



MORGANTOWN
DEVELOPMENT SERVICES

304-284-7431
Morgantownwv.gov
430 Spruce St.
Morgantown, WV 26505

January 27, 2026

Re: Cases SUB26-06, SP25-110-III / ARJ, LLC. / 329 Hartman Run Road

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

ARJ, LLC. has submitted a Major Subdivision (Preliminary Plat) application to create 105 parcels from a tract of land generally located at the intersection of Hartman Run Road and Everlasting Lane; Morgantown Tax District 14 (Sixth Ward), Tax Map 32A, Parcels 13.1, 25, and 26.1, more commonly known as 329 Hartman Run Road, in the B-2, Service Business District.

ARJ, LLC. has also submitted a Type III - Development of Significant Impact Site Plan application for the above referenced parcels. A map is enclosed with this letter illustrating the location of the subject site (highlighted in light green).

The Planning Commission will consider this petition at a public hearing on **Thursday, February 12, 2026 at 6:30 p.m.** The meeting will be held in Morgantown City Hall – City Council Chambers, 389 Spruce Street (2nd Floor), Morgantown, WV.

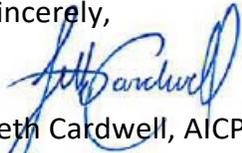
Project Description:

- The applicant seeks approval for a Major Subdivision (Preliminary Plat) to create 105 parcels at the above listed location.
- The applicant seeks approval for a Type III - Development of Significant Impact located at the above listed parcels for the purpose of constructing townhomes.

Should you have any questions concerning this petition or require special accommodations to attend the hearing noted above, please call the Planning Division at 304-284-7414 or email scardwell@morgantownwv.gov. Written comments may be submitted to this email address or by mail to the Planning Division at 389 Spruce Street, Morgantown WV, 26505.

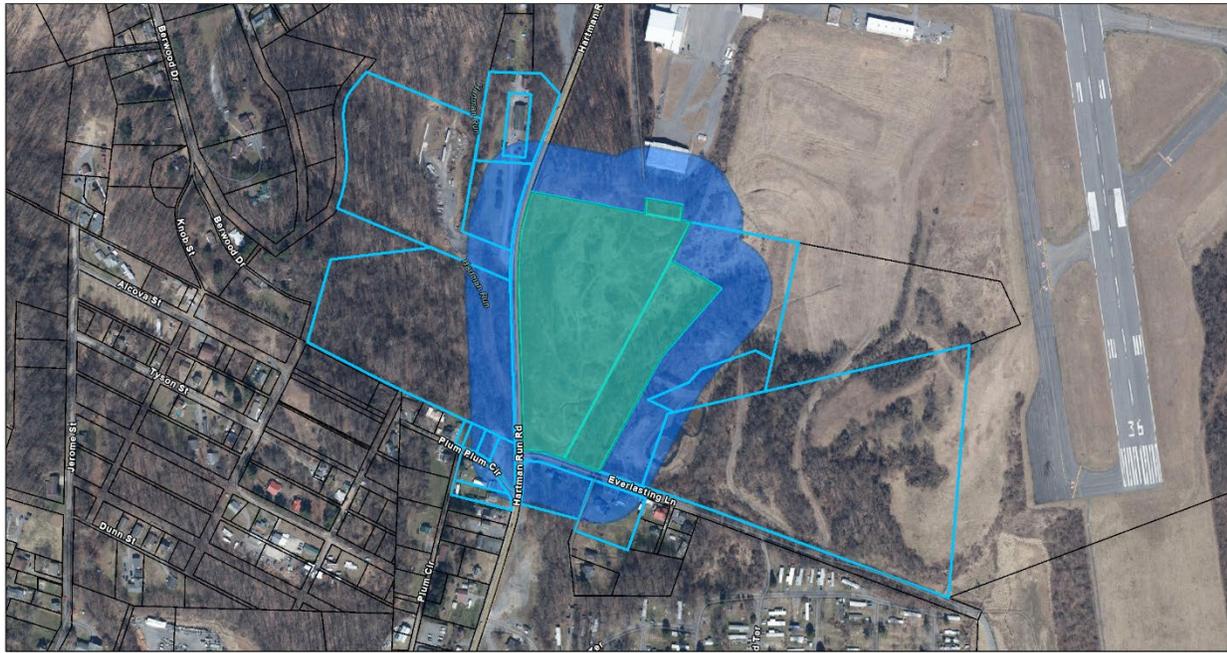
The agenda for this hearing and related staff reports will be posted on the City's website, www.morgantownwv.gov, approximately one week before the hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Seth Cardwell". The signature is stylized and cursive.

Seth Cardwell, AICP Candidate
City Planner

SP25-110-III / ARJ, LLC / 329 Hartman Run Rd.



11/24/2025, 11:59:48 AM

- Case Area
- Notified Properties
- Case Buffer - 200 Feet
- Monongalia County Tax Parcels

1:4,701
0 250 500 1,000 ft
0 70 140 280 m

Vendor Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Source: City of Morgantown – ArcGIS

Members of the public may participate in an existing case before the Planning Commission (PC) in several ways:

- Provide a written submission (evidence such as reports, photographs, etc.) while the record is open. Evidence supporting the granting or denial of an application may be submitted to the Office of the Planning Division up to five (5) days prior to the public meeting. Written evidence submitted after the deadline cannot be considered by the PC unless the PC finds good cause exists to admit additional evidence at the time of the hearing.
- Provide written comments for the public hearing. Written comments may be submitted to the Office of the Planning Division prior to the public meeting OR by presenting them to the PC Chair at the hearing. Written comments that are lengthy but not considered evidence can be submitted up to five (5) days prior to the public meeting to allow ample time to distribute them to members of the PC with sufficient time for review.
- Offer testimony during the public hearing portion at the PC meeting. All speakers are limited to five (5) minutes. If there is a large number of speakers, including many who are part of groups or organizations, the PC Chairperson may, to avoid repetitive comments, elect to ask a representative to speak on behalf of the group or organization.