



February 21, 2012

THE NEXT STEP IN OUR COMMUNITY REZONING:

PUBLIC HEARING, MARCH 5 AND MARCH 26 AT RANSON CITY HALL, 7:00 P.M.

Dear Property Owner:

This is an official notice, required by state and municipal law, of Ranson's intention to update the City's half-century-old zoning. You are receiving this notice because your property will be affected by the proposed rezoning.

For those of you who joined many of your neighbors in our collaborative workshops in 2011, the information below will be familiar. We are simply taking the next step in what we determined together to be best ways to guide future growth in Ranson. You can follow the process that got us to this point on the project website: www.ransonrenewed.com.

For those of you new to this discussion, here's what you need to know about the rezoning: First of all, this notice doesn't require you to do anything. It's just a legally mandated notification of a rezoning process in the works. When the new zoning is in place, it will make it easier for you to predict what will be happening around you over time. And it will simplify processes for additions, alterations and the sale of your property. Because so many aspects of the old zoning ordinance were out of date, many property owners found they had to apply for variances whenever they wished to make those kinds of changes. Please keep in mind that all existing uses of your property will still be allowed under the new zoning as long as you don't make significant changes or abandon your property for one year. In every case, you will have more options, and in some cases, greater entitlements than you currently have under the current ordinance.

As a result of the collaborative efforts of the City, citizens and their consulting teams, we believe we've achieved these goals with the new zoning proposal:

1. We've aligned zone categories with the look and feel of particular Ranson neighborhoods and districts. That will help us grow in ways that reflect the character of our community instead of having to conform to one-size-fits-all rules. Hopefully, this will provide more flexibility for land owners and will encourage economic development.
2. Whereas some areas within City limits had inconsistent zoning designations under the old ordinance, we've assigned zoning categories to all parcels that are consistent and predictable. Areas that are currently undeveloped are assigned zoning categories that reflect community aspirations, investment trends, environmental concerns and other considerations. That assures a level of predictability for current and future property owners and business investors.
3. All the new zoning boundaries reflect existing land uses. For instance, historic residential properties on Mildred were considered non-conforming under the old zoning but are now permitted under the new zoning categories.

Attached you will find an existing zoning map for Old Town and the City of Ranson as well as the proposed zoning map. You can use the maps to locate your property. Then, refer to the table to learn how new zoning categories might affect your options when you substantially alter or expand your homes or businesses. Again, this notice requires nothing of you. But you're invited to learn more and to participate in a couple of public hearings before the City of Ranson Planning Commission on March 5, 2012 and again on March 26, 2012. Both hearings will be held at the Ranson City Hall, 312 S. Mildred St. at 7:00 p.m. The City Council is also scheduled to hold two public hearings on April 3, 2012 at 2:00 p.m. and 7:00 p.m. at Ranson City Hall. You may download the new ordinance from <http://www.ransonrenewed.com>. The document is under Resources/Ranson Zoning Amendment Draft. A hard copy is available for inspection during normal business hours at Ranson City Hall.

If you have any questions, comments or objections concerning this rezoning, please forward your comments in writing to City of Ranson City Manager, 312 South Mildred Street, Ranson, West Virginia 25438 prior to March 26, 2012. Your comments will be made part of the written record. Thank you for your time and attention.

Sincerely,

A handwritten signature in blue ink that reads "A. David Hamill".

A. David Hamill
Mayor