



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, August 8, 2023 at 5:30 – 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: 899 9411 8943
Meeting Link: <https://us02web.zoom.us/j/89994118943>

**If watching live broadcast, please ensure your microphone is muted and be mindful that your video is streaming to others.*

2045 Comprehensive Plan Update Work Session

1. Community Outreach Preparation

- a. Staff Presentation on County Fair and Heritage Festival Activities

2. Livability Profile

- a. Staff Presentation of Community Data
- b. Goals and Objectives Survey Review
- c. Review of Existing Land Use Map

3. Comprehensive Plan Composition

- a. Drafting of Comprehensive Plan Goals

2045 Comprehensive Plan Update Work Session Notes

July 11, 2023

Planning Commission Members: Mike Shepp, President; Wade Louthan, Secretary; Steve Stolipher, Liaison for County Commission; Jack Hefestay, and Aaron Howell were present in person. Tim Smith arrived after the work session began and was 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; Michelle Evers, Planning Clerk, and Joe Guttmann and Shenan Ragle, Comprehensive Plan Staffers; were present in person.

Executive Summary

On 7/11/23 the Planning Commission held a work session to hear Staff presentations on the upcoming County Fair activities and 2nd Public Input Meeting outline, an overview of Staff data gathering meetings with representatives of the AACAJC and JCCVB, and a breakdown of the categories for the ELU map. Planning Commission agreed on an additional meeting to review the draft Goals and Objectives and to hold a joint meeting of Planning and County Commissions to discuss the Goals and Objectives. Planning Commission then heard a staff presentation on comprehensive plan formatting examples.

Agenda

1. Community Outreach Preparation
 - a. Staff Presentation on County Fair Activities
 - b. Staff Presentation on 2nd Public Input Meeting Outline
2. Livability Profile
 - a. Staff Presentation of Community Data
 - b. Review of Existing Land Use Map
3. Comprehensive Plan Composition
 - a. Discussion on the Comprehensive Plan Format

Item 1: Community Outreach Preparation

Staff began by reporting the current 783 responses to the Goals and Objectives Survey and restated its closing date of 7/21/23. Mr. Seigfried recommended updates to the comprehensive plan's projected timeline over the summer and fall 2023. Planning Commission agreed to an additional work session on 9/26/23 to review the draft Goals and Objectives developed by Staff and a joint meeting with County Commission on 10/5/23 to discuss the revised draft of the Goals and Objectives. Mr. Seigfried then presented the county fair information and activities, describing the booth activity and layout. This will include displaying the Existing Land Use and Zoning maps where visitors will place a microdot on the former to designate where they reside at the prior suggestion of Commissioner Hefestay. Staff also presented the county fair adventure

board activity and colouring sheets for Planning Commission to review. Mr. Seigfried then requested that the Commissioners sign up for time slots to staff the booth at the fair. Planning Commission decided that the booth will be staffed Monday-Friday from 4-8 pm, and Saturday from 3-8 pm.

Following this, Mr. Seigfried informed the Commission that Jefferson High School was available for hosting the 2nd Public Input Meeting, and that Washington High School had not yet replied to his queries. President Shepp responded that he believed Jefferson High School would be suitable. Commissioner Hefestay stated that holding the meeting at Washington High School would perhaps encourage more participation from residents in the southern part of the county. The Commissioners discussed the obstacles related to holding the meeting in either location, and reserved the decision for a later meeting.

Item 2: Livability Profile

Mr. Guttmann presented summaries of the data gathering meetings with Jamila Jones-Fleet of the African-American Community Association of Jefferson County (AACAJC), and with Annette Gavin-Bates of the Jefferson County Convention and Visitors Bureau (JCCVB), highlighting the organizations' priorities and interests in county affairs. The AACAJC is concerned about plans for a roundabout outside of Charles Town and the potential displacement it could cause, as well as the data cap on free bandwidth available to low-income residents. President Shepp asked what the current bandwidth cap is, and Staff stated that they will look into the exact value. Mr. Guttmann also expounded on the AACAJC's concern for the lack of African-American involvement in county development. He then described the meeting with JCCVB and their desire to improve the visitor experience with more county amenities, especially trails of all kinds. JCCVB is also concerned about the infrastructure's capacity for supporting a growing tourist population and more short term rentals throughout the county. Ms. Brockman mentioned difficulties regarding zoning permits for short term rentals, and the Commission requested more information about the statistics of short term rentals in the County, particularly the Star Report available to hotel owners. Staff responded that they will research this.

Planning Commission then heard Ms. Ragle present the categories for the draft of the Existing Land Use map. President Shepp suggested that the title of the Farmland Preservation category be changed to Farmland Conservation and that the defunct paper mill near Rt. 230 be included in the Industrial Vacant category. Commissioner Hefestay asked if another category could be added to specify unbuildable residential lots. Ms. Brockman mentioned that this would be included in the buildable lots analysis, and Staff advocated that adding the category into the ELU was not a viable change to the map. Mr. Seigfried also requested that Planning Commission review the map when completed.

Item 3: Comprehensive Plan Composition

Following Planning Commission direction, Staff presented methods to make the format for the 2045 Comprehensive Plan Update more focused, usable, and attainable than the Envision Jefferson 2035 Plan. Mr. Seigfried reviewed some legacy formatting of the EJ2035 Plan before presenting selected excerpts of the comprehensive plans for Charleston, WV; Clarke County, VA; Frederick County, MD; Greensboro, NC; and Richmond, VA. Staff specified that there is no intention to follow any of those plans, and they were simply presenting for the formatting

Work Session Notes

July 11, 2023

Page 3 of 3

examples they provide. The Work Session was ended at 6:51 pm and resumed at 7:52 pm following the Regular Meeting Session. Staff concluded the presentation and Planning Commission decided to continue the formatting discussion at the next Work Session Meeting.

These notes were prepared by Shenan Ragle.

2045 Comprehensive Plan Update Work Session Notes

July 25, 2023

Planning Commission Members: Mike Shepp, President; Wade Louthan, Secretary; Jack Hefestay, and Matt Knott were present in person. A quorum of the Planning Commission was not present for the Work Session.

Staff: Jennifer Brockman, Chief County Planner; Luke Seigfried, County Planner; Michelle Evers, Planning Clerk; and Shenan Ragle, Comprehensive Plan Staffer; were present in person.

Executive Summary

On 7/25/23 the Planning Commission held a work session to hear Staff present formatting options for the 2045 Comprehensive Plan Update. Planning Commission discussed and expressed their views on the provided formatting examples. Planning Commission then heard staff presentations on the proposed format for the Agricultural Input Meeting and the updated draft of the ELU map.

Agenda

1. Comprehensive Plan Composition
 - a. Discussion on the Comprehensive Plan Format
2. Livability Profile
 - a. Review of Existing Land Use Map

Item 1: Comprehensive Plan Composition

Staff began by introducing some formatting focuses for the comprehensive plan. Planning Commission discussed the examples presented and made several suggestions regarding the formatting of the 2045 Comprehensive Plan Update (CPU). President Shepp and Commissioners Knott and Louthan expressed that they would like to see more pictures included in the plan to enhance its readability, and President Shepp observed that including pictures to describe the future vision of Jefferson County rather than images of the planning process would better represent the ideas conveyed in the plan. Commissioner Knott suggested that pictures of the planning process, including those from the public input meetings, could be included in the appendices of the document. Commissioner Hefestay commented on the importance of organizational patterns in formatting, such as those used by federal government agencies. Planning Commission agreed that they appreciated the structure of the goals and objectives in the Greensboro, NC comprehensive plan example. Staff responded that including similar formatting in the 2045 CPU would be feasible. Planning Commission then discussed including graphics and letters in the 2045 CPU. Commissioner Knott commented that using graphics as educational descriptions and examples could be an option; Ms. Brockman confirmed that they could take the place of the block-text definitions without decreasing the plan's usability. Commissioner Hefestay asked if pictures of Jefferson County would be used in these examples, and staff responded that this would be the case whenever possible. Planning Commission agreed that

linking objectives or action items to relevant goals is important to the formatting and readability of the document. They also liked Staff's suggestion to include a user guide highlighting the user-specific information and locations in the plan, as well as including research-relevant information at the beginning of each chapter. Planning Commission also decided not to include any letters from elected officials or commissions in the 2045 CPU unless requested by County Commission.

Item 2: Livability Profile

After the discussion regarding formatting, Staff presented information on the planned structure of the Agricultural Input Meeting and confirmed its scheduled date of 9/13/2023. Mr. Seigfried mentioned that the meeting is set to cover the drafted goals and allow participants to propose relevant objectives, as well as serving to highlight the priorities of the agricultural community.

Following this, Ms. Ragle presented a draft of the Existing Land Use (ELU) map, describing a few changes that had been made as well as the category name change requested by President Shepp during the 7-11-2023 work session. Planning Commission affirmed that they would like to review all drafts of the ELU during its stages of editing.

To conclude the meeting, Mr. Seigfried informed Planning Commission that the Goals and Objectives Survey closed on 7/21/2023 with a final count of 1158 responses, and that Staff is in the process of analyzing this data.

These notes were prepared by Shenan Ragle.

Jefferson County Planning Commission

Work Session



AUGUST 8,
2023

Agenda Items

Item #1: Community Outreach Preparation

Item #2: Livability Profile

Item #3: Comprehensive Plan Composition

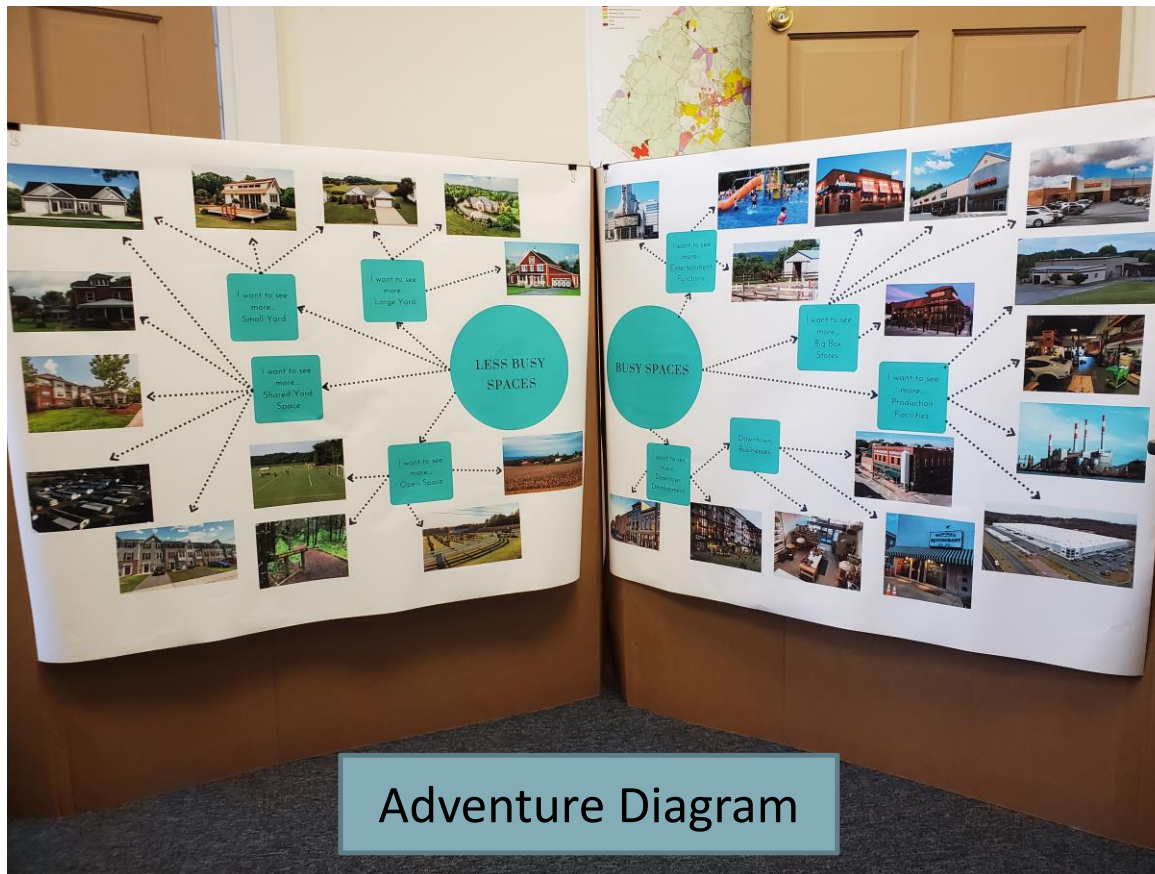
ITEM #1: COMMUNITY OUTREACH PREPARATION

- Staff Presentation on County Fair and Heritage Festival Activities

Ask participants to look at the Adventure Diagram then follow the statements or pictures about what they would like to see in Jefferson County



Then ask the participant to write a brief note as to why they picked what they did



Adventure Diagram

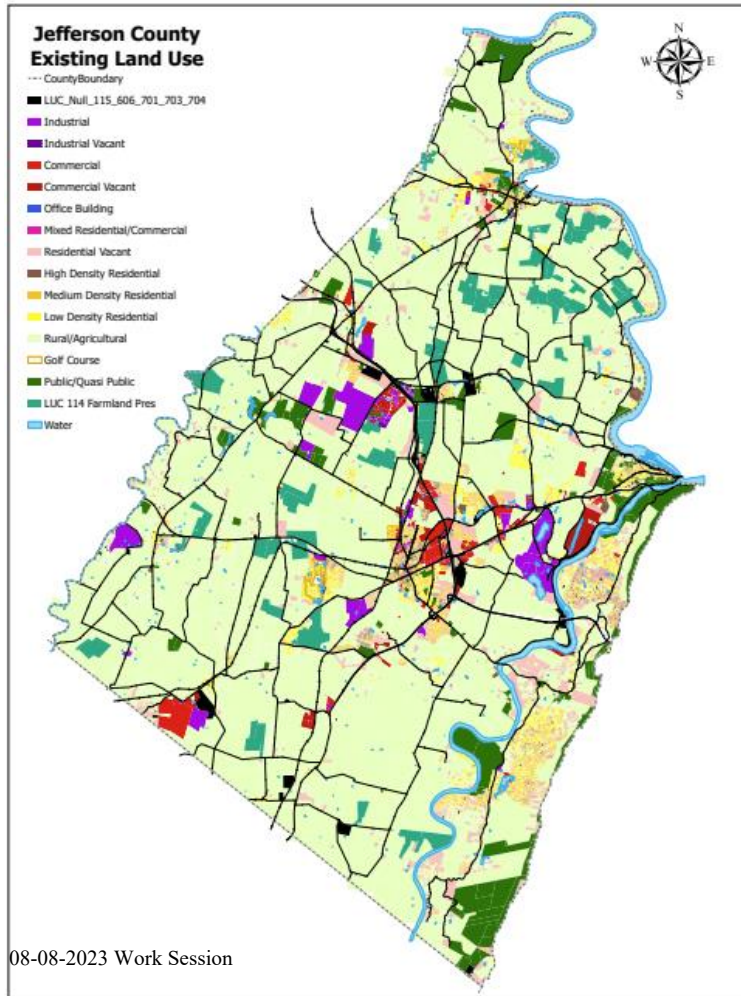
Example Note after following the flow chart

I chose downtown development
because I want to see more
locally owned coffee shops that
anyone can walk to.

Please place the
completed note in
the boxes provided

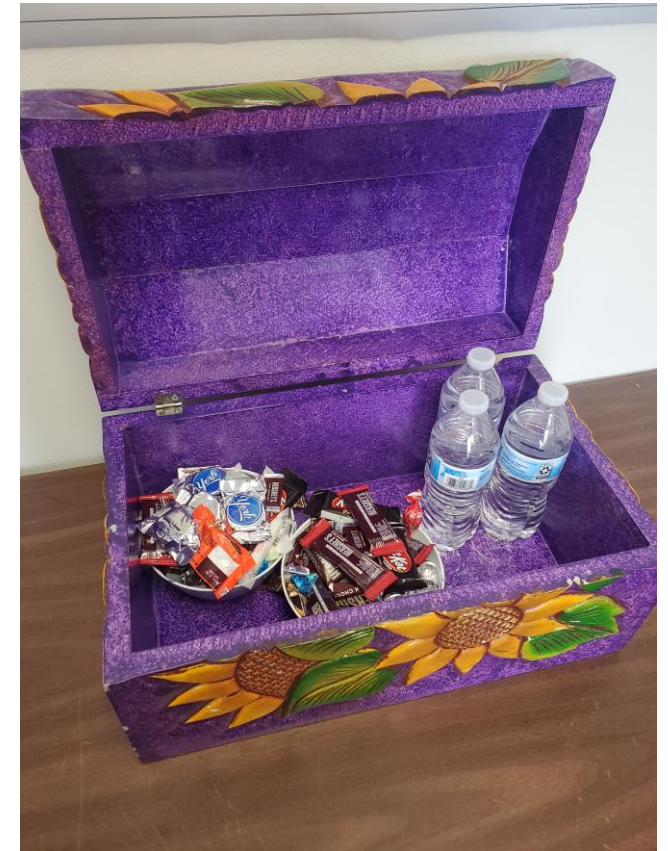


AFTER THE ADVENTURE BOARD -> ASK PARTICIPANT TO PLACE A DOT WHERE THEY LIVE IN THE COUNTY(OR OUT)

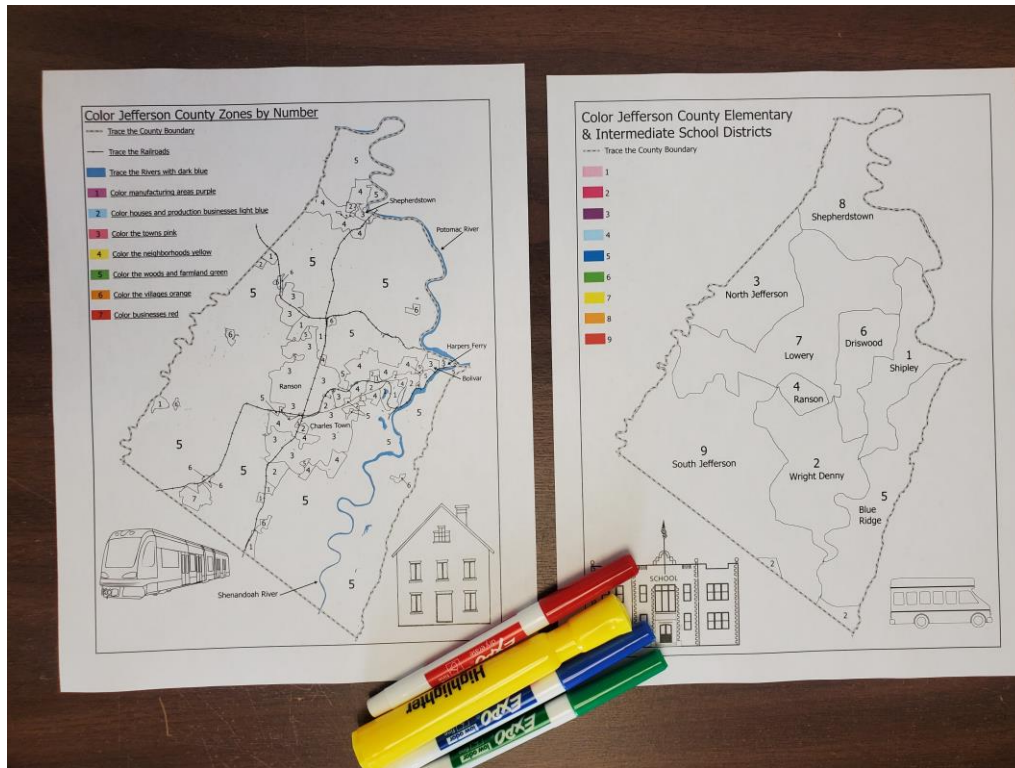


Participants will also be asked to place a dot on the map of where they live if they live in the County

Then they can pick up a prize



COUNTY FAIR COLORING SHEETS



Left Sheet

- Detailed Color by Number sheet of Jefferson County
- Trace roads, boundary, rivers & color different zones

If someone colours a sheet, they also can pick up a prize

Right Sheet

- Simple Color by Number sheet of Jefferson County
- Color in different school districts

Make sure to pass out water bottles and ask passerby's if they would like to participate

ITEM #2: LIVABILITY PROFILE

- Staff Presentation of Community Data
- Goals and Objectives Survey Review
- Review of Existing Land Use Map

REGIONAL/TRANSPORTATION AREA MAP

Jefferson County, WV

Regional and Transportation Area Map

Legend

- Regional Cities
- Jefferson County, WV
- West Virginia
- DC, DE, MD, NJ, OH, PA, VA
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way



08/03/2023

STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM

Statewide Transportation Improvement Program		
Projects in Jefferson County, 2023 - 2028		
ROUTE	PROJECT NAME	TYPE OF WORK
NA	ARMORY CANAL TRAIL	CONST TRAIL
NA	ARMORY CANAL TRAIL	CONST TRAIL
US340	CHARLES TOWN I/C DESIGN STUDY	DESIGN STUDY
WV115	EVITTS CREEK BR/BLOOMERY (GO BOND 2/3)	REPL BRIDGE AND DRAINAGE STRUCTURE
NA	FIFTH AVENUE STREETScape	CONST NEW SIDEWALK & INSTALL LIGHTING
NA999	FLOWING SPRINGS PARK TRAIL	DESIGN/CONST TRAIL
NA	HARPERS FERRY HIGH ST	DESIGN SIDEWALK
WV115	RANSON & CHARLES TOWN +1	RESURFACING 1.5-2"
NA	RANSON 5TH AVE COMPLETE S	DESIGN/CONST SIDEWALK
WV230	SHEPHERDSTOWN +2	RESURFACING 1.5-2"
NA999	SHEPHERDSTOWN BIKE PATH (SPLIT FUND)	DEV & CONST MULTI-USE PATH
NA999	SHEPHERDSTOWN BIKE PATH (SPLIT FUND)	DEV & CONST MULTI-USE PATH
US340	US 340 ROCK SLIDE INVESTIGATION	SLIDE REPAIR

PROJECTS IDENTIFIED IN JEFFERSON COUNTY TRANSPORTATION SUMMIT (MAY 23, 2023)

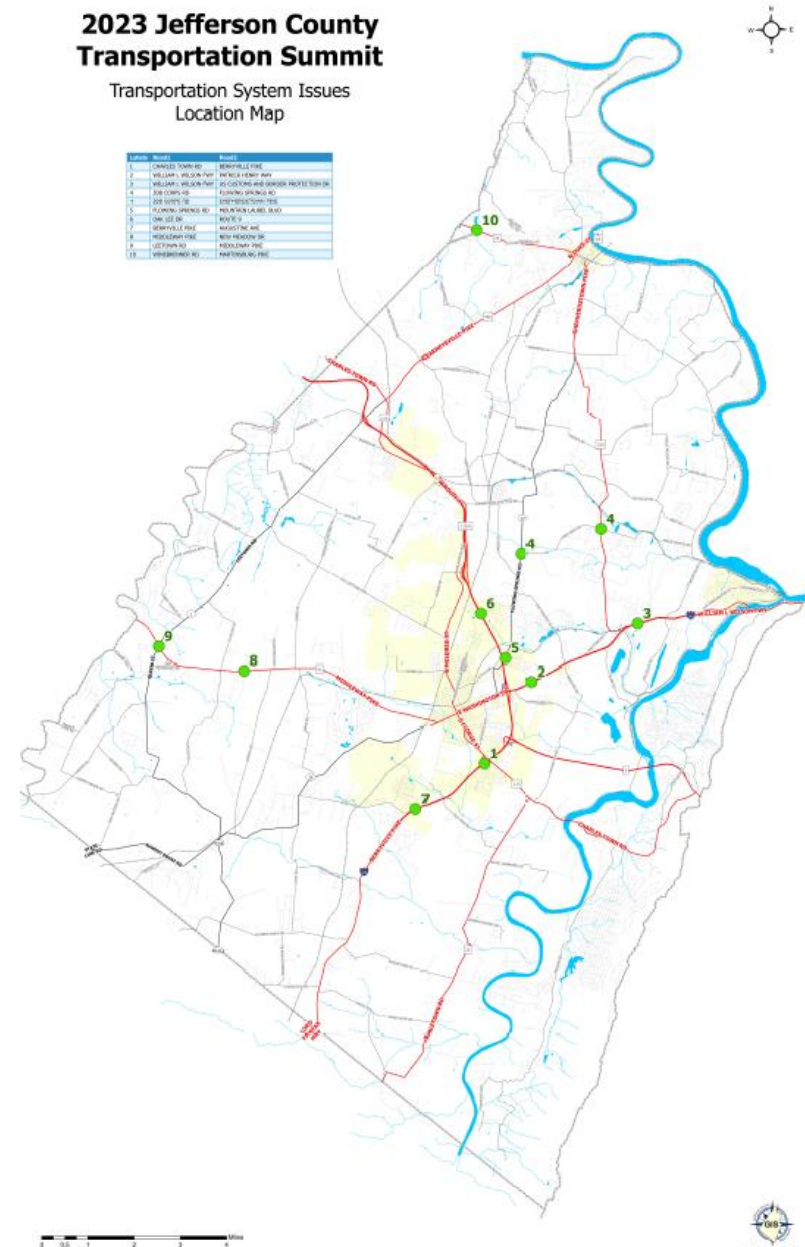
2023 Jefferson County Transportation Summit

Transportation System Issues Location Map

Labels	Road1	Road2
1	CHARLES TOWN RD	BERRYVILLE PIKE
2	WILLIAM L WILSON FWY	PATRICK HENRY WAY
3	WILLIAM L WILSON FWY	US CUSTOMS AND BORDER PROTECTION DR
4	JOB CORPS RD	FLOWING SPRINGS RD
4	JOB CORPS RD	SHEPHERDSTOWN PIKE
5	FLOWING SPRINGS RD	MOUNTAIN LAUREL BLVD
6	OAK LEE DR	ROUTE 9
7	BERRYVILLE PIKE	AUGUSTINE AVE
8	MIDDLEWAY PIKE	NEW MEADOW DR
9	LEETOWN RD	MIDDLEWAY PIKE
10	WINEBRENNER RD	MARTINSBURG PIKE

2023 Jefferson County Transportation Summit

Transportation System Issues Location Map

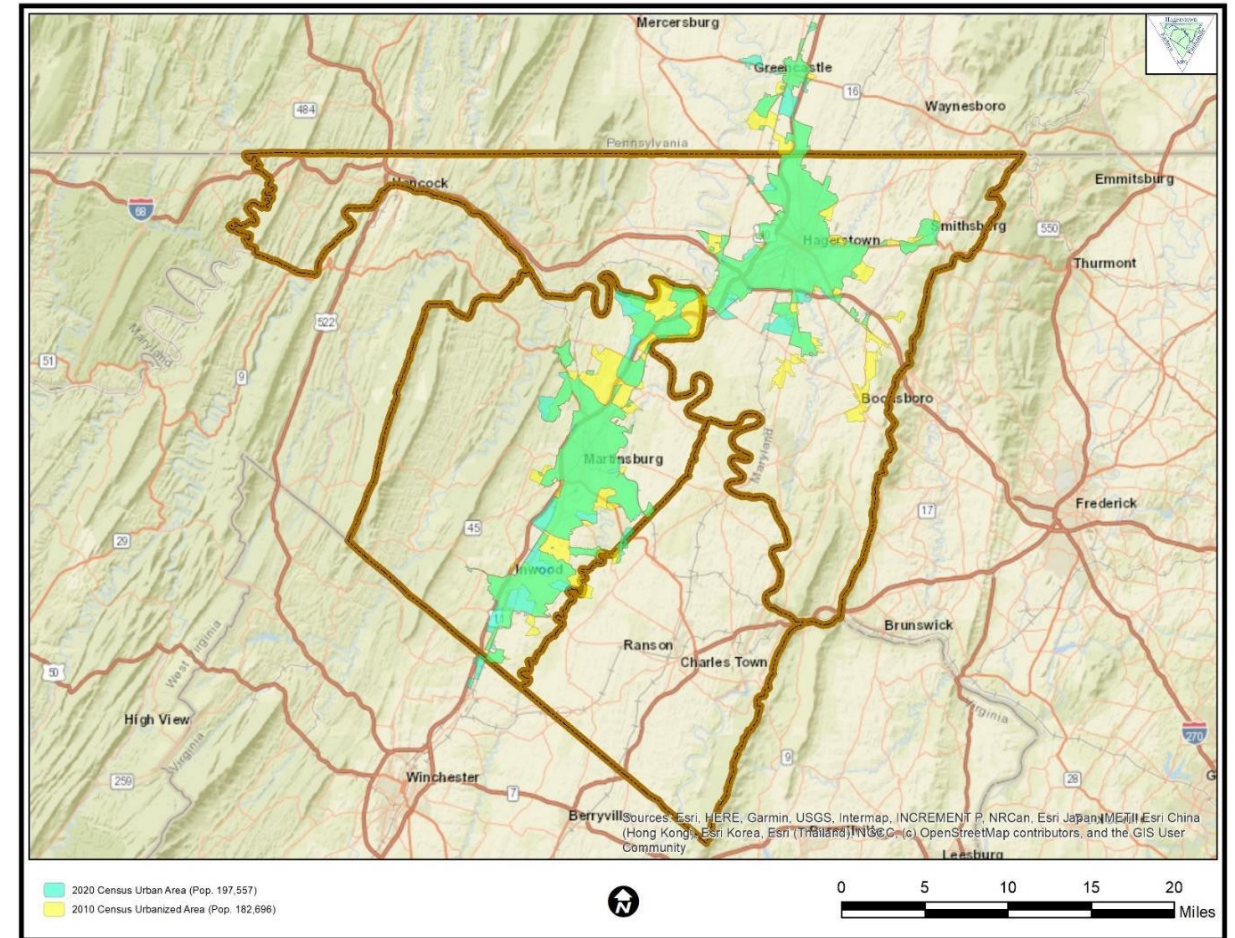


JEFFERSON COUNTY IS A PART OF THE HAGERSTOWN EASTERN PANHANDLE METROPOLITAN ORGANIZATION (HEPMPO)

MPOs

- Established in the Federal-Aid Highway Act 1962.
- Created where an Urban Area designated with a population > 50,000 (FTA definition of Urbanized Area).
- Administrators of the metropolitan transportation planning process (23 U.S.C. 134):
 - Long Range Transportation Plan (LRTP)
 - Transportation Improvement Program (TIP)
 - Unified Planning Work Program (UPWP)
 - Title VI Plan
 - Public Participation Plan (PPP)
- Urban Area population is the primary factor in determining federal funding to MPOs.
- Federal funding (80% of total budget) is matched 10% by State DOTs and 10% by local governments.
- Typically made up of a Policy Board, Technical Advisory Committee and Staff.

08-08-2023 Work Session



HEPMPO LONG RANGE TRANSPORTATION PLAN PROJECTS IN JEFFERSON COUNTY

Hagerstown Eastern Panhandle Metropolitan Organization (HEPMO) Long Range Transportation Plan Projects in Jefferson County, 2018-2040			
Time Period	Route/Roadway	Areas	Type of Work
2018 to 2025	US 340 – Shenandoah Street to existing two lane section	Harpers Ferry	Extension of US 340 Westbound truck climbing lane
	US 340 – From existing 4-lane section to Virginia	Kabletown District	Widen to four lanes
new	Hillside Drive	Charles Town	Build a roundabout at WV 115 and Hillside Drive
new	US 340 Rock Fall Investigation	Harpers Ferry	Rock fall mitigation
new	WV 115	Charles Town	Replace bridge over Evitts Run in Bloomery area
new	WV 51	Charles Town	Replace bridge on Middleway Pike (Evitts Run?)

Hagerstown Eastern Panhandle Metropolitan Organization (HEPMO)
Long Range Transportation Plan
Projects in Jefferson County, 2018-2040 (continued)

Time Period	Route/Roadway	Areas	Type of Work
2027 to 2035	West Washington Street pedestrian improvements	Charles Town	Intersection improvements for WV 51 and Summit Point Road; Additional improvements along West Washington Street including pedestrian improvements
Phase 2 - unfunded	US 340 - Country Club Interchange	Charles Town	Intersection improvements and full interchange
	Mildred Street	Ranson	Complete street corridor including intersection improvements to address sight distance and capacity issues
unfunded	Alstadts Hill Road Underpass	Harpers Ferry	New North-South roadway from Alstadts Hill road to Bakerton road including an underpass under US 340
	WV 480 – CR 4 to Shepherdstown	Shepherdstown	Intersection improvements and signalization
Moved up from 2036 to 2045	Huyett Road and Augustine Avenue	Charles Town	Intersection improvements to address future increase in traffic volume at intersection
new	Beltline Avenue	Ranson	Streetscape
new	WV 115 – US 340 to Mission Road	Charles Town	Access management improvements

Hagerstown Eastern Panhandle Metropolitan Organization (HEPMO)
Long Range Transportation Plan
Projects in Jefferson County, 2018-2040 (continued)

Time Period	Route/Roadway	Areas	Type of Work
2036 to 2045	US 340	Charles Town Ranson	Extension of turn lanes on US 340 between Flowing Springs Road and Jefferson Terrace Road
Moved back from 2027 to 2035	WV 45	Shepherdstown	Intersection improvements
	WV 9 and Fairfax Boulevard	Ranson	Intersection improvements to address future increase in traffic volumes and potential congestion with bicycle and pedestrian crossing
	WV 9 and 5 th Avenue	Ranson	Intersection improvements with 5 th Avenue/Route 9/Flowing Springs Road
	Mildred Street and Old Leetown Pike/16th Avenue	Ranson	Travel lane alignment and turn lanes
new	WV 45 – Martinsburg Pike Corridor Vision Plan	Shepherdstown	Streetscape and turn lanes
new	Flowing Springs Road and WV 230	Shepherdstown	Intersection improvements
new	Flowing Springs Road and Country Club Road	Charles Town	Intersection improvements

2020 CENSUS AND FEDERAL TRANSIT ADMINISTRATION (FTA) DEMOGRAPHIC INFORMATION

- Census Bureau: “Urban Area” = At least 2,000 housing units, or 5,000 people
- FTA: “Urbanized Area: = 50,000 people or more
- **FTA program tiers reflect Urbanized Areas (UZAs) using the following Population Tiers which impacts FTA funding program requirements and eligibility :**
 - Rural – Population of 49,999 or less
 - Small UZA – Population of 50,000 to 199,999*
 - Large UZA – Population of 200,000 or more
- ***HEPMPO 2020 Population = 197,557**
 - Note: once the regional population is over 200,000, the allocation and method of distribution of federal funds for transportation and transit projects is impacted and the EPTA transit program, in particular, may be negatively impacted

EASTERN PANHANDLE TRANSIT AUTHORITY (EPTA)

Public Transit in Berkeley and Jefferson County

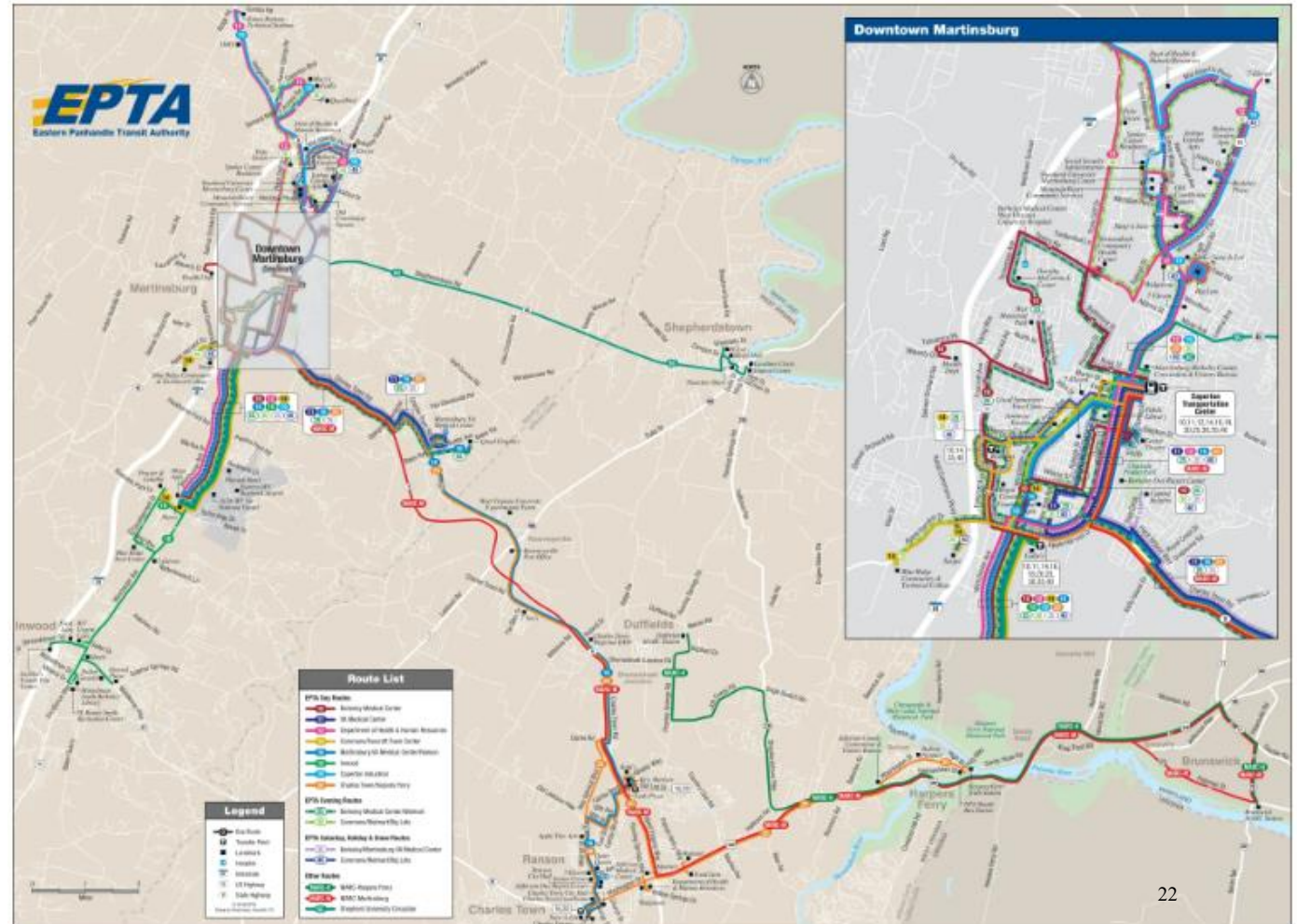
EPTA is located in Martinsburg, West Virginia and provides public transit services to Berkeley and Jefferson Counties.

EPTA serves destinations between the two counties including Martinsburg, Inwood, Charles Town, Harpers Ferry, and other key areas.

The agency offers a variety of services including deviated fixed route service, demand response, non-emergency medical transit, and Saturday service.

EPTA is also a transportation provider for the State Opioid Response (SOR) program, funded by a grant from the West Virginia Department of Health and Human Services.

EPTA's vision is to implement a high quality, sustainable, coordinated public transportation network that promotes accessibility and economic vitality for the community.

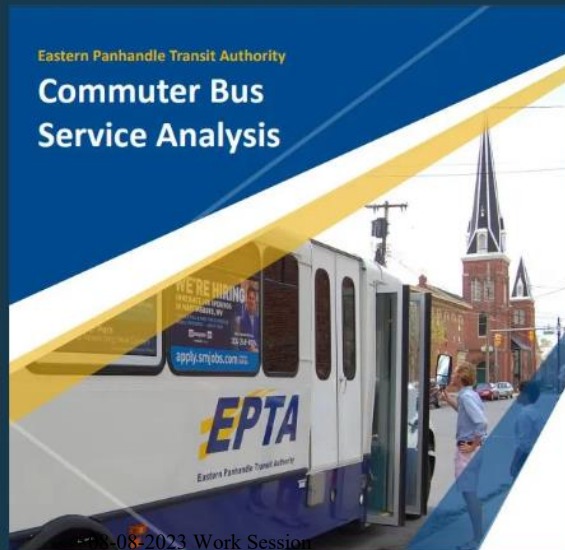


EASTERN PANHANDLE TRANSIT AUTHORITY (EPTA)

Commuter Bus Service Analysis (2020)

EPTA and Hagerstown/Eastern Panhandle Metropolitan Planning Organization (HEPMPO) investigated the feasibility to implement commuter bus service connection from the Martinsburg and Ranson/Charles Town areas to the new Silver Line Metro Station in Ashburn, VA. A transit market analysis was completed for potential enhancement opportunities to determine reasonable estimates for total potential riders. This analysis also provides proposed routes, sample schedules to the morning and evening commutes, cost estimates for the service, and performance measures to evaluate the commuter service.

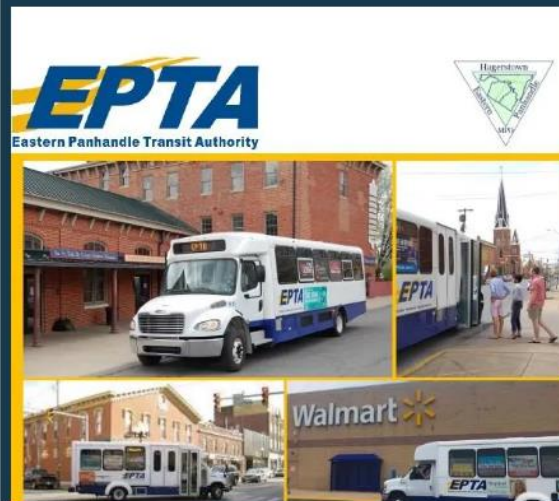
[Click Image for download of Analysis](#)



Transit Development Plan (2020)

The Transit Development Plan (TDP) is an opportunity to review the existing services that EPTA provides and reassess the transit market in which it operates. This plan highlights efforts to modernize EPTA's system and includes recommendations to meet current service needs and expand service areas. This effort includes a market assessment of EPTA's service area and detailed service recommendations per route, including an illustration of the recommended alignment, service level information and justifications for the recommended changes.

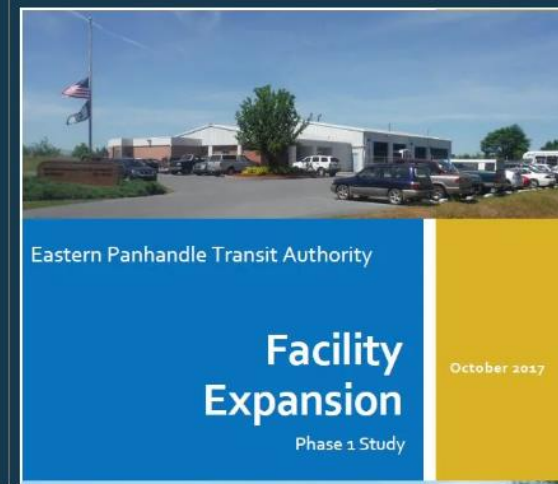
[Click Image for download of Plan](#)



Facility Expansion Study (2017)

This project will determine the space constraints of the current EPTA facility and then consider short-term (2020) and long-term (2030) facility space needs. This screening analysis was developed to support the conceptual design and site layout task and to identify any environmental obstacles that could impact the EPTA facility expansion. This Phase 1 study includes a Facility Space Needs Assessment, an Environmental Screening Analysis, Conceptual Facility Design and Site Plan Layout, and a Financial Analysis and Capital Funding Strategy.

[Click Image for download of Study](#)



Bus Transfer Point Study (2016)

Concerns over several operational issues and public transit ridership growth identified in EPTA's Transit Development Plan lead to this study's development and its aim to identify a new site for a bus transfer station in the City of Martinsburg. Partnering with the Eastern Panhandle Transit Authority, City of Martinsburg, Berkeley County Council, and the West Virginia Division of Transit this study examined nine potential sites providing detailed site analysis, evaluated traffic flow and impacts, assessed proposed bus routes adjustments, estimated project costs and laid out an implementation strategy. In addition, a conceptual site layout and rendering was borne from the analysis addressing current and future public transit needs.

[Click Image for download of Study](#)



HEPMPO REGIONAL BICYCLE AND PEDESTRIAN PLAN (JUNE 2023)

Regional Bike/Ped Plan Goals:



Leverage economic benefits and improve development



Safety



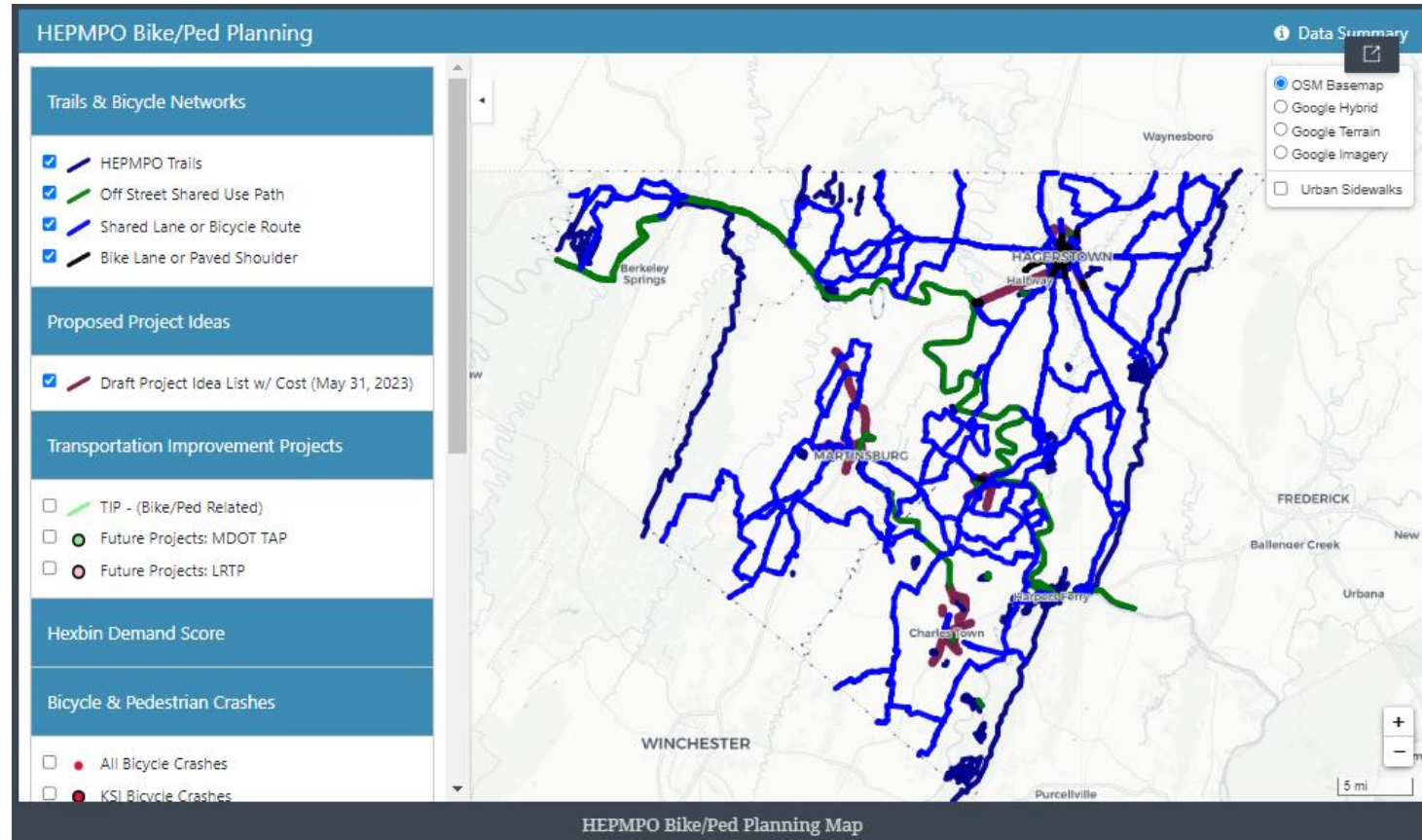
System preservation through analysis and planning



Promote biking/walking as a healthy alternative



Expand the bicycle / pedestrian network and enhance connectivity



REGIONAL BIKE/PED PLAN RECOMMENDATIONS

JEFFERSON COUNTY ACTION PLAN ITEMS (JUNE 2023)

Map ID	Facility Name	Category	Description	Planning Level Cost Estimate
J1	Kearneysville Pike	Pedestrian & Bicycle	Planned Multi-Modal Path	\$ 2,500,000
J2	Martinsburg Pike Corridor Vision	Pedestrian & Bicycle	A) Improve bicycle and pedestrian access and safety along WV-45, in support of the Martinsburg Pike Corridor Vision plan. B) Enhance pedestrian and bicycle connectivity to the future shared-use path along Martinsburg Pike with on-street multimodal paths. C) Extend Potomac Farms Dr shared-use path north to Martinsburg Pike, and south to S Duke St.	\$ 10,000,000
J3	N Duke St	Pedestrian & Bicycle	A) Improve pedestrian and bicycle safety and access between Canal Rd and Fairmont Ave. B) Add bike repair station West of James Rumsey Bridge in paved trailhead area. C) Improve signage connecting C&O Canal to Shepherdstown, particularly enhanced wayfinding from trail to bike ramp and bridge. D) Improve signage to direct bicyclists toward High Street retail area at Duke St and High St intersection.	\$ 300,000
J4	Forrest Avenue	Pedestrian	Install sidewalk and ADA ramps between S Mildred St and Jefferson Ave.	\$ 150,000
J5	High Street	Pedestrian	Improve sidewalk connectivity to Charles Town Middle School.	\$ 84,000
J6	Mildred St	Pedestrian	Create pedestrian access to forthcoming Ranson Elementary School.	\$ 250,000
J7	E German St / Audrey Egle Dr	Pedestrian & Bicycle	Improve pedestrian and bicycle crossing over railroad tracks.	\$ 70,000
J8	Shepherdstown Bicycle Network	Bicycle	A) Enhance bicycle connectivity by creating a low-stress Shepherdstown Bicycle Network, which aims to connect town parks and amenities: Shepherd University Wellness Center, C&O Canal, James Rumsey Monument, Cullison Park, Viola Devonshire Park, Riverfront Park, and Bane Harris Community Park. B) Shift current bike route on S Church St to S King St between Washington St and Fairmont Ave.	\$ 2,500,000
J9	S George St	Pedestrian & Bicycle	A) Fill sidewalk gaps, repair sidewalks, and install ADA ramps between Washington St and Blakeley Place. B) Add separated facility for people walking and biking between downtown and Dollar General retail area, with emphasis on crossing SR9 and through roundabout between Blakeley Place and Bailey Brooks Way. C) Add pedestrian and bicycle access and safety improvements at S George Street roundabout. This project has received Transportation Alternative Program (TAP) funding.	\$ 750,000
J10	E Washington St	Pedestrian	Fill sidewalk gaps, install sidewalks on both sides of the road, and improve pedestrian safety at intersections, with emphasis on access and comfort along WV-9 bridge between Court St and Patrick Henry Way.	\$ 730,000
J11	Route 9 / Oak Lee Dr	Pedestrian	Improve pedestrian safety and access at intersection with crosswalks, pedestrian signals, sidewalks connecting to intersection.	\$ 50,000
J12	Augustine Ave	Pedestrian	Improve existing sidewalk connectivity and add midblock crossings and intersections crosswalks to support forthcoming Augustine Ave Trail. The project has received Transportation Alternative Program (TAP) and Congressionally Directed Spending Request (CDSR) funds.	\$ 730,000
J13	Washington St	Pedestrian	Fill sidewalk gaps, restore damaged sidewalk, and install sidewalks on both sides of the road Union St and Church St. Project supports forthcoming WVDOT Complete Streets study – US340 Alt Harpers Ferry-Bolivar Master Plan Study.	\$ 154,000
J14	Route 9	Bicycle	Extend Route 9 trail through Ranson and into Charles Town. A study is recommended to determine final alignment.	\$ 100,000
J15	S King St	Pedestrian	Improve sidewalks and pedestrian comfort, as current sidewalks are deficient.	\$ 150,000
J16	E Washington St	Pedestrian	A) Improve pedestrian safety at intersection with crosswalks between Duke St and Princess St. B) Further study needed to create pedestrian access from Princess St to forthcoming Shepherdstown Elementary School.	\$ 750,000
J17	Kearneysville Pike	Bicycle	Widen shoulders on both sides of road, or add shared use path along roadway between Fairmont Ave and Ridge Rd.	\$ 250,000

Map ID	Facility Name	Category	Description	Planning Level Cost Estimate
J11	Route 9 / Oak Lee Dr	Pedestrian	Improve pedestrian safety and access at intersection with crosswalks, pedestrian signals, sidewalks connecting to intersection.	\$ 50,000
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J17	Kearneysville Pike	Bicycle	Widen shoulders on both sides of road, or add shared use path along roadway between Fairmont Ave and Ridge Rd.	\$ 250,000

HEPMPO REGIONAL FREIGHT PLAN (JUNE 2023)

National Trends

- Panama Canal and Port Modernization
- E-Commerce
- Worker Shortage
- Class 1 Railroads moving to warehouses

State Trends

- Truck Parking
- Congestion, Incident Management
- Expansion of Warehousing
- Multimodal Freight

Regional Trends

- Rail conflicts as both traffic increase
- Automated trucking and lack of parking
- Consumer preferences and regional warehouses
- Mixed use development around travel nodes

Regional Freight Plan Goals:



**Quality,
Accessibility, and
Reliability**



**Environmental
Protection /
Stewardship**



System Preservation



**Safety, Security, and
Resiliency**



Economic Prosperity

REGIONAL FREIGHT PLAN IDENTIFIED PRIORITY FREIGHT CORRIDOR

JEFFERSON COUNTY ACTION PLAN ITEMS (JUNE 2023)

The Federal Highway Administration (FHWA) has established a National Highway Freight Network (NHFN) to strategically direct federal resources and policies. This network is the focus of dedicated funding under the National Highway Freight Program (NHFP).

HEPMPO works with the Maryland and West Virginia State DOTs to designate freight corridors under the NHFN. These corridor can also provide direction for other HEPMPO activities and initiatives in support of regional freight movement.

West Virginia (Berkeley and Jefferson County) Priority Freight Corridors		
Urban		
County	Route Description	Corridor Limits
Berkeley	I-81	Exit 8 Tabler Station Road to VA State Line
Berkeley	Hammonds Mill Road	US11 to Vantage View
Berkeley	Mid Atlantic Parkway	WV9 to US11
Berkeley	US 11	Tabler Station to Consumer Drive
Berkeley	WV 51 to Pilgrim Street	I-81 Exit 5 to US11
Berkeley	US 11	Bucklestown Dr to Eminence Dr.
Berkeley	US 11	WV 901 to South of WV 11/12
Berkeley	Edwin Miller to Warm Springs	I-81 SB Ramps to Warm Springs Road
Jefferson	US340 North	CR230 to Shipley School
Rural		
Jefferson	US 340 Gap	Patrick Henry Way to WV230
Jefferson	US340	Shipley School Road to Virginia State Line

West Virginia (Berkeley and Jefferson County) Candidate Freight Corridors		
Urban		
County	Route Description (Corridor Limit)	Mileage
Berkeley	WV 9 (Warm Springs Avenue to Harlan Springs Road)	1.32
Berkeley	Harlan Springs Rd (WV9 to Caperton Boulevard)	0.43
Berkeley	GM Access Road (WV9 to Caperton Boulevard)	0.8
Berkeley	Hammonds Mill Rd (US11 to Vantage View Drive)	0.53
Berkeley	MidAtlantic Pkwy (WV9 to US11)	1.15
Berkeley	US11 (DuPont Road to Langston Boulevard)	1.13
Berkeley	US11 (Mid-Atlantic Parkway to Brilliant Stone Drive)	0.55
Berkeley	US11 (I-81Exit 23 to Crawford Quarry Road)	1.16
Berkeley	WV45/WV9 (Retail Commons Parkway to Kelly Island Road)	1.91
Berkeley	WV51 (I-81Exit 5to US11)	0.69
Berkeley	Development Drive (Business Park Drive to Tabler Station Road)	0.15
Berkeley	Corning Way (W&W RR to Winchester Avenue)	0.33
Berkeley	Tabler Station Road/Business Park Drive (I-81 to US11)	1.26
Berkeley	US11 (Business Park Drive to Consumer Drive)	1.31
Berkeley	US11 (Tabler Station Road to Fish Hatchery Road)	2.08
Berkeley	US11 (WV45 to Evans Run Drive)	1.18
Jefferson	WV9 (Fairfax Boulevard to US340)	1.78
Jefferson	US340 South (WV9to WV51)	1.03
Jefferson	US340 North (WV9 to Patrick Henry Way)	0.56
Jefferson	US340 North (CR230 to Shipley School Road)	0.47
Total Urban		19.82
Rural		
Jefferson	Development Drive (Tabler Station Road to Corning Way)	0.83
Jefferson	Corning Way (Development Drive to W&W RR)	0.29
Jefferson	US11 (Eminence Drive to Business Park Drive)	0.17
Jefferson	US340 (Patrick Henry Way to WV230)	2.40
Jefferson	US340 (Shipley School Road to Virginia State Line)	3.56
Total Rural		7.25
Urban and Rural Total		27.07

COMMUTER TRANSIT/TRAIN SERVICE IN JEFFERSON COUNTY

■ **MARC Train**

MARC (Maryland Area Rail Commuter) is a commuter rail system in the Washington–Baltimore area. MARC is administered by the Maryland Transit Administration (MTA) and operated under contract by Alstom and Amtrak on track owned by CSX Transportation (CSXT) and Amtrak.

Maryland Rail Commuter (MARC) train service operates Monday through Friday between Martinsburg, WV and Washington, DC. The West Virginia State Rail Authority maintains stations at Harpers Ferry and Duffields.

The AMRC Train provides a critical commuter service to the northern Washington DC Region.

■ **EPTA Proposed Commuter Bus Service**

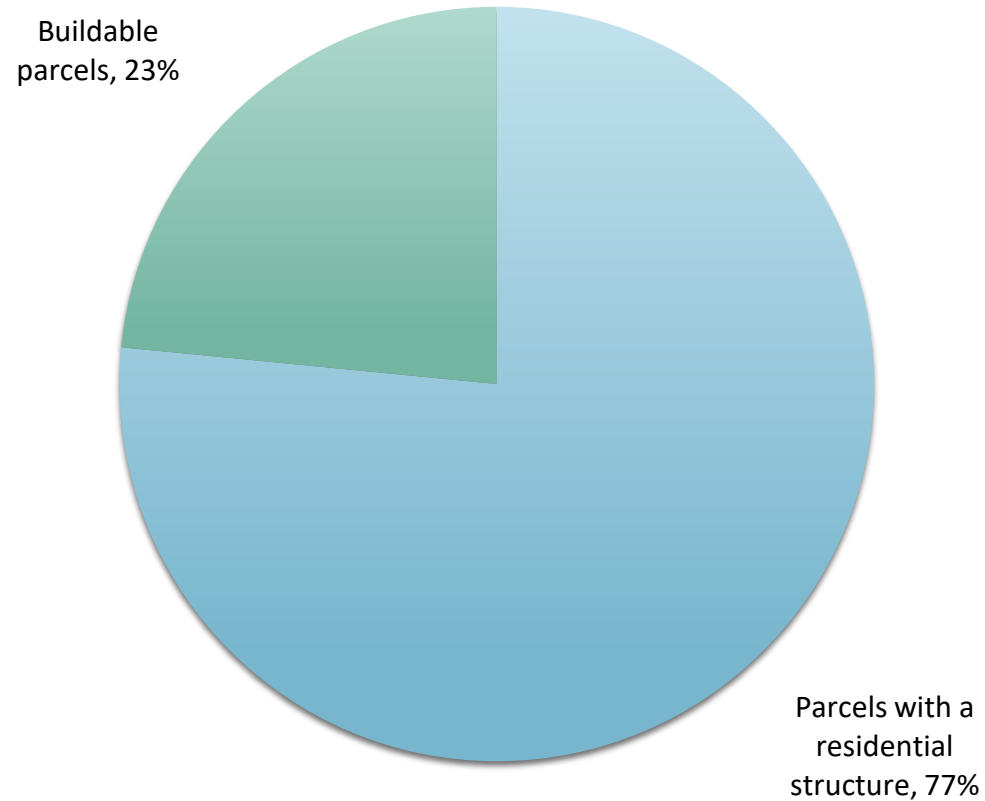
EPTA and HEPMPO are working to implement commuter bus service from Martinsburg and Ranson to the new Silver Line Metro station in Ashburn, VA. EPTA is working with the WV DOT to fund two 34-seater buses belonging to transport up to 132 residents each day along this route. According to a study commissioned by EPTA, 51% of the 75,553 people living in Jefferson and Berkeley Counties work outside the area with about a quarter of those (18,039) working in the greater Washington metropolitan area. This study also found that approximately 3,600 people work along the Dulles Toll Road in Virginia, which is also home to several of the Silver Line Metrorail stations, while 1,700 work along the I-270 Corridor in Maryland. An additional 650 people work in Washington, D.C.

■ **Amtrak**

West Virginia has 10 Amtrak Stations that serve two long-distance routes: Capitol Limited and Cardinal. Amtrak's "Capitol Limited" operates daily between Washington, DC And Chicago. It passes through West Virginia's Eastern Panhandle with stops in Harpers Ferry and Martinsburg. Its WV station is the Caperton Station in Martinsburg.

BUILDABLE LOT ANALYSIS

Residential Lots



Buildable Lot:
Residential parcel that
does not have an
address or residential
structure

Total estimated
buildable lots:

~6,900

(including lots
on the
mountain)

BUILDABLE LOT ANALYSIS CONTINUED

Occupied Residential Parcels by Density

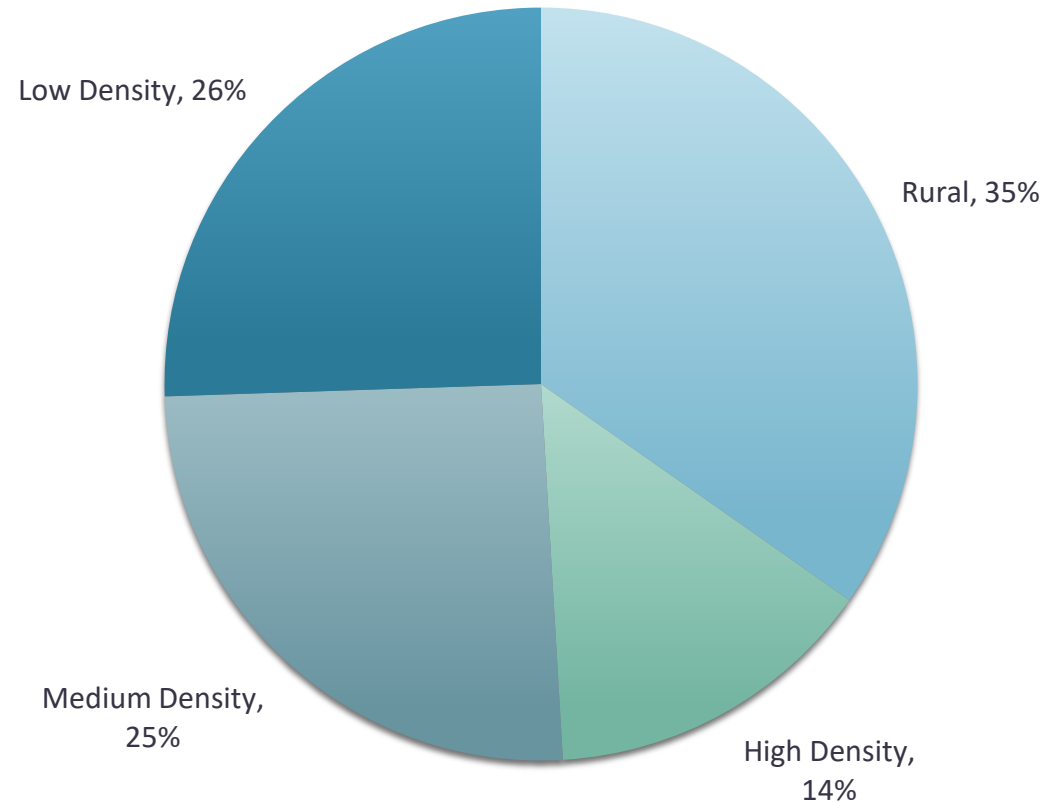
Total Parcel
Count
Estimates:

Rural: ~7,700

Low Density:
~5,650

Medium Density:
~5,620

High Density:
~3,180



**All density
calculations are
based on parcel
size**

GOALS AND OBJECTIVES SURVEY

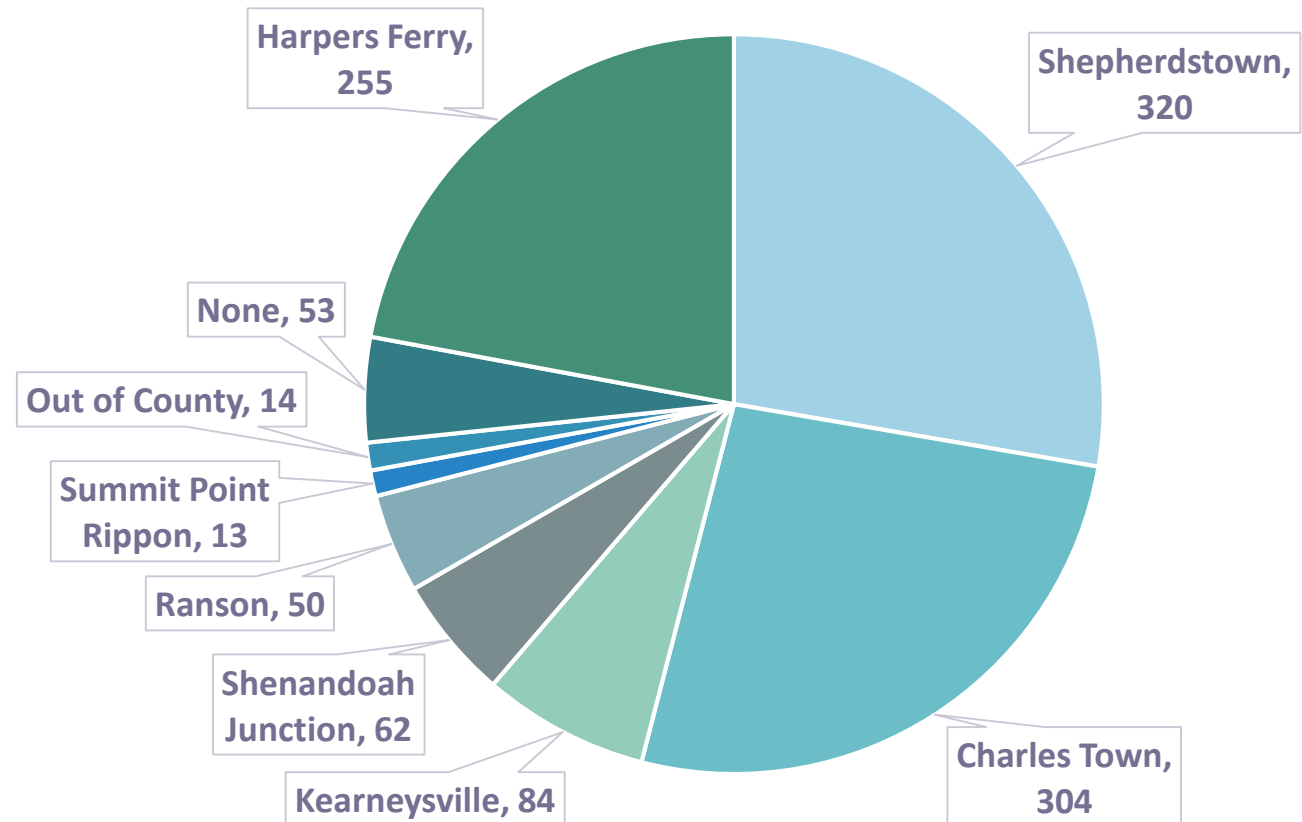
Total Responses: 1158

Survey was open from June 21st to July 21st

Return Percentage	
Shepherdstown*	4.22
Shenandoah Junction	2.27
County Average	1.95
Harpers Ferry	1.88
Charles Town	1.54
Summit Point	1.19
Kearneysville*	1.07
Ranson	0.71

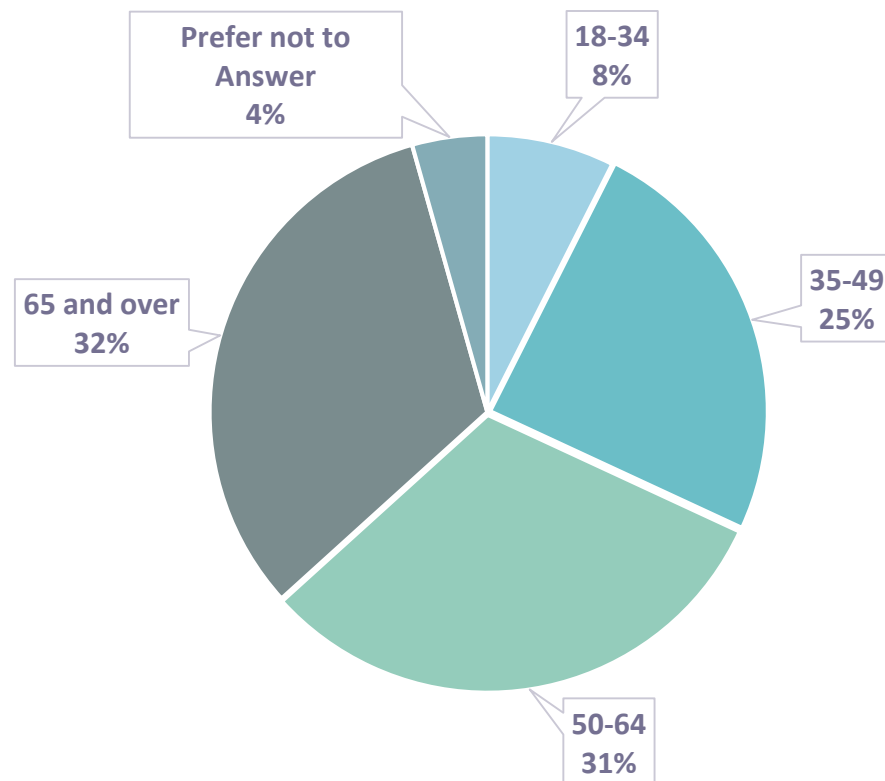
* Zip code areas for Shepherdstown and Kearneysville include parts of Berkeley Co.
Source: US Census Bureau 2021 ACS 5 Year Estimates Zip Code Tabulation Areas

Returns by Zip Code

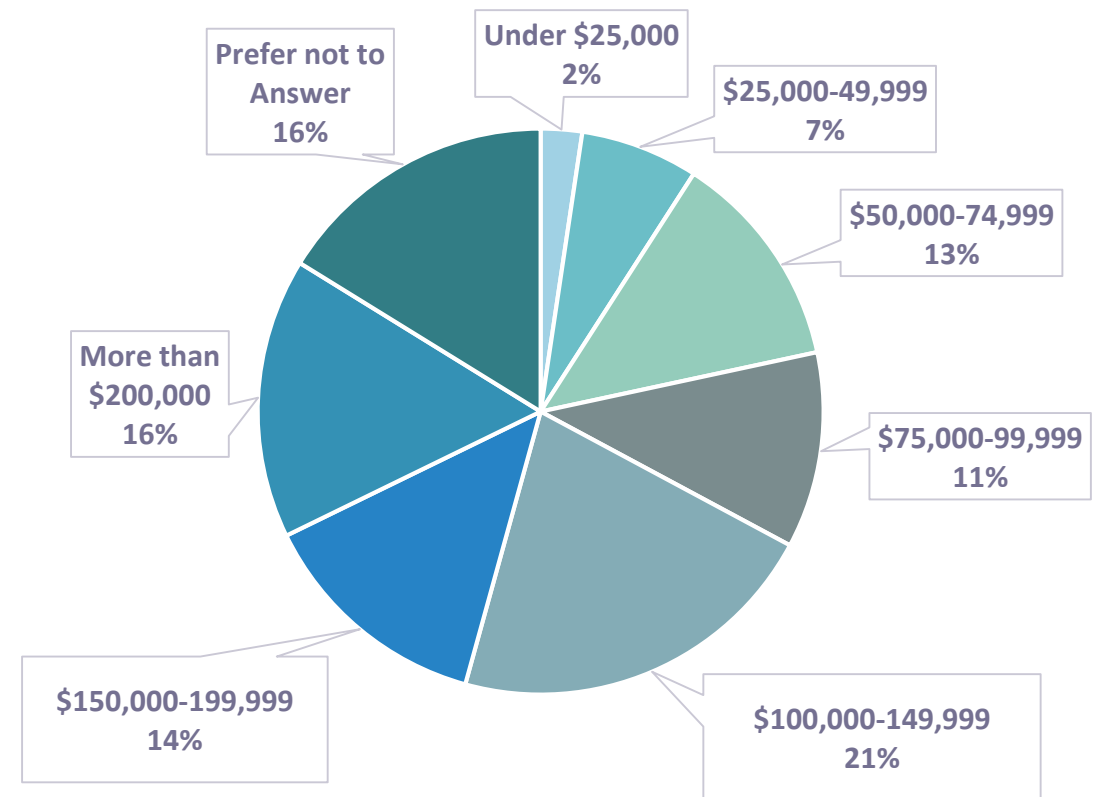


DEMOGRAPHIC DATA OF RESPONDENTS

Age Groupings of Respondents

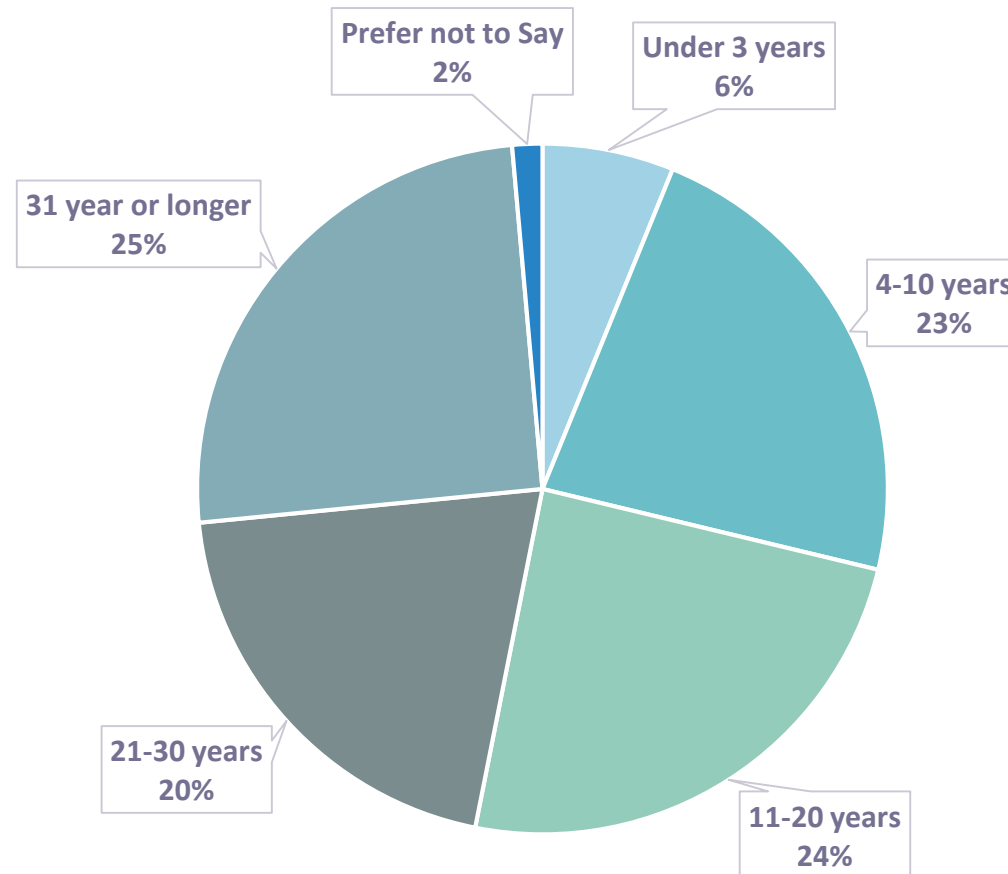


Income Groupings of Respondents

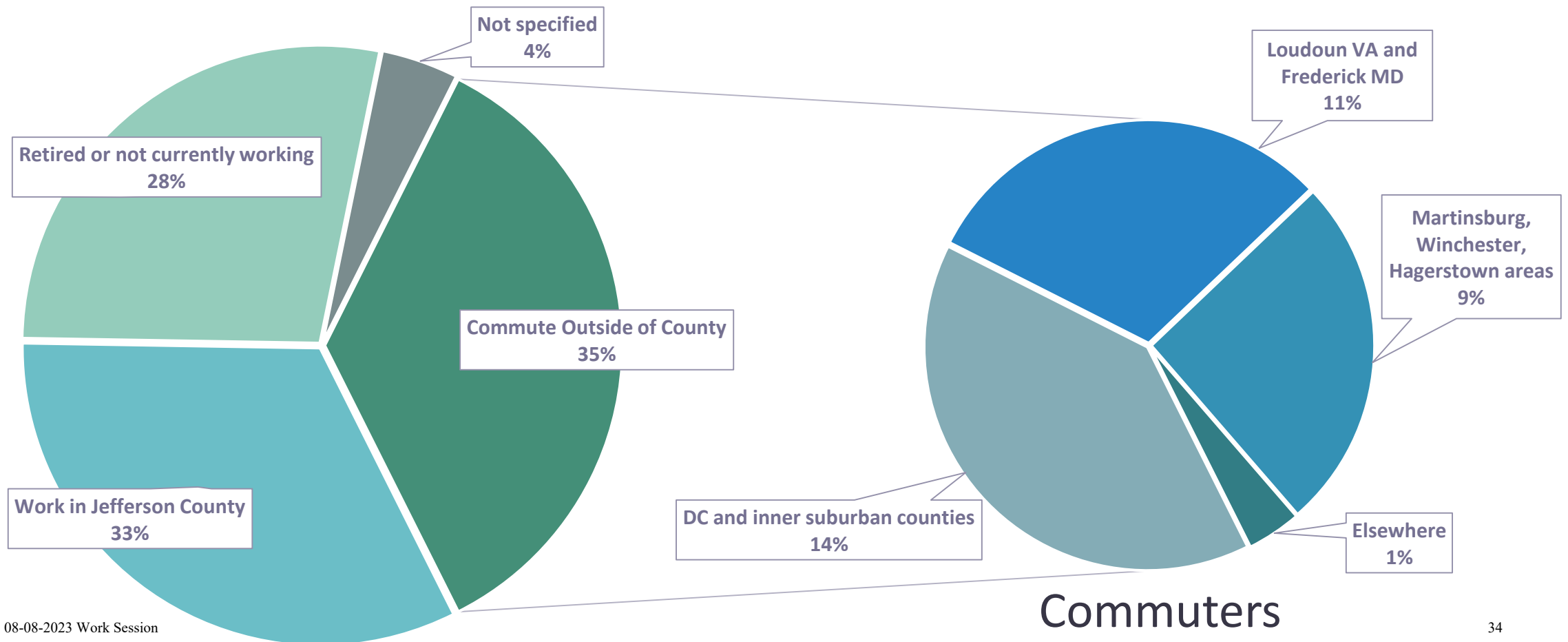


DEMOGRAPHIC DATA OF RESPONDENTS

Length of Time Living in Jefferson County

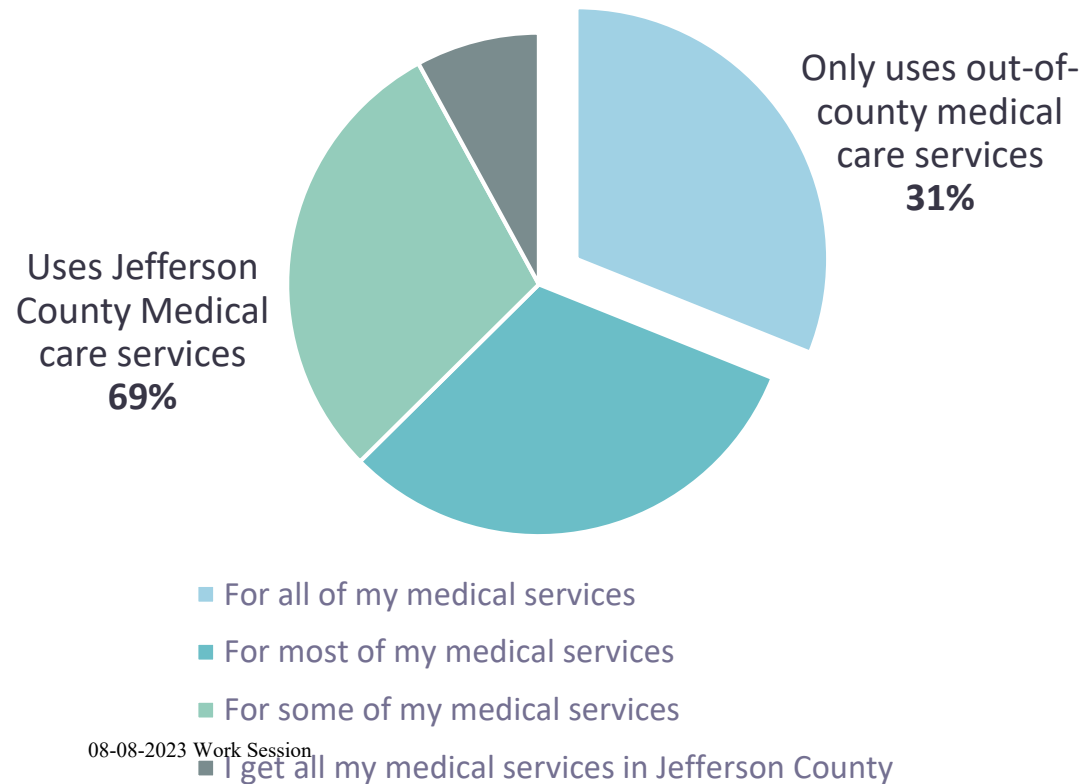


DEMOGRAPHIC DATA – CURRENT PLACE OF EMPLOYMENT OR STUDY

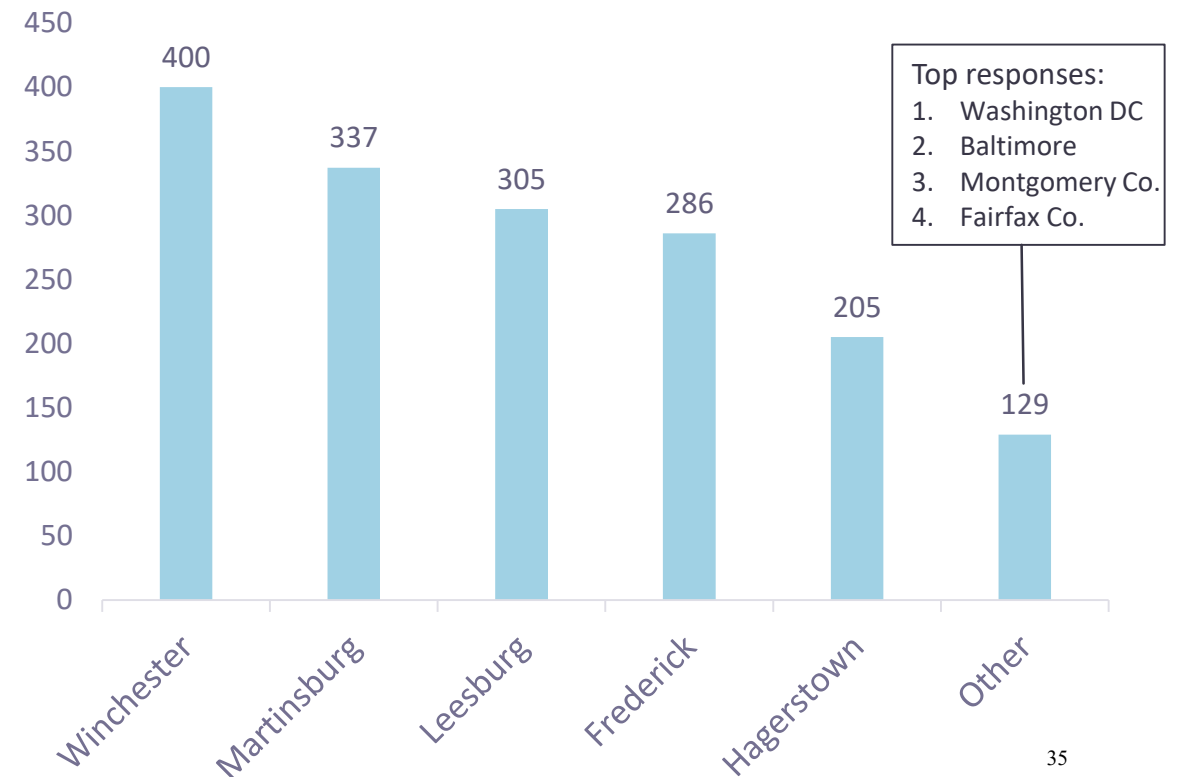


MEDICAL CARE SERVICES

Are you going out of the county for medical care?

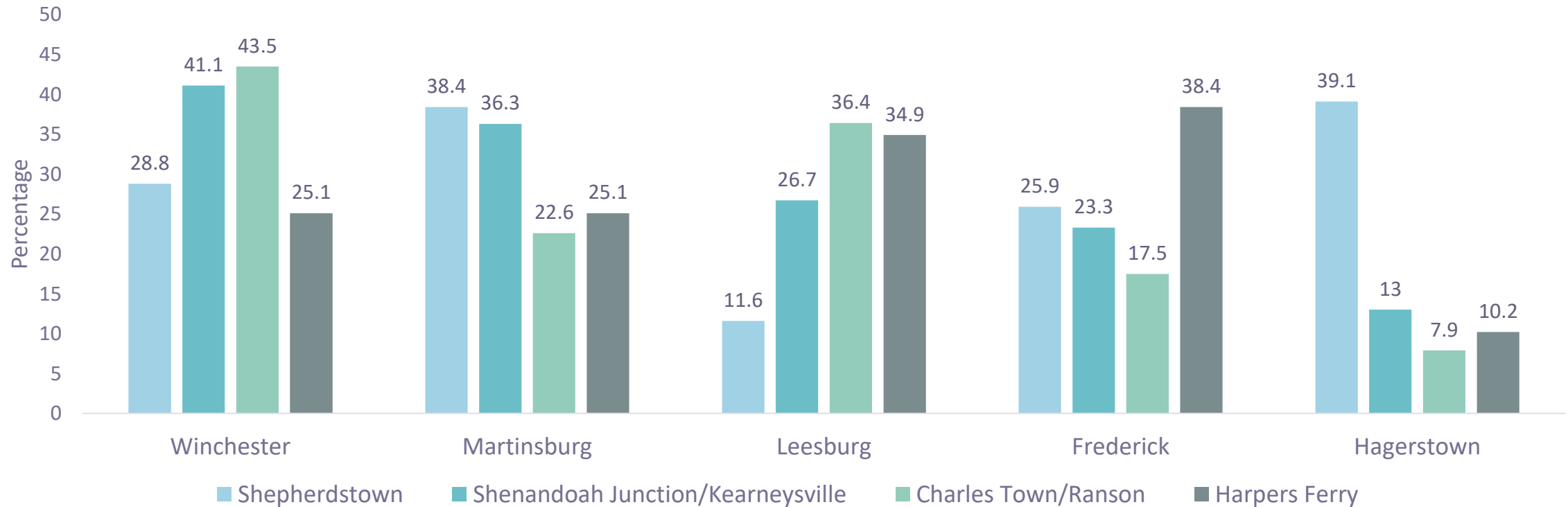


Number of Times Respondents Mention Out-of-County Locales as a Place They Receive Medical Care Services



MEDICAL CARE SERVICES

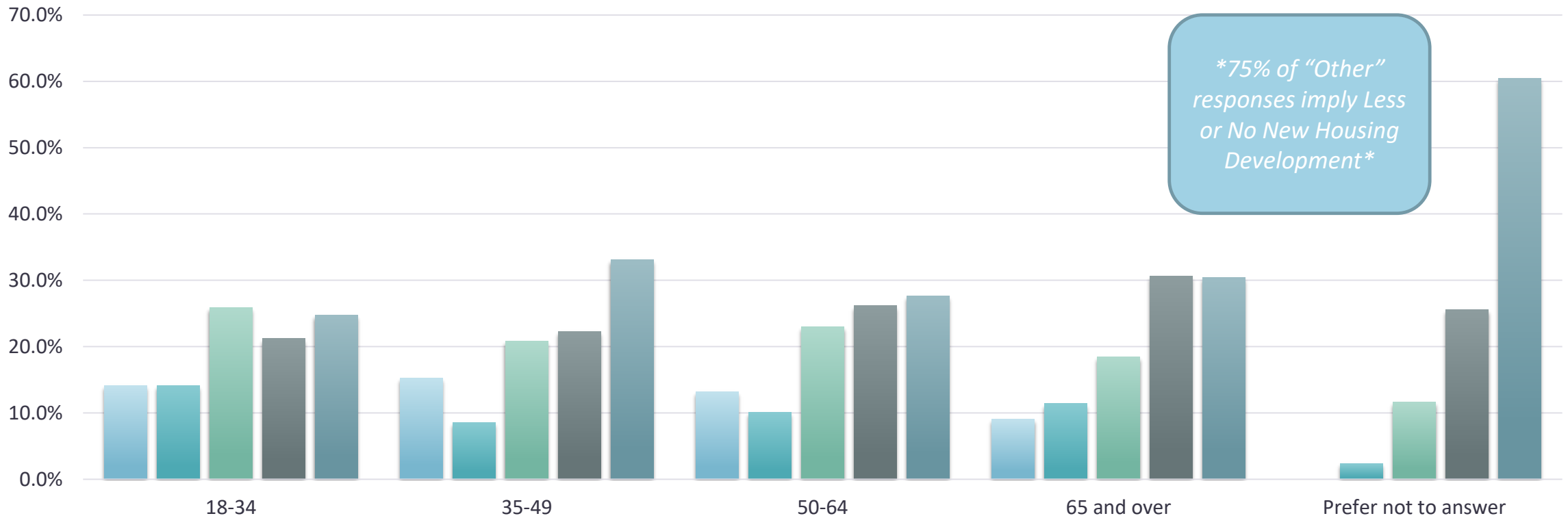
Percent of Respondents Going to Out-of-County Locales for Medical Care Services, by Zip Code



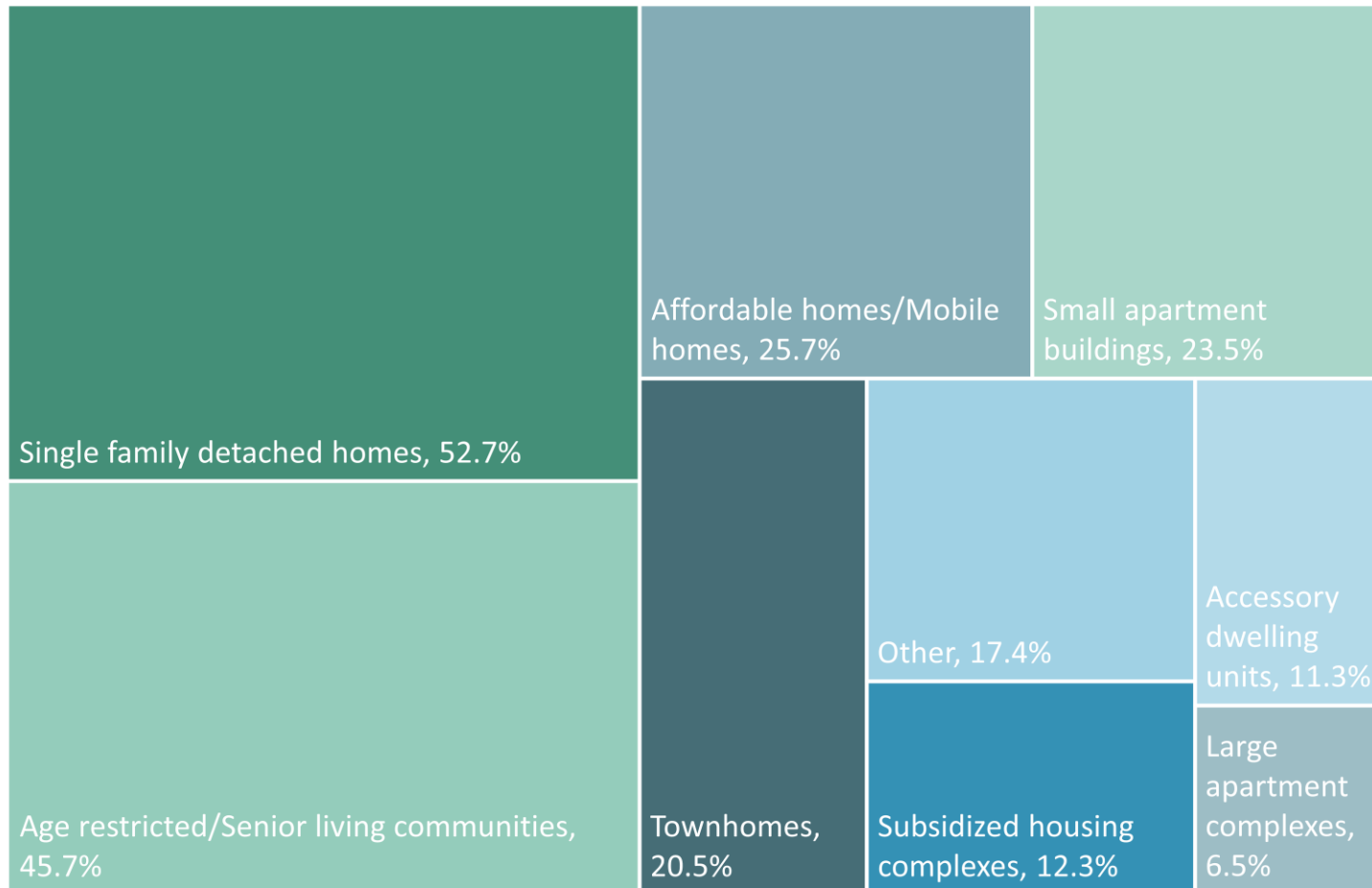
LOCATION OF NEW HOUSING DEVELOPMENT

Where Should New Housing Development Occur?

Responses by Age Bracket



TYPES OF NEW HOUSING DEVELOPMENT



Respondents were able to select up to three responses, percentages are based off number of respondents who choose each option

Top “Other” Responses

- 1) No more housing development
- 2) Affordable housing (excluding mobile homes)
- 3) Mixed use or single family dwellings and farmhouses

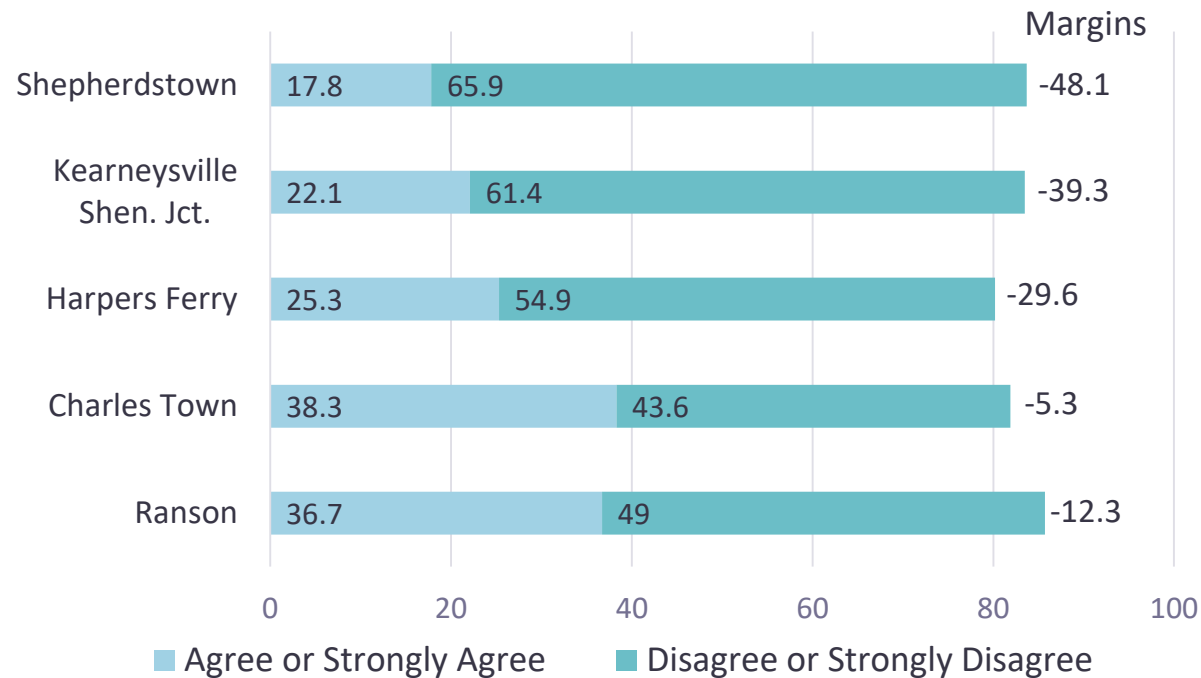
Statement Analysis

	Score
A community should have low income and affordable housing.	2.75
It is important for teachers, 1 st responders, and nurses to live in the county they work in.	2.95
Jefferson County is a good place from which to commute to work.	2.37
It is important to have access to public transit to and from DC, such as the MARC train.	3.24
The county should develop a new business park to attract new commercial and/or industrial opportunities.	1.45
The rural and small town character of the county is important.	3.57
Agricultural land should be developed for non-agricultural commercial growth.	0.66
Jefferson should actively protect the health of the watersheds in the county.	3.72

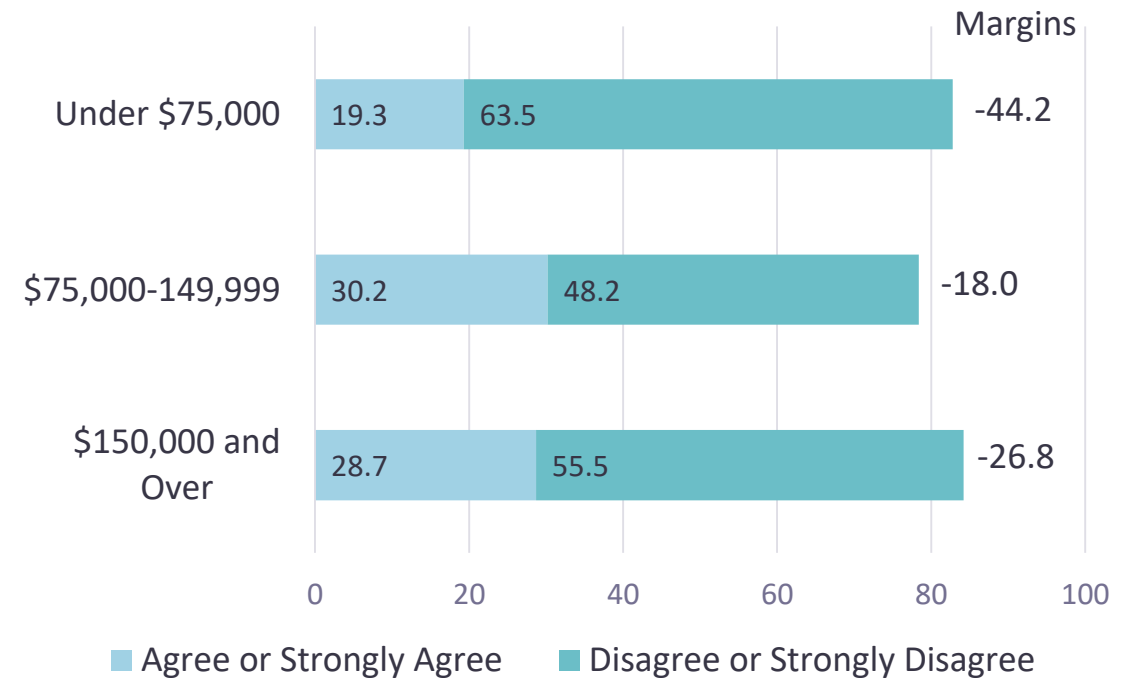
Strongly Disagree = 0	Disagree = 1	Neutral = 2	Agree = 3	Strongly Agree = 4
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“THE COUNTY SHOULD DEVELOP A NEW BUSINESS PARK TO ATTRACT NEW COMMERCIAL AND/OR INDUSTRIAL OPPORTUNITIES”

Percentage agreeing or disagreeing with the above statement, by Zip Code



Percentage agreeing or disagreeing with the above statement, by Income



WHAT ENVIRONMENTAL CONCERNS SHOULD JEFFERSON COUNTY BE MOST FOCUSED ON?

Most prevalent

Ground Water Contamination

- 75% of respondents ranked 1st or 2nd highest concern

Air pollution/Air Quality

- 73% of respondents ranked 1st or 2nd (86% as top 3 concerns)

Extreme weather events

- 51% of respondents have ranked 3rd or 4th

Surface water runoff

- 36% of respondents ranked 6th lowest concern, most of any concern

Fire

- 74% of respondents ranked as 4th to 6th lowest concern

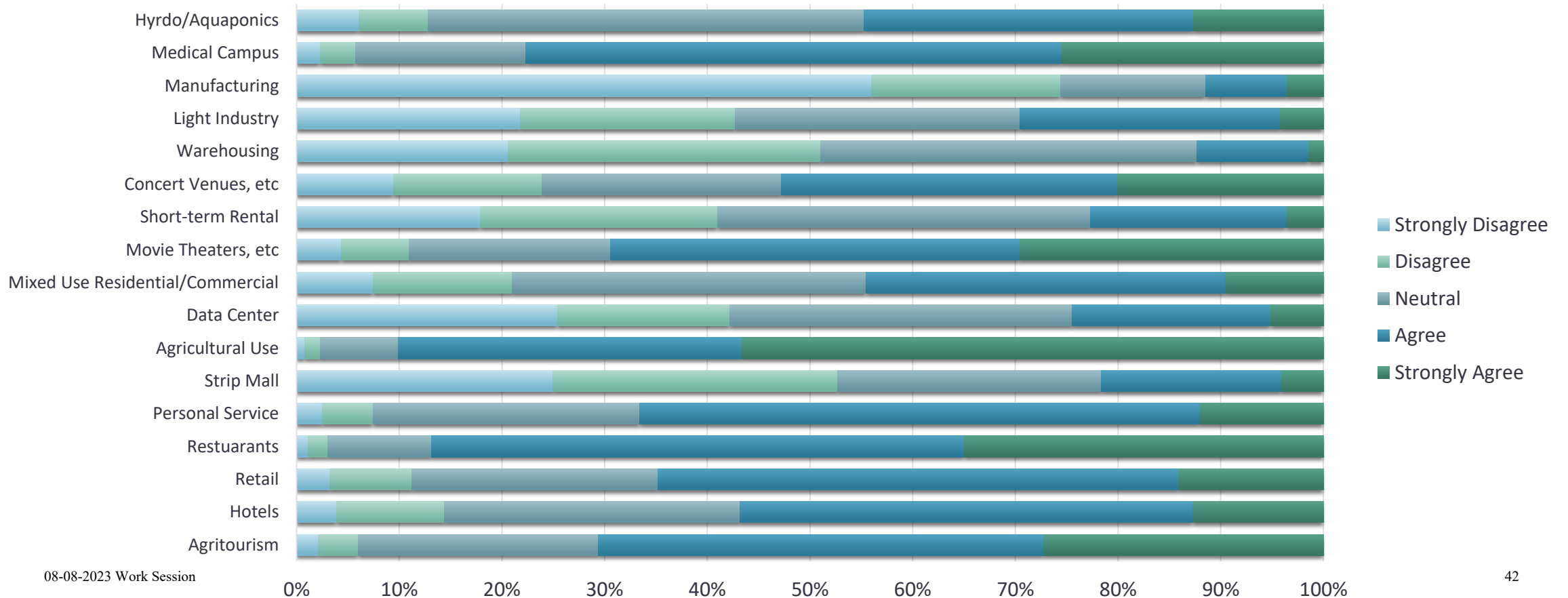
Flooding

- 60% of respondents ranked as 5th or 6th concern

Least prevalent

LAND USE

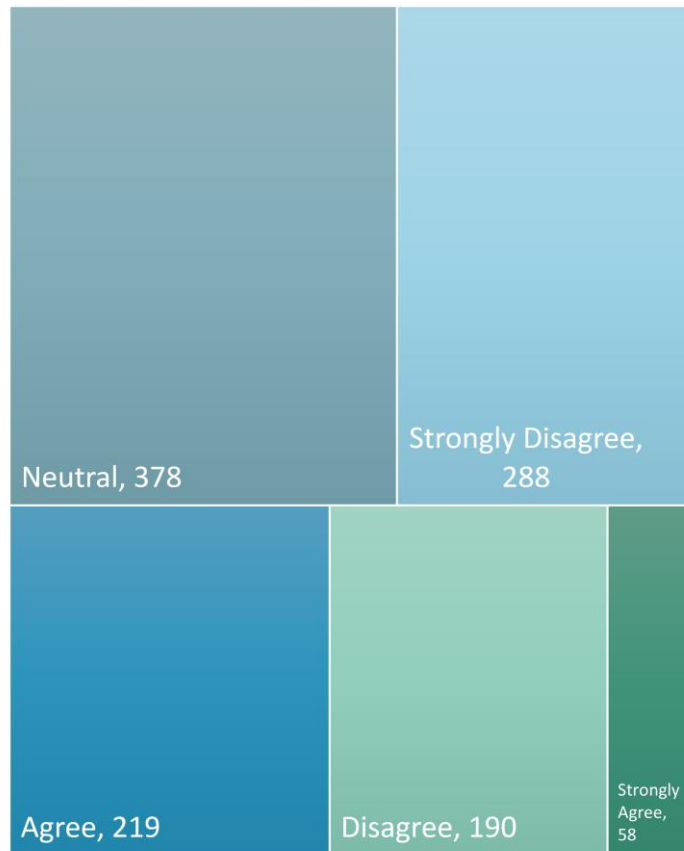
Will These Land Uses Benefit Jefferson County?



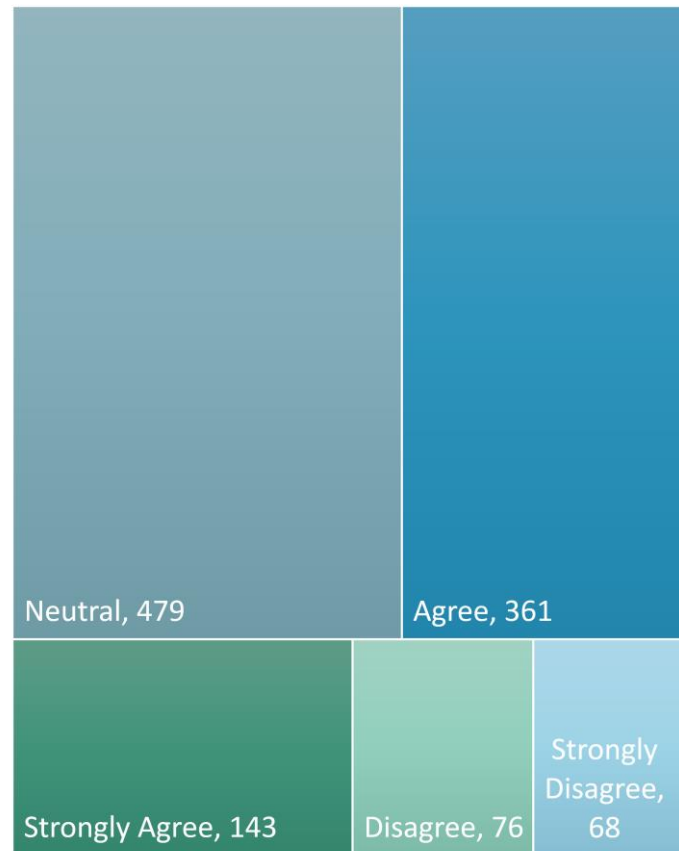
LAND USE CONTINUED

Will These Land Uses Benefit Jefferson County?

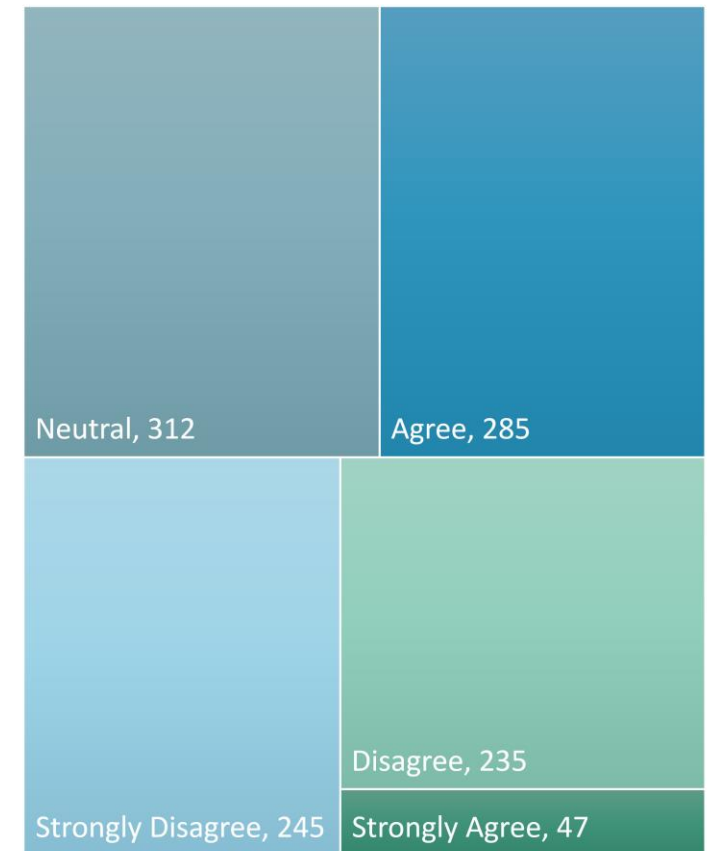
Data Centers



Hydro/Aquaponics



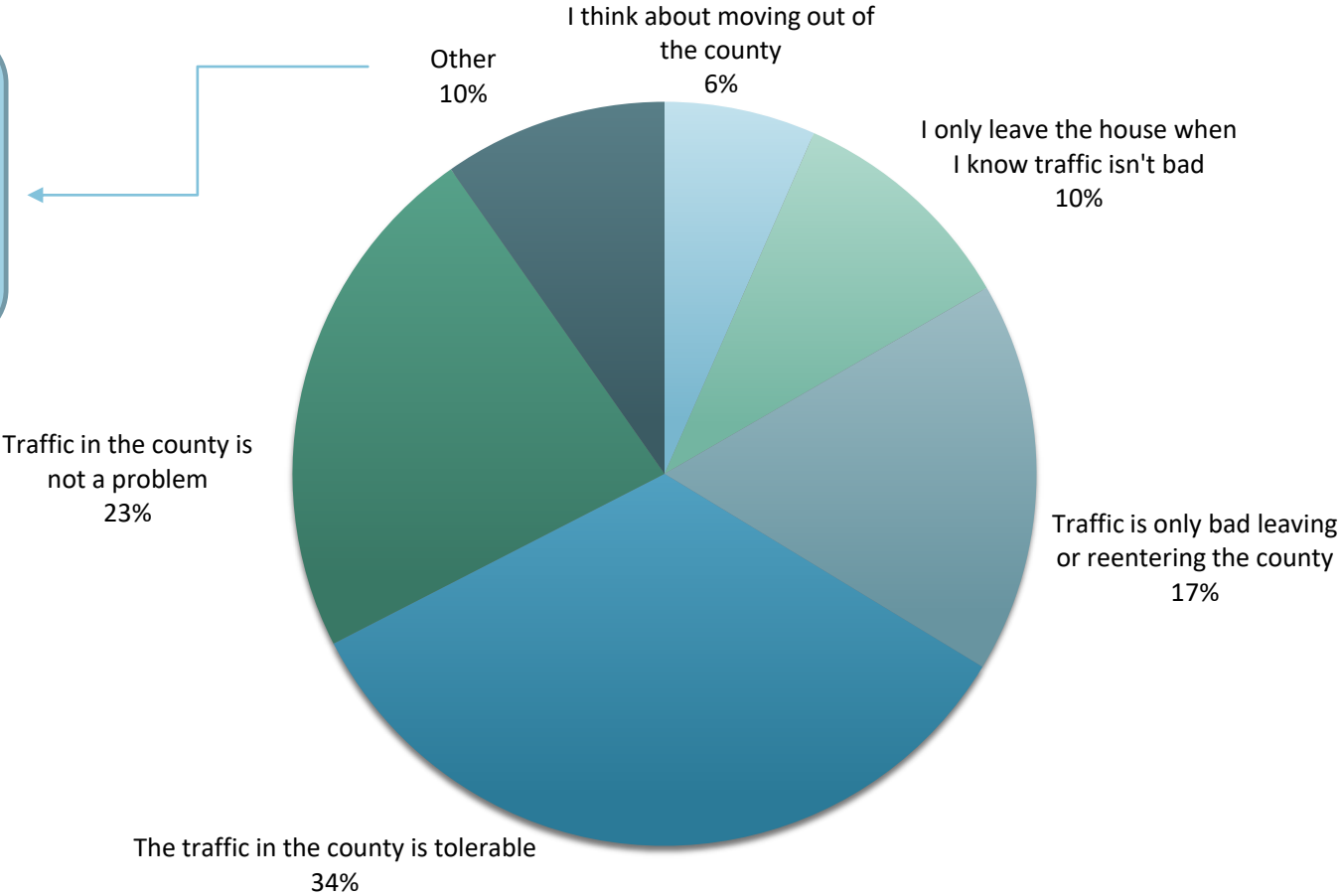
Light Industry



TRAFFIC IN JEFFERSON COUNTY

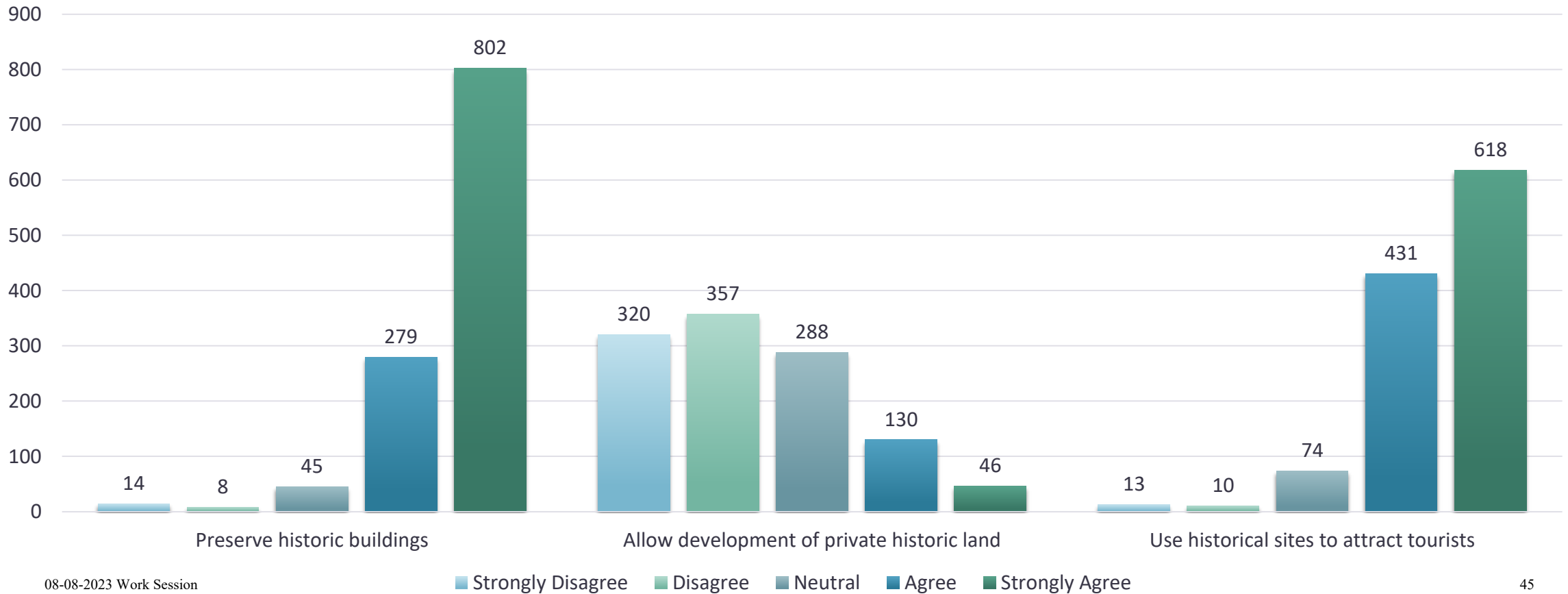
How Does Traffic Impact Your Schedule?

Top Response:
*Rt. 340 congestion
due to number of
lanes and
commuter/tourist
traffic*



HISTORICAL SITES

Opinions on Historical Sites



ARE THERE ANY SPECIFIC CHANGES THAT HAVE TAKEN PLACE IN JEFFERSON COUNTY IN THE LAST 20 YEARS THAT YOU HAVE NOT LIKED?



POOR INFRASTRUCTURE DEVELOPMENT

Residents expressed worry over the new housing developments without adequate services including increasing traffic, access to utilities, and space in schools.

Comments included an interest in stopping sprawl and Jefferson County not duplicating the development patterns of neighboring counties.



EXPANSION OF HEAVY INDUSTRY

Opposition to heavy industry highlighted quality of life, environmental, and health concerns for residents of the county.

Rockwood in particular was cited as a problem in the county.



AGRICULTURAL PRESERVATION

Preserving traditional farmland and historic sites in the county was a significant theme among respondents.

Solar farms were also mentioned as replacing open spaces and reducing scenic views.



LACK OF LOCAL GOVERNMENT TRANSPARENCY

Residents voiced their concern over the lack of transparency in government decisions and decried poor planning regarding growth in the county.

Reduction in impact fees was also cited as a problem in light of development in the community.



HOUSING IN THE COMMUNITY

Negative housing changes include complaints about residential growth in general, resentment specifically of new townhouses, poor aesthetics of new housing, and lack of affordable housing.

The effect of tourism and short term rentals also were cited as detrimental to the community.

GOALS AND OBJECTIVES SURVEY RESPONSES

J E F F E R S O N C O U N T Y , W V

ARE THERE ANY SPECIFIC CHANGES THAT HAVE TAKEN PLACE IN JEFFERSON COUNTY IN THE LAST 20 YEARS THAT YOU HAVE LIKED?



GOALS AND OBJECTIVES SURVEY RESPONSES

J E F F E R S O N C O U N T Y , W V

**DO YOU HAVE ANY SPECIFIC COMMENTS
OR SUGGESTIONS YOU WOULD LIKE TO
MAKE REGARDING THE GOALS AND
OBJECTIVES OF JEFFERSON COUNTY
OVER THE NEXT 20 YEARS?**



**PRESERVING RURAL
CHARACTER**

Preserving the rural landscapes, natural beauty, and historical heritage of Jefferson County is critical.



**INFRASTRUCTURE AND
SERVICES**

In light of the growing population, residents want to see improving roads, public transportation, and healthcare facilities.



AFFORDABLE HOUSING

There is a lack of affordable housing opportunities in the county caused by pressures from growth in the region and short-term rentals.



EDUCATION

There need to be investments made into the school system to keep pace with surrounding counties and accomodate new students.



ECONOMIC DEVELOPMENT

Residents want to attract businesses that contribute to the local economy and provide local jobs.

**GOALS AND
OBJECTIVES SURVEY
RESPONSES**



**COMMUNITY ENGAGEMENT
AND TRANSPARENCY**

Direct community involvement in policy making and an emphasis on transparency in decision making was called for.



**RECREATION AND
AMENITIES**

Activities, amenities, and entertainment directed at youth and families is sorely lacking in the community and needs attention.



TOURISM

Jefferson County's history, natural beauty, and recreation opportunities are a major draw for tourists and a large part of the economy that needs to be promoted.



**ENVIRONMENTAL
CONSERVATION**

Residents are concerned about the health of the watersheds, implementing green initiatives, and protecting the environment.

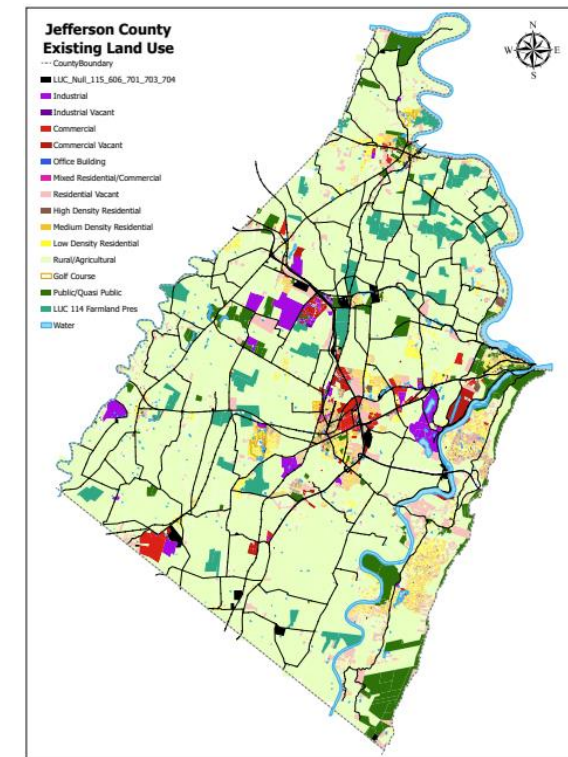


**QUALITY OF LIFE AND
SAFETY**

There are large concerns over traffic safety, need for additional medical facilities in the county, and general quality of life improvements.

EXISTING LAND USE MAP REVIEW

- Has Planning Commission had the opportunity to review the ELU?
- Staff would be happy to take any notes Commissioners had either in person or on paper



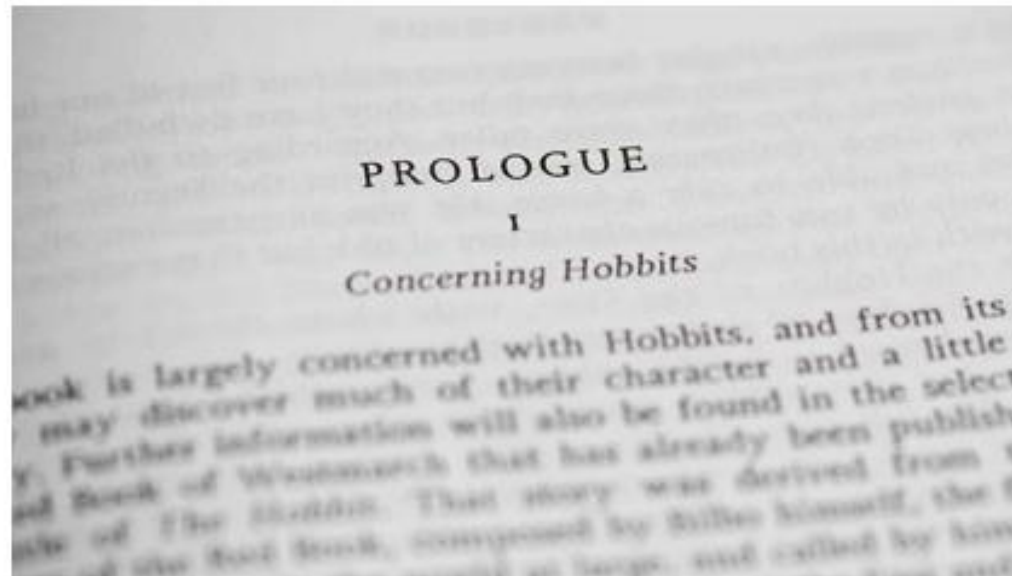
ITEM #3: COMPREHENSIVE PLAN COMPOSITION

- Drafting of Comprehensive Plan Goals



DRAFTING GOALS AND POTENTIAL THEMES

Now, where to begin?



What we need from the Planning Commission tonight...

- Would Planning Commission like to host the 2nd Public Input meeting at Jefferson HS or Washington HS? Both are available on September 18th.
- Last call for volunteers to assist during the County Fair or Heritage Festival?
- Are there specific organizations staff should reach out to publicize the Agricultural Input Meeting?

There will be the **Joint Planning and County Commission** meeting on **October 5th, 2023 at 1:30 p.m.** to discuss and approve the **Goals and Objectives**

Does the Working Session need to be extended or host an additional meeting on August 22nd or 29th to continue drafting Goals?

Updates

- County Fair 21st-26th
- African American Cultural and Heritage Festival August 19th
- This will be the last PC Meeting with Shenandoah Ragle and Joe Guttman



September 12, 2023

Next Work Session Meeting

Jefferson County African American
Cultural and Heritage Festival

August 19, 2023

County Fair

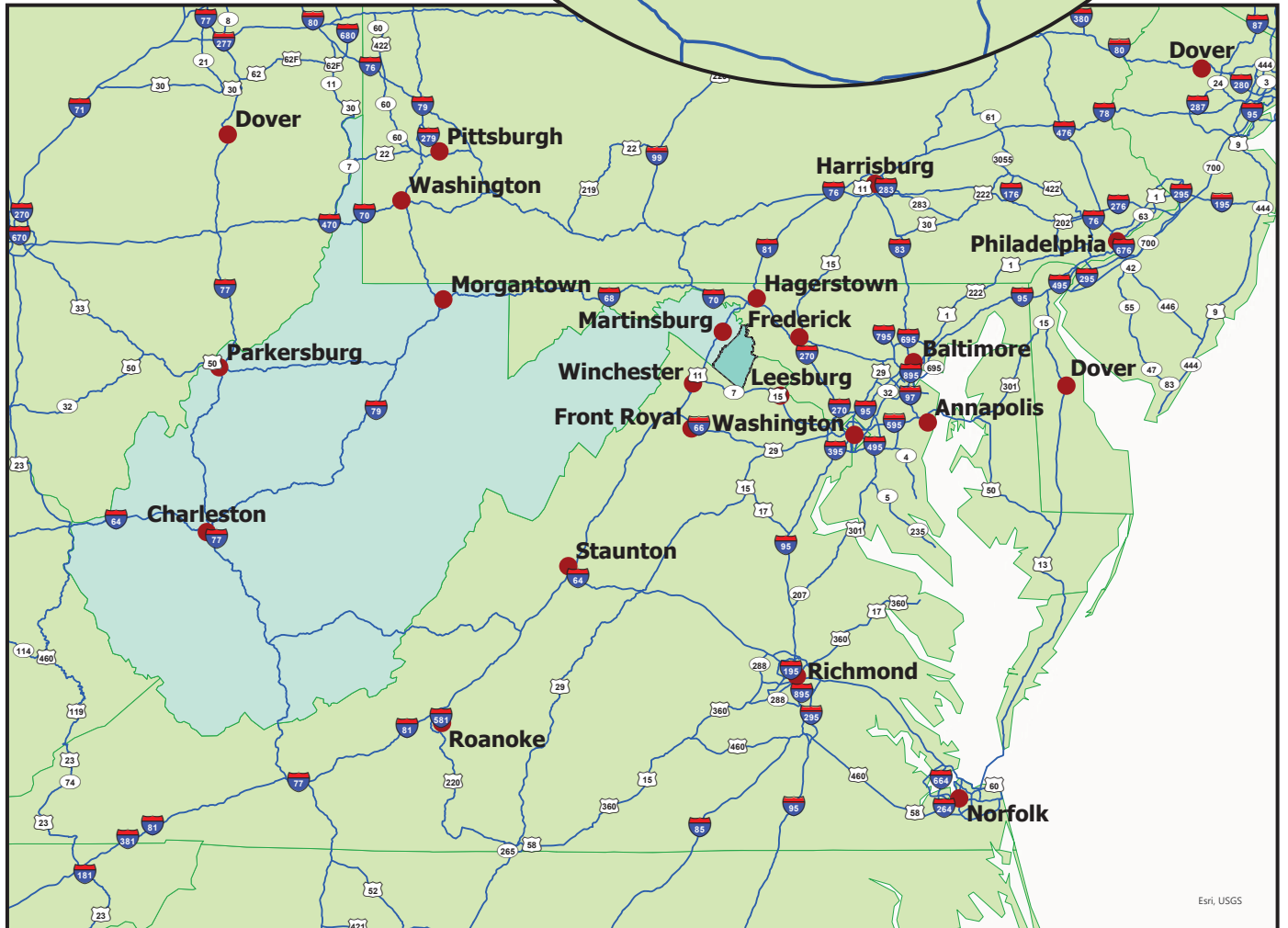
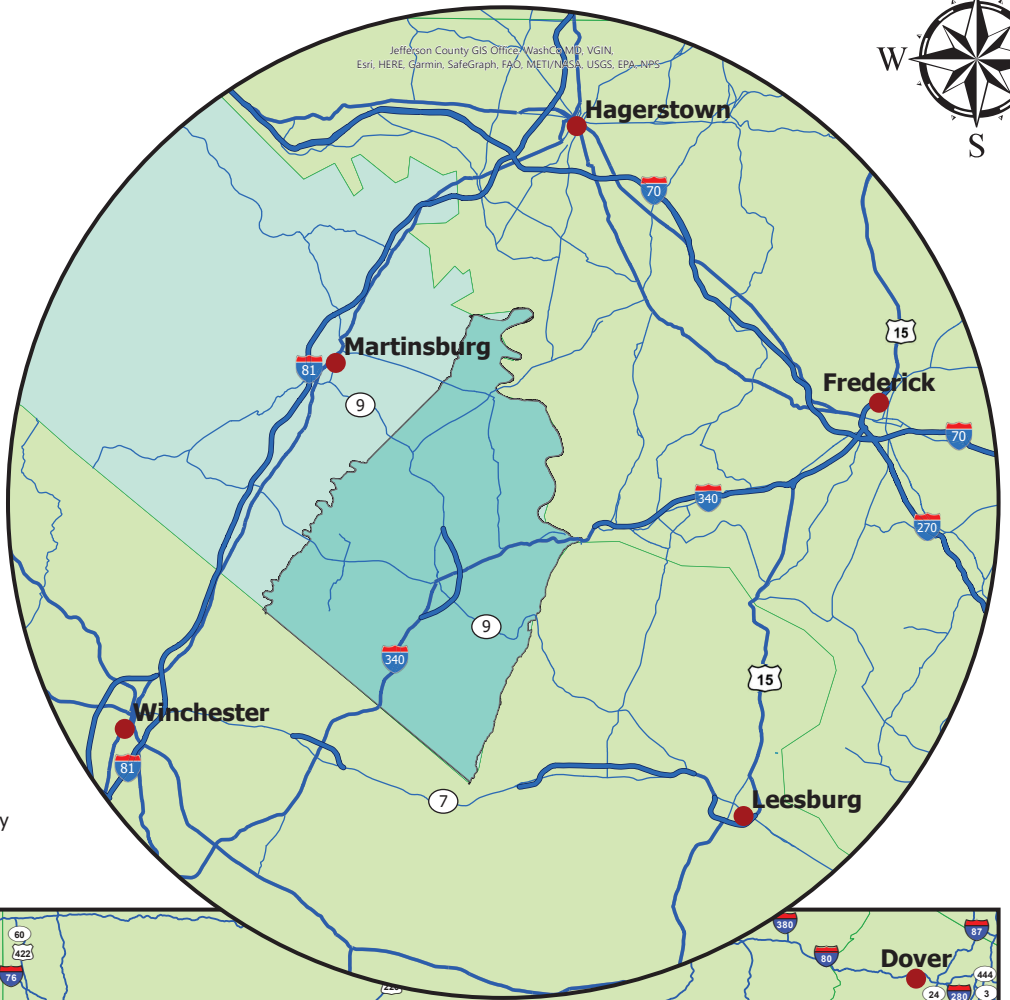
August 20-26, 2023

Jefferson County, WV

Regional and Transportation Area Map

Legend

- Regional Cities
- Jefferson County, WV
- West Virginia
- DC, DE, MD, NJ, OH, PA, VA
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- Limited Access



Jefferson County 2023 Transportation Summit

Transportation System Issues List

1. Merge lane from Route 115 (Charles Town) onto Route 340 North - Not much room to merge onto the highway and complaints of nearly getting side-swiped. (Inadequate Acceleration/Merge Lane & Safety)
2. Route 340 intersection at Patrick Henry Way (Walmart Plaza in Charles Town) - Speeding, red-light runners. (Law Enforcement)
3. Route 340 Signal Light at U.S. Customs and Border Protection Drive - Submitted by Jeff Hertrick on 4/30/2023. (Signal Control):

"I'm writing to ask why the Route 340 traffic light at the U.S. Customs and Border Protection Drive is constantly stopping traffic for no reason whatsoever.

Constantly, day and night, all hours, 24/7, it turns red when there is NO VEHICLE trying to exit or enter that road.

This is wasteful of gasoline... for every vehicle forced to stop, it wastes fuel sitting at that light. Not to mention the time of the drivers, many of whom are working, eating up their work time, some of whom are paid with our tax money.

Why can it not be retrofitted with trip mechanisms to only turn red for 340 traffic when someone is actually trying to make a left turn out of that road?"

*Jeff Hertrick
151 Venice Way
Shepherdstown, WV 25443*

4. Both Ends of Job Corp Road – Both intersections have hills that create blind spots and are dangerous for traffic coming from both sides. (Sight Distance)
5. Intersection of Route 17, Flowing Springs Road, and Shenandoah Springs Subdivision Entrance – Traffic backs up onto Route 9 West exit lane due to vehicles at intersection having difficulty making left turn onto Route 17. Possibly a roundabout there so traffic does not back up onto Route 9? (Turning Movement Delay)

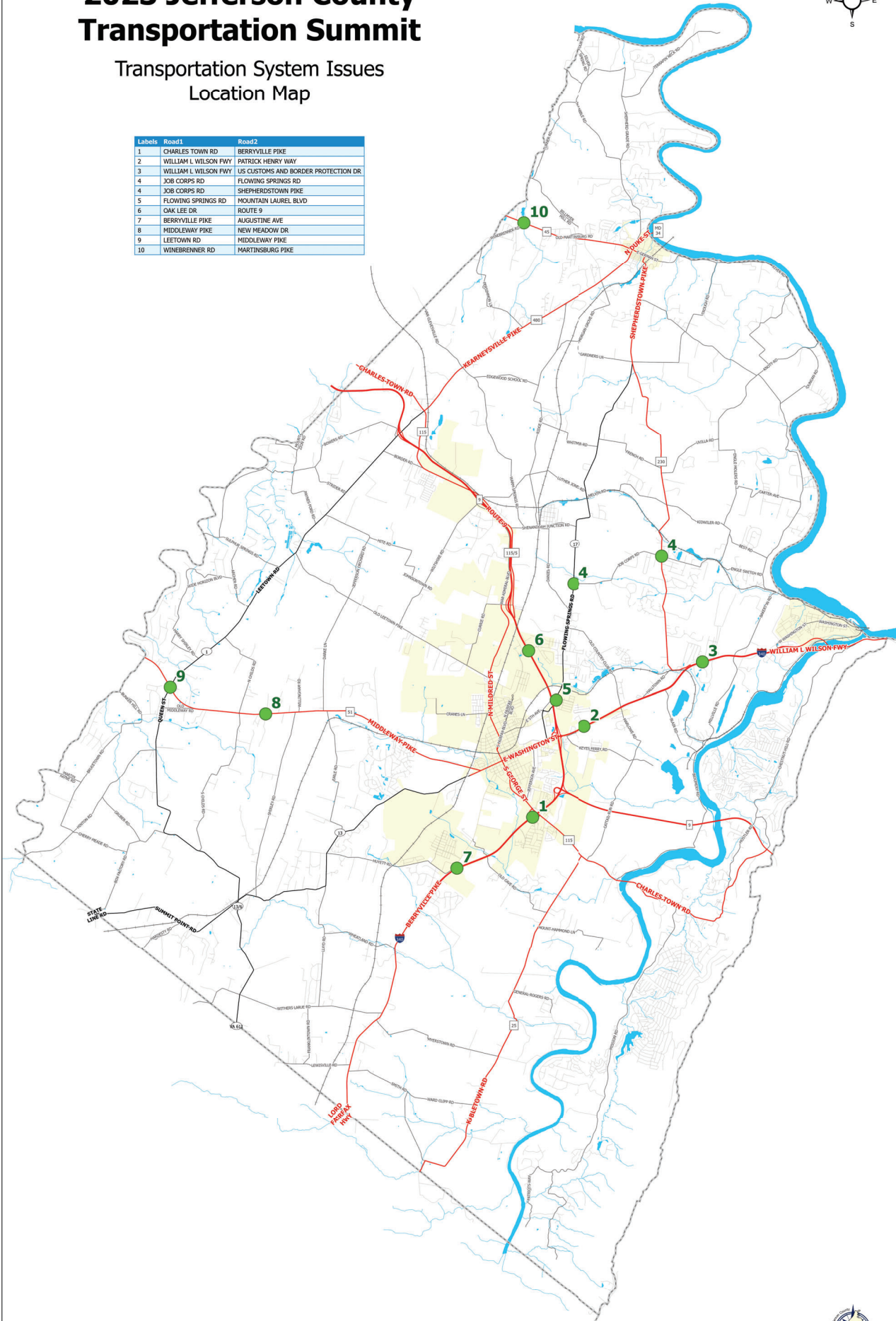
6. Intersection of Route 9 and Oak Lee Drive, near the Home Depot Shopping Center – Vehicle accidents and unsafe. (Intersection Safety/Traffic Accidents)
7. Route 340 intersection at Augustine Avenue near Washington High School – Unsafe intersection.
8. Intersection of Route 51 and Rose Hill Drive/New Meadow Drive – Hill hides the view onto Route 51 from both sides of intersection, causing traffic accidents. (Sight Distance)
9. Route 51 Intersection at Route 1, Leetown Road, near Middleway Market - Serious accidents there. There is a flashing light there, but it has not solved the problem. They need a stoplight. (Intersection Safety/Traffic Accidents)
10. Route 45/1, Winebrenner Road, off of Route 45, Martinsburg Pike, west of Shepherdstown - This is a very narrow road with a dangerous blind curve where people tend to drive too fast. The power poles are too close to the road and it is a concern someone is going to hit one. (Law Enforcement & Road Safety)

2023 Jefferson County Transportation Summit

Transportation System Issues Location Map



Labels	Road1	Road2
1	CHARLES TOWN RD	BERRYVILLE PIKE
2	WILLIAM L WILSON FWY	PATRICK HENRY WAY
3	WILLIAM L WILSON FWY	US CUSTOMS AND BORDER PROTECTION DR
4	JOB CORPS RD	FLOWING SPRINGS RD
4	JOB CORPS RD	SHEPHERDSTOWN PIKE
5	FLOWING SPRINGS RD	MOUNTAIN LAUREL BLVD
6	OAK LEE DR	ROUTE 9
7	BERRYVILLE PIKE	AUGUSTINE AVE
8	MIDDLEWAY PIKE	NEW MEADOW DR
9	LEETOWN RD	MIDDLEWAY PIKE
10	WINEBRENNER RD	MARTINSBURG PIKE



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GOALS AND OBJECTIVES SURVEY RESPONSES

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COMMUNITY DEVELOPMENT

Community improvements such as wider access to broadband internet, new medical facilities, and the Agricultural Innovation Center at Shepherd University were noted as high points.

The expansion of Route 9 and other road improvements were mentioned as positive infrastructure development.



NEW BUSINESSES

Local business growth was held up as a great boon to the community, particularly for the downtown's.

New restaurants, stores, and retail options received the most prominent positive responses.



PARKS AND TRAILS

Amenities in the community have been expanding as bike trails, walking trails, and events have offered new opportunities to be outside.

New parks and the opening of the AMP at Sam Michael's Park received enthusiastic feedback.



COMMUNITY EVENTS AND FESTIVALS

Successful festivals and farmers markets were key points respondents commented on as a good direction for the county.

Cultural and community events such as the theater festival garnered extra attention in comments.



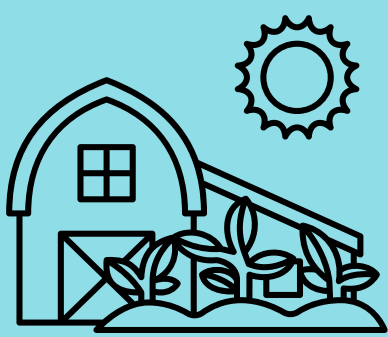
HISTORIC PRESERVATION

Respondents remarked favorably on the efforts to preserve historical sites.

Related comments were positive about revitalization of downtown areas and the importance of small town charm in the county.

GOALS AND OBJECTIVES SURVEY RESPONSES

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There need to be investments made into the school system to keep pace with surrounding counties and accomodate new students.



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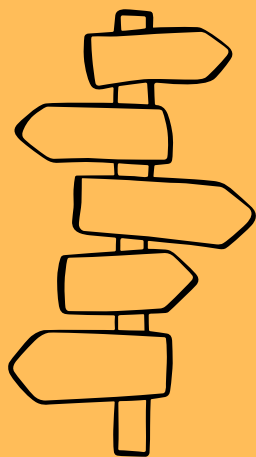
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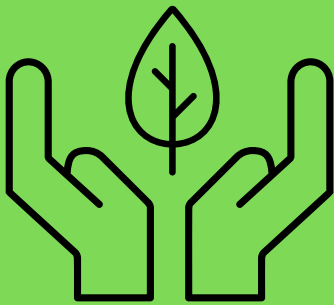
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ENVIRONMENTAL CONSERVATION

Residents are concerned about the health of the watersheds, implementing green initiatives, and protecting the environment.



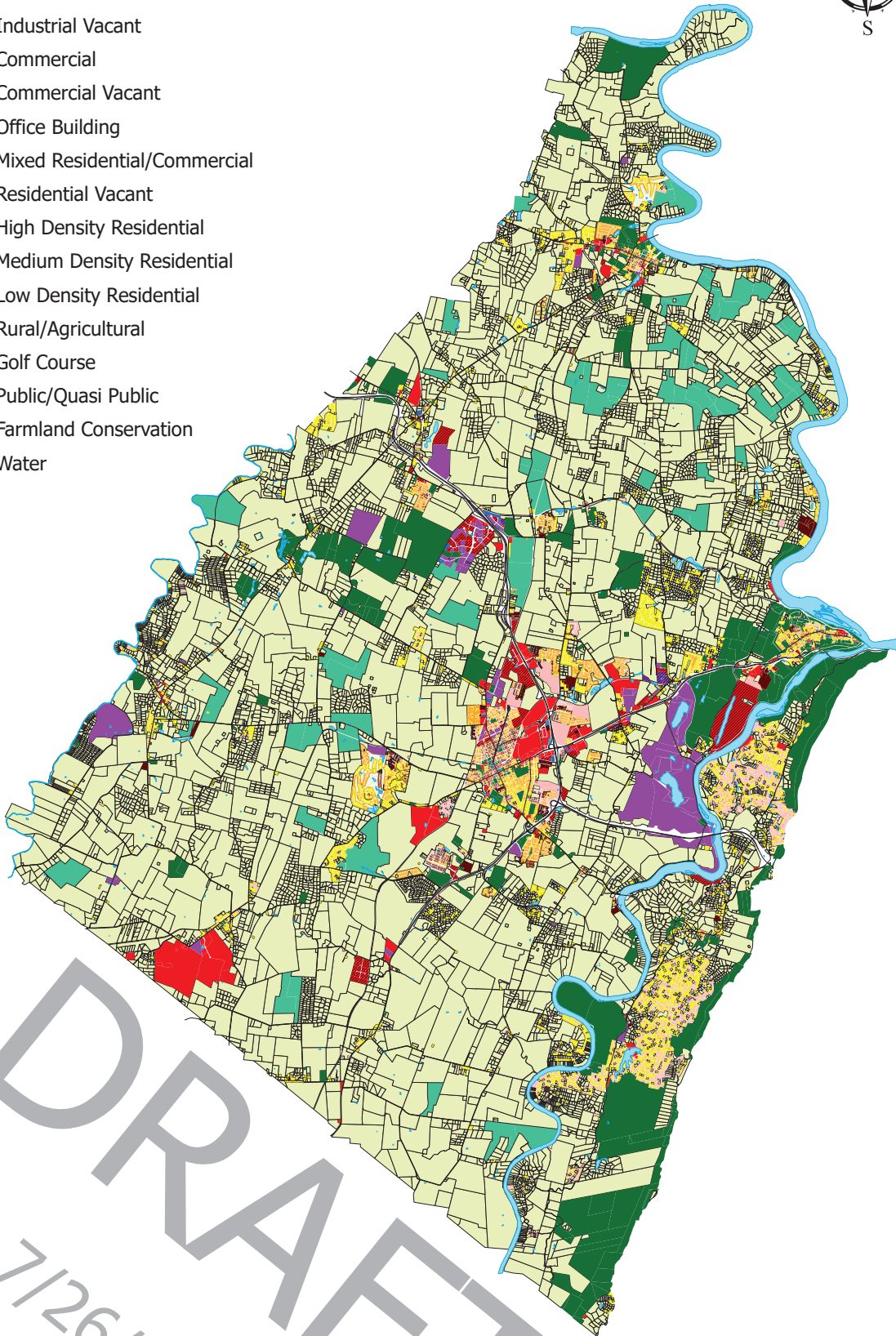
QUALITY OF LIFE AND SAFETY

There are large concerns over traffic safety, need for additional medical facilities in the county, and general quality of life improvements.

Jefferson County ELU



- Industrial
- Industrial Vacant
- Commercial
- Commercial Vacant
- Office Building
- Mixed Residential/Commercial
- Residential Vacant
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural/Agricultural
- Golf Course
- Public/Quasi Public
- Farmland Conservation
- Water



DRAFT

7/26/23

WHAT WE HEARD FROM THE COMMUNITY

NO HEAVY INDUSTRY

Preserving the health of the community means no new heavy industry and a focus on service based jobs in the County.



COUNTY GROWTH

The region is growing and to prevent sprawl the Comprehensive Plan needs to be followed and impact fees need to be raised.



NATURAL BEAUTY

From its historic landmarks to beautiful open spaces, Jefferson County lives up to the moniker, "Almost Heaven."



INFRASTRUCTURE

Quality infrastructure is not keeping pace with the new development in Jefferson County



FIRST
PUBLIC
INPUT
MEETING

2045 COMPREHENSIVE PLAN UPDATE

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?
7/8/2023 15:24	I live and work in the county	Harpers Ferry District	Rural,Historic_P reservation,Environmental,Conservation	Stop turning the farmland and orchards into housing developments.		There isn't anything anymore, it's no longer "Wild and Wonderful WV" It looks like Loudon County or any other over populated city. The only difference is, we have more crack and meth houses that no one does anything about!
7/29/2023 0:58	I live in the county	Bolivar	Land_Use,Infrastructure,Economic_Development,Tourism	No more environmental concerning industry moving into the area, greater money spent on education/schools. More restaurants and breweries this side of the Potomac river!!	Think long term and the next generation!! Education, more diverse places for entertainment and bring people to this great county through tourism not industry!! And I'm not from sheperdstown!!	Harpers ferry