



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, September 12, 2023 at 5:30 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: 898 5545 5865
Meeting Link: <https://us02web.zoom.us/j/89855455865>

**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 Input Meetings

2. Livability Profile

- a. Summer Festivities Review

3. Comprehensive Plan Composition

- a. Drafting of Comprehensive Plan Goals and Objectives

Jefferson County Planning Commission

Work Session



SEPTEMBER 12,
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 Input Meetings

LAND USE SURVEY

- What questions would Planning Commission like to see on the Land Use Survey?
 - How is the best way to interact with County policy making?
 - Willing to voluntarily join a watershed protection group?
 - What public recreation would you like to see?
 - Approve or disapprove of various objectives
 - Review of Existing Land Use map

PUBLIC INPUT MEETINGS

Staff Presentation

- Staff presentation on EJ 2035 Agricultural Goals and existing agricultural conditions in the county

Goals and Objectives Review

- Small group discussion then presentation on draft 2045 Goals and Objectives

Action Item Proposals

- Participants will then be asked to individually write out potential action items

Agricultural Input
Meeting 9/13/23

Staff Presentation

- Staff presents results of Input Meeting, Public Survey, and County Fair
- Staff explains purpose of meeting

Goals and Objectives Review

- Small group discussion then presentation of the Draft 2045 Goals **OR** Objectives
- Participants will be asked to write out and propose Objectives for the presented Goals

Preferred Growth Area

- Several current ELU maps will be posted around the room for participants to suggest Preferred Growth Areas

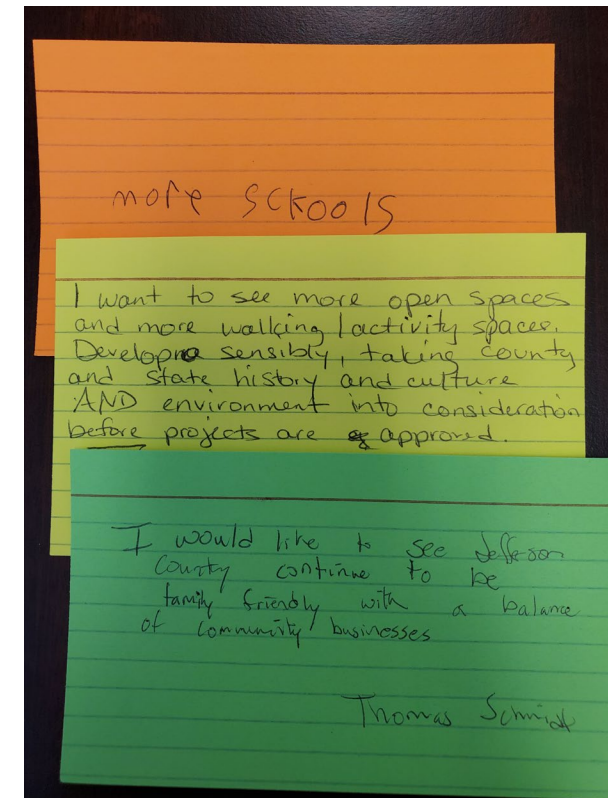
2nd Public Input
Meeting 9/18/23

ITEM #2: LIVABILITY PROFILE

- Summer Festivities Review

SUMMER FESTIVITIES TOPICS

- Ongoing themes from Surveys and Input Meetings
- Water park or general entertainment for kids
- General comments on development
- Affordable Housing
- Interconnectivity



RECONCILING ZONING CATEGORIES AND LAND USE CLASSIFICATIONS

Future Land Use Map

	Farmland Preservation
Land Use Classification	
	Rural/Agriculture
	Rural/Agriculture For Possible Urban Development
	Agricultural Economic Empowerment Area
	Large Lot Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	General Commercial
	Neighborhood Commercial
	Regional Commercial
	Industrial
	Office
	Mixed Use Residential/Commercial
	Mixed Use Office/Commercial
	Residential or Commercial
	Office or Commercial
	Industrial or Commercial
	Public/Quasi Public Land
	Golf Course

Zoning Map

Zoning District	
	Major Industrial
	Light Industrial
	Industrial/Commercial
	Office/Commercial Mixed-Use
	General Commercial
	Highway Commercial
	Neighborhood Commercial
	Residential/Light Industrial/Commercial
	Residential Growth
	Planned Neighborhood Development
	Rural
	Village
	Incorporated Town

Themes organize the priorities of the Comprehensive Plan into understandable segments.

Goals are the aspirational statements that help envision and focus where the community is headed.

Objectives are focused on specific policies and programs to bring the Goals to fruition.

Action Items

Action Items operate under the Objectives as specific and attainable items that have a timeline and the group/s that are responsible for enacting them.

Goals

Action Items

Action Items

Action Items

Action Items

ITEM #3: COMPREHENSIVE PLAN COMPOSITION

- Drafting of Comprehensive Plan Objectives

1: Ensure that future land use regulations and policies support the development rights of residential and non-residential properties.

1. Establish a simplified variety of commercial, residential, and mixed-use zoning categories and Land Use Classification appropriate to the County's needs.
2. Continue to encourage the utilization of cluster subdivisions as the preferred form of residential development within rural areas.
3. Align existing land use regulations with West Virginia State code and streamline land development process.

2: Concentrate high density development in the County's Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB) where infrastructure exists or is made available.

1. Encourage the adaptive reuse of existing buildings and previously used sites within Jefferson County, paying particular attention to brownfield and greyfield sites.
2. Encourage expansions to the village areas and to provide a continuation of village scale and design in these areas.
3. Coordinate with utility providers operating in Jefferson County to identify appropriate locations to provide new service based on existing and proposed residential development and infrastructure while supporting the enhancement of existing infrastructure.
4. Reevaluate the Preferred Growth Areas to reflect infrastructure expansions and land use changes.

3: Support agricultural activities and promote agritourism.

1. Enhance the viability of existing farmlands within Jefferson County by allowing a greater range of agricultural and/or artisan uses within existing rural areas.
2. Encourage farm operators to collaborate with County officials in identifying potential economic development opportunities related to agriculture in Jefferson County.
3. Support programs for the education of and resources for the creation and viability of new generations of farmers.
4. Update existing land use regulations to allow for diverse compatible and complementary uses on agricultural properties and within rural areas of Jefferson County.

4: Encourage the preservation of historical sites and leverage heritage tourism to foster local business growth and development.

1. Encourage the utilization of existing historic and agricultural areas for a variety of uses in ways that respect their historical function or setting.
2. Encourage the adaptive reuse of existing non-residential structures for housing.
3. Identify and implement feasible strategies to regulate short term rentals.

5: Encourage land conservation programs to help preserve the rural character of Jefferson County.

1. Financially support county agencies including the Farmland Preservation Board and Historic Landmarks Commission.

6: Balance the existing preservation of Jefferson County's natural resources with providing additional access to and utilization of outdoor recreational tourism.

1. Investigate additional opportunities for public river access.
2. Develop connectivity to existing pedestrian trails.

7: Collaborate with state and regional transportation partners to enhance the built environment to promote safety on and around state and municipal roads and lessen congestion.

1. Continue to coordinate with WVDOT related to access and transportation improvement decisions regarding local development review.
2. Actively coordinate with HEPMPO, WVDOT, Municipalities and other appropriate stakeholders to identify potential highway, rail, bike, and pedestrian safety concerns within Jefferson County and promote safety measures.
3. Advocate for new developments to utilize traffic calming measures and building safe roads for pedestrians, cyclists, and motorists.
4. Identify methods to improve public transportation and highway connectivity into adjoining states by working with HEPMPO, WVDOT, EPTA, and agencies in Maryland, Pennsylvania, the District of Columbia, and Virginia.

8: Foster a culture of public engagement that effectively communicates policy making decisions.

1. Ensure public hearing and workshops are held in accordance with state code and local regulations.

9: Work with partners to protect the watersheds of Jefferson County and preserve the natural environment.

1. Encourage developers to build new subdivisions to meet standards set by regional or national sustainable building organizations.
2. Coordinate with local and regional partners regarding information and activities related to meeting the Chesapeake Bay Watershed Implementation Plan goals and property owners to enact voluntary recommendations.
3. Work with property owners and applicable agencies to identify voluntary ways to protect unique natural features and the watersheds of Jefferson County.
4. Collaborate with applicable agencies, local watershed groups, and private property owners to identify funding for the maintenance and upgrade of existing septic systems.

10: Support a variety of public and private educational opportunities in Jefferson County.

1. Coordinate with the Jefferson County School Board to identify appropriate locations to develop new schools based on existing and proposed residential development and infrastructure.
2. Support the enhancement of existing Jefferson County School buildings.
3. Continue to assess school impact fees as development occurs.

11: Align expansion of County park facilities and programs with federal, state, and municipal recreation providers to ensure that a wide variety of park and recreation opportunities are available throughout Jefferson County.

1. Continue to evaluate the need for and financing of a public pool or aquatic center.
2. Coordinate with local, state, and regional governments, non-profits, and community groups to identify funding sources for recreational facilities.

12: Foster job development in Jefferson County by promoting diverse businesses; employment opportunities; local business entrepreneurship; and professional service jobs.

1. Collaborate with the Jefferson County Development Authority and other agencies to build and expand existing local businesses and to enable the start-up of new businesses within Jefferson County.
2. Support vocational training opportunities for students of all ages in skilled trade programs and higher education to create a flexible, resilient workforce.

13: Develop an environment that promotes existing and new businesses by expanding necessary infrastructure within the Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB).

1. Utilize existing infrastructure to allow construction of village-scaled businesses, residential uses, and community facilities with Village areas and potential village expansion areas.
2. Allow small-scale commercial and multi-family uses in existing areas that have the potential to be designated as a village at a future date.
3. Provide incentives and opportunities for businesses to relocate or expand their operations within the County.
4. Work with utility providers to ensure public and private infrastructure is in place within UGBs, PGAs, and Villages to enable economic development.

14: Promote a countywide expansion of activities, amenities, and entertainment for all Jefferson County residents.

1. Collaborate with Jefferson County Development Authority and local businesses to identify opportunities and programs that would aid in retaining young residents within Jefferson County.

15: Enhance public services and public safety to meet the needs of Jefferson County residents.

1. Coordinate with EPTA to improve transit service within Jefferson County and the Eastern Panhandle as a whole.
2. Ensure access to emergency services in Jefferson County.
3. Identify ways to expand medical services and wellness programs.

16: Improve interconnectivity by enhancing and expanding pedestrian and bike paths.

1. Establish that new development adjacent to municipal boundaries, Villages, or within UGBs is designed and built in a way that enables connectivity to the existing street and infrastructure network or for future connectivity as development is extended to these areas.
2. Collaborate with WVDOT to connect the Route 9 bike path into Ranson.
3. Require sidewalks to be constructed or easements for their implementation be included within and connecting to existing and new development.

17: Encourage a diversity of housing options including attainable and senior housing availability and accessibility to current and incoming residents.

1. Work with county residents, members of the development community, and local and regional non-profit organizations to identify ways to integrate attainable housing with existing and new communities in Jefferson County.
2. Identify and utilize private and public funding for the development of attainable housing in Jefferson County.
3. Encourage developers, contractors, and homeowners to build and renovate residential developments to meet the needs of residents across the entire lifecycle.
4. Encourage the development of communities that provide a variety of care for elderly and/or disabled residents within Jefferson County in close proximity to transportation corridors, medical facilities, and everyday needs.
5. Identify methods to lower the cost of constructing attainable housing within Jefferson County while ensuring a high quality of housing in conjunction with local non-profits and housing providers.

What we need from the Planning Commission tonight...

- Joint Meeting on October 5th at 1:30 pm.

Does Planning Commission have any Objectives to be proposed?

Updates

- Input Meetings are upcoming



September 26, 2023

Next Work Session Meeting

Agricultural Input Meeting

September 13, 2023

2nd Public Input Meeting

September 18, 2023

Draft Goals for the 2045 Comprehensive Plan Update

Quality Land Use and Growth Management

1. Ensure that future land use regulations and policies support the development rights of residential and non-residential properties.
2. Concentrate high density development in the County's Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB) where infrastructure exists or is made available.
3. Support agricultural activities and promote agritourism.

Balancing Tourism and Conservation

4. Encourage the preservation of historical sites and leverage heritage tourism to foster local business growth and development.
5. Encourage land conservation programs to help preserve the rural character of Jefferson County.
6. Balance the existing preservation of Jefferson County's natural resources with providing additional access to and utilization of outdoor recreational tourism.

Community Connections

7. Collaborate with state and regional transportation partners to enhance the built environment to promote safety on and around state and municipal roads and lessen congestion.
8. Foster a culture of public engagement that effectively communicates policy making decisions.
9. Work with partners to protect the watersheds of Jefferson County and preserve the natural environment.
10. Support a variety of public and private educational opportunities in Jefferson County.

- 11.Align expansion of County park facilities and programs with federal, state, and municipal recreation providers to ensure that a wide variety of park and recreation opportunities are available throughout Jefferson County.

Growing a Diverse Economy

- 12.Foster job development in Jefferson County by promoting diverse businesses; employment opportunities; local business entrepreneurship; and professional service jobs.
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Creating Livability

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- 17.Encourage a diversity of housing options including attainable and senior housing availability and accessibility to current and incoming residents.

Draft Goals & Objectives for the 2045 Comprehensive Plan Update

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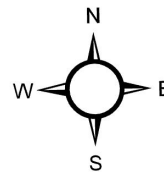
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DRAFT

Jefferson County, WV

Water & Sewer Service Areas

Disclaimer: All service areas are approximate, based on the area maps provided by the Utility Companies shown. Areas are current as of map publication; all service areas may be extended at any time. For detailed boundaries, please contact the Utility Company that provides service for that area.



Service Areas

Company, Type

- Berkeley County Water, Water & Sewer
- Charles Town Utility Board, Sewer Only
- Charles Town Utility Board, Water Only
- Charles Town Utility Board, Water & Sewer
- Harpers Ferry Water Works, Water & Sewer
- Jefferson Utilities Inc, Water Only
- Jefferson Utilities Inc, Water & Sewer
- Shepherdstown Water Department, Water Only
- Shepherdstown Water Department, Water & Sewer
- Preferred Growth Area (EJ2035)
- Municipality Growth Boundary

0 0.5 1 2 3 4 Miles

09-12-2023 Work Session



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?
8/2/2023 18:43	I live in the county	Charles Town District	Land_Use,Recreation,Economic_Development,Conservation	a larger community swimming pool - appropriate for families and lap swimming adults; more adult recreation activities; more nature areas-like Cool Springs Preserve; mountain biking trails and hiking trails; a movie theater; more and diverse restaurants		Harpers Ferry national park; cool springs preserve
8/21/2023 23:19	I live and work in the county	Charles Town District	Land_Use,Infrastructure,Historic_Preservation,Environmental	LESS housing development! This is a traditionally rural area. JC is the most history dense county in WV. Rev & Civil war history abounds and surrounds us; outdoor and recreational tourism industry. We don't have the infrastructure for all these people.	Please slow down housing development and focus on building up our infrastructure to support the community we already have. Support our farming, history and recreational tourism industry.	Potomac and Shenandoah river valleys - Shepherdstown to Harpers Ferry.
8/27/2023 19:42	I live in the county	Charles Town District	Housing,Infrastructure,Environmental,Conservation	Protection of water, air, land a smart growth	Smart growth and development; mass transit options for commuters, community support and recreation opportunities for youth, and families, services for the disabled and elderly, proffers and meaningful impact fees for developers to support necessary infrastructure for growing population.	Shepherdstown & Harpers Ferry
8/28/2023 22:07	I live in the county	Shepherdstown District	Renewal_and/or_Re development,Historic_Preservation,Environmental,Natural_Resource_Use	A solid plan that's designed to keep the culture and rural feel of the area. Also, more river access. Both along the Potomac and Shenandoah. Currently there is no public access on the Shenandoah for whitewater, it requires private payment.	Please work to keep the cost of living low and the rural community feel that people want to live here for. Also, please provide green space and river access. Not having a public access for Potomac and Shenandoah whitewater reduces the day traffic from DC for whitewater. This is lost revenue for local businesses. And it makes me sad.	Shenandoah River