

ORDINANCE # 2021-328

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF RANSON, WEST VIRGINIA REZONE THE PROPERTY KNOWN AS “HUNTWELL WEST” FROM TRADITIONAL NEIGHBORHOOD DEVELOPMENT – MIXED USE TO SMART CODE NEW COMMUNITY (SC-NC). (PARCELS 19-08-0009-0005-0000, 19-08-0009-0008-0000, 19-08-0009-0014-0000 CONSISTING OF 193 ACRES).

AN ORDINANCE to amend certain portions of the official Zoning Map of the City of Ranson, West Virginia, for the purpose of rezoning Traditional Neighborhood Development - Mixed Use to two Low-Intensity Village Smart Code New Community Districts in place.

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

WHEREAS 300N LLC and Patrick Frye submitted a rezoning petition for the parcels 19-08-0009-0005-0000, 19-08-0009-0008-0000, and 19-08-0009-0014-0000; and

WHEREAS the Ranson Planning Commission adopted a Resolution dated May 3rd, 2021, recommending the Ranson City Council to amend the zoning map and change the subject property's zoning as specifically illustrated on attached Zoning Application;

WHEREAS, the Planning Commission has found that the rezoning petition is consistent with the 2012 Ranson Comprehensive Plan. The G2- Controlled Growth sector is a controlled expansion area for the City and was determined through the city's planning efforts to be suited to the proposed intensities and encourages the use of Chapter 19A SmartCode. As such, the rezoning petition conforms with the preferred vision of the Comprehensive Plan.

NOW THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia the official City of Ranson Zoning Map be amended to reflect that parcels 19-08-0009-0005-0000, 19-08-0009-0008-0000, and 19-08-0009-0014-0000 are rezoned to Smart Code New Community (SC-NC).

Adopted by the City Council of the City of Ranson after a 1st reading on May 18th, 2021 and after a 2nd reading on June 7, 2021, by a vote of 5 in the affirmative, 0 in the negative with 0 abstentions.



Keith D. Pierson
Mayor

ATTEST:



Stacey A. Pfaltzgraff
City Clerk



AFFIX CITY SEAL