



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, May 9, 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: 839 8584 7467
Meeting Link: <https://us02web.zoom.us/j/83985847467>

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2045 Comprehensive Plan Update Work Session

1. **Municipality Presentations**
 - a. Shepherdstown
2. **Community Outreach Preparation**
 - a. Staff Presentation of Public Input Session Outline
 - b. Staff Presentation of Survey Questions

2045 Comprehensive Plan Update Work Session Notes

April 11, 2023

Planning Commission Members: Mike Shepp, President; Matt Knott, Vice President; Steve Stolipher, County Commission Liaison; Jack Hefestay, Donnie Fisher, and Aaron Howell, were present in person. A quorum of the Planning Commission was present for the Work Session.

Staff: Jennifer Brockman, Chief County Planner; Luke Seigfried, County Planner; Alexandra Beaulieu, Deputy Director and Zoning Administrator; and Michelle Evers, Planning Clerk were present in person.

Executive Summary

On 4/11/23 the Planning Commission held a work session to hear presentations by representatives of Bolivar, Charles Town, and Harpers Ferry. Planning Commission also discussed public outreach for the Goals and Objectives survey.

Agenda

1. Municipality Presentations
 - a. Bolivar
 - b. Charles Town
 - c. Harpers Ferry
2. Livability Profile
 - a. Staff Presentation of Community Data Housing

Item 1: Municipality Presentations

Steve Paradis, Bolivar Town Council member represented Bolivar's long term planning priorities. The Town of Bolivar is currently performing its own comprehensive plan update with a survey of residents going out in May. The process is expected to be done in the fall of 2024 following input from residents, compiling of responses, writing the new update, and performing the necessary approval steps. Council member Paradis explained the continued interest in Bolivar for an Urban Growth Boundary. Such a proposal has been brought forward in the past and Bolivar would like this intent acknowledged in the 2045 Comprehensive Plan Update. Ms. Brockman mentioned that a way to proceed could be to have the Mayor send a letter along with the proposed boundary to County Commission. Council member Paradis reiterated that the intent for Bolivar is not to begin a large annexation program but to serve as a long term planning tool for the town. The traffic congestion on the 340 corridor was also mentioned as affecting the quality of life of town and county residents. Council Member Paradis also discussed Bolivar Planning Commission's concern in the reduction of County Impact Fees that have historically paid for infrastructure growth. Council Member Paradis concluded by stating the importance of the Elks Run watershed as the primary source of drinking water for Harpers Ferry, Bolivar, and parts of the county.

Chris Craig, Harpers Ferry Town Council member presented the ongoing planning goals of Harpers Ferry. The town is preparing a comprehensive plan update with help from the West Virginia University Law Land Use and Sustainable Development Law Clinic. Council member Craig thanked Ms. Brockman for directing the town to the organization. There will be an open house about the Comprehensive Plan on May 22nd to gather input from the community. The most notable change in Harpers Ferry has been the expansion of short term rentals and second home acquisitions which are changing the viability of Harpers Ferry as a residential community. Council member Craig then discussed several trends in Harpers Ferry including the interest in resilience, EV charging stations, and Broadband connectivity while retaining the historic character of the town. Harpers Ferry has an interest in the public transportation provided by the MARC train and the EPTA as a function for both residents and provide connections for tourists. Infrastructure in the town is often used by tourists including the multi modal growth brought in by the state. Harpers Ferry Waterworks has finished their new water plant and the town used all of available ARPA funds for the project. However, Council member Craig noted that there was some distress that Jefferson County did not contribute any of their allotted ARPA funds to upgrading the water distribution system that has customers in the county, Bolivar, and Harpers Ferry. There is a large number of trails in Harpers Ferry and the town is working with DOH on a hiker biker trail along the Armory Canal and CSX line as well as constructing a ramp to ease hiker biker connections between the town and the C&O towpath. Commissioner Knott noted that bike lanes along Bakerton and Millville road would be excellent for connections. Hilltop Hotel construction is due to begin soon after intense attention by business owners and residents. Council member Craig also explained the sale of right of ways and streets as well as the State's Tourism Development District as the main drivers of the regulation and development of the site. The Shipley School is currently considered to be in need of redevelopment potentially as a public-private partnership. The council member concluded with by emphasizing the importance of affordable housing in the community for park rangers, law enforcement, and teachers.

James Newman, Charles Town City Planner explained Charles Town's current Comprehensive Plan and recent developments. Mr. Newman began by explaining the ongoing work for a Master Plan of the Parks system. This is related to development within the city that requires a growth of the Park system as new developments happen in Charles Town. Street and sidewalk connectivity to downtown was also highlighted as important as the city undergoes the current influx of residential development. Mr. Newman then described the overhaul of the Zoning and Subdivision ordinance, particularly in light of the city council conversation on allowing food trucks. Stone Spring, Hillside, and Fairview are three new developments within the city that will be cumulatively adding 393 townhomes, 514 single family detached homes, and 5 commercial pads. Mr. Newman mentioned the town's development is predominately residential development focusing on townhomes with very little commercial developments proposed. The outlined desires of Charles Town are for a mix of housing types and designs with increasing commercial development all without straining public services. The Commissioners and Mr. Newman discussed that no apartments were currently being built in the city and the draft ordinance on food trucks.

Item 2: Livability Profile

Staff briefed the commissioners on requested research from the March 14th meeting. This included an assessment on public outreach avenues, particularly how texting out surveys is currently untenable. Commissioners Knott and Fisher both brought up the ease of use in advertising on social media, particularly Facebook. Further conversation about outreach concluded with a strong preference for social media and some signage while forgoing direct mailings and text outreach for surveys. Staff also discussed the ongoing ASCEND program and its efforts to bring new residents into the region. The staff presentation included the WVU Health Needs Assessment, residential building permit numbers, and priorities of WVU Medicine, Conservation groups, JCDA, and JCS within the county. Planning Commission also discussed where to host the Public Input meetings and settled on Jefferson High School or Wildwood Middle School.

These notes were prepared by Luke Seigfried.

Jefferson County Planning Commission

Work Session



MAY 9,
2023

Agenda Items

Item #1: Municipality Presentations

Item #2: Community Outreach Preparation

ITEM #1: MUNICIPALITY PRESENTATIONS

- Shepherdstown

PUBLIC INPUT SESSION

Individual SWO Analysis

- Staff Presentation on Comprehensive Plan Public Input Opportunities, Timeline, and Meeting Objectives
- Individuals brainstorm Strengths, Weaknesses, and Opportunities on notecards
- Group leader post

Small Group Vote

- Small groups at their tables post their notecards on board and vote on importance
- Most important notecards moved to top of board
- Ask all participants to walk around the room to look at other groups

Visioning and Challenges Survey

- What are things about Jefferson County you currently value and want to keep or continue?
- Write down your own words or phrases to describe your vision for Jefferson County in the year 2045.
- Identify 3 challenges affecting the County now and into the future

ORGANIZATIONAL PRIORITIES

WV DEP

- Good management of the watershed in preventing contamination and have an ordinance that new development protects riparian buffers.
- Promote riparian buffers along rivers especially Elks, Town, and Evitts Run.

WV DHHR

- Source water protection programs including cost sharing incentives to have private septic systems pumped and exclusion fences for livestock.
- Health of Elks Run as a drinking water source.

GOALS AND OBJECTIVES PUBLIC SURVEY

- Potential questions have been posted around the room. Please write any notes, questions, or changes on the paper so they can be discussed.
- Not all of the questions need to be included.
- Additional questions can be added.

What we need from the Planning Commission tonight...

- The Public Input Session will be on June 5th.
- Second draft of the Goals and Objectives Public Survey will be at the June 13th Work Session.

Next Steps

- What survey questions need to be changed, added, or removed?



June 13, 2023

Next Work Session Meeting



Comprehensive Plan Information Gathering Meeting Summary w/WVDEP

Date: 4/17/23

Participants: Luke Seigfried, Alana Hartman

Priorities:

- Good management of the watershed in preventing contamination and have an ordinance that new development protects riparian buffers.
- Promote riparian buffers along rivers especially Elks, Town, and Evitts Run.

Projects, Opportunities, and Concerns Highlighted by the Stakeholder: Jefferson County has a storm water ordinance as both a current protection as well as a planning tool in the event the county is designated an MS4 Community in the future. There are multiple groups working on protecting Elks Run through tree planting, septic pumping cost share programs, and partnership with Sam Michaels Park. Similar interest is incoming for Town Run as it begins usage as a primary source of drinking water for the Shepherdstown area. A related initiative is the tree planting along Evitts Run that is in park land. There is a concern that septic systems located in the high water tables prevalent in the karst geography of the county are vulnerable to flooding. This can include damage to the tanks, septic fields being flooded and not performing correctly, and leaky systems contaminating the surface water. A critical yet overlooked infrastructure is the storm water retention pond that developers often are not charged with maintaining or ongoing responsibility is not delegated to the community or owners. Finally, the WVDEP representative asked that the Watershed Boundary map be retained in the plan.

Important Points: Vegetated areas along the rivers and water sources are good in contaminant capture and flood prevention efforts but forested areas are better. To maintain the health of riparian buffers the WVDEP asks properties, particularly agricultural and industrial, to allow tree plantings, stop lawn mowing, and not use landscaping chemicals that will spread. These actions can be difficult due to maintenance concerns and the lack of funding opportunities to incentivize homeowners. There are cost sharing grants available for agricultural lands that adopt these initiatives. The underground lake was also discussed as it serves as a good representation of the ground water under direct influence (GWUDI) of surface water. The natural karst in the county is very susceptible to contamination because it spreads much further than it would in other areas. In past plans there has been a tree canopy goal for the county and the representative advised looking into the success of the plan. Urban heat affect is prevalent in cities and town with no vegetation. To combat this, as well as furthering community equity, WVDEP representative advocated that the municipalities join Tree City USA for the potential grant funding.

Willing to Come and present to Planning Commission: Potentially

Comprehensive Plan Information Gathering Meeting Summary w/WVDHHR

Date: 4/20/23

Participants: Luke Seigfried, Jennifer Brockman, Jennifer Myers

Priorities:

- Source water protection programs including cost sharing incentives to have private septic systems pumped and exclusion fences for livestock.
- Health of Elks Run as a drinking water source.

Projects, Opportunities, and Concerns Highlighted by the Stakeholder: One of the priorities of the WV DHHR in the county is to encourage private septic systems to be properly maintained. Cost sharing programs are used as incentives for both homeowners and private businesses, particularly targeting properties in the headwaters. This is a concern in Jefferson County as leaking septic systems will have contaminants caught by surface water which directly influences the ground water throughout the county. A similar concern is potential breaks or damages in underground sewer lines.

Important Points: An update to the source water protection plans prepared by the county's water plants will begin in 2024. These source water protection plans can be found on the Region 9 Public Map viewer. It was also discussed that because trees are excellent at protecting water sources by trapping contaminants, most projects also look to include plantings.

Willing to Come and present to Planning Commission: Yes

CreationDate	How are you affiliated with Jefferson County, West Virginia?	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 see in neighborhoods where they use 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
1/30/2023 14:10	I live and work in the county	Kabetown 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		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
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	Kabetown 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.	Kabetown District.
1/31/2023 14:29	other		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.	Kabetown 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
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.
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.	Need more information.	Overlook of the two rivers at Harpers Ferry.
2/7/2023 14:43	I live in the county	Kabetown 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		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
2/10/2023 0:37	I live in the county	Harpers Ferry District	Land_Use,Transportation,Infrastructure,Environmental	The plan needs to consider the available resources and not over plan.	Please make sure that the county can truly accommodate the final plan. Are the resources for water and sewer available? Is the transportation and school infrastructure available? Or if not, are the connection fees and availability fees sufficient to truly ensure that the new development will pay for the new growth? So often, a plan doesn't fully consider the needed infrastructure and then we are in catch up mode for years to reach steady state.	Harpers Ferry and Shepherdstown
2/13/2023 13:46	I live in the county	Harpers Ferry District	Economic_Development,Renewal_and/or_Redevelopment,Historic_Preservation,Safety	More businesses.		downtown Harpers Ferry
2/22/2023 3:06	I live in the county	Kabetown District	Land_Use,Housing,Recreation	Quit trying to list Tusawilla Hills and Locust Hills into your plans. We do not want your annexation. Our two communities beat you in court. We all voted NO. We won in 2003. You were beat down in 2019-2022. Quit listing us into your plans.	Take off our two communities in your plans. Tusawilla and Locust Hills do not need you.	Harpers Ferry and Shepherdstown.
2/22/2023 11:39	I live and work in the county	Harpers Ferry District	Land_Use,Historic_Preservation,Environmental,Conservation	mixed use development inside municipalities or within urban growth boundaries	340 between the bridges should (and certainly will) remain two lanes. An alternative should be pursued using Route 9 east to Harpers Ferry Road.	Harpers Ferry/Shenandoah River

2/26/2023 14:53	I live in the county	Shepherdstown District	Land_Use,Housing,Public_Services,Historic_Preservation	I would like to see the farms continue and prosper.		I appreciate all of Jefferson County but concede that the Charles Town/Ranson area appear to look more urban or suburban then they were. appear to look ,ore
2/27/2023 1:24	I live in the county	Shepherdstown District	Land_Use,Economic_Development,Historic_Preservation,Tourism	A focus on preserving historic farmland and protecting these areas from development. The explosion of new subdivisions in the county compromises the very character that makes Jefferson County appealing.	The plan should focus on controlling growth in a way that is thoughtful and doesn't strip away the historic and natural beauty and character of the county. In addition, the plan should acknowledge the economic potential in the county as a tourism destination for visitors looking for a respite from larger cities. The county has unique natural and historical elects that make it appealing and which should be protected and leveraged to attract visitors and the dollars they will spend in the county	The historic orchards
3/10/2023 12:51	I live and work in the county	Shepherdstown District	Land_Use,Infrastructure,Community_Design,Conservation	The balance of rural and growth and the Plan followed.	I hope that the 2045 is followed without continued modifications as seen in the recent Plan. There needs to be a continued (and improved) balance between rural character and life and smart growth and infrastructure.	farmland