

**RESOLUTION # PC-22-4**

**A RESOLUTION OF THE CITY OF RANSON PLANNING COMMISSION  
DECLARING THE APPLICATION OF THE LAND DEVELOPMENT PLAN AND  
PLAT FOR THE PROPERTY KNOWN AS “FOUNDRY CENTRE” COMPLETE AND  
APPROVED (PARCELS 19-08-0004-0124-0001, 19-08-0004-0124-0000,  
19-08-0004-0126-0000, 19-08-0004-0127-0000, 19-08-0004-0128-0000, and  
19-08-0004-0129-0000 CONSISTING OF 6.78 ACRES).**

**A RESOLUTION** approving the Land Development Plan and Plat for the property identified as Parcel 9 on District 8 Map 8, known as the “Foundry Centre”.

**WHEREAS** New Vision Development has submitted a Land Development Plan and Plat application pursuant to Chapter 19A and W. Va Code §8A-5-8; and

**WHEREAS** West Virginia Code § 8A-5-8(c) states “At a meeting where the application is determined to be complete, the planning commission must set a date, time and place for a public hearing and a meeting to follow the public hearing to vote on the application. The public hearing must be held within forty-five days, and the planning commission must notify the applicant of the public hearing and meeting in writing unless notice is waived in writing by the applicant. The planning commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the area at least twenty-one days prior to the public hearing”; and

**WHEREAS** W. Va. Code § 8A-5-8(d) states, “[a]t a meeting at the conclusion of the public hearing or a meeting held within fourteen days after the public hearing, the planning commission shall vote to approve, deny or hold the application;” and

**WHEREAS** the Planning Commission has deemed the application complete and set a public hearing for Monday, April 4th at 7 p.m.; said hearing being notice as a Class I Legal Advertisement, as well as on the notice boards at City Hall and the City’s website.

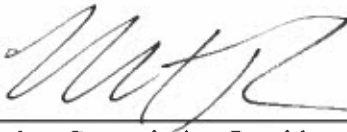
CORPORATION OF RANSON  
312 S MILDRED ST  
RANSON WV 25438-1621

Jefferson County  
Jacqueline C Shadle, Clerk  
Instrument 202200005302  
04/08/2022 @ 03:59:50 PM  
RESOLUTION  
Book 1278 @ Page 715  
Pages Recorded 14  
Recording Cost \$ 21.00

**NOW, THEREFORE, BE IT RESOLVED BY THE RANSON PLANNING COMMISSION THAT:**

1. The Ranson Planning Commission hereby declares the Land Development Plan and Plat complete.
2. The Ranson Planning Commission hereby approves the Land Development Plan and Plat application, a true copy attached to this Resolution.
3. The Ranson Planning Commission shall affix its seal on the Land Development Plan and Plat pursuant to W Va. Code § 8A-5-9.
4. A copy of this Resolution shall be forwarded to the City Clerk.

Adopted this 4th day of April 2022.

By:   
Planning Commission President

ATTEST:

  
Planning Commission Member



# LAND DEVELOPMENT PLAN PETITION CRC REPORT

## FOUNDRY CENTER

Smart Code New Community Zoning

PROJECT: 21-209-LDPP

Date: March 31<sup>st</sup>, 2022



This report has been prepared by the Consolidate Review Committee (CRC) which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the recommendation of the CRC and the next steps required to be undertaken by the applicant.

### Application Information

**Applicant:** New Vision Development LLC; Anthony Meyer and Scott Copen

**Property Owner:** City of Ranson, City Manager Tony Grant

**Application Type:** Land Development Plan and Plat Revision by Petition

**Submittal Date:** Nov. 18<sup>th</sup>, 2021; March 4<sup>th</sup>, 2022; March 31<sup>st</sup>, 2022

### Project Description

This application is for an Infill Land Development Plan and Plat for the Foundry Centre project. The proposed plan utilizes the existing transect districts as established by the City's rezoning of Old Town, with a combination of T5- Open, T5- Limited, and T4- General Neighborhood. In an unprecedented week-long mega-workshop in 2011, city officials, residents, business interests, and a team of international consultants considered ideas and actions to help guide Ranson, Charles Town, and Jefferson County, West Virginia, towards a future rich in opportunity for its families and businesses. That process culminated in a vision and plan for the future of Ranson.

This property was a part of Ranson's brown field revitalization process, sponsored through funding by a grant from the US EPA. Per that report "[t]he redevelopment of Target Reuse Site 1 - Former Kidde Manufacturing/Proposed Powhatan Place site could transform downtown Ranson and anchor new mixed-use development on other strategic sites. Located just two blocks from Lancaster Circle, the heart of downtown Ranson, the Kidde site is ideally suited for dense, walkable development. The close-knit street grid provides excellent access for neighborhood retail, residential, and commercial uses."

This property is 6.78 acres bound on the southern edge by 7<sup>th</sup> Avenue., on the west by George St., on the east by Mildred St./Rt.115, and on north by Beltline Ave. The land is currently vacant

and was previously a manufactory. Through the state's Voluntary Remediation and Redevelopment Act, the site has undergone environmental investigation and remediation activities between January 2006 and June 2009, including the removal of underground storage tanks, the excavation and treatment of contaminated soils, the placement of an asphalt cap, and continued monitoring.

The foundry site parcel was issued a Certificate of Completion for attainment of an Industrial Standard under the Voluntary Remediation program but has been restricted from residential land uses from the 2009 environmental covenant (Deed Book 1072 page 725), however further remediation is being undertaken by the city to lift that restriction and to meet the higher contemporary standards for remediation.

#### **Location and Site Information**

**Location:** This property is a single parcel in the northwest quadrant of Foal St./16<sup>th</sup> Avenue.

**Parcel Number(s) and Address:** Map 4, Lot 129; Lot 128; Lot 127; Lot 124. 1; Lot 124.

**Sector Allocation:** G-3 Preferred Growth Sector.

**Existing Zoning:** Medium-Intensity Village SmartCode New Community District

#### **Sufficiency**

The application has been found sufficient.

#### **CRC Recommendation**

The Consolidated Review Committee has completed a technical review of this application. The CRC recommends approval of the Land Development Plan and Plat. Please review the findings within the CRC report that follows.

#### **Comprehensive Plan**

- **General Comprehensive Plan and Policy Comments:** The City of Ranson's Comprehensive Plan was adopted by the City Council to establish a clear community vision and to guide the future growth and development of the City. The current comprehensive plan was adopted in 2012 following extensive public engagement and consensus through the Ranson Renewed workshops.

The City's Comprehensive Plan allocates sector designations with specific policy goals that direct public and private investment to those areas preferred for development and restricts growth for areas prioritized for continued agriculture or conservation. Distinct from land use or intensity, these sector allocations include specific policies guiding future development within the City. The following sector is allocated to this lot.

- **Sector Allocation G4 – Infill.** This site is currently assigned G-4, Redevelopment / Infill Growth Sector. The city has allocated this sector within the historic core to attract private investment through redevelopment within the original plat of the city. This sector is intended to support the redevelopment of existing parcels and encourage more dense infill development. In the G4 sector, Infill community unit types may be utilized (4.2.).

## **Zoning**

**General Zoning Comments Smart Code New Community (SCNC):** The City of Ranson has adopted a form-based zoning ordinance that encourages the development of compact walkable neighborhoods. The City's zoning ordinance prioritizes the development's form over the development's uses. Applicants are encouraged to review the City's zoning requirements for Building Placement and Building Configuration in Chapter 19A Article 5.5 and 5.6. prior to submitting a development application.

- This site is an infill land development plan and plat and is regulated through Chapter 19A Article 4. Infill Community Plans.
- **This application is consistent with the existing zoning and infill requirements.**

## **Technical Review Comments**

### **C-01. Cover Sheet**

- **Approval Date.** Please leave space for the Date of Final Approval of this Application by the City Council. This date will be confirmed prior to final recording.
- **Addressing.** There appear to be 6 new road names needed and assignment shall be required prior to final plat. All subdivision names and street names are required to be reviewed and approved by the Jefferson County Addressing Office. No street within the city shall be assigned a name on a subdivision plat or otherwise until such name is approved by the city and registered with the Jefferson County addressing office and added to the Jefferson County Road name index. (Sec. 17-5. Street Naming Assignment)
  - All applications are available online:
  - <http://www.jeffersoncountywv.org/county-government/departments/gisaddressing/forms>

## **Next Steps**

### **Planning Commission**

- This application was brought to the Planning Commission in December 2021 for a workshop.
- This application is scheduled for a public hearing before the Planning Commission on April 4th.

**After Approval. (4.1.4.).** After the Land Development Plan and Plat is approved and recorded, the following approvals will be required:

- Construction drawings. See Sec. 5.1.5.
- Final plat. Final plats submitted in accordance with the provision of this Chapter shall be approved administratively by the Planning Department. See Sec. 5.1.9.
- Approvals and permits from all applicable state and federal agencies.

**Contact information:** This report was prepared for the Consolidated Review Committee by the Dept. of Community Development staff. Please feel free to direct questions about this report to Josh Nolan by email at [jnolan@ransonwv.us](mailto:jnolan@ransonwv.us) or by telephone at 304 724 3864.

# FOUNDRY CENTRE

# MIXED USE REDEVELOPMENT PROJECT

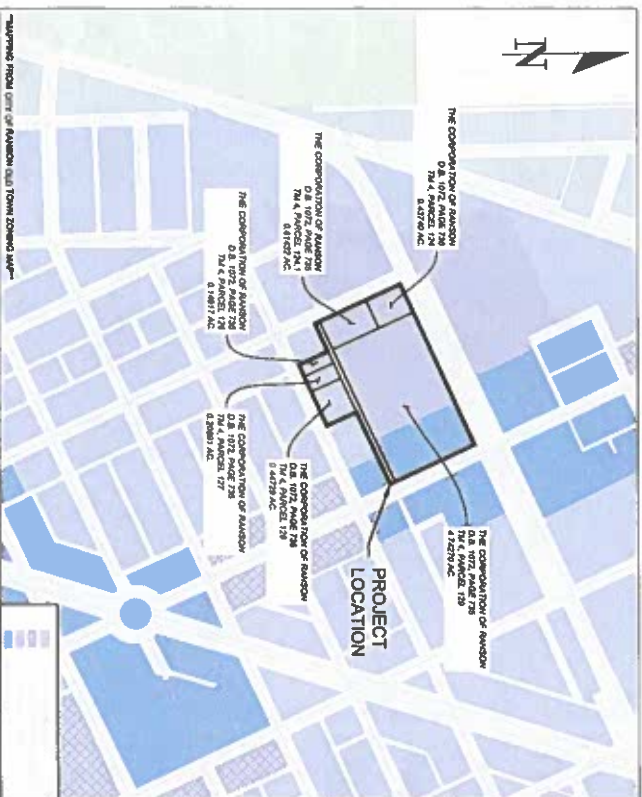
# RANSON, WEST VIRGINIA

APPROVAL DATE: April 14<sup>th</sup> 2022

CHEAT ROAD ENGINEERING, INC.  
5011 MID ATLANTIC DRIVE  
MORGANTOWN, WV 26508  
(304) 212-5480

NEW VISION DEVELOPMENT, LLC  
7978 WINCHESTER GRADE ROAD  
BERKELEY SPRINGS, WV 25411

312 SOUTH MILDRED STREET  
RANSON, WV 25438  
(304) 725-1010



## VICINITY MAP

SCALE 1" = 250'

## SHEET INDEX

- C-01 COVER SHEET
- C-02 INTRODUCTION - EXISTING ZONING
- C-03 EXISTING CONDITIONS
- C-04 EXISTING CONDITIONS - SOILS MAP
- C-05 TRANSECT DISTRICTS
- C-06 BLOCK STANDARDS AND LOT STRUCTURE
- C-07 THOROUGHFARE NETWORK AND STANDARDS
- C-08 CIVIC STANDARDS

[illegible]

5011 MID ATLANTIC DRIVE  
MORGANTOWN, WV 26508  
PHONE: (304) 212-5480

**FOUNDRY CENTRE  
MIXED USE DEVELOPMENT  
RANSON, WV**

PROJECT NO: 21-027-100  
DRAWING FILE:  
21-027\_L0PP.DWG

DRAWN BY: S. COPEN

CHECKED BY:

SCALE:

DATE \_\_\_\_\_

COVER SHEET

C-01

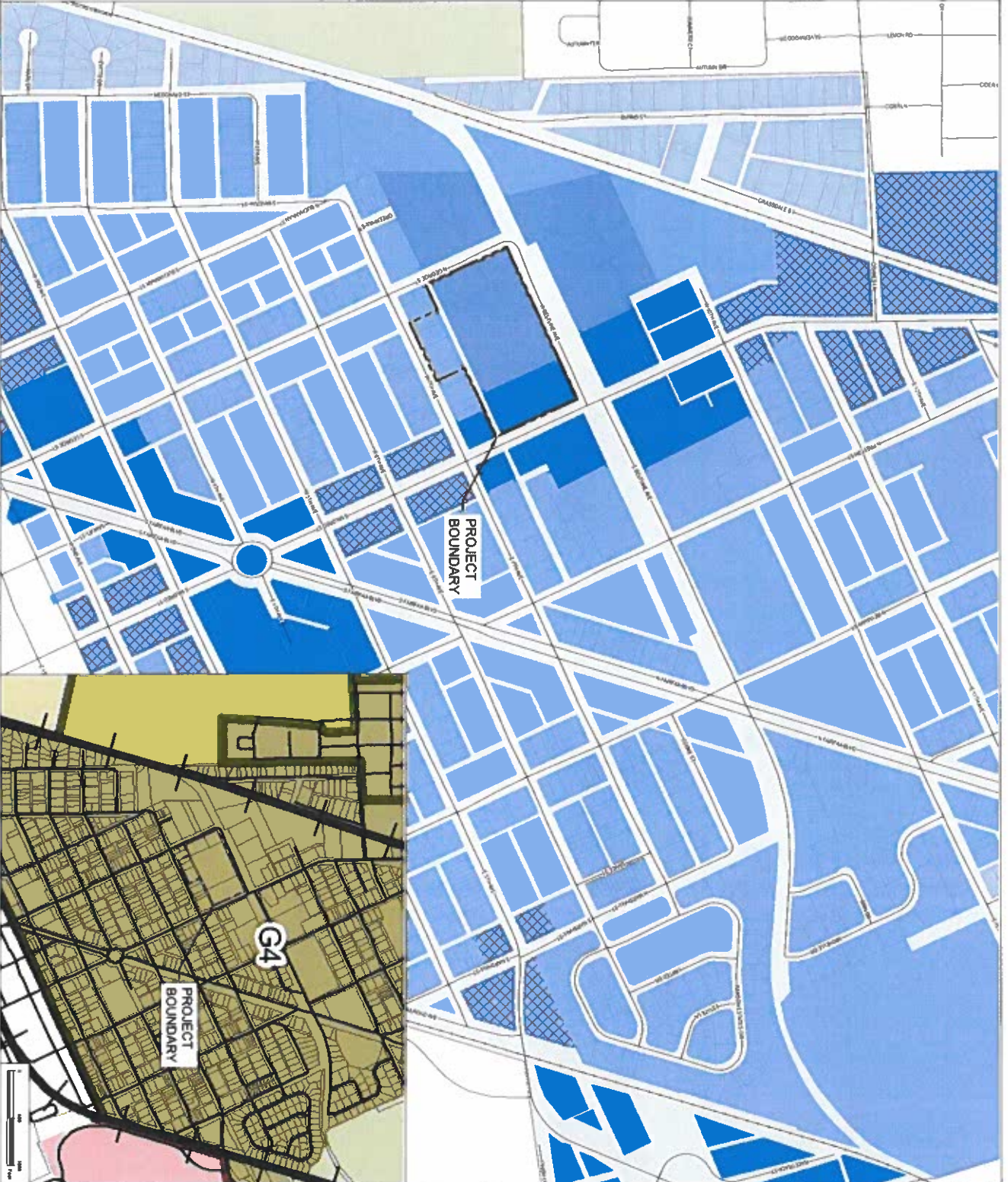


# INTRODUCTION

1. THE PROJECT IS LOCATED AT THE FORMER KIDDE FOUNDRY SITE.
2. THE PROJECT AREA IS LOCATED IN THE OLD TOWN DISTRICT OF RANSON AND CONTAINS T4, T5, AND T6L ZONING DISTRICTS.
3. PUBLIC UTILITIES EXIST AROUND THE ENTIRE PERIMETER OF THE PROJECT SITE.
4. STORM WATER MANAGEMENT WILL BE PROVIDED ONSITE UTILIZE A COMBINATION OF BIORETENTION AND UNDERGROUND STORAGE.
5. TWO NEW CIVIC SPACES WILL BE PROVIDED IN ADDITION TO THE EXISTING CITY PARK (LANCIE-SLUSHER PARK) THAT IS LOCATED WITHIN 1,000' OF ALL PROPOSED RESIDENTIAL BUILDINGS.



|     |                            |
|-----|----------------------------|
| T4  | General Residential        |
| T5  | Medium Density Residential |
| T6L | Low Density Residential    |
| T6  | Neighborhood Office        |
| T6  | Neighborhood Office        |

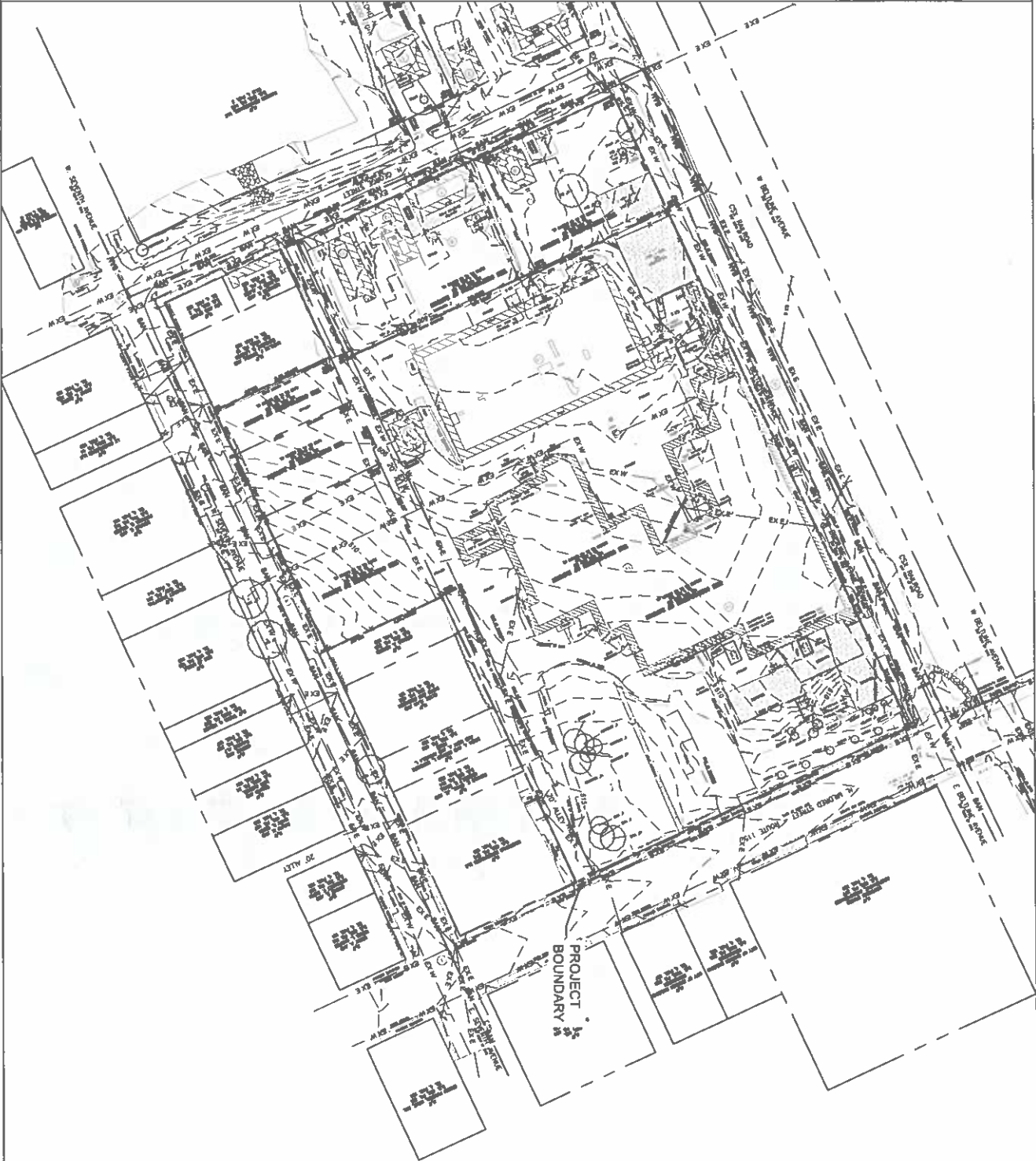


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|----------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--|---------|------|-------------|----|
| INTRODUCTION<br>SHEET NUMBER:<br><b>C-02</b> | DRAWN BY: S. DOPEN   | FOUNDRY CENTRE<br>MIXED USE DEVELOPMENT<br>RANSON, WV<br>PROJECT NO. 21.027-100<br>DRAWING FILE<br>21-027_LDPP.DWG | CHEAT ROAD ENGINEERING, INC.<br>5011 MID ATLANTIC DRIVE<br>MORGANTOWN, WV 26508<br>PHONE: (304) 212-5480 |  | REV NO. | DATE | DESCRIPTION | BY |
|                                              | CHECKED BY:          |                                                                                                                    |                                                                                                          |  |         |      |             |    |
|                                              | SCALE: 1" = 200'     |                                                                                                                    |                                                                                                          |  |         |      |             |    |
|                                              | DATE: MARCH 22, 2022 |                                                                                                                    |                                                                                                          |  |         |      |             |    |



THE SUBJECT PROPERTY IS THE LOCATION OF THE FORMER KIDDE FOUNDRY. THE CITY OF RANSON AND THE WVDEP ENTERED INTO AN VOLUNTARY REMEDIATION AGREEMENT REGARDING THE SITE ON APRIL 14, 2014. A REMEDIAL ACTION WORK PLAN WAS APPROVED BY THE WVDEP ON MAY 22, 2015.

IT IS UNDERSTOOD THAT SITE CLOSURE CAN BE ACHIEVED VIA PREPARATION OF REQUIRED REPORTS AND THE IMPLEMENTATION OF THE PROPOSED DEVELOPMENT.



|                                                        |                      |  |                                                                                                                         |                                                                                                              |                                                                                       |         |      |             |    |
|--------------------------------------------------------|----------------------|--|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------|------|-------------|----|
| EXISTING<br>CONDITIONS<br>SHEET NUMBER:<br><b>C-03</b> | DRAWN BY: S. COPEL   |  | FOUNDRY CENTRE<br>MIXED USE DEVELOPMENT<br>RANSON, WV<br><br>PROJECT NO. 21-027-100<br>DRAWING FILE:<br>21-027_LDPP.DWG | CHEAT ROAD ENGINEERING, INC.<br><br>5011 MID ATLANTIC DRIVE<br>MORGANTOWN, WV 26508<br>PHONE: (304) 212-5480 |  | REV NO. | DATE | DESCRIPTION | BY |
|                                                        | CHECKED BY:          |  |                                                                                                                         |                                                                                                              |                                                                                       |         |      |             |    |
|                                                        | SCALE: 1" = 50'      |  |                                                                                                                         |                                                                                                              |                                                                                       |         |      |             |    |
|                                                        | DATE: MARCH 22, 2022 |  |                                                                                                                         |                                                                                                              |                                                                                       |         |      |             |    |

SOIL SURVEY

**MAP LEGEND**

Area of Interest (AOI)  
State  
Soil Survey Areas  
Soil Map Unit Polygons  
Soil Map Unit Lines  
Water Features  
Transportation  
Roads  
Railroads  
Interstate Highways  
US Routes  
Major Roads  
Local Roads  
Background  
Aerial Photography

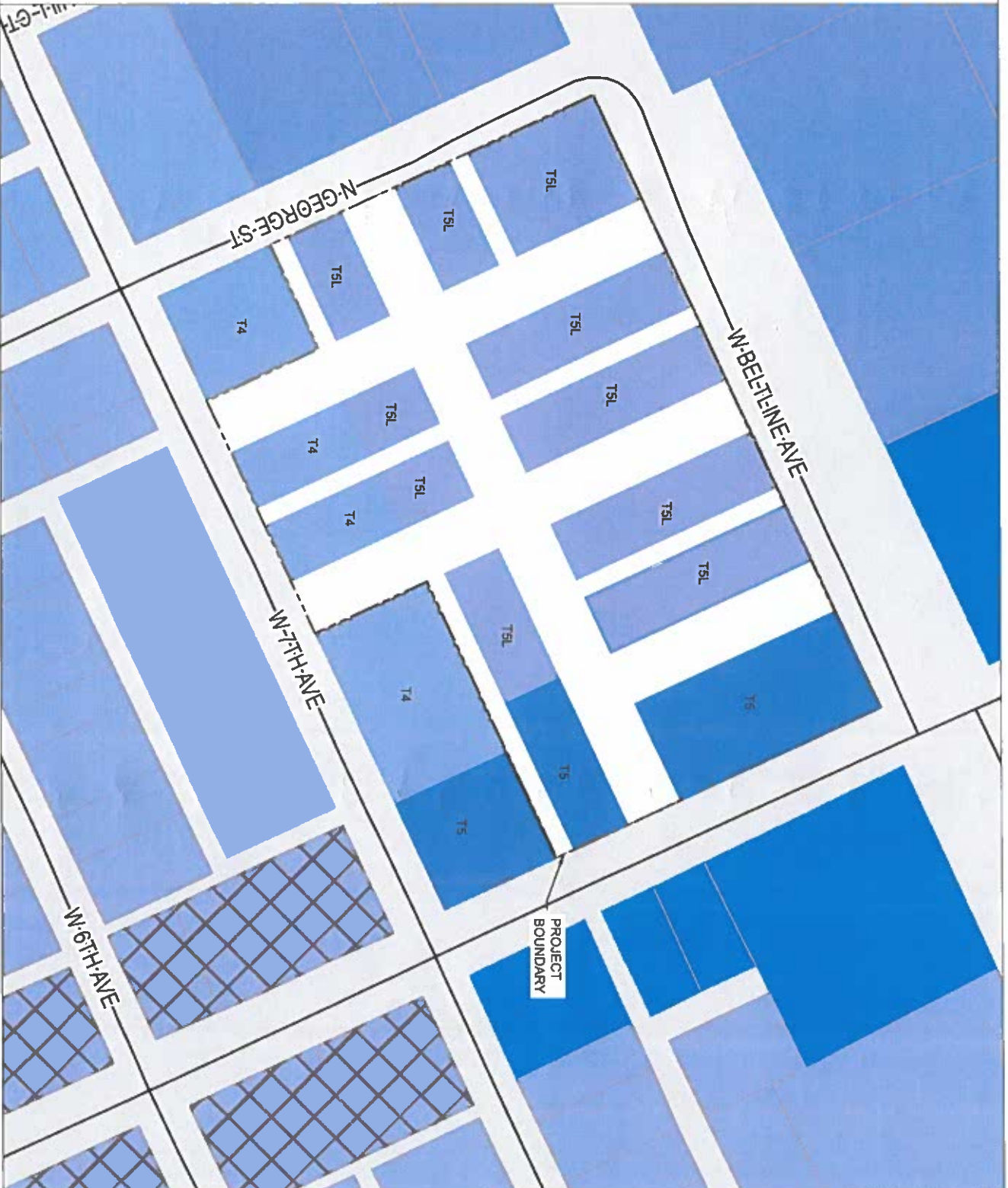


| Soil Unit Symbol            | Soil Unit Name                | Acres in AOI | Percent of AOI |
|-----------------------------|-------------------------------|--------------|----------------|
| Ub                          | Urban land                    | 5.2          | 71.0%          |
| Uwc                         | Urban land, 15 percent sloped | 2.0          | 26.1%          |
| Totals for Area of Interest |                               | 7.2          | 100.0%         |

|                                                        |                      |                                                                                                                      |                                                                                                              |  |     |    |      |             |    |
|--------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--|-----|----|------|-------------|----|
| EXISTING<br>CONDITIONS<br>SHEET NUMBER:<br><b>C-04</b> | DRAWN BY: Z. BARTLEY | FOUNDRY CENTRE<br>MIXED USE DEVELOPMENT<br>RANSON, WV<br><br>PROJECT NO: 21-027-100<br>DRAWING FILE: 21-027_LDPP.DWG | CHEAT ROAD ENGINEERING, INC.<br><br>5011 MID ATLANTIC DRIVE<br>MORGANTOWN, WV 26508<br>PHONE: (304) 212-5480 |  | REV | NO | DATE | DESCRIPTION | BY |
|                                                        |                      |                                                                                                                      |                                                                                                              |  |     |    |      |             |    |
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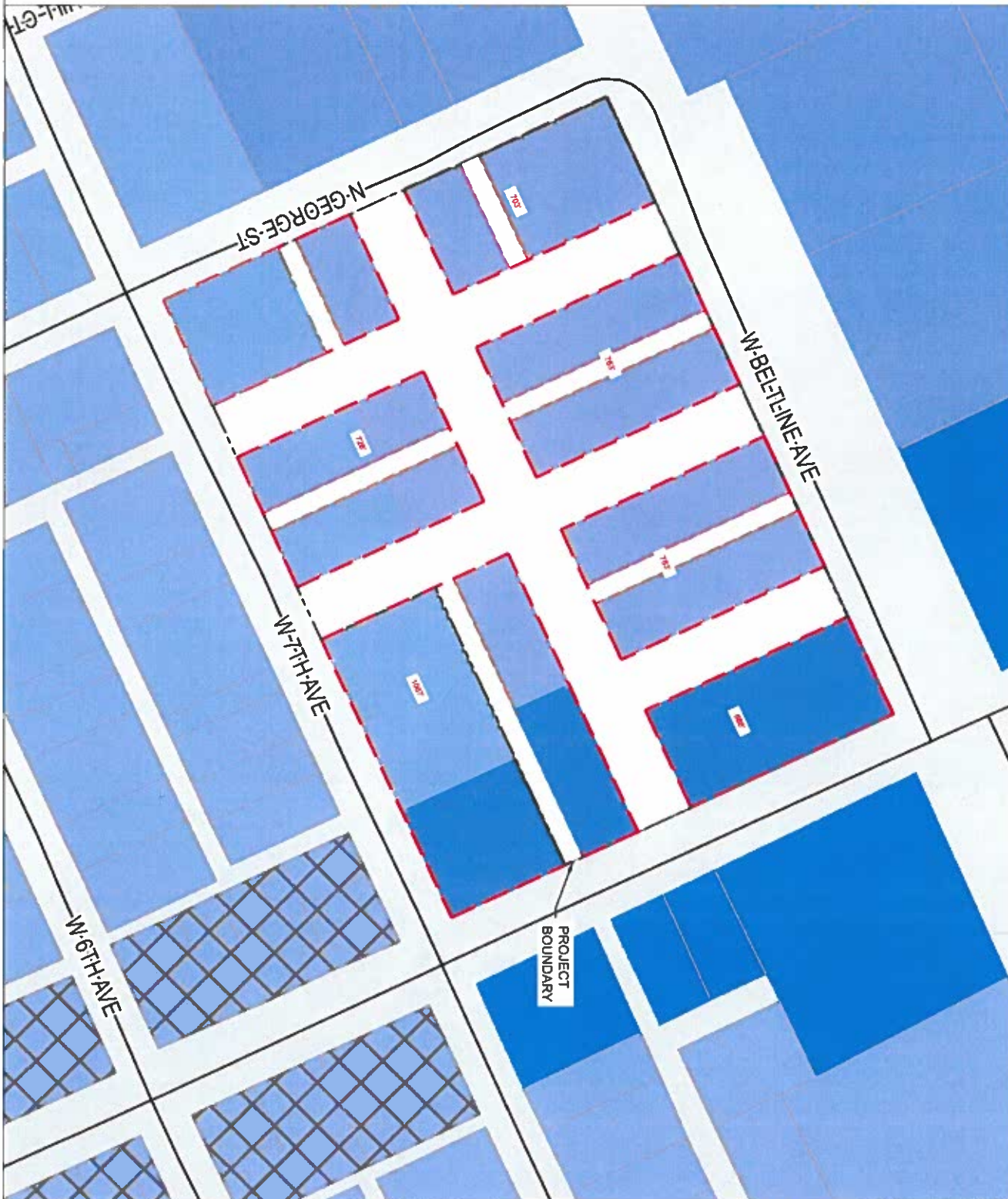


|     |                   |            |
|-----|-------------------|------------|
| T5L | 2.60 ACRES        | 68%        |
| T5  | 0.85 ACRES        | 22%        |
| T4  | <u>0.39 ACRES</u> | <u>10%</u> |
|     | 3.84 ACRES        |            |



|                                                       |  |                                                                              |                                                                                                                             |                                                                                                                 |                                                                                       |                             |
|-------------------------------------------------------|--|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------|
| TRANSECT<br>DISTRICTS<br>SHEET NUMBER:<br><b>C-05</b> |  | DRAWN BY: S. COHEN<br>CHECKED BY:<br>SCALE: 1" = 50'<br>DATE: MARCH 22, 2002 | <b>FOUNDRY CENTRE<br/>MIXED USE DEVELOPMENT</b><br>RANSON, WV<br>PROJECT NO: 21-027-100<br>DRAWING FILE:<br>21-027_LDPP.DWG | <b>CHEAT ROAD ENGINEERING, INC.</b><br>5011 MID ATLANTIC DRIVE<br>MORGANTOWN, WV 26508<br>PHONE: (304) 212-5480 |  | REV NO. DATE DESCRIPTION BY |
|                                                       |  |                                                                              |                                                                                                                             |                                                                                                                 |                                                                                       |                             |
|                                                       |  |                                                                              |                                                                                                                             |                                                                                                                 |                                                                                       |                             |
|                                                       |  |                                                                              |                                                                                                                             |                                                                                                                 |                                                                                       |                             |

- 14. Existing Improvements
- 15. Proposed Improvements
- 16. Street Closures
- 17. Street Closures



|                                                               |                      |                                                                                                                                  |                                                                                                                     |                                                                                       |     |     |      |             |    |
|---------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----|-----|------|-------------|----|
| BLOCK STUDY AND LOT STRUCTURE<br>SHEET NUMBER:<br><b>C-06</b> | DRAWN BY: S. COPEN   | <b>FOUNDRY CENTRE<br/>MIXED USE DEVELOPMENT<br/>RANSON, WV</b><br><br>PROJECT NO: 21-027-100<br>DRAWING FILE:<br>21-027_LDPP.DWG | <b>CHEAT ROAD ENGINEERING, INC.</b><br><br>5011 MID ATLANTIC DRIVE<br>MORGANTOWN, WV 26508<br>PHONE: (304) 212-5480 |  | REV | NO. | DATE | DESCRIPTION | BY |
|                                                               | CHECKED BY:          |                                                                                                                                  |                                                                                                                     |                                                                                       |     |     |      |             |    |
|                                                               | SCALE: 1" = 50'      |                                                                                                                                  |                                                                                                                     |                                                                                       |     |     |      |             |    |
|                                                               | DATE: MARCH 22, 2022 |                                                                                                                                  |                                                                                                                     |                                                                                       |     |     |      |             |    |



TYPE A (ST-60-36D)

TYPE B (CS-60-36F)

TYPE B (20' REAR ALLEY)

