



## Agenda

Jefferson County Planning Commission

### **2045 Comprehensive Plan Update Work Session**

Tuesday, October 10, 2023 at 5:30 PM

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**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: 893 1505 5108  
Meeting Link: <https://us02web.zoom.us/j/89315055108>

*\*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. Comprehensive Plan Composition**

- a. Discussion of Preferred Growth Areas and Existing Land Use Map
- b. Discussion of Comprehensive Plan Goals and Objectives

**2. Community Outreach Preparation**

- a. Staff Presentation of Land Use Survey Questions

# Jefferson County Planning Commission

## Work Session



OCTOBER 10,  
2023

# Agenda Items

**Item #1: Comprehensive Plan Composition**

**Item #2: Community Outreach Preparation**

# ITEM #1: COMPREHENSIVE PLAN COMPOSITION

- Discussion of Preferred Growth Areas and Existing Land Use Map
- Discussion of Comprehensive Plan Goals and Objectives

# PREFERRED GROWTH AREAS

## EJ 2035 Description

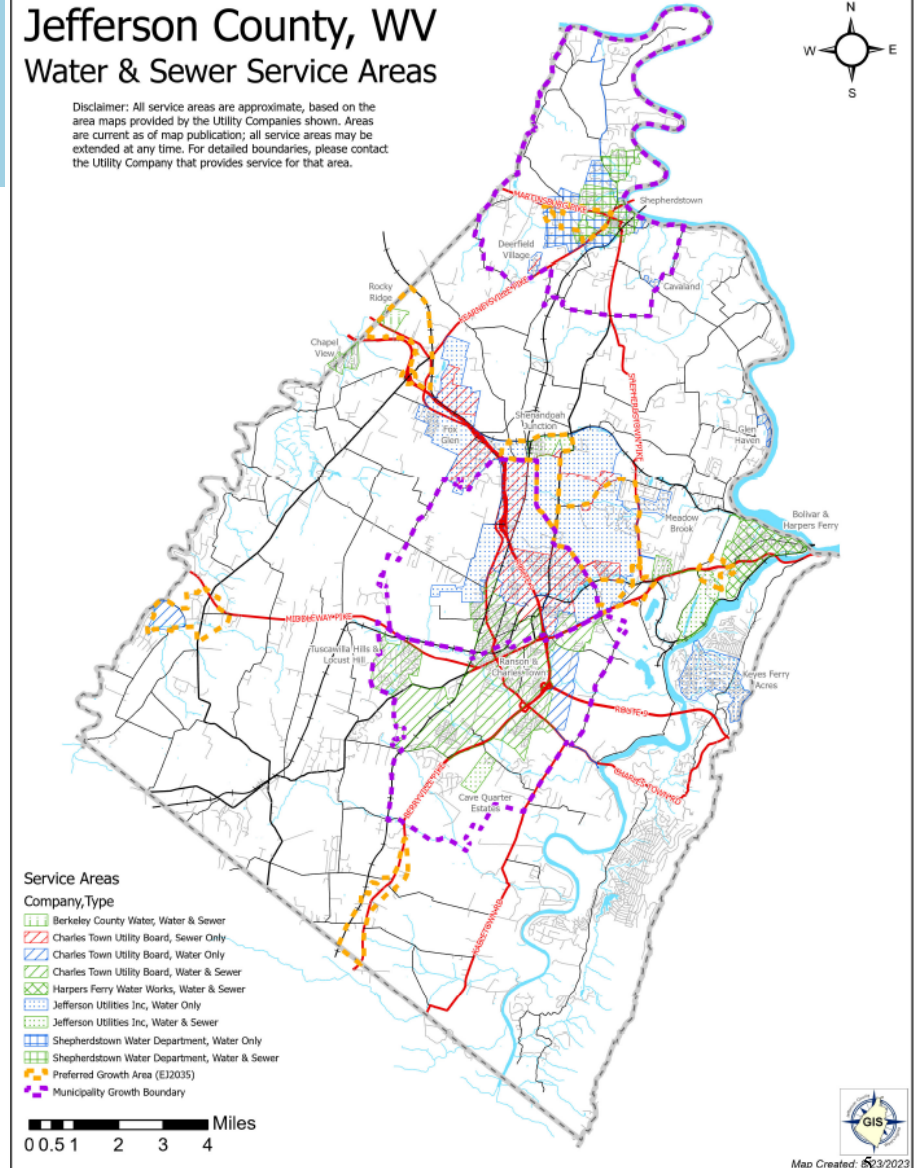
### Preferred Growth Area (PGA)

An area outside of a municipality or approved Urban Growth Boundary depicted on the Future Land Use Guide within which urban level growth is expected to occur and where utilities and services may be reasonably extended to within the next two decades.

Shepherdstown PGA  
US340 East PGA  
US340 South PGA  
Route 9 PGA  
Middleway PGA  
Shenandoah Junction/Schools PGA  
Residential PGA

## 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.



## ITEM #2: COMMUNITY OUTREACH PREPARATION

- Staff Presentation of Land Use Survey Questions

Does Planning Commission have any Survey questions that should be added to the Land Use Survey?

## Land Use Survey

### Community Connections

How do you receive your local news about Jefferson County?

☐ Cable news

☐ County email alerts

☐ Newspaper

☐ Public meetings

☐ Radio

☐ Social media

☐ Word of mouth

If you are interested in a specific topic or item of interest being discussed in the county, what is the best way to interact with Jefferson County policy making decisions?

	Not Effective	Somewhat Effective	Very Effective
Communicate with County Staff	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communicate with Elected Officials	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Participate in Community Information Forums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Serve on Boards and Commissions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Speak during Public Comment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Write in Public Comment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### What public recreation would you like to see more of?

- ☐ Dog parks
- ☐ Fishing spots and river access
- ☐ Hiking and walking trails
- ☐ Jogging and cycling trails
- ☐ Picnic spots and park pavilions
- ☐ Playgrounds
- ☐ Soccer and other field sports
- ☐ Swimming pools and splash pads
- ☐ Tennis and pickleball courts

### The county is considering what type of aquatic center would be best for the community. To afford such a facility, which of the following statements do you most agree with?

- ☐ I would rather have an outdoor aquatic center that is only open during the summer with low fees and small increase to County taxes.
- ☐ I would rather have an indoor aquatic center with a summertime splash pad that is supported by a moderate increase in County taxes and moderate fees with a focus on youth activities and wellness programs.
- ☐ I would rather have an indoor aquatic center that charges high fees and focus on swim teams and classes.
- ☐ I would rather have an indoor and summertime outdoor aquatic center that is supported by higher County taxes and focused on being open all year with youth activities, wellness programs, and swim teams.
- ☐ I would rather not have an aquatic center in Jefferson County and travel out of the county for watersports access.



## Comparison

### Living in Jefferson County

Imagine for a moment you are moving to a rural community. Which of the following settings are preferable?

- ☐ I would like to live on a large lot of land where my neighbors and I can all keep chickens and cows, grow our own gardens, and hunt on my land.
- ☐ I would like to live next to a mixture of other houses and big or small farms where I can see and hear harvest time.
- ☐ I would like to live on a large lot away from farms that use heavy equipment or raise cattle but near open land and forests.
- ☐ I would like to live around other houses or townhouses and be able to drive by active farms when I leave my house.
- ☐ I am not interested in any of the options above.

Imagine for a moment you are moving to a new community. Which of the following settings are preferable?

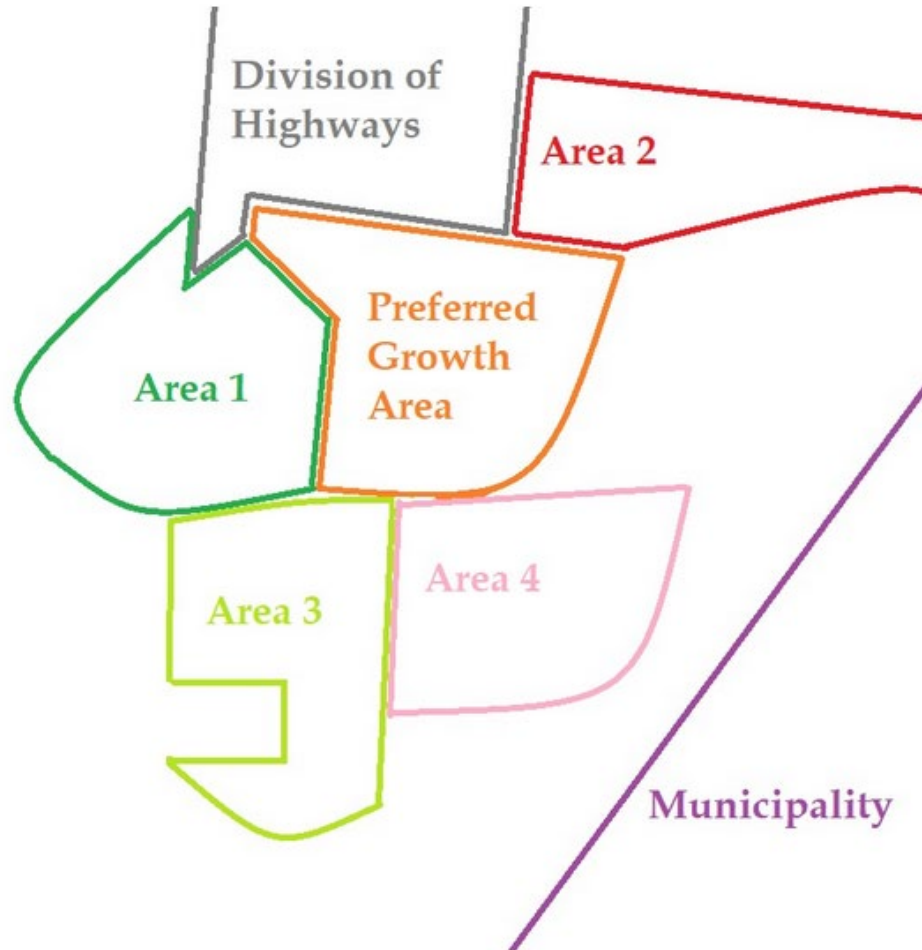
- ☐ I would like to live on a large lot of land where my neighbors and I can all keep chickens and cows, grow our own gardens, and hunt on my land.
- ☐ I would like to live next to a mixture of other houses and big or small farms where I can see and hear harvest time.
- ☐ I would like to live on a large lot away from farms that use heavy equipment or raise cattle but near open land and forests.
- ☐ I would like to live around other houses or townhouses and be able to drive by active farms when I leave my house.
- ☐ I would like to live around other houses and be able to walk to shops and small parks.
- ☐ I am not interested in any of the options above.

How important are each of the following to you?

	Very important	Somewhat important	Not very important	Not at all important
Sidewalks and places to take walks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Being within an easy walk of other places and things in a community, such as shops and parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Being within a short commute to work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Having bus or train service into work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike lanes and paths nearby	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy access to the highway	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining and repairing roads, highways, and bridges	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Preferred Growth Areas

A Preferred Growth Area is outside of a municipality where utilities already exist or can be extended to within the next two decades. Designating a Preferred Growth Area means the County will see new development of businesses and residences in that area.



### Where should future development occur around Kearneysville?

Select all that apply

☐ Area 1

☒ Area 2

☐ Area 3

☐ Area 4

☐ None of the Above

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# DEMOGRAPHIC QUESTIONS

- How old are you?
- How long have you lived in Jefferson County?
- What is the zip code of your place of residence?
- How much income does your household earn in a year?
- Do you commute out of Jefferson County for work or school?
- Email

# What we need from the Planning Commission tonight...

- Future meetings will focus on the Drafting Action Items and the Future Land Use Guide
- When should the Land Use survey be released?

Schedule the 3<sup>rd</sup> Public Input Meeting

## Updates

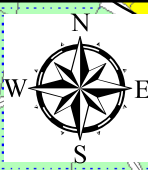
- Staff will begin drafting the text of the Comprehensive Plan Update
- Staff will be conducting follow-up stakeholder meetings regarding Action Items



# November 14, 2023

Next Work Session Meeting

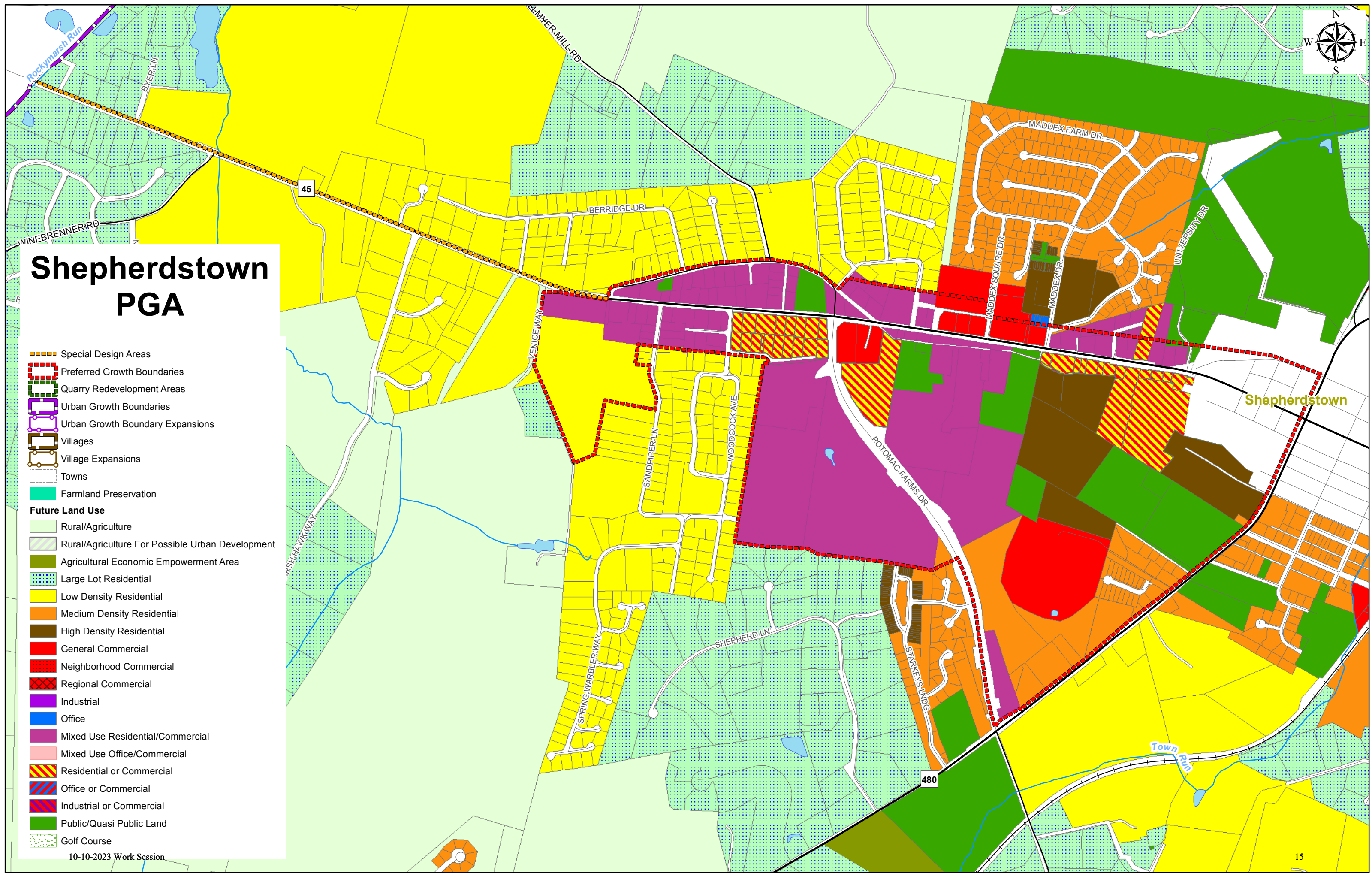




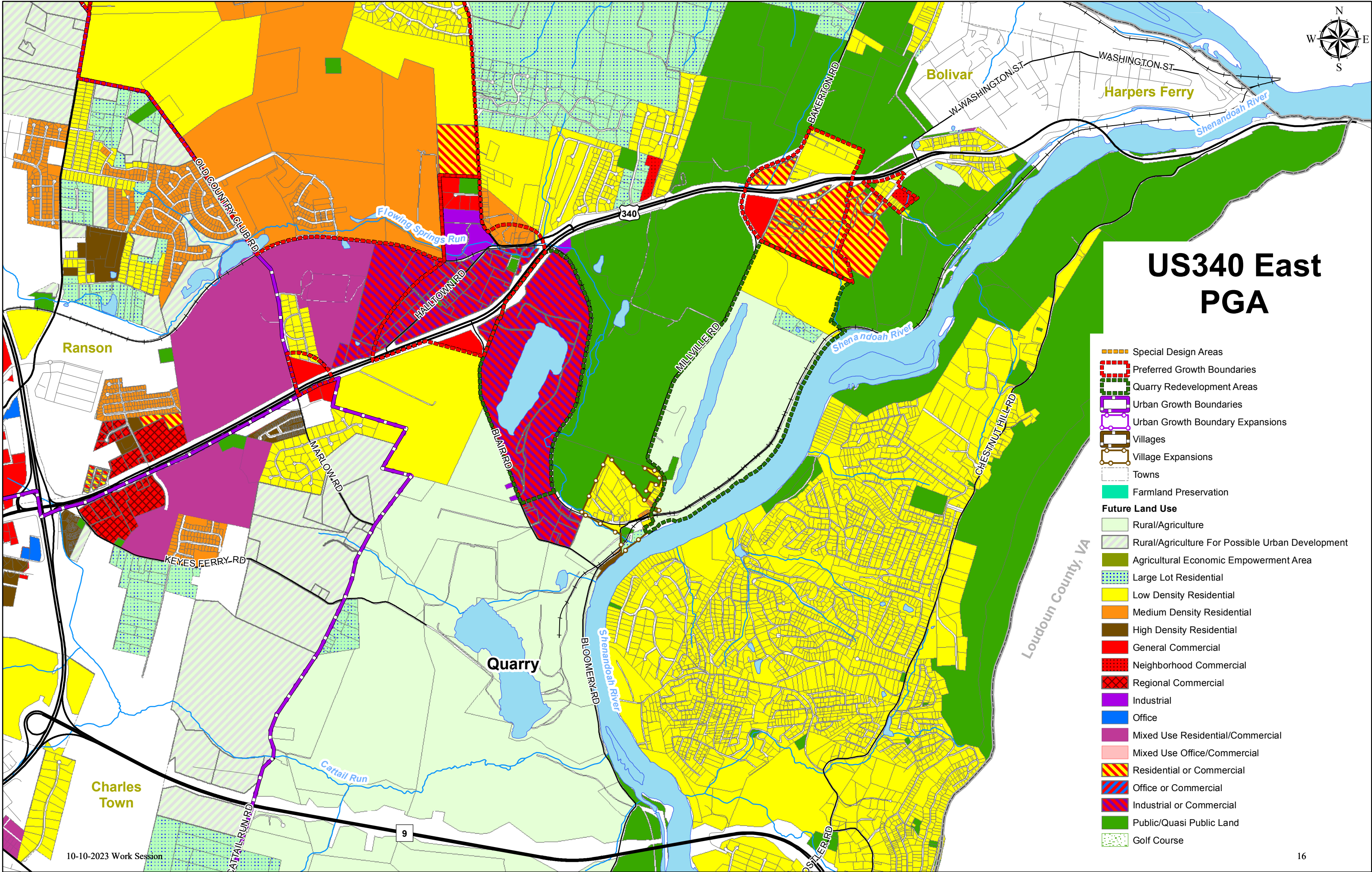
# Shepherdstown PGA

- Special Design Areas
- Preferred Growth Boundaries
- Quarry Redevelopment Areas
- Urban Growth Boundaries
- Urban Growth Boundary Expansions
- Villages
- Village Expansions
- Towns
- Farmland Preservation
- Future Land Use**
- 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

10-10-2023 Work Session



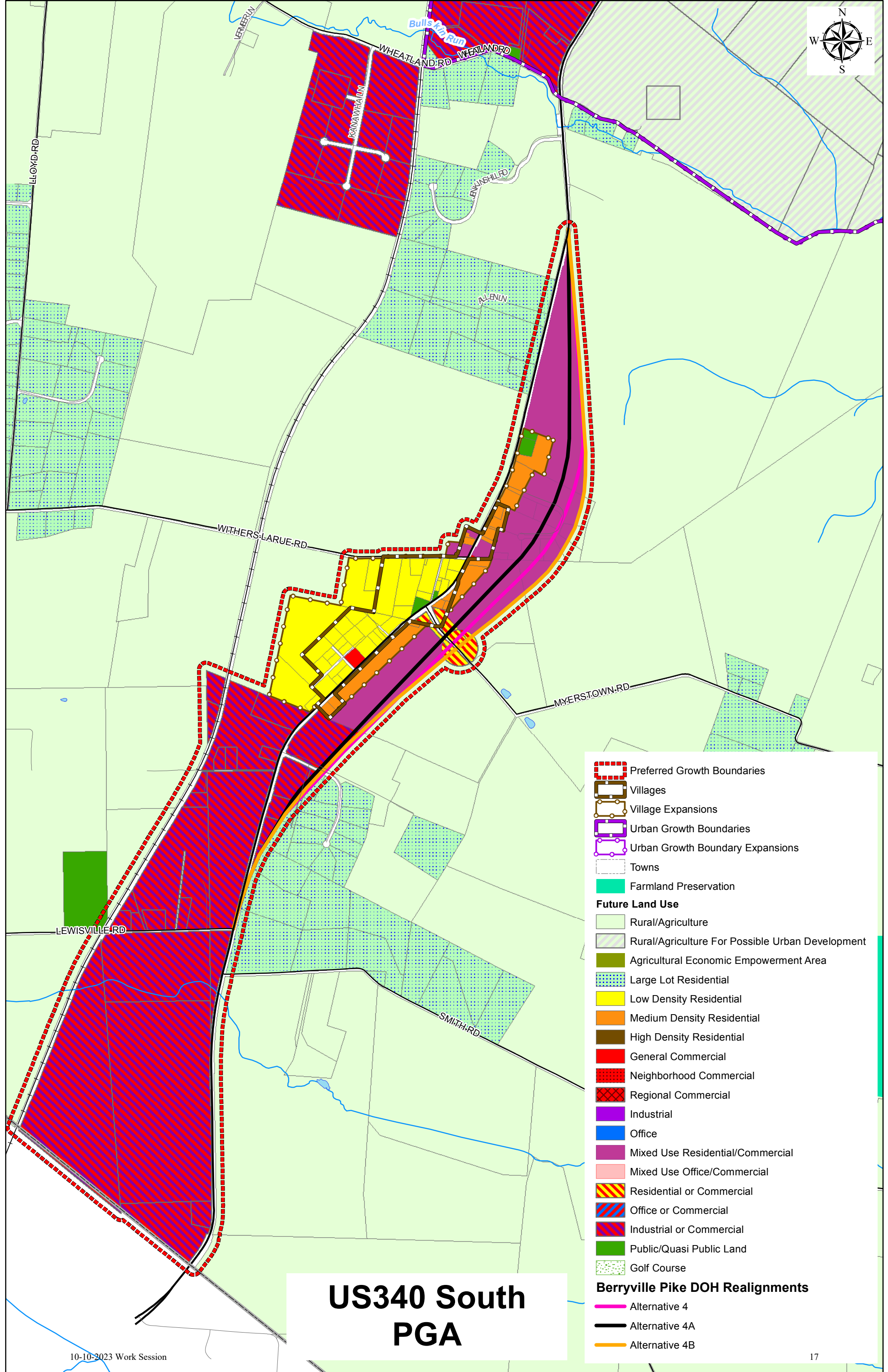




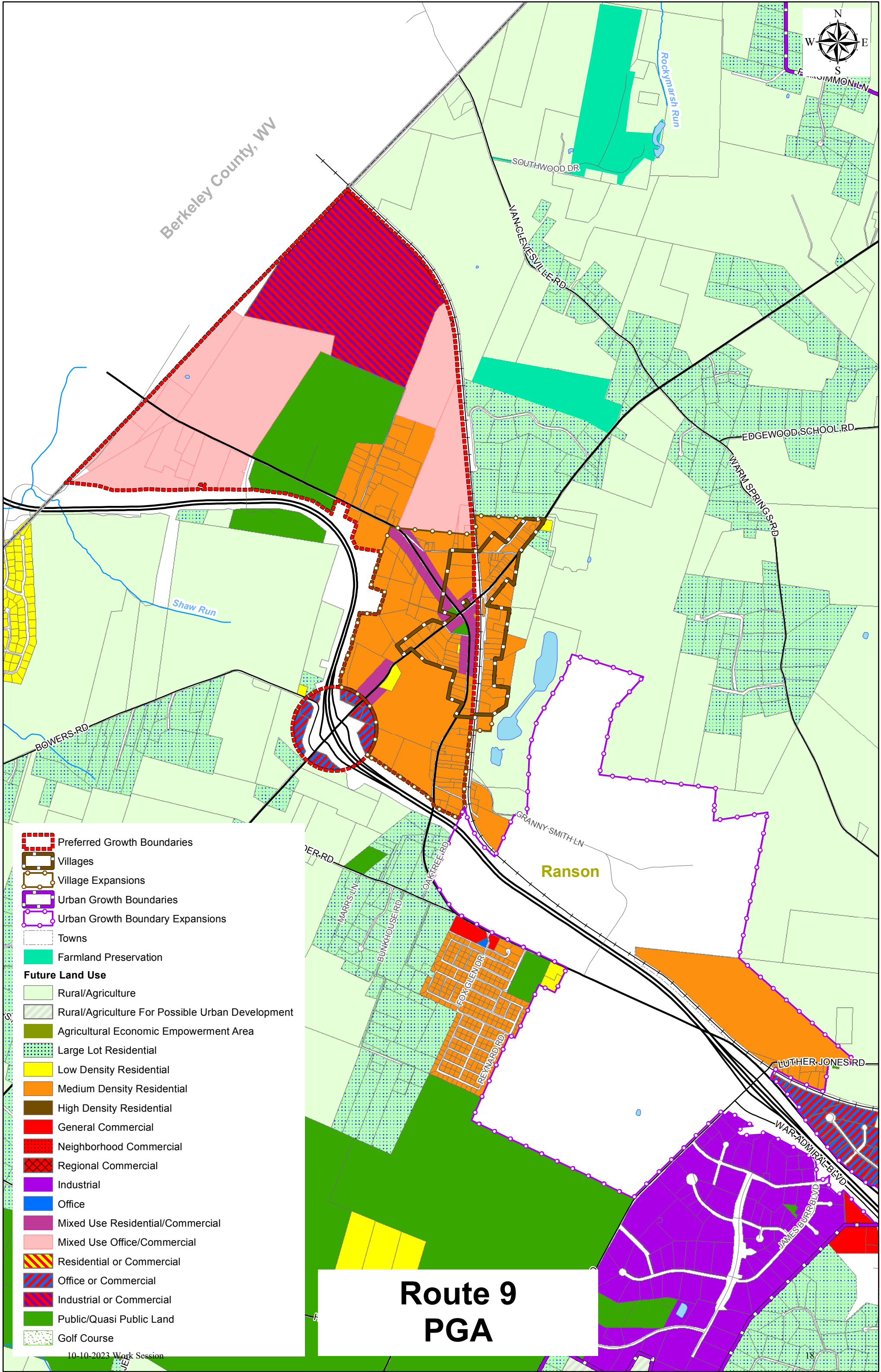
# US340 East PGA

- Special Design Areas
- Preferred Growth Boundaries
- Quarry Redevelopment Areas
- Urban Growth Boundaries
- Urban Growth Boundary Expansions
- Villages
- Village Expansions
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- Future Land Use**
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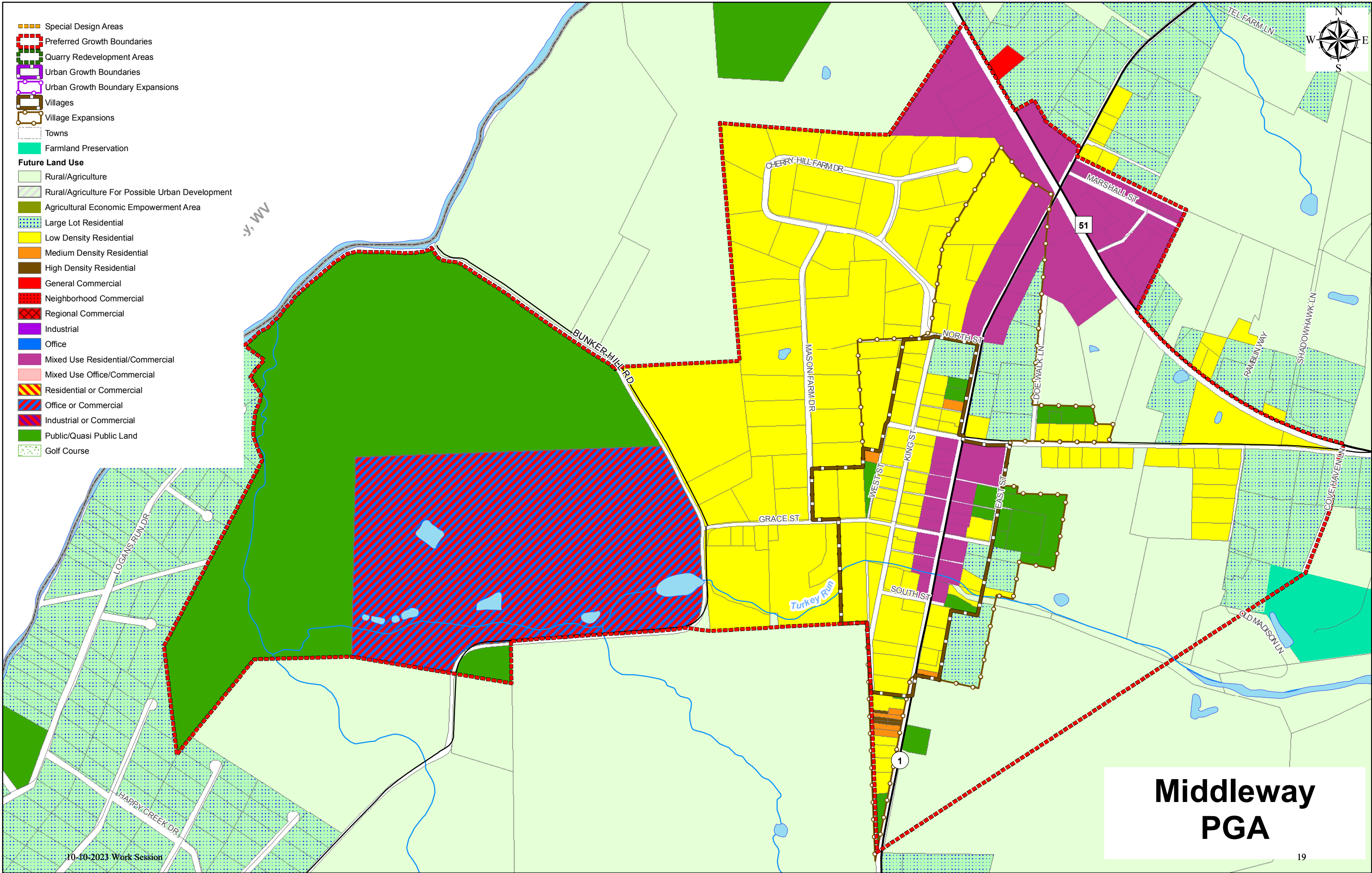








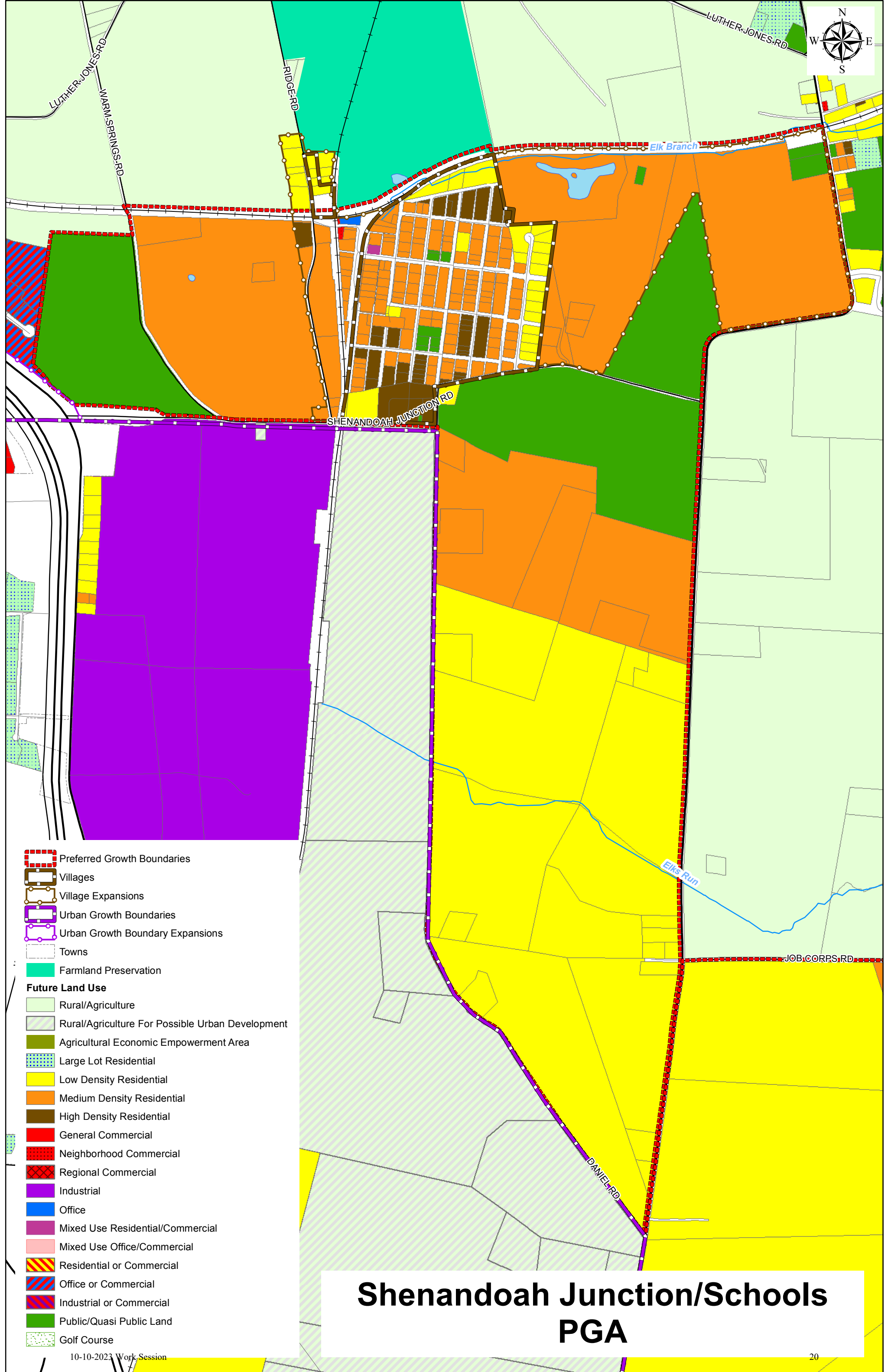




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**Middleway  
PGA**



Preferred Growth Boundaries

Villages

Village Expansions

Urban Growth Boundaries

Urban Growth Boundary Expansions

Towns

Farmland Preservation

**Future Land Use**

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

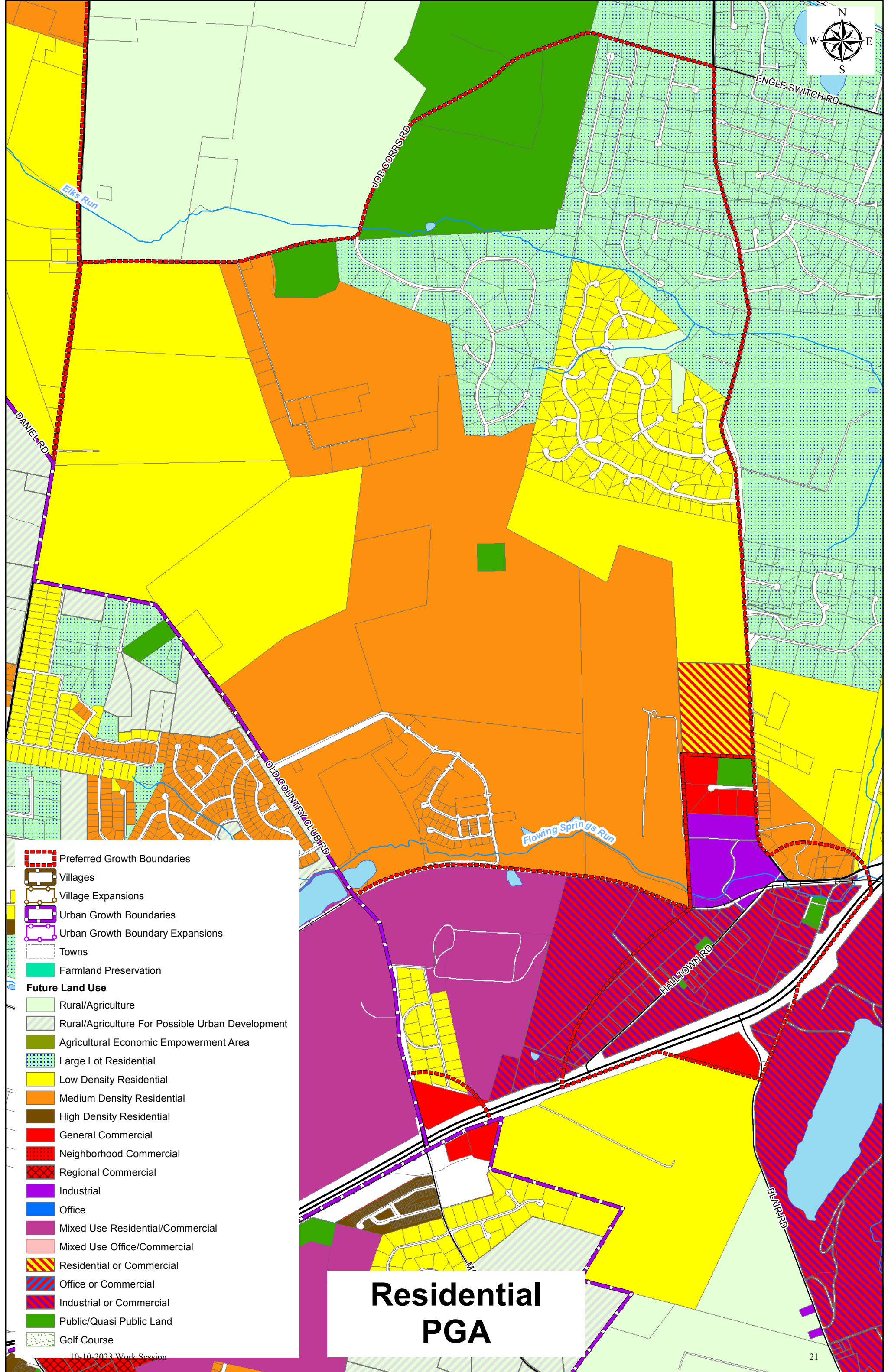
Office or Commercial

Industrial or Commercial

Public/Quasi Public Land

Golf Course





# Residential PGA

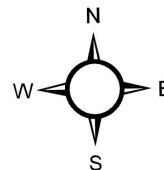
- Preferred Growth Boundaries
- Villages
- Village Expansions
- Urban Growth Boundaries
- Urban Growth Boundary Expansions
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# Jefferson County, WV

## Water & Sewer Service Areas

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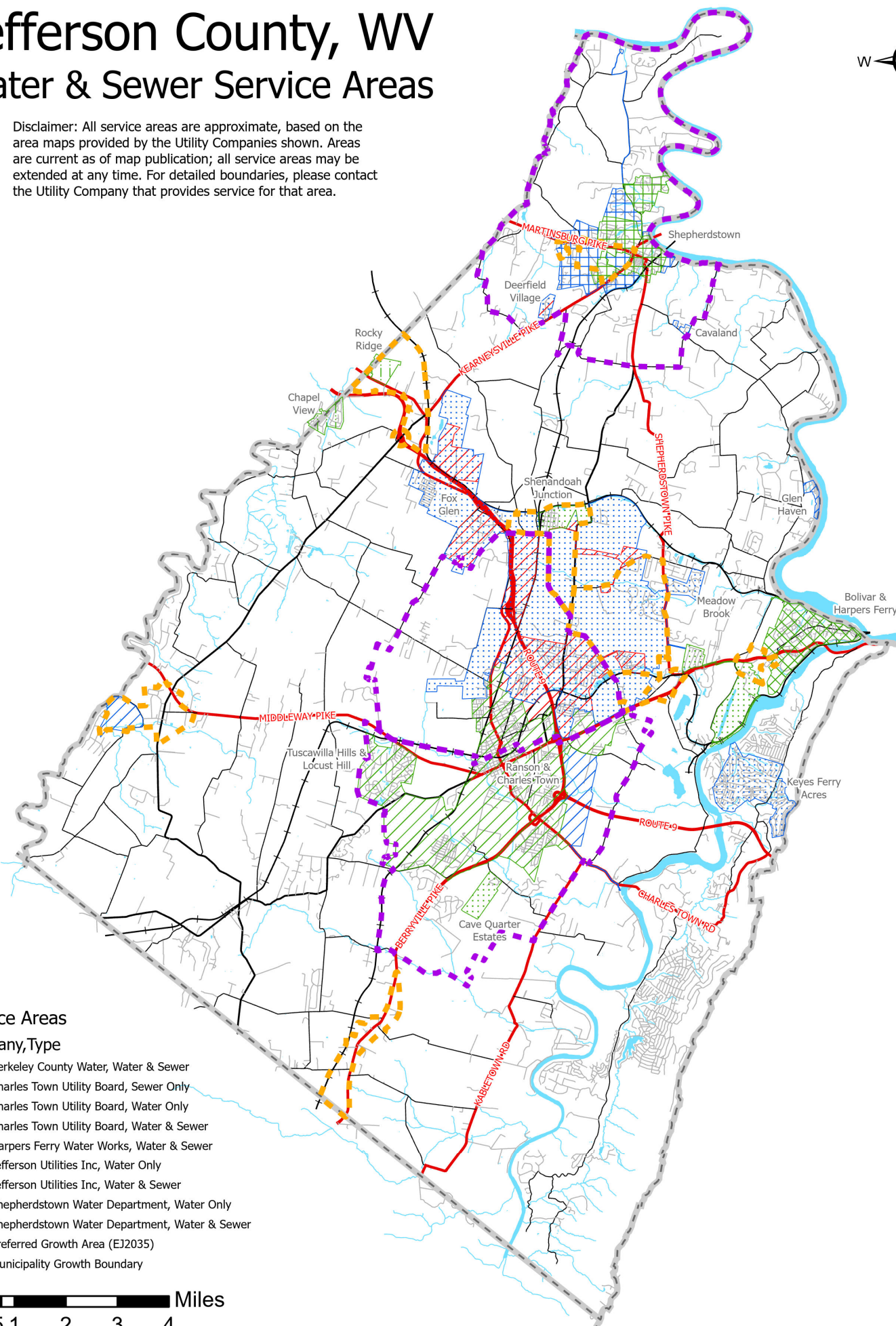
### Service Areas

#### 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

10-16-2023 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?
9/13/2023 1:02	I live in the county	Charles Town	Housing,Transportation,Infrastructure,Economic_Development	Increasing business activity can foster economic growth and help retain revenue within the County, reducing the outflow of funds as residents spend money elsewhere.	Implementing secure infrastructure, such as constructing overpasses, can facilitate growth and mitigate the occurrence of numerous accidents. When developers seek to undertake projects within the County, make it a requirement for them to allocate proffered land for schools or support additional County programs. Ensure that developers contribute to the community by, for instance, establishing ball fields or parks. Embrace thoughtful and strategic planning for the betterment of the community.	Sam Michaels Park
9/18/2023 15:44	I live and work in the county	Charles Town District	Land_Use,Transportation,Infrastructure,Community_Design	Proactive infrastructure development, safer road conditions, and planned, limited development.	Growth is inevitable, but taking the stance of being reactive in services and infrastructure improvements will bottleneck our limited resources and produce a half-baked product. We need detailed assessments to address current gaps, setting of priorities that reflect top community goals, transparent oversight, and two-way communications throughout this process to address current problems and the scalability of their solutions.	Harpers Ferry and surrounding mountain/river views
9/20/2023 0:29	I live and work in the county	Harpers Ferry District	Public_Services,Economic_Development,Environmental,Safety	Overcoming polarization Improved internet access	Sorry had difficulty submitting comments. Forwarded via e-mail. 500 Words included in the body of the e-mail.	Potomac & Shenandoah Rivers
9/21/2023 13:05	I live and work in the county	Charles Town District	Infrastructure,Community_Design,Environmental,Conservation	To create a diverse quality of life for all the residents and businesses. Expect the best of all, especially developers. They should improve the quality of life here, not add to the pollution: air, water, light or noise.	Live Here – Well built, well planned communities with affordable housing. Connecting trails throughout the county. Walkers, bikers and horseback riders.  Work Here – Diverse offering of jobs in businesses, agriculture and tourism. We know the talent is here, but most of it commutes to other jurisdictions.  Play Here - The river, hiking trails, battlefields. More options for youth like indoor pool, movie theatre, bowling alley, indoor Better restaurants and adult activities.	It is all beautiful, but especially the river. We need to improve water quality