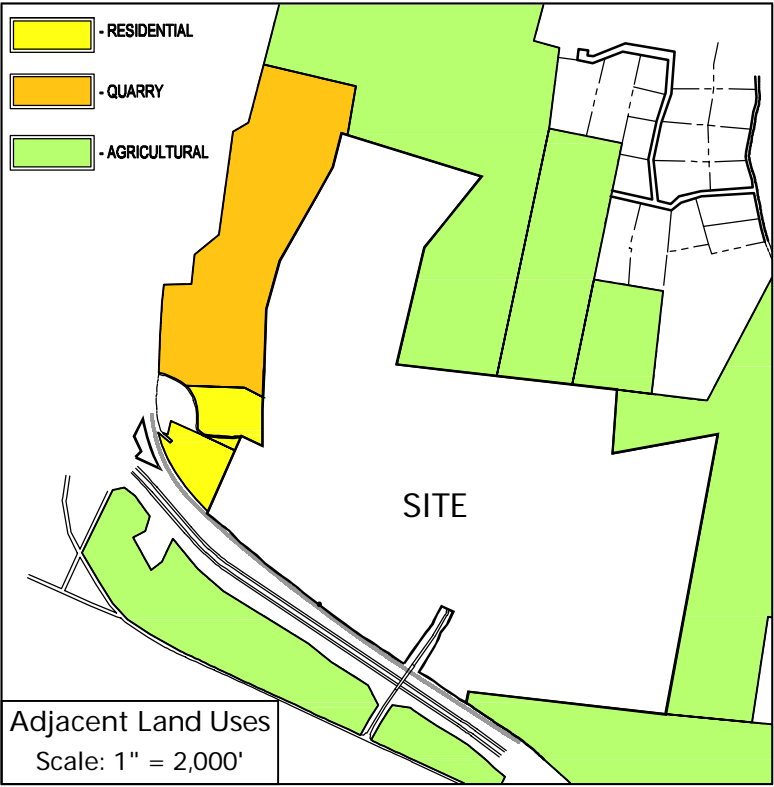
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Existing Conditions

The property is located in District 8 of Jefferson County, West Virginia and is identified on Map 12 as Parcel 1. The total area of the property is approximately 389.7 acres. The boundary information for the property is obtained from exhibit titled Plat of Resurvey prepared by Resource International Ltd. Adjacent parcel and right-of-way locations obtained from Jefferson County Tax Map information. The National Wetlands Inventory Map identifies a freshwater pond near the existing barn near Granny Smith Lane, no other wetlands are identified on the subject property. FEMA Map 54037C0020E, 54037C0040E, 54037C0110E, and 54037C0130E does not identify a 100-year floodplain on the property. No known right-of-ways or easements exist on the property other than easements associated with individual service utilities such as overhead electric.





SLOPE ANALYSIS LEGEND				
COLOR	SLOPE RANGE BEGINNING	SLOPE RANGE END	APPROXIMATE AREA (AC)	PERCENT OF SITE
	0	15	378.9	97.2
	15	20	7.0	1.8
	20	25	2.3	0.6
	25+		1.5	0.4



Sector Plan

The G3 Preferred Growth Sector of the application area is a priority expansion area of the 2012 City of Ranson Comprehensive Plan, and encourages the use of Chapter 19A SmartCode. As such this request conforms with the preferred vision of the Comprehensive Plan.

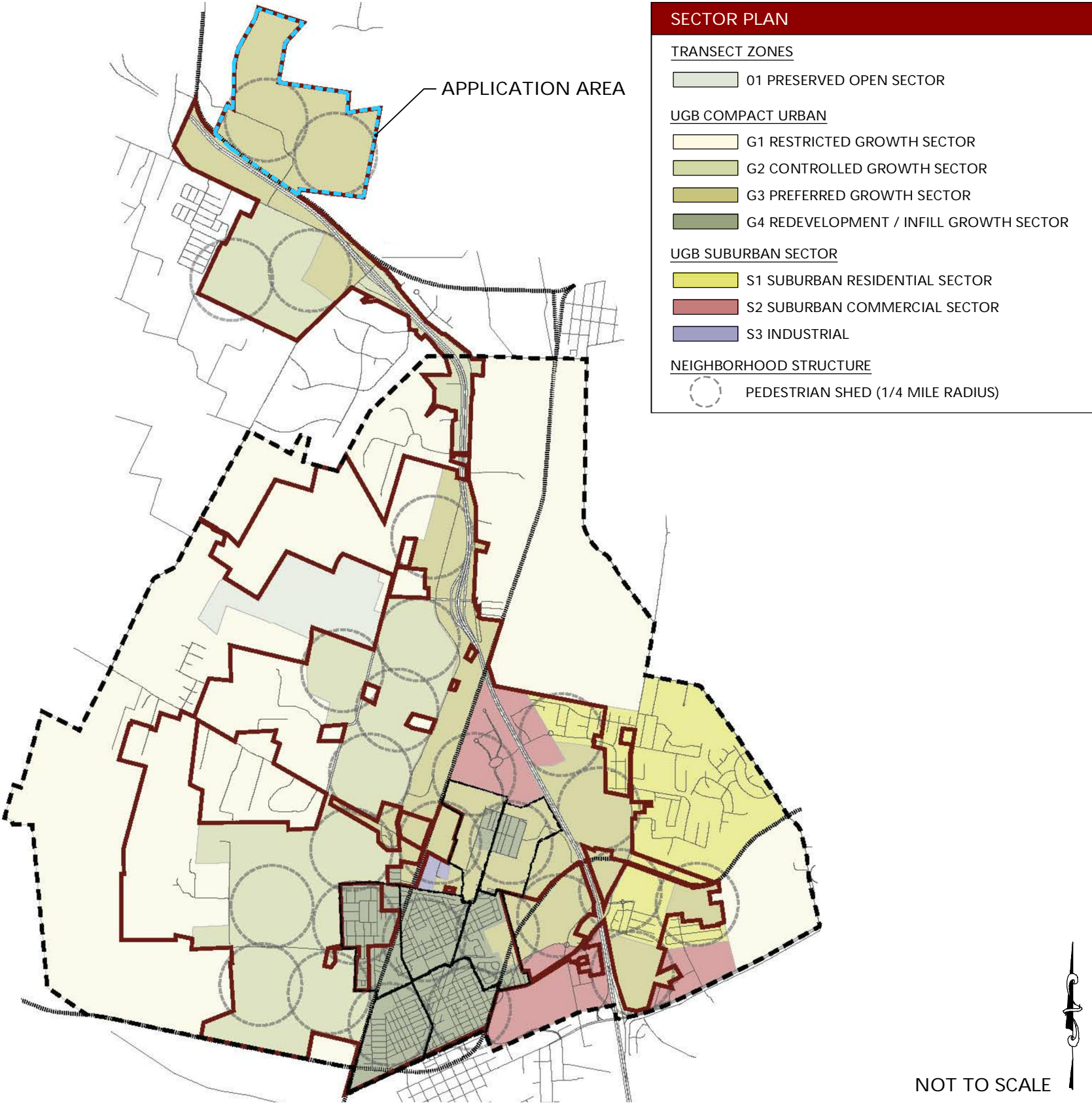
Within the G3 Sector, the following acreage requirements are necessary for rezoning:

- a. Hamlet (HAM): 10-50 acres per HAM
- b. Village (VIL): No fewer than 40 acres and no more than 200 acres per VIL
- c. Town Center (TCT): No fewer than 40 acres and no more than 200 acres per TCT. Multiple Community Units may be included in one rezoning request, provided each Community Unit meets its acreage requirements.
- d. The Comprehensive Plan has five sector designations. Distinct from land use or intensity, these sectors express whether or not a particular area is intended for growth or not and then, what type of growth is expected: restricted, controlled, intended, and infill.

This site is currently assigned G-3, which is the most aggressive greenfield development allocation in the City. The City has allocated this sector on both sides of the Route 9 interchange to support private investment in mixed-use and residential development.

The G-3 Preferred Growth Sector fulfills the City's Comprehensive Plan Policies for responsible growth, and are the areas in the Urban Growth Boundary where the City intends for the most intense development. These are the areas that the City have also invested resources to expand and improve infrastructure to support this growth.

Information / image obtained from the City of Ranson 2012 Comprehensive Plan.



Proposed Community Type

One Medium Intensity Village and Special District Industrial.

Acreage Requirements

1.3.5.b Village (Vil): No fewer than 40 acres and no more than 200 acres per village.

Proposed Medium Intensity Village: 152.4 acres

3.9.6.b. Industrial Special District (SDI): Limited to a maximum size of 200 acres.

Proposed SDI Area: 198.7 acres

Special Districts

3.9.1. Special district designations shall be assigned to areas that, by their intrinsic size, use, or configuration, cannot conform to the requirements of any Transect District or combination of districts

3.9.3. Special districts may be mapped within or outside of community units. If mapped within a community unit, a special district shall not exceed 20% of the net site area.

Edge Transect Districts

The proposed T-Zones to the north include T1, T2, and SDI. SDI is proposed along the western border with access to the rail line. T1 and T2 are along the eastern edge. SDI, T5 and T4 are along Route 9 to the south. If the Duffields station is relocated, the station would be in the T5 area north of the rail and Route 9. Connections are proposed to the north, south and east, as well as maintaining or improving the connection to Charles Town Road.

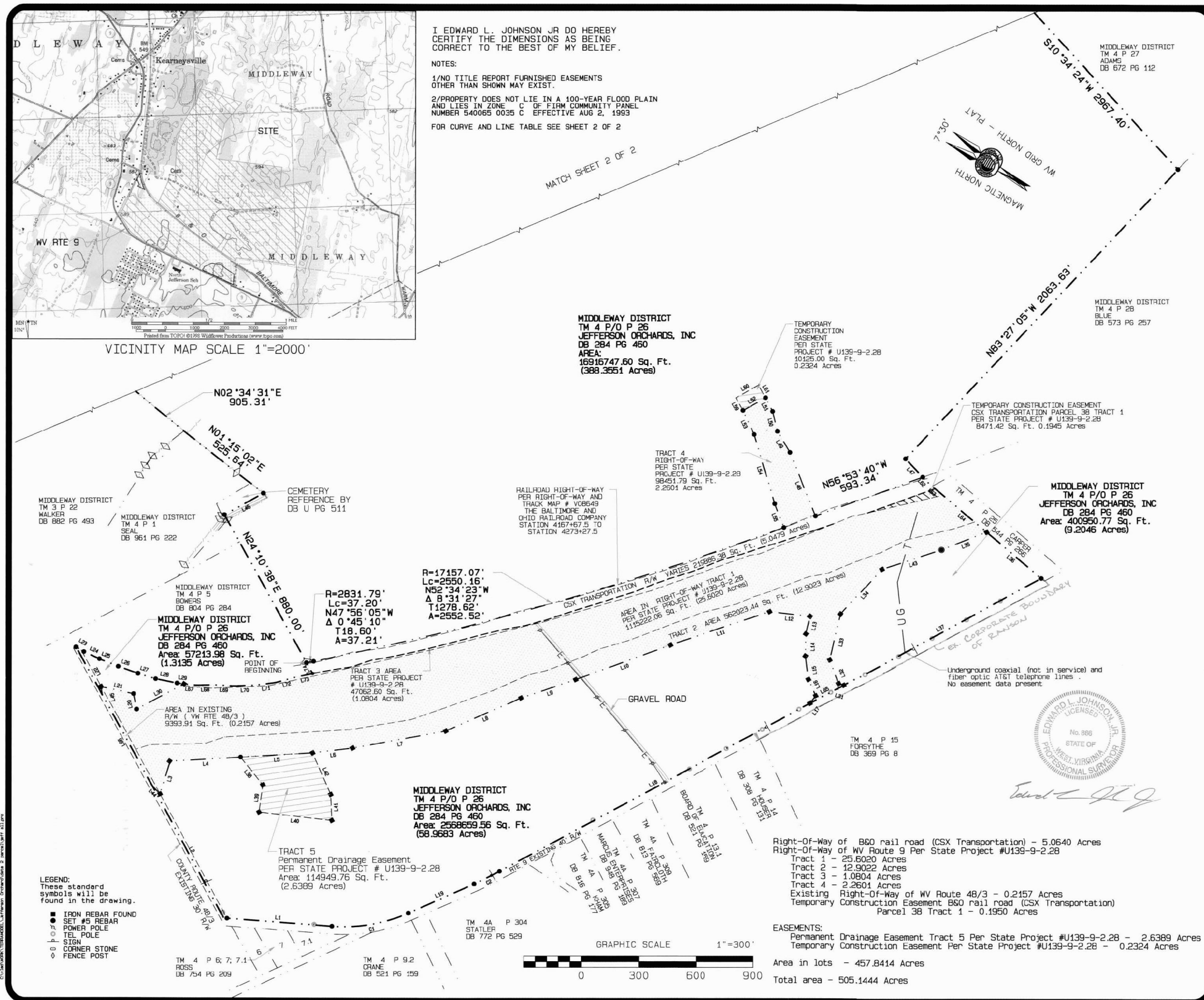
Maximum Density:

Village (Medium Intensity) - 2,517 DU

Perimeter Connectivity:

Additional connections will be made to Co. Route 48/3, to the north, and to the east as adjacent properties permit.





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CONSULTANTS • SCIENTISTS • SURVEYORS • PLANNERS
331 NORTH GEORGE STREET • CHARLES TOWN, WV 25414
(804) 785-7764 • FAX (804) 785-7846

DESIGNED: _____
DRAWN: _____
CHECKED: _____
DATE: Oct. 18, 2004
SCALE: 1" = 300'

PLAT OF RESURVEY
THE PROPERTY OF
JEFFERSON ORCHARDS, INC.
TAX MAP 4, PARCEL 26
DEED BOOK 284, PAGE 460
MIDDLEWAY DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO.
60000.13

SHEET
1 OF 2

