

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
- 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

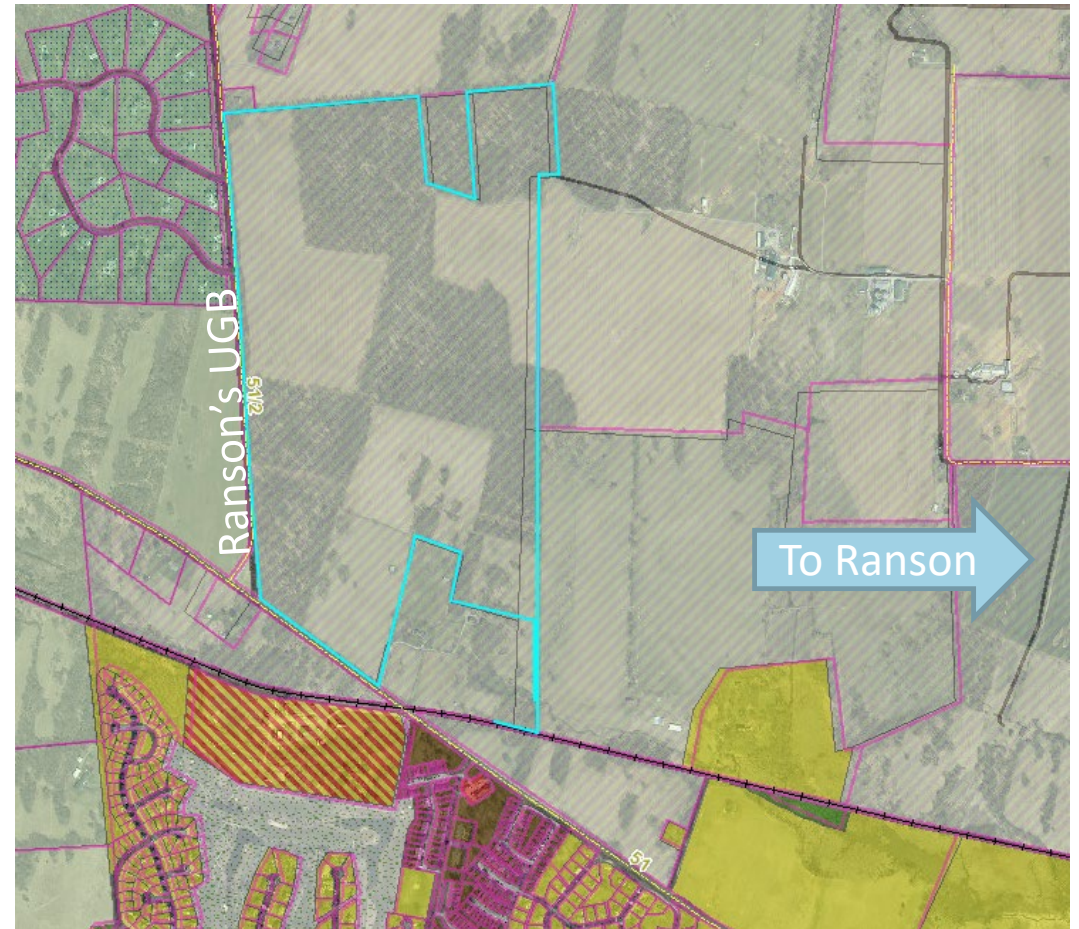


RURAL/AGRICULTURAL FOR POSSIBLE URBAN DEVELOPMENT

-> **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

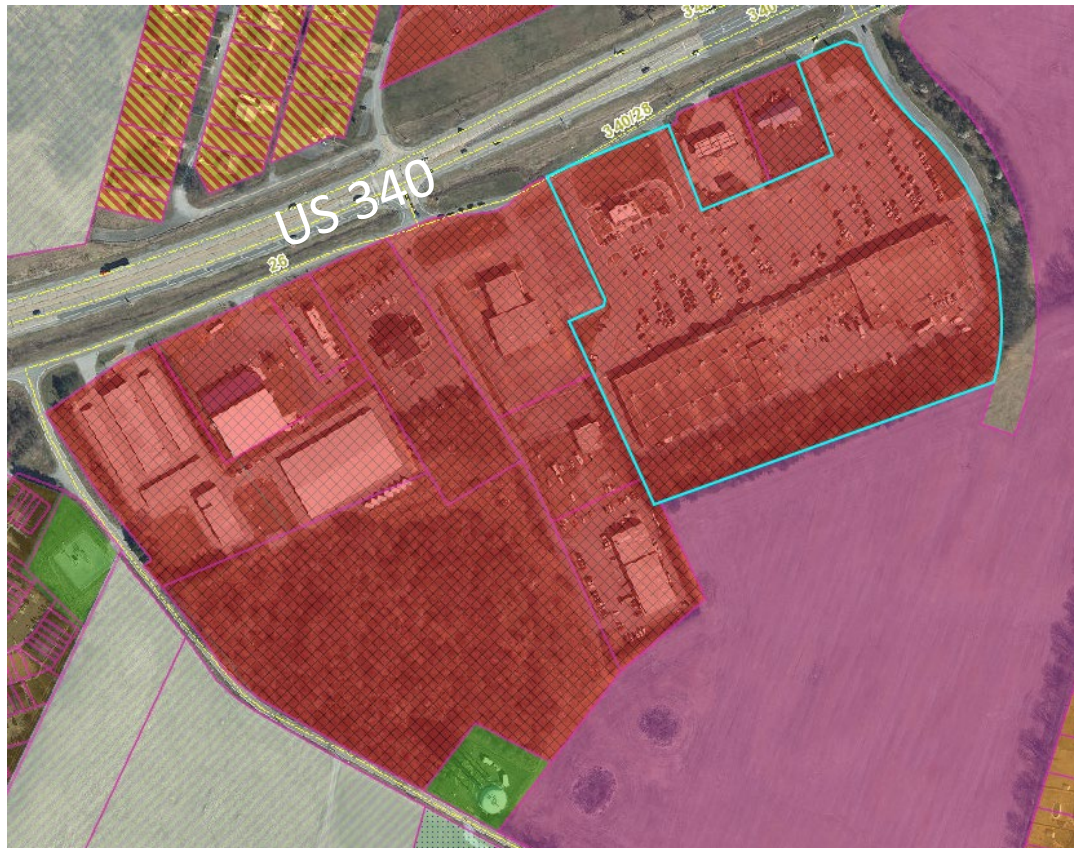
Future Land Use Map

- 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



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.

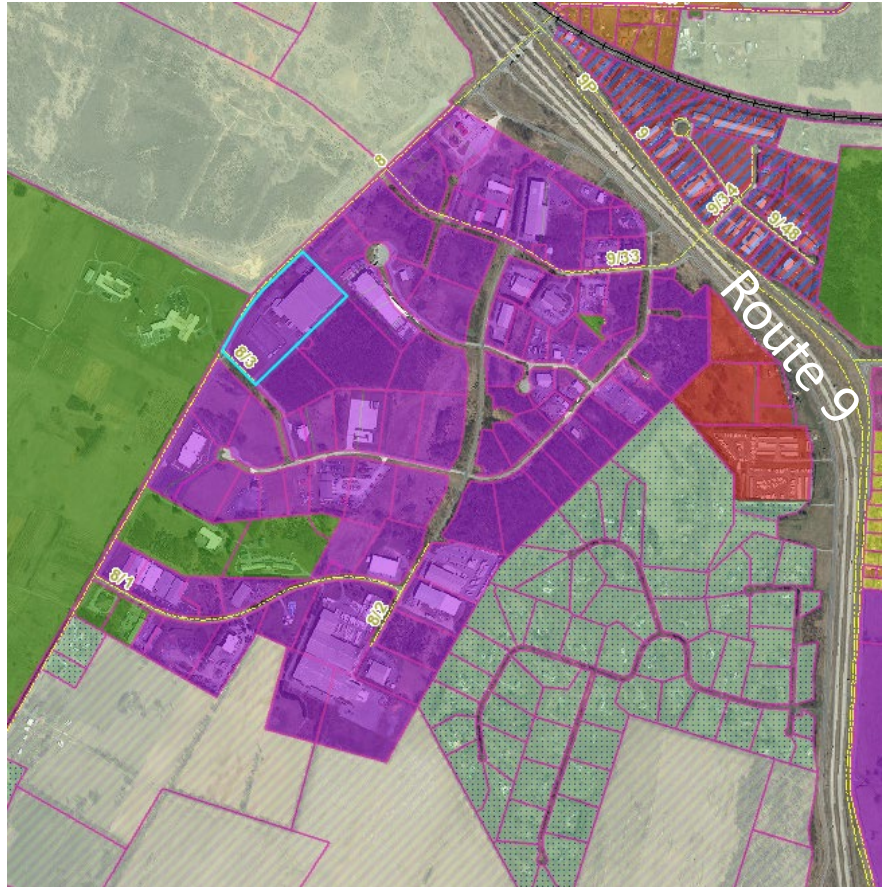
Industrial – Commercial (IC) District

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

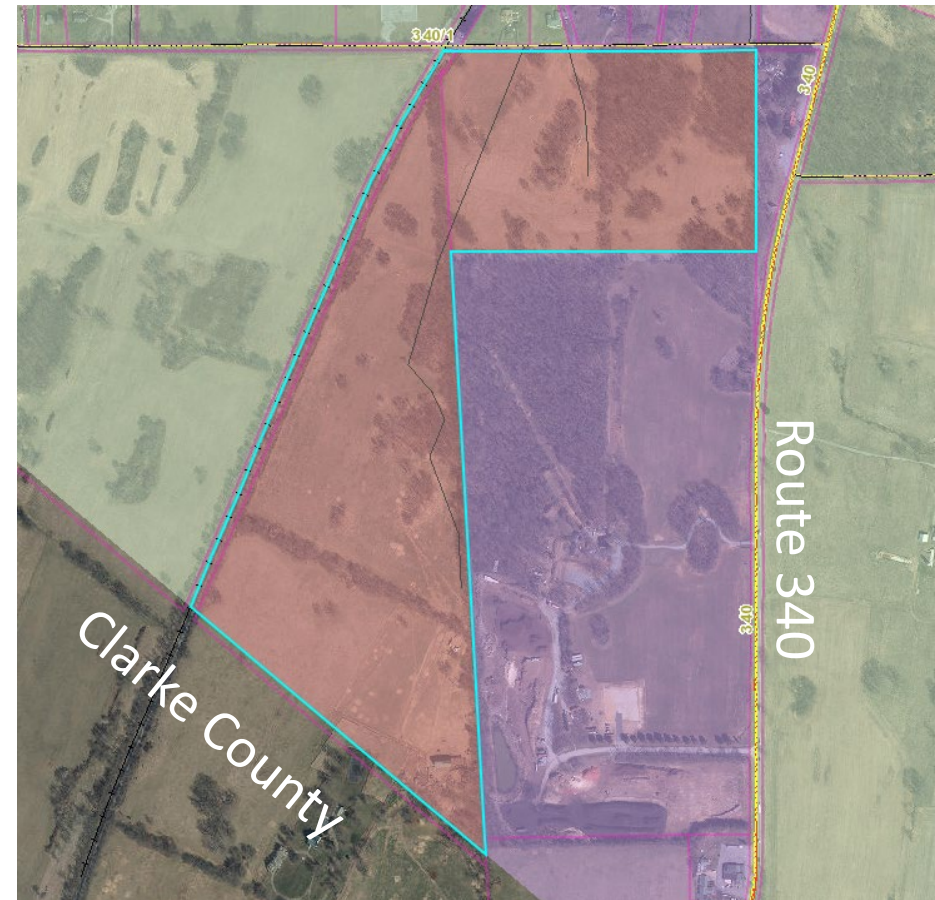
1. Encourage flexibility in the development of land in order to promote its most appropriate use;
2. Improve the design, character and quality of new developments;
3. Provide and promote redevelopment and reuse opportunities;
4. Encourage a harmonious and appropriate mixture of uses and/or housing types;
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.



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

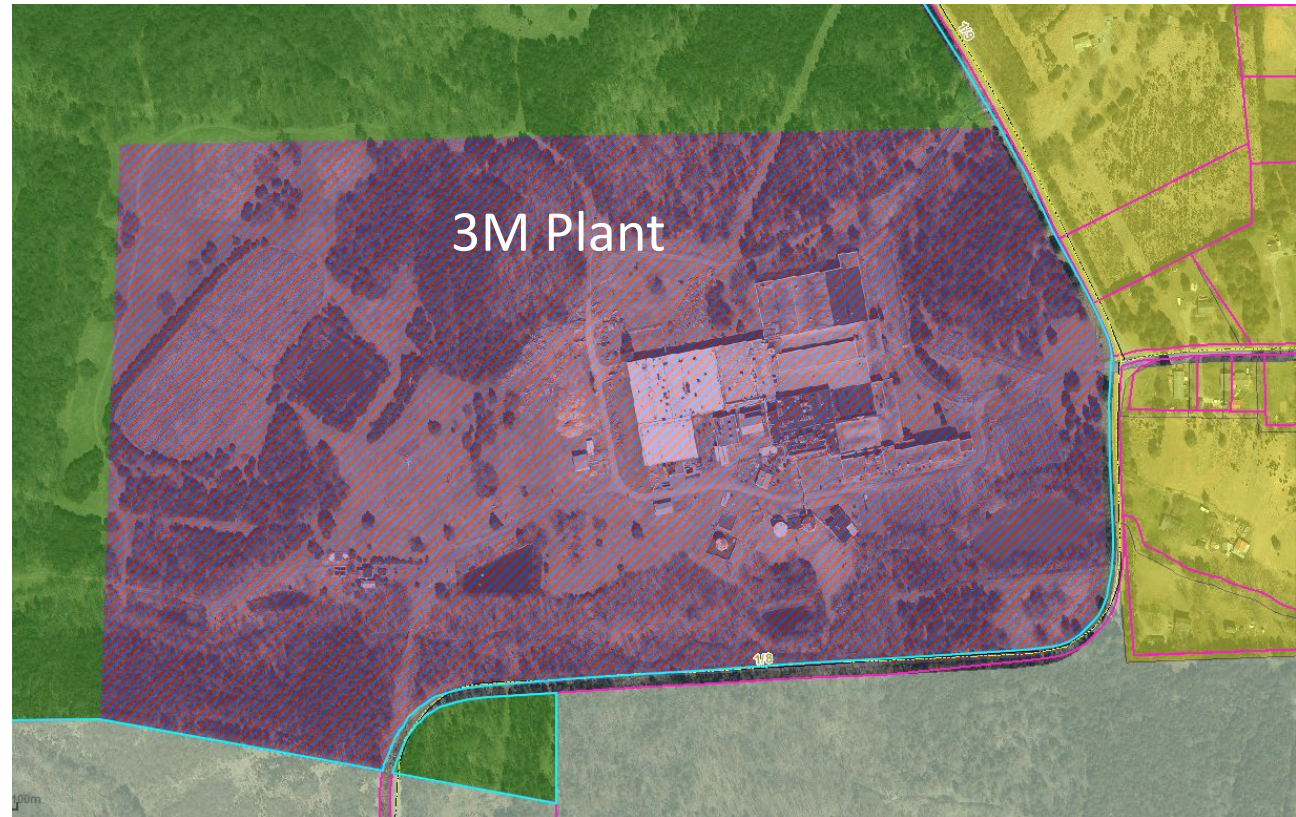
The Future Land Use Guide depicts only one location for this land use category, at Route 1/Route 9 interchange. It is anticipated that there may be options for office uses in addition to typical interchange commercial activity in this location.



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

