



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, November 14, 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: 832 6713 4642
Meeting Link: <https://us02web.zoom.us/j/83267134642>

**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. **Livability Profile**
 - a. Discussion on Land Use Classifications
2. **Comprehensive Plan Composition**
 - a. Continuing Discussion on Comprehensive Plan Format

Office of Planning & Zoning
116 E. Washington Street, P.O. Box 716, Charles Town, WV 25414
Phone Number: 304-728-3228 / Email: planningdepartment@jeffersoncountywv.org
Website: www.jeffersoncountywv.org

Jefferson County Planning Commission

Work Session



NOVEMBER 14,
2023

Agenda Items

Item #1: Livability Profile

Item #2: Comprehensive Plan Composition

ITEM #1: LIVABILITY PROFILE

- Discussion on Land Use Classifications





















RECONCILING ZONING CATEGORIES AND LAND USE CLASSIFICATIONS

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

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

County Zoning Districts

Please note, the number of parcels by zoning district is based on the principal zoning designation of the parcel.

	Acreage by Zoning District	Percent of Acreage by Zoning District	Number of Parcels by Zoning District	Percent of Parcels by Zoning District
Major Industrial	0.00	0.00%	0	0.00%
Light Industrial	42.54	0.03%	1	0.00%
Industrial/Commercial	2583.58	1.91%	233	0.80%
Office/Commercial Mixed-Use	0.00	0.00%	0	0.00%
General Commercial	736.30	0.54%	14	0.05%
Highway Commercial	3.04	0.00%	1	0.00%
Neighborhood Commercial	13.94	0.01%	4	0.01%
Residential/Light Industrial/Commercial	3260.78	2.41%	932	3.20%
Residential Growth	8541.81	6.31%	3772	12.93%
Planned Neighborhood Development	0.00	0.00%	0	0.00%
Rural	109644.60	81.03%	16883	57.88%
Village	618.99	0.46%	685	2.35%
Incorporated Town	9862.86	7.29%	6643	22.77%
Total	135308.44		29168	

RURAL/AGRICULTURAL

Zoning Map

- Rural

Future Land Use Map

- Rural/Agricultural
- Rural/Agricultural For Possible Urban Development
- Agricultural Economic Empowerment Area
- Large Lot Residential

AGRICULTURAL ECONOMIC EMPOWERMENT AREA

Agricultural based Economic Empowerment Area – allowed by CUP:

This is a non-residential subcategory allowed within the Rural District that could be permitted via a CUP. The non-residential CUP process is in keeping with allowing some commercial activity in the Rural District, as discussed above. It is anticipated that the Agricultural based Economic Empowerment Area could be a commercial agricultural hub that may not be on a farm, but focuses on intensively supporting agricultural activity through the value added processing, holistic health and marketing of local goods.

Zoned: Neighborhood Commercial

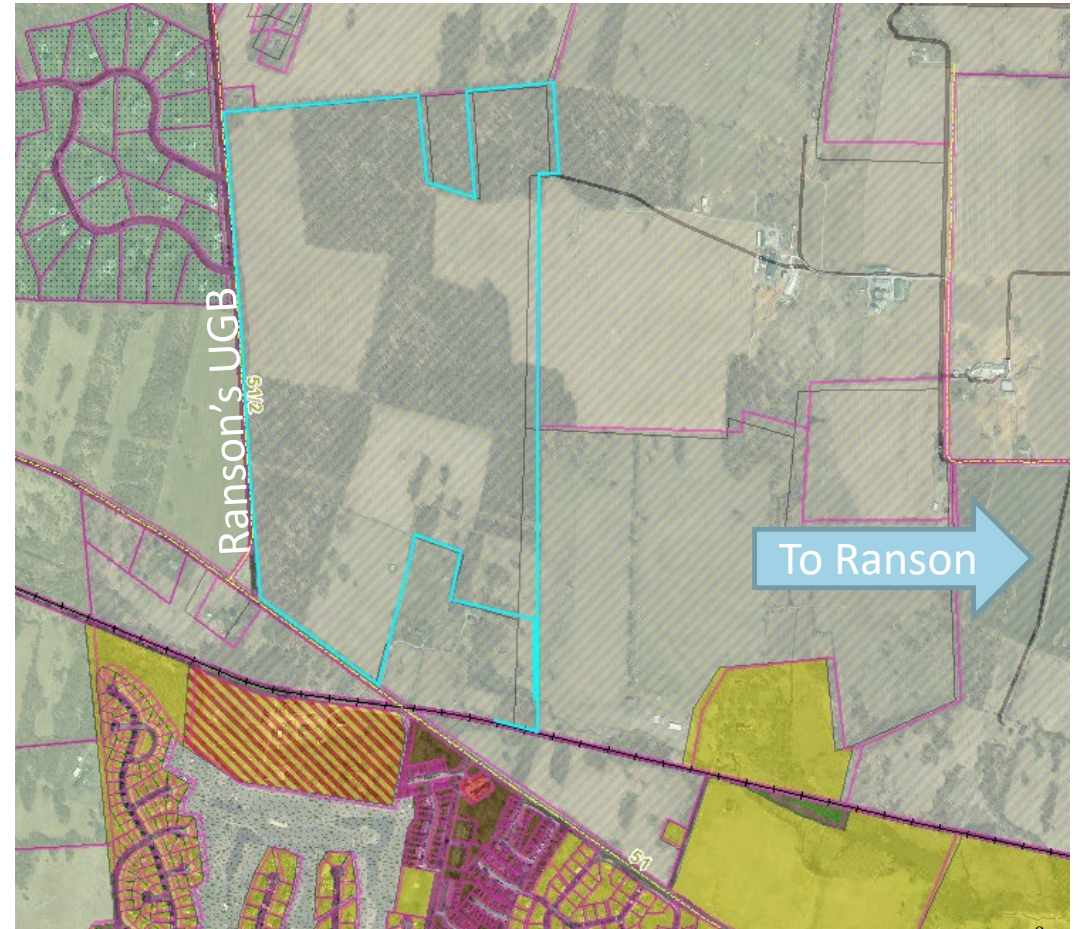


RURAL/AGRICULTURAL FOR POSSIBLE URBAN DEVELOPMENT

-> **FUTURE URBAN AREA**

Goal 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.

Staff recommends that Rural/Agricultural for Possible Urban Development be renamed to Future Urban Area to account for Rural areas within municipal Growth Boundaries.



RESIDENTIAL

Zoning Map

- Residential Growth

Future Land Use Map

- Low Density Residential
- Medium Residential
- High Density Residential
- Golf Course

RECOMMENDED RESIDENTIAL LAND USE MAP CLASSIFICATIONS

Envision Jefferson 2035

Residential Land Uses	Units per acre	Housing types	Public water and sewer
High Density	7 or more	Condominium, apartment development, assisted living facilities	Yes
Medium Density	3 -> 6.99	Duplex, condominium, townhome development	Yes
Low Density	1 -> 2.99	Single family detached, Accessory dwelling unit	Maybe
Large Lot	1-5 acres	Single family detached	No
Rural/Agriculture	5 or more acres	Single family detached	No

2045 Comprehensive Plan Update

Residential Land Uses	Density	Typical Housing types	Public water and/or sewer
Suburban Residential	2 or more units per acre	Townhome, apartment development, assisted living facilities, single family detached	Yes
Rural/Residential	Between one unit per half acre to one unit per 5 acres	Single family detached, Accessory dwelling unit	Maybe
Rural/Agriculture	One unit per 5 or more acres	Single family detached, Accessory dwelling unit	No

COMMERCIAL

Zoning Map

- General Commercial
- Highway Commercial
- Neighborhood Commercial

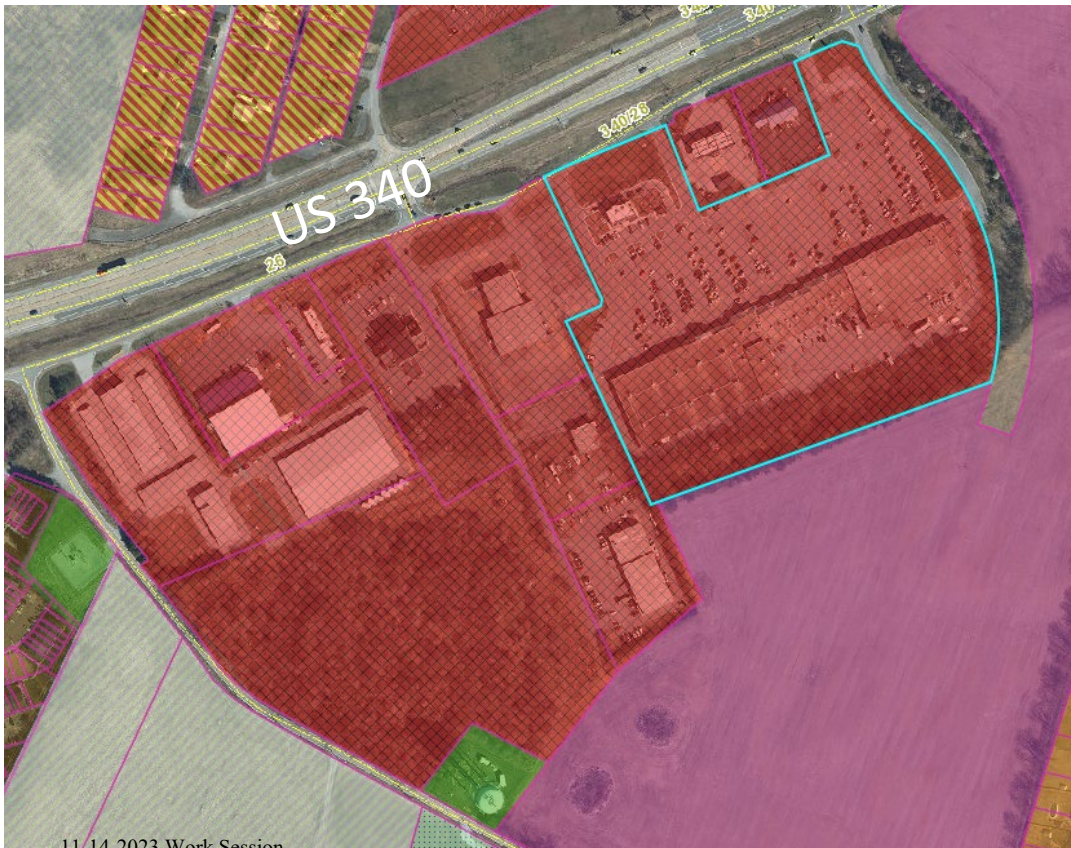
Future Land Use Map

- General Commercial
- Regional Commercial
- Neighborhood Commercial

SIMILAR LAND USE MAP CLASSIFICATIONS

Anything in Regional Commercial can be in General Commercial

General Commercial : **Regional Commercial** : Neighborhood Commercial



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Regional Commercial (RC)

The purpose of this land use category is to provide appropriate locations for high intensity, motor-vehicle oriented commercial uses fronting on major roadways. The uses in this category may be characterized by a broad range of building sizes, which may include large buildings that exceed 50,000 square feet of gross floor area for an individual building and which may have greater impact on surrounding areas as a result of significant truck traffic and other factors. This category may include land uses that are more intensive than other commercial districts and incompatible with nearby adjacent residential uses.

Zoned: Residential/Light Industrial/Commercial

INDUSTRIAL

Zoning Map

- Major Industrial
- Light Industrial
- Industrial-Commercial

Future Land Use Map

- Industrial
- Industrial or Commercial

SIMILAR ZONING DISTRICTS

Major Industrial (MI) District

Purpose. This district is intended to provide sufficient space in appropriate locations for a wide variety of industrial activities. The uses in this district can be served with adequate public or community water and sewerage service, and may be characterized by extensive warehousing, frequent heavy trucking activity, and broader manufacturing activity than would be permitted in the Light Industrial District.

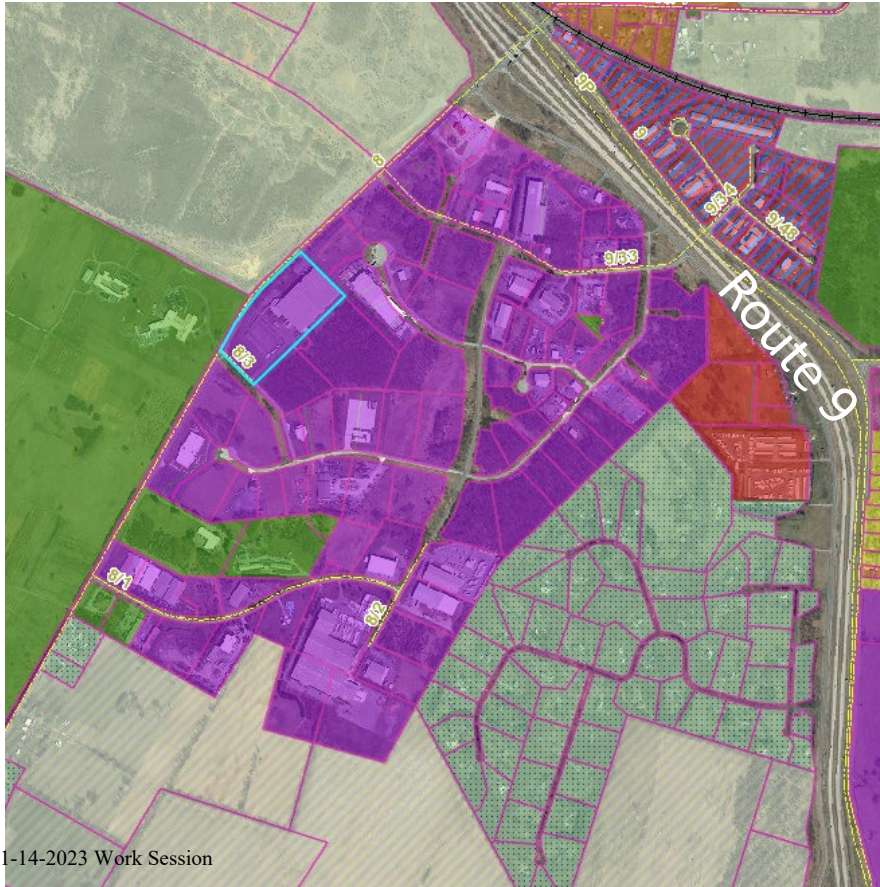
Industrial – Commercial (IC) District

The purpose of this district is to provide locations for manufacturing, processing, and commercial uses which may require extensive transportation and central or public water and sewer services. It is not the purpose of this district to encourage the use of land within the district for retail services; however, it is anticipated that there may be areas or locations where retail services can be reasonably and logically considered due to their relationship with other uses existing within the district, as well as their relationship with the district boundary line or the configuration of the property and the relative scale of the project.

SIMILAR LAND USE MAP CLASSIFICATIONS

Anything in Industrial can
be in Industrial or
Commercial

Industrial or Commercial : **Industrial**



Industrial or Commercial (IC)

This land use classification depicts existing properties zoned Industrial/Commercial District (IC). In some areas, it is anticipated that commercial development may be more probable to occur in this category than the industrial uses. The Zoning Ordinance states that commercial uses are to be incidental to the industrial activity in the IC zone; however, it lists all commercial uses as a principle permitted use in this zone. Therefore, property zoned IC has the zoning entitlement rights to develop as either commercial or industrial. This Plan clarifies that the property shown on the Future Land Use Guide may develop as either commercial or industrial. The commercial uses in this category could be Neighborhood Commercial, General Commercial or Regional Commercial as appropriate for the site, based on the road network and available infrastructure.

Zoned: Industrial/Commercial

FLEX

Zoning Map

- Office/Commercial Mixed-Use
- Planned Neighborhood Development
- Residential-Light Industrial-Commercial
- Village

Future Land Use Map

- Mixed Use Residential/Commercial
- Mixed Use Office/Commercial
- Office or Commercial
- Office
- Residential or Commercial

SIMILAR ZONING DISTRICTS

Neighborhood Commercial (NC) District

Purpose: The purpose of this district is to permit the development of small scale commercial uses in locations where a commercial use of the intensity permitted in the GC District (and not otherwise permitted in the NC District) is not appropriate. Developments in the NC district should be appropriate in scale, designed, landscaped and buffered so as to be compatible with neighboring land uses.

Planned Neighborhood Development (PND) District

1. Encourage flexibility in the development of land in order to promote its most appropriate use;
2. Improve the design, character and quality of new developments;
3. Provide and promote redevelopment and reuse opportunities;
4. Encourage a harmonious and appropriate mixture of uses and/or housing types;
5. Facilitate the adequate and economic provision of streets, utilities and services;
6. Promote safe and convenient travel for pedestrians, bicyclists, transit users, and motorists;
7. Promote connections to adjacent properties, developments, and transportation routes;
8. Preserve critical natural environmental features of the site (including but not limited to wetlands, steep slopes, floodplains, woodlands, watercourses, and karst topography) and scenic features of the site (including but not limited to historic sites, mature trees, open spaces, and agricultural landscapes);
9. Encourage and provide a mechanism for arranging improvements and sites so as to preserve desirable features and to provide transitions between land uses; and
10. Mitigate the problems which may be presented by specific site conditions.

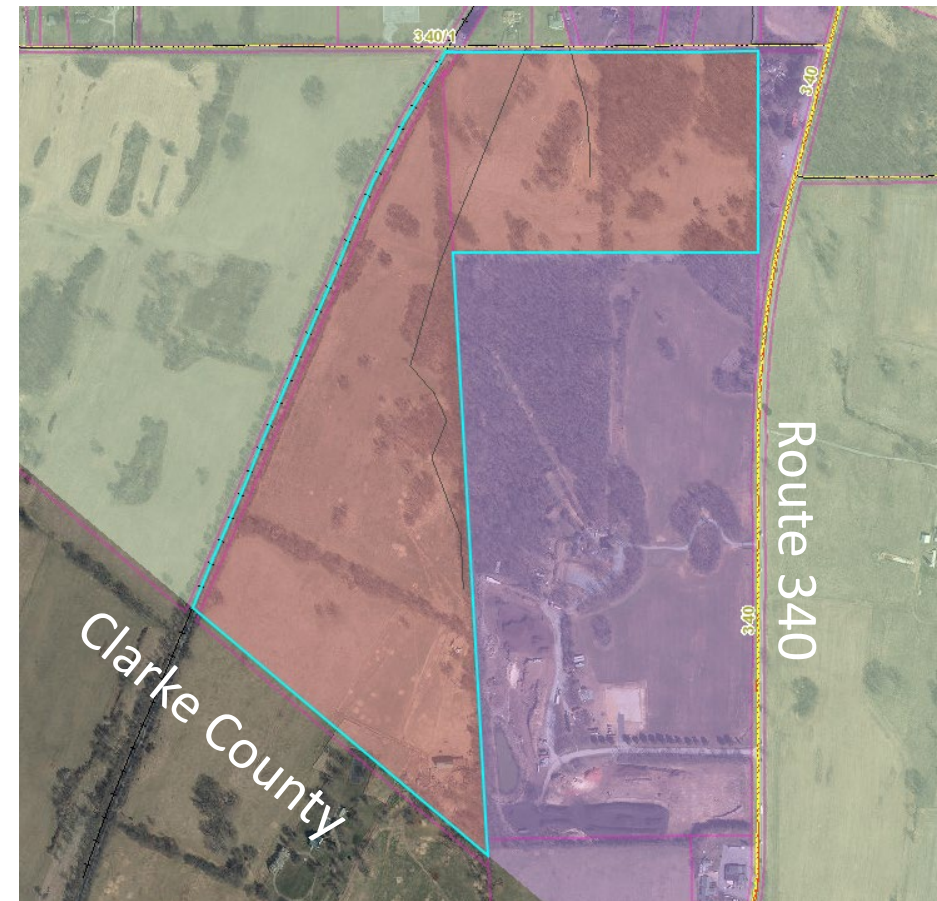
REVISITING RESIDENTIAL-LIGHT INDUSTRIAL-COMMERCIAL (RLIC) DISTRICT

Section 5.8 Residential-Light Industrial-Commercial (R-LI-C) District:

The purpose of this district is to guide high intensity growth into the designated growth area. Light industrial uses are defined in Section 2.2. All other perceived light industrial uses shall be referred to the Jefferson County Development Authority for a recommendation on whether a use is a light industrial or heavy industrial use. The final decision on use classification shall be made by the Zoning Administrator.

The Envision Jefferson 2035 Plan called for no longer using the RLIC district. In the 2035 FLU Guide most districts zoned RLIC were designated as Mixed Use Residential/Commercial or Industrial or Commercial. Since 2014 around 1/3rd of all rezoning's have been to RLIC, serving as a catch all for developers.

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SIMILAR LAND USE MAP CLASSIFICATIONS

Office or Commercial : Office : Mixed Use Office/Commercial

Mixed Use Office/Commercial

This land use category is proposed to create an employment district primarily consisting of office and technology uses, with limited amounts of commercial uses. This will require the development of a new zoning category, intended to provide an opportunity for professional services and business offices, research and development, medical, technology and financial services which could be located where this category is shown on the Future Land Use Guide. A minimum of 80% of the site development is proposed for office uses, with a maximum of 20% commercial activity, intended to support the office uses.

Office or Commercial

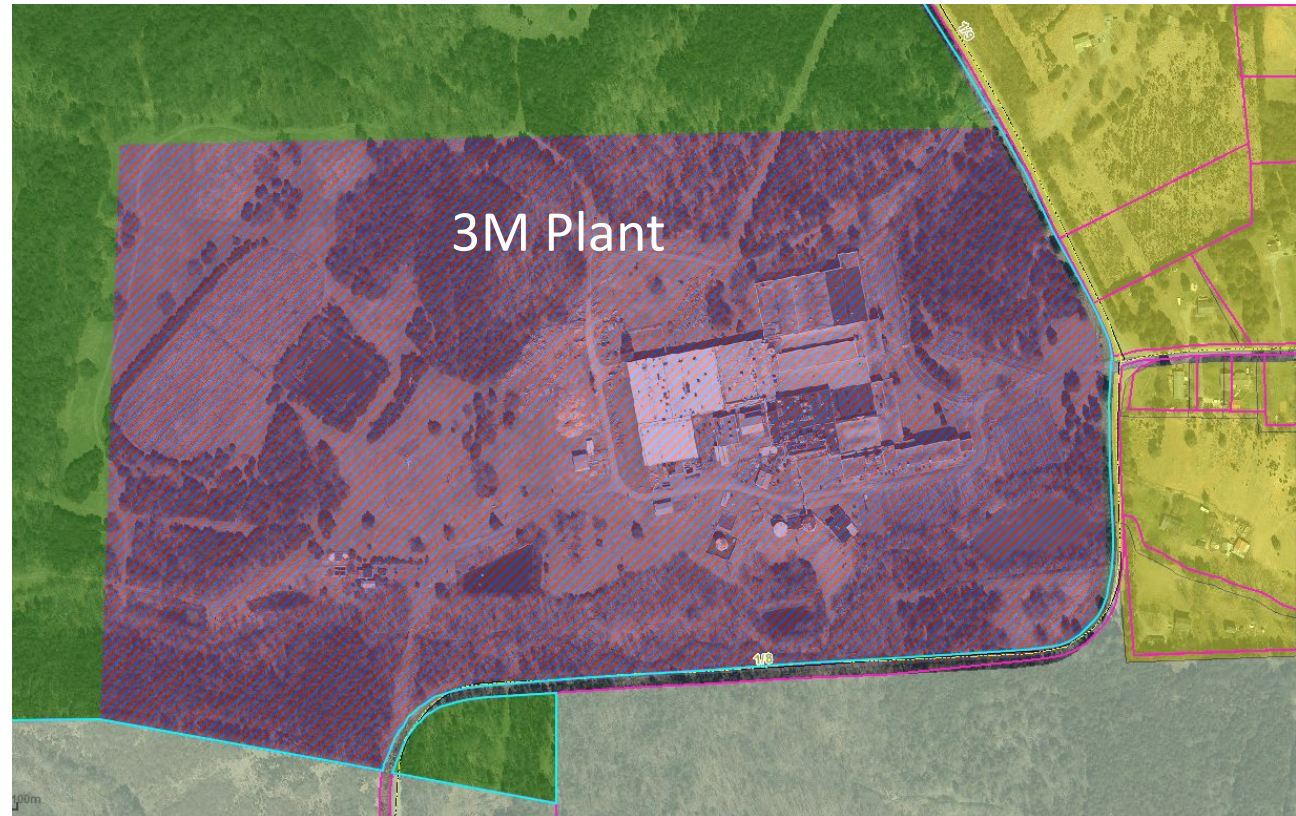
The Future Land Use Guide depicts only one location for this land use category, at Route 1/Route 9 interchange. It is anticipated that there may be options for office uses in addition to typical interchange commercial activity in this location.



SIMILAR LAND USE MAP CLASSIFICATIONS

Office or Commercial : Office : Mixed Use Office/Commercial

The Office or Commercial designation is separate from the Office use and the Mixed Use Office/Commercial use.



FLOATERS

Zoning Map

- Public/Quasi-Public Land(in Legend)

Future Land Use Map

- Farmland Preservation
- Public/Quasi-Public Land

FARMLAND PRESERVATION -> CONSERVATION AREA

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

- i. Financially support county conservation agencies including but not limited to the Farmland Preservation Board and Historic Landmarks Commission.

Staff recommends that Farmland Preservation be renamed to Conservation Area to account for Historic Preservation



FULL STAFF RECOMMENDATIONS

Zoning Map

- Major Industrial(Recommend removal)
- Planned Neighborhood Development(Recommend removal)
- Neighborhood Commercial(Recommend adjust to adopt parts of Planned Neighborhood Development)
- Residential-Light Industrial-Commercial(Recommend adjustments to make future rezoning's utilize other districts)

Future Land Use Map

- Agricultural Economic Empowerment Area(Recommend removal)
- Rural/Agricultural for Possible Urban Development(Recommend rename)
- Residential Classifications(Recommend consolidation)
- Regional Commercial(Recommend removal)
- Industrial(Recommend removal)
- Office(Recommend removal)
- Mixed Use Office/Commercial(Recommend removal)
- Farmland Preservation(Recommend rename)

PROPOSED NEW DISTRICTS AND CLASSIFICATIONS

Zoning Map

- Light Industrial
- Industrial/Commercial
- Office/Commercial Mixed-Use
- General Commercial
- Highway Commercial
- Neighborhood Commercial
- Residential-Light Industrial-Commercial
- Residential Growth
- Rural
- Village

Future Land Use Map

- Rural/Agriculture
- Rural/Agricultural for Possible Urban Development
- Rural Residential
- Suburban Residential
- General Commercial
- Neighborhood Commercial
- Mixed Use Residential/Commercial
- Residential or Commercial
- Office or Commercial
- Industrial or Commercial
- Public/Quasi Public Land
- Golf Course
- Conservation Area

ITEM #2: COMPREHENSIVE PLAN COMPOSITION

- Continuing Discussion on Comprehensive Plan Format

MAPS FOR THE COMPREHENSIVE PLAN UPDATE

Envision Jefferson 2035 List of Maps	Draft Envision Jefferson 2035 List of Maps Status
2014 Zoning Map	2024 Zoning Map (To be included)
Future Land Use Guide	2045 FLU Map (In Progress)
Future Land Development Map	Recommend Removal
Charles Town Urban Growth Boundary	(In progress with FLU Map)
Ranson Urban Growth Boundary	(In progress with FLU Map)
Shepherdstown Preferred Growth Area	(In progress with FLU Map)
US 340 East Preferred Growth Area	(In progress with FLU Map)
US 340 South Preferred Growth Area	(In progress with FLU Map)
Route 9 Preferred Growth Area	(In progress with FLU Map)
Middleway Preferred Growth Area	(In progress with FLU Map)
Shenandoah Junction / School Based Preferred Growth Area	(In progress with FLU Map)

Residential Preferred Growth Area	(In progress with FLU Map)
Jefferson County Village Map	To be included
General Reference Map with Soils Classification and Planning Boundaries	Recommend Removal
Major and Minor Subdivisions	To be included
Minor and Conventional Subdivisions	Recommend Removal
Highway Problem Areas	Updated and complete
Roadway Classification Map	Complete
Hydrologic Map	To be updated
Regional Parks and Trails	To be updated
Regional Transportation Area Map	Recommend to be included
Jefferson County Pedestrian and Bike Path Map	Recommend to be made

What we need from the Planning Commission tonight...

- Does Planning Commission agree to include the Staff recommended changes to the Zoning Districts and Future Land Use Map Classifications in the Comprehensive Plan Update?
- Future meetings will focus on drafting Action Items and the Future Land Use Guide
- Next Public Input Meeting is on January 23rd at Jefferson High School. Staff would like to discuss the Future Land Use Map and potential Zoning changes

Are any additional maps needed or considered essential to be included?

Updates

- Next meeting will have the results of the Envisioning Jefferson in 2045 Survey
- Park Engagement Study is in the packet



December 12, 2023

Next Work Session Meeting



Appendix G - Land Use Map Classifications

The following land use classifications, utilized on the Existing Land Use Map and Future Land Use Guide, are intended to provide guidance to the Planning and County Commissions when considering owner-initiated zoning map amendments (rezoning requests). While some of the land use classifications may result in new zoning categories, this is not a comprehensive list of possible zoning districts.

Housing Densities, Mixed Use, Commercial and Industrial Definitions

To assist with understanding the residential density criteria, an acre of land is 43,560 square feet.

High Density Residential

This land use category allows for seven units or more per acre and depicts land occupied by a condominium, townhome, apartment development, residential care and/or assisted living facilities. This type of land use would be required to be served by a public water and sewer system.

Medium Density Residential

This category is defined as three units per acre to 6.99 units per acre and reflects land occupied by a single development or a mixture of densities and housing types, including single-family detached, duplex, condominium, or townhome development. This type of development pattern would be required to be served by a public water and sewer system.

Low Density Residential

This land use category reflects land occupied by a single family residential development, with a density of one unit per acre to 2.99 units per acre. Lots in this category may be served by either on-site well and septic systems or a public water and sewer system as the number of units per acre increases.

Large Lot Residential

Lots in this category reflect land occupied by estate-type lots where there is one home on a lot which is between one acre and five acres in size. Large Lot Residential lots are primarily served by on-site well and septic systems. Residential cluster developments in the Rural District would be defined as large lot residential.

Rural/Agriculture

This land use category reflects land occupied by lots greater than five acres. Found within this classification are single family uses and working agricultural operations. As a right-to-farm state, it should be acknowledge that agricultural activities can be intensive and have off-site impacts such as noise, dust and odors. The Rural/Agricultural area is nearly exclusively served by on-site well and septic systems. It is anticipated that additional “non-traditional” farming activities and/or rural uses will be started and/or expanded to assist in creating more financially viable farms. This

Plan also recommends amending the Zoning and Land Development Ordinance to eliminate the Land Evaluation Site Assessment (LESA) system and to modify the Conditional Use Permit (CUP) process for non-residential projects in the Rural district. Rural residential cluster developments are also allowed in this category; however the cluster lots may be classified as large lot residential.

Vocational and/or Training Facility for Adults

Within the Rural/Agricultural District is a permitted land use of “Vocational and/or Training Facility for Adults”. This text recognizes an existing facility, but the map depicts this use as Rural/Agricultural. The land use activity anticipated to be conducted in this use is a specialized or accredited instructional establishment that provides on-site training or education in business, commercial, and/or trade skills. In the Rural District, this land use is required to be conducted in a campus setting, and may include classroom buildings, dormitories, cafeterias, gymnasiums (whose use is limited to the students, participants and instructors at said school or training facility), and administrative buildings.

Agricultural based Economic Empowerment Area – allowed by CUP

This is a non-residential subcategory allowed within the Rural District that could be permitted via a CUP. The non-residential CUP process is in keeping with allowing some commercial activity in the Rural District, as discussed above. It is anticipated that the Agricultural based Economic Empowerment Area could be a commercial agricultural hub that may not be on a farm, but focuses on intensively supporting agricultural activity through the value added processing, holistic health and marketing of local goods.

Commercial

The term “commercial” is a rather broad term, including retail and services that could range from small local neighborhood business to big box retailers. Defined below are some general types of commercial activity that could be found in this category and which could be considered for additional zoning categories. This is not a comprehensive list; there could be similar districts with different names that are desired to promote the land use recommendations found in this Comprehensive Plan. If the following category names are not adopted as zoning districts, the adopted zoning district that most closely resembles the following land use category shall adhere to the principles outlined.

Neighborhood Commercial (NC)

The purpose of this category is to permit the development of small scale commercial uses which serve the convenience needs of residential neighborhoods immediately adjacent to or within walking distance of the commercial use. Developments in the NC category should be scaled, designed, landscaped and buffered so as to be compatible with neighboring land uses. In keeping with the scale of a neighborhood, such buildings should be less than 3,000 square feet footprint. Residential uses could be permitted on upper floors.

General Commercial (GC)

The purpose of this land use category is to provide for general destination business uses which provide a broad range of commercial products and services necessary for large regions. The uses in this category may be characterized by larger buildings, more intensive commercial activity, and more vehicular traffic than would be permitted for uses in the NC district. This category is intended to for individual structures less than 50,000 square feet and could include more than one structure.

Regional Commercial (RC)

The purpose of this land use category is to provide appropriate locations for high-intensity, motor-vehicle oriented commercial uses fronting on major roadways. The uses in this category may be characterized by a broad range of building sizes, which may include large buildings that exceed 50,000 square feet of gross floor area for an individual building and which may have greater impact on surrounding areas as a result of significant truck traffic and other factors. This category may include land uses that are more intensive than other commercial districts and incompatible with nearby adjacent residential uses.

Mixed Use Residential/Commercial Development

This land use category reflects areas which are intended to support the mixing of residential and commercial uses. This land use classification should result in the creation of a new zoning district that would permit this activity, with a mandatory mix of uses to be determined through the zoning text amendment process. As shown on the Future Land Use Guide, any rezoning to the Residential-Light Industrial-Commercial (R-LI-C) or a new zone that permits these uses shall have a mandatory mix of these uses.

For developments not fronting on a four lane road, the uses recommended within the Highway Commercial (HC) land use category are not permitted in the commercial uses permitted in the Mixed Use Residential/Commercial Development. The purpose of the mixed use residential/commercial development is to:

1. encourage flexibility in the development of land to promote its most appropriate use.
2. improve the design, character and quality of new developments.
3. provide and promote redevelopment and reuse opportunities.
4. encourage a harmonious and appropriate mixture of uses and/or housing types.
5. facilitate the adequate and economic provision of streets, utilities and city services.
6. preserve critical natural environmental and scenic features of the site.
7. encourage and provide a mechanism for arranging improvements and sites so as to preserve desirable features and to provide transitions between land uses.
8. mitigate the problems which may be presented by specific site conditions.

Residential or Commercial

This land use classification reflects properties zoned Residential-Light Industrial-Commercial (R-LI-C) where it may be more likely that residential or commercial development would occur. However, the property is still zoned R-LI-C and has the zoning entitlement right to utilize light industrial uses. The intensity that is permitted in the Highway Commercial is not appropriate in this land use class.

Mixed Use Office/Commercial

This land use category is proposed to create an employment district primarily consisting of office and technology uses, with limited amounts of commercial uses. This will require the development of a new zoning category, intended to provide an opportunity for professional services and business offices, research and development, medical, technology and financial services which could be located where this category is shown on the Future Land Use Guide. A minimum of 80% of the site development is proposed for office uses, with a maximum of 20% commercial activity, intended to support the office uses.

Office or Commercial

The Future Land Use Guide depicts only one location for this land use category, at Route 1/Route 9 interchange. It is anticipated that there may be options for office uses in addition to typical interchange commercial activity in this location.

Industrial

As noted below, properties with the existing Industrial/Commercial zoning are shown on the Future Land Use Guide as “Industrial or Commercial”. Additionally, there are two general land use classifications for industrial uses that are recommended to be created as new zoning districts; one is light industrial and the second is major/heavy industrial. Incidental and support commercial uses should be permitted as incidental to the industrial uses in these future zones. These uses are addressed below, but are shown as “industrial” on the Future Land Use Guide.

Light Industrial (LI)

The purpose of this land use classification is to provide locations for lighter manufacturing processes which are not as intensive or extensive as those included in the Major Industrial category and which can be served with adequate public water and sewer service. In this district, most manufacturing is composed of processing or assembly of previously processed materials.

Major/Heavy Industrial (MI)

This category is intended to provide sufficient space in appropriate locations for a wide variety of more intensive industrial activities. The uses in this group must be served with adequate public water and sewer service, and may be characterized by extensive warehousing, frequent heavy trucking activity, and broader manufacturing activity than would be permitted in the Light Industrial district.

Industrial or Commercial

This land use classification depicts existing properties zoned Industrial/Commercial District (IC). In some areas, it is anticipated that commercial development may be more probable to occur in this category than the industrial uses. The Zoning Ordinance states that commercial uses are to be incidental to the industrial activity in the IC zone; however, it lists all commercial uses as a principle permitted use in this zone. Therefore, property zoned IC has the zoning entitlement rights to develop as either commercial or industrial. This Plan clarifies that the property shown on the Future Land Use Guide may develop as either commercial or industrial. The commercial uses in this category could be Neighborhood Commercial, General Commercial or Regional Commercial as appropriate for the site, based on the road network and available infrastructure.

Villages and Village Expansion Area

The villages and village expansion area is intended to follow the form and scale found in the existing villages. These areas are not intended to be typical suburban strip commercial development. Village and village expansion areas are intended to support the existing core of the village and to create a viable residential and commercial village area. It is envisioned that this level of development would encourage the provision of a central water and/or sewer system to the village and village expansion area. Where the village and village expansion area is shown on the Future Land Use Guide, the form and scale of the structures and site development shall be in keeping with the existing village form. Regardless of the zoning in the villages and village expansion area, the form and scale of the villages shall be adhered to.

Public/Quasi-Public Uses

This land use category reflects land occupied by a number of non-profits and governmental agencies. It includes churches, cemeteries, water towers, utility substations, city, county, state and federal lands, parks, and schools. Of these, the municipal, state and federal entities are exempt from processing through local land use regulations. There are no future sites for this land use type depicted on the Future Land Use Guide.

ARTICLE 5: DISTRICT ESTABLISHMENT; ZONING MAPS; DISTRICT BOUNDARIES; DISTRICT REGULATIONS

Section 5.1 Establishment of Districts¹

For the purpose of this Ordinance, all land within the County, exclusive of the incorporated towns, is hereby designated as one of the following zoning districts:

RG	Residential Growth District
I-C	Industrial-Commercial District
R	Rural (Agricultural) District
R-LI-C	Residential-Light Industrial-Commercial District
V	Village District ²³
NC	Neighborhood Commercial ²⁷
GC	General Commercial ²⁷
HC	Highway Commercial ²⁷
LI	Light Industrial ²⁷
MI	Major Industrial ²⁷
PND	Planned Neighborhood Development ²⁷
OC	Office / Commercial Mixed-Use ²⁷

Section 5.2 Boundaries of Districts

Unless otherwise indicated on the zoning district maps, the boundary lines of the districts shall follow lot lines, centerlines of streets, alleys, corporate limit lines, or centerlines of waterways as existing at the time of the adoption of this Ordinance.

Section 5.3 District Maps

The districts shall be of the size and shape shown on the Jefferson County Zoning Maps and shall hereby be made a part of this ordinance. A copy of the said maps shall be signed by the County Commissioners upon the adoption of these regulations and recorded within the Courthouse.

The Jefferson County zoning layer is parcel-based, maintained in a Geographic Information System (GIS), and shall be the basis for the County's official zoning map. Within 30 days of final County Commission action on a zoning map amendment, GIS/Addressing staff will update the digital zoning layer and make the new data available online.²³

On an annual basis, in December, and within 30 days of final County Commission action on a zoning map amendment, a new zoning map will be printed which includes the most up to date base layer data, all approved zoning designations since the last printed map, and an effective date, certified by the President of the County Commission, filed with the County Clerk's office, and a copy provided to the Planning Commission. This annual map update shall not require a public hearing and such certification shall occur administratively.²³

Section 5.4 Residential Growth (RG) District

The Residential Growth District is intended to provide for a variety of residential uses and densities which can be supported by central or public water and sewer and adequate roadways and services. This district encourages areas of commercial growth proposed as an appropriate and compatible integrated part of a residential development in conformance with Section 5.4C of this Ordinance.³²

The following regulations govern development within the Residential Growth District.

A. Principal Permitted and Conditional Uses^{23,27, 32}

1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.^{27, 32}
2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.^{27, 32}

B. Minimum Lot Area, Height, and Yard Requirements

1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance. The minimum lot area requirements are based on the availability of central or public water and sewer facilities and West Virginia Board of Health regulations.^{23, 27}
2. When computing the dwelling unit yield for a parcel of land, use the total area of parcel minus (1) lands contained in a wetland and (2) hillside lands to be retained in a natural, undisturbed condition as provided for in the Jefferson County Subdivision and Land Development Regulations. The balance square footage between the ADU (Area per Dwelling Unit) and the MLA (Minimum Lot Area) shall not include land set aside in a Sensitive Natural Area, Buffer to a Sensitive Natural Area, land qualifying as Hillside development or a 100 Year Flood Plain.^{5,23, 27}
3. All detached accessory structures under 144 square feet in size shall have a setback of 6'.²⁷

C. Commercial Services in Residential Developments²³

1. Commercial services may be included in a residential development providing the commercial uses are intended to serve the residential community proposed and shall relate well to residential areas in terms of pedestrian and vehicular circulation.
2. The gross area for commercial uses shall not exceed 5 acres or 10 percent of the gross tract area, whichever is less.
3. Commercial uses shall not be built or established prior to the residential development unless built in phases consistent with phasing of the residential construction.
4. These uses shall be located within the interior of the project.
5. Commercial uses shall be subject to the Conditional Use Permit process as outlined in Section 6.3 of this Ordinance. Any proposed commercial use that is served from a road that is proposed to be located on the perimeter of the project or on a State Road shall be required to be considered as a part of the Conditional Use Public Hearing process.^{5, 32}

D. Standards for Commercial Uses^{23, 32}

1. Commercial uses are subject to the following access requirements:³²
 - a. Such uses will not use adjacent residential roads for through traffic; and
 - b. Will connect to principal and major arterial highways as directly as feasible considering access restrictions.⁵
2. Commercial uses are subject to the requirements of Section 5.6D and the requirements for such standards in Article 8.³²

Section 5.5 Reserved²³

Section 5.6 Industrial - Commercial (IC) District^{23, 32}

The purpose of this district is to provide locations for manufacturing, processing, and commercial uses which may require extensive transportation and central or public water and sewer services. It is not the purpose of this district to encourage the use of land within the district for retail services; however, it is anticipated that there may be areas or locations where retail services can be reasonably and logically considered due to their relationship with other uses existing within the district, as well as their relationship with the district boundary line or the configuration of the property and the relative scale of the project.

A. Principal Permitted and Conditional Uses^{23, 32}

1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table and this section.^{27, 32}
2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to the requirements of this section and to review and approval by the Board of Zoning Appeals per the requirements of this Ordinance.^{27, 32}

B. The following heavy industrial uses shall require review and approval of the Board of Zoning Appeals under the Conditional Use Permit process and shall not be located less than 1000 feet from any Residential property line or property listed on the National and State Historic Register/Survey.³²

1. Bituminous concrete mixing and recycling plants
2. Concrete and ceramic products manufacture, including ready mixed concrete plants
3. Petroleum products refining or storage (subject to the requirements for such standards in Article 8)²³
4. Commercial sawmills
5. Salvage Yards (subject to the Jefferson County Salvage Yard Ordinance)
6. Garbage or dead animal reduction or processing
7. Slaughterhouses, Stockyards
8. Acid or heavy chemical manufacturer, processing or storage
9. Cement or lime manufacture
10. Explosive manufacture or storage
11. Foundries and/or casting facilities
12. Mineral extraction, mineral processing
13. Jails and Prisons (subject to requirements for this use in Article 8)²³

C. Height Regulations

No structure shall exceed 75 feet in height except as provided in Section 9.2.

D. Development Standards

1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance.^{5, 23, 27}
2. Compliance with Section 4.11 and Section 8.9A(1-9)^{7, 23}

3. Distance Requirements

- a. Commercial shall comply with Section 4.6B
- b. Industrial shall comply with Section 4.6A^{7, 23}

E. Lot Area

A minimum lot size of three acres shall be required for any industrial use unless the site is located in an approved Industrial Park.²³

F. Additional Commercial and Industrial Design Standards²⁷

1. Commercial Design Standards^{23, 27}

- a. Impervious site coverage (parking areas, building areas and other paved surfaces) shall not be greater than 80% of the gross area of the site.
- b. Adequate provision shall be made for storage and collection of refuse. Refuse containers are subject to Section 4.11F.²⁷
- c. Permeable areas of the site shall be planted with ground cover, shrubs and trees.
- d. Lighting shall be provided for all parking areas which will receive night use. Such lighting shall be directed to the parking area and be shielded to prevent adverse glare on adjacent public highways, streets and properties.

2. Industrial Design Standards

- a. Impervious site coverage (parking areas, building areas and other paved surfaces) shall not be greater than 90% of the gross area of the site.²³
- b. Adequate provision shall be made for storage and collection of refuse, subject to Section 4.11F.²⁷
- c. Permeable areas of the site shall be planted with ground cover, shrubs or trees if subject to Section 4.6.

Section 5.7 Rural (R) District^{23, 32}

The purpose of this district is to provide a location for low density single family residential development in conjunction with providing continued farming activities. This district is generally not served with public water or sewer facilities, although certain size developments processed under the cluster provision of Section 5.7D(2) may choose to do so. A primary function of the low density residential development permitted within this section is to preserve the rural character of the County and the agricultural community. All lots subdivided in the Rural District are subject to Section 5.7D. The Envision Jefferson 2035 Comprehensive Plan recommends that the cluster provision of the Zoning Ordinance be the preferred method of residential development in the Rural zoning district.^{8, 23, 32}

A. Principal Permitted and Conditional Uses^{23, 27, 32}

- 1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.^{27, 32}
- 2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.^{27, 32}

B. Minimum Lot Area, Lot Width and Yard Requirements²³

1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance.²⁷
2. Commercial and Light Industrial uses are subject to the requirements of Section 5.6D and the requirements for such standards in Article 8.²³
3. Any building or feeding pens in which farm animals are kept shall comply with distance requirements specified in Section 4.6 and the requirements for barns and feeding pens specified in Article 8. Also, any buildings used to store manure shall comply with distance requirements specified in Section 4.6A.²³

C. Height Regulations

No structure shall exceed 45 feet in height except as provided in Section 9.2.³²

D. Maximum Number of Lots Allowed

All parcels of land that were on record as of October 5, 1988 are entitled to subdivide for single family detached residences based on Subsections 5.7D.1, 5.7D.2 or 5.7D.3 below.

A property owner may use a combination of these Subsections, provided that the number of lots are prorated by density. The density rights for any rural development shall be based on the parcel of record as of October 5, 1988 utilizing the following alternatives:^{8, 32}

1. A property owner may create one (1) lot for every 15 acres with a minimum lot size of three (3) acres.^{17, 21}
 - a. Maximum number of lots allowed (density) shall be computed using acreage on record as of October 5, 1988. Any divisions which have occurred since that time shall be subtracted from the maximum number of lots allowed.³²
 - b. A property owner may transfer rights to adjacent parcels which are owned by the same entity.^{17, 21}
2. Clustering
 - a. Purpose and Intent
 - i. To encourage the conservation of farmland in the Rural Zoning District by planning the residential development allowed in the zone to provide for the best obtainable siting, access and location of lots on a tract while retaining a portion of the property as green space³².
 - ii. To provide for a well planned development while minimizing the use of prime agricultural land.
 - b. Requirements
 - i. One (1) lot may be subdivided for every five (5) acres.^{17, 21, 23, 32}
 - (a) Maximum number of lots allowed (density) shall be computed using acreage on record as of October 5, 1988. Any divisions which have occurred since that time shall be subtracted from the maximum number of lots allowed.³²
 - (b) A minimum of 50% of the property shall be retained as green space and shall contain no further development rights unless the property is placed in another zone or further subdivision is allowed by ordinance. A note to this effect shall be placed on all cluster subdivision plats.³²

- (c) For every additional 5% green space preservation, the following sliding scale may be utilized:³²

55% green space	1 lot per 4.5 acres
60% green space	1 lot per 4 acres
65% green space	1 lot per 3.5 acres
70% green space	1 lot per 3 acres
75% green space	1 lot per 2.5 acres

- ii. The residue of a lot divided utilizing either 5.7D.1 or 5.7D.2 prior to the date of adoption of this amendment on March 16, 2017, shall have additional rights based on the provisions of this Subsection, provided that the total lots developed shall not exceed one lot per five acres based on the parent parcel on October 5, 1988 and all other provisions of this Subsection are complied with.³²
- iii. Minimum lot size shall be 40,000 square feet for lots that will be served by individual wells and septic systems; 20,000 square feet for lots that will be served by a central water OR central sewerage system; and 10,000 square feet for lots that will be served by both a central water AND central sewerage system.^{17, 21, 32}
- (a) Setbacks shall be 25' front, 12' sides, and 20' rear.
- (b) All clusters of three (3) or more lots shall be served by an internal road; provided that all clusters utilizing the sliding scale in 5.7D.2.b shall have an internal road with direct access to a public road identified as a Major Collector or a Minor or Principal Arterial on the Envision Jefferson 2035 Comprehensive Plan Roadway Classification Map.²³
- (c) Clusters of three (3) or more lots shall not be along an existing public road.
- (d) A property owner may transfer rights to adjacent parcels which are owned by the same entity.^{17, 21}
- iv. Procedures²³
- (a) Concept Plan. For the subdivision of tracts eligible for cluster lots, a concept plan must be submitted pursuant to the requirements of the Jefferson County Subdivision and Land Development Regulations. All cluster developments must be processed as a Major Subdivision.^{17, 21, 23}
- (b) The Concept Plan for a proposed Cluster Development can be combined with the required submittal and process requirements for a Concept Plan for a Major Subdivision as outlined in the Subdivision Regulations, provided that the Concept Plan includes all requirements of the Concept Plan in the Subdivision Regulations and includes the necessary soils and topographic data, together with a written narrative, required for the analysis listed below.³²
- (c) The Staff shall review and make a recommendation to the Planning Commission regarding the proposed design and layout of the proposed Cluster Development. Staff shall consider the following when reviewing the Cluster Concept Plan.³²
- (1) Soils: The cluster plan should minimize the use of the higher quality soils (class I, II and III as designated in the soils classification study) and maximize the use of steeper sloped areas, areas of poorer soils and areas which are otherwise less productive for agricultural uses.

- (2) Surrounding land use and zoning: The cluster plan shall consider the existing land uses and zoning in the vicinity. Generally, new lots which are adjacent to existing development or residential zoning are preferred to creating an isolated cluster of new houses.
 - (d) If the concept plan is approved by the Planning Commission, the applicant may then proceed with platting of the clustered development in accordance with the Jefferson County Subdivision and Land Development Regulations and the approved concept plan. The plat shall bear a statement indicating “The land lies within an approved rural cluster development and no further subdivision of the remaining land is permitted unless the property is placed in another zone or further subdivision is allowed by ordinance or regulation”.²³
3. If the development rights under Subsections 5.7D.1 and 5.7D.2 above have not been utilized, any property that was a lot of record as of October 5, 1988 may create three (3) total lots (including the residue) during any five year period. Such application may process as a Minor Subdivision, in accordance with the Subdivision Regulations, and shall be exempt from density limitations provided that all subdivision requirements are satisfied. Applications which exceed this number during any five year period shall process under Subsection 5.7D.1 or 5.7D.2 above. Only the residue or parent parcel may qualify under this provision once the original subdivision takes place. All lots that qualify under this section must meet subdivision requirements.³²
4. Subdivisions involving transfers of land between family members known as “Family Transfers”, as defined in Article 2, shall not be subject to the density requirements of this section. All lots that qualify under this section must meet subdivision requirements. Family transfers are not entitled to further subdivide except as another Family transfer.³²
5. Once the maximum number of lots are created under 5.7D, the property cannot be further subdivided unless the Ordinance is amended to allow such.
6. Notwithstanding any other provision contained in Article 5, Section 5.7D, if a property was previously subdivided under the one (1) lot per ten (10) acre provision after October 5, 1988 and before this Ordinance was amended on March 1, 2018, then the property may continue to subdivide, or finish subdividing, utilizing the property’s remaining development rights as they existed at the time(s) when the subdivision was previously processed. These vested rights may be shown on a previously approved Preliminary or Final Plat, Concept Plan, or Community Impact Statement, or otherwise contained within the property’s subdivision files within the Department of Engineering, Planning, and Zoning.³⁴

Section 5.8 Residential-Light Industrial-Commercial (R-LI-C) District¹

The purpose of this district is to guide high intensity growth into the designated growth area. Light industrial uses are defined in Section 2.2. All other perceived light industrial uses shall be referred to the Jefferson County Development Authority for a recommendation on whether a use is a light industrial or heavy industrial use. The final decision on use classification shall be made by the Zoning Administrator.²³

A. Principal Permitted and Conditional Uses^{23, 27, 32}

1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.^{27, 32}
2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.^{27, 32}

B. Standards²³

1. Industrial uses permitted in this district shall be of types that require daily water use of no more than 0.25 gallons per gross square feet of floor space.
2. Light industrial and commercial uses are subject to the standards for such uses in Article 8 of this Ordinance.^{23, 27}
3. Impervious surface coverage shall not exceed eighty (80) percent of the gross land area.²⁷

C. Site Development Standards^{23, 27, 40}

1. All sections of this Ordinance applying to the Residential Growth District with the exception of Section 5.4A will apply to residential uses in this District.²⁷
2. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance. All commercial or industrial uses must be in compliance the requirements for such use in Article 8. In addition, a site plan, if required, must demonstrate that traffic patterns created by Commercial or Light Industrial uses (1) will not use adjacent residential roads for through traffic and (2) will connect to principal and major arterial highways as directly as feasible considering access restrictions.^{5, 7, 23, 27}
3. Proposed uses in this zone are exempt from the distance requirements in Sections 4.6A-B if part of a master planned community. This provision shall only apply to the internal use of land under the same ownership.^{7, 27}

Section 5.9 Reserved²³

Section 5.10 Village (V) District^{8, 23, 32, 35}

The purpose of this district is to allow recognized villages the ability to provide low level services within their boundaries. This district is generally intended to be served with public or private water and sewer facilities based on proposed lot sizes.

Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.²⁷

A. Principal Permitted Uses

1. Residential Land Uses
 - a. Refer to Appendix A for site development standards. If applicable, reduced building setbacks may be permitted in accordance with Article 9.
2. Non-Residential Land Uses in Existing Structures
 - a. Building setbacks, parking and drive aisle setbacks, distance requirements, and landscape buffers are not required when a proposed land use is to be located within an existing structure.
 - b. When additional parking for an existing structure is required, a Site Plan shall be submitted. Setbacks shall be as required in Section 5.10A.2(a) with the exception that a four (4) foot screened buffer shall be required along the side and rear property lines. The screening may be either vegetative (existing or planted) or opaque fencing and may be placed anywhere within the four (4) foot buffer. At the time of the planting, vegetation shall be at least six (6) feet in height. No structures, vehicular parking, or stored materials shall be permitted within the side and rear yard buffers.

- c. As a separate variance, in conformance with Section 6.2 of this Ordinance, the Board of Zoning Appeals shall have the discretion to waive a site plan based on the adequacy and number of existing parking spaces.
- 3. Non-Residential Land Uses in New structures and expansions to existing structures
 - a. All new non-residential structures and expansions to existing structures shall comply with site development standards as required by this Ordinance and process a Site Plan in accordance with the Subdivision Regulations.
- B. Conditional Uses²³
 - 1. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to the review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.^{27, 32}
 - 2. Existing Structures
 - a. Parking, Building Setbacks, Landscaping, and Signage shall be addressed as part of the Conditional Use Permit application. The reduced setbacks requirements cited in Section 5.10A.2(a) and (b) shall apply. In lieu of the standard variance process, any proposed deviation from the required parking, building setbacks, landscaping, and signage standards set forth in this Ordinance shall be included in the Conditional Use Permit application and reviewed for approval by the Board of Zoning Appeals.
 - b. As a separate variance, in conformance with Section 6.2 of this Ordinance, the Board of Zoning Appeals shall have the discretion to waive a site plan based on the adequacy and number of existing parking spaces.
 - 3. New Structures and expansions to existing structures
 - a. All new non-residential structures and expansions to existing structures shall comply with site development standards as required by this Ordinance and process a Site Plan in accordance with the Subdivision Regulations.
- C. Non-Residential uses shall not cause any odor, dust, smoke, vibration, noise, or electromagnetic interference, which can be detected at or beyond the property line, in accordance with Article 8.
- D. Proposed uses in a recognized historic district shall obtain approval from the Historic Landmarks Commission and/or other appropriate state or federal agency prior to processing.²³
- E. There will be no outdoor storage of equipment, materials or other stock.

Section 5.11 Neighborhood Commercial (NC) District^{27, 32}

- A. Purpose. The purpose of this district is to permit the development of small scale commercial uses in locations where a commercial use of the intensity permitted in the GC District (and not otherwise permitted in the NC District) is not appropriate. Developments in the NC district should be appropriate in scale, designed, landscaped and buffered so as to be compatible with neighboring land uses.
- B. Location. This zoning category is intended for use on properties:
 - 1. In the Growth Area as shown in the most recently adopted Comprehensive Plan, if the plan does not include a future land use map; or
 - 2. In locations where the appropriate land use category is designated on the future land use map (and related text) in the most recently adopted Comprehensive Plan.
 - 3. In locations with safe vehicular access on roads that function as collector roads.

C. Permitted Uses

1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.³²
2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.³²
3. A non-residential land use in this district may include residential uses on building levels located above the ground floor.

D. Site Development Standards

1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance.
2. For a non-residential use abutting a commercial or industrial use at a side lot line:
 - a. No side yard building setback is required, unless required by Building Code or other law or regulation.
 - b. Section 4.11A-B does not apply to the side property line that abuts a commercial or industrial use.
3. For a non-residential use abutting a commercial or industrial use at a rear lot line:
 - a. A rear yard building setback may be reduced to 10 feet
 - b. Section 4.11A-B does not apply to the rear property line
4. Section 4.11A-C does not apply to the front lot property line.
5. Vehicular parking requirements shall be 80% of the required number of parking spaces indicated in Article 11 of this Ordinance.
6. On-street vehicular parking spaces located within 100 feet of the property where the development is located may compose up to 50% of the number of required parking spaces indicated in Article 11 of this Ordinance.

E. Additional Requirements

1. Any off-street parking shall be located in the rear or on the side of a building and may not be located between a street and the front facade of a building.
2. Each building shall be limited to a maximum building footprint of 3,500 square feet.
3. For new development or the substantial redevelopment of an existing site, a fifteen-foot-wide pedestrian zone is required, consisting of a ten-foot-wide landscaped buffer yard measured from the edge of the right-of-way (or from the back of the adjacent street curb) and five-foot-wide sidewalks. The landscaped buffer yard may consist of shrubs, ornamental plants, and vegetative ground cover, and need not screen the view of buildings from the adjacent street(s). The landscaping requirements in this subsection are in addition to any other applicable landscaping requirements of this ordinance. If the Comprehensive Plan or the Subdivision and Land Development Regulations identify the property location as appropriate for a trail in lieu of a sidewalk, a trail meeting any applicable county requirements may be installed.
4. One bicycle parking space shall be provided for each ten vehicular parking spaces.

5. Buildings shall be oriented toward the street with one or more entrances facing the principal street adjacent to a building.
6. Commercial and Industrial uses are subject to the requirements for such uses in Article 8.

Section 5.12 General Commercial (GC) District^{27, 32}

- A. Purpose. The purpose of this district is to provide for general destination business uses, which provide a broad range of commercial products and services necessary for large regions. The uses in this district may be characterized by medium-to-large buildings (including retail stores of up to 100,000 square feet of gross floor area for an individual building as per the definition of Retail Store, Large in this ordinance), more intensive commercial activity, and more vehicular traffic than would be permitted for uses in the NC district.
- B. Location. This zoning category is intended for use on properties:
 1. In the Growth Area as shown in the most recently adopted Comprehensive Plan, if the plan does not include a future land use map; or
 2. In locations where the appropriate land use category is designated on the future land use map (and related text) in the most recently adopted Comprehensive Plan.
- C. Permitted Uses
 1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.³²
 2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.³²
- D. Site Development Standards
 1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance.
 2. A development that complies with all requirements of Section 5.11E may be developed in accordance with the requirements of Section 5.11D(2-6) and the front setback requirements for the Neighborhood Commercial District as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards.
- E. Additional Requirements
 1. Commercial and Industrial uses are subject to the requirements for such uses in Article 8.

Section 5.13 Highway Commercial (HC) District^{27, 32}

- A. Purpose. The purpose of this district is to provide appropriate locations for high-intensity, motor-vehicle oriented commercial uses fronting on major roadways. The uses in this district may be characterized by a broad scale of building sizes, which may include very large buildings that exceed 100,000 square feet of gross floor area for an individual building and which may have a greater impact on surrounding areas as a result of significant truck traffic and other factors. This district may include land uses that are more intensive than other commercial districts and incompatible with nearby adjacent residential uses.
- B. Location. This zoning category is intended for use on properties:

1. In the Growth Area as shown in the most recently adopted Comprehensive Plan, if the plan does not include a future land use map; or
2. In locations where the appropriate land use category is designated on the future land use map (and related text) in the most recently adopted Comprehensive Plan.

C. Permitted Uses

1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.³²
2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.³²

D. Site Development Standards

1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance.

E. Additional Requirements

1. Commercial and Industrial uses are subject to the requirements for such uses in Article 8.

Section 5.14 Light Industrial (LI) District^{27, 32}

- A. Purpose. The purpose of this district is to provide locations for lighter manufacturing processes which are not as extensive as those provided in the Major Industrial District and can be served with adequate public or community water and sewerage service. In this district, most manufacturing is composed of processing or assembly of previously processed materials.

B. Location. This zoning category is intended for use on properties:

1. In the Growth Area as shown in the most recently adopted Comprehensive Plan, if the plan does not include a future land use map; or
2. In locations where the appropriate land use category is designated on the future land use map (and related text) in the most recently adopted Comprehensive Plan.

C. Permitted Uses

1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.³²
2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.³²

D. Site Development Standards

1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance.

E. Additional Requirements

1. Commercial and Industrial uses are subject to the requirements for such uses in Article 8.

Section 5.15 Major Industrial (MI) District^{27, 32}

- A. Purpose. This district is intended to provide sufficient space in appropriate locations for a wide variety of industrial activities. The uses in this district can be served with adequate public or community water and sewerage service, and may be characterized by extensive warehousing, frequent heavy trucking activity, and broader manufacturing activity than would be permitted in the Light Industrial District.
- B. Location. This zoning category is intended for use on properties:
 - 1. In the Growth Area as shown in the most recently adopted Comprehensive Plan, if the plan does not include a future land use map; or
 - 2. In locations where the appropriate land use category is designated on the future land use map (and related text) in the most recently adopted Comprehensive Plan.
- C. Permitted Uses
 - 1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.
 - 2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.³²
- D. Site Development Standards
 - 1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance.
- E. Additional Requirements
 - 1. Heavy industrial land uses shall not be located less than 1,000 feet from an adjacent property with a dwelling, school, church or institution for human care or a residential zoning district.
 - 2. Commercial and Industrial uses are subject to the requirements for such uses in Article 8.

Section 5.16 Planned Neighborhood Development (PND) District^{27, 32, 35}

- A. Purpose. The purpose of the PND District is to:
 - 1. Encourage flexibility in the development of land in order to promote its most appropriate use;
 - 2. Improve the design, character and quality of new developments;
 - 3. Provide and promote redevelopment and reuse opportunities;
 - 4. Encourage a harmonious and appropriate mixture of uses and/or housing types;
 - 5. Facilitate the adequate and economic provision of streets, utilities and services;
 - 6. Promote safe and convenient travel for pedestrians, bicyclists, transit users, and motorists;
 - 7. Promote connections to adjacent properties, developments, and transportation routes;
 - 8. Preserve critical natural environmental features of the site (including but not limited to wetlands, steep slopes, floodplains, woodlands, watercourses, and karst topography) and scenic features of the site (including but not limited to historic sites, mature trees, open spaces, and agricultural landscapes);
 - 9. Encourage and provide a mechanism for arranging improvements and sites so as to preserve desirable features and to provide transitions between land uses; and

10. Mitigate the problems which may be presented by specific site conditions.

B. Location. This zoning category is intended for use on properties:

1. In the Growth Area as shown in the most recently adopted Comprehensive Plan, if the plan does not include a future land use map; or
2. In locations where the appropriate land use category is designated on the future land use map (and related text) in the most recently adopted Comprehensive Plan.

C. Permitted Uses

1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.³²
2. The Planning Commission may restrict land uses shown as permitted or conditional uses in Appendix C, Principal Permitted and Conditional Uses Table, as part of the approval of a Preliminary PND Plan.³²
3. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.³²

D. Site Development Standards

1. If not otherwise addressed in the Preliminary PND Plan, setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this ordinance. However, setbacks and other site development standards may be modified as part of the approval of a PND zoning map amendment request, as described in this article.
2. Modification of Development Standards Allowed
 - a. The Planning Commission may approve modifications of the development standards of this Ordinance and the Jefferson County Subdivision and Land Development Regulations as part of the approval of a Preliminary PND Plan.
 - b. Modification of these standards pertains only to developments associated with the Preliminary PND Plan for which the modifications are approved.

E. Additional Requirements

1. A PND development shall include the following mix of uses, measured as follows, after the Open Space requirement is met:
 - a. 10-30% of the land area shall be commercial
 - b. 10-30% of the residential units shall be multifamily (7+ dwelling units per acre)
 - c. 20-40% of the residential units shall be attached/detached (4-6 dwelling units per acre)
 - d. 0-60% of the residential units shall be detached (1-3 dwelling units per acre)
2. Open Space Requirements
 - a. A minimum of 20% of the total tract area of a PND development shall be composed of common and open space. Up to one-half of the common and open space may be used for active recreation. Acreage within the 100-year floodplain, as designated by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) or acreage of critical

natural environmental features (as defined in this article), may constitute up to 50% of the required common and open space area.

- b. At least 20% of the total of the site's existing tree canopy area shall remain undisturbed and shall be so noted on any site plan or subdivision approval associated with the development.
3. Connectivity Requirements. The development shall provide pedestrian and vehicular connections to each adjacent undeveloped property and/or property containing a non-residential or multi-family use, or to one or more streets in an adjacent residential subdivision. If a connection to an adjacent property cannot be made at the time that the Preliminary PND Plan for the development is submitted, the plan shall include a cross-access easement in a logical location to allow for future connection when the conditions on the adjacent property will allow for connection. Such pedestrian easements shall be permanent.
4. Street Network. An interconnecting network of internal streets shall be designed to accommodate the various uses found within a PND development. Where possible, all access to sites shall be from these internal streets.
5. Commercial and Industrial uses are subject to the requirements for such uses in Article 8.
6. For a PND development proposed to be located on a lot where a trail is shown on a plan adopted by Jefferson County, establishment of a permanent trail easement shall be required prior to site plan approval.

F. Review and Approval Process

The review and approval of a development in the PND district includes the following steps:

1. Pre-Application Conference. Prior to filing a formal application for a Zoning Map Amendment for a PND district, the applicant shall schedule and attend a Pre-Application Conference with Staff. The purpose of the conference is for the applicant to present a general concept for the development, and for staff to inform the applicant of relevant policies, requirements, adopted plans, planning principles, and recommendations. This conference is informal and has no binding effect.
2. Preliminary PND Plan. Submittal of a Preliminary PND Plan is required prior to submittal of a petition for a map amendment to change the zoning designation of a property to the Planned Neighborhood Development district.
 - a. The format and content requirements for a Preliminary PND Plan shall be the same as the Submission and Completeness Review requirements for a Major Site Plan Concept Plan as described in the Jefferson County Subdivision and Land Development Regulations, with the exception of the public workshop and advertising requirements. Additionally, a Preliminary PND Plan shall include the following:
 - i. Graphic illustration of locations of proposed land uses; landscaping areas; pedestrian amenities; interconnectivity of roads, trails, sidewalks, and adjacent parcels; open space areas and areas of undisturbed tree canopy; passive or active recreational areas; setbacks for buildings, parking, drive aisles, and other features associated with the proposed development.
 - ii. Proposed square footages of development by type and proposed residential densities.
 - iii. Proposed building heights.
 - iv. Any requested modifications to the standards of the Zoning Ordinance or the Subdivision and Land Development Regulations.

- b. Following a staff determination that the Preliminary PND Plan is sufficient, the applicant may present a petition for a zoning map amendment to the Planning Commission. The Preliminary PND Plan is a required component of the petition submission.
- 3. Zoning Map Amendment. The procedure for processing a map amendment petition shall be in accordance with the requirements of Article 12 and this Article.
 - a. Presentation of petition for map amendment. The applicant shall present the petition for map amendment to the Planning Commission. As part of the petition, the applicant shall provide a Preliminary PND Plan to the Planning Commission, as described in this article.
 - b. Planning Commission review and public hearing. The Planning Commission shall conduct a public hearing on the proposed zoning map amendment in accordance with Article 12 and this Article. In addition to the notification requirements of Article 12, public notice for a PND shall include any requested modifications of development requirements. The Preliminary PND Plan shall be considered during the public hearing. In addition to the review criteria for a Concept Plan as required by the Subdivision and Land Development Regulations, the Planning Commission shall utilize the following criteria in its consideration of a Preliminary PND Plan and any requested modifications to the Zoning Ordinance and/or the Subdivision and Land Development Regulations:
 - i. Consistency with the purpose of the PND district as described in this Article;
 - ii. General conformance with the Zoning Ordinance, with the exception of requested modifications of development standards;
 - iii. Consistency with the Comprehensive Plan.
 - c. As part of its recommendation to the County Commission regarding approval or disapproval of a zoning map amendment as described in Article 12, the Planning Commission shall make a recommendation to the County Commission regarding the Preliminary PND Plan, including any changes proposed by the Planning Commission.
 - d. County Commission review and public hearing. The County Commission shall conduct a public hearing on the proposed map amendment in accordance with Article 12 and this Article. In addition to the notification requirements of Article 12, public notice for a PND shall include any requested modifications of development requirements.
 - e. In its deliberation of a proposed map amendment to change a zoning designation to a PND district and any requested modifications to the Zoning Ordinance and/or the Subdivision and Land Development Regulations, the County Commission shall consider:
 - i. Consistency with the purpose of the PND district as described in this Article
 - ii. General conformance with the Zoning Ordinance, with the exception of requested modifications of development standards
 - iii. Consistency with the Comprehensive Plan
 - f. The County Commission shall approve, amend, or deny the Preliminary PND Plan and the zoning map amendment request; and may apply conditions to the approval of a zoning map amendment to a PND district.
 - g. County Commission approval of a zoning map amendment to change the zoning designation of a property to a PND district shall have the following effect:
 - i. Approval of the change in zoning designation;

- ii. Approval of the Preliminary PND Plan;
 - iii. Approval of any modifications to the Subdivision and Land Development Regulations and the Zoning Ordinance; such modifications being associated with the Preliminary PND Plan; and
 - iv. Establishment of any conditions of approval applied by the County Commission.
4. If a request to amend the zoning map designation of a tract to a PND district is approved, the applicant may submit applications for the development of the property as a PND development.
 - a. Compliance with Other Ordinances. With the exception of any modifications granted by the County Commission, all applicable requirements of the Zoning Ordinance, the Subdivision and Land Development Regulations, and all other County ordinances must be met, including but not limited to any applicable site plan and subdivision requirements.
 - b. Consistency with Preliminary PND Plan. All applications submitted for the site must be consistent with the requirements of the approved Preliminary PND Plan and shall clearly state any modifications granted.
 - c. Any modifications to the Zoning Ordinance or the Subdivision and Land Development Regulations approved by the County Commission are associated with and indivisible from the approved Preliminary PND Plan.
 5. Amendment. Minor changes to a Preliminary PND Plan may be reviewed and approved administratively if the Office of Planning and Zoning determines that such changes are consistent with the purpose and general character of the Preliminary PND Plan. An applicant's request for revisions determined substantive by Staff shall follow the approval process for a Preliminary PND Plan as described in this Article. Substantive changes include but not are limited to changes that would exceed one or more of the percentages noted in a-c below.
 - a. A change in total square footage of the development by $\pm 10\%$
 - b. A change in the area of any land use by $\pm 10\%$
 - c. A change in the residential density by $\pm 5\%$

Section 5.17 Office / Commercial (OC) Mixed-Use District^{27, 32}

- A. Purpose. The purpose of the OC district is to allow for well-designed employment centers. Developments in the OC district contain a mix of land uses, primarily oriented to commercial and office uses but also allowing multi-family and attached single-family residential uses. Developments are oriented to principal streets, contain substantial public space and streetscaping, allow for pedestrian movement within the site and between adjacent sites, and meet the design standards provided for this district.
- B. Location. This zoning category is intended for use on properties:
 1. In the Growth Area as shown in the most recently adopted Comprehensive Plan, if the plan does not include a future land use map; or
 2. In locations where the appropriate land use category is designated on the future land use map (and related text) in the most recently adopted Comprehensive Plan.
- C. Permitted Uses
 1. Uses that are permitted, conditional, and not permitted in this district shall be as indicated in Appendix C, Principal Permitted and Conditional Uses Table.

2. Uses shown as conditional uses (CU) for this district in Appendix C, Principal Permitted and Conditional Uses Table shall be subject to review and approval by the Board of Zoning Appeals in accordance with Section 6.3 of this Ordinance.³²

D. Site Development Standards

1. Setbacks, height, and other site development standards shall be as indicated in Appendix A, Residential Site Development Standards, and Appendix B, Non-Residential Site Development Standards, except as provided elsewhere in this Ordinance.
2. For a non-residential use abutting a commercial or industrial use at a side lot line:
 - a. No side yard building setback is required, unless required by the Building Code or other law or regulation.
 - b. Section 4.11A-B does not apply to the side property line that abuts a commercial or industrial use.
3. For a non-residential use abutting a commercial or industrial use at a rear lot line:
 - a. A rear yard building setback may be reduced to 10 feet.
 - b. Section 4.11.A-B does not apply to the rear property line.
4. Section 4.11.A-C does not apply to the front lot property line.
5. Vehicular parking requirements shall be 80% of the required number of parking spaces indicated in Article 11 of this Ordinance.
6. On-street vehicular parking spaces located within 100 feet of the property where the development is located may compose up to 50% of the number of required parking spaces indicated in Article 11 of this Ordinance.

E. Additional Requirements

1. Of the gross floor area of land uses in a development in this district, at least 75% shall be non-residential uses, and at least 50% shall be office uses.
2. Buildings fronting a principal street must be at least 2 stories in height.
3. A minimum of 75% of the total gross floor area located on the ground floor of buildings in a development in this district shall be composed of non-residential space
4. Any off-street parking shall be located in the rear or on the side of buildings and may not be located between a street and the front façade of a building.
5. For new development or the substantial redevelopment of an existing site, a fifteen-foot-wide pedestrian zone is required, consisting of a ten-foot-wide landscaped buffer yard measured from the edge of the right-of-way (or from the back of the adjacent street curb) and five-foot-wide sidewalks. If the Comprehensive Plan or the Subdivision and Land Development Regulations identify the property location as appropriate for a trail in lieu of a sidewalk, a trail may be installed.
6. One bicycle parking space shall be provided for each ten vehicular parking spaces. Said bicycle spaces shall not be located within the required sidewalk or in a manner that impedes pedestrian access to the building and may be located within the landscape buffer area provided that it occupies less than 10% of the length of the required buffer, or may be located at the side or rear of the building.
7. Buildings shall be oriented toward the street with one or more entrances facing the principal street adjacent to a building.
8. Commercial and Industrial uses are subject to the requirements for such uses in Article 8.

Appendix F - Maps

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Future Land Development Map	217
Charles Town Urban Growth Boundary	218
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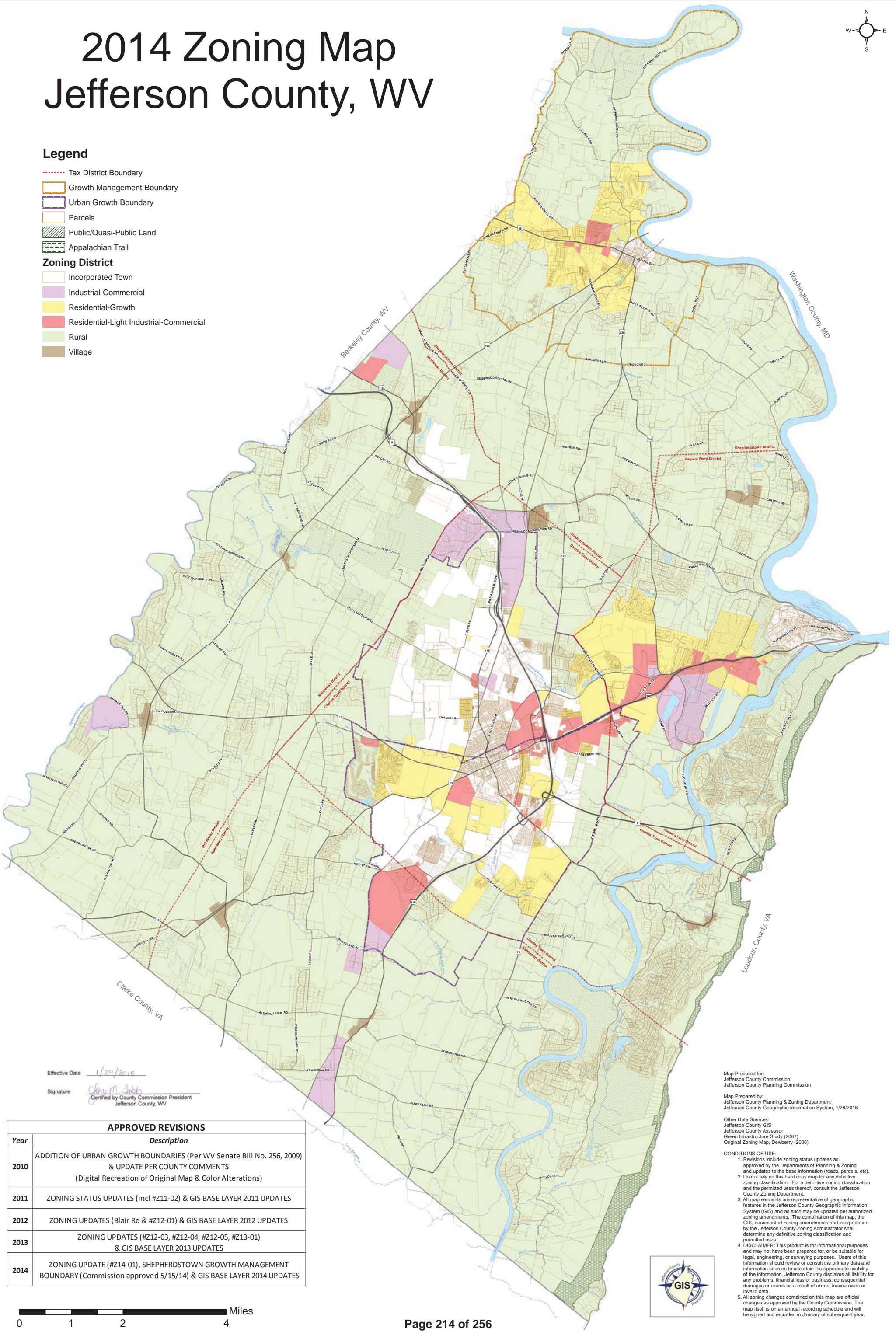
2014 Zoning Map

Jefferson County, WV



Legend

- Tax District Boundary
- Growth Management Boundary
- Urban Growth Boundary
- Parcels
- Public/Quasi-Public Land
- Appalachian Trail
- Zoning District**
 - Incorporated Town
 - Industrial-Commercial
 - Residential-Growth
 - Residential-Light Industrial-Commercial
 - Rural
 - Village



Effective Date 1/29/2015
Signature [Signature]
Certified by County Commission President
Jefferson County, WV

APPROVED REVISIONS	
Year	Description
2010	ADDITION OF URBAN GROWTH BOUNDARIES (Per WV Senate Bill No. 256, 2009) & UPDATE PER COUNTY COMMENTS (Digital Recreation of Original Map & Color Alterations)
2011	ZONING STATUS UPDATES (incl #Z11-02) & GIS BASE LAYER 2011 UPDATES
2012	ZONING UPDATES (Blair Rd & #Z12-01) & GIS BASE LAYER 2012 UPDATES
2013	ZONING UPDATES (#Z12-03, #Z12-04, #Z12-05, #Z13-01) & GIS BASE LAYER 2013 UPDATES
2014	ZONING UPDATE (#Z14-01), SHEPHERDSTOWN GROWTH MANAGEMENT BOUNDARY (Commission approved 5/15/14) & GIS BASE LAYER 2014 UPDATES



Map Prepared for:
Jefferson County Commission
Jefferson County Planning Commission

Map Prepared by:
Jefferson County Planning & Zoning Department
Jefferson County Geographic Information System, 1/28/2015

Other Data Sources:
Jefferson County GIS
Jefferson County Assessor
Green Infrastructure Study (2007)
Original Zoning Map, Dewberry (2006)

- CONDITIONS OF USE:
1. Revisions include zoning status updates as approved by the Departments of Planning & Zoning and updates to the base information (roads, parcels, etc).
 2. Do not rely on this hard copy map for any definitive zoning classification. For a definitive zoning classification and the permitted uses thereof, consult the Jefferson County Zoning Department.
 3. All map elements are representative of geographic features in the Jefferson County Geographic Information System (GIS) and as such may be updated per authorized zoning amendments. The combination of this map, the GIS, documented zoning amendments and interpretation by the Jefferson County Zoning Administrator shall determine any definitive zoning classification and permitted uses.
 4. DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the appropriate usability of the information. Jefferson County disclaims all liability for any problems, financial loss or business, consequential damages or claims as a result of errors, inaccuracies or invalid data.
 5. All zoning changes contained on this map are official changes as approved by the County Commission. The map itself is on an annual recording schedule and will be signed and recorded in January of subsequent year.



Future Land Use Guide

Jefferson County, WV

Envision Jefferson 2035 Comprehensive Plan



- Special Design Area
- Preferred Growth Area
- Quarry Redevelopment Area
- Growth Management Boundary
- Urban Growth Boundary
- Urban Growth Boundary Expansion
- Village
- Village Expansion
- 2004 Growth Area

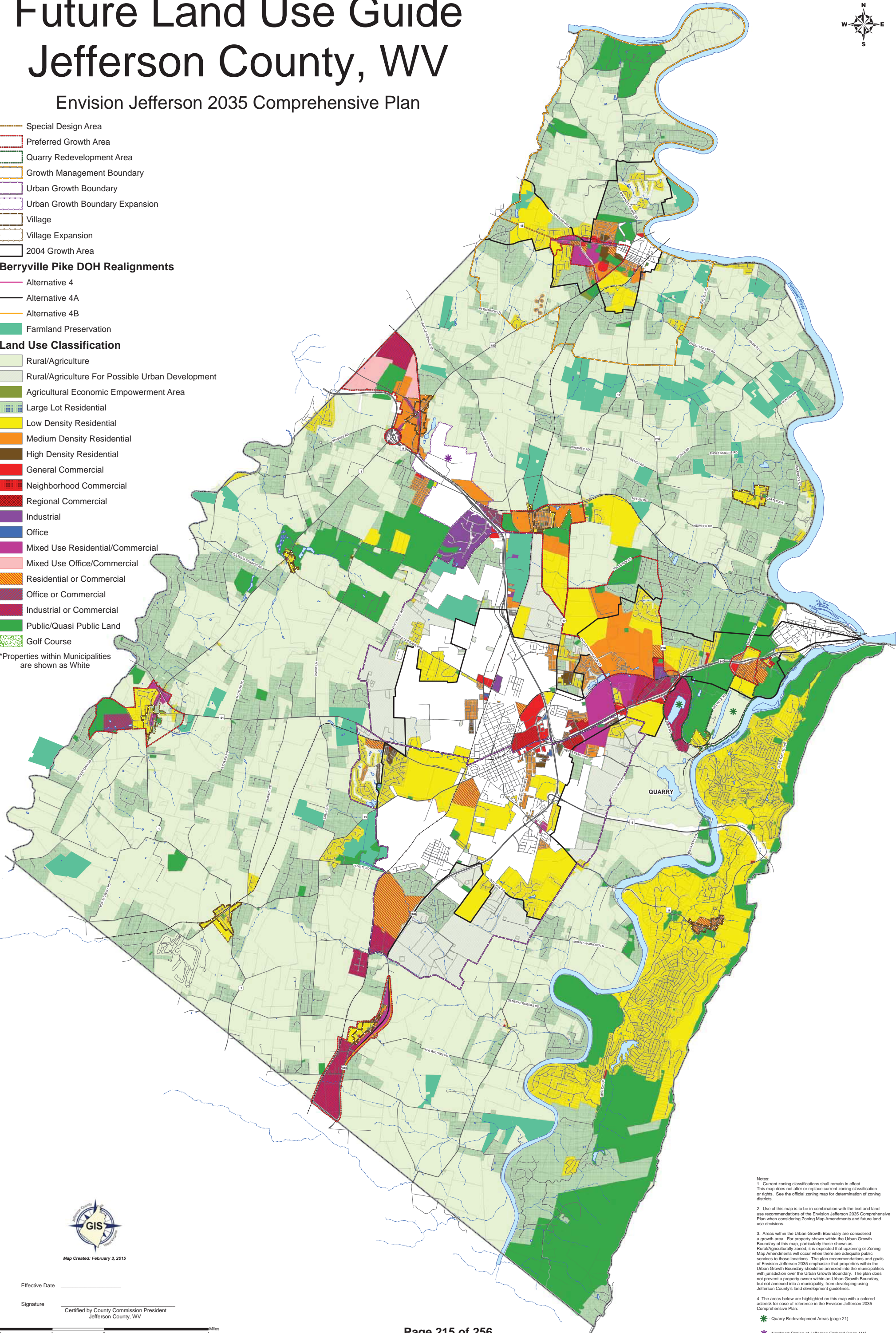
Berryville Pike DOH Realignments

- Alternative 4
- Alternative 4A
- Alternative 4B
- 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

*Properties within Municipalities are shown as White



- Notes:
1. Current zoning classifications shall remain in effect. This map does not alter or replace current zoning classification or rights. See the official zoning map for determination of zoning districts.
 2. Use of this map is to be in combination with the text and land use recommendations of the Envision Jefferson 2035 Comprehensive Plan when considering Zoning Map Amendments and future land use decisions.
 3. Areas within the Urban Growth Boundary are considered a growth area. For property shown within the Urban Growth Boundary of this map, particularly those shown as Rural/Agriculturally zoned, it is expected that upzoning or Zoning Map Amendments will occur when there are adequate public services to those locations. The plan recommendations and goals of Envision Jefferson 2035 emphasize that properties within the Urban Growth Boundary should be annexed into the municipalities with jurisdiction over the Urban Growth Boundary. The plan does not prevent a property owner within an Urban Growth Boundary, but not annexed into a municipality, from developing using Jefferson County's land development guidelines.
 4. The areas below are highlighted on this map with a colored asterisk for ease of reference in the Envision Jefferson 2035 Comprehensive Plan:
 - * Quarry Redevelopment Areas (page 21)
 - * Northport Station at Jefferson Orchard (page 111)



Effective Date _____
Signature _____
Certified by County Commission President
Jefferson County, WV

0 1 2 4 Miles

Future Land Use Guide Notes:

1. Current zoning classifications shall remain in effect. This map does not alter or replace current zoning classifications or rights. See the official Zoning Map for determination of zoning districts.
2. Use of this map is to be in combination with the text and land use recommendations of the Envision Jefferson 2035 Comprehensive Plan when considering zoning map amendments and future land use decisions.
3. Areas within the Urban Growth Boundary are considered a growth area. For property shown within the Urban Growth Boundary of this map, particularly those shown as Rural/Agriculturally zoned, it is expected that upzoning or zoning map amendments will occur when there are adequate public services to those locations. The plan recommendations and goals of Envision Jefferson 2035 emphasize that properties within the Urban Growth Boundary should be annexed into the municipalities with jurisdiction over the Urban Growth Boundary. The plan does not prevent a property owner within an Urban Growth Boundary, but not annexed into a municipality, from developing using Jefferson County's land development guidelines.
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- Quarry Redevelopment Areas (page 21)



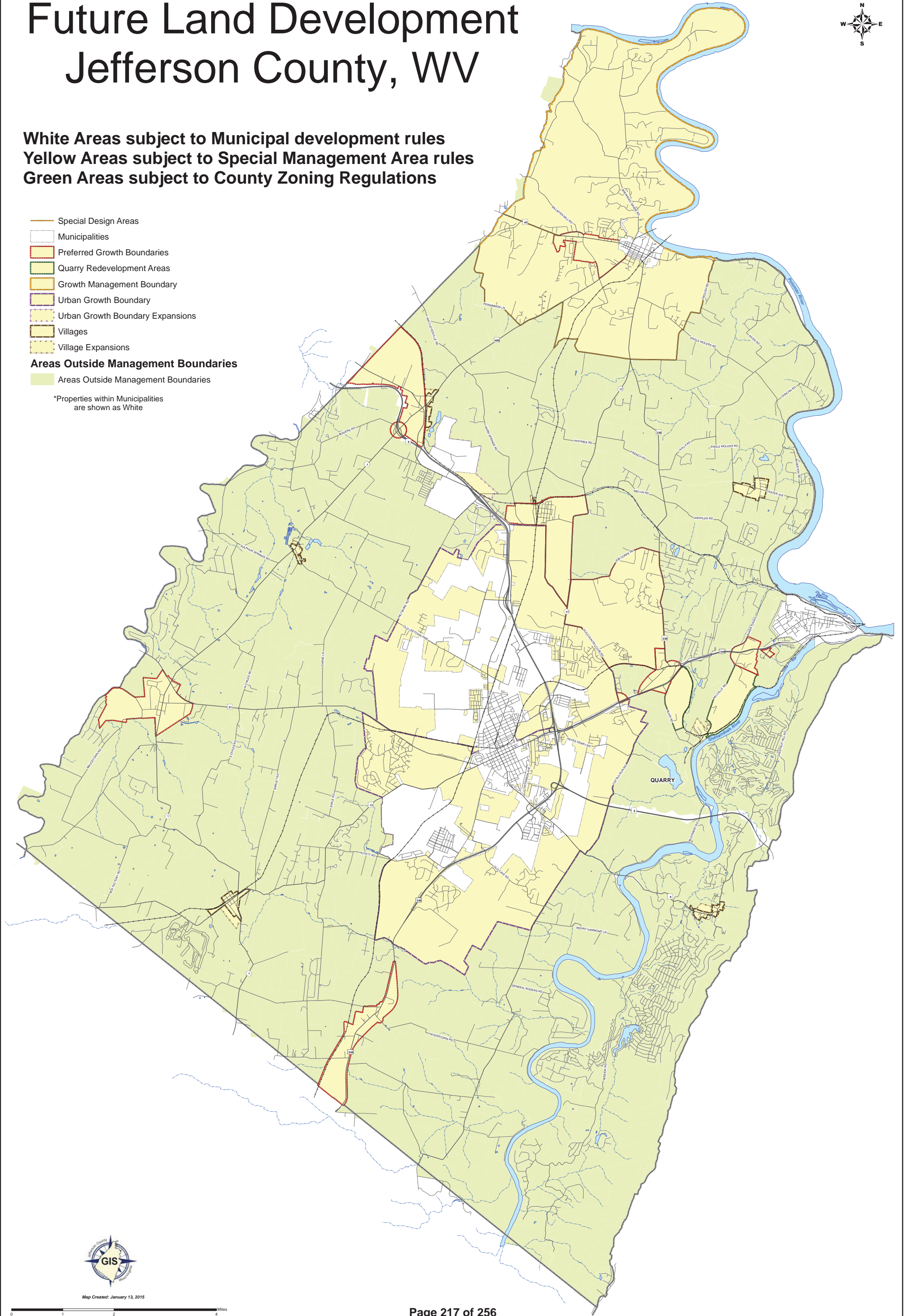
- Northport Station at Jefferson Orchard (page 111)

Future Land Development Jefferson County, WV

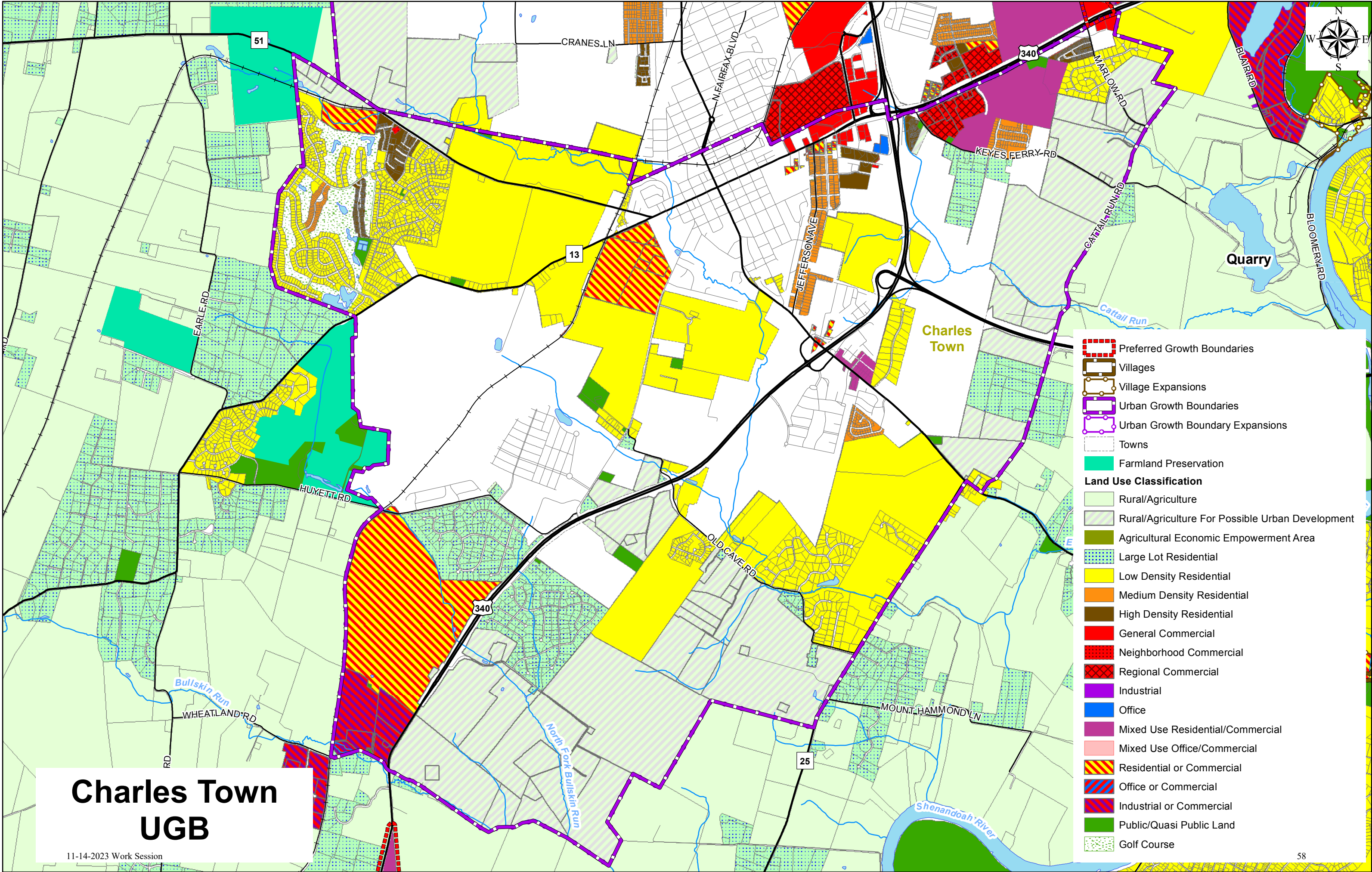


White Areas subject to Municipal development rules
Yellow Areas subject to Special Management Area rules
Green Areas subject to County Zoning Regulations

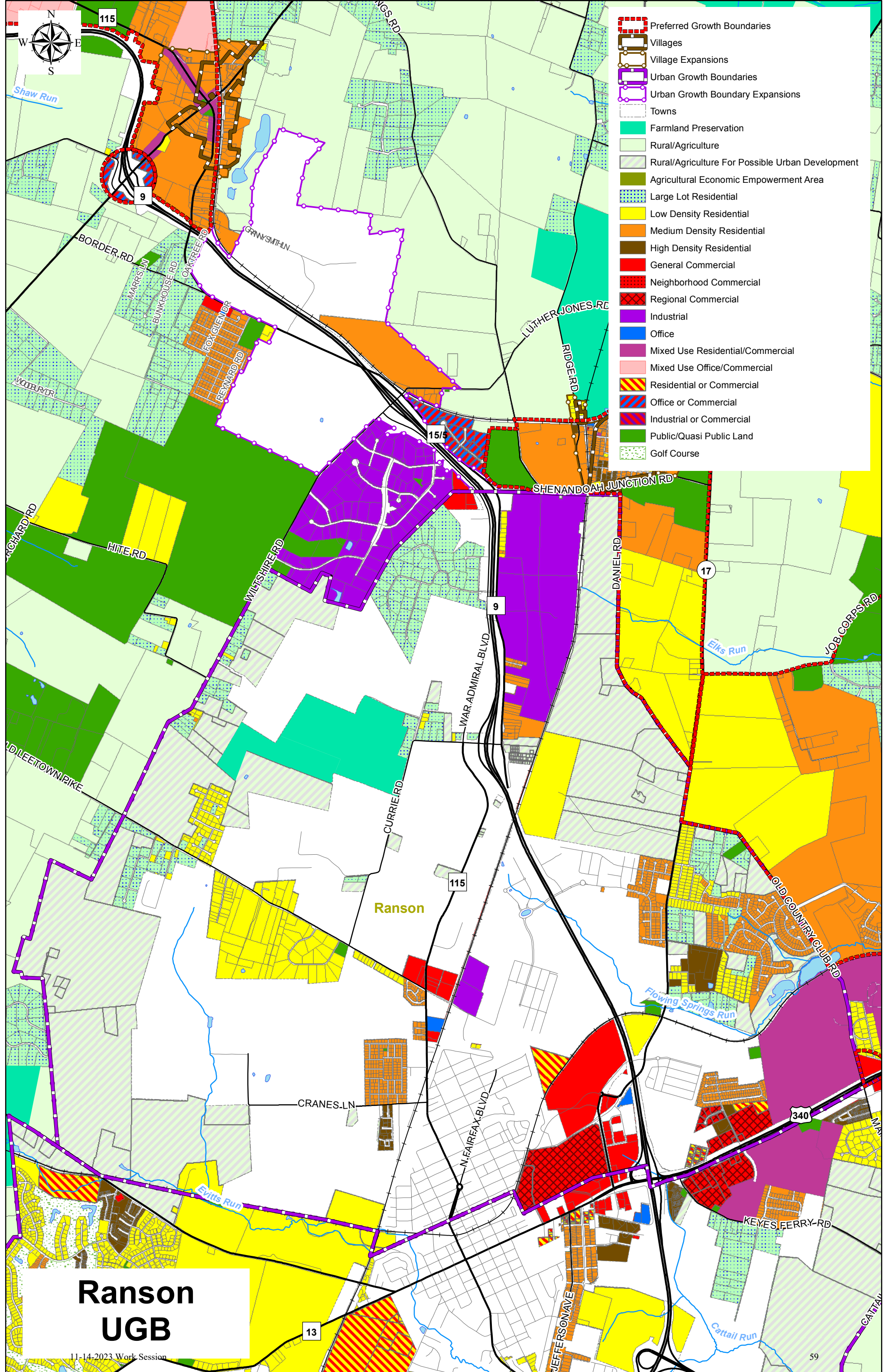
- Special Design Areas
 - Municipalities
 - Preferred Growth Boundaries
 - Quarry Redevelopment Areas
 - Growth Management Boundary
 - Urban Growth Boundary
 - Urban Growth Boundary Expansions
 - Villages
 - Village Expansions
 - Areas Outside Management Boundaries**
 - Areas Outside Management Boundaries
- *Properties within Municipalities are shown as White



Map Created: January 13, 2015

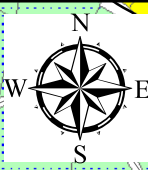


- Preferred Growth Boundaries
- Villages
- Village Expansions
- Urban Growth Boundaries
- Urban Growth Boundary Expansions
- Towns
- Farmland Preservation
- Land Use Classification**
 - Rural/Agriculture
 - Rural/Agriculture For Possible Urban Development
 - Agricultural Economic Empowerment Area
 - 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



- Preferred Growth Boundaries
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- Village Expansions
- Urban Growth Boundaries
- Urban Growth Boundary Expansions
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- Industrial or Commercial
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- Golf Course

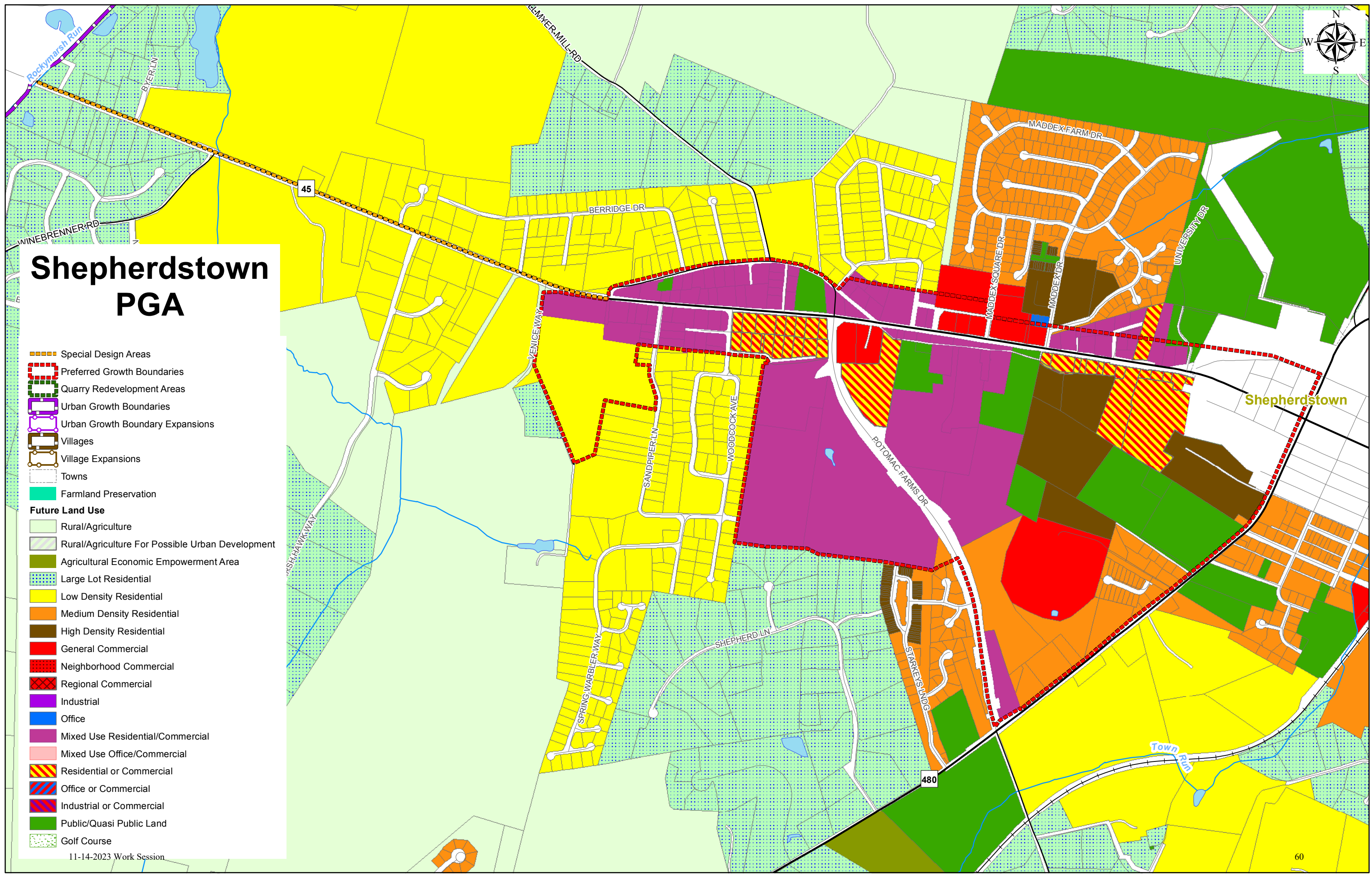
Ranson UGB

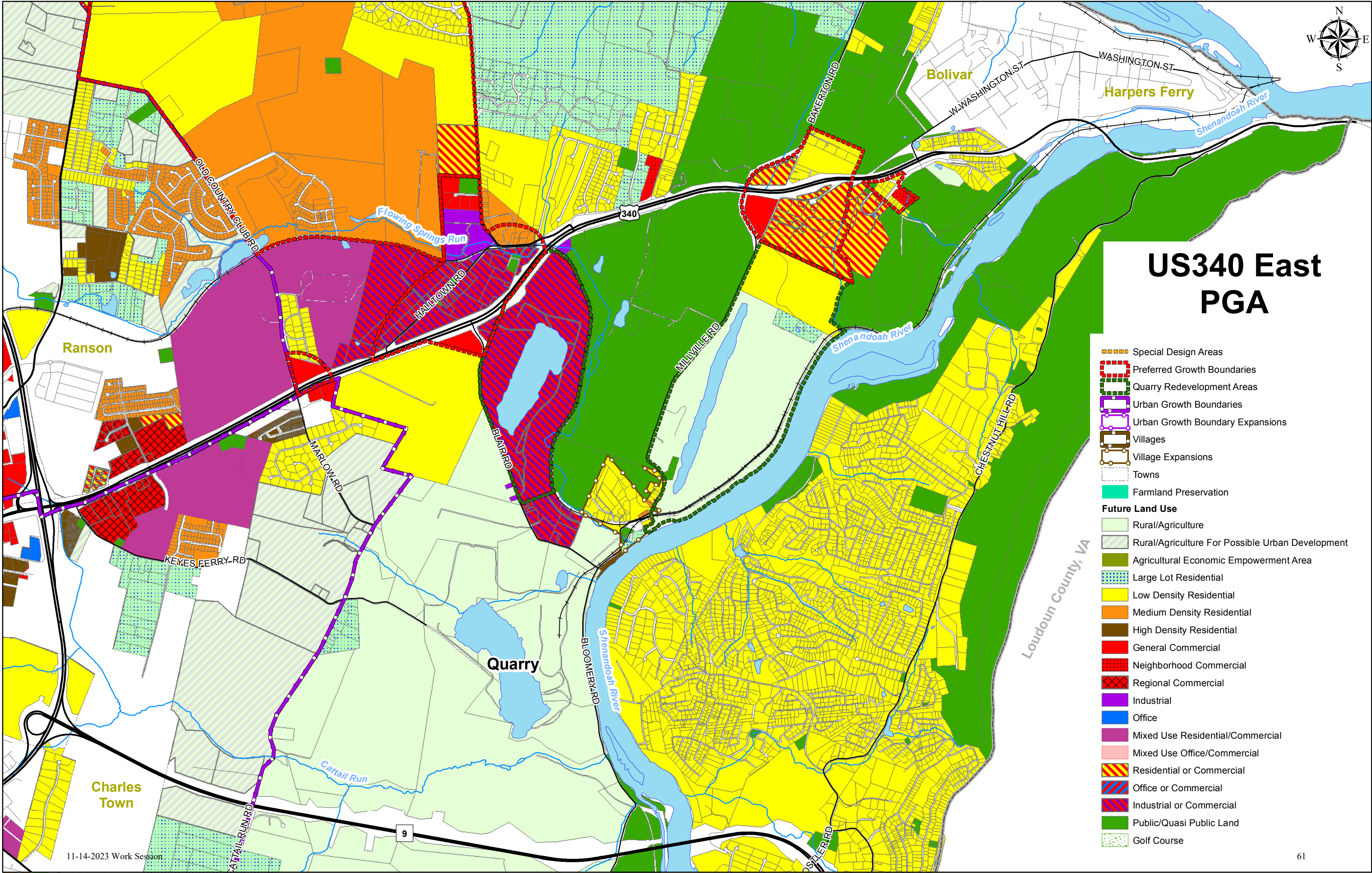


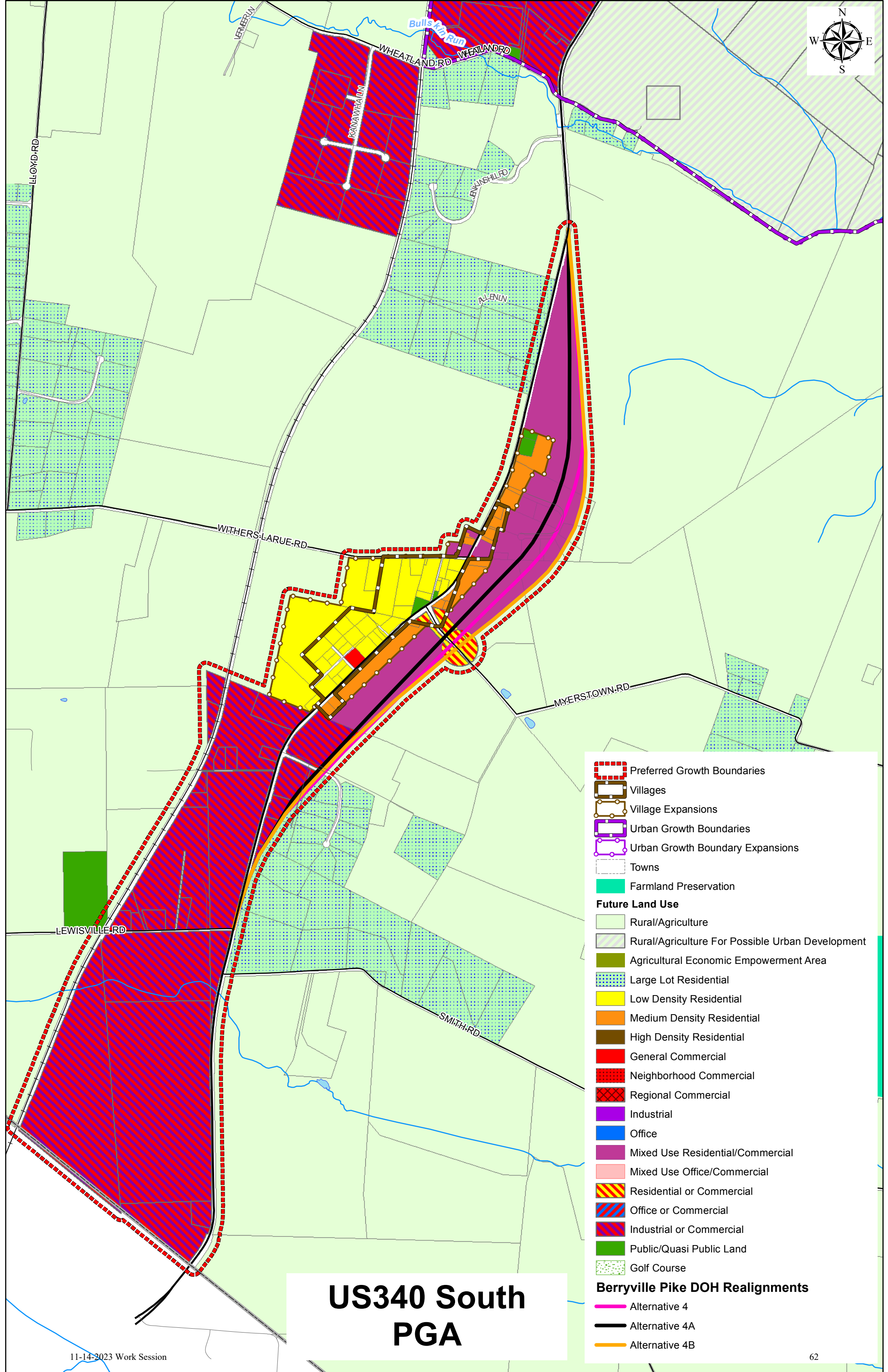
Shepherdstown PGA

- 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
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- Low Density Residential
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- Mixed Use Office/Commercial
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11-14-2023 Work Session

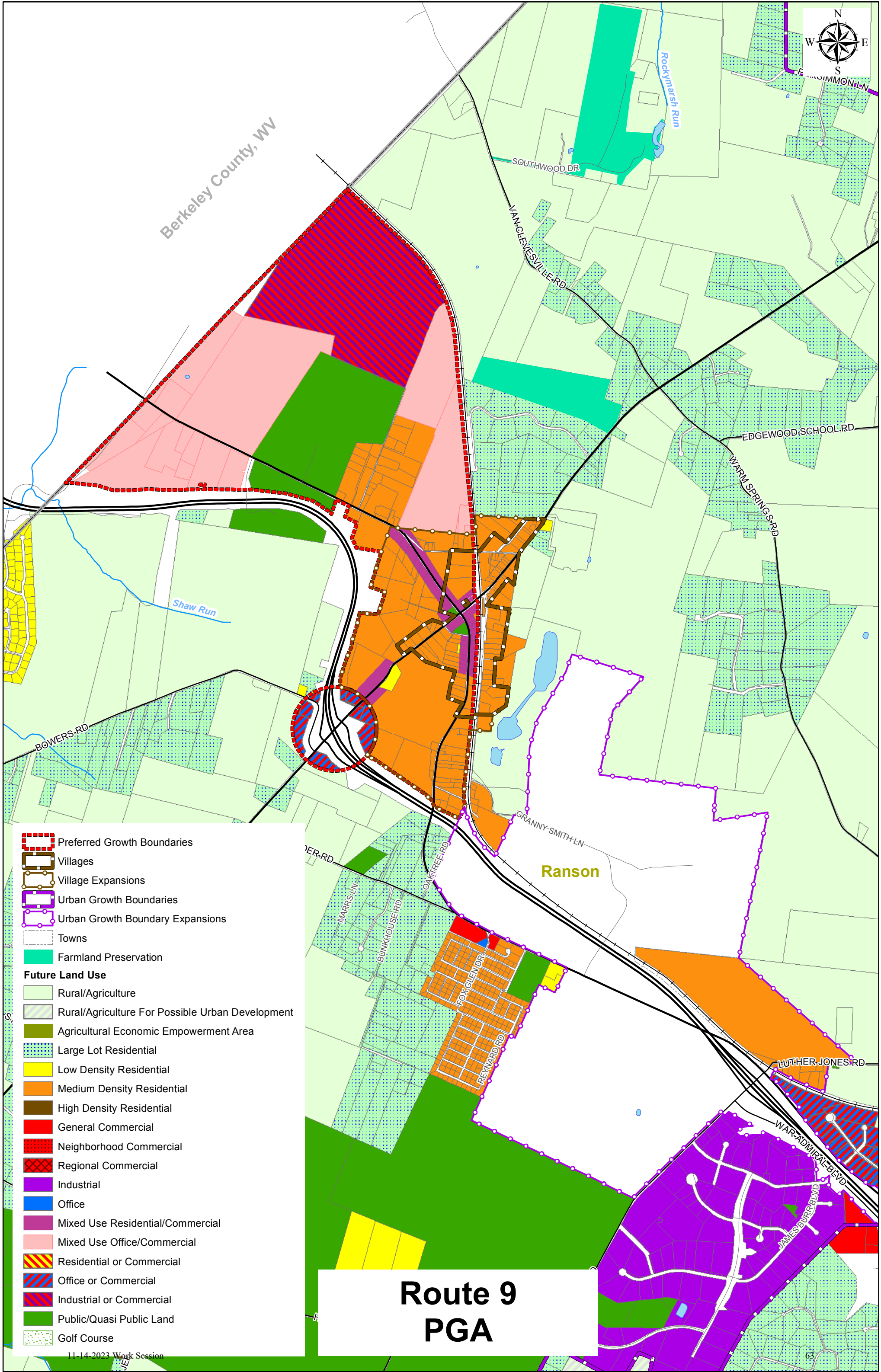




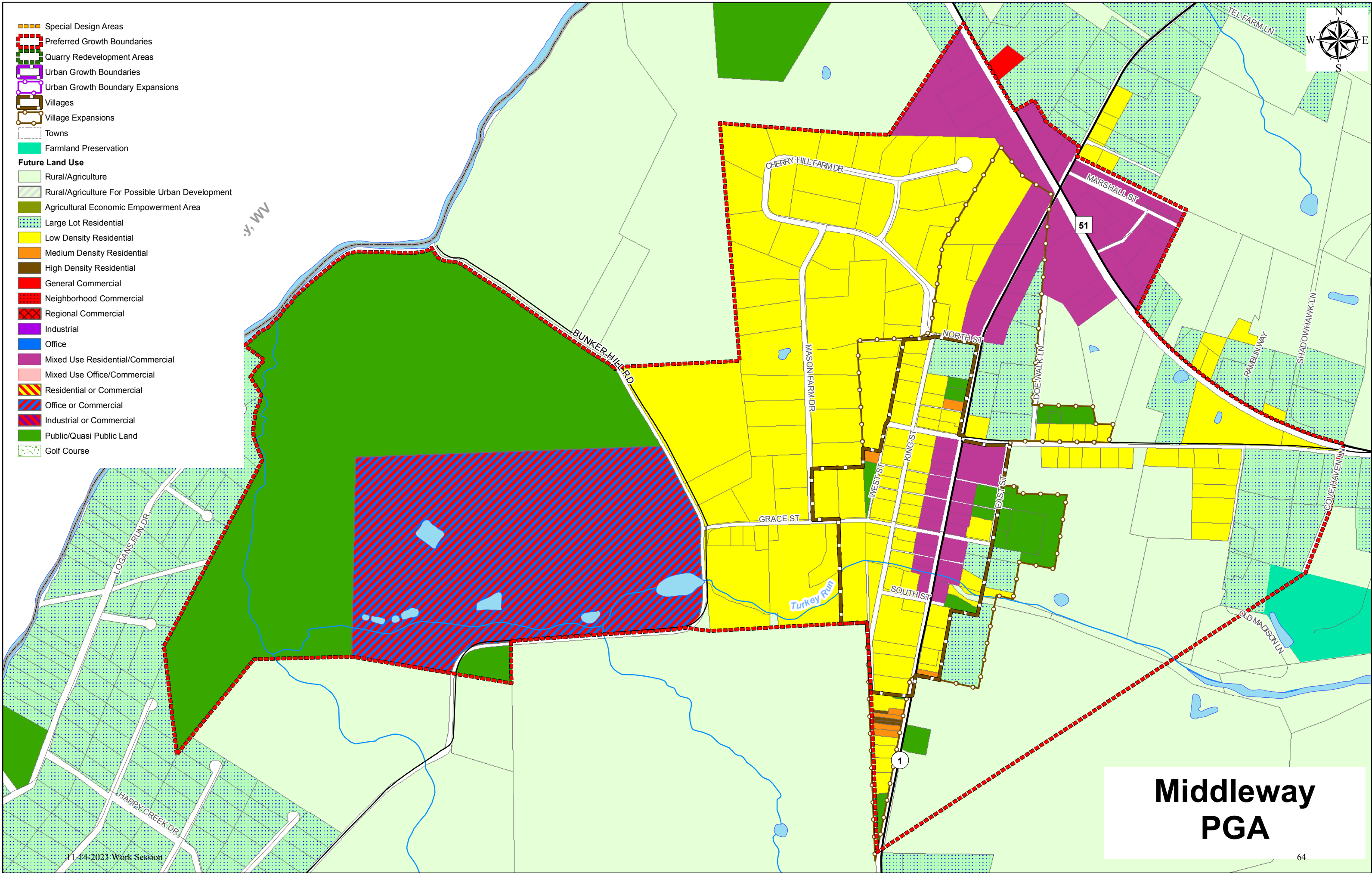


US340 South PGA

- 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
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- Residential or Commercial
- Office or Commercial
- Industrial or Commercial
- Public/Quasi Public Land
- Golf Course
- Berryville Pike DOH Realignments**
- Alternative 4
- Alternative 4A
- Alternative 4B



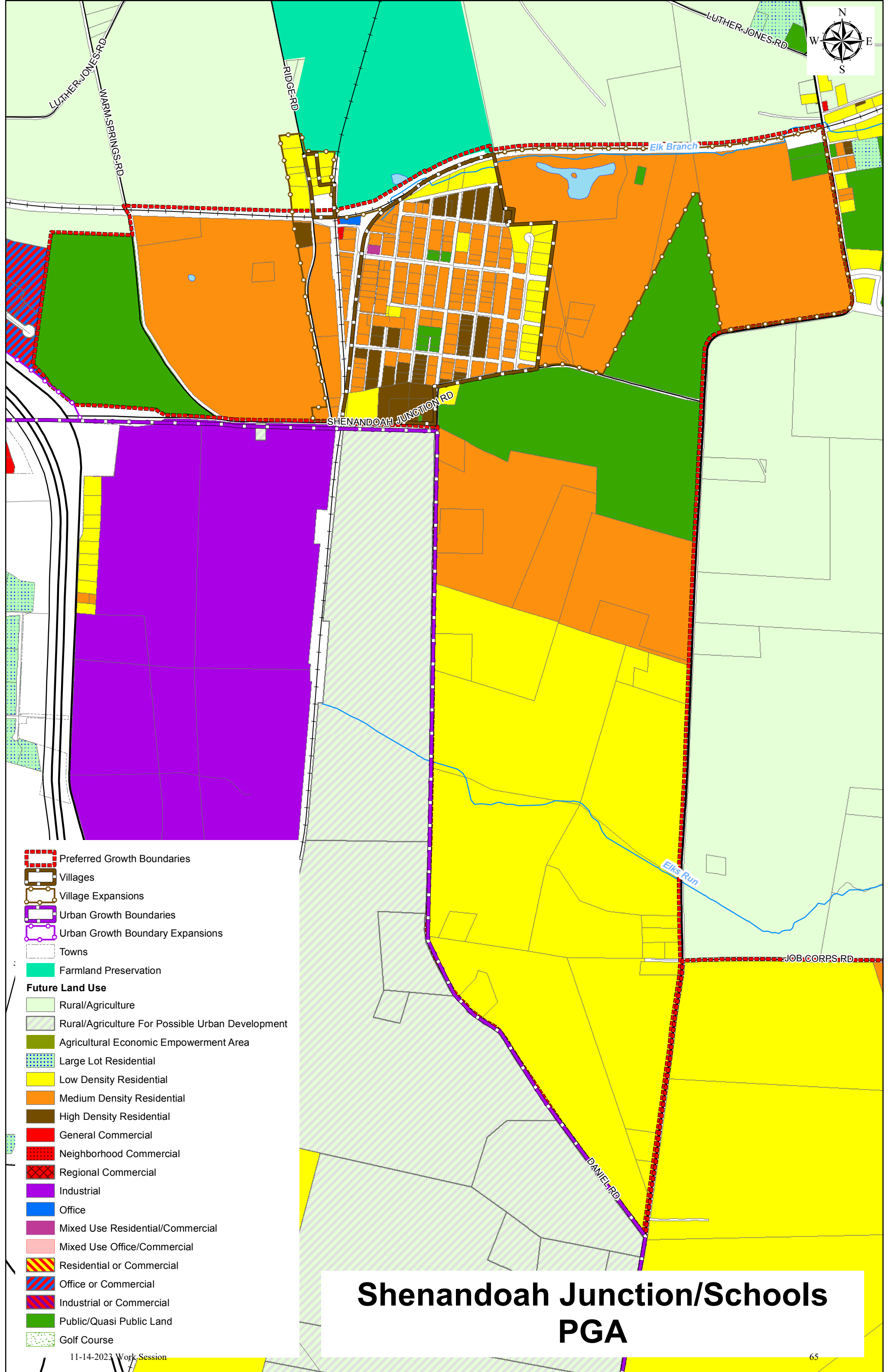
- Preferred Growth Boundaries
- Villages
- Village Expansions
- Urban Growth Boundaries
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- Towns
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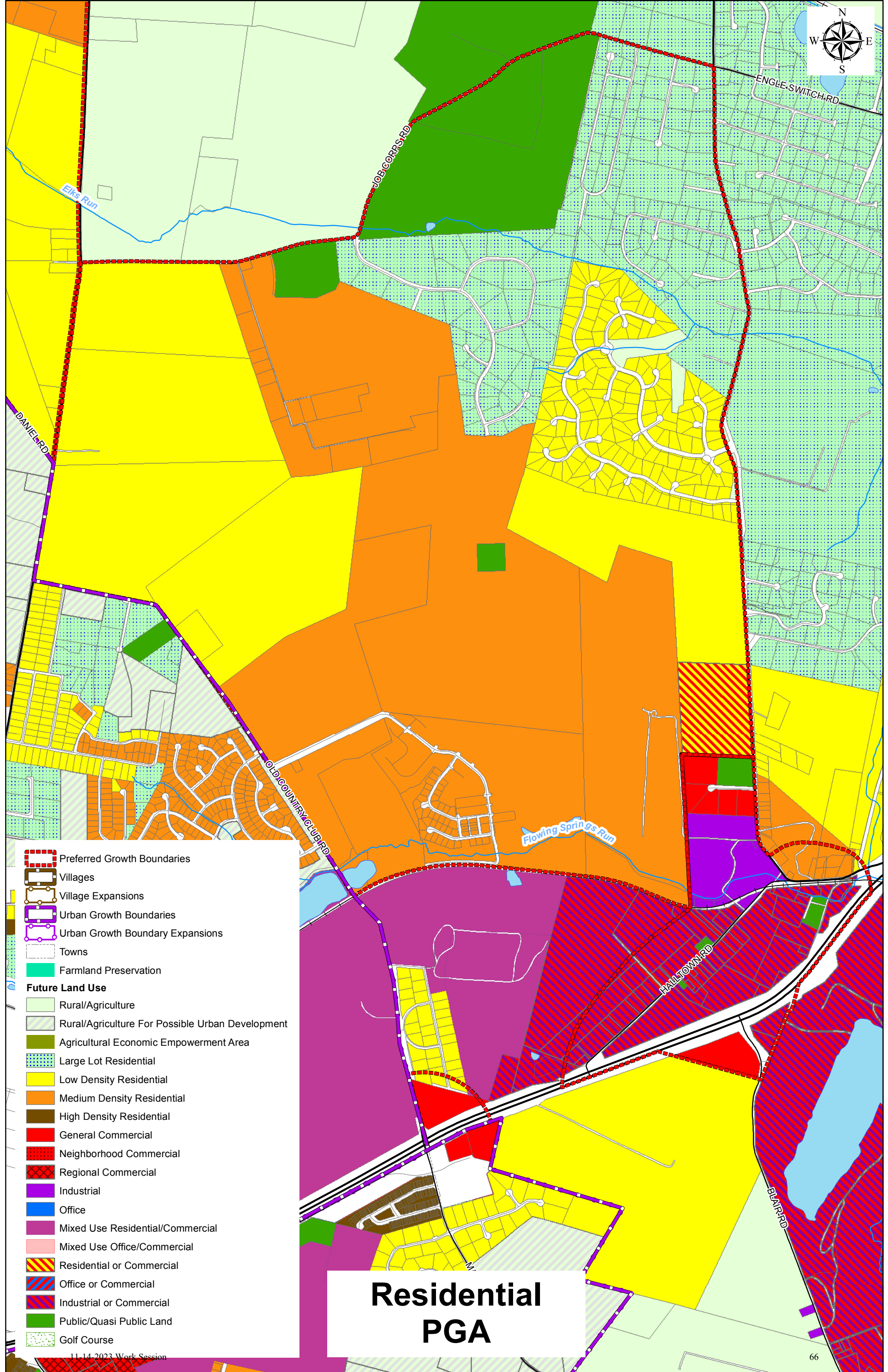
Middleway PGA



Shenandoah Junction/Schools PGA

- Preferred Growth Boundaries
- Villages
- Village Expansions
- Urban Growth Boundaries
- Urban Growth Boundary Expansions
- Towns

- Future Land Use**
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 - Rural/Agriculture For Possible Urban Development
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 - Mixed Use Office/Commercial
 - Residential or Commercial
 - Office or Commercial
 - Industrial or Commercial
 - Public/Quasi Public Land
 - Golf Course



Residential PGA

Jefferson County, WV Village Map



Jefferson County, WV General Reference Map w/ Soils Classification & Planning Boundaries



- County Boundary
- Growth Management Boundary
- Urban Growth Boundary
- Soils Classification (USDA, 2011)**
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of unique importance

0 1 2 4 Miles



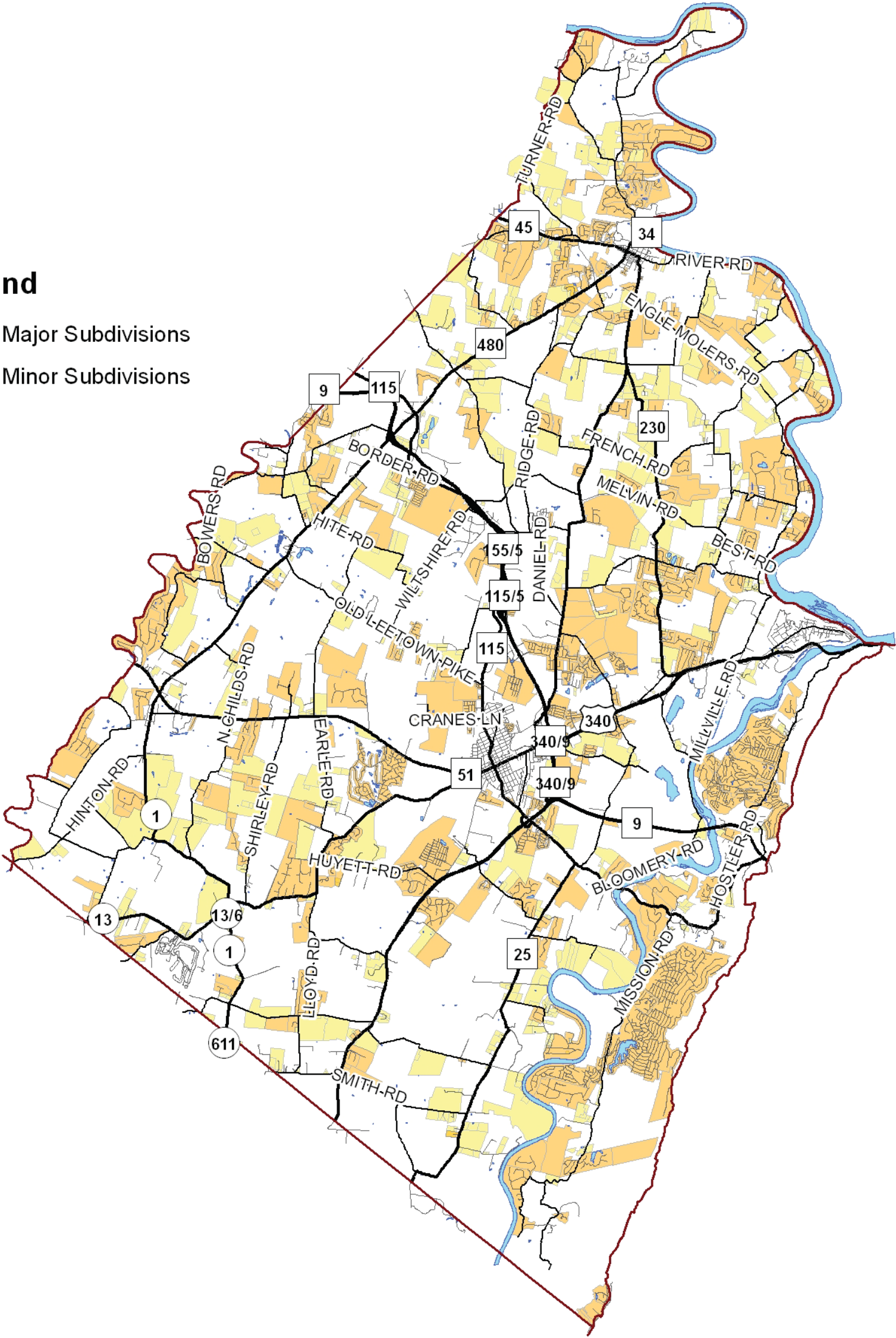
Map Created: June 10, 2014

Major and Minor Subdivisions



Legend

- Major Subdivisions
- Minor Subdivisions



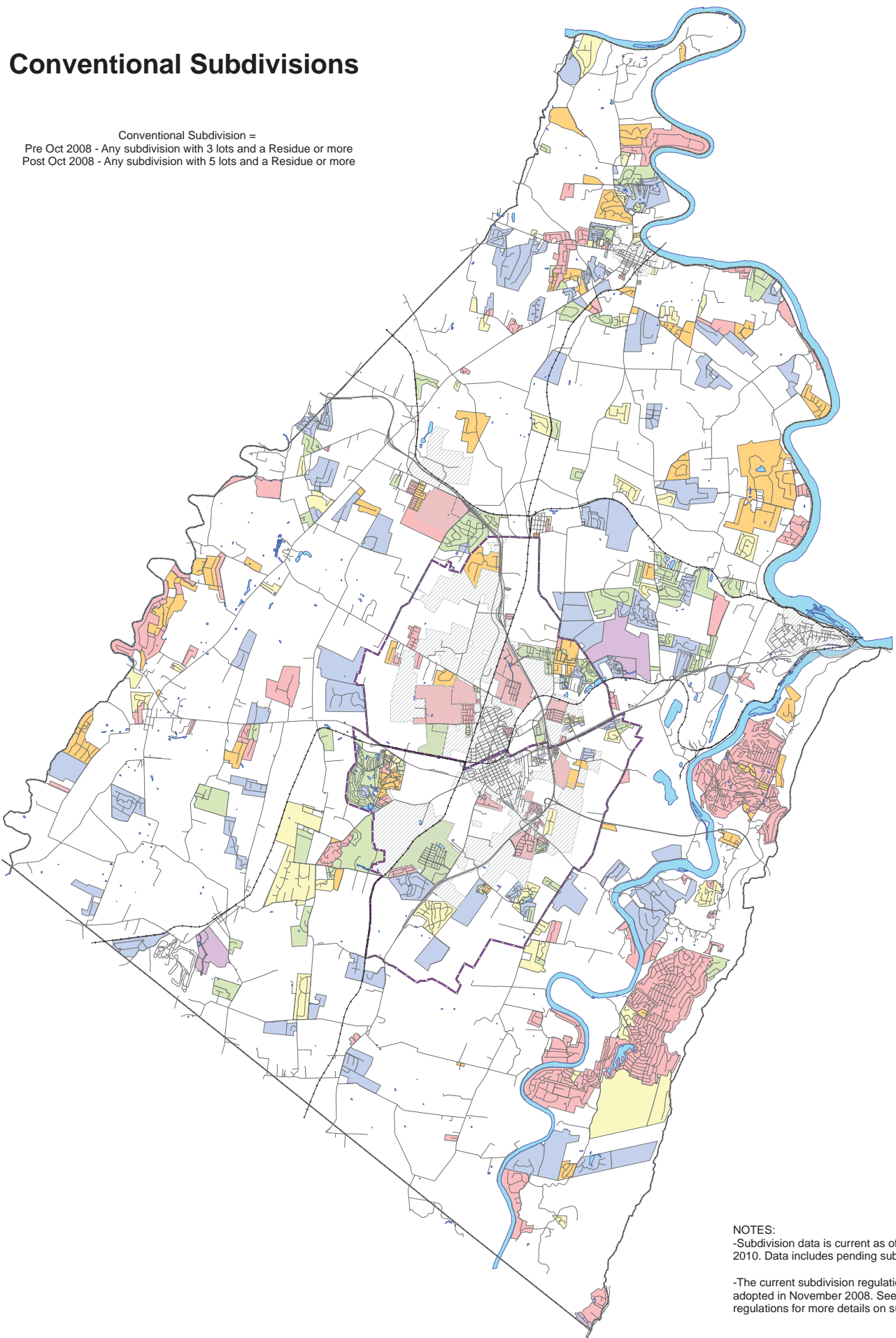
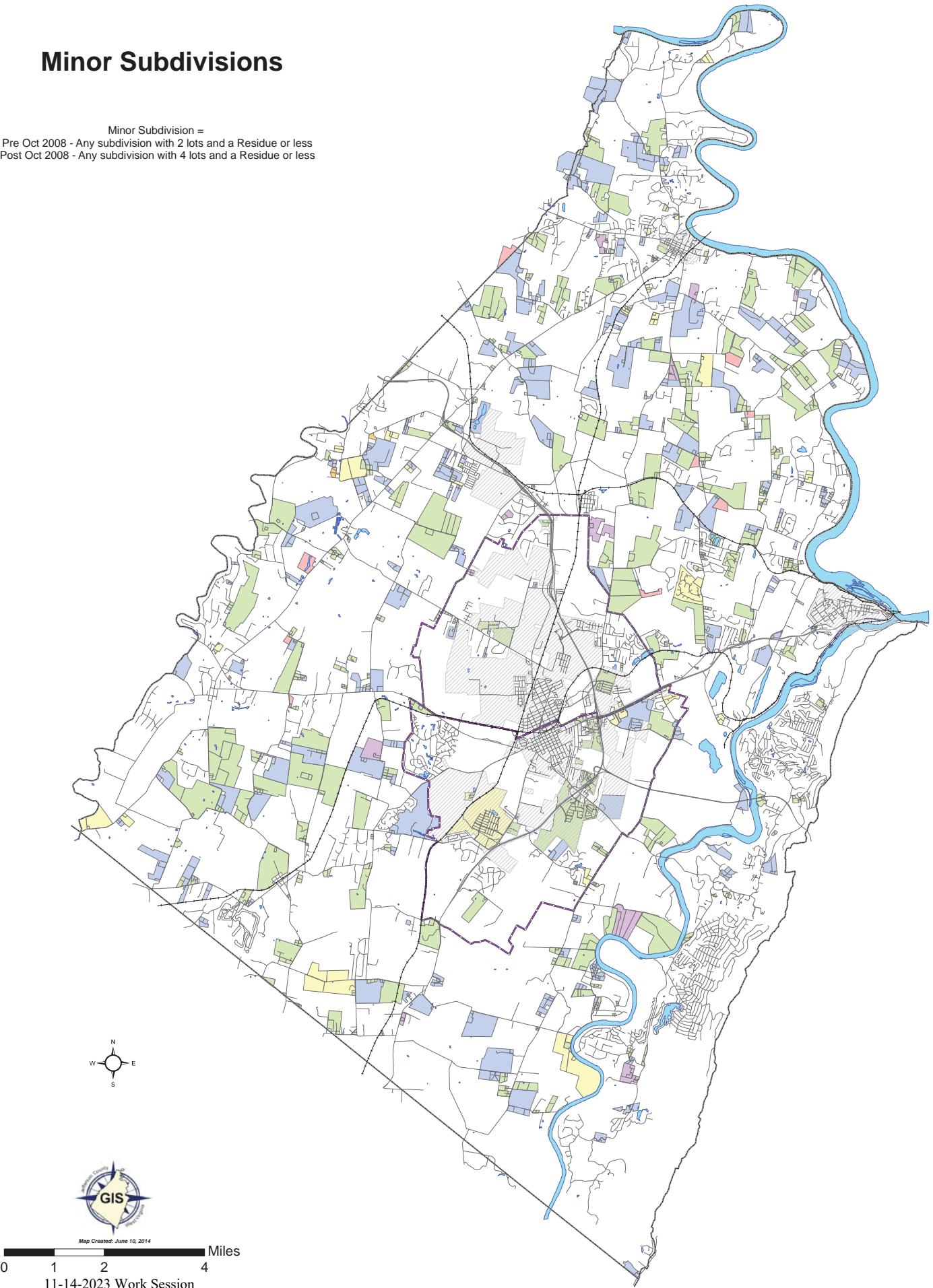
Minor & Conventional Subdivisions - Jefferson County, WV

Minor Subdivisions

Minor Subdivision =
Pre Oct 2008 - Any subdivision with 2 lots and a Residue or less
Post Oct 2008 - Any subdivision with 4 lots and a Residue or less

Conventional Subdivisions

Conventional Subdivision =
Pre Oct 2008 - Any subdivision with 3 lots and a Residue or more
Post Oct 2008 - Any subdivision with 5 lots and a Residue or more

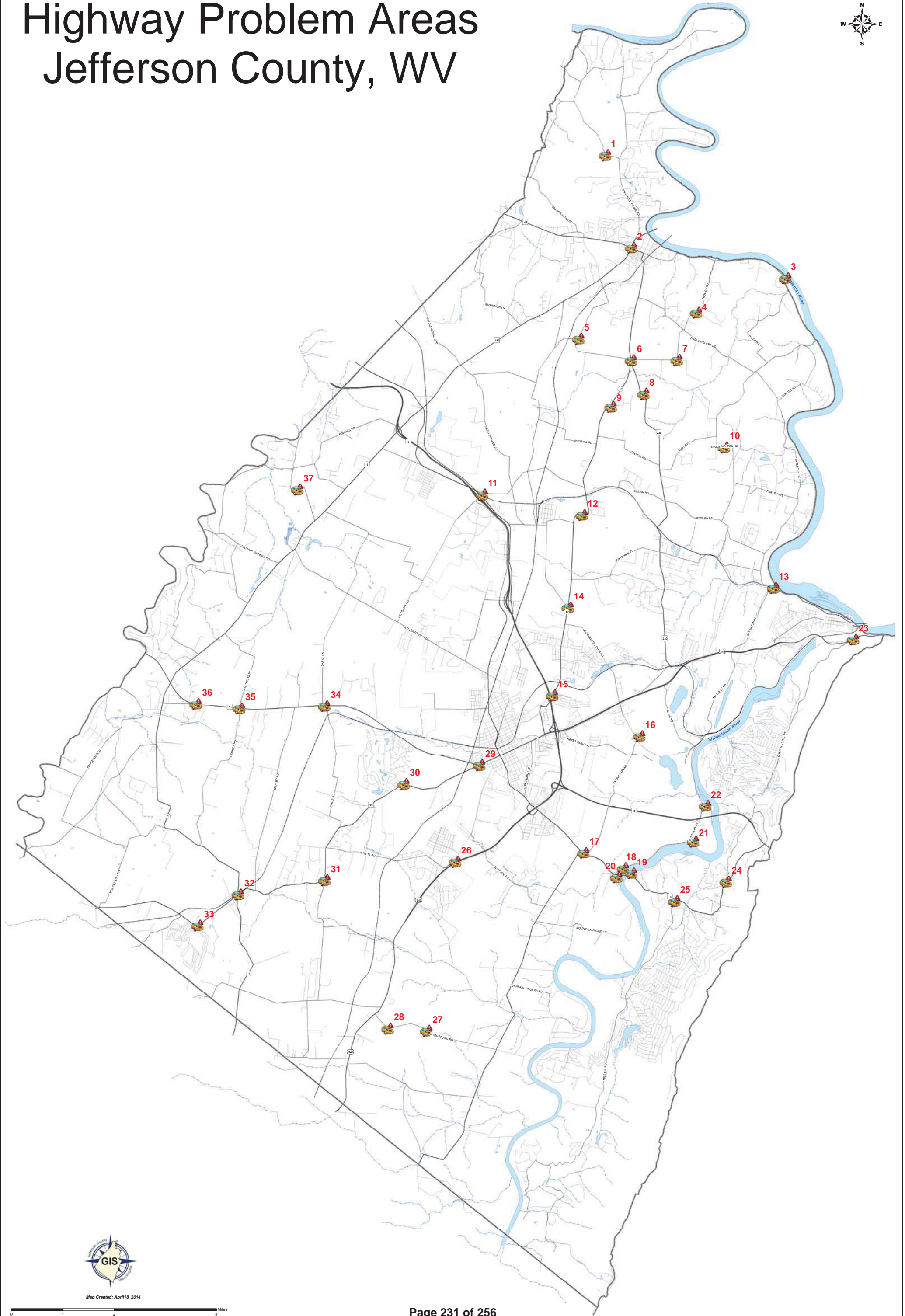


- Urban Growth Boundaries
- Towns
- Subdivisions by Decade
 - 1970 - 1979
 - 1980 - 1989
 - 1990 - 1999
 - 2000 - 2009
 - 2010 +
 - Not Dated

NOTES:
-Subdivision data is current as of July 2010. Data includes pending subdivisions.
-The current subdivision regulations were adopted in November 2008. See these regulations for more details on subdivisions.

Highway Problem Areas

Jefferson County, WV



Map Created: April 18, 2014

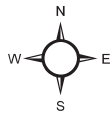
0 1 2 4 Miles



Functional Highway Systems Classification

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Urban Growth Boundaries
- Towns

Data Sources:
Jefferson County GIS/Addressing Office
Jefferson County Department of Planning and Zoning
West Virginia Department of Transportation



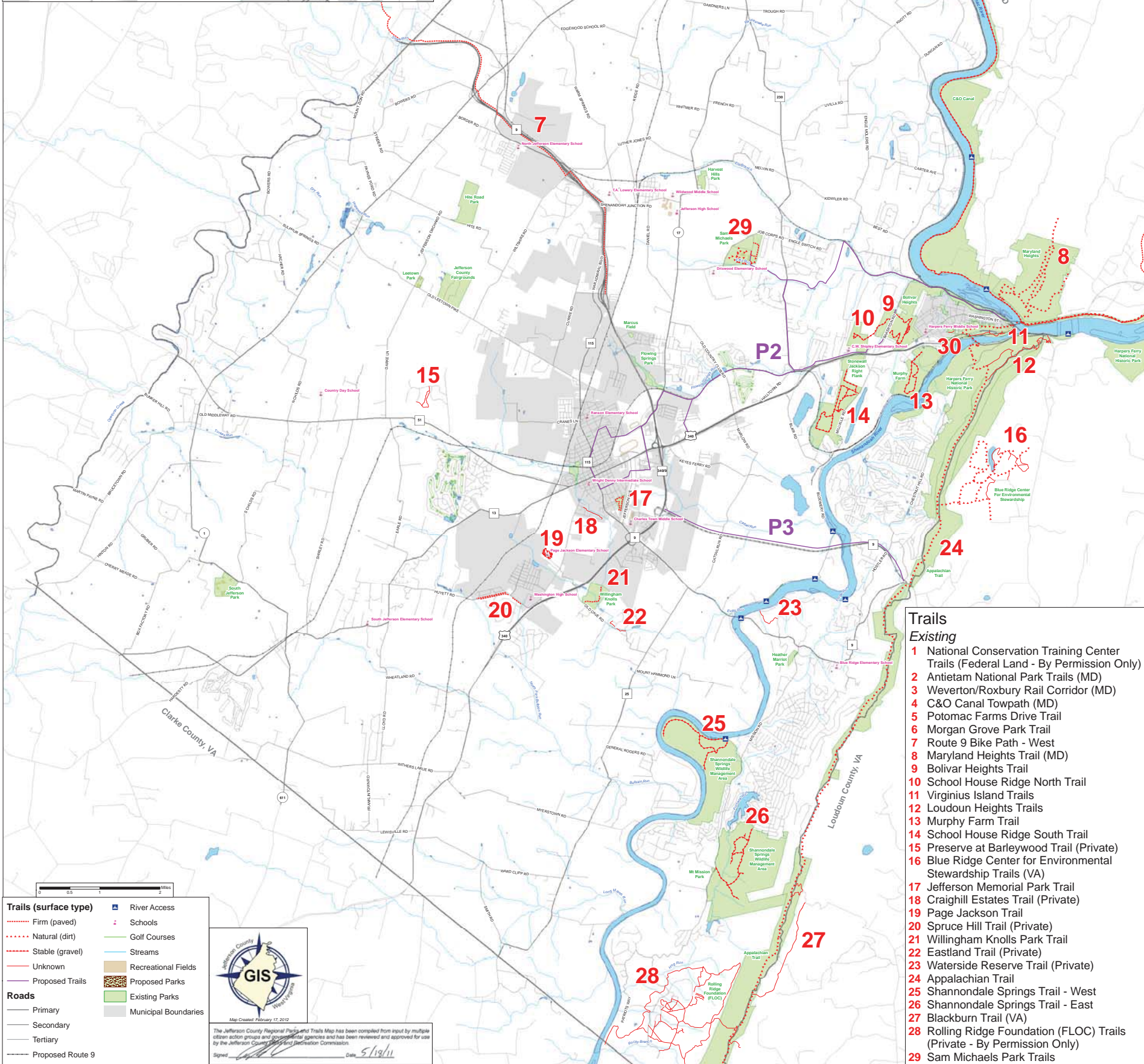
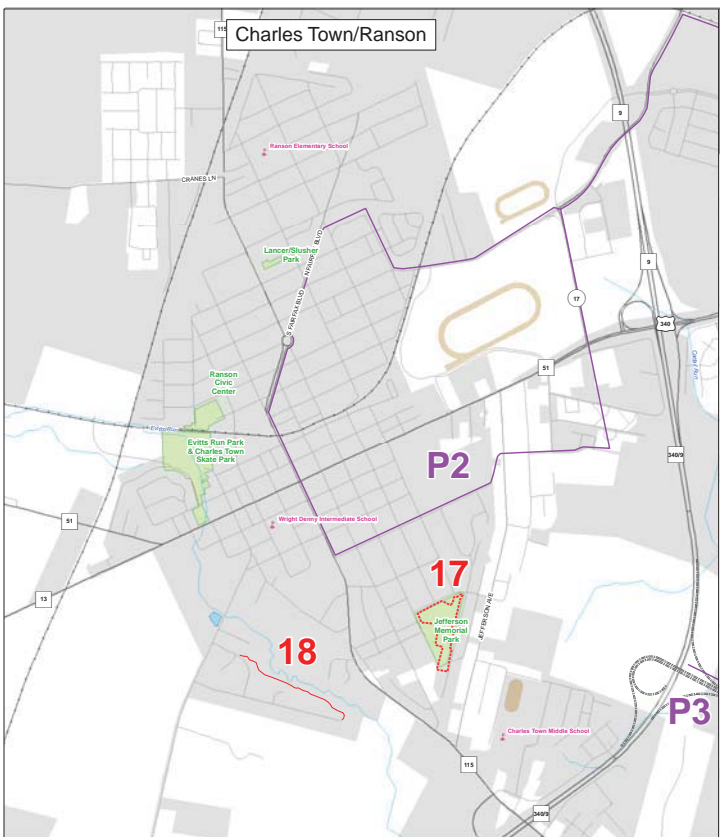
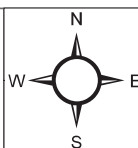
**Roadway Classification Map
Envision Jefferson 2035**

NOTE: Spring name data includes several springs located in Berkeley County, WV; only springs within or near Jefferson County, WV have been mapped.

Any spring not listed here is unnamed.



Jefferson County, WV Regional Parks & Trails



- ### Trails
- Existing**
- 1 National Conservation Training Center Trails (Federal Land - By Permission Only)
 - 2 Antietam National Park Trails (MD)
 - 3 Weverton/Roxbury Rail Corridor (MD)
 - 4 C&O Canal Towpath (MD)
 - 5 Potomac Farms Drive Trail
 - 6 Morgan Grove Park Trail
 - 7 Route 9 Bike Path - West
 - 8 Maryland Heights Trail (MD)
 - 9 Bolivar Heights Trail
 - 10 School House Ridge North Trail
 - 11 Virginus Island Trails
 - 12 Loudoun Heights Trails
 - 13 Murphy Farm Trail
 - 14 School House Ridge South Trail
 - 15 Preserve at Barleywood Trail (Private)
 - 16 Blue Ridge Center for Environmental Stewardship Trails (VA)
 - 17 Jefferson Memorial Park Trail
 - 18 Craighill Estates Trail (Private)
 - 19 Page Jackson Trail
 - 20 Spruce Hill Trail (Private)
 - 21 Willingham Knolls Park Trail
 - 22 Eastland Trail (Private)
 - 23 Waterside Reserve Trail (Private)
 - 24 Appalachian Trail
 - 25 Shannondale Springs Trail - West
 - 26 Shannondale Springs Trail - East
 - 27 Blackburn Trail (VA)
 - 28 Rolling Ridge Foundation (FLOC) Trails (Private - By Permission Only)
 - 29 Sam Michaels Park Trails
 - 30 Bolivar Nature Park Trail
 - 31 Route 45 Bike/Pedestrian Trail
- Proposed**
- P1 Kearneysville - Shepherdstown Trail
 - P2 Harpers Ferry-Charles Town Multi-Use Trail
 - P3 Route 9 Bike Path - East

Trails (surface type)

- Firm (paved)
- Natural (dirt)
- Stable (gravel)
- Unknown
- Proposed Trails

Roads

- Primary
- Secondary
- Tertiary
- Proposed Route 9

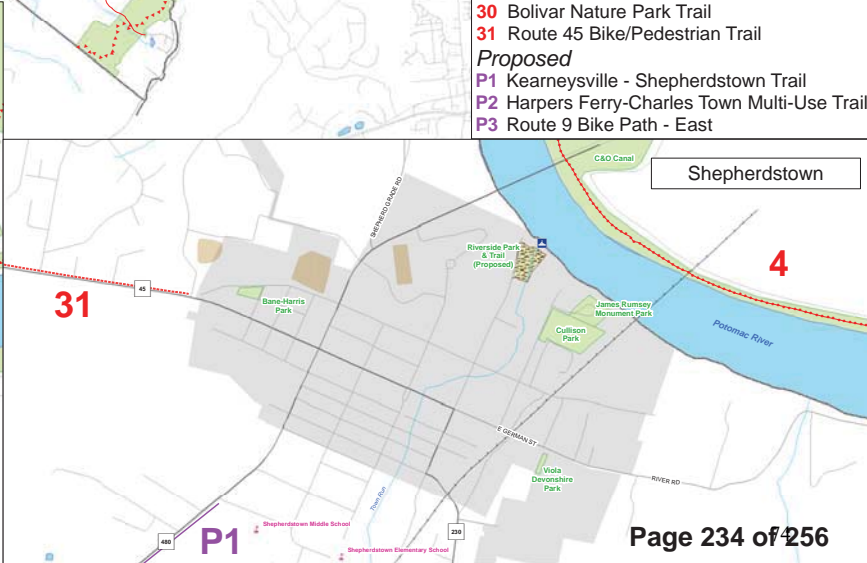
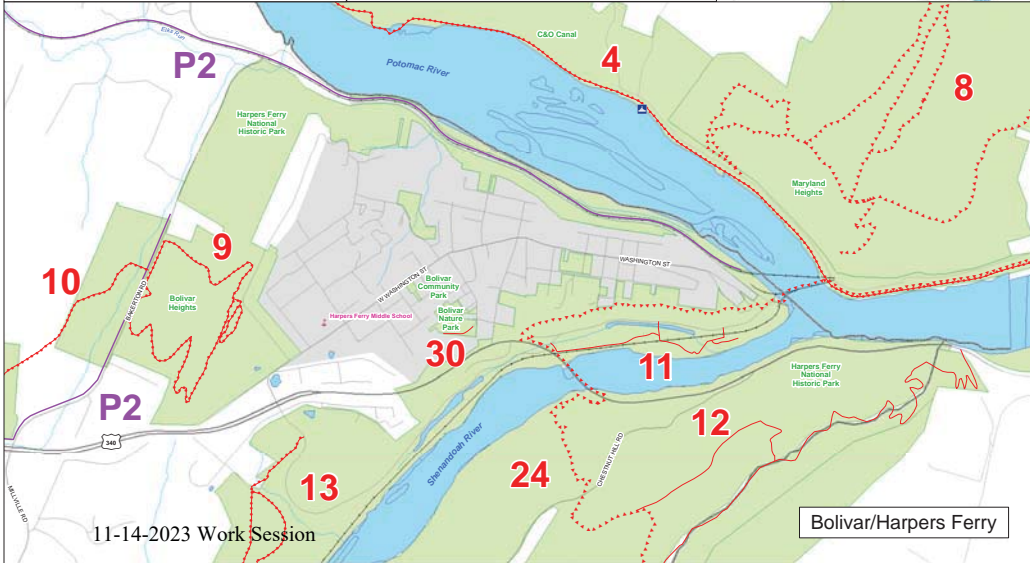
Other Features

- River Access
- Schools
- Golf Courses
- Streams
- Recreational Fields
- Proposed Parks
- Existing Parks
- Municipal Boundaries



The Jefferson County Regional Parks and Trails Map has been compiled from input by multiple citizen action groups and governmental agencies and has been reviewed and approved for use by the Jefferson County Board of Recreation Commission.

Signed: [Signature] Date: 5/19/11





2023 ENGAGEMENT WITH PARKS REPORT



NATIONAL RECREATION
AND PARK ASSOCIATION

11-14-2023 Work Session



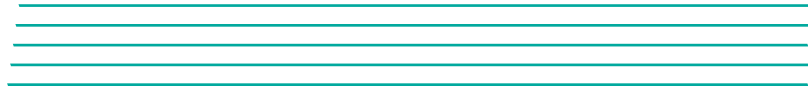
A child high-fives a mascot at an event in Denver, Colorado.

Photo courtesy of Denver Parks and Recreation

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Introduction



Adults skate on a ramp at a skatepark in Columbus, Ohio.

PHOTO COURTESY OF CITY OF COLUMBUS RECREATION AND PARKS

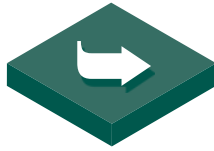
Parks and recreation fosters healthy and prosperous communities. Local public spaces are for people of all ages, incomes, races, ethnicities and abilities. Local parks provided a respite during the challenging times of the coronavirus (COVID-19) pandemic and continue to be places for rest, relaxation, celebration and fellowship. Local recreation, community and senior centers offer residents a place to exercise, learn and commune. They also provide children with out-of-school opportunities, giving parents peace of mind that their children are cared for while they fulfill work and life obligations.

Local park and recreation services and amenities are the result of the unwavering dedication of more than 160,000 full-time professionals and hundreds of thousands of part-time and seasonal workers that collaborate with legions of passionate volunteers. With more than 10,000 local agencies nationwide, people benefit from one of America's most essential offerings: parks and recreation.

Since 2016, the Research team of the National Recreation and Park Association (NRPA) has conducted a yearly survey to better understand how people connect with parks and recreation across the United States. The survey results form the basis of NRPA's annual *Engagement With Parks* reports. The report series provides park and recreation professionals, advocates, policymakers and other key stakeholders with insights into how local parks and recreation facilities impact the lives of everyone in our nation.

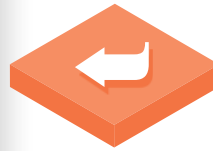
On behalf of NRPA, Wakefield Research surveyed 1,000 U.S. adults ages 18 and older between May 16 and May 28, 2023. The firm used quotas to ensure the respondents were a reliable and representative reflection of the U.S. adult population. The margin of error for data contained in this report is +/-3.1 percent at the 95 percent confidence level.

Key Findings of the 2023 Engagement With Parks Report:

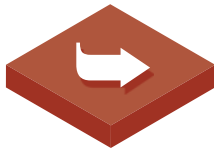


More than **280 million** people in the United States visited a local park or recreation facility at least once during the past year.

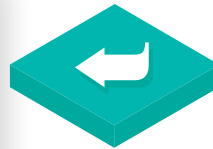
7 in 10 U.S. residents have at least one local park, playground, open space or recreation center within walking distance of their homes.



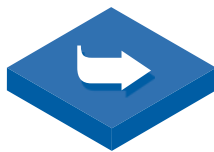
84% of U.S. adults seek nearby high-quality parks and recreation when choosing a place to live.



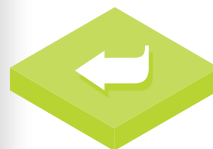
9 in 10 people agree that parks and recreation is an important service provided by their local government.



Visitors who find their parks and recreational facilities to be inclusive visit nearly **2x as often** than do those who do not hold this view.



88% of U.S. adults agree it is vital for their local park and recreation agencies to engage with every member of their communities to ensure offerings meet their needs.



Key Findings

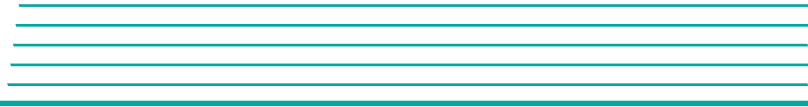


PHOTO COURTESY OF CITY OF SAN JOSE DEPARTMENT OF PARKS, RECREATION AND NEIGHBORHOOD SERVICES



Visitors interact with a park ranger in the City of San Jose, California.

Parks and Recreation Is a Part of Everyone's Lives, Every Day

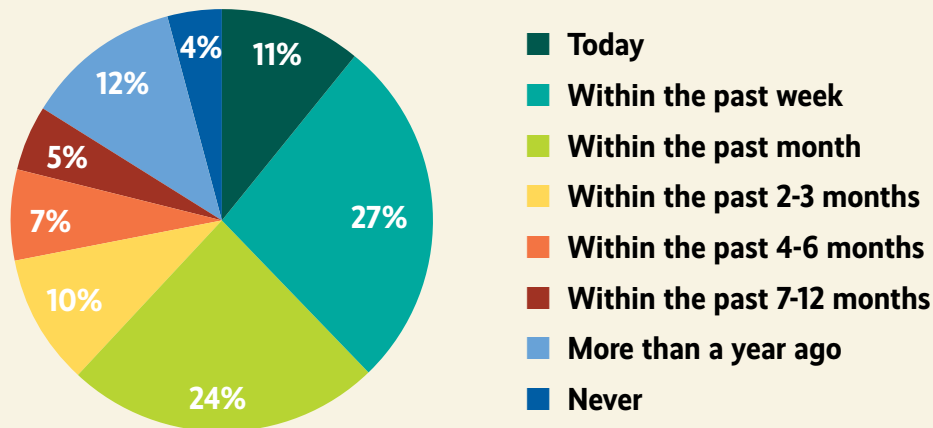
Local parks and recreation is a staple in communities across the country. These facilities provide a wide variety of opportunities for local residents. From offering spaces for families and friends to come together, to providing moments of peace in an otherwise busy life, to playing a vital role in healthy ecosystems and endeavoring to make those facilities inclusive to and accessible by all people, local parks and recreation offers something for everyone.

Thanks to diverse offerings, low- or no-cost programming, and the sheer number of sites from which to choose, local parks and recreation continues to play an integral role in the lives of the typical U.S. resident each year. Eighty-four percent of survey respondents — the equivalent of more than 280 million people in the United States — visited a local park or recreation facility at least once during the 12 months ending in May 2023.

Sixty-two percent of survey respondents visited their local park and/or recreation facility at least once within the past month of completing this survey, including 38 percent who visited a park and/or recreation amenity at least once within the prior week. Ten percent of survey respondents enjoyed a park and/or recreation amenity within the past two to three months of completing the survey. Seven percent of respondents indicate that their most recent visit was between four and six months, and five percent report their most recent visit was between seven and 12 months before completing the survey.

MORE THAN 3 IN 5 PEOPLE VISITED A LOCAL PARK OR RECREATION FACILITY DURING THE PAST MONTH

(Percentage Distribution)

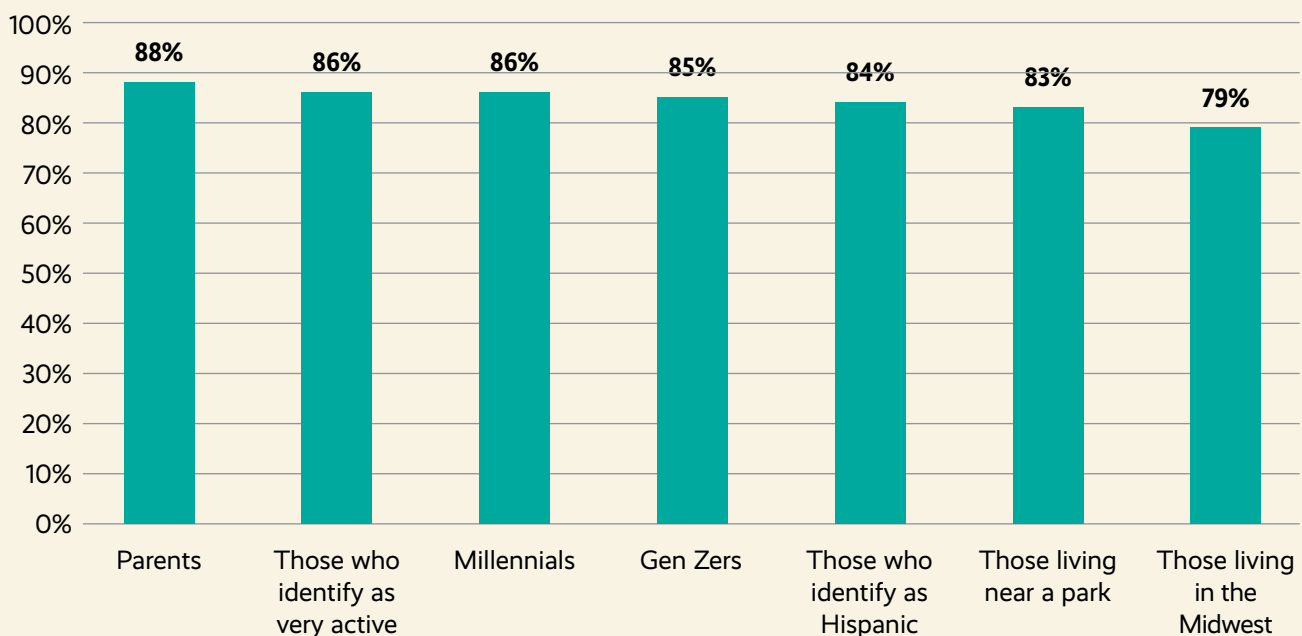


While a majority of respondents visited a park or recreation facility within the past three months, their demographics vary. Top local park or recreation facility visitors within the past three months by select demographics are:

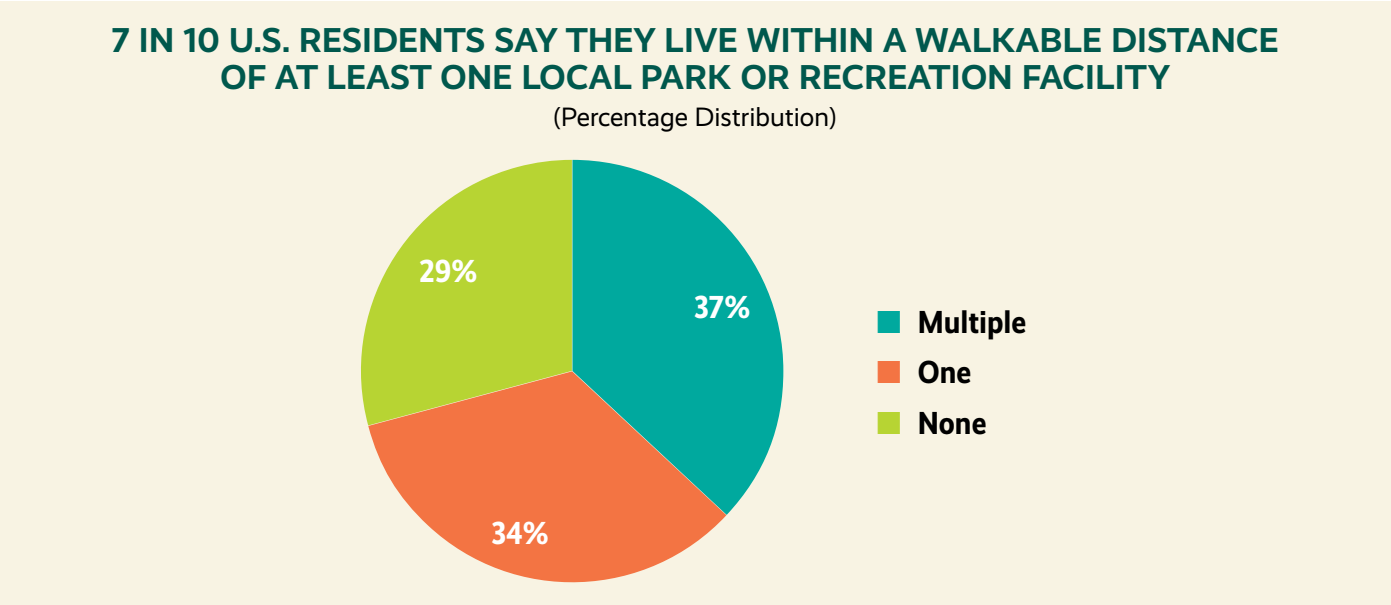
- Parents (88 percent)
- Those who identify as very active (86 percent)
- Millennials (86 percent)
- Gen Zers (85 percent)
- Those who identify as Hispanic (84 percent)
- Those living near a park (83 percent)
- Those living in the Midwest (79 percent)

PARENTS ARE MOST LIKELY TO HAVE VISITED A LOCAL PARK/RECREATION FACILITY WITHIN THE PAST THREE MONTHS

(Percent of Respondents)



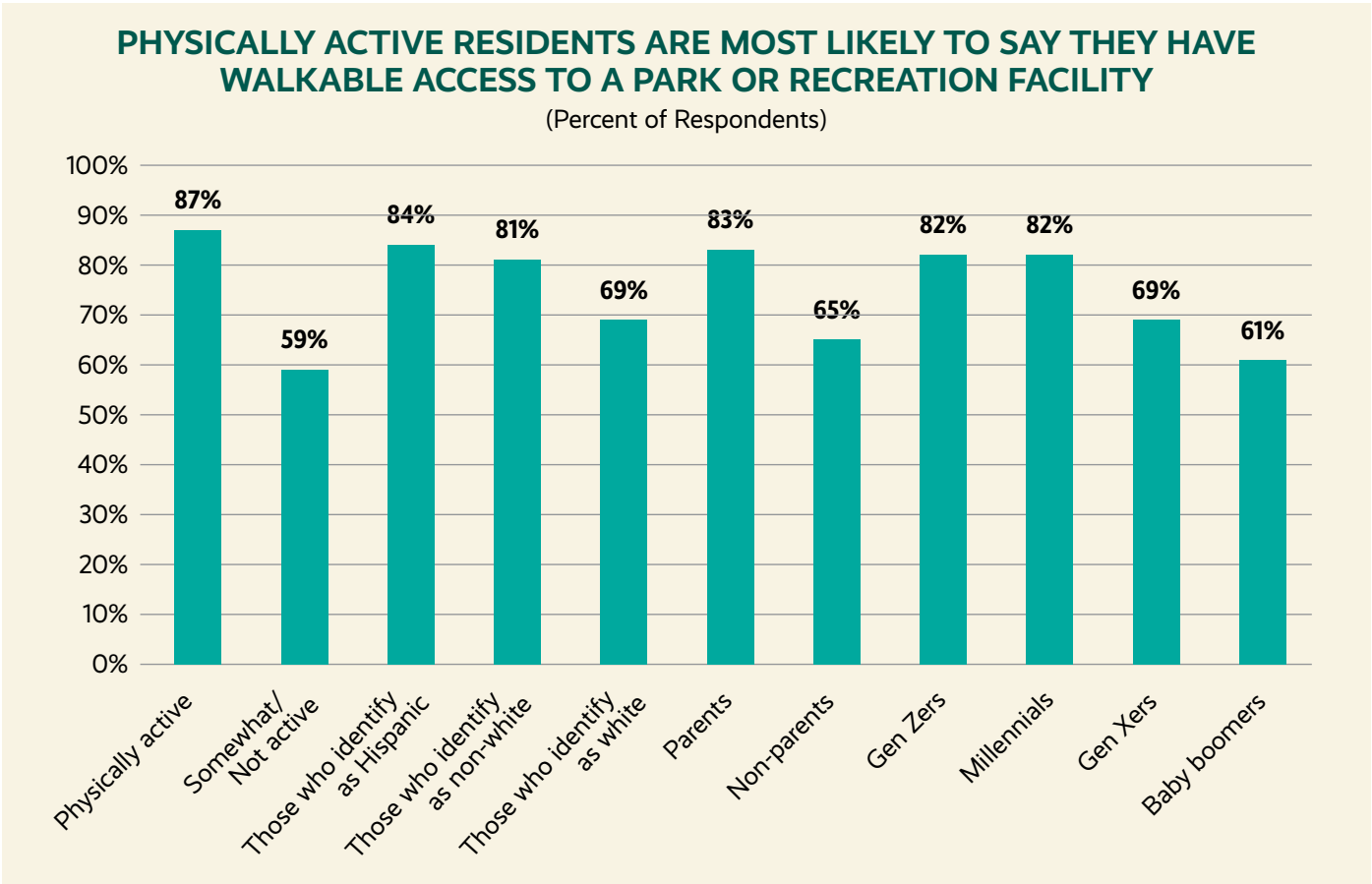
Unsurprisingly, having nearby access to parks and recreational facilities leads to increased use of these offerings. Seventy-one percent of survey respondents say they live within a walkable distance of a park or recreation facility. Thirty-seven percent indicate that they live within a walkable distance of more than one of these areas. Twenty-nine percent of survey respondents — the equivalent of 97 million people in the United States — say they do not have walkable access to a park or other recreation facility.



The perceived availability of parks and recreation facilities within a walkable distance varies by region. Four in five respondents in the West report that they can walk to a local park, while 76 percent of those in the Northeast and 71 percent in the Midwest indicate the same. Only 64 percent of respondents living in the South say there is a park within walking distance of their homes.



Respondents who regard themselves as very physically active are far more likely than their less-active counterparts to say they are within walking distance of a park or recreation facility. Adults identifying as Hispanic (84 percent) and non-white (81 percent) are more likely than their white peers (69 percent) to say they have walkable access to a park. Additionally, parents are more likely than non-parents to live within walking distance of a park or other recreational opportunity (83 percent compared to 65 percent, respectively). Eighty-two percent of Gen Zers and millennials report having walkable access to parks, while access for Gen Xers (69 percent) and, especially, baby boomers (61 percent) is far less common.



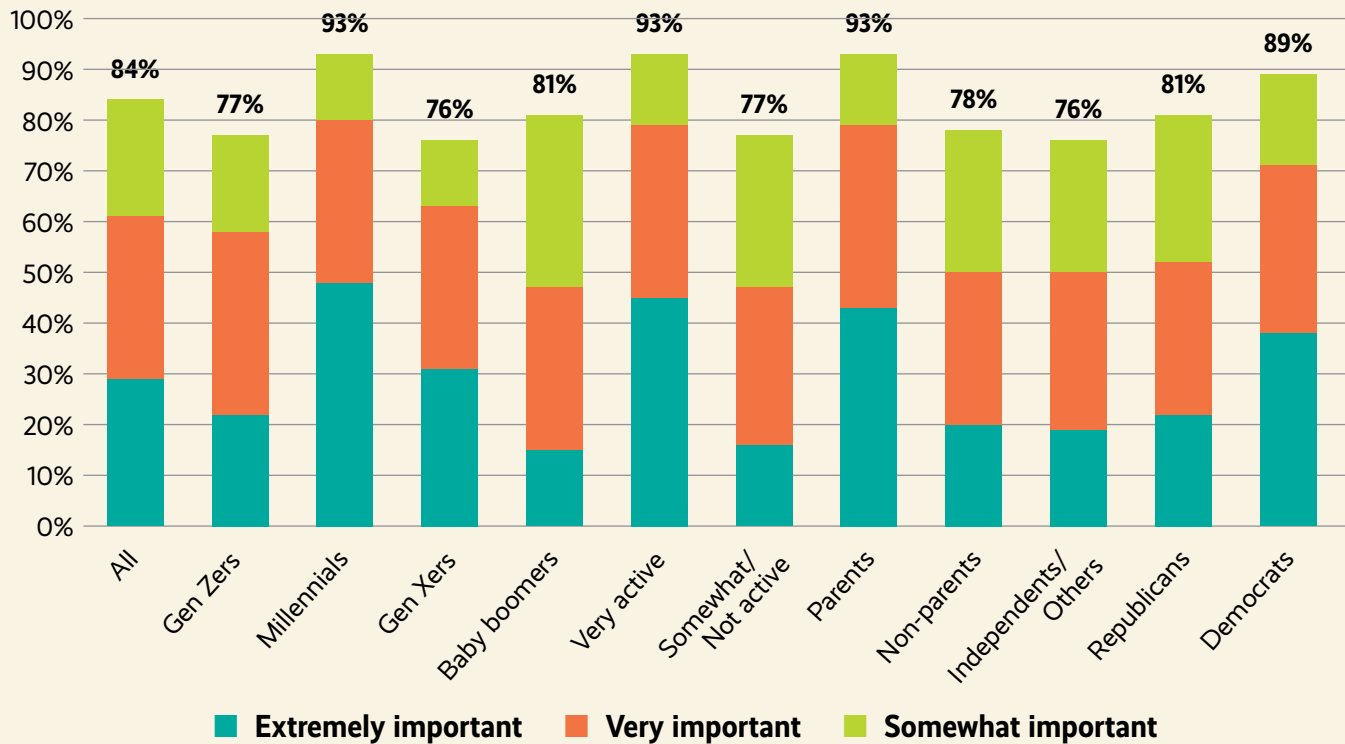
Local park and recreational opportunities shape a neighborhood. Eighty-four percent of survey respondents say proximity to high-quality parks, playgrounds, open spaces or other recreation facilities is important when choosing a neighborhood or area in which to live. A desire to live near high-quality park and recreation opportunities is common across nearly every segment of the U.S. population.

More than 60 percent of survey respondents say distance to these features is “extremely” or “very” important in their choice of residence. Unsurprisingly, survey respondents who are parents and those who identify themselves as very active indicate that proximity to these areas is “extremely” or “very” important in their choice of residence (both 79 percent). Other segments for which the availability of quality park and recreation opportunities is extremely or very important include:

- Millennials (cited by 80 percent of respondents of that cohort)
- Working adults (70 percent)
- Those identifying as non-white (69 percent)
- Those living in the Northeast (68 percent)
- Those living near a park (68 percent)

ACCESS TO HIGH-QUALITY PARK AND RECREATION OPPORTUNITIES IS IMPORTANT WHEN CHOOSING WHERE TO LIVE

(Percent of Respondents)



Adults dress for a sock hop at the Bayview Senior Resource Center in Pensacola, Florida.

PHOTO COURTESY OF PENSACOLA PARKS AND RECREATION

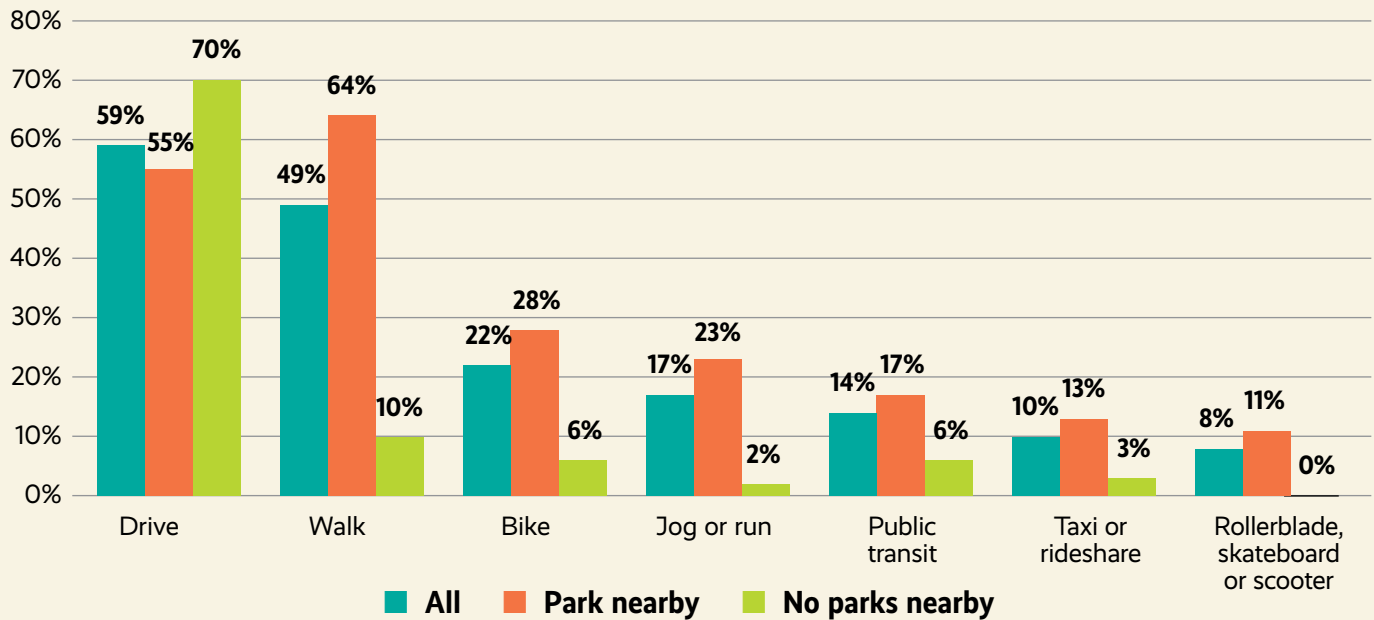
Traveling to parks, playgrounds, open spaces or recreation centers takes many forms for many reasons. While a majority of people travel by automobile to these areas (59 percent), nearly half of U.S. adults access these locations by walking. Other common travel methods include:

- Biking (cited by 22 percent of respondents)
- Jogging/Running (17 percent)
- Public transit, such as a bus, train or subway (14 percent)
- Taxi/Rideshare (10 percent)

Proximity to at least one park increases the likelihood that people visiting these areas do so by “active” means (e.g., walking, biking, running). Sixty-four percent of respondents with at least one park nearby say they walk to local parks. Conversely, 70 percent of U.S. adults who do not live within walking distance of parks or recreation opportunities drive to those amenities.

HALF OF ALL U.S. ADULTS OR THEIR FAMILY MEMBERS WALK TO PARK AND RECREATION OPPORTUNITIES

(Percent of Respondents Who Have Visited a Park During the Past Year)



Parks and Recreation Is a Healthy Habit for Nearly Everyone

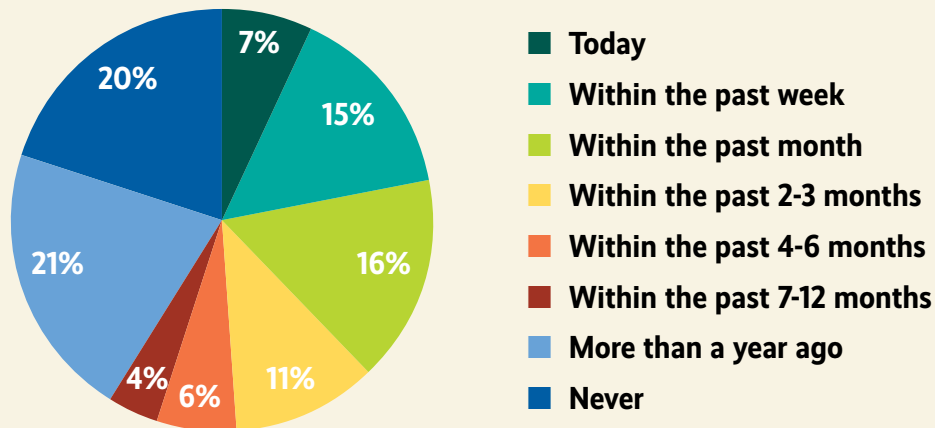
The number of options local park and recreation agencies offer their residents resulted in more than 280 million visitors during the past year. Some users opted for a more passive, relaxing visit, while others sought active participation. Nearly three in five U.S. adults have personally participated — or have a member of their household who has participated — in a park and recreation offering in the past year. Eighty-three percent of survey respondents who report they have personally participated or have a member of their household who has participated in a park and recreation program or offering within the past year did so within the past three months (February 2023 to May 2023).

Millennials and those respondents who identify as Hispanic are most likely to indicate that they have personally participated or have a member of their household who has participated in a park and recreation program or offering within the past three months (92 percent). Following close behind are parents (91 percent), those identifying as very active (90 percent), Gen Zers and those living in the Northeast (both 89 percent).



HALF OF U.S. ADULTS HAVE PERSONALLY - OR HAVE A HOUSEHOLD MEMBER WHO HAS - PARTICIPATED IN A PARK AND RECREATION OFFERING/PROGRAMMING IN THE PAST YEAR

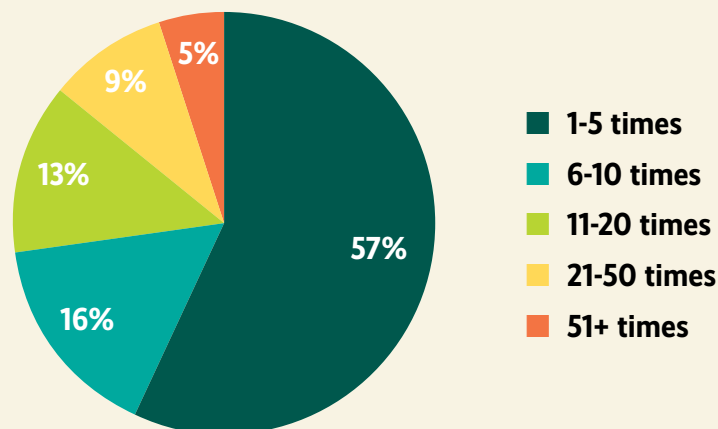
(Percentage Distribution)



On average, people visited their local park and recreation facilities 20 times between June 2022 and May 2023. However, the frequency of these visits varied significantly. Sixteen percent of survey respondents report they visited a local park facility between six and 10 times within the past 12 months, while 13 percent made between 11 and 20 visits during the same time period. Another nine percent visited their local park and recreation facilities between 21 and 50 times during the past year, while five percent (more than 16.7 million people) did so at least 51 times. Baby boomers visited their local parks and/or recreation facilities much more often than did any other generational group, logging 33 visits per year on average. The typical adult in the United States visits their local parks or recreation facilities nearly every other month.

ON AVERAGE, PEOPLE VISITED THEIR LOCAL PARK AND RECREATION FACILITIES EVERY MONTH OR MORE

(Percentage Distribution of Respondents Who Visited a Park/Recreation Facility During the Past Year)



FREQUENT VISITS TO LOCAL PARKS AND RECREATION FACILITIES

(Average and Median Number of Visits During the Past Year)

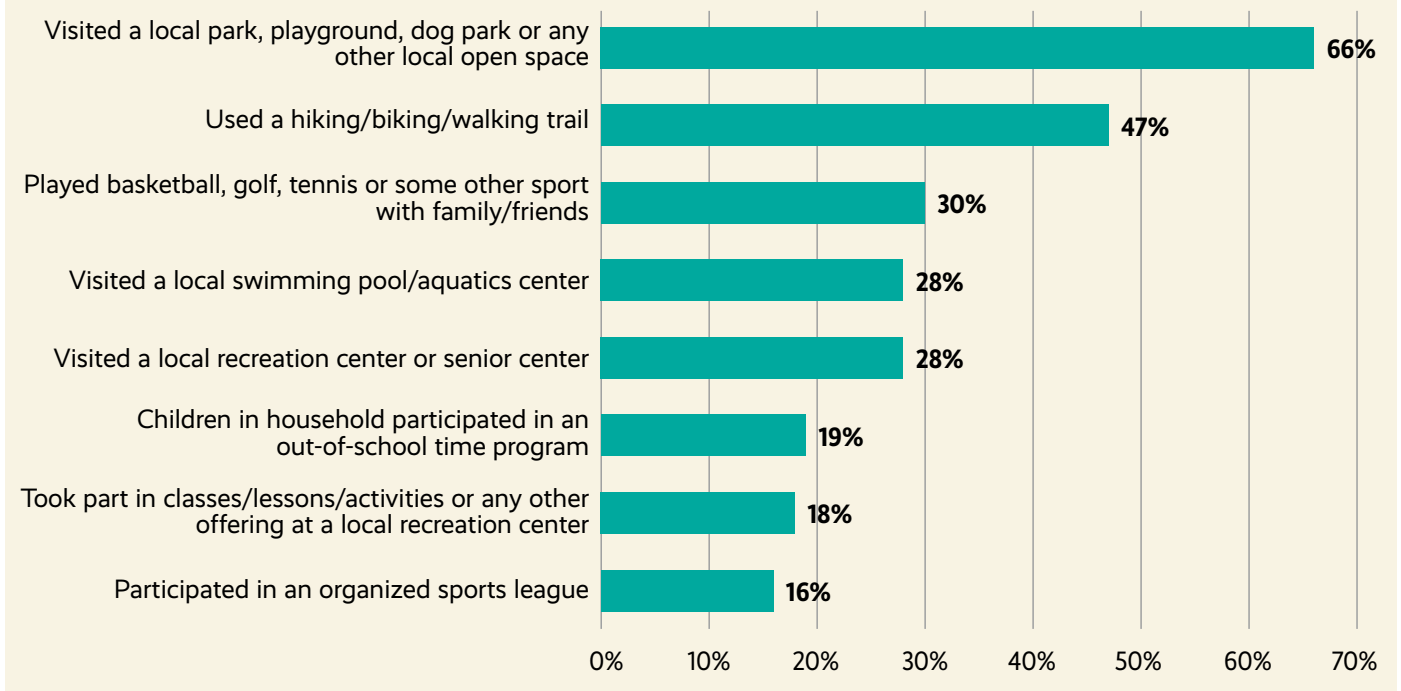
	All	Gen Zers	Millennials	Gen Xers	Baby Boomers	People Who Identify as Hispanic	People Who Identify as Non-White	People Who Identify as White	People Who Live Near a Park	People Who Do Not Live Near a Park
Average number of visits	19.7	13.6	18.7	12	32.5	17	13	20.1	21.1	13.5
Median number of visits	5	5	5	5	6	5	5	5	5	4

Whether the goal is a relaxing afternoon at the park, a challenging workout at the recreation center, a friendly game of softball at the field or a computer class at the community center, visitors' options for activities at park and recreation facilities are many and varied. For two-thirds of survey respondents, a local park, playground, dog park or some other local open space is their destination of choice. Baby boomers and those living in the Midwest (both 74 percent) are the respondents most likely to say that visiting a local park, playground, dog park or any other local open space is their favorite park and recreation activity. Hiking, biking and walking on local trails is the second-most popular activity, with nearly half of all survey respondents indicating they take advantage of these offerings.

Thirty percent of survey respondents report that playing sports — such as basketball, golf and tennis — with friends, family members and neighbors is a favorite park and recreation activity. Forty-five percent of millennials, 42 percent of parents and 38 percent of those identifying themselves as very active indicate that playing sports with friends and/or family is a top activity.

VISITING PARKS AND TRAILS REMAINS A FAVORITE PARK AND RECREATION ACTIVITY

(Percentage of Respondents Who Visited a Park/Recreation Facility During the Past Year)



Other favorite park and recreation activities include:

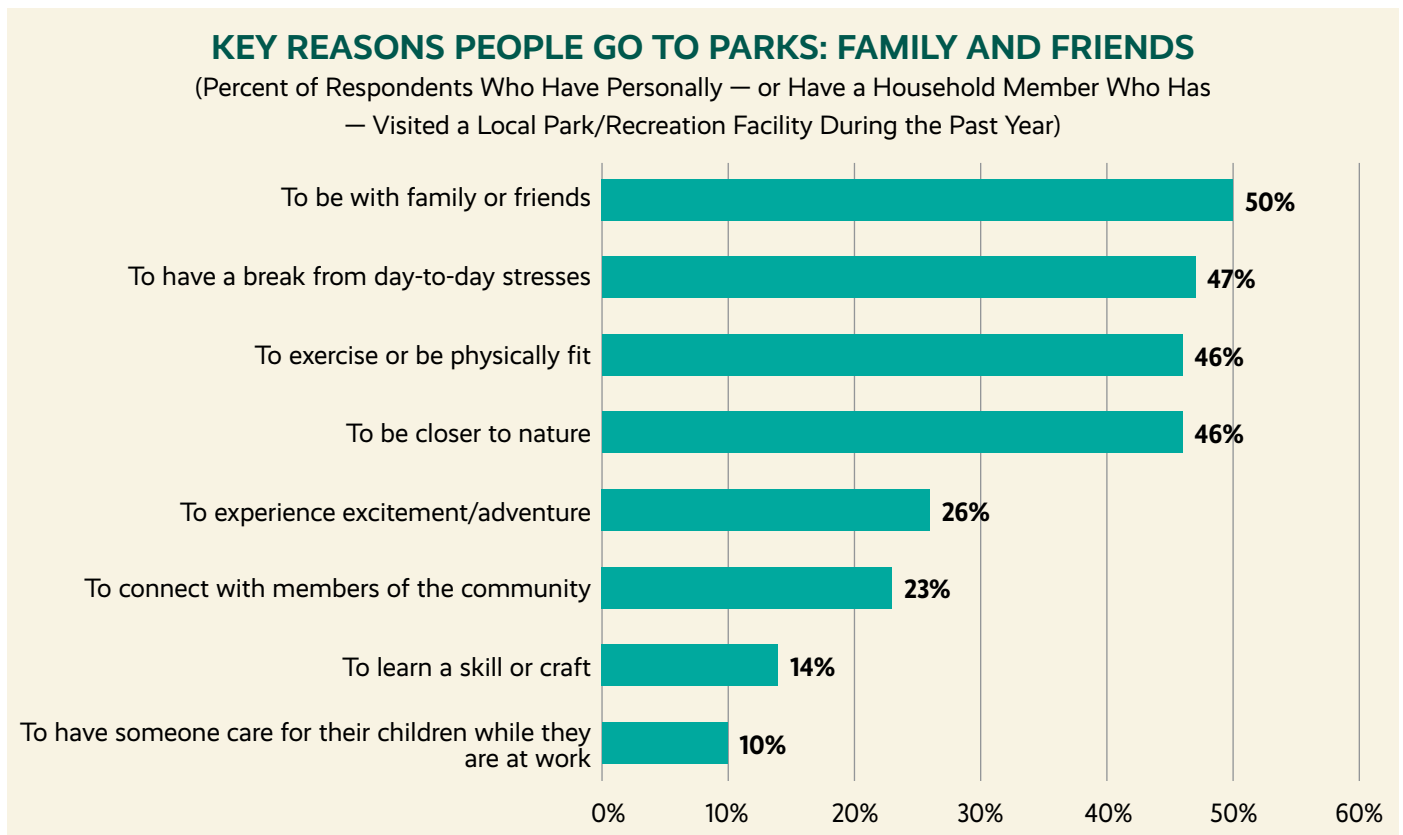
- Visiting a local swimming pool/aquatics center (cited by 28 percent of respondents)
- Visiting a local recreation center (or senior center) (28 percent)
- Children in the household participating in an out-of-school time program (e.g., summer camp, before-/after-school care) (19 percent)
- Taking part in classes/lessons/activities or any other offering at a local recreation center (18 percent)
- Participating in an organized sports league (16 percent)

Local park and recreation professionals strive to provide facilities and programming that satisfy the diverse populations of the communities they serve. Parks and recreation can mean different things to different people, including why they engage with their local amenities and programming.

The most common reason U.S. adults visit their local parks and recreation facilities is to be with family and friends. Fifty percent of survey respondents say being with family and friends is a key reason for visiting local parks and recreation facilities. Visitors identifying as Hispanic (57 percent), those living in the Midwest and parents (56 percent) are most likely to cite family and friends as their primary motivation for accessing parks and recreation. Forty-seven percent of U.S. adults indicate that they visit a park and/or recreation facility to take a break from the day-to-day stresses of life, while 46 percent say their desire to be closer to nature is a critical reason. The desire to exercise and be physically fit is crucial for 46 percent of survey respondents; this is especially true for those who regard themselves as very active (56 percent).

Additional reasons for visiting local parks and/or recreation facilities include:

- To experience excitement/adventure (cited by 26 percent of respondents)
- To connect with members of the community (23 percent)
- To learn a skill or craft (14 percent)
- To have someone care for children while the respondent is at work (10 percent)



Parks and Recreation Is for All

Parks and recreation is for all. Ensuring safe, accessible, inclusive and welcoming spaces is a top priority for park and recreation professionals. Nonetheless, not every community member feels welcome all the time.

Sixty-five percent of survey respondents describe their local parks and recreation facilities as easily accessible. Those saying that their local parks and recreation facilities are easily accessible include:

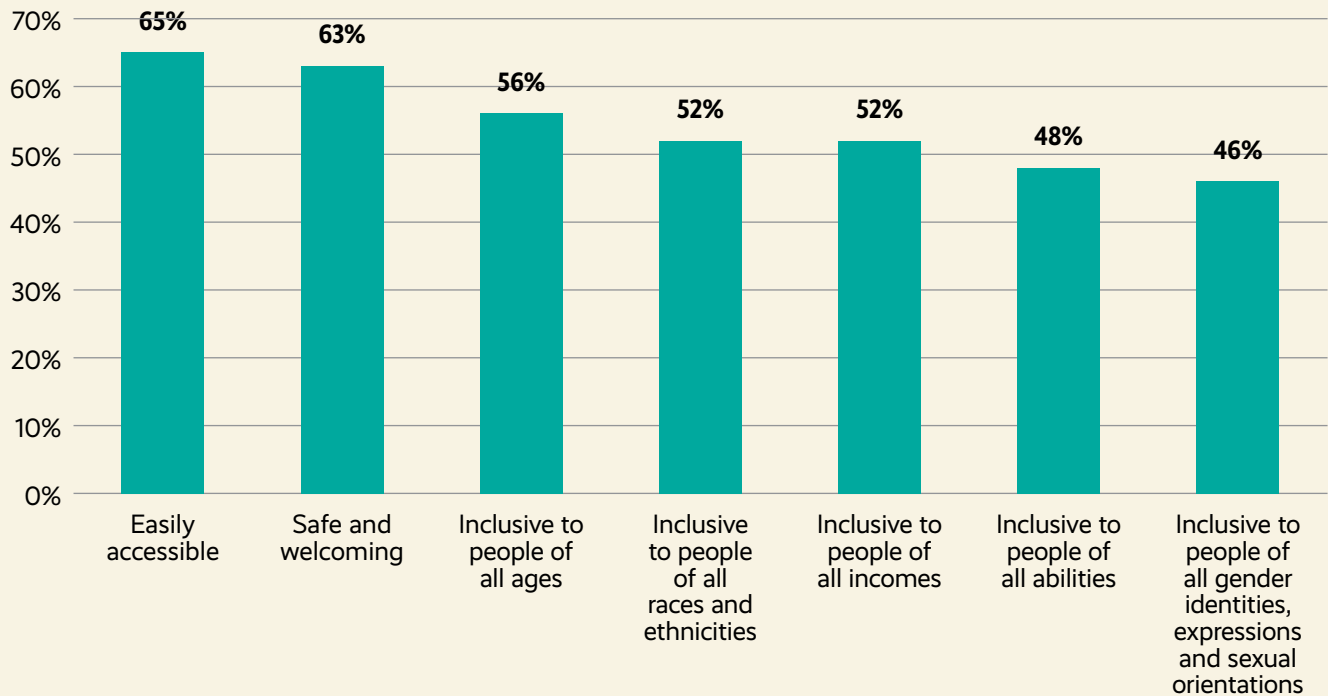
- **Members of various generations** – Gen Zers (51 percent), millennials (54 percent), Gen Xers (68 percent), baby boomers (78 percent)
- **Members of different racial backgrounds** – Those who identify as non-white (58 percent), those who identify as white (67 percent)
- **Members of various ethnicities** – Those who identify as Hispanic (50 percent)

U.S. adults also describe their park and recreation experiences as:

- Safe and welcoming (cited by 63 percent of respondents)
 - o **Generation** – Gen Zers (49 percent), millennials (61 percent), Gen Xers (66 percent), baby boomers (68 percent)
 - o **Race** – Those who identify as non-white (49 percent), those who identify as white (67 percent)
 - o **Ethnicity** – Those who identify as Hispanic (52 percent)
- Inclusive to people of all ages (cited by 56 percent of respondents)
 - o **Generation** – Gen Zers (46 percent), millennials (49 percent), Gen Xers (58 percent), baby boomers (64 percent)
 - o **Race** – Those who identify as non-white (46 percent), those who identify as white (59 percent)
 - o **Ethnicity** – Those who identify as Hispanic (44 percent)
- Inclusive to people of all races and ethnicities (cited by 52 percent of respondents)
 - o **Generation** – Gen Zers (43 percent), millennials (51 percent), Gen Xers (46 percent), baby boomers (60 percent)
 - o **Race** – Those who identify as non-white (44 percent), those who identify as white (54 percent)
 - o **Ethnicity** – Those who identify as Hispanic (46 percent)
- Inclusive to people of all incomes (cited by 52 percent of respondents)
 - o **Generation** – Gen Zers (44 percent), millennials (48 percent), Gen Xers (48 percent), baby boomers (61 percent)
 - o **Race** – Those who identify as non-white (43 percent), those who identify as white (54 percent)
 - o **Ethnicity** – Those who identify as Hispanic (46 percent)
 - o **Income** – Those who make less than \$35,000 annually (47 percent), those who make between \$35,000 and \$75,000 (51 percent), and those who make more than \$75,000 (54 percent)
 - o **Employment** – Working (49 percent), not working (56 percent)
- Inclusive to people of all abilities (cited by 48 percent of respondents)
 - o **Generation** – Gen Zers (42 percent), millennials (45 percent), Gen Xers (49 percent), baby boomers (53 percent)
 - o **Race** – Those who identify as non-white (43 percent), those who identify as white (49 percent)
 - o **Ethnicity** – Those who identify as Hispanic (38 percent)
 - o **Household formation** – Households with children (47 percent)
- Inclusive to people of all gender identities, expressions and sexual orientations (cited by 46 percent of respondents)
 - o **Generation** – Gen Zers (46 percent), millennials (43 percent), Gen Xers (44 percent), baby boomers (52 percent)
 - o **Race** – Those who identify as non-white (38 percent), those who identify as white (49 percent)
 - o **Ethnicity** – Those who identify as Hispanic (36 percent)
 - o **Household information** – Households with children (45 percent)

U.S. ADULTS SAY THEIR LOCAL PARKS AND RECREATION FACILITIES ARE ACCESSIBLE, SAFE, WELCOMING AND INCLUSIVE

(Percent of Respondents Who Have Visited a Local Park/Recreation Facility During the Past Year)



Feeling welcome at parks and recreation facilities drives one's usage of those areas. People who experience safe, accessible and inclusive parks and recreation facilities visit those places far more often than do others who do not share the same experiences. U.S. adults who find that their local parks and recreation facilities are inclusive to those with all abilities visited those locations, on average, 25 times during the past year — nearly twice as often as did those who did not find these facilities to be inclusive (less than 14 times).

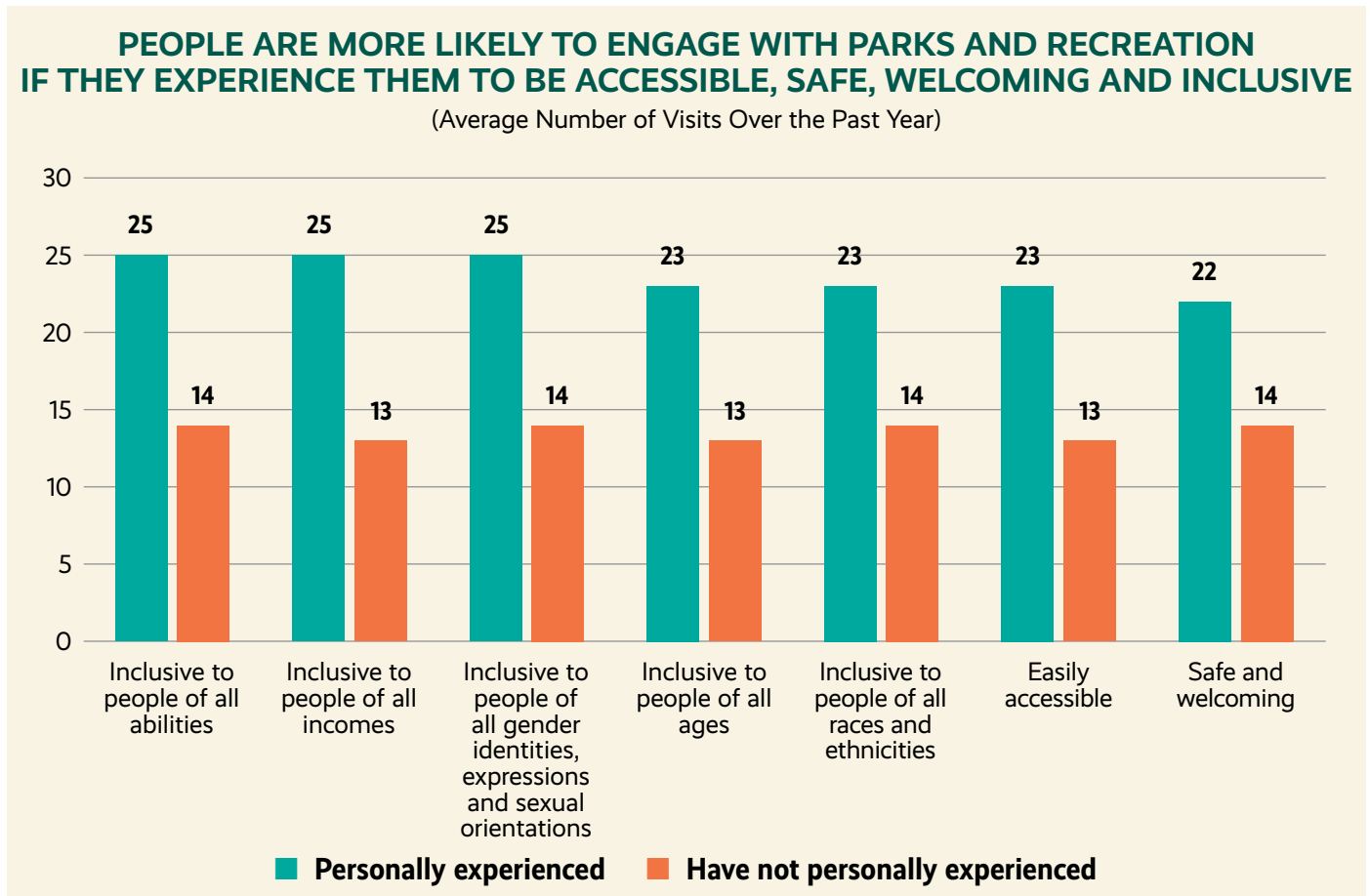


A child participates in swim lessons with an instructor in Palm Coast, Florida.

PHOTO COURTESY OF CITY OF PALM COAST PARKS AND RECREATION

The average annual number of visits by survey respondents based on their experience were as follows:

- Inclusive to people of all incomes (25 times with the experience vs. 13 times without that experience)
- Inclusive to people of all gender identities, expressions and sexual orientations (25 vs. 14 times)
- Inclusive to people of all ages (23 vs. 13 times)
- Inclusive to people of all races and ethnicities (23 vs. 14 times)
- Easily accessible (23 vs. 13 times)
- Safe and welcoming (22 vs. 14 times)



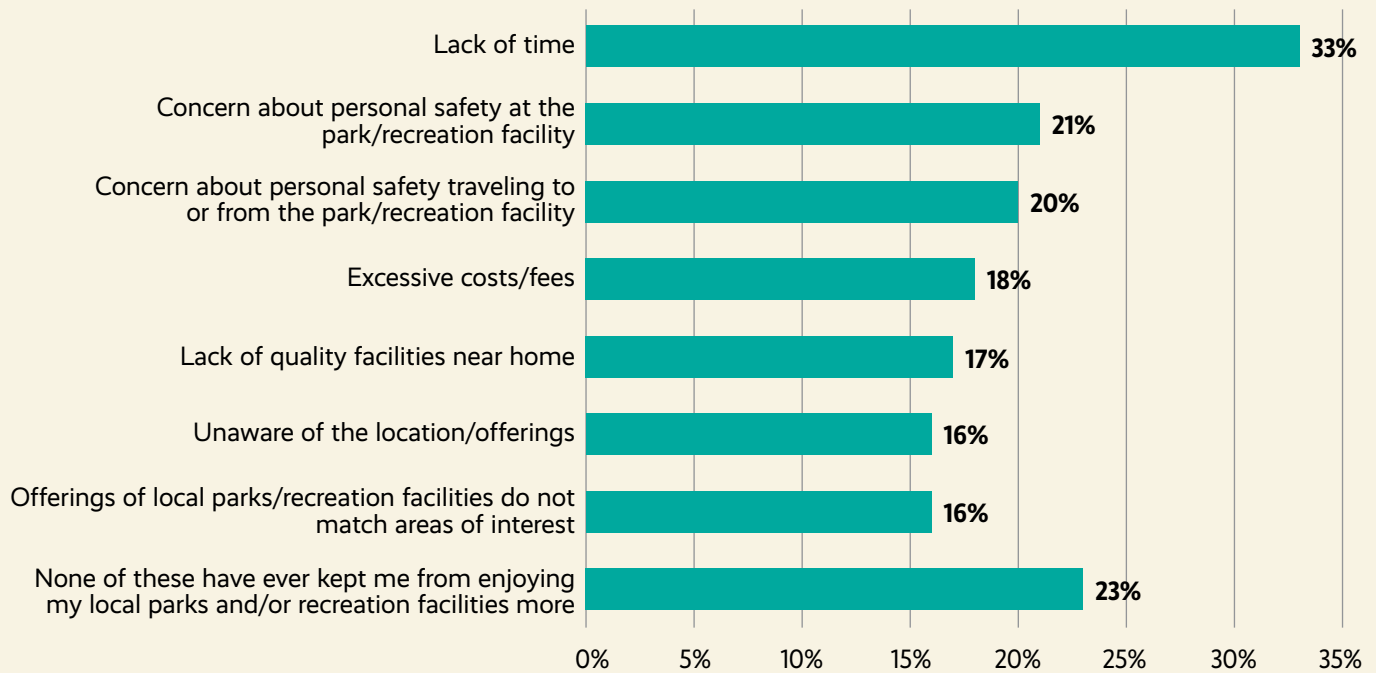
Aside from the experiences expressed above, additional obstacles may hinder residents from taking full advantage of their local parks and recreation facilities. Just more than three in four U.S. adults say some barriers kept them from experiencing park and recreation opportunities as much as they would have liked during the past year. One in three U.S. adults say lack of time kept them from fully enjoying their local parks and recreation facilities.

Other frequently cited barriers include:

- Concerns about personal safety at the park and recreation facility (cited by 21 percent of respondents)
- Concerns about personal safety when traveling to/from the park and recreation facility (20 percent)
- High costs and/or fees (18 percent)
- Lack of quality facilities near the respondent's home (17 percent)
- Unaware of the location/offers (16 percent)
- Offerings at local parks and/or recreation facilities do not match interests (16 percent)

3 IN 4 PEOPLE REPORT OBSTACLES THAT PREVENT GREATER ENJOYMENT OF PARKS AND RECREATION FACILITIES

(Percent of Respondents)



NRPA's Three Pillars

Parks and recreation means many different things to different people. NRPA's Three Pillars of Conservation, Equity, and Health and Wellness summarize the broad impact of numerous programs, offerings and benefits provided by the more than 10,000 agencies and more than 165,000 full-time park and recreation professionals nationwide:

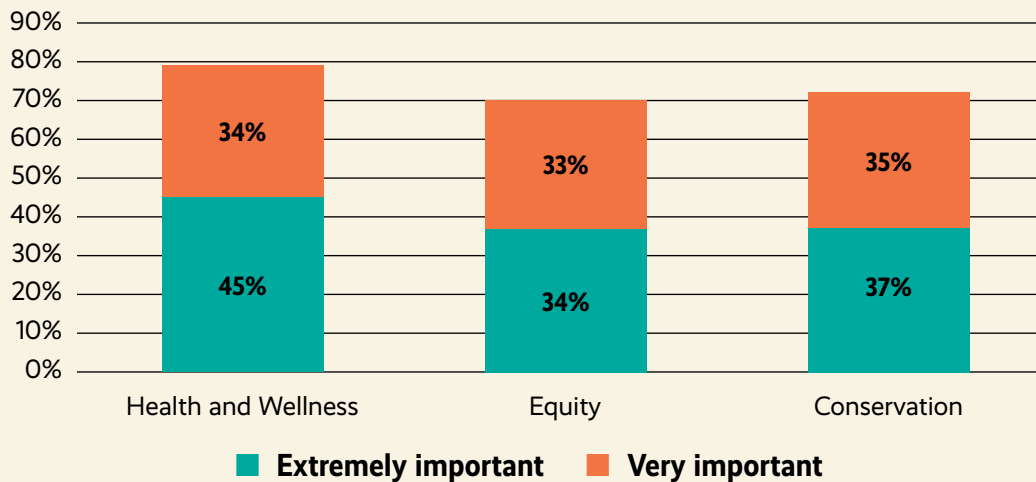
- **Conservation:** Creating a nation of resilient and climate-ready communities through parks and recreation
- **Equity:** Striving for a future where everyone has fair and just access to quality parks and recreation
- **Health and Wellness:** Advancing community health and well-being through parks and recreation

Nine in 10 people agree that NRPA's Three Pillars are important guiding principles for their local park and recreation agencies. The most vigorous agreement for each of these principles includes:

- Seventy-two percent of respondents rate Conservation as either an "extremely" or "very" important area on which their local park and recreation agencies should focus.
- Seventy percent of respondents rate Equity as either an "extremely" or "very" important area on which their local park and recreation agencies should focus.
- Seventy-nine percent of respondents rate Health and Wellness as either an "extremely" or "very" important area on which their local park and recreation agencies should focus.

THE PUBLIC VIEWS NRPA'S THREE PILLARS AS IMPORTANT PARK AND RECREATION AGENCY PRIORITIES

(Percent of Respondents Indicating the Pillars Are Either "Extremely" or "Very" Important)



Parks and Recreation: An Important Local Government Service

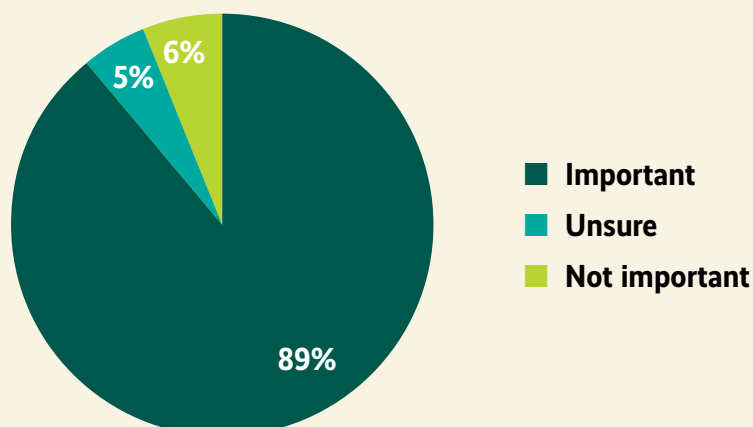
From small towns to big cities and rural counties to large special districts, park and recreation departments are a vital local government service.

Nearly nine in 10 U.S. adults agree parks and recreation is an important service their local government provides. This robust support for parks and recreation spans every segment of the population:

- **Generations** – Gen Zers (84 percent), millennials (95 percent), Gen Xers (84 percent) and baby boomers (90 percent)
- **Race** – Those who identify as non-white (91 percent), those who identify as white (88 percent)
- **Ethnicity** – Those who identify as Hispanic (88 percent)
- **Household formation** – Households with children (93 percent)
- **Political views** – Democrats (94 percent), Republicans (89 percent), Independents/Other (79 percent)
- **Region** – Northeast (90 percent), South (87 percent), Midwest (92 percent) and West (89 percent)
- **Proximity to a park** – Live near a park (92 percent), do not live near a park (81 percent)

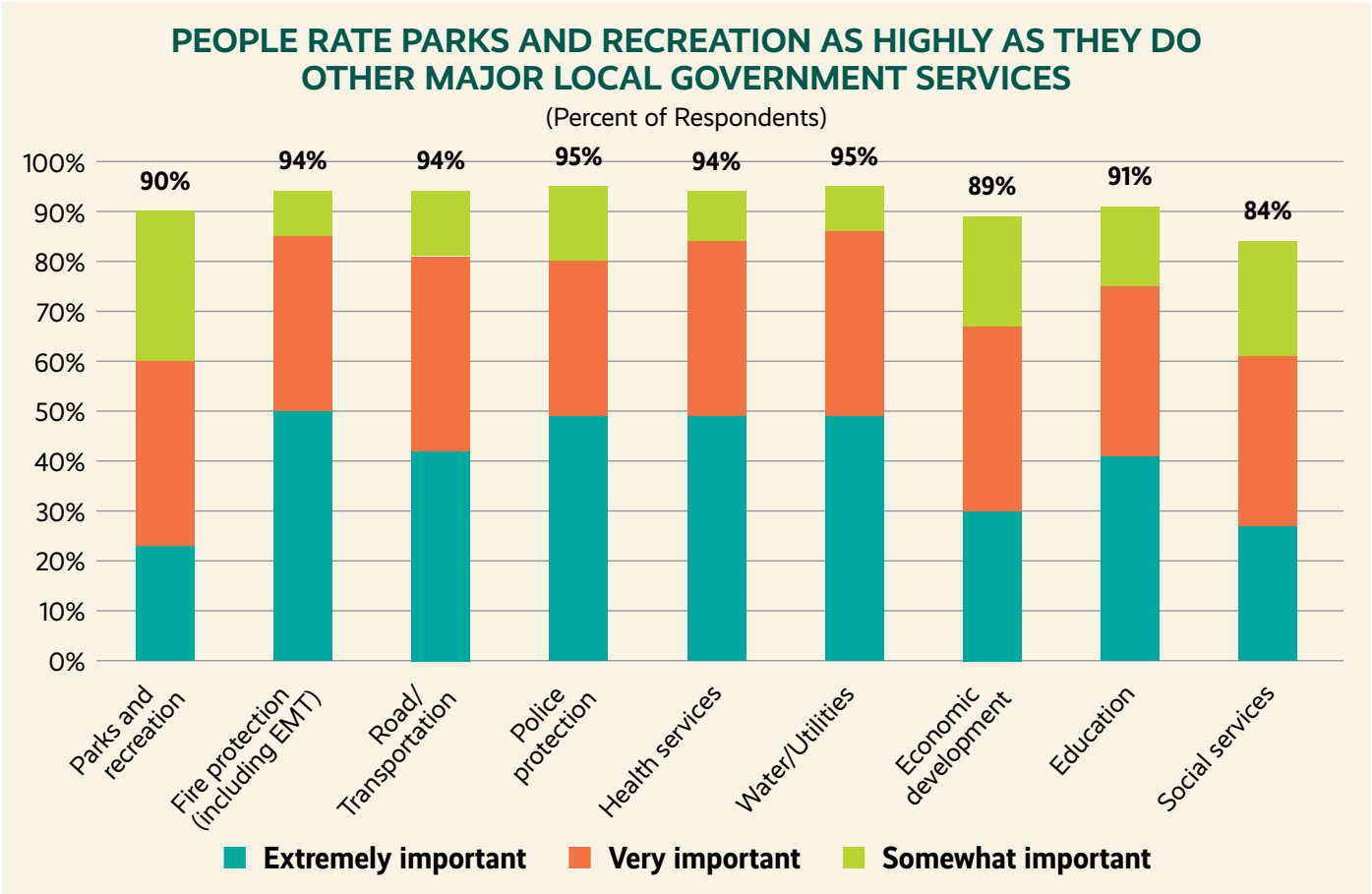
PEOPLE AGREE PARKS AND RECREATION IS AN IMPORTANT LOCAL GOVERNMENT SERVICE

(Percentage Distribution of Respondents)



People hold park and recreation agencies at virtually the same high level of importance that they do other major services delivered by their local governments. Whereas 89 percent of survey respondents view parks and recreation as an important service provided by local government, other services compare favorably, including:

- Water/Utilities (cited by 95 percent of respondents)
- Police protection (95 percent)
- Fire protection (including an emergency medical technician [EMT]) (94 percent)
- Roads/Transportation (94 percent)
- Health services (94 percent)
- Education (91 percent)
- Economic development (89 percent)
- Social services (84 percent)



Park and recreation agencies provide low- and no-cost opportunities to every member of the communities they serve. Funding sources for park and recreation operations vary greatly by agency; however, support from the local jurisdiction’s general fund tax base is most common. Sufficient and sustainable funding from local and state governments is critical to ensure parks, facilities and programming provided by parks and recreation remain ubiquitous, accessible and affordable.

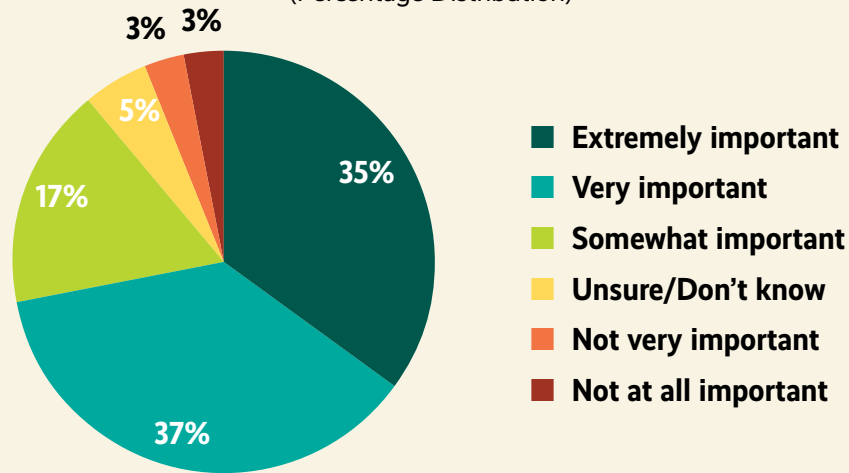
Nine in 10 adults agree that their local and state governments must sufficiently fund local park and recreation agencies to ensure every community member has access to the amenities, infrastructure and programming offered. Nearly three-quarters of these adults say this funding is “extremely” or “very” important.

Additionally, those respondents who believe that sufficiently funding a park or recreation agency is important include:

- Parents (95 percent of respondents)
- Those living near a park (95 percent)
- Those identifying as “very active” (95 percent)
- Gen Zers (95 percent)
- Those identifying as non-white (94 percent)
- Millennials (94 percent)

THE PUBLIC SAYS LOCAL AND STATE GOVERNMENT FUNDING OF PARK AND RECREATION AGENCIES IS IMPORTANT

(Percentage Distribution)



Community engagement is a vital component of a successful park and recreation agency’s efforts to ensure programming and amenities meet the needs and desires of every person in the jurisdiction it serves. These activities may take the form of meetings and events, surveys, focus groups and other relationship-building undertakings that make sure an agency hears views from every segment of the community.

Eighty-eight percent of U.S. adults indicate that their local park and recreation agencies must engage directly with the public to ensure every community member has access to amenities, infrastructure and programming that meet their specific needs and desires. More than two-thirds of respondents agree this engagement is “extremely” or “very” important.

Groups with the strongest desire for local park and recreation agencies to engage directly with the public include:

- Millennials (82 percent of respondents indicating “extremely” or “very” important)
- Those identifying as very active (82 percent)
- Parents (81 percent)
- Those identifying as non-white (79 percent)

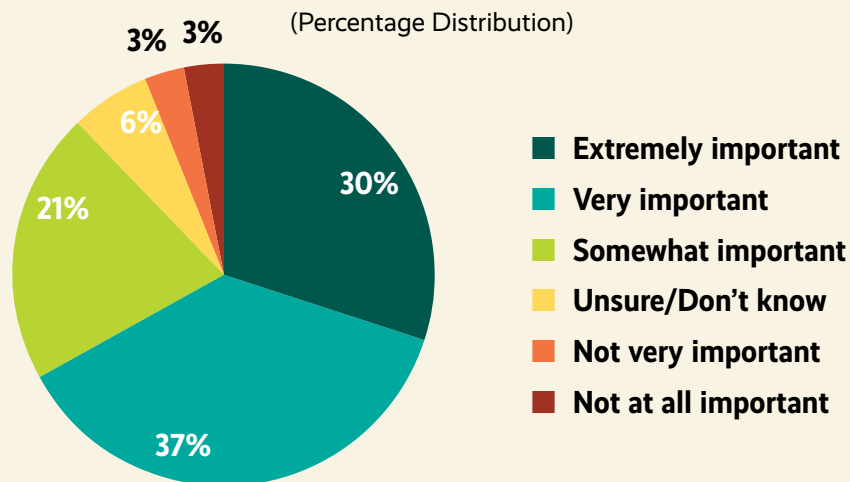


PHOTO COURTESY OF DENTON PARKS AND RECREATION



Two participants in a community walk are pictured in front of the United States Capitol Building in Washington, D.C.

PEOPLE SAY IT IS IMPORTANT FOR PARKS AND RECREATION TO ENGAGE WITH ALL COMMUNITY MEMBERS TO ENSURE AMENITIES AND PROGRAMMING MEET THEIR SPECIFIC NEEDS AND DESIRES

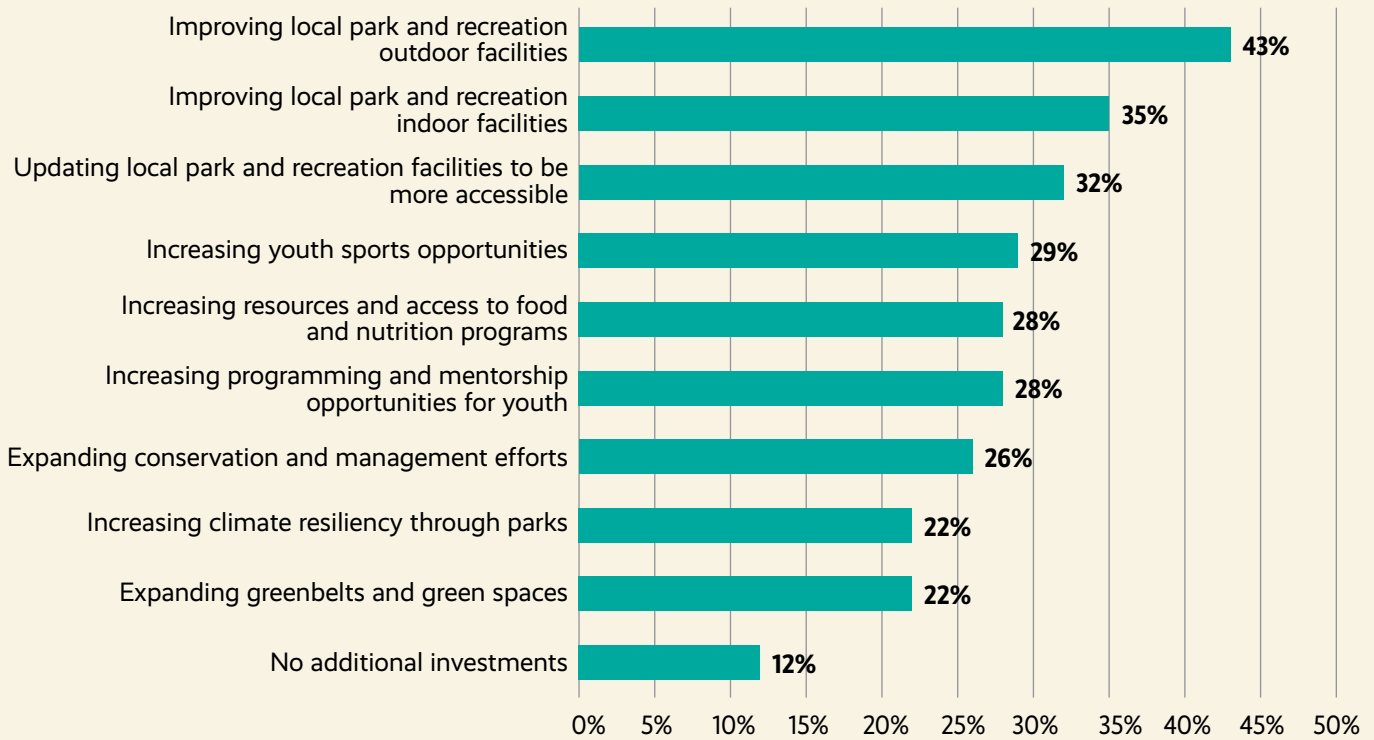


High-quality parks and recreation is the result of continual investment in both new and refurbished amenities and programming. Nine in 10 U.S. adults support their local governments making additional investments in parks and recreation. Favored investments include:

- Improving local park and recreation outdoor facilities (e.g., parks, trails, playgrounds, sports fields) (cited by 43 percent of respondents)
- Improving local park and recreation indoor facilities (e.g., recreation centers, gyms, indoor aquatics centers) (35 percent)
- Updating local parks and recreation facilities to be more accessible (32 percent)
- Increasing youth sports opportunities (29 percent)
- Increasing programming and mentorship opportunities for youth (28 percent)
- Increasing resources and access to food and nutrition programs (28 percent)
- Expanding conservation and management efforts (26 percent)
- Expanding greenbelts and green spaces (22 percent)
- Increasing climate resiliency through parks (22 percent)

MOST U.S. ADULTS FAVOR ADDITIONAL INVESTMENTS TO ENHANCE PARK AND RECREATION INFRASTRUCTURE AND PROGRAMMING

(Percent of Respondents)



Every resident of a city, town or county has the power to support the vitality of parks and recreation in their communities. As such, it is vital that a local park and recreation agency gains its community's trust — and mutual respect is vital for advocacy. More than half of all survey respondents have contributed to their local parks in some manner. The typical park and recreation agency logs 3,000 hours of volunteer work annually — in large cities, the number of volunteers expands exponentially. Whether through time, money and/or talents shared, this legion of volunteers contributes to the success of their communities.

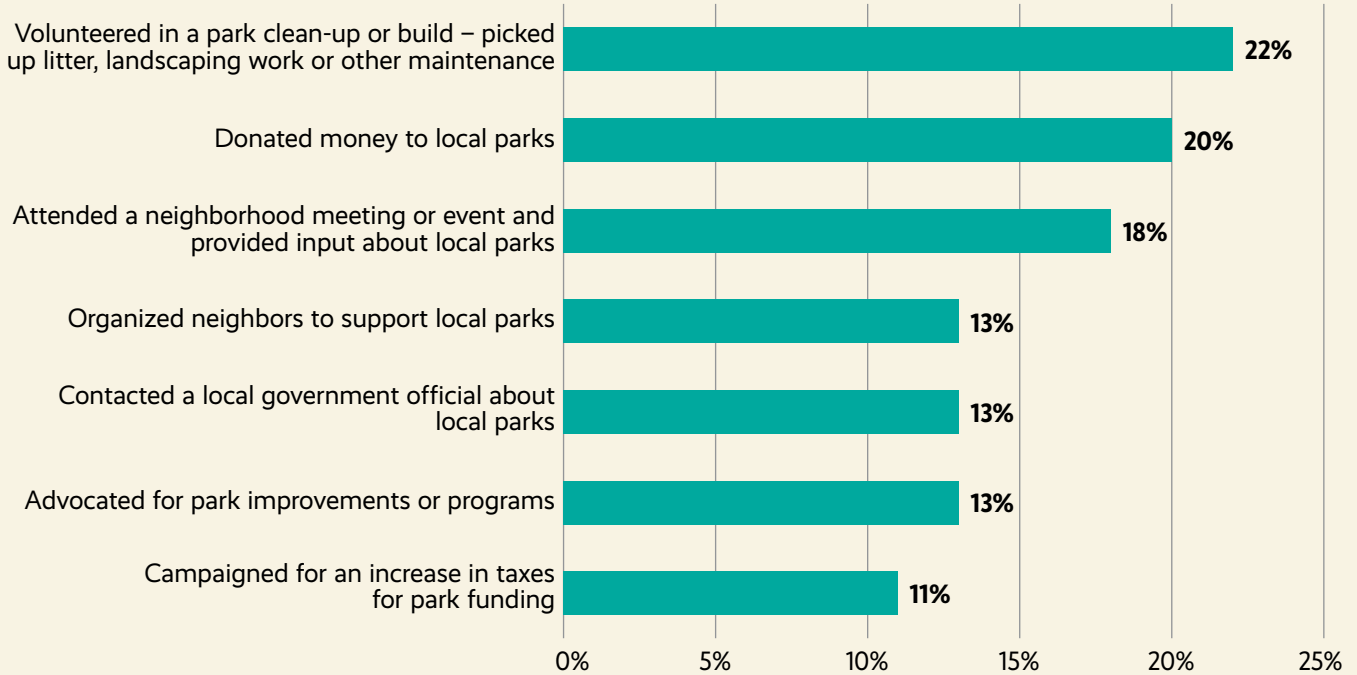
Within the past year, the public contributed to their local parks by:

- Volunteering in a park clean-up or build — picking up litter, landscaping work or other maintenance (cited by 22 percent of respondents)
- Donating money to their local parks (20 percent)
- Attending a neighborhood meeting or event and providing input about their local parks (18 percent)
- Organizing neighbors to support their local parks (13 percent)
- Contacting a local government official about local parks (13 percent)
- Advocating for park improvements or programs (13 percent)
- Campaigning for an increase in taxes for park funding (11 percent)

Very active residents, parents, millennials and Gen Zers were most likely to have taken steps to contribute to support local parks and recreation, with at least 70 percent of each cohort having supported their local parks in some form.

MORE THAN HALF OF RESIDENTS HAVE CONTRIBUTED TO THE VITALITY OF PARKS AND RECREATION DURING THE PAST YEAR

(Percent of Respondents)



Adults participate in a workout in a recreation center in Ottawa, Kansas.



PHOTO COURTESY OF OTTAWA RECREATION COMMISSION

Conclusions

Attendees play games at the esports lounge at the Lone Tree Hub in Lone Tree, Colorado.

PHOTO COURTESY OF SOUTH SUBURBAN PARKS AND RECREATION



Communities grow and thrive thanks to park and recreation professionals. The beneficial opportunities and experiences that these passionate and dedicated individuals deliver are evident in the more than 280 million people who visited their local parks and facilities over the past year. Whether residents visit a park or recreation facility once a month or walk on local trails daily, they understand the vital role their park and recreation agency plays in their lives and the lives of their neighbors.

Parks and recreation provides families and friends with areas to meet, offers spaces for improved physical and mental health, and presents opportunities for those of all ages to learn and flourish. As with all things, areas of growth exist for parks and recreation. Continued work must be done so every community member feels included, safe and welcome in park and recreation spaces.

Encouraging open dialogue from residents can strengthen trust in a community. Professionals who turn that resident feedback into results can create and nurture life-long passionate park and recreation advocates. But to be able to make those requests a reality, attaining sufficient and sustainable park and recreation funding is critical.

Park and recreation professionals can use the results from the *2023 Engagement With Parks Report* as proof of the strong support they have among residents and the valued services they provide in their local communities. The information in this report also serves as a tool to use when speaking to local political leaders, stakeholders and the media for increased funding and resources. The data presented in this report series are not only a snapshot-in-time of the public's engagement with their local parks and recreation facilities, but also a reminder of their continued, unwavering support of the tireless work of park and recreation professionals.

Acknowledgments

Thank you to Kevin Roth, Melissa May, Danielle Doll, Vitisia Paynich, Lindsay Collins, Kim Mabon, Catherine Tepper and Kate Anderson for making this report possible. Thank you also to the many park and recreation agencies who contributed the images featured throughout this report.

About NRPA

The National Recreation and Park Association (NRPA) is the leading not-for-profit organization dedicated to building strong, vibrant and resilient communities through the power of parks and recreation. With more than 60,000 members, NRPA advances this vision by investing in and championing the work of park and recreation professionals and advocates — the catalysts for positive change in service of equity, climate-readiness, and overall health and well-being.

NRPA brings strength to our message by partnering with like-minded organizations, including those in the federal government, nonprofits and commercial enterprises. Funded through dues, grants, registrations and charitable contributions, NRPA produces research, education and policy initiatives for our members that ultimately enrich the communities they serve.

NRPA places immense importance on research and data to raise the status of parks and recreation and conducts research with two goals. First, NRPA creates and analyzes data to help park and recreation agencies make optimal decisions on operations, programming and spending. Second, NRPA develops data and insights that support park and recreation professionals making the case for greater and more stable funding to policymakers, key stakeholders, the media and the general public. The NRPA Research team works closely with internal subject matter experts, respected industry consultants and the academic community to develop its reports and data resources. Learn more at nrpa.org/Research.



22377 Belmont Ridge Road, Ashburn, VA 20148
800.626.NRPA (6772) | nrpa.org

CompPlan2045

From: CompPlan2045
Sent: Friday, October 20, 2023 2:53 PM
To: 'Jeanne Cooper'
Subject: RE: Envisioning Jefferson in 2045 Public Survey

Good afternoon,
Please note that our office is in receipt of your email and your comments will be included in the Planning Commission packet for the upcoming Planning Commission meeting.

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Jeanne Cooper <jeanne@c21redwood.com>
Sent: Friday, October 20, 2023 10:11 AM
To: CompPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Re: Envisioning Jefferson in 2045 Public Survey

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.
sure, but thanks for asking

On Fri, Oct 20, 2023 at 10:06 AM CompPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Good morning,

This is to confirm we have received your email regarding the Comprehensive Plan Update. Would you like us to include this email as a public comment for the Planning Commission as well?

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

From: Jeanne Cooper <jeanne@c21redwood.com>

Sent: Friday, October 20, 2023 8:22 AM

To: CompPlan2045 <complan2045@jeffersoncountywv.org>

Subject: Re: Envisioning Jefferson in 2045 Public Survey

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

I appreciate your interest in our opinions. There are 2 ways to grow and maintain our beauty. The metro model IE Loudoun Co, or the Clarke Co model for managing growth,preserving the beauty of the bucolic landscape and keeping

their county beautiful. I have observed we are following the Metro Model. The Sheetz being put On Augustine Ave, with a High school, and 6 subdivisions all going to 340 bypass. What could possibly go wrong. The other is the Solar "Farm" on old Rt 9. Kabletown, was once pristine area has been turned into eyesore and blemish to the county.

Then topping off with a DR Townhouse complex. Not sure who will buy those. As a Realtor, I know why people

move here and is not to live in a mini Manasses.

On Fri, Oct 20, 2023 at 8:00 AM CompPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Good morning,

The Envisioning Jefferson in 2045 Public Survey is now live! This public survey is focused on living in Jefferson County and is open until November 20th. Anyone who lives, works, or plays in Jefferson County is encouraged to fill out the survey by using the link [here](#). The survey can also be accessed through the Jefferson County website. We would ask everyone to share the link so we can hear from as many members of our community as possible. If a paper copy is required, visit a Jefferson County library or the Office of Planning

and Zoning. The survey only takes 5-7 minutes to complete and your input will help guide Jefferson County for the next twenty years.

Envisioning Jefferson in 2045

Public Survey

It only takes
5-7 minutes

The survey is
open until
November 20th

I filled out a
paper copy at my
local library

Have your
voice heard!

Follow the
QR code
below



<https://arcg.is/1bTSKb>

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

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Jeanne Cooper, Realtor

Century 21 Redwood Realty

46 S. Loudoun Street

Winchester, VA 22602

Cell 703-501-1426

Office 703-790-1850

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Jeanne Cooper, Realtor
Century 21 Redwood Realty
46 S. Loudoun Street
Winchester, VA 22602

Cell 703-501-1426
Office 703-790-1850

CompPlan2045

From: CompPlan2045
Sent: Friday, October 20, 2023 2:58 PM
To: 'Paul Elliot'
Subject: RE: Survey/Paul Elliott

Good afternoon,
Please note that our office is in receipt of your email and your comments will be included in the Planning Commission packet for the upcoming Planning Commission meeting.

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Paul Elliot <peachlan@comcast.net>
Sent: Friday, October 20, 2023 2:06 PM
To: CompPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Survey/Paul Elliott

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

I have been a resident of Jefferson County since 1982. I have seen many changes that have ruined the atmosphere of the county for me. If I had a choice, and was younger, I would leave and move elsewhere. I participated and spoke in regard to the last Comprehensive Plan. I witnessed the decisions made by County Commissioners and the Planning Commission thrown out the window, changed, and sold to the highest bidder.

Yes, come to Jefferson County for tourism, more like come to the county to learn what it is like to turn a rural area into development after development.

No confidence in the School Board or County Commission. They both sold us out with secrecy agreements and non-disclosures. Now, as a retired individual seems like the tax burden is on my back. In addition, what is the plan for seniors in the county? Did not see that on the survey.

Paul Elliott

4192 Shepherdstown Pike

Shenandoah Junction WV 25442

Cell: 304-886-3634

From: [Planning Department](#)
To: ["Richard Zigler"](#)
Subject: RE: survey
Date: Tuesday, October 24, 2023 12:33:00 PM

Good afternoon,
Of course, it will be added to the packet as a public comment. I did want to mention that Planning Commission proposed the "New Community" question as a way of understanding how respondents view the difference between open space and active agriculture. During Work Session meetings, Planning Commission has discussed the importance of land rights for farmers and were looking for input through the survey.

If you have any additional questions please let us know. Thank you and have a great day!

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV

From: Richard Zigler <rzigler01@gmail.com>
Sent: Tuesday, October 24, 2023 10:42 AM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: Re: survey

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Yes. Please include in packet for the next meeting.

The letter is a rant, and I agree that reading the survey did touch a nerve, but when it comes to property rights, everyone wants theirs, but let not their neighbors do anything to disturb their sanctuary. I will defend any farmer for his/her choices, either to rent or sell, as they see fit. It is their retirement and/or legacy to be passed on.

Sent from my iPhone

On Oct 24, 2023, at 9:16 AM, Planning Department
<PlanningDepartment@jeffersoncountywv.org> wrote:

Good morning,
This is to confirm we have received your email regarding the Comprehensive Plan survey. Planning Commission was part of the drafting of the survey and approved the final draft. Would you like us to include this email as a public comment for the Planning Commission for their next meeting on November 14th?

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV

From: Richard Zigler <rzigler01@gmail.com>
Sent: Friday, October 20, 2023 10:27 PM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: survey

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Jefferson County Planning and Development Commission.

My name is Richard Zigler. I reside at 1083 Roper North Fork Road, Charles Town, WV , and I have a question, as to land use. There is a survey, online, about what is wished for, by residents of Jefferson County, to be in the Comprehensive Plan. I take offense to the absurdity of the survey. I certainly hope that it did not originate with County Officials. It is composed in a way only to elicit responses to meet the goals of a select few.

In particular, all the questions in regards to seeing active farms. You cannot legislate mandatory farming. Farmers are retiring because of age, health issues, or because it is no longer economically feasible for small to midsize independent farms to operate.

Because of the County's rural nature, retail and social amenities within walking distance is a joke. Two mile walk to a restaurant, in bad weather?

People will think it is a good idea for a County water park, Sam Michaels Park, until they realize the true cost. It would have to be "Pay to Play", unless it is incorporated into a new school facility, and then have to have fees for usage.

Said survey should ask whether residents want another noisy subdivision that requires new schools, more water and sanitary infrastructure and EMS services, all of which will require tax hikes, or solar facilities that generate money for the county, without encumbrances, that could pay for the water parks and walking trails.

Again, I hope that the Planning and Development Commission was not responsible for that offensive survey requesting biased input from the residents of this county.

2045 Comprehensive Plan Update Work Session Notes

September 12, 2023

Planning Commission Members: Mike Shepp, President; Wade Louthan, Secretary; Steve Stolipher, County Commission Liaison; Tim Smith, and Aaron Howell, and were present in person. A quorum of the Planning Commission was present for the Work Session.

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

Executive Summary

On 9/12/23 the Planning Commission held a work session to prepare for the upcoming input meetings and discuss the draft Objectives for the 2045 Comprehensive Plan Update (CPU).

Agenda

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 Objectives

Item 1: Community Outreach Preparation

Staff presented potential questions for the Land Use Survey to Planning Commission and asked for suggestions of additional questions. Commissioner Louthan asked staff to draft a question regarding the difference between agriculture and open space. Planning Commission agreed to use the questions about policy making and public relation but decided against questions discussing specific objectives. Mr. Seigfried described the upcoming Agricultural Input Meeting and 2nd Public Input Meeting and the activities for each.

Item 2: Livability Profile

Mr. Seigfried gave a summary of the County Fair and African American Cultural and Heritage Festival events and presented several notable themes and comments. Staff went on to reiterate the format of the Comprehensive plans organization of Themes, Goals, Objectives, and Action Items.

Item 3: Comprehensive Plan Composition

Staff presented the newest draft of Goals and Objectives. This iteration had been updated following prior comments and meetings with stakeholders. Commissioners discussed short term rentals and the importance of compliance with existing ordinances. Planning Commission also

Work Session Notes

September 12, 2023

Page 2 of 2

agreed to include specific language to support parks in the County. An additional objective was proposed to goal sixteen to include Shepherdstown pedestrian and bike path development.

These notes were prepared by Luke Seigfried.

2045 Comprehensive Plan Update Work Session Notes

September 26, 2023

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

Staff: Alex Beaulieu, Zoning Administrator; Luke Seigfried, County Planner; Michelle Evers, Planning Clerk; were present in person.

Executive Summary

On 9/26/23 the Planning Commission held a work session to prepare a full draft of Goals and Objectives for the 2045 Comprehensive Plan Update (CPU).

Agenda

1. Comprehensive Plan Composition
 - a. Drafting of Comprehensive Plan Goals and Objectives
 - b. Written Comment from Planning Commissioner Mike Shepp
 - c. Letter from WVU Medicine
 - d. Public Comment from Bobbi Blok Re: Goals and Objectives

Item 1: Comprehensive Plan Composition

The work session focused on reviewing public input and potential changes to the draft Goals and Objectives. Planning Commission discussed agricultural processing and agreed to language supporting on farm processing. Requiring perimeter fences by developments adjacent to farms was proposed by Commissioner Smith to resolve issues between new residential communities and farms. Additional edits were made to the Promoting Tourism and Conservation theme. In goals ten and eleven additional Objectives were added by the suggestion of stakeholders on how the Comprehensive Plan could support education and Parks and Recreation in the County. Staff was directed to gather more information regarding a possible path between Ranson and Sam Michaels park. Several written comments were included as part of the agenda.

These notes were prepared by Luke Seigfried.

2045 Comprehensive Plan Update Work Session Notes

October 10, 2023

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

Staff: Jennifer Brockman, Chief County Planner; Luke Seigfried, County Planner; Michelle Evers, Planning Clerk; were present in person.

Executive Summary

On 8/29/23 the Planning Commission held a work session to discuss the draft Goals for the 2045 Comprehensive Plan Update (CPU).

Agenda

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

Item 1: Comprehensive Plan Composition

Staff and Planning Commission discussed the current Preferred Growth Areas (PGA) from the Envision Jefferson 2035 plan. The 340 East PGA and Route 9 PGA were highlighted as needing potential changes. As a reference point, Planning Commission asked for the Future and Existing Land Use map to include a Rural Residential land use classification for parcels from 1-5 acres.

Item 2: Community Outreach Preparation

Staff presented the draft survey questions as a final draft before public release. Planning Commission suggested changing the language regarding the aquatic center from “taxes” to “bond” for better understanding. Further consensus agreed to use a community planning centered question instead of an open space focused question. Planning Commission also agreed to use the Preferred Growth Area question during the January Public Input meeting. After further discussion all of the prior demographic questions were to be included and an additional question regarding the number of individuals under 18 in the household were to be included. Additionally, the commute question was to be split in two between work and school.

Planning Commission then decided to host the 3rd Public Input Meeting at Jefferson High School on Tuesday, January 23rd. Planning Commission then directed staff to pick a convenient day to release the Envisioning Jefferson survey.

These notes were prepared by Luke Seigfried.

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?
10/21/2023 10:38:00.000	I live in the county	Charles Town District	Land_Use,Infrastructure,Public_Services,Community_Design	Planning for future water and sewer needs. Limiting use of builders with bad reputations in other jurisdictions. Preservation of farm land and overall planning for housing, schools, recreation, and shopping as an overall plan for increases in population	Permitting large companies to come to small communities with little to no regulations for their water usage, emissions, water or air, and allowing large tax and other incentives is counterproductive to the quality of life for the residents- present or future.	