



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, December 12, 2023 at 5:30 PM

By order of the President of the Jefferson County Planning Commission the meeting will be broadcast live via ZOOM for viewing purposes only.

In-Person Meeting Location: County Commission Meeting Room located in the lower level of the Charles Town Library (side entrance on Samuel Street)
200 East Washington Street, Charles Town, WV 25414

ZOOM Broadcast Information*: Meeting ID: 851 5601 1631
Meeting Link: <https://us02web.zoom.us/j/85156011631>

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

2045 Comprehensive Plan Update Work Session

1. Community Outreach Preparation

- a. Staff Presentation on Upcoming Input Meeting

2. Livability Profile

- a. Goals and Objectives Survey Review
- b. Review of Existing Land Use Map and Highway Problem Areas Map
- c. Discussion on Land Use Classifications

Jefferson County Planning Commission

Work Session



DECEMBER 12,
2023

Agenda Items

Item #1: Community Outreach Preparation

Item #2: Livability Profile

ITEM #1: COMMUNITY OUTREACH PREPARATION

- Staff Presentation on Upcoming Input Meeting

MAPPING JEFFERSON COUNTY'S FUTURE

The Public Input meeting will be focused on discussing the Future Land Use Map in each of the County's districts. Planning Commission members and staff will be split into 5 tables with maps of each district including the Highway Problem Area, Water and Sewer, Existing Land Use, and draft Future Land Use map.

12-12-2023 Work Session



Planning Commissioners and staff will be at the tables to take comments, answer questions, and facilitate group conversations. Throughout the meeting attendees will be asked to submit comments digitally or on paper about certain areas.

ITEM #2: LIVABILITY PROFILE

- Goals and Objectives Survey Review
- Review of Existing Land Use Map and Highway Problem Areas Map
- Discussion on Land Use Classifications

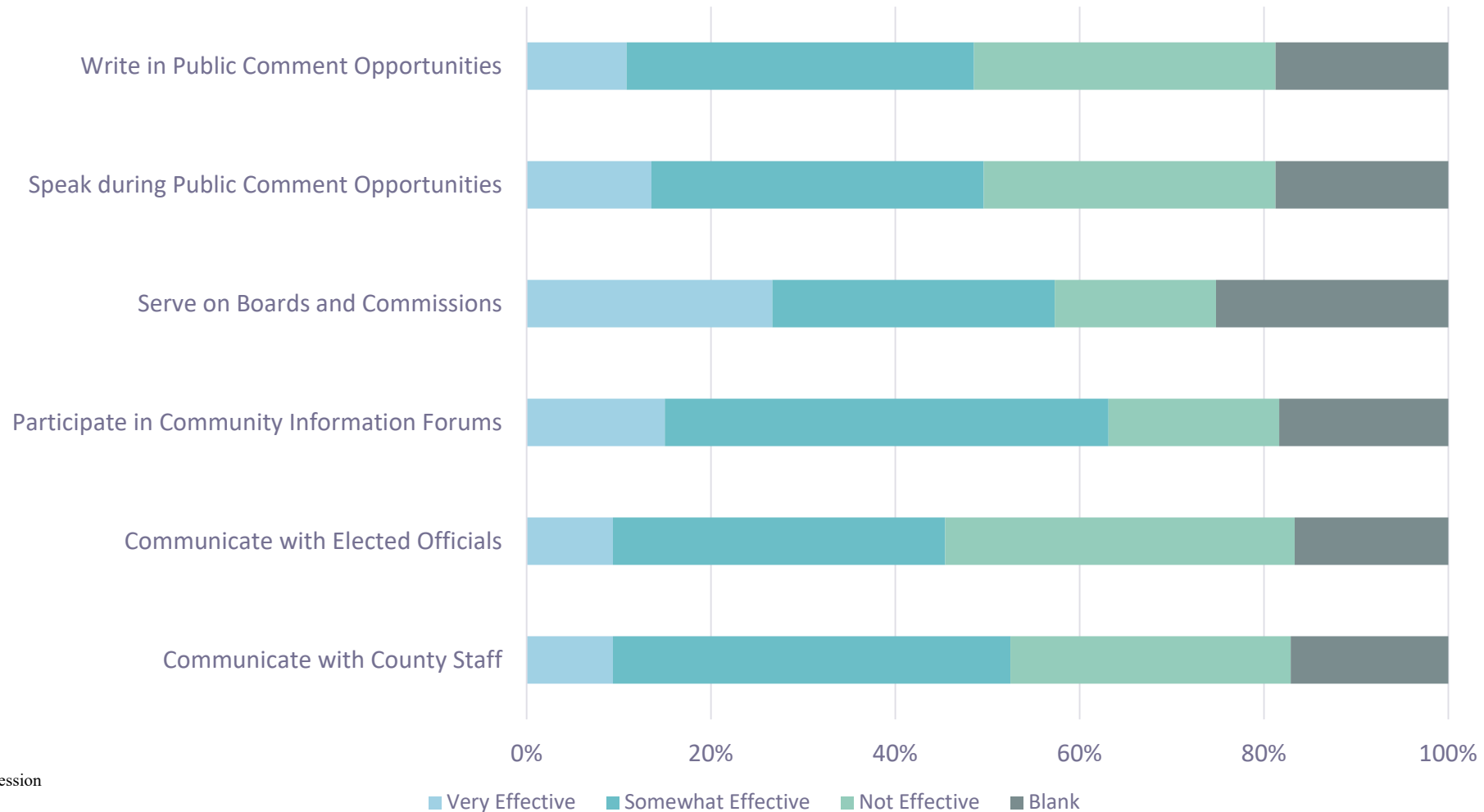
HOW DO YOU RECEIVE YOUR LOCAL NEWS ABOUT JEFFERSON COUNTY?(COULD SELECT MULTIPLE CHOICES)

Total respondents; 480
Survey was open from
October 20th to
November 20th

Percent by age group

How long have you lived in Jefferson County?	Cable_news	County_email_alerts	Newspaper	Public_meetings	Radio	Social_media	Word_of_mouth
Under 3 years	0.0%	28.2%	30.8%	7.7%	5.1%	64.1%	51.3%
4 to 10 years	1.9%	22.3%	35.9%	12.6%	3.9%	71.8%	55.3%
11 to 20 years	3.8%	36.8%	42.5%	17.9%	3.8%	65.1%	53.8%
21 to 30 years	4.5%	29.2%	55.1%	24.7%	3.4%	69.7%	69.7%
31 years or longer	10.1%	28.7%	62.0%	20.2%	7.8%	61.2%	51.9%
I do not live in Jefferson County	0.0%	0.0%	0.0%	50.0%	0.0%	100.0%	50.0%
Prefer not to answer	11.1%	11.1%	44.4%	22.2%	0.0%	33.3%	55.6%
Percent of total respondents	5.0%	28.7%	47.6%	18.0%	4.8%	65.8%	56.4%

IF YOU ARE INTERESTED IN A SPECIFIC TOPIC OR ITEM OF INTEREST BEING DISCUSSED IN THE COUNTY, WHAT IS THE BEST WAY TO INTERACT WITH JEFFERSON COUNTY POLICY MAKING DECISIONS?



WHAT PUBLIC RECREATION WOULD YOU LIKE TO SEE MORE OF? (COULD SELECT MULTIPLE CHOICES)

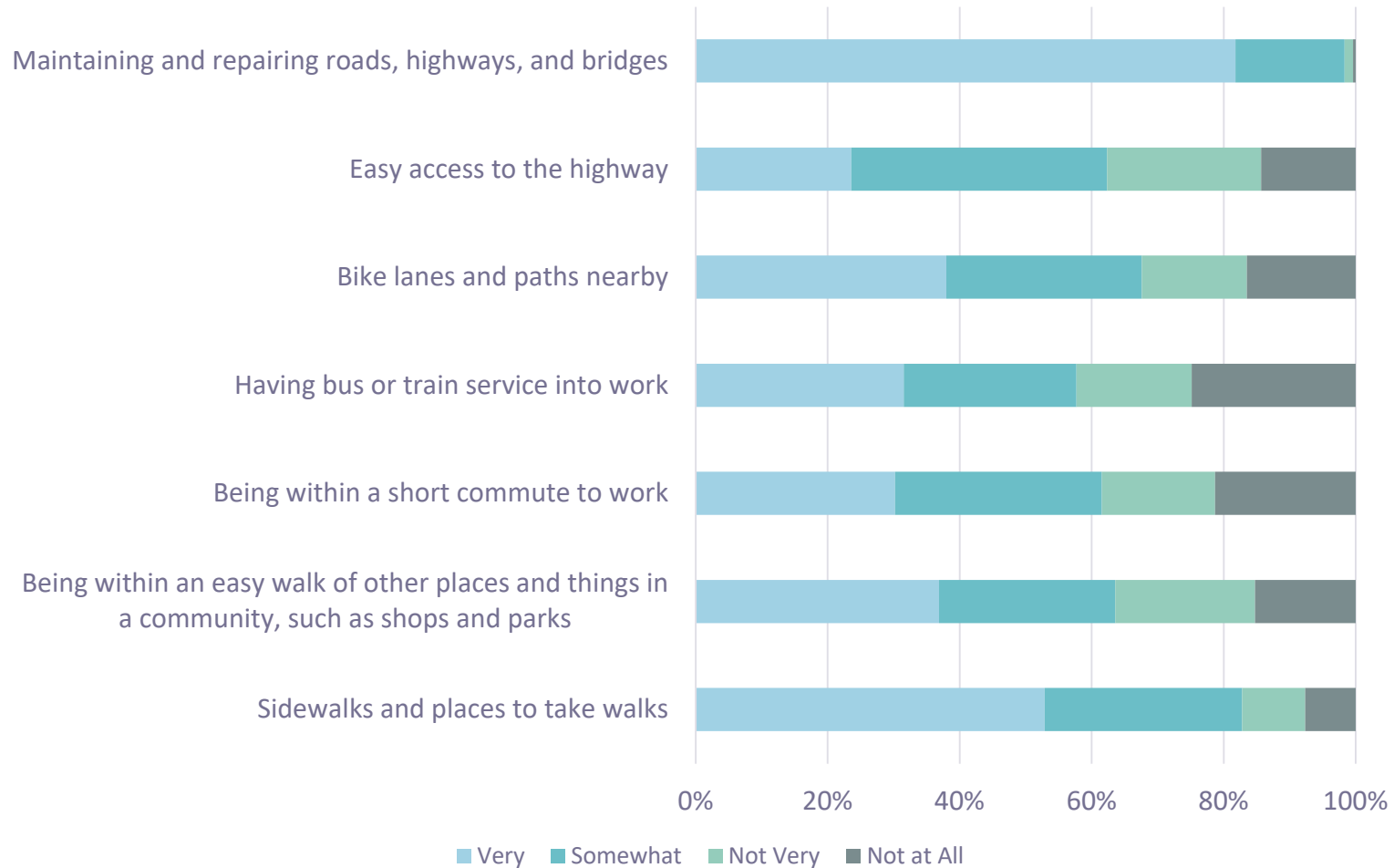
Percent by age group	How old are you?	Dog Parks	Fishing spots and river access	Hiking and walking trails	Jogging and cycling trails	Picnic spots and park pavilions	Playgrounds	Soccer and other field sports	Swimming pools and splash pads	Tennis and pickleball court	Percent of Respondents by age group
	Under 18	67%	100%	100%	100%	67%	67%	67%	67%	67%	0.7%
	18 - 34	19.1%	46.8%	72.3%	53.2%	42.6%	36.2%	17.0%	42.6%	17.0%	10.3%
	35 - 49	20.3%	47.6%	62.2%	46.2%	30.8%	35.7%	25.2%	62.9%	22.4%	31.4%
	50 - 64	20.2%	43.7%	77.3%	46.2%	36.1%	18.5%	14.3%	53.8%	23.5%	26.1%
	65 and over	21.6%	35.1%	76.1%	40.3%	37.3%	28.4%	12.7%	44.0%	13.4%	29.4%
	Not said	0.0%	20.0%	70.0%	40.0%	50.0%	30.0%	10.0%	50.0%	0.0%	2.2%
	Percent of total respondents	20.4%	42.5%	71.7%	45.4%	36.0%	29.2%	17.8%	52.6%	19.3%	100.0%

THE COUNTY IS CONSIDERING WHAT TYPE OF AQUATIC CENTER WOULD BE BEST FOR THE COMMUNITY. TO AFFORD SUCH A FACILITY, WHICH OF THE FOLLOWING STATEMENTS DO YOU MOST AGREE WITH?

Percent by total respondents

Number of children in the household	Indoor and summertime outdoor aquatic center	Indoor aquatic center	Indoor aquatic center and summertime splash pad	No aquatic center	Summertime outdoor aquatic center	Grand Total
0	20.0%	1.4%	15.9%	13.9%	12.1%	63.3%
1	4.8%	0.5%	3.0%	0.9%	1.4%	10.5%
2	7.3%	0.5%	4.6%	1.4%	1.6%	15.3%
3	3.0%	0.5%	1.6%	0.2%	0.5%	5.7%
4	2.3%	0.0%	0.9%	0.5%	0.0%	3.6%
5	0.2%	0.0%	0.2%	0.5%	0.2%	1.1%
6	0.0%	0.0%	0.0%	0.5%	0.0%	0.5%
Grand Total	37.6%	2.7%	26.2%	17.8%	15.7%	100.0%

HOW IMPORTANT ARE EACH OF THE FOLLOWING TO YOU?



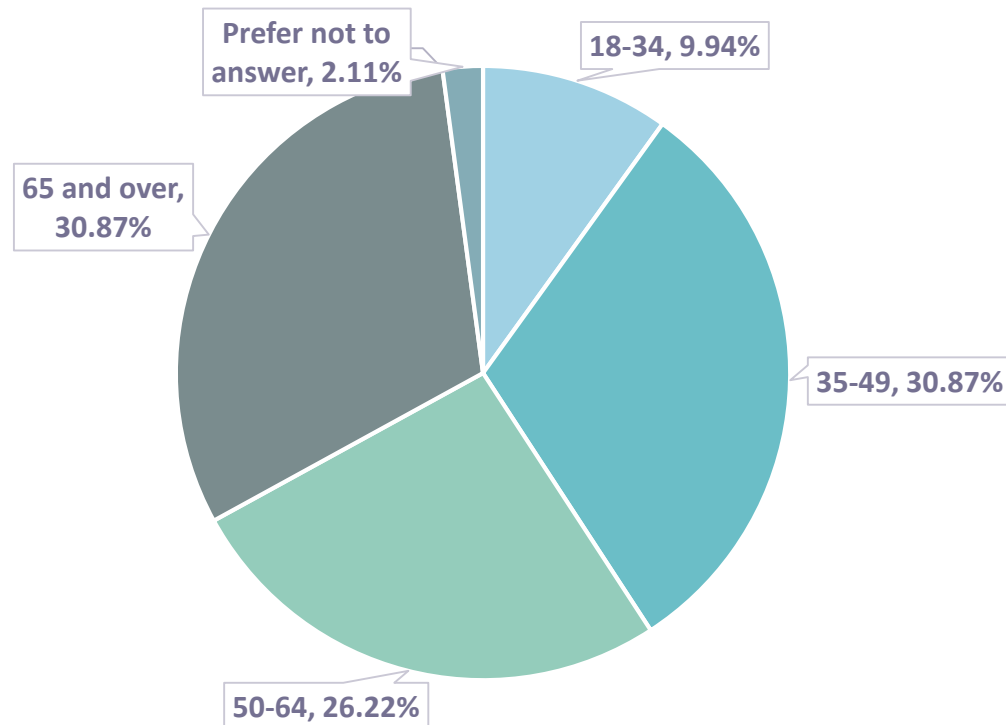
IMAGINE FOR A MOMENT YOU ARE MOVING TO A NEW COMMUNITY. WHICH OF THE FOLLOWING SETTINGS ARE MOST PREFERABLE?

Percent by total respondents

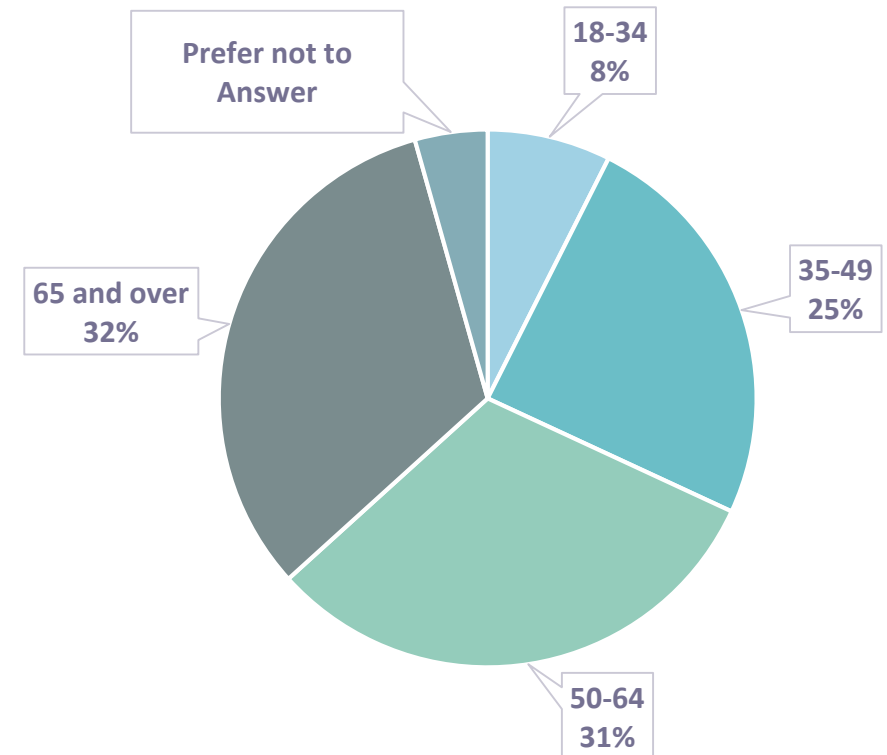
How long have you lived in Jefferson County?	Large lot communities with small scale agriculture	Mix of housing near farms	Large lot communities away from farms	Housing and farming apart	Live in town	Not interested in options provided	Grand Total
Under 3 years	3.4%	0.9%	1.1%	0.2%	2.6%	0.0%	8.1%
4 to 10 years	6.0%	3.4%	4.1%	1.1%	6.4%	0.6%	21.6%
11 to 20 years	6.2%	3.8%	3.0%	2.4%	6.4%	0.9%	22.6%
21 to 30 years	6.0%	4.9%	2.6%	1.1%	3.0%	1.3%	18.8%
31 years or longer	7.9%	7.1%	3.8%	1.5%	4.1%	2.1%	26.5%
Not a resident	0.0%	0.0%	0.2%	0.2%	0.0%	0.0%	0.4%
Prefer not to answer	0.2%	0.6%	0.4%	0.4%	0.0%	0.2%	1.9%
Grand Total	29.7%	20.7%	15.2%	6.8%	22.4%	5.1%	100.0%

DEMOGRAPHIC DATA OF RESPONDENTS

Age Groupings of Respondents Winter Survey

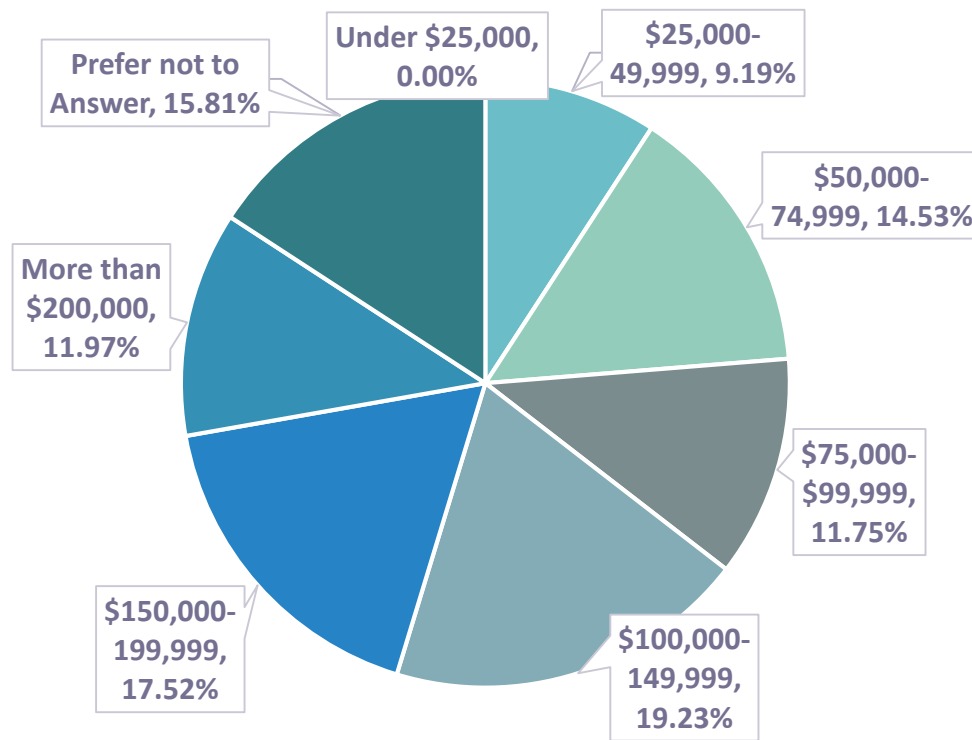


Age Groupings of Respondents Summer Survey

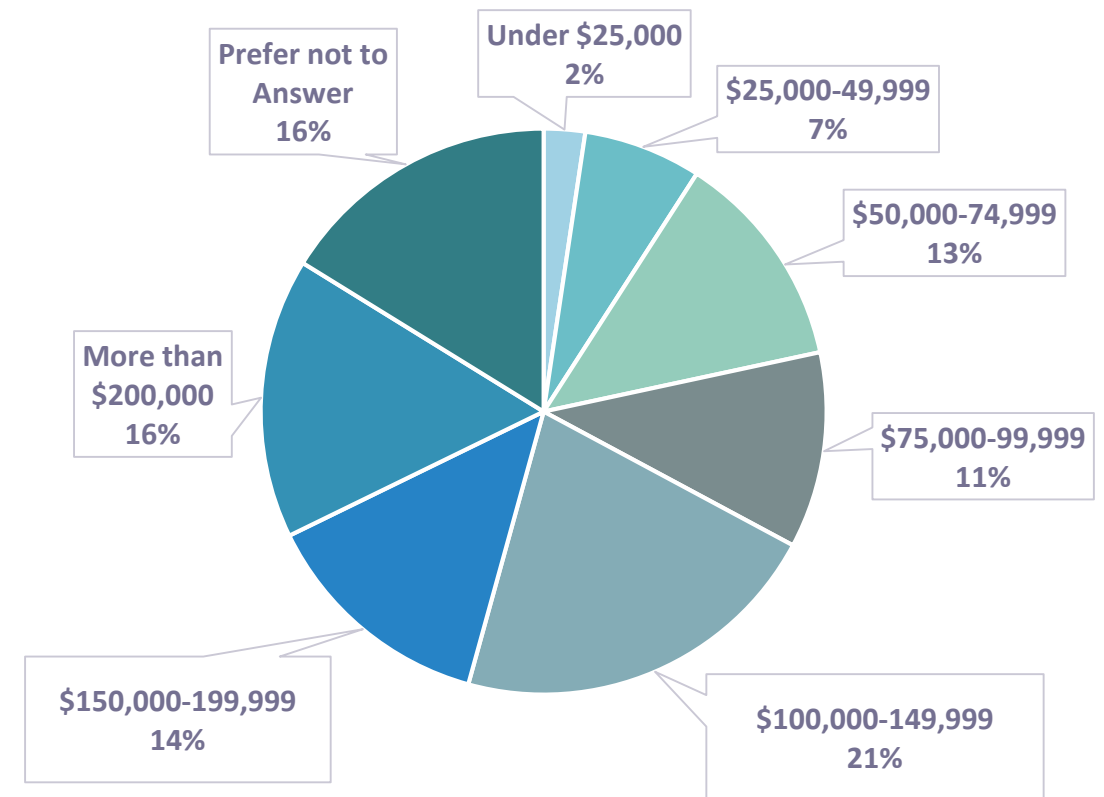


DEMOGRAPHIC DATA OF RESPONDENTS

Income Groupings of Respondents Winter Survey

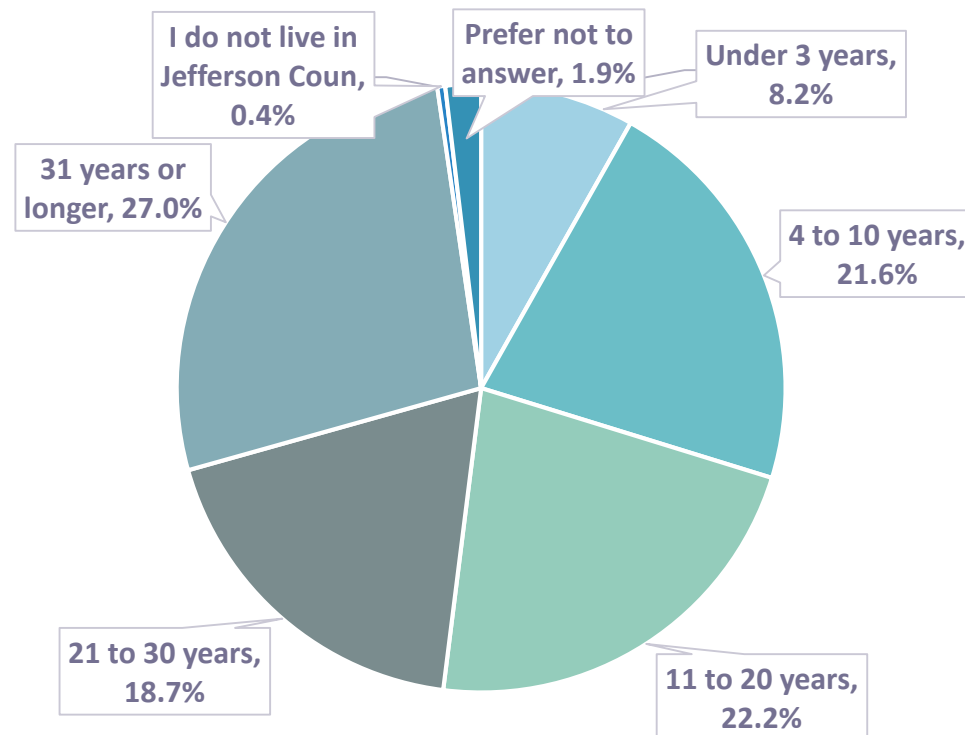


Income Groupings of Respondents Summer Survey

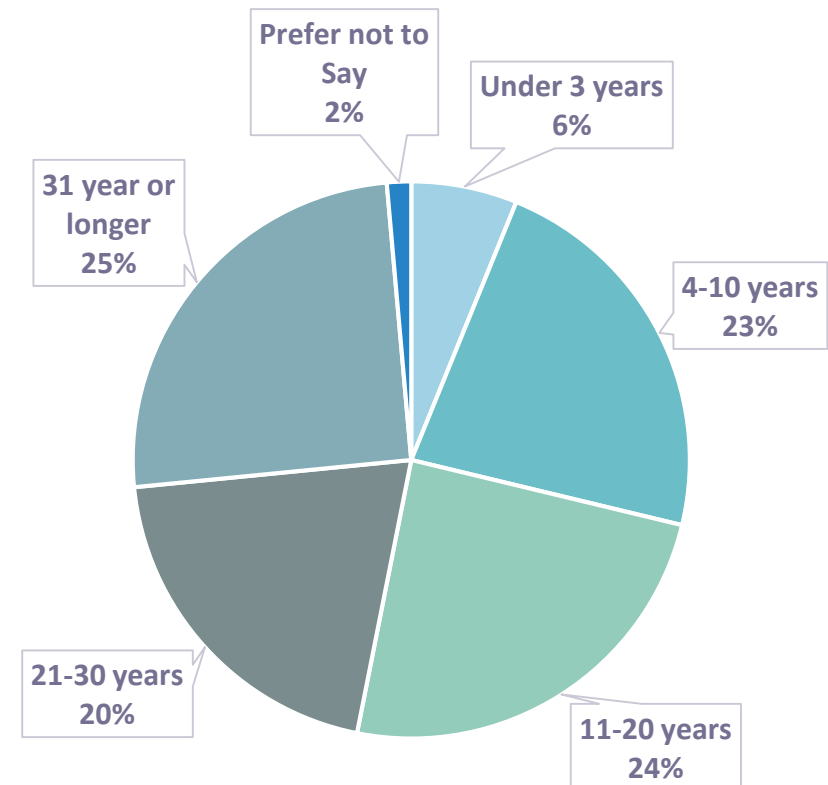


DEMOGRAPHIC DATA OF RESPONDENTS

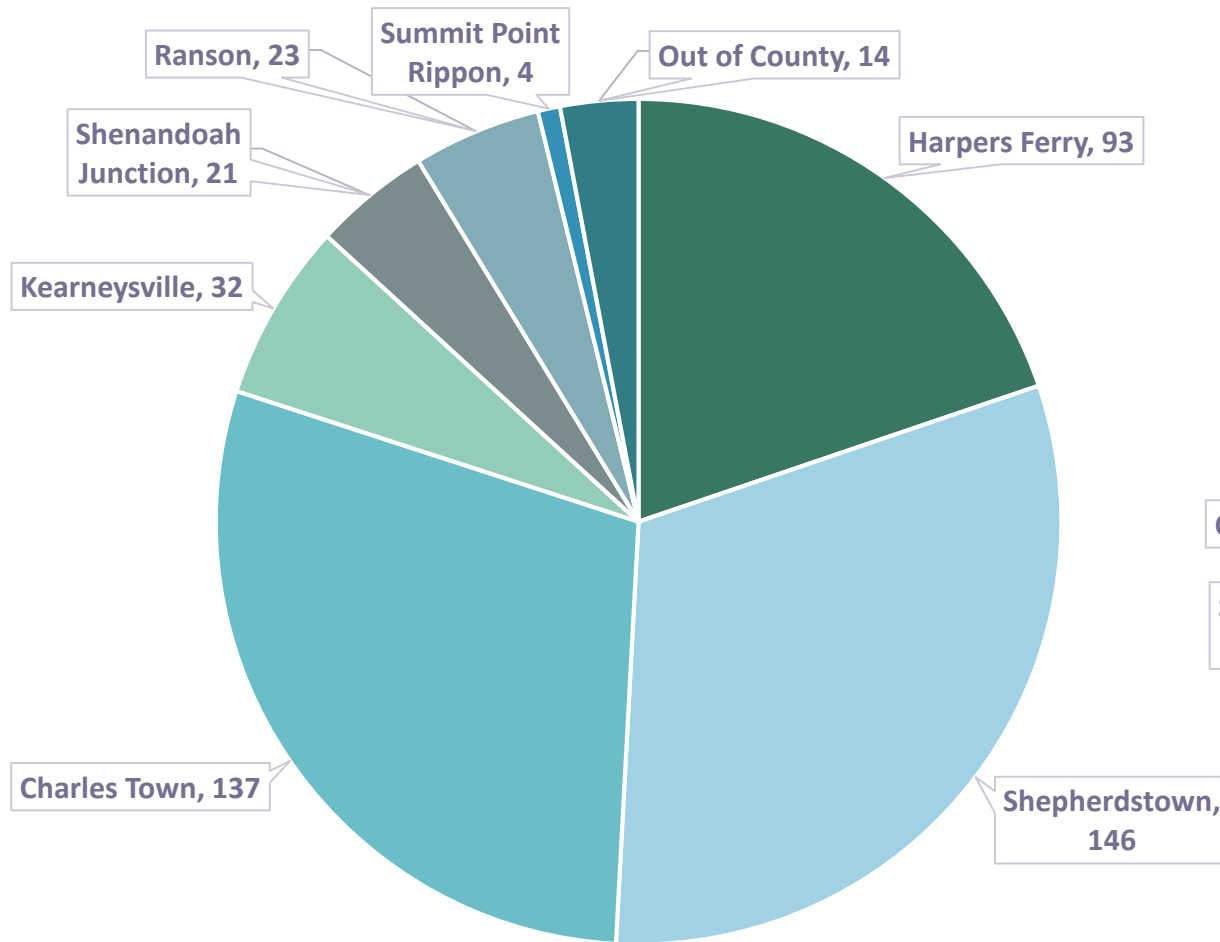
Length of Time Living in Jefferson County Winter Survey



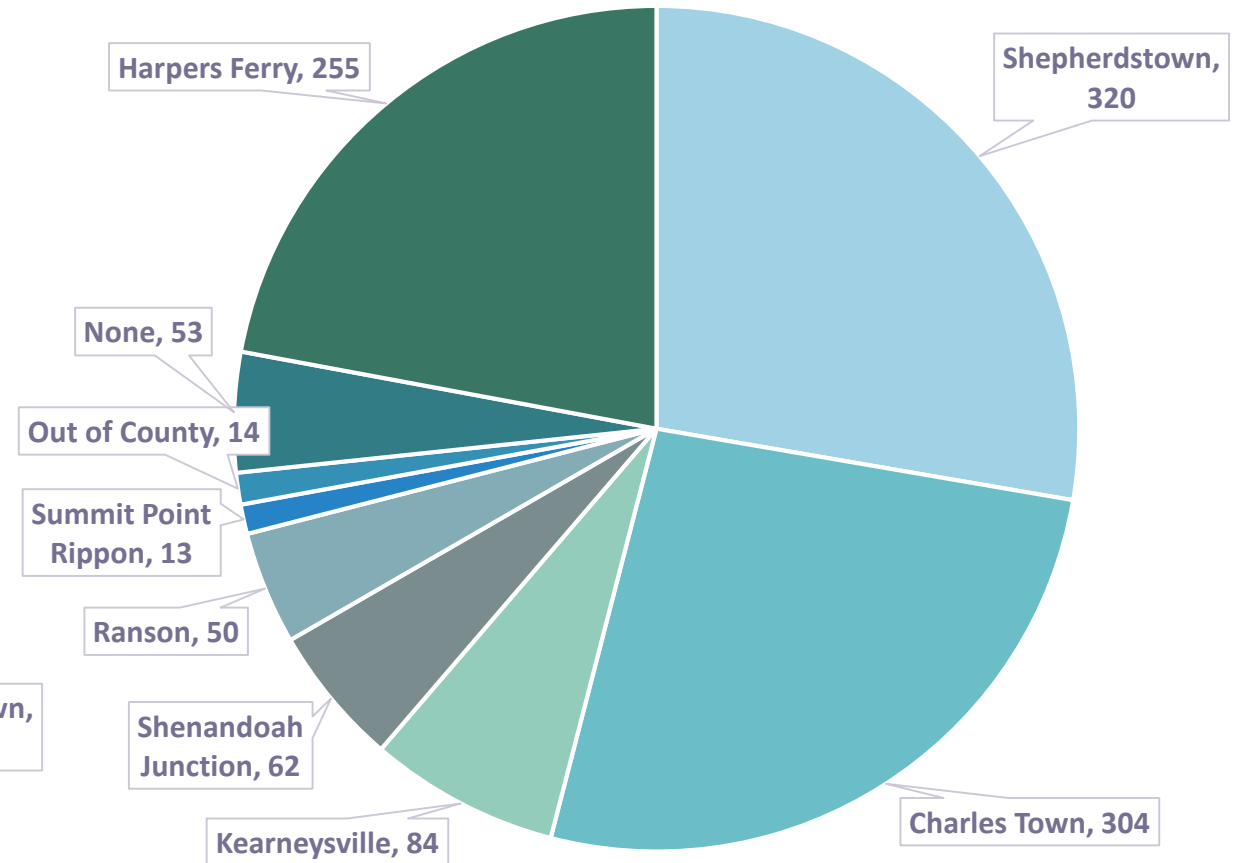
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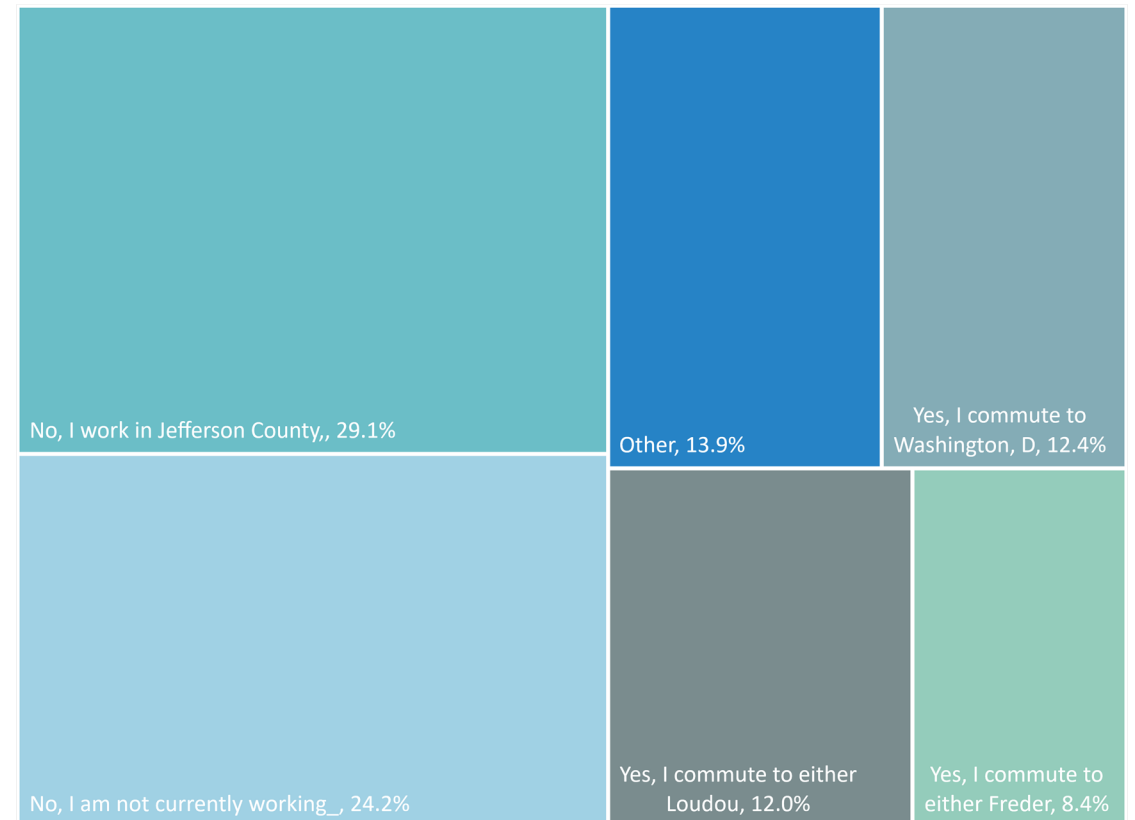
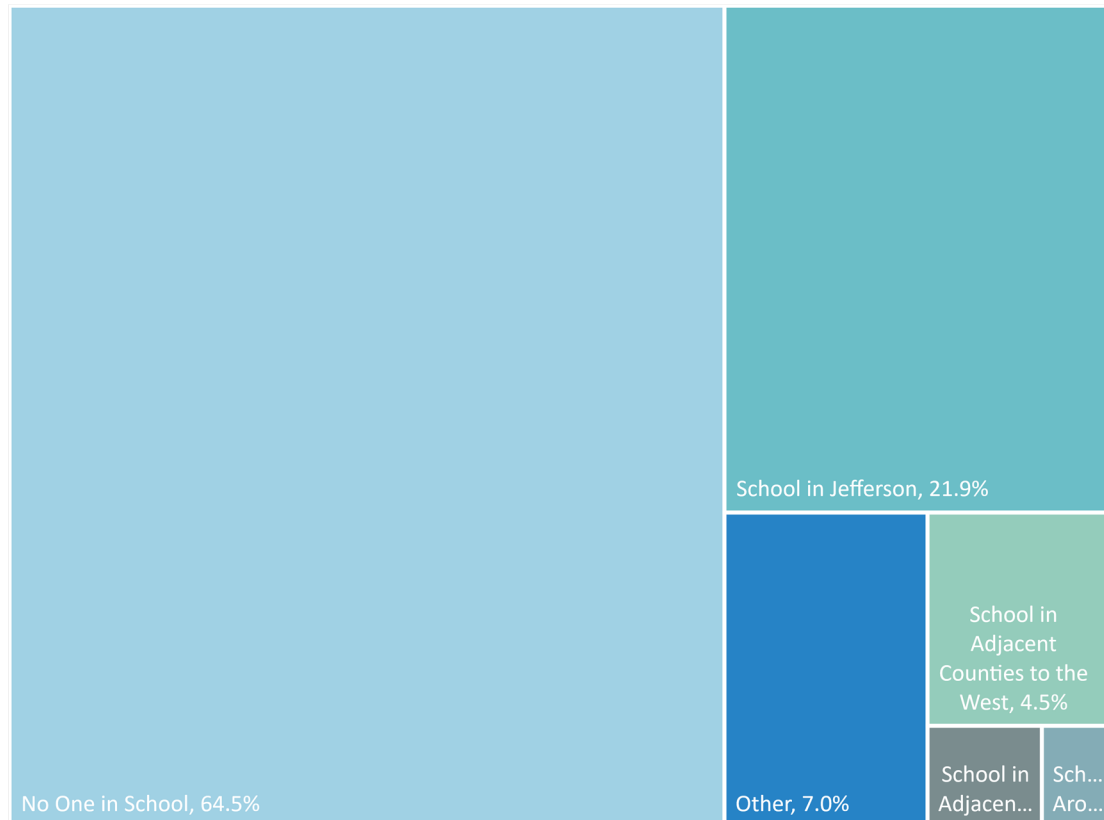
Returns by Zip Code Winter Survey



Returns by Zip Code Summer Survey



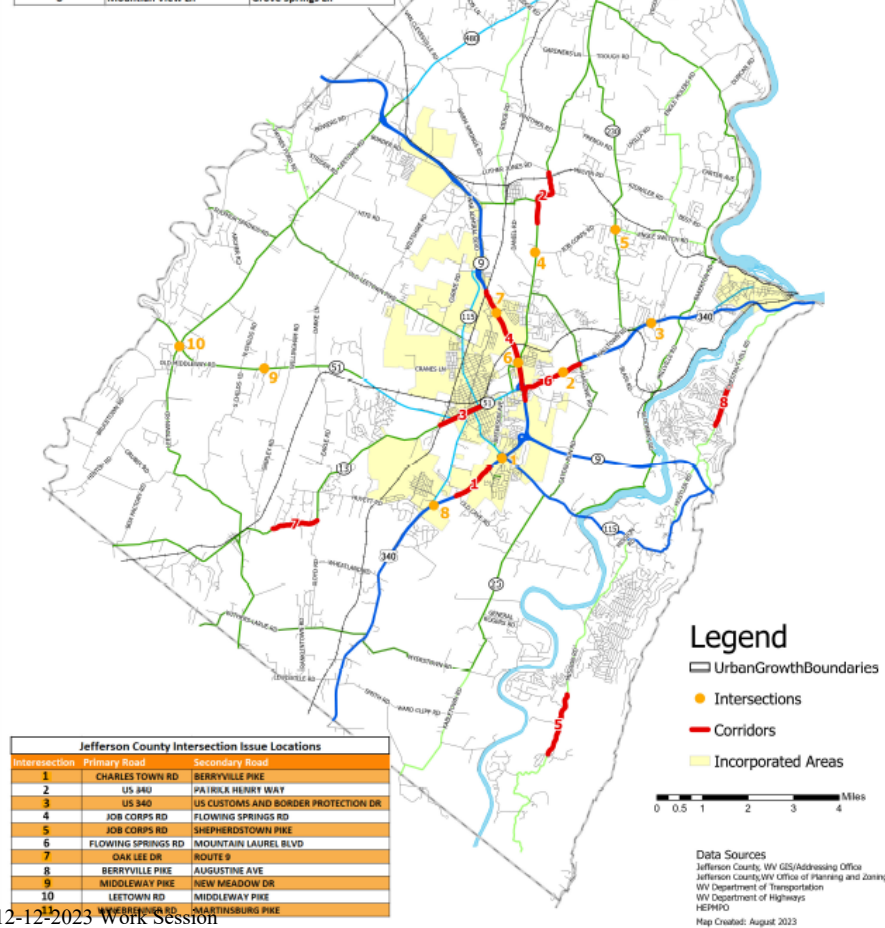
DOES SOMEONE IN YOUR HOUSEHOLD TRAVEL FOR SCHOOL & DO YOU COMMUTE TO WORK?



2023 Highway Problem Areas Map

Jefferson County, WV

Corridor Priority	Start	End
1	Candlewood Dr	Rt. 9
2	Jefferson High School	Duffields Marc Train Station
3	N. Seminary St	Railroad Tracks
4	Railroad Tracks	US 340
5	Shannondale Springs Chapel	Speaks Ln
6	Rt. 9	US 340 Mile 10
7	McCormack Ln	Lloyd Rd
8	Mountain View Ln	Grove Springs Ln



Intersection	Primary Road	Secondary Road
1	CHARLES TOWN RD	BERRYVILLE PIKE
2	US 340	PATRICK HENRY WAY
3	US 340	US CUSTOMS AND BORDER PROTECTION DR
4	JOB CORPS RD	FLOWING SPRINGS RD
5	JOB CORPS RD	SHEPHERDSTOWN PIKE
6	FLOWING SPRINGS RD	MOUNTAIN LAUREL BLVD
7	OAK LEE DR	ROUTE 9
8	BERRYVILLE PIKE	AUGUSTINE AVE
9	MIDDLEWAY PIKE	NEW MEADOW DR
10	LEETOWN RD	MIDDLEWAY PIKE
11	WINEBRENNER RD	MARTINSBURG PIKE

Legend

- Urban Growth Boundaries
- Intersections
- Corridors
- Incorporated Areas

0 0.5 1 2 3 4 Miles

Data Sources
Jefferson County, WV GIS/Addressing Office
Jefferson County, WV Office of Planning and Zoning
WV Department of Transportation
WV Department of Highways
HEIPRO
Map Created: August 2023

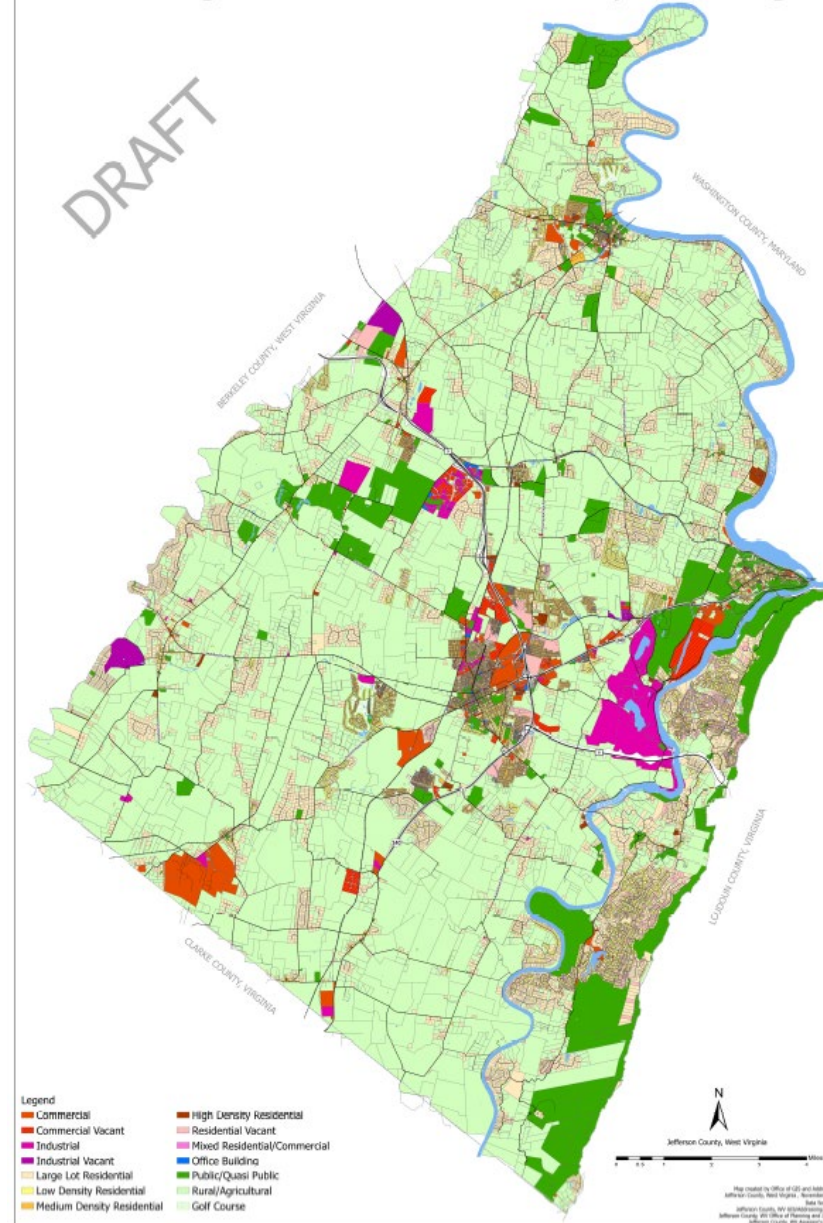
Jefferson County Priority Corridor Locations

Corridor Priority	Start	End
1	Candlewood Dr	Rt. 9
2	Jefferson High School	Duffields Marc Train Station
3	N. Seminary St	Railroad Tracks
4	Railroad Tracks	US 340
5	Shannondale Springs Chapel	Speaks Ln
6	Rt. 9	US 340 Mile 10
7	McCormack Ln	Lloyd Rd
8	Mountain View Ln	Grove Springs Ln

Jefferson County Intersection Issue Locations

Intersection	Primary Road	Secondary Road
1	CHARLES TOWN RD	BERRYVILLE PIKE
2	US 340	PATRICK HENRY WAY
3	US 340	US CUSTOMS AND BORDER PROTECTION DR
4	JOB CORPS RD	FLOWING SPRINGS RD
5	JOB CORPS RD	SHEPHERDSTOWN PIKE
6	FLOWING SPRINGS RD	MOUNTAIN LAUREL BLVD
7	OAK LEE DR	ROUTE 9
8	BERRYVILLE PIKE	AUGUSTINE AVE
9	MIDDLEWAY PIKE	NEW MEADOW DR
10	LEETOWN RD	MIDDLEWAY PIKE
11	WINEBRENNER RD	MARTINSBURG PIKE

2023 Existing Land Use Jefferson County, West Virginia



LAND USE CLASSIFICATIONS

Rural/Agriculture

- Primary Uses: The Rural/Agriculture classification is for working agricultural operations and single family residences.
- Intensity: Residences are primarily served by on-site well and septic systems.
- Mobility: Agricultural equipment and auto orientated access are prioritized.

Future Urban Area

- Primary Uses: This land use classification is used to identify locations that are Rural/Agriculture level development and are within the Urban Growth Boundaries of the City of Charles Town or the Corporation of Ranson. Urban Growth Boundaries facilitate owner initiated annexations into the relevant municipality and as a result the County identifies these areas as suitable for higher intensity development.
- Intensity: Residential and non-residential uses may be served by on-site well and septic systems or public water and/or sewer system.
- Mobility: Agricultural equipment and auto orientated access are prioritized with future developments requiring bike and pedestrian access.

LAND USE CLASSIFICATIONS

Rural Residential

- Primary Uses: The Rural Residential classification is for larger lot residential developments and can include single family residences, accessory dwelling units, and residences east of the Shenandoah River.
- Intensity: Residences may be served by on-site well and septic systems or public water and/or sewer system.
- Mobility: Agricultural equipment and auto orientated access are prioritized with pedestrian mobility provided within residential subdivisions.

Suburban Residential

- Primary Uses: The Suburban Residential classification identifies higher intensity residential developments. This can include single family residences on small lots, townhomes, apartment complexes, and assisted living communities.
- Intensity: Residences are served by public water and sewer system.
- Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

LAND USE CLASSIFICATIONS

Mixed Use Residential/Commercial

- **Primary Uses:** This land use classification is for mixed use developments with commercial ventures or office businesses on ground level and residences on additional floors. The development should connect to the pedestrian and auto transportation networks of adjacent properties and commercial ventures can include gyms, convenience stores, and bakeries.
- **Intensity:** Residences and commercial uses are served by public water and sewer system.
- **Mobility:** Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

Residential or Commercial

- **Primary Uses:** This land use classification is for Suburban Residential and Neighborhood Commercial level development. Developments can include mixed use projects, a mix of residences and convenience businesses, or solely office, commercial, and residential uses that should connect to the pedestrian and auto transportation networks of adjacent properties. It includes gyms, convenience stores, townhomes, commercial and residential uses on adjoining lots, and mixed use projects with commercial ventures on ground level and residences on additional floors.
- **Intensity:** Residences and commercial uses are served by public water and sewer system.
- **Mobility:** Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

LAND USE CLASSIFICATIONS

Neighborhood Commercial

- **Primary Uses:** The Neighborhood Commercial classification is for small scale commercial uses that are compatible with residential uses. Developments in this classification should serve the convenience needs of residential neighborhoods and commercial developments within walking distance and should connect to the pedestrian and auto transportation networks of adjacent properties.
- **Intensity:** Neighborhood commercial uses may be served by on-site well and septic systems or public water and/or sewer system.
- **Mobility:** Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

General Commercial

- **Primary Uses:** The General Commercial category is for general destination business uses including a broad range of commercial products, services, and structure size.
- **Intensity:** Commercial uses are served by public water and sewer system.
- **Mobility:** Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments. Access to public transit is encouraged.

LAND USE CLASSIFICATIONS

Office or Commercial

- **Primary Uses:** The Office or commercial category is intended to support a mix of business and office uses. Developments can include mixed use projects, a mix of office or commercial buildings, or solely an office or commercial use.
- **Intensity:** Commercial or office uses are served by public water and sewer system.
- **Mobility:** Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments. Access to public transit is encouraged.

Industrial or Commercial

- **Primary Uses:** The industrial or commercial classification is intended for industrial uses and destination businesses uses. It includes light and heavy industrial applications, automotive repair shops, warehousing that requires frequent truck traffic, and shooting ranges.
- **Intensity:** Industrial or commercial uses are served by public water and sewer system.
- **Mobility:** Truck auto orientated access are prioritized. Access to public transit and bike paths is encouraged.

LAND USE CLASSIFICATIONS

Public/Quasi Public Land

- **Primary Uses:** This land use classification is for locations occupied by non-profits and governmental agencies. It includes churches, cemeteries, water towers, utility substations, city, county, state and federal lands, parks, and schools.
- **Intensity:** Public or quasi-public uses are served by on-site well and septic systems or public water and/or sewer system. Municipal, state, and federal entities are exempt from processing through local land use regulations.
- **Mobility:** Pedestrian, bicycle, and auto orientated access are prioritized along.

Golf Course

- **Primary Uses:** The golf course land use classification depicts two existing locations. The classification is distinguished as they both exist in residential neighborhoods but cannot be further developed as residential or commercial. There are no future sites for this land use type depicted on the Future Land Use map.
- **Intensity:** Commercial uses on golf courses are primarily served by on-site well and septic systems.
- **Mobility:** Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

LAND USE CLASSIFICATIONS

Conservation Area

- Primary Uses: This land use classification reflects the use of historic, conservation, and farmland preservation easements.
- Intensity: Residences on conservation areas are primarily served by on-site well and septic systems.
- Mobility: Agricultural equipment and auto orientated access are prioritized.

What we need from the Planning Commission tonight...

- Does Planning Commission have notes on the draft Land Use Classifications?
- Will Planning Commission members be available for next Public Input Meeting on January 23rd

Are there any ideal places to take photos for the Land Use Classifications as examples?



January 9, 2024

Next Work Session Meeting



PUBLIC INPUT MEETING

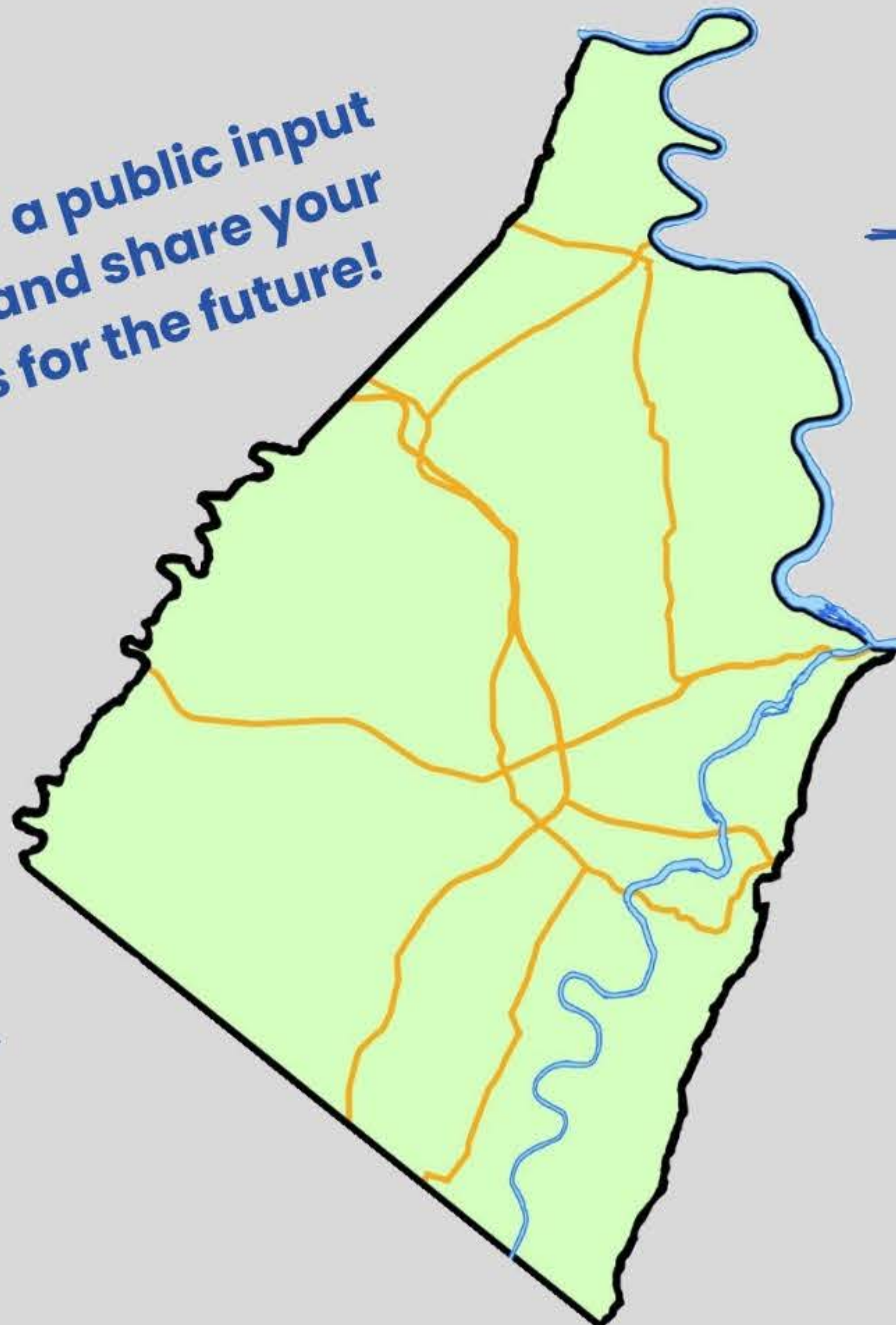
MAPPING JEFFERSON COUNTY'S FUTURE

Date: January 23, 2024

Time: 7 pm – 9 pm

Location: Jefferson High School

*Join us for a public input
meeting and share your
insights for the future!*



For any questions you can reach us at
complan2045@jeffersoncountywv.org

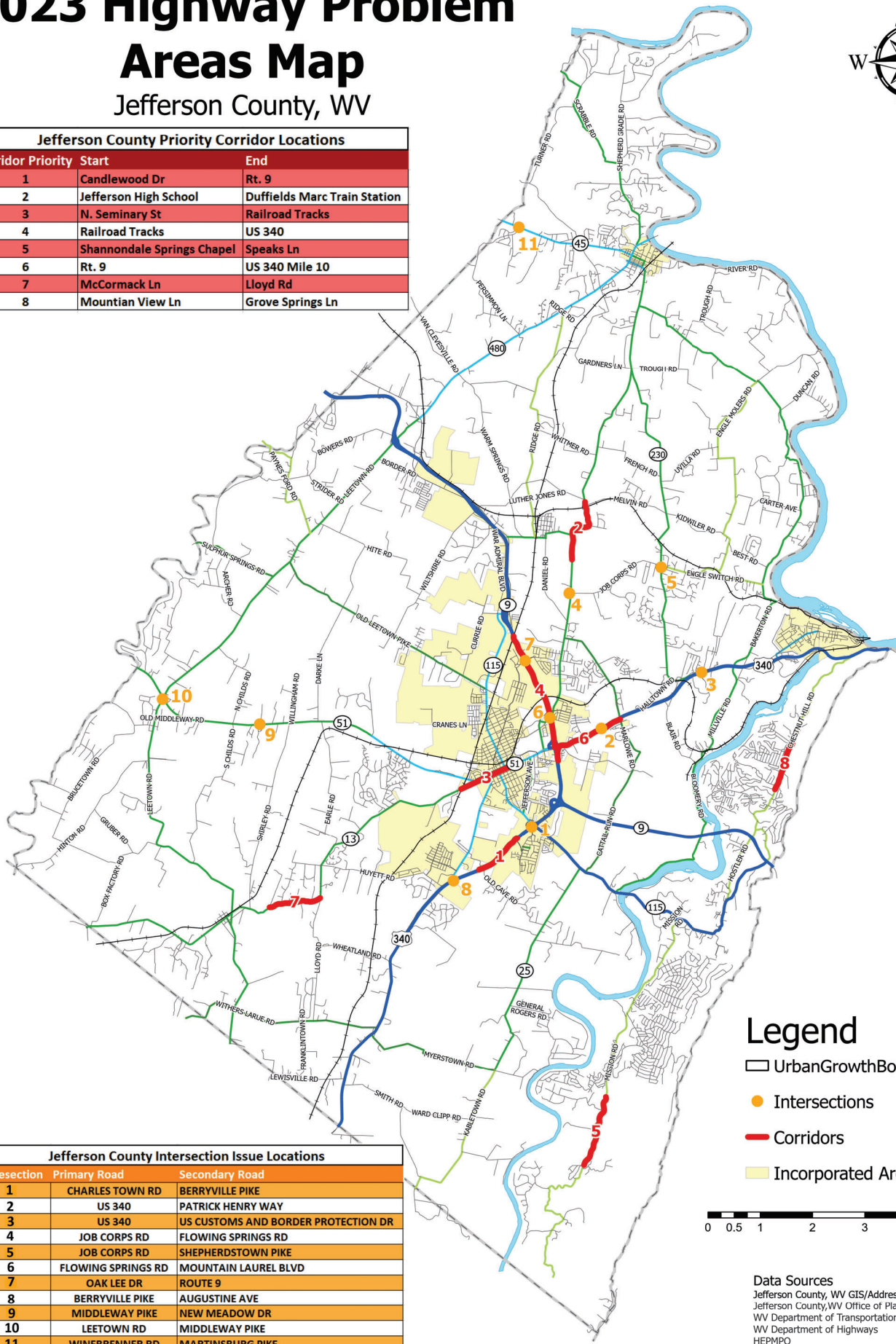
2023 Highway Problem Areas Map

Jefferson County, WV



Jefferson County Priority Corridor Locations

Corridor Priority	Start	End
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Land Use Map Classifications

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

Residential Densities, Mixed Use, Commercial, and Industrial Definitions

Rural/Agriculture

Primary Uses: The Rural/Agriculture classification is for working agricultural operations and single family residences.

Intensity: Residences are primarily served by on-site well and septic systems.

Mobility: Agricultural equipment and auto orientated access are prioritized.

Future Urban Area

Primary Uses: This land use classification is used to identify locations that are Rural/Agriculture level development and are within the Urban Growth Boundaries of the City of Charles Town or the Corporation of Ranson. Urban Growth Boundaries facilitate owner initiated annexations into the relevant municipality and as a result the County identifies these areas as suitable for higher intensity development.

Intensity: Residential and non-residential uses may be served by on-site well and septic systems or public water and/or sewer system.

Mobility: Agricultural equipment and auto orientated access are prioritized with future developments requiring bike and pedestrian access.

Rural Residential

Primary Uses: The Rural Residential classification is for larger lot residential developments and can include single family residences, accessory dwelling units, and residences east of the Shenandoah River.

Intensity: Residences may be served by on-site well and septic systems or public water and/or sewer system.

Mobility: Agricultural equipment and auto orientated access are prioritized with pedestrian mobility provided within residential subdivisions.

Suburban Residential

Primary Uses: The Suburban Residential classification identifies higher intensity residential developments. This can include single family residences on small lots, townhomes, apartment complexes, and assisted living communities.

Intensity: Residences are served by public water and sewer system.

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Mixed Use Residential/Commercial

Primary Uses: This land use classification is for mixed use developments with commercial ventures or office businesses on ground level and residences on additional floors. The development should connect to the pedestrian and auto transportation networks of adjacent properties and commercial ventures can include gyms, convenience stores, and bakeries.

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Residential or Commercial

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CompPlan2045

From: Sarah Adams <sarahadams85@gmail.com>
Sent: Monday, November 20, 2023 7:32 AM
To: CompPlan2045
Subject: Comments on the Proposed Ranson Comp Plan

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

Luke,

Please share these thoughts with the City of Ranson Officials

As an adjoining property owner who does not live in the City of Ranson, we are very opposed to the new proposed Ranson Comp Plan that would allow for additional Light or Heavy Industry use of the remaining former Jefferson Orchard land. The proposed “Production” use designation is not well defined in the proposed Comp plan, but based on earlier proposals. is just another word for Industrial.

Currently this land is designated for Open Green Space and Mixed Uses. This designation must be kept to protect the area's groundwater. The karst geology and existence of sinkholes makes any other use completely unsuitable.

As a neighbor of Rockwool we are already adversely affected by the light, noise and air pollution created by this major industrial factory. We are currently retesting our drinking water to document its quality.

Finally we respectfully request that the City of Ranson hold Public Hearings before adopting any new Comprehensive Plan. The properties adjoining the former JO should be given standing to publicly comment on this. We were left without representation as a result of what was later determined to be the illegal “stovepiping” of the Jefferson Orchards property by the City of Ranson. The community deserves this opportunity to participate.

Thank you.

Sarah Adams

Hazelfield Farm

1633 Warm Springs Rd.

Shenandoah Junction, WV

<https://hepmo.com/>

HEPMO Safety Action Plan and Congestion Management Plan

More at <https://hepmo.com/>

1 Your Input Matters To Us!
Learn a bit about the plans before you begin.

2 SAFETY CONCERN RANKING

3 STANDARD SURVEY

4 MAP MARKERS

5 WRAP UP

We want your input!
The Hagerstown/Eastern Panhandle Metropolitan Planning Organization (HEPMO) is looking to incorporate public feedback into their regional Safety Action Plan and Congestion Management Plan, which covers Berkeley and Jefferson Counties in West Virginia and Washington County in Maryland. Your feedback will help inform us of your concerns so we can better understand your priorities.

[Next](#)

NEAR MISS INCIDENTS
A near-miss incident is an event where a person walking, rolling, bicycling, or driving must suddenly stop, swerve, or move to avoid a crash.





<https://live.metroquestsurvey.com/?u=q5o0a#!/?p=web&pm=dynamic&s=1&popup=none>

2045 Comprehensive Plan Update Work Session Notes

November 14, 2023

Planning Commission Members: Mike Shepp, President; Wade Louthan, Secretary; Steve Stolipher, County Commission Liaison; Jack Hefestay, 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 11/14/23 the Planning Commission held a work session to discuss proposed changes to the Zoning Districts and Future Land Use map classifications.

Agenda

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

Item 1: Comprehensive Plan Composition

Staff began by presenting a GIS analysis of the use of zoning districts in Jefferson County. A member of the public attending in person asked how recently the data was collected and Mr. Seigfried stated that the data was current. Mr. Seigfried pointed out that the zoning districts Major Industrial, Planned Neighborhood Development, and Office/Commercial Mixed-Use are currently not being used in the County. Staff presented the full recommendations in the agenda packet including renaming two land use classifications, removing two zoning districts and removing seven land use classifications. This change includes consolidating the residential land use classifications. Mr. Seigfried noted that the recommendations came from public input sessions, stakeholder meetings, and Planning Commission direction. Ms. Brockman spoke to the drafting of Envision Jefferson 2035 and the efforts to move away from the Residential-Light Industrial-Commercial district. A member of the public asked when the next public input meeting would be and Ms. Brockman answered that the meeting will be on January 23rd, 2024, at Jefferson High School.

Planning Commissioners agreed with the recommendations presented.

Item 2: Community Outreach Preparation

Staff provided recommendations on which maps should be included in the 2045 Comprehensive Plan Update. Mr. Seigfried included the Water & Sewer Service Areas map in the presentation but it was not in the original packet. Mr. Shepp asked staff to provide the Highway Problem Areas map for the December 12th Work Session. Mr. Seigfried concluded by urging Planning

Commissioners to consider the proposed changes, additional maps, and reading the included Parks and Recreation engagement report.

These notes were prepared by Luke Seigfried.