



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, February 14, 2023 at 5:00 – 7:00 PM

By order of the President of the Jefferson County Planning Commission the meeting will be broadcast live via ZOOM for viewing purposes only.

In-Person Meeting Location: County Commission Meeting Room located in the lower level of the Charles Town Library (side entrance on Samuel Street)
200 East Washington Street, Charles Town, WV 25414

ZOOM Broadcast Information*: Meeting ID: 843 7239 5315
Meeting Link: <https://us02web.zoom.us/j/84372395315>

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2045 Comprehensive Plan Update Work Session

1. Review of Work Session Notes: January 10, 2023
2. Review of Work Session Notes: February 2, 2023
3. SWOT Analysis Results
 - a. Review of January 10th SWOT Exercise
 - b. Review of February 2nd SWOT Exercise
 - c. Staff Conclusions
4. Livability Profile
 - a. Staff Presentation on Housing, Employment, and Education
5. Review of Public Comment
 - a. Report on Comment Portal

2045 Comprehensive Plan Update Work Session Notes

January 10, 2023

Planning Commission Members: Mike Shepp, President; Matt Knott, Vice President; Wade Louthan, Secretary; Steve Stolipher, County Commission Liaison; Donnie Fisher, Jack Hefestay, and Ron Thomas were present in person. J. Ware and Shane Roper were present via ZOOM.

Staff: Jennifer Brockman, Chief County Planner; Luke Seigfried, County Planner; Jonathan Saunders, County Engineer; Alexandra Beaulieu, Deputy Director and Zoning Administrator.

Executive Summary

On 1/10/23, the Planning Commission held a work session to perform a SWOT exercise and reviewed a Staff presentation of initial demographic information. The SWOT exercise highlighted several priorities specifically; the interest in tourism, the traffic on US 340 around Harpers Ferry, and livability factors. Staff then presented demographic data which showed a slower growth than anticipated by the Envision Jefferson 2035 Plan and increasing diversity in the County. The Planning Commission agreed to have their future 2045 Comprehensive Plan Working Session on the same days as Regular meetings but held from 5 to 7 pm. The Planning Commission also approved the Amended Summarized Timeline to be presented at the requested Joint County Commission meeting.

Notes from the Planning Commission Work Session on 1/10/2023

Agenda

1. 2024 Comprehensive Plan Update SWOT Exercise
 - a. Guided questions and input gathering.
 - b. Voting on priority items.
 - c. Discussion
2. 2024 Comprehensive Plan Update Demographic Profile
 - a. Presentation of Jefferson County's existing conditions and initial staff research.
 - b. Direction related to future research.
 - c. Review and Approval of the amended Summarized Timeline to be presented to County Commission.
3. Summary

Item 1: 2024 Comprehensive Plan Update SWOT Exercise

The SWOT Exercise had three parts where the Planning Commissioners made notes on factors that were the County's Strengths, Weaknesses, Opportunities, and Threats. These factors were mounted on boards and all of the members then separately voted on the importance of each. After the top factors were isolated, the Planning Commission discussed these priorities. All of the suggestions loosely fit into five categories, Employment, Traffic, Livability, Government Policy, and Tourism. A later staff analysis showed that Livability and Tourism garnered the most thought with the two factors receiving the most votes being Traffic Delays on US 340 through Harpers Ferry and Tourism/ Agritourism/ proximity to the Metro area combination factor.

Discussion points are summarized below based on components of the SWOT exercise. It should be noted that this was a timed exercise meant to focus on a few critical components.

- Strengths
 - How can the County encourage Agritourism in light of statewide restrictions and ABC laws?
 - There is limited public access to the Shenandoah and Potomac within the county, can there be access through preserved farms and open space?
 - Can the County work with the ASCEND West Virginia program to bring in residents with remote work?
 - The Commissioners had a general conversation about the cost of living and the expansion of remote work importance coupled with broadband in the County.
- Weaknesses
 - The County lacks general access to natural gas.
 - Commissioners noted that public teacher's wages are set on a state level and are lower than Maryland and Virginia.
 - An absence of high paying jobs in the county was discussed and how new employers need to be brought in.
 - Traffic on the 340 crossing outside of Harpers Ferry was examined as a major ongoing problem for the county as changes are being blocked by expense and other stakeholders.
- Opportunities
 - Commissioners explained why broadband access needs to be expanded and that the county is expecting to hear new information in February.
 - Some solar projects were mentioned as well.
- Threats
 - A trend in state incentives to start pilot programs in the county was brought up as an opportunity in the past.
 - The public perception around change in the community that deters business was debated.

Item 2: 2024 Comprehensive Plan Update Demographic Profile

Staff presented basic demographic information to the Planning Commission. This included the population size and distribution in the municipalities, unincorporated areas, and the villages. Information also included the age and increasing diversity of the County and the region at large.

Item 3: Summary

1. Planning Commission approved the Amended Summarized Timeline to be presented to County Commission at the requested 2/2/2022 meeting.
2. The working title will be 2045 Comprehensive Plan Update
3. Comprehensive Plan Work Sessions for the next five meetings will be held prior to Regular meetings, starting at 5 pm, and ending by 7 pm.
4. No specific research guidance was given for staff. Staff will be targeting to have summaries of relevant municipality and regional Comprehensive Plans for the next meeting.

5. Binders were provided to the Commissioners to hold provided documents relevant to the Comprehensive Plan.
6. Staff mentioned they were working on ways to collect ongoing feedback from the public that would be accessible over the County Website.

These notes were prepared by Luke Seigfried.

2045 Comprehensive Plan Update Work Session Notes

February 2, 2023

County Commission Members: Steve Stolipher, President; Clare Ath, Vice President; Tricia Jackson, Jane Tabb, and Jennifer Krouse were present in person.

Planning Commission Members: Mike Shepp, President; Wade Louthan, Secretary; Steve Stolipher, County Commission Liaison; Donnie Fisher, and Jack Hefestay, were present in person.

Staff: Jennifer Brockman, Chief County Planner; Luke Seigfried, County Planner; Cindy Rezmer, Interim County Administrator; and Jessica James, Assistant Deputy County Administrator; were present in person.

Executive Summary

On 2/2/23 the County Commission and Planning Commission held a joint work session to approve the 2045 Comprehensive Plan Update Time Frame, reviewed the legal requirements for the update, and performed a SWOT exercise. The SWOT exercise highlighted several key factors specifically; the quality of life, Not In My Backyard (NIMBY) interests, and County infrastructure. The County Commission agreed to the proposed Time Frame and Scope of Work for the 2045 Comprehensive Plan. Both County and Planning Commissioners discussed how to proceed with the Comprehensive Plan and the public participation opportunities.

Notes from the County Commission/Planning Commission Work Session on 2/2/2023

Agenda

1. Introduce the Comprehensive Plan Process and Requirements (WV 8A)
 - a. The Comprehensive Planning Cycle
 - b. Plan Objectives
 - c. Plan Components
 - d. Public Participation
2. Strengths, Weaknesses, Opportunities, and Threats Related Exercise
 - a. Individual Note Taking
 - b. Priority Voting
 - c. Discussion on Top Components
3. Approval of 2045 Comprehensive Plan Update Time Frame and Scope of Work
 - a. Review the Time Frame and Motion
 - b. Discussion of Scope of Work
4. Planning Commission Role and Responsibility Leading the 2045 Comprehensive Plan Update

Item 1: Introduce the Comprehensive Plan Process and Requirements (WV 8A)

Staff presented the State Code requirements for a Comprehensive Plan Update including objectives, components, and public participation. Public participation opportunities will include a County Fair booth, two public online surveys, two public hearings, and four public input

meetings. Commissioners and staff discussed how all of these opportunities can be advertised using social media. Planning Commission members also considered ways to develop the comprehensive plan while maintaining County Commission agreement throughout the process.

Item 2: Strengths, Weaknesses, Opportunities, and Threats Related Exercise

The SWOT Exercise had three parts where both the Planning and County Commissioners made notes on factors that were the County's Strengths, Weaknesses, and Opportunities. These factors were mounted on boards and all of the members then separately voted on the importance of each. After the top factors were isolated the Commissioners discussed these priorities. All of the suggestions loosely fit into five categories, Infrastructure, Regional Connections, Livability, Growth, and Government Policy. A later staff analysis showed that Regional Connections and Growth garnered the most conversation. The three factors with the most votes highlighted the importance of the lifestyle afforded by Jefferson County, the problems caused by NIMBY proponents, and the opportunities in expanding broadband infrastructure.

Discussion points are summarized below based on components of the SWOT exercise. It should be noted that this was a timed exercise meant to focus on a few critical components.

- Strengths
 - The low property tax relative to the region.
 - The lifestyle available in the county for various reasons including the balance of amenities and services, greenspace, hometown feel in spite of the growth, and the land available to live on.
 - Past removal of government regulation.
 - The historic landmarks throughout the county and an active community working to preserve them.
 - Higher population centers in the region allow county residents to enjoy different amenities they would not otherwise have such as shows and recreation while still living in Jefferson County.
- Weaknesses
 - Public schooling which was noted to be related to the large number of homeschooled and private school educations.
 - Road capacity as some areas are still operating with narrow roadways.
 - Commissioners noted the NIMBY movement has a large influence in the county and cited Rockwool as an example.
 - Poor truck access to Rockwool is a significant gap in road connections.
 - Limited or nonexistent access to natural gas prohibits certain businesses from locating in the county, even in areas targeted for such growth.
 - The lack of funding for the MARC train was discussed as a factor that limits certain jobs or workers from living in the county.
- Opportunities
 - The recent County Commission vote to expand broadband as part of the GigReady program. This will help develop more jobs reliant on quality internet connection and households that are underserved.

- The Commissioners discussed the difficulty in attracting chain restaurants who look for certain demographic indicators or looking for entrepreneurs who can flourish in the current county demographics.
- Potential in developing more businesses and activities for families inside the county.
- Several business were highlighted as preferences in future development including a movie theatre, butchering facility, retirement community or mental care facility, private indoor recreation facilities, and office spaces.
- An increase in professional office jobs were mentioned as a preference in growth.
- The Commissioners discussed solar and its current and future place in the county.
- Commissioners Stolipher, Ath, Krouse, and Jackson summarized their ideal goals of the Comprehensive Plan to be job focused, business friendly, with opportunities for home based business incubation. Commissioner Tabb summarized their ideal goals as balanced growth and a focus on quality of life.

Item 3: Approval of 2045 Comprehensive Plan Update Time Frame and Scope of Work

County Commission unanimously approved the 2045 Comprehensive Plan Update Time Frame.

Item 4: Planning Commission Role and Responsibility Leading the 2045 Comprehensive Plan Update

Staff presented WV State Code 8A-3-3 detailing Planning Commission's responsibility in preparing the Comprehensive Plan Update. The meeting concluded with County Commission agreeing to have the next update at the first meeting of the month in May.

These notes were prepared by Luke Seigfried.

| All Responses Plus Votes 1/10/23 | | | |
|--|---|---|--|
| Strengths | Weaknesses | Opportunities | Weaknesses |
| Location, Metro, Historic, tourism, proximity, Agri-Tourism(6) | Lack of natural gas(4) | Land Home Prices(3) | Traffic delays caused by 340 through Harpers Ferry Gap(7) |
| Agri-Tourism, take advantage, farms for Breweries and Vineyards(4) | Public schools(4) | Remote working and take take advantages(3) | Over regulation pushes businesses to Berkeley County(3) |
| Cost of Living(3) | Lack of good paying job(3) | Maintain a low property tax(3) | Lack of local employment with high wages(3) |
| Tourism(2) | Burdensome regulations to business development(2) | Agricultural tourism(3) | Red Tape(2) |
| Rivers, Tourism, Sports(2) | Red tape slow processes for approval(2) | Expand Broadband(2) | Opportunities for young people in Virginia and Maryland(2) |
| Historic Resources(2) | Bottle neck 340 Bridge(2) | Attract young people and families to county(2) | Gas tax should match neighboring states prices to keep gas purchase local(1) |
| Excellent place to live(1) | 340 crossing Potomac River(2) | Expand tourism(2) | State incentives(1) |
| Potomac and Shenandoah River(1) | JC does not have large employer(2) | Pro business local government(2) | No growth attitudes(1) |
| Staff(1) | Stigma/Perception of WV people think it is far away of do not want to deal with the area(2) | Take advantage of natural resources to attract people businesses to county(2) | Quality of school system(1) |
| Shepherd University(1) | Fast development with lack of infrastructure to support growth(1) | Shift insights(2) | Labor shortage and enthusiasm(1) |
| Quality of life(1) | Growth(1) | Housing costs(1) | Salary(1) |
| Commute local housing(1) | Two land bridge in Harpers Ferry(1) | Cost of living(1) | Zoning Laws(1) |
| Historic Buildings, Repurpose barns etc. as potential event venue(1) | Some of county is mountainous and costly to develop(1) | Offer new amenities to attract new residents | NIMBY's(1) |
| Tourism destination(1) | Limited natural gas | Tax benefits | Drugs(1) |
| Natural beauty | Growth may be too fast | Small business friendly | Fear of Change(1) |

| Strengths | Weaknesses | Opportunities | Weaknesses |
|--|---|--|---|
| JC Courthouse | Envision 2035 Plan | Need for better transit to other healthy economies | Infrastructure |
| Duffields Station | Historical sites make development different | Land available to develop | High Inflation Hurts all |
| Peter Burr Farm | Industry opposition | Proximity to Metro | Competition is close |
| Recreation Park | Bedroom community | Relocating to a safe community | Past opposition demonstrations |
| Public Library | Inflation is hurting JC prosperity as is poor economy | Tax Structure | Lower household incomes as compared to other areas |
| Growth | change nothing | Adjust ? | Bedroom community |
| Infrastructure Highways | Not enough high paying jobs | Choose Improvement of life | Location to DC |
| workforce | population has diverse opinion | Continued increase of residents | Gas Prices |
| Unique beauty | No first attitude | Consolidate of reduce taxes/fees | Utilities |
| Assets too many to list | Dillion Rule | | Tax Breaks |
| Continued increase of residents location to DC | Tax base reduced by amount of public land | | Red Tape |
| situated in NVA area than in the interest of the whole state | Competitive taxes to attract businesses | | General negative public reaction to business moving to area |
| Shepherd University | Bad road connectivity from main (CT) to Bakerton | | Divided opinions by residents |
| governement agencies located in county | | | Housing cost compared to Berkeley County |
| Close to big cities | | | Negative perception of WV |
| salaries comparison to other WV counties | | | Competitive taxes business inventory that should be illuminated |
| proximity to metro areas | | | No natural gas |
| outdoor resources | | | |
| national parks | | | |
| close enough/far enough from DC | | | |

| All Submissions Roughly Categorized 1/10/2023 | | | | |
|--|---|---|--|---|
| Employment | Traffic | Livability | Government Policy | Tourism |
| Lack of natural gas(4) | Traffic delays caused by 340 through Harpers Ferry Gap(7) | Land Home Prices(3) | Public schools(4) | Location, Metro, Historic, tourism, proximity, Agri-Tourism(6) |
| Remote working and take take advantages(3) | Bottle neck 340 Bridge(2) | Cost of Living(3) | Over regulation pushes businesses to Berkeley County(3) | Agri-Tourism, take advantage, farms for Brewerys and Vineyards(4) |
| Lack of local employment with high wages(3) | 340 crossing Potomac River(2) | Attract young people and families to county(2) | Maintain a low property tax(3) | Agricultural tourism(3) |
| Lack of good paying job(3) | Fast development with lack of infrastructure to support growth(1) | Shift insights(2) | Red Tape(2) | Tourism(2) |
| Opportunities for young people in Virginia and Maryland(2) | Two land bridge in Harpers Ferry(1) | Stigma/Perception of WV people think it is far away of do not want to deal with the area(2) | Burdensome regulations to business development(2) | Take advantage of natural resources to attract people businesses to county(2) |
| Expand Broadband(2) | Commute local housing(1) | No growth attitudes(1) | Red tape slow processes for approval(2) | Historic Resources(2) |
| JC does not have large employer(2) | Infrastructure Highways | Excellent place to live(1) | Pro business local government(2) | Expand tourism(2) |
| Labor shortage and enthusiasm(1) | Bad road connectivity from main (CT) to Bakerton | Some of county is mountainous and costly to develop(1) | Gas tax should match neighboring states prices to keep gas purchase local(1) | Rivers, Tourism, Sports(2) |
| Salary(1) | Close to big cities | Housing costs(1) | State incentives(1) | Potomac and Shenandoah River(1) |
| Growth(1) | proximity to metro areas | Drugs(1) | Quality of school system(1) | Historic Buildings, Repurpore barns etc. as potential event venue(1) |
| Shepherd University workforce | Location to DC | Cost of living(1) | NIMBY's(1) | Tourism destination(1) |
| | | Fear of Change(1) | Staff(1) | Duffields Station |

| Employment | Traffic | Livability | Government Policy | Tourism |
|---|--|--|---|---------------------------------|
| situated in NVA area than in the interest of the whole state | Bedroom community | Shepherd University(1) | Zoning Laws(1) | Natural beauty |
| government agencies located in county | Need for better transit to other healthy economies | Quality of life(1) | JC Courthouse | Peter Burr Farm |
| salaries comparison to other WV counties | Proximity to Metro | Recreation Park | Assets too many to list | Unique beauty |
| Industry opposition | Bedroom community | Public Library | Envision 2035 Plan | outdoor resources |
| Inflation is hurting JC prosperity as is poor economy | Continued increase of residents location to DC | Growth | Historical sites make development different | national parks |
| Not enough high paying jobs | | close enough/far enough from DC | No first attitude | |
| Competitive taxes to attract businesses | | Limited natural gas | Dillion Rule | |
| Small business friendly | | Growth may be too fast | Tax base reduced by amount of public land | |
| High Inflation Hurts all | | change nothing | Tax Structure | |
| Competition is close | | population has diverse opinion | Adjust ? | Livability |
| Lower household incomes as compared to other areas | | Offer new amenities to attract new residents | Consolidate or reduce taxes/fees | Choose Improvement of life |
| General negative public reaction to business moving to area | | Tax benefits | Infrastructure | Continued increase of residents |
| Competitive taxes business inventory that should be illuminated | | Land available to develop | Past opposition demonstrations | Gas Prices |
| | | Relocating to a safe community | Tax Breaks | Divided opinions by residents |
| | | Negative perception of WV | Red Tape | Utilities |

| All Responses Plus Votes 2/2/2023 | | |
|--|---|---|
| Strengths | Weaknesses | Opportunities |
| Lifestyle(5) | NIMBY(5) | Infrastructure growth gas broadband(5) |
| Low property taxes(5) | Poor employment opportunities(4) | Keep people in JC spending their money here family friendly business restaurants kids activities(4) |
| close proximity to DC, VA, MD, PA(5) | Public schools are weak(4) | Better Internet connectivity(2) |
| Rivers outdoor activities(4) | Red tape county or state(2) | Agriculture based tourism(2) |
| Historic landmarks(2) | Rezoning approvals increasing cost(1) | More jobs for our youth internships(2) |
| Natural beauty(2) | Broadband tech(1) | Safe nuclear power(2) |
| Great place to raise a family(1) | Infrastructure roads(1) | Get better jobs(1) |
| Green space(1) | Public transportation is weak(1) | Work from home culture(1) |
| Proximity to metro area close enough - not to close(1) | Lack of shopping(1) | Become more business friendly(1) |
| Housing availability(1) | Lack of natural gas(1) | Butchering facility(1) |
| Blue Ridge Mountain Agricultural Farms | Public schools are not doing well for our children(1) | Local workforce provides employers(1) |
| Reasonable Commute Distance to D.C. | Quality employment opportunities(1) | Tourism(1) |
| Historic Area | Lack of affordable housing(1) | Improve Education(1) |
| Community feeling due to everything in close proximity | Not enough family activities, Urban Air, Sky Zone style places(1) | Encourage more families to come and young people to stay need more businesses in the county for them(1) |
| Quality of life | Lack of food entertainment options (1) | Better broadband(1) |
| Quality of life | Lack of good jobs (1) | Jobs |
| Family farm markets | Salary education road capacity | Texas Roadhouse |
| Shepherd University | Bridges at Harpers Ferry | Need better Wifi etc |
| Landscape views | Resistance to change attitude | Renewable energy Mecca |
| Great place to live | Quality schools | Professional buisness centers parks |
| Outdoor activities | Lack of public services | Planned growth |
| Close enough to DC yet far enough away | Vocal minority anti-growth to business | Improved BZA guidelines |
| Family friendly environment | Too much red tape | Better roads |
| Gateway to Panhandle WV | Large residential development minimal buisness | More communication cell towers |
| Quality of life | Not enough pay for law enforcement EMS teachers | More tech |

| Strengths | Weaknesses | Opportunities |
|--|--|---|
| Commuting to DC | Lack of small business | Agri-Tourism |
| Land Use = Quality Growth | Out of state workers | More small businesses |
| Geographic Location I70 I81 are close | Education system | Clear and easy development process |
| Access to train and transportation | Polluting Industry | Population increase |
| Good soils, abundant waters | Need natural gas | Fix 340 Bridge grid lock |
| Potential for Agri-Tourism vineyard, brewery, distillery | No limited amenities | Have a homeland security dept disaster plan |
| Farmland Protection active | environment | |
| Trails | Weak infrastructure | |
| Strong Workforce | Infrastructure | |
| Historical signifigance | Need more public utilities | |
| Harpers Ferry National Park | Neighboring states close with high pay | |
| Natural beauty | Lower wages compared to metro | |
| Low property taxes | Lack of good high paying jobs | |
| | That's the way we have always done it mentality and not enough thinking outside of the box | |

| All Submissions roughly categorized 2/2/2023 | | | | |
|---|---|---|---|---|
| Infrastructure | Regional Connections | Livability | Government | Growth |
| Infrastructure growth gas broadband(5) | close proximity to DC, VA, MD, PA(5) | Lifestyle(5) | Low property taxes(5) | NIMBY(5) |
| Better Internet connectivity(2) | Keep people in JC spending their money here family friendly business restaurants kids activities(4) | Rivers outdoor activities(4) | Public schools are weak(4) | Poor employment opportunities(4) |
| Safe nuclear power(2) | Historic landmarks(2) | Natural beauty(2) | Red tape county or state(2) | Agriculture based tourism(2) |
| Broadband tech(1) | Work from home culture(1) | Great place to raise a family(1) | Rezoning approvals increasing cost(1) | More jobs for our youth internships(2) |
| Infrastructure roads(1) | Proximity to metro area close enough - not to close(1) | Green space(1) | Improve Education(1) | Get better jobs(1) |
| Public transportation is weak(1) | Tourism(1) | Lack of food entertainment options (1) | Low property taxes | Lack of shopping(1) |
| Butchering facility(1) | Local workforce provides employers(1) | Not enough family activities, Urban Air, Sky Zone style places(1) | Too much red tape | Become more business friendly(1) |
| Lack of natural gas(1) | Agricultural Farms | Quality of life | environment | Housing availability(1) |
| Public schools are not doing well for our children(1) | Reasonable Commute Distance to D.C. | Quality of life | Have a homeland security dept disaster plan | Quality employment opportunities(1) |
| Better broadband(1) | Historic Area | | Improved BZA guidelines | Lack of affordable housing(1) |
| Salary education road capacity | Gateway to Panhandle WV | Family farm markets | | and young people to stay need more businesses in the county for |
| Bridges at Harpers Ferry | Landscape views | Shepherd University | | Lack of good jobs (1) |
| Access to train and transportation | Close enough to DC yet far enough away | Great place to live | | Jobs |
| Lack of public services | Commuting to DC | Outdoor activities | | Resistance to change attitude |

| Infrastructure | Regional Connections | Livability | Government | Growth |
|---|---------------------------------------|--|------------|--|
| Polluting Industry | Historical signifigance | everything in close | | vineyard, brewery, distillery |
| Need better Wifi etc | Geographic Location I70 I81 are close | Family friendly environment | | Good soils, abundant waters |
| Need natural gas | Harpers Ferry National Park | Quality of life | | Strong agricultural land base Farmland Protection active |
| Weak infrastructure | | Land Use = Quality Growth | | Neighboring states close with high pay |
| Infrastructure | | Natural beauty | | Lower wages compared to metro |
| Need more public utilities | | Quality schools | | Lack of good high paying jobs |
| Not enough pay for law enforcement EMS teachers | | Large residential development minimal buisness | | That's the way we have always done it mentality and not enough thinking outside of the box |
| Renewable energy Mecca | | Education system | | Strong Workforce |
| Better roads | | No limited amenities | | Agri-Tourism |
| More communication cell towers | | Trails | | More small businesses |
| More tech | | | | Lack of small buisness |
| Fix 340 Bridge grid lock | | | | Out of state workers |
| | | | | Population increase |
| | | | | Professional buisness centers parks |
| | | | | Planned growth |
| | | | | Vocal minority anti-growth to business |
| | | | | Texas Roadhouse |

| CreationDate | How are you affiliated with Jefferson County? | Where in the county do you live? | Which of the Comprehensive Plan components do you believe requires the most attention? | 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? | Where do you think the most beautiful part of Jefferson County is located? |
|-----------------|---|----------------------------------|--|---|--|---|
| 1/26/2023 21:06 | I live in the county | Shepherdstown District | Rural, Recreation, Historic_Preservation, Conservation | Jefferson | We should have less new homebuilding, higher impact fees on the houses that are built, to support school and recreation construction, and more focus on retaining the character of the county. | Jefferson |
| 1/28/2023 15:56 | I live in the county | Shepherdstown District | Land_Use, Infrastructure, Environmental, Safety | Stick to a plan that considers infrastructure BEFORE approving development and put the cost of additional services on new construction instead of lifelong established residents. | We are being taken advantage of by out of state developers that find our lack of regulation appealing. The lack of planning for the amount of development is going to cost residents more in the long term. We are wasting prime agricultural land and creating dangerous traffic issues by forcing more cars onto roads that were designed for a rural community which Jefferson County is no longer. We need to start acting like a metropolitan suburb and plan accordingly. Plan and stick to it. | It's not as beautiful as it used to be, it seems to be a large housing development now. |
| 1/29/2023 1:16 | I live in the county | Shepherdstown District | Land_Use, Rural, Environmental, Conservation | preserve agriculture land, avoid heavy industry and other environmental hazards | We need to take the long view - value and preserve our county's agricultural land, beauty, and heritage. | All our farmland! |
| 1/29/2023 14:25 | I live in the county | Middleway District | Transportation, Infrastructure, Historic_Preservation, Tourism | Less heavy industry and more tech jobs | Jefferson county should've planned for the Transit community that was in the last comprehensive plan instead of heavy industry. This direction doesn't complement our tourism and history in the county. | Harpers ferry and sheperdstown |
| 1/29/2023 15:13 | I live and work in the county | Charles Town | Infrastructure, Historic_Preservation, Environmental, Conservation | Preserving more farm land and wooded areas | I hate to see the county looking less and less like it was and more like a city resembling Leesburg and Frederick. Growth is inevitable and we all want the best for our cherished county, but not at the expense of our land. Wildlife are now seen in neighborhoods where they used to live. And infrastructure is sadly lacking to keep up with the extreme pace of our bloated growth (fire, police, veterinarians, EMS services, etc). Please keep in mind our historic worth, and small town values. | Jefferson Rock overlooking the Shenandoah River |
| 1/29/2023 15:15 | I live in the county | Kabetown District | Land_Use, Rural, Historic_Preservation, Conservation | Less industrial and commercial development. | I feel as though this will not be a fair and citizen driven process. Alternatively, it will be driven from the appointed and elected boards/commissions who are not considering the preservation and conservation of the precious natural and cultural resources, that cannot be replaced. As a result, we will see that in 20 years, overarching and wholesale change to the rural identity of JC has been lost. All that is unique about JC will be lost forever. | I am preferential to the Kabetown district, Shepherdstown and HF. |

| | | | | | | |
|-----------------|-------------------------------|-----------------------|---|---|--|--|
| 1/29/2023 15:17 | I live and work in the county | Harpers Ferry | Preferred_Development_Areas, Historic_Preservation, Environmental, Natural_Resource_Use | Focusing on maintaining our quality of life with clean air and water and protected natural and historic resources. Encouraging agriculture, tourism. small business, light industry - not heavy industry which is counterproductive to the previous | Please allow as much citizen and group input as possible. In particular our Planning Commission is appointed, not elected, and I and many others have no faith they represent the majority of our citizens | Harpers Ferry, where I have lived 30 years, our rivers, historic areas in Shepherdstown and throughout the county. |
| 1/29/2023 15:38 | I live in the county | Charles Town District | Land_Use, Infrastructure, Public_Services, Preferred_Development_Areas | Sheriff's Office police services for "private" neighborhoods. We have had unlicensed and uninsured vehicles speeding or causing noise nuisances throughout private neighborhoods (and public streets nearby) and no recourse to them off the streets. | Browsers warn that Envision 2035 is not secure. (Do the County and the developers want to discourage viewing?) All subdivisions do not want nearby farmland to be classified (zoned) as "urban growth" or "preferred growth." Solar panel farms, for example, might block neighborhood views of the mountains. Others suffer when farmland owners/developers divest lands for large profits: lost views, traffic, reduced water pressure, sewer backups, utility tap-ins that ruin streets with sinking patchwork. | Spots along the Shenandoah River are the most beautiful as are the (rapidly disappearing) views from Shepherdstown Road and Old Country Club Road. |
| 1/29/2023 16:21 | I live and work in the county | Middleway District | Infrastructure, Public_Services, Financing, Historic_Preservation | Public water and sewer | | Harper's Ferry area |
| 1/29/2023 17:04 | I live in the county | Shepherdstown | Land_Use, Infrastructure, Economic_Development, Historic_Preservation | Retail that partners with local farmers - like a Whole Foods | | Skyline near rivers and mountains |
| 1/29/2023 18:45 | I live in the county | Middleway District | Infrastructure, Public_Services, Economic_Development | Fix the roads. Really its that simple. Our roads are horrible. | I drive a Mercedes S560 and in the past year I have had to replace four wheels and tires. Each time \$2000 out-of-pocket. none of these but it happened if the potholes and the roads in and around Jefferson County [Berkeley County is at fault as well] were filled/repaved on a more regular basis. The planning and execution of road maintenance needs to go to the top of the priority list | |
| 1/29/2023 21:17 | I live in the county | Charles Town | Land_Use, Infrastructure, Recreation, Community_Design | Services/rec for teenagers. Paving roads. Avon Bend hasn't been done for ages. Community impact when new housing developments are approved. | It does not appear that much thought is given to what services are needed and just keep approving housing and housing. | I love Harper's Ferry. And I LOVE Avon Bend. Have been here since 1979. |
| 1/30/2023 3:08 | I live in the county | Charles Town | Land_Use, Recreation, Economic_Development, Community_Design | sidewalks and walking trails, more parks, | | harpers ferry |

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| 1/30/2023 14:10 | I live and work in the county | Kabletown District | Land_Use,Public_Services,Economic_Development,Natural_Resource_Use | Economic and Public service development that keeps pace with housing growth | 1) Ensure homeowners are heard and addressed. 2) Do not allow developer over-influence 3) FOLLOW the plan once it is developed. Do not attempt to change it thru an excess of non-conforming usage approvals. | Historic and rural locations minus heavy industry and Mega entertainment venues. |
| 1/30/2023 15:57 | other; Shop, dine and spend leisure time | | Infrastructure,Public_Services,Community_Design,Natural_Resource_Use | Schools and medical facilities | Update water/sewer in older communities | Along the Potomac River |
| 1/30/2023 16:14 | I live in the county | Shepherdstown District | Infrastructure,Community_Design,Environmental,Conservation | Well planned communities. Walkable interconnected communities from home to shopping, schools and recreation), roads safe. Large parks. Conservation lands. Farms. Water, sewer that is logical, efficient. Zoning. Historic preservation. Stream protection.. | I would like to see residents of the county working with the Planning Commission in a working group on this new Comprehensive Plan. | Beauty exists in all parts of the county. I find beauty in the natural open spaces, the few wood lots & along the free flowing streams. Dark star filled sky free of light pollution. I find beauty in the historic towns and structures of old buildings. |
| 1/30/2023 16:29 | I live in the county | Harpers Ferry | Infrastructure,Public_Services,Economic_Development,Environmental | A plan for clean industries and low impact housing w developers paying for their impact | | The river and mountain at HF |
| 1/30/2023 17:31 | I live in the county | Shepherdstown District | Land_Use,Housing,Transportation,Preferred_Development_Areas | Better defined developable areas with stricter controls for agricultural preservation. Denser development at transit nodes. | This process should have more citizen involvement! | Along Potomac River |
| 1/30/2023 18:39 | I live in the county | Shepherdstown District | Land_Use,Infrastructure,Recreation,Environmental | More pedestrian and bicycle infrastructure. Get people out of cars and trucks to improve public health | | Harper's Ferry |
| 1/30/2023 18:41 | I live in the county | | Land_Use,Historic_Preservation,Environmental,Conservation | Less housing developments | | Along the rivers |

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| 1/31/2023 2:38 | I live in the county | Shepherdstown District | Land_Use,Housing,Infrastructure,Environmental | Safer roads and slower and more focused residential | How about a bus from Charles Town to the Metro? And let's restore Karst friendly development! And effective wastewater management especially on The Mountain! And for heavens sake, let's ask the developers to pay for the roads schools and recreation our new residents need. And require attractive living buffers for the inevitable solar farms. | Shenandoah River |
| 1/31/2023 5:31 | I live in the county | Kabletown District | Rural,Preferred_Development_Areas,Historic_Preservation,Environmental | Protection for farmland and historic sites. | There should be complete transparency and citizen input. No closed door action by county officials seeking to advance their financial interests. | Kabletown District. |
| 1/31/2023 14:29 | other; Live less than a mile from the border. | | Infrastructure,Environmental,Conservation,Natural_Resource_Use | | | Along the rivers |
| 1/31/2023 16:49 | I live in the county | Harpers Ferry District | Land_Use,Housing,Infrastructure,Public_Services | Public sewer to communities along Bakerton Road | | Along the Potomac river between Shepherdstown and Harpers Ferry |
| 1/31/2023 23:21 | I live in the county | Charles Town | Land_Use,Infrastructure,Recreation,Economic_Development | More shopping centers that have activities | | |
| 2/1/2023 0:30 | I live in the county | Harpers Ferry District | Land_Use,Infrastructure,Recreation,Environmental | More walkable/bikeable areas. More information technology jobs. | Please do not make it a plan to attract yet more industrial big business. Would love to see more support for our school infrastructure. | Kabletown area |
| 2/1/2023 20:58 | I live and work in the county | Charles Town District | Transportation,Infrastructure,Community_Design,Environmental | well designed, livable communities with mixed use and multimodal transportation options | You should not need a car to live a quality life in the county. We need to plan for public transportation, walking/biking trails, and mixed use neighborhoods that offer shopping/dinning on lower levels with apartments on upper floors. Must work to avoid urban sprawl, otherwise our roadways will become unbearably congested and our beautiful open spaces will be filled up with cheap construction. Must consider residents, old and new, as well as tourists. Maintain our charm and beauty during growth. | Every part has beauty. Natural and built. We must strive to maintain this beauty. |
| 2/1/2023 21:02 | I live in the county | Charles Town | Land_Use,Infrastructure,Environmental,Natural_Resource_Use | Plans that respect the local history and culture, taking into account the specificities of our natural environment, particularly its fragilities. | Right now, it feels that our county is being developped (housing) and changed (moving away from agriculture) left and right without any clear plan for what the future will look like (infrastructure? Land degradation? Never ending development serving who's interest?). We live in the 21st century, and should think differently and not sell our land to the best offer like there is no tomorrow. | Any parts that don't have any monolithic looking developments |

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| 2/2/2023 17:29 | I live and work in the county | Shepherdstown District | Recreation,Preferred_Development_Areas,Environmental,Tourism | With so many new developments approved to be built in the next years, make sure we have enough focus on making the area nice to live in: parks, roads, hospitals, transportation. Preserve farmland. | Please focus on sustainability and quality of life. This county does NOT need heavy industry. We should focus on tourism, recreation, commercial/light industry sectors. And, cluster dense housing development in one area with focus on how to get roads, schools, healthcare to support growing population | Anywhere along the Potomac River |
| 2/2/2023 17:29 | I live in the county | Harpers Ferry District | Land_Use,Rural,Preferred_Development_Areas,Historic_Preservation | | Better stop building so many houses if you don't have the teachers and school facilities to handle the demand. | HARPERS FERRY |
| 2/2/2023 19:25 | I live in the county | Shepherdstown District | Land_Use,Rural,Historic_Preservation,History | Stop building homes. keep our county rural!!!!!! | Yes I would like to keep our county small. I have experienced living in towns where growth comes and more traffic, bitter people come and crime increases. Please slow down on growth, I know you like the money that comes in for new homes but then crimes and drugs and other things come along with it! Please slow down growth!! | our trees! Farms, open land |
| 2/2/2023 20:36 | I live and work in the county | Charles Town District | Land_Use,Infrastructure,Economic_Development | More commercial and businesses | Too much land in the Rural district. Minor subdivisions should be expanded and businesses should be allowed in all areas without special permission | Mountain |
| 2/3/2023 18:37 | I live in the county | | Land_Use,Environmental,Tourism,Conservation | Increasing focus on preserving, not exploiting, Jefferson County | | Anywhere! But Harpers Ferry, River confluence area |
| 2/4/2023 2:54 | I live in the county | Shepherdstown District | Land_Use,Historic_Preservation,History,Conservation | | | |
| 2/4/2023 4:29 | I live and work in the county | Charles Town District | Land_Use,Rural,Historic_Preservation,Conservation | To keep the County as rural as possible. There is too much housing growth and too much commercial, IE. Stores, eating establishments spread out. | | The entire county is beautiful. |

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| 2/4/2023 14:39 | I live in the county | Shepherdstown | Land_Use,Transportation,Public_Services,Conservation | Improved roadways with safe shoulders for biking/ jogging as well as improved intersection safety. There are many areas where housing is increasing but the transportation infrastructure and public safety needs have not improved or increased to keep up. | | My 2 acre slice of heaven obviously! However, that beautiful point of convergence of the Potomac and Shenandoah Rivers comes in a very close second ;) |
| 2/4/2023 17:25 | I live in the county | Shepherdstown District | Land_Use,Historic_Preservation,History,Environmental | Controlled growth | Do NOT expand the commercial zoning along Route 45. | Harpers Ferry area |
| 2/5/2023 4:37 | I live in the county | Shepherdstown | Land_Use,Transportation,Historic_Preservation,Environmental | Safe bike paths and trails, good roads | | Shepherdstown |
| 2/5/2023 13:58 | I live in the county | Harpers Ferry District | Land_Use,Preferred_Development_Areas,Environmental,Conservation | Less houses. More business | No solar Fields. | All the places you want to build houses and solar farms |
| 2/6/2023 1:44 | I live in the county | Ranson | Land_Use,Infrastructure,Community_Design,Natural_Resource_Use | Entertainment and activities for the people who live here. Not more houses. | we moved here for the beauty of the county, but now it seems to be turning all houses or vape shops. We need to invest in local businesses and strengthening this community. Bring in some fun activities for those of us that live here. | The whole county is gorgeous. |
| 2/6/2023 2:00 | I live in the county | Ranson | Land_Use,Infrastructure,Historic_Preservation,Environmental | Less smoke shops and more wholesome business. | | Harpers Ferry |
| 2/6/2023 13:15 | I live in the county | Shepherdstown District | Land_Use,Infrastructure,Community_Design,Conservation | Better control and design of new housing. | Frequently visit family in the county | Overlook of the two rivers at Harpers Ferry. |

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| 2/7/2023 14:43 | I live in the county | Kabletown District | Land_Use,Public_Services,Economic_Development,Historic_Preservation | Land conservation | | |
| 2/7/2023 23:41 | I live in the county | Shepherdstown District | Recreation,Environmental,Conservation,Natural_Resource_Use | I would like to see an end to the ugly housing developments. | Take a look at Bentonville, AR. They have incorporated trails throughout the area and have created a destination. All I've seen from Jefferson county is creating another suburban mess. Yuck. | Shepherdstown and Rolling Ridge |
| 2/8/2023 2:37 | I live and work in the county | Shepherdstown District | Land_Use,Infrastructure,Community_Design,Renewal_and/or_Redevelopment | Aesthetically pleasing, thoughtful design and amenities as the county grows. | Please market and make the plan more easily available for review. | Junction of the Potomac and Shenandoah River |
| 2/8/2023 8:07 | I live in the county | Harpers Ferry District | Land_Use,Infrastructure,Historic_Preservation,Environmental | Increased historic and environmental conservation | Jefferson County should promote environmental conservation and historic preservation. Small businesses and rural agriculture should be promoted. Heavy industry and large scale economic development projects have no place in Jefferson County and should be discouraged. Light pollution is a growing problem and should be significantly reduced in favor of preserving natural dark skies at night. Traffic congestion on rt 340, especially on weekends is becoming a significant problem and must be addressed | Harpers Ferry, and both the Potomac and Shenandoah River valleys. |
| 2/8/2023 14:19 | other; Frequently visit family in the county | | Transportation,Infrastructure,Public_Services,Community_Design | Connections between suburbs and towns not requiring automobile use | Expansion of municipal water and sewer service and treatment facilities for relatively densely packed neighborhoods currently on well water and having septic systems needs to be a part of the comprehensive plan. | Harpers Ferry |
| 2/8/2023 17:06 | I live and work in the county | Shepherdstown District | Rural,Preferred_Development_Areas,Environmental,Conservation | Cessation of sprawl, focus on utilizing urban space for development and housing. Strong rural economic development support, not heavy industry. We do not need another 400-acre industrial park. The existing industrial park should be utilized fully. | The county is turning into another overbuilt Northern Virginia. The plan, if it has any teeth, should place a strong emphasis on rural economic development to support agricultural businesses, rural tourism, heritage tourism. The cost of services will not be covered by residential taxes, while the cost of services to farmland is below the agricultural land taxes paid. The environmental impact of housing developments on our karst environment must be factored in. | Rural zones |