

Jefferson County Planning Commission

Work Session



FEBRUARY 14,
2023

Agenda Items

Item #1: Review of Work Session Notes: January 10, 2023

Item #2: Review of Work Session Notes: February 2, 2023

Item #3: SWOT Analysis Results

Item #4: Livability Profile

Item #5: Review of Public Comment

ITEM #1: REVIEW OF WORK SESSION NOTES

- Staff has drafted the January 10, 2023 Work Session Notes

ITEM #2: REVIEW OF WORK SESSION NOTES

- Staff has drafted the February 2, 2023 Work Session Notes

ITEM #3: SWOT ANALYSIS RESULTS

- Review of January 10th SWOT Exercise
- Review of February 2nd SWOT Exercise
- Staff Conclusions

SWOT ANALYSIS FROM 1/10/2023

Top Comments

- Traffic delays caused by 340 through Harpers Ferry Gap(7)
- Location, Metro, Historic, tourism, proximity, Agri-Tourism(6)
- Lack of natural gas(4)
- Public schools(4)
- Agri-Tourism, take advantage, farms for Breweries and Vineyards(4)

Main Conversation Points

- Agritourism
- Employment in the county
- Remote work related to broadband expansion
- Traffic on the 340 Crossing

SWOT ANALYSIS FROM 2/2/2023

Top Comments

- Lifestyle(5)
- NIMBY(5)
- Infrastructure growth gas broadband(5)
- Low property taxes(5)
- Close proximity to DC, VA, MD, PA(5)

Main Conversation Points

- Family orientated businesses inside the county
- The direction of solar farms in the county
- Job focus and business friendly future
- Amenities in nearby communities with larger populations

STAFF CONCLUSIONS ON APPARENT PRIORITIES

- Large interest in bringing employers into the county, several factors were highlighted;
 - Natural Gas, Broadband, NIMBY deterrence
 - Current employment opportunities within the county
- Expanding and supporting agritourism in the county is a priority
- There is a perceived deficit in family activities and restaurants in the county compared to surrounding areas
- The proximity to larger metropolitan areas allows access to other amenities and work for county residents who enjoy the cost of living and open space
- Transportation connectivity to the region needs to be improved such as;
 - Traffic on 340 crossing outside of Harpers Ferry, MARC train funding, increasing remote work

ITEM #4: LIVABILITY PROFILE

- Staff Presentation on Housing, Employment, and Education

Schools in the County

National data shows 5.4 percent of children were reported to be homeschooled in 2020-21.

Source; National Center for Education Statistics, using U.S. Census Bureau, Household Pulse Survey

Jefferson County, WV Enrollment by School for 2022-2023

School	Count
Blue Ridge Elementary School	412
North Jefferson Elementary	220
Page Jackson Elementary	365
Ranson Elementary School	250
Shepherdstown Elementary School	356
C. W. Shipley Elementary School	346
South Jefferson Elementary School	459
Wright Denny Intermediate School	354
T A Lowery Elementary School	525
Driswood Elementary School	378
Charles Town Middle School	637
Harpers Ferry Middle School	562
Shepherdstown Middle School	331
Wildwood Middle School	424
Jefferson High School	1,444
Washington High School	1,329
Total	8392

Non-Accredited Nonpublic Schools

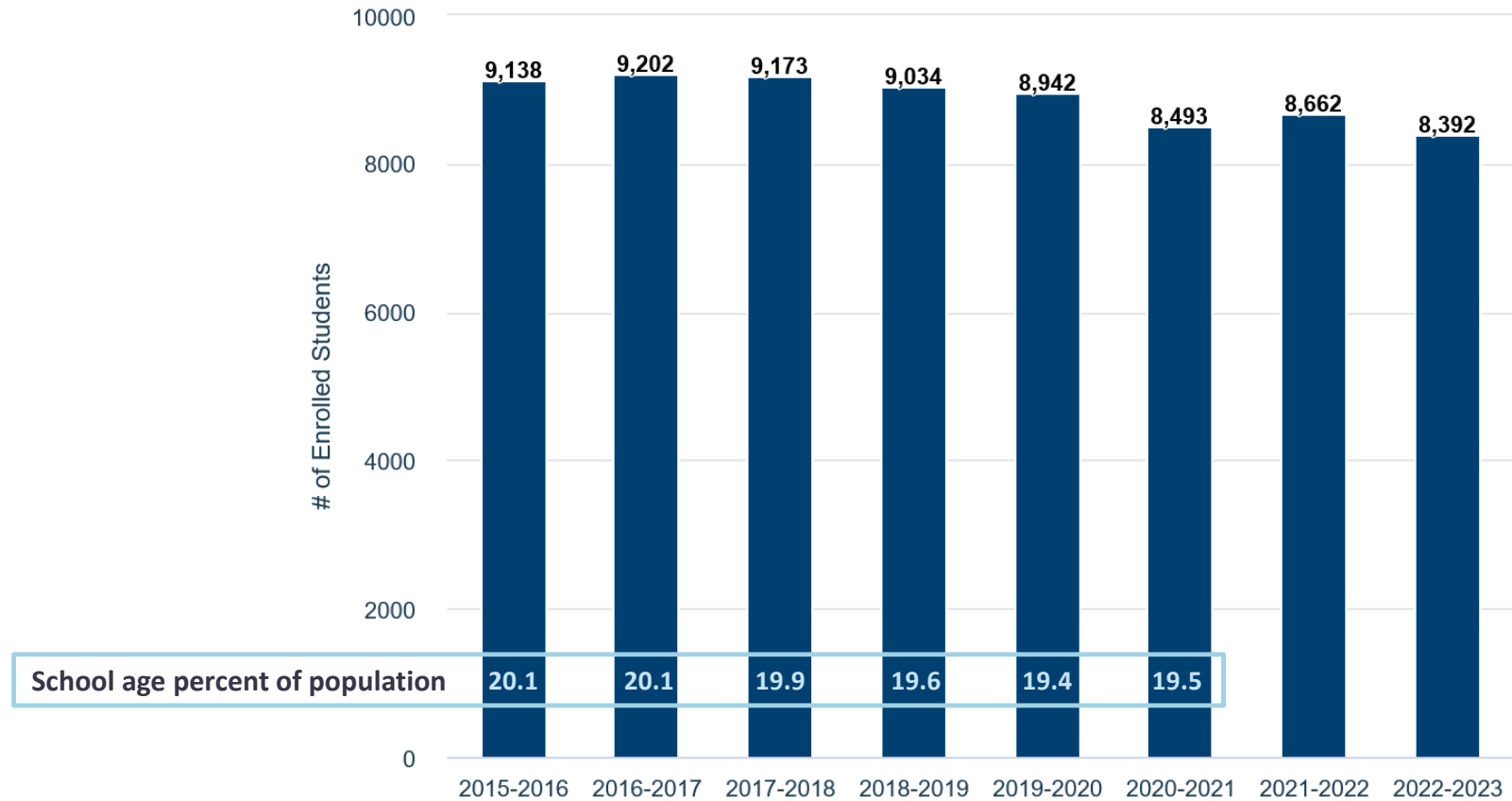
Exemption (K) Schools (Registered With The WVDE)

Jefferson	Wee Disciples Christian Academy
Jefferson	Open Bible Tabernacle Christian Academy
Jefferson	Morgan Academy
Jefferson	Grace Baptist Church School

Kindergarten Program

Jefferson	The Light of the Child Montessori
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PUBLIC STUDENT ENROLLMENT IN JEFFERSON COUNTY



PUBLIC AND PRIVATE SCHOOL ENROLLMENT

		Jefferson, WV		Berkley, WV		Warren, VA		Washington, MD	
		Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Kindergarten to 12th grade	Percent Enrolled in Public School	83.6%	±2.9	91.5%	±2.2	89.2%	±4.0	86.3%	±2.4
	Percent Enrolled in Private School	16.4%	±2.9	8.5%	±2.2	10.8%	±4.0	13.7%	±2.4

Educational Attainment

Educational Attainment 2021 ACS Estimates		Estimate	Margin of Error
Population 25 and older	Total:	39,967	±105
Less than high school graduate Percent: 9.6	Born in WV	1,579	±308
	Born outside WV	1,917	±284
	Born outside US	299	±123
High school graduate (includes equivalency) Percent: 30.9	Born in WV	3,793	±412
	Born outside WV	7,611	±589
	Born outside US	791	±217
Some college or associate's degree Percent: 28.4	Born in WV	2,407	±371
	Born outside WV	8,183	±568
	Born outside US	471	±129
Bachelor's degree Percent: 18.9	Born in WV	1,209	±246
	Born outside WV	5,628	±519
	Born outside US	506	±154
Graduate or professional degree Percent: 12.3	Born in WV	679	±175
	Born outside WV	3,798	±387
	Born outside US	376	±131

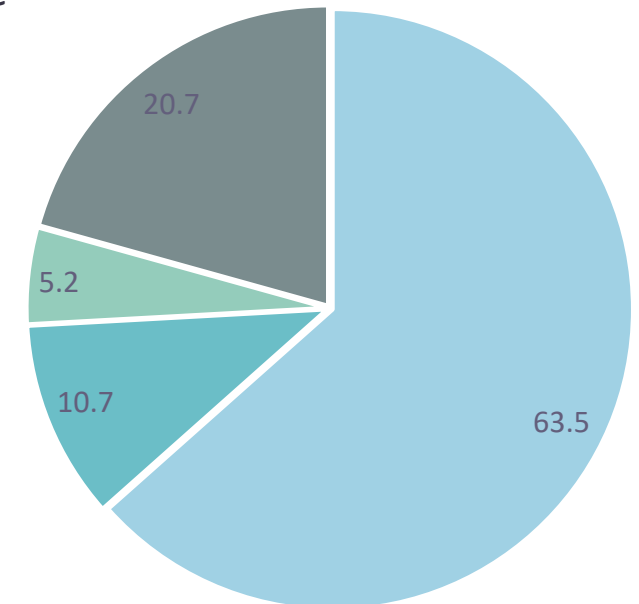
WORKFORCE DISTRIBUTION

Top Employers

Rank	Company Name
1	Jefferson County Schools
2	PNGI Charles Town Gaming, LLC
3	IRS Data Center
4	Shepherd University
5	American Public University System
6	WVU Medicine
7	Homeland Security
8	Walmart
9	Jefferson County Commission
10	UFP Ranson, LLC

Percent of Workforce

- Employee of Private Company Workers
- Self-employed in own business
- Private not-for-profit wage and salary workers
- Local, state, and federal government workers

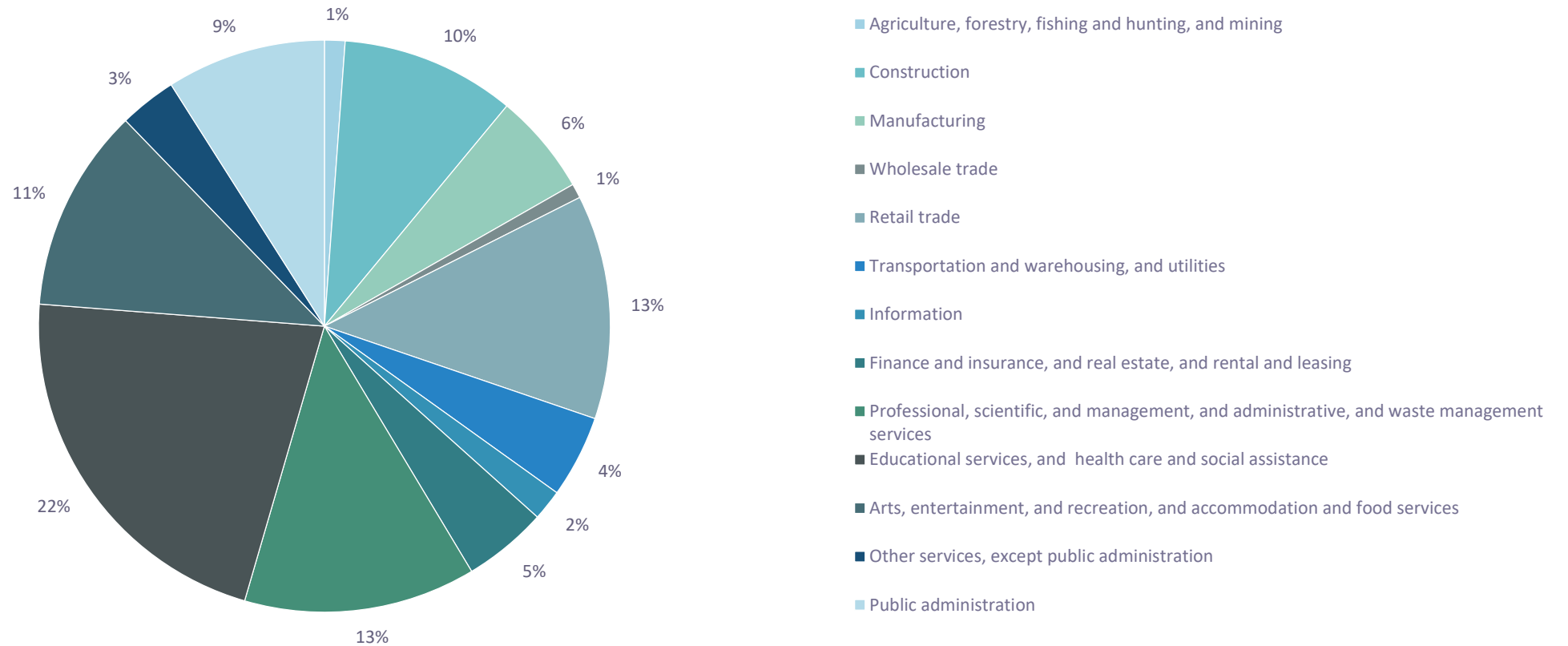


DIVERSIFICATION

Unemployment Rate in
Jefferson County
December 2022: 2.1%

Source; WorkForce West Virginia

Employment of Jefferson Residents, by Percentage of Jobs, 2021



Source; U.S. Census Bureau, 2021 ACS 5-Year Estimates Subject Tables

COMMUTE

Jefferson County Residents Location of Employment

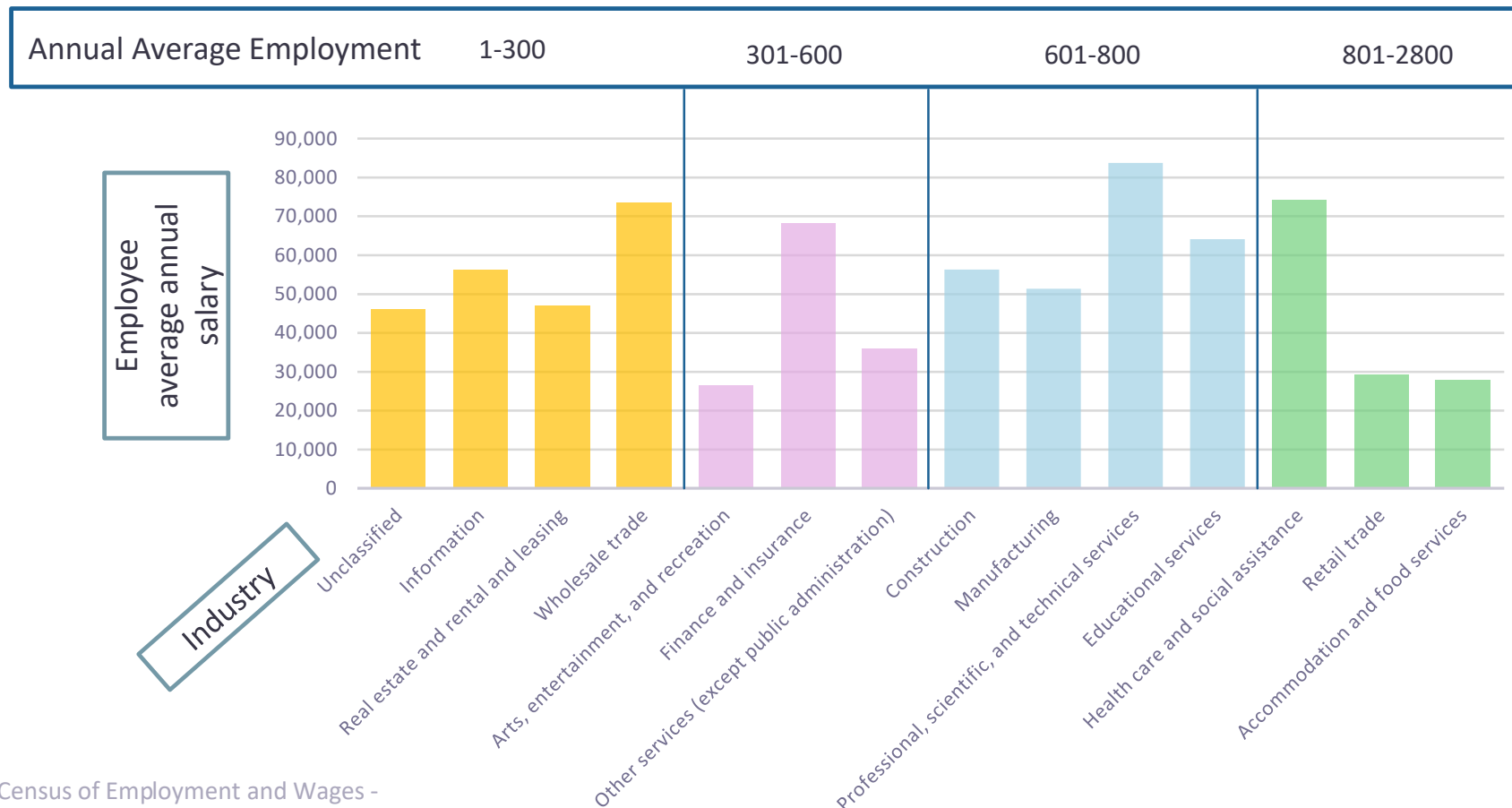
Label	Estimate	Margin of Error
Total:	27,687	±767
Worked in state of residence:	15,278	±728
Worked in county of residence	12,285	±666
Worked outside county of residence	2,993	±417
Worked outside state of residence	12,409	±663

Jefferson County Residents Commute Time

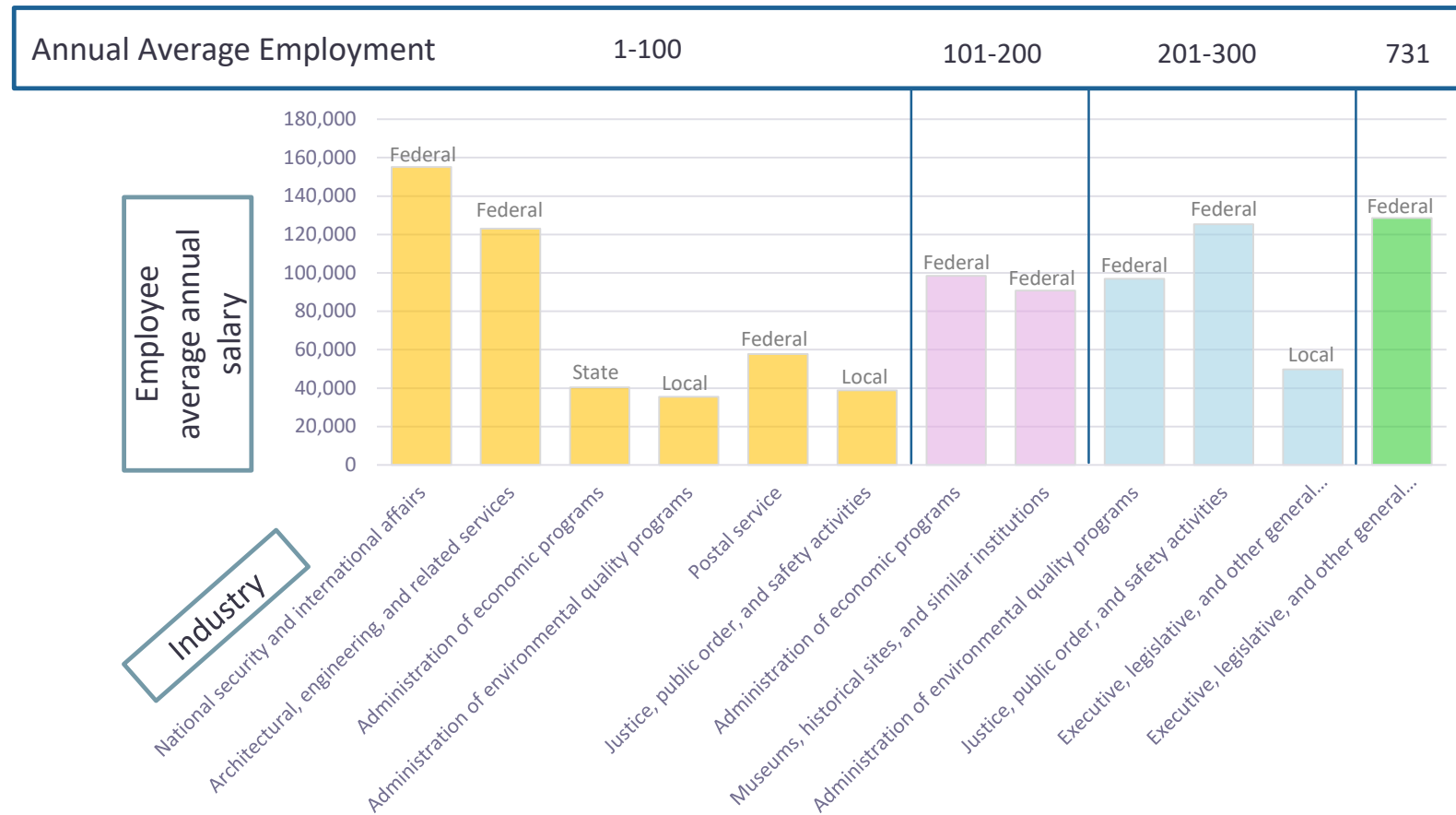
Average Commute time to work in minutes; 36.9

Label	Estimate	Margin of Error	Percent
Total:	25,043	±823	
Less than 5 minutes	704	±188	2.8
5 to 9 minutes	2,314	±318	9.2
10 to 14 minutes	2,715	±355	10.8
15 to 19 minutes	2,771	±391	11.1
20 to 24 minutes	2,058	±413	8.2
25 to 29 minutes	1,034	±205	4.1
30 to 34 minutes	2,444	±326	9.8
35 to 39 minutes	758	±194	3.0
40 to 44 minutes	1,038	±221	4.1
45 to 59 minutes	2,988	±342	11.9
60 to 89 minutes	4,110	±459	16.4
90 or more minutes	2,109	±333	8.4

2021 ANNUAL AVERAGES OF EMPLOYMENT AND WAGES, PRIVATE NAICS SECTORS, JEFFERSON COUNTY, WV



2021 ANNUAL AVERAGES OF EMPLOYMENT AND WAGES, LOCAL, STATE, AND FEDERAL NAICS 4-DIGIT INDUSTRIES, JEFFERSON COUNTY, WV




ITEM #5: REVIEW OF PUBLIC COMMENT

- Report on Comment Portal

COMMENT PORTAL

2045 Comprehensive Plan Update

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Welcome to the 2045 Comprehensive Plan! By West Virginia State Code 8A-3-11 Jefferson County is required to update the Comprehensive Plan every 10 years. Each Comprehensive Plan looks 20 years into the future to predict trends and adjust to the new changes in and around the community. Because the previous update, Envision Jefferson, will be turning 10 years old in January 2025, we have begun work on the 2045 Comprehensive Plan Update.

Over the next two years Planning Commission will be preparing the Comprehensive Plan Update for County Commission to review and approve. During the drafting stages there will be various avenues for citizen input including two surveys and four public meetings. We encourage everyone to participate in determining the direction of Jefferson County!

Meeting Dates	Meeting Packets
01/10/2023 - Planning Commission Meeting	01/10/2023 Agenda Packet
12/13/2022 - Planning Commission Meeting	12/13/2022 Agenda Packet

Next Public Input Opportunity:

1st Public Input Meeting in Early June; Date TBD

The 2045 Comprehensive Plan Update Time Frame can be accessed [here](#).

If you would like to get email updates on outreach events or would like to submit a specific comment for Planning Commission you can through our [Comment Portal](#).

For additional information please contact:

Luke Seigfried (He,Him,His), County Planner
116 East Washington Street, Suite 200
Charles Town, WV 25414
Phone: (304) 728-3228
Email: complan2045@jeffersoncountywv.org

Ongoing Public Comments for the 2045 Comprehensive Plan

This survey is for any specific comments you would like to give outside of the two public surveys to be held or the four Public Input sessions. Those surveys and forums will allow you to provide more extensive input.

If you have any questions regarding the current status of the 2045 Comprehensive Plan process, please consult the Jefferson County, West Virginia website. You can find the next public input event and current status of the planning process there on the 2045 Comprehensive Plan page.

How are you affiliated with Jefferson County, West Virginia?

I live in the county

I work in the county

I live and work in the county

Other

Which of the Comprehensive Plan components do you believe requires the most attention?

You may choose up to four options.

How are you affiliated with Jefferson County, West Virginia?

I live in the county

I work in the county

I live and work in the county

Other

Which of the Comprehensive Plan components do you believe requires the most attention?

You may choose up to four options.

Land Use

Housing

Transportation

Infrastructure

Public Services

Rural

Recreation

Economic Development

Community Design

Preferred Development Areas

Renewal and/or Redevelopment

Financing

Historic Preservation

History

Environmental

Tourism

Conservation

Safety

Natural Resource Use

Comment Portal continued...

What would you like to see in the county moving forward?

Do you have any comments you would like to share regarding the 2045 Comprehensive Plan Update?

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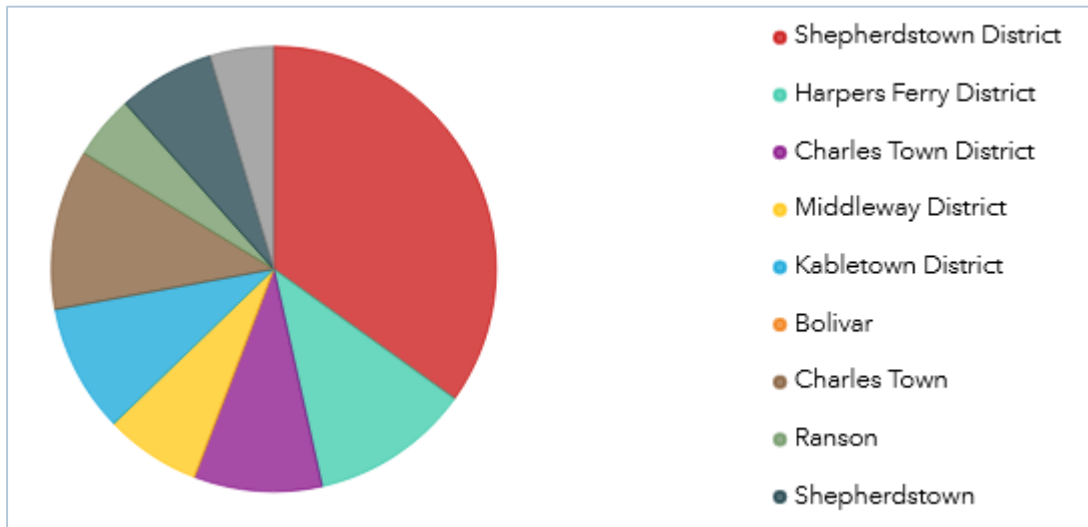
Where do you think the most beautiful part of Jefferson County is located?

Please provide your email if you would like to receive 2045 Comprehensive Plan updates.

Submit

COMMENT PORTAL DEMOGRAPHICS

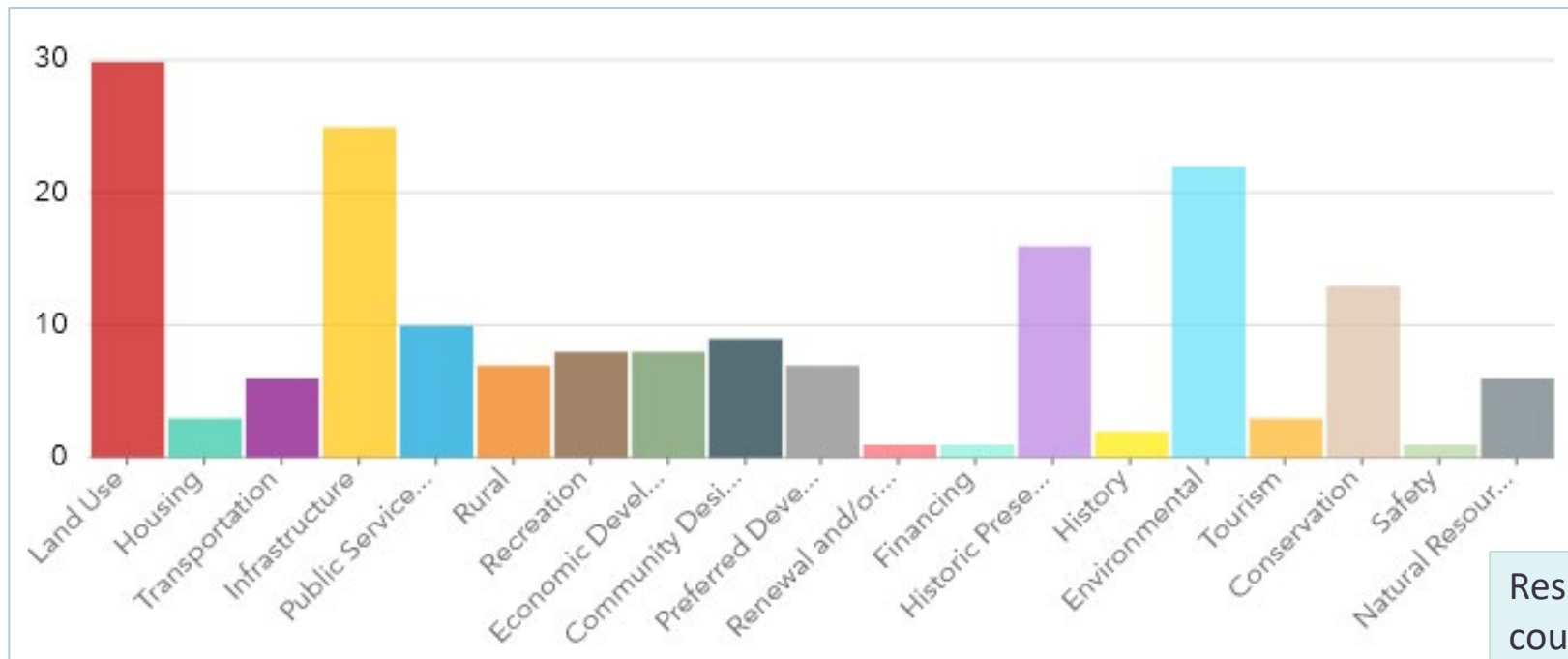
Where in the county do you live?



How are you affiliated with Jefferson County, West Virginia?

How are you affiliated with Jefferson County, West Virginia?		
Answers	Count	Percentage
I live in the county	33	73.33%
I live and work in the county	10	22.22%
Other	2	4.44%
I work in the county	0	0%

WHICH OF THE COMPREHENSIVE PLAN COMPONENTS DO YOU BELIEVE REQUIRES THE MOST ATTENTION?



Respondents could pick up to any 4 of the 19 components

What we need from the Planning Commission tonight...

- When can staff post work session notes, binder information, and PowerPoints?
- If there is Planning Commission interest in asking stakeholder organizations to advise on specific components?
- Is there any research staff should focus on?

Takeaways from the evening

- Results of the SWOT exercise in determining critical components moving forward
- Employment and Education Information
- Comment Portal responses
- Next Work Session will include Housing and any unfinished Employment information.



March 14, 2023

Next Work Session Meeting

