



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, February 20, 2024 at 5:30 PM

Meeting rescheduled from 02/13/24

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: 854 4636 3038
Meeting Link: <https://us02web.zoom.us/j/85446363038>

**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. **Jefferson County Development Authority Staff Presentation**
 - a. Staff Presentation on JCDA Recommendations
2. **Livability Profile**
 - a. Planning Commission Requested Information
 - b. Staff Presentation on Input Meeting Results
 - c. Future Land Use Map Drafting

Jefferson County Planning Commission

Work Session



FEBRUARY 20,
2024

Agenda Items

Item #1: Jefferson County Development Authority Staff Presentation

Item #2: Livability Profile

ITEM #1: JEFFERSON COUNTY DEVELOPMENT AUTHORITY STAFF PRESENTATION

- Staff Presentation on JCDA Recommendations

ITEM #2: LIVABILITY PROFILE

- Planning Commission Requested Information
- Staff Presentation on Input Meeting Results
- Future Land Use Map Drafting

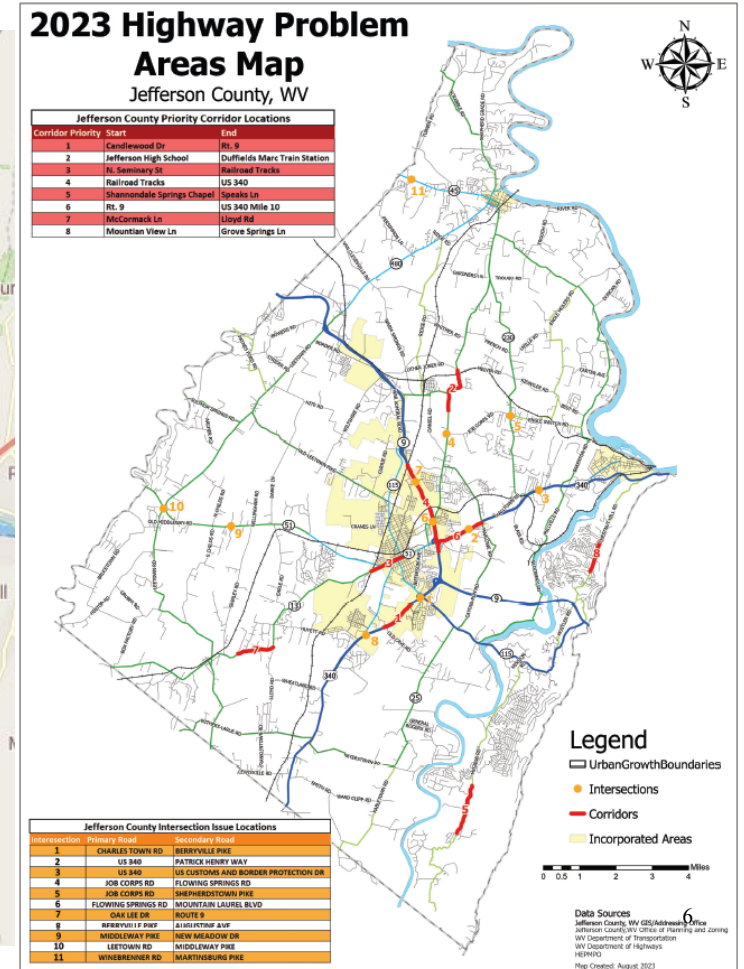
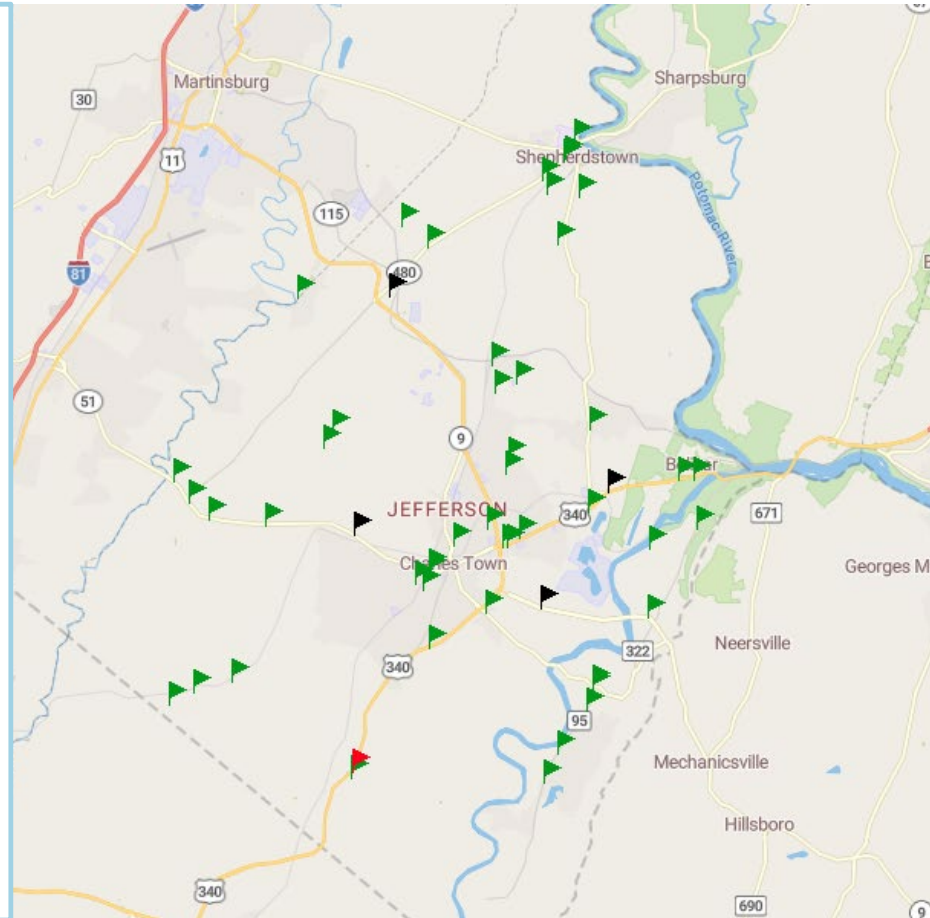
SERIOUS INJURY OR DEATH AUTOMOTIVE INCIDENT DATA

Green Flags are Incapacitating Injuries
 Red Flags are Killed
 Black Flags are a Mixture

All data is collected by the officers based on their judgement at the scene, not a uniform metric, and does not account for injuries reported later

Data is from 2020-2023

2-13-2024 Work Session



MAPPING JEFFERSON COUNTY'S FUTURE

Meeting Numbers

62 participants came in person

12 participants joined online

Comment Summary

Transportation Safety Issues: **43**

Land Use Change: **61**

Desired Bike-Pedestrian Path: **8**

Total Comments: **112**

Located in Charles Town: **16**

Located in Ranson: **20**

Located in Shepherdstown: **12**

2-13-2024 Work Session



LAND USE COMMENTS SUMMARY - MUNICIPALITIES



General Comments

- We received multiple comments about annexing pockets of unincorporated county parcels into Ranson and Charles Town
- Several spots were brought up as opportunities for additional parks or the need for public recreation
- Opinions are divided on whether new big box stores would be good for the county.

Ranson

- One comment highlighted the potential for pedestrian and bike connectivity from the Shenandoah Springs subdivision with the Patrick Henry Estates

Shepherdstown

- Multiple comments mentioned the desire for waterfront opportunities in Shepherdstown
- Parking options or a potential parking garage were made as suggestions within Shepherdstown

LAND USE COMMENTS SUMMARY - COUNTY



General Comments

- There is considerable concern about protecting the county's watersheds, stemming from both concerns about water quality and worries about the pressures of development.
- Comments related to housing voiced concerns over traffic congestion along narrow roads and the need for affordable housing and not exclusively large style single family houses.
- Input regarding Industrial solar facilities included criticism of lost open space and farmland and the effect on property values.

Harpers Ferry and Bolivar

- No comments were made in the towns of Harpers Ferry or Bolivar



TRANSPORTATION SAFETY ISSUE SUMMARY OF COMMENTS NOT COVERED BY THE HIGHWAY PROBLEM AREAS MAP



General Comments

- Several spots also reflected on the Highway Problem Areas map were highlighted for possible traffic lights or traffic circles.

In both the county and municipalities, comments were made asking for paths, sidewalks, or safer connections for students to be able to walk to school

Middleway

- There are two comments on Leetown Road reporting the danger to pedestrians at the Route 51 intersection.

Harpers Ferry

- One respondent repeated the safety concern of the two lane road leading in and out of the Mission Road area.

TRANSPORTATION SAFETY ISSUE SUMMARY OF COMMENTS NOT COVERED BY THE HIGHWAY PROBLEM AREAS MAP



Shepherdstown

- Comments reflect a concern around the new elementary school on Shepherdstown Pike and the nearby dangerous intersection with Flowing Springs Road.
- Railroad grade crossings were highlighted in Shepherdstown and near Shenandoah Junction as dangerous and maintenance intensive.
- Flowing Springs Road and the intersection of Engle Switch and Shepherdstown Pike were both highlighted as places to benefit from a traffic circle.

Charles Town

- The most comments were on Route 340 between the intersection of Route 9 and Shepherdstown Pike and focused on pedestrian safety.

Kabletown

- One commenter noted that Rippon has a bad intersection to rejoin Berryville Pike.

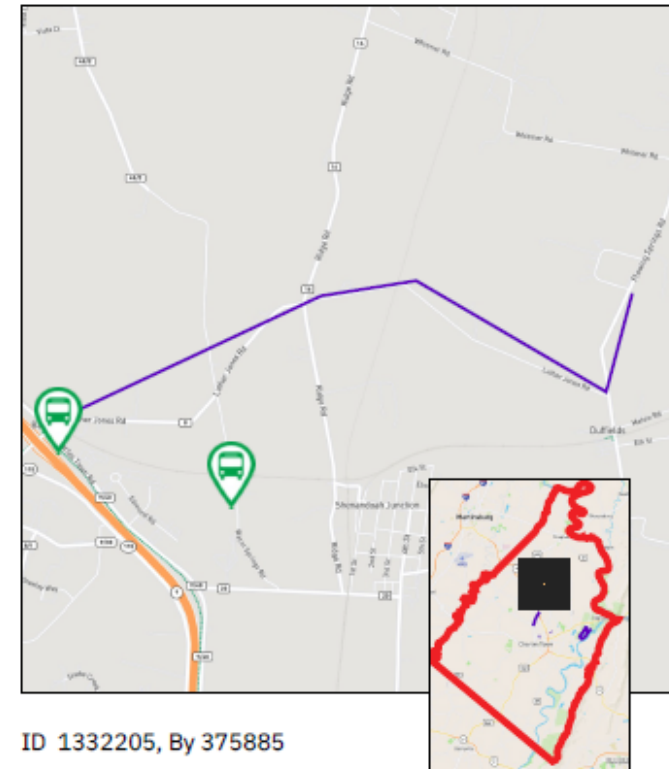
DESIRED BIKE-PEDESTRIAN PATHS

Old Standard Quarry Path



ID 1332189, By 375188

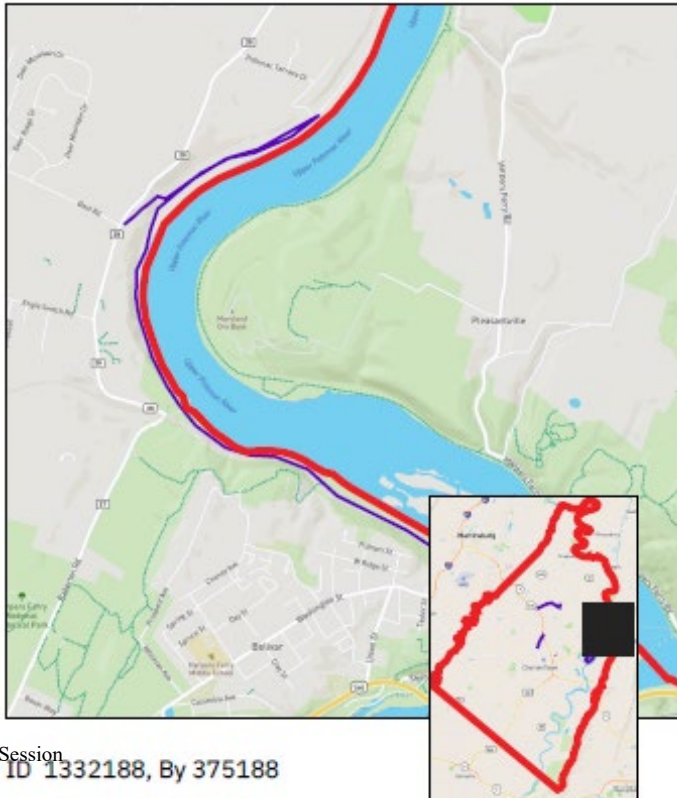
Luther Jones Connector Path



ID 1332205, By 375885

DESIRED BIKE-PEDESTRIAN PATHS CONT.

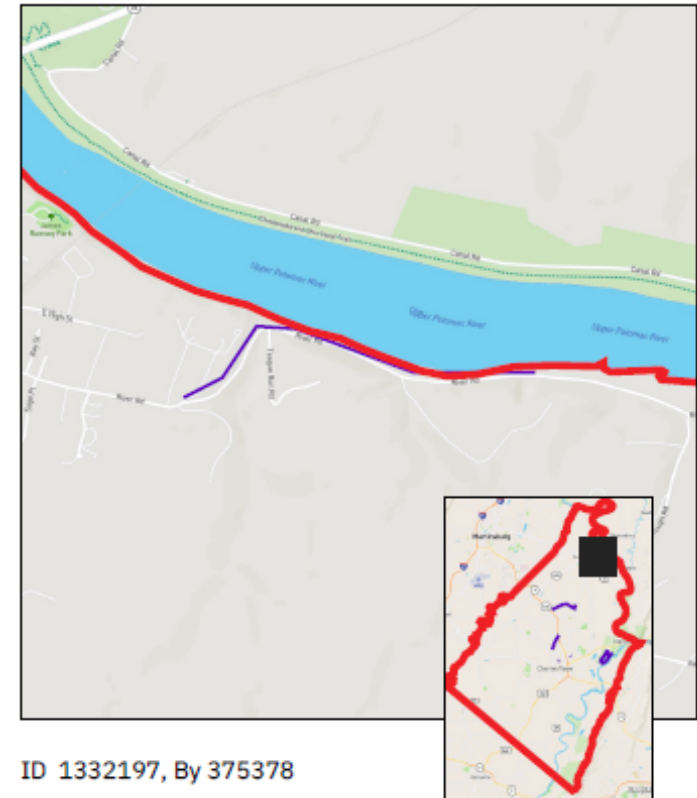
Harpers Ferry North Path



2-13-2024 Work Session

ID 1332188, By 375188

River Road Connector Path



ID 1332197, By 375378

FLU EDITS

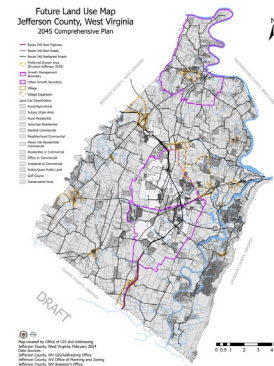
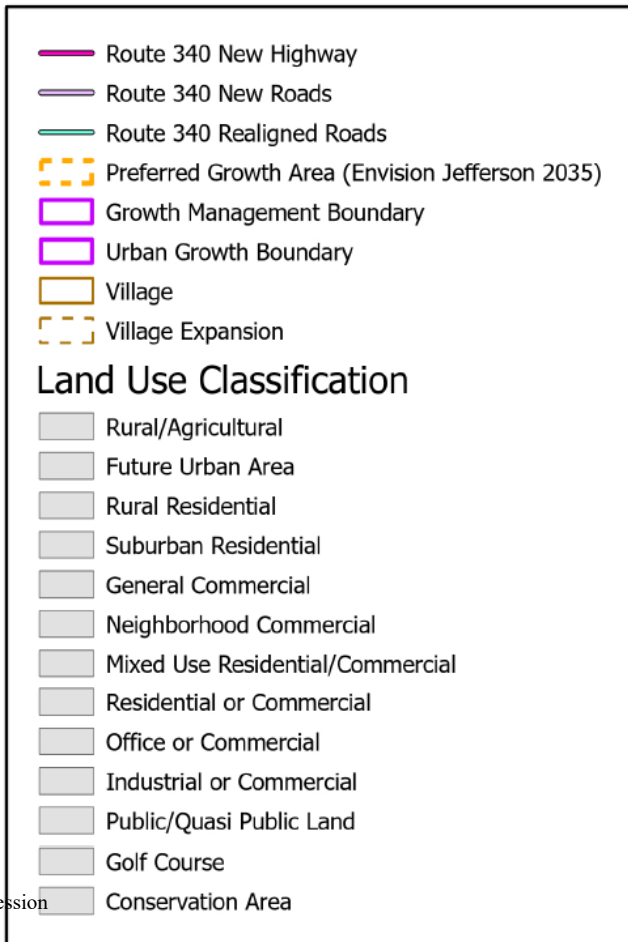
In the interest of creating a more focused Future Land Use Map, Staff recommends not carrying over the following designations from the previous 2035 Future Land Use Guide:

- Special Design Area; Has never been adopted as a Zoning Ordinance Overlay
- Quarry Redevelopment Area; Potential for redevelopment based on unique qualities can be captured by land use classification or inclusion in PGA
- Urban Growth Boundary Expansion; Never pursued by Ranson
- 2004 Growth Area; No longer relevant in light of the FLU

As the Berryville Pike DOH Realignments has been decided, the 2045 FLU map will have the update included

- ~~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~~

2045 FUTURE LAND USE MAP



Notes:

1. Current zoning classifications still 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 2045 Comprehensive Plan when considering Zoning Map Amendments and future land use decisions.

3. Areas within the Urban Growth Boundary or Growth Management Boundary are considered a growth area. For property shown within the Urban Growth Boundary or Growth Management 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 the 2045 Comprehensive Plan emphasize that properties within the Urban Growth Boundary or Growth Management Boundary should be annexed into the municipalities with jurisdiction over the Urban Growth Boundary or Growth Management Boundary. The plan does not prevent a property owner within an Urban Growth Boundary or Growth Management Boundary, but not annexed into a municipality, from developing using Jefferson County's land development guidelines.

What we need from the Planning Commission tonight...

- What does Planning Commission want to accomplish at the 5th and Final Public Input Meeting?
- When can the 5th Public Input Meeting be scheduled for?
- Are there any ideal places to take photos for the Land Use Classifications as examples?
- Would Planning Commission like to add an executive summary of the Comprehensive Plan, an explanation of the differences between the 2035 and 2045 plans, or an analysis of the accomplishments of the 2035 plan?

Numerous comments were made within municipal boundaries. Staff would like to provide these public comments to the relevant municipalities' staff, Planning Commissions, or chief executives.

Staff also intends on sharing all transportation safety issues with HEPMPO and DOH.



March 12, 2024

Next Work Session Meeting



Mr. Luke Seigfried, County Planner
Office of Planning and Zoning
Jefferson County Department of Engineering, Planning, and Zoning
116 East Washington Street
Charles Town, West Virginia 25414

Re: Jefferson County Development Authority recommended changes and action items for the 2045 Comprehensive Plan

December 18, 2023

Mr. Seigfried:

On November 21, 2023, the Jefferson County Development Authority (JCDA) approved the attached recommended changes to the 2045 Comprehensive Plan's goals and objectives and approved the attached action items.

While the recommendations are broad, the JCDA board wanted us to draw your attention to three themes that cut across many of the goals and objectives:

- Support for agritourism;
- Support for water and sewer deployment, planning, and modernization; and
- Redevelopment of existing structures.

Please let us know if you have any questions regarding these recommendations.

Gino Sisco, president

Edwina Benites-LM, executive director

Jefferson County Development Authority Recommendations for the Comprehensive Plan

- **Theme One (Quality Land Use and Growth Management), Goal 1, Objective i.**

Add the following action item: The Jefferson County Department of Engineering, Planning, and Zoning will educate the public (via educational materials and presentations) about the County’s current zoning system and process for seeking amendments or other changes. The education will include information comparing key features of Jefferson County’s current zoning system with that of neighboring counties, including Virginia and Maryland counties that are contiguous to Jefferson County.

- **Theme One (Quality Land Use and Growth Management), Goal 1, Objective iv.**

Reword Objective iv. to read: “Investigate additional commercial and institutional uses that may be appropriate by right in all zoning districts including medical facilities and agricultural sales and services.”

- **Theme One (Quality Land Use and Growth Management), Goal 2, Objective i.**

Reword Objective i. to read: “Encourage the adaptive reuse of existing buildings, previously used sites, dilapidated structures, and vacant buildings within Jefferson County, paying particular attention to brownfield and greyfield sites.”

- **Theme One (Quality Land Use and Growth Management), Goal 2, Objective i.**

Add the following action item: The Jefferson County Development Authority will work with municipalities, the County, the State, and other stakeholders to identify these sites and redevelop them.

Add the following action item: The Jefferson County government, municipalities, the Jefferson County Development Authority, and private entities will collaborate to recruit new and existing businesses and industries to use existing buildings and previously used parcels-- including brownfield and greyfield sites for new development including business parks and commercial sites. The Jefferson County Planning Department will produce, publish, and maintain a directory of previously used sites, including brownfield and greyfield sites, that are good candidates for redevelopment.

Add the following action item: The Jefferson County government will work with the State to ensure the completion of the redevelopment of the Hill Top House Hotel site in Harpers Ferry.

- **Theme One (Quality Land Use and Growth Management), Goal 2, Objective ii.**

Recommendation: Define “expansions” and “continuation of village scale design.”

- **Theme One (Quality Land Use and Growth Management), Goal 2. Objective iii.**

Reword Objective iii to read: “Coordinate with utility providers operating in Jefferson County to identify appropriate locations to provide new service based on existing and proposed development and infrastructure while supporting the enhancement, repair, and modernization of existing infrastructure.”

Add the following action item: The Jefferson County government will coordinate with and provide financial support to the existing municipal water systems (Charles Town Utility Board, Harpers Ferry Water, and Shepherdstown Water) to ensure they are able to provide expanded service in locations designated for future development.

- **Theme One (Quality Land Use and Growth Management), Goal 2. Objective iv.**

Reword Objective iv to read: “Ensure coordination with infrastructure service providers in Preferred Growth Areas.”

- **Theme One (Quality Land Use and Growth Management), Goal 3. Objective ii.**

Reword Objective ii to read: “Encourage economic opportunities on agricultural land and/ or by agriculture producers.”

Add the following action item: The Jefferson County Development Authority will work with the County and other stakeholders to review alcohol policies for the benefit of agricultural producers and the agritourism industry.

Add the following action item: The Jefferson County Development Authority will work with stakeholders to attract a meat processor to Jefferson County.

Add the following action item: Support and encourage farmers markets.

Add the following action item: Support economic opportunities relating to the aggregation, processing, and distribution of agricultural products.

- **Theme One (Quality Land Use and Growth Management), Goal 3. Objective iii.**

Add the following action item: The Jefferson County Development Authority will work with other stakeholders to provide educational opportunities to promote the business of farming from generation to generation.

- **Theme One (Quality Land Use and Growth Management), Goal 3, Objective iv.**

Add the following action item: The Jefferson County Development Authority will work with stakeholders to promote similar regulations at the State level.

- **Theme One (Quality Land Use and Growth Management), Goal 3, Objective v.**

Reword Objective v. to read: “Support agricultural processing businesses.”

- **Theme One (Quality Land Use and Growth Management) Goal 3**

Add Objective vi. “Promote Agritourism”

Add the following action item to the new Objective vi. Promote Agritourism: The Jefferson County Development Authority will collaborate with stakeholders such as the convention and visitors bureaus to promote agritourism.

Add the following action item to the new Objective vi. Promote Agritourism: The Jefferson County Development Authority will work with state and federal grant programs to advocate for regulations to allow for agritourism as an approved use of agricultural grant and loan funds.

- **Theme Two (Promoting Tourism and Conservation), Goal 4.**

Reword Goal 4 to read: “Encourage the presentation of historical sites and support heritage and cultural tourism to foster local business and development.”

- **Theme Two (Promoting Tourism and Conservation), Goal 4. Objective i.**

Reword Objective i. to read: “Encourage the utilization of existing historic and agricultural areas for a variety of uses in ways that respect their historical value.”

Add the following action item: Allow access for commercial purposes- for example, commercial walking tours.

- **Theme Two (Promoting Tourism and Conservation), Goal 4. Objective ii.**

Reword Objective ii to read: “Encourage the adaptive reuse of existing structures.”

Add the following action item: The Jefferson County Development Authority will work with the Jefferson County Department of Engineering, Planning, and Zoning and the municipalities in the adaptive reuse of existing structures.

Add the following action item: The County will develop and maintain a public catalog of existing non-residential structures that are adaptable for reconfiguration as housing or other uses.

- **Theme Two (Promoting Tourism and Conservation), Goal 4.**

Add Objective iv.: “Encourage visitation to multiple locations in the County.”

- **Theme Two (Promoting Tourism and Conservation), Goal 5, Objective i.**

Add the following action item: Jefferson County will provide financial and other support to the Farmland Protection Board, the Jefferson County Historic Landmarks Commission,

and entities such as the Shepherdstown Battlefield Preservation Association to support further development of farmland preservation easements and educate the public on the value of preserving historic sites.

- **Theme Two (Promoting Tourism and Conservation), Goal 6**

Create Objective iii: “Expand Opportunities for outdoor recreation.”

Add the following action item in the new objective iii: The Jefferson County Development Authority will prioritize expanding the tourism industry in the County, specifically by working to increase the number of tourism providers who manage outdoor recreation opportunities while preserving the County’s natural resources.

- **Theme Three (Community Connections), Goal 7, Objective ii.**

Add the following action item: The County will adopt, and encourage municipalities to adopt, a Complete Streets Policy as the default approach to development as the Federal Highway Administration suggests: <https://www.highways.dot.gov/complete-streets>

- **Theme Three (Community Connections), Goal 7, Objective iii**

Word objective iii to read: “Advocate for traffic calming measures and building safe roads for pedestrians, cyclists, and motorists.”

- **Theme Three (Community Connections), Goal 7, Objective iv.**

Add the following action item: The Jefferson County Development Authority will work with stakeholders to support train travel to and from the County.

- **Theme Three (Community Connections), Goal 9, Objective i.**

Add the following action item: The County will enact and enforce ordinances that require housing developers to meet sustainable building standards including model standards.

- **Theme Three (Community Connections), Goal 9, Objective iv.**

Add the following action item: Encourage the deployment of public water and sewer within growth boundaries in Jefferson County.

Add the following action item: Jefferson County will work with the State and state funders to support further studies of the negative impact of failing septic systems across the County.

Add the following action item: Jefferson County will use funding allocated by the State of West Virginia and other sources to support local water systems (especially: The Charles Town Utility Board, Harpers Ferry Water Works, and the Shepherdstown Water Department) in administering remediation efforts to minimize the amount of per- and poly-fluoroalkyl substances (PFAS) in finished water from those systems.

- **Theme Three (Community Connections), Goal 10, Objective iii.**

Add the following action item: Reevaluate school impact fees and then assess fees commensurate with the impact of development and increased population on school buildings.

- **Theme Three (Community Connections), Goal 11**

Reword goal to read: “Align expansion of County park facilities and programs with federal, state, municipal, and non-profit recreation providers to ensure that a wide variety of park and recreational opportunities are available throughout Jefferson County.”

- **Theme Four (Growing a Diverse Economy), Goal 12**

Reword goal to read: “Foster job development in Jefferson County by: promoting diversified industries; promoting employment opportunities; encouraging local business entrepreneurship; and encouraging professional jobs.”

- **Theme Four (Growing a Diverse Economy), Goal 12, Objective i.**

Reword objective i. to read: “The Jefferson County Development Authority will collaborate with stakeholders to build and expand existing businesses, support the start up of new businesses, and attract new businesses to Jefferson County.”

Add the following action item: The Jefferson County Development Authority will host small business development classes in collaboration with stakeholders.

Add the following action item: The Jefferson County Development Authority will hold business retention and expansion visits.

Add the following action item: The Jefferson County Development Authority will attract and/ or encourage local development within the following sectors, among others: government contracting, meat processing, agribusiness, tourism, community development, etc.

Add the following action item: The Jefferson County government and municipalities will collaborate with the Jefferson County Development Authority in providing support for small business development including such activities as free entrepreneurship classes, financial assistance, and assistance with locating small commercial businesses in downtown municipal areas.

Add the following action item: The Jefferson County government and relevant municipalities will collaborate with the Jefferson County Development Authority to provide awareness programs about the availability of financing, particularly for businesses that locate in existing Federal Opportunity Zone census tracts in Charles Town, Ranson, Kearneysville, and other localities and neighborhoods.

Add the following action item: The Jefferson County government and municipalities will collaborate with the Jefferson County Development Authority to develop strong partnerships with area financial institutions, including non-profit lenders that specialize in providing business financing to new and emerging businesses that are in the Federal Opportunity Zone census tracts and other eligible businesses.

- **Theme Four (Growing a Diverse Economy), Goal 13, Objective iii.**

Add the following action item: Encourage the deployment of infrastructure in all growth boundaries.

- **Theme Four (Growing a Diverse Economy), Goal 13, Objective iv.**

Add the following action item: The Jefferson County government will collaborate with the relevant municipalities to determine the capacity of existing roadways, water and sewer infrastructure, electrical infrastructure, and cable/ broadband infrastructure within growth areas. Where it is determined that the existing infrastructure is lacking, the Jefferson County government will give preference to existing municipal systems (e.g. water and sewer systems) in expanding service to the growth area.

Add the following action item: The Jefferson County government will work with the State to fully address water quality issues related to failing water wells and septic tanks.

- **Theme Five (Creating Livability), Goal 14, Objective i.**

Reword Objective i. to read: “Collaborate with the Jefferson County Development Authority and local businesses to identify opportunities and programs to aid in retaining and attracting families, early-career adults, and seniors.”

Add the following action item: The Jefferson County government will provide financial support to the Jefferson County Development Authority to develop and administer additional services to assist emerging commercial businesses starting in Fiscal Year 2025. Under this initiative, the Jefferson County Development Authority will administer an aggressive program to develop information for feasibility and marketing studies for private entities that are exploring launching new commercial businesses or expanding existing commercial businesses from within or outside the County, particularly commercial businesses that provide entertainment and recreational opportunities for families and youth.

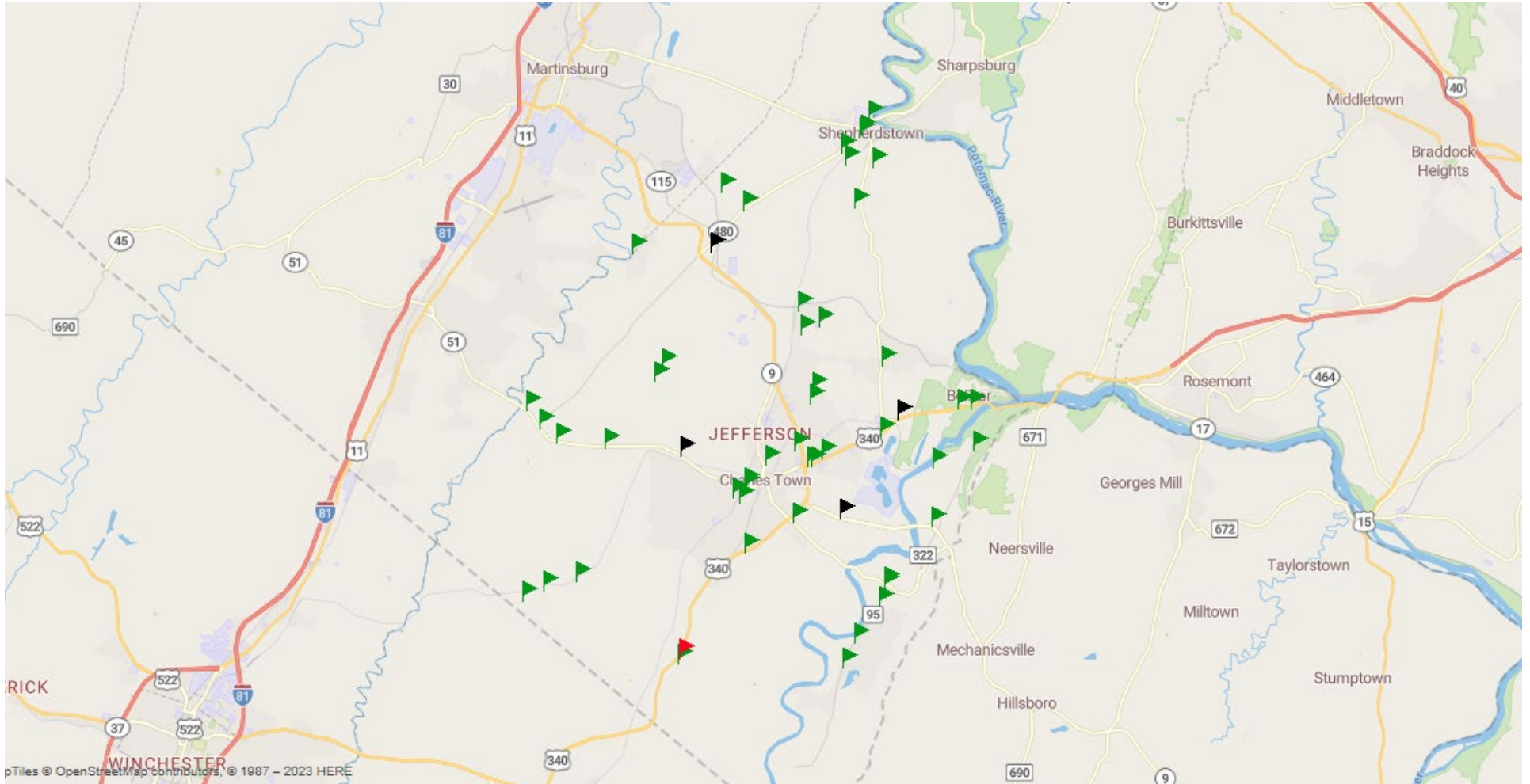
Add the following action item: The Jefferson County government will provide financial support to the Jefferson County Development Authority to expand its work with local lenders and others to identify financing for businesses that provide essential services, entertainment, and recreational opportunities.

- **Theme Five (Creating Livability), Goal 17.**

Add Objective iv.: Identify areas to zone for high-density residential structures. These areas should have a plan for water and sewer access, should be along high-traffic

migration routes, prioritize walkability, and should have zoning for first-floor amenities.

Serious Injury or Death Automotive Incident Data 2020-2023



Serious Injury or Death Automotive Incident Data 2020-2023

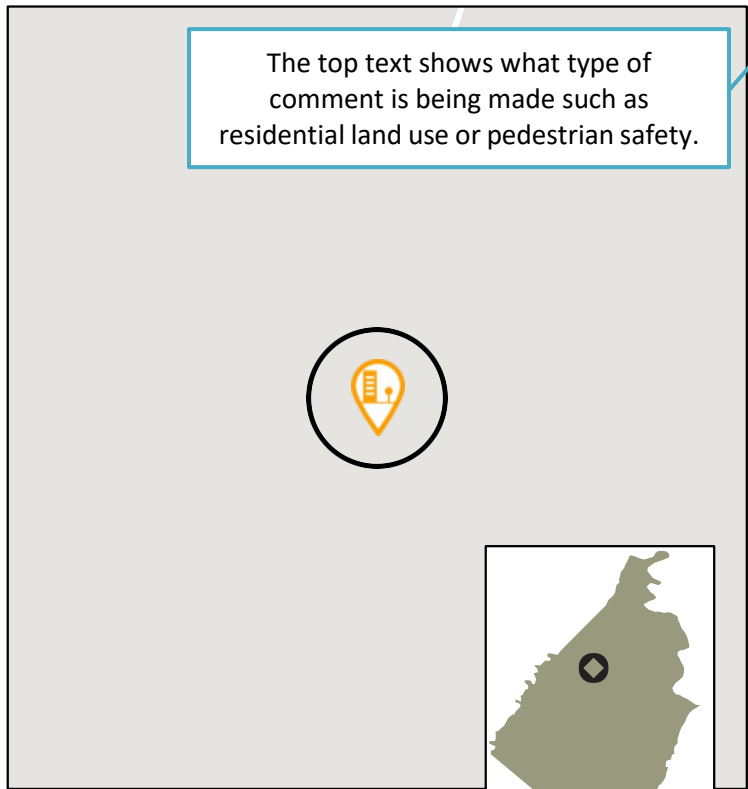
Report Number	Address	Date Of Crash	Injury Status
20SO01076	Middleway Pike & Ambler Road	1/16/2020 0:00	Incapacitating Injury
20SO01076	Middleway Pike & Ambler Road	1/16/2020 0:00	Killed
20SO01076	Middleway Pike & Ambler Road	1/16/2020 0:00	Killed
20SO03194	4961-5099 Kearneysville Pike	2/17/2020 0:00	Incapacitating Injury
20SO03040	1501-1699 Gardners Lane	2/15/2020 0:00	Incapacitating Injury
20SO03040	1501-1699 Gardners Lane	2/15/2020 0:00	Incapacitating Injury
20SO05735	Middleway Pike & Leetown Road	3/26/2020 0:00	Incapacitating Injury
20SO09003	11066 Middleway Pike	5/23/2020 0:00	Incapacitating Injury
20SO10592	1458-1472 Blair Road	6/15/2020 0:00	Incapacitating Injury
20SO12035	Country Club Drive & Paw Paw Way	7/5/2020 0:00	Incapacitating Injury
20SO12498	100-118 East 5th Avenue	7/12/2020 0:00	Killed
20SO14698	Charles Town Road & Mission Road	8/14/2020 0:00	Incapacitating Injury
20SO15233	822 Bowers Rd	8/22/2020 0:00	Incapacitating Injury
20SO15576	Middleway Pike & New Meadow Drive	8/28/2020 0:00	Incapacitating Injury
20SO15722	William L Wilson Freeway	8/31/2020 0:00	Incapacitating Injury
20SO15722	William L Wilson Freeway	8/31/2020 0:00	Incapacitating Injury
20SO15990	WV-9	9/3/2020 0:00	Incapacitating Injury
20SO16726	2871 Summit Point Road	9/13/2020 0:00	Incapacitating Injury
20SO18436	5100-5198 William L Wilson Freeway	10/5/2020 0:00	Incapacitating Injury
20SO17153	William L Wilson Freeway & Shepherdstown Pike	9/18/2020 0:00	Incapacitating Injury
20SO17153	William L Wilson Freeway & Shepherdstown Pike	9/18/2020 0:00	Incapacitating Injury
20SO17153	William L Wilson Freeway & Shepherdstown Pike	9/18/2020 0:00	Killed
20SO18775	14700-14899 Charles Town Road	10/10/2020 0:00	Incapacitating Injury
20SO18844	Old Leetown Pike & Darke Lane	10/12/2020 0:00	Killed
20SO19301	4100-4198 Flowing Springs Road	10/18/2020 0:00	Killed
20SO19736	Mission Road & Engle Road	10/25/2020 0:00	Incapacitating Injury
21SO01679	Food Lion Charles Town	1/28/2021 0:00	Killed
21SO03457	Middleway Pike & Hidden Hollow Drive	2/25/2021 0:00	Incapacitating Injury
21SO04251	2-179 Shepherd Grade Road	3/5/2021 0:00	Incapacitating Injury
21SO06313	WV-9	3/26/2021 0:00	Killed
21SO08491	707-801 Van Clevesville Road	4/22/2021 0:00	Incapacitating Injury
21SO09294	2001-2135 Berryville Pike	5/4/2021 0:00	Incapacitating Injury
21SO09294	2001-2135 Berryville Pike	5/4/2021 0:00	Incapacitating Injury
21SO09294	2001-2135 Berryville Pike	5/4/2021 0:00	Incapacitating Injury
21SO14359	3250-3304 Chestnut Hill Road	7/10/2021 0:00	Incapacitating Injury
21SO14574	Mission Road & Antler Trail	7/14/2021 0:00	Incapacitating Injury
21SO15309	7633 Flowing Springs Rd	7/24/2021 0:00	Incapacitating Injury
21SO15662	49 Patrick Henry Way	7/30/2021 0:00	Incapacitating Injury
21SO18278	900-1299 Morgan Grove Road	9/5/2021 0:00	Incapacitating Injury
21SO21426	Kearneysville Pike & Van Clevesville Road	10/21/2021 0:00	Incapacitating Injury
21SO22093	MM 67-8 Rt 9 EB; New 9 Ramp	11/1/2021 0:00	Incapacitating Injury
21SO22149	1301-1331 Myerstown Road	11/2/2021 0:00	Incapacitating Injury
22SO00069	2001-2135 Berryville Pike	1/2/2022 0:00	Killed
22SO00069	2001-2135 Berryville Pike	1/2/2022 0:00	Killed

22SO02370	Keyes Ferry Road & Wild Geese Way	2/8/2022 0:00	Incapacitating Injury
22SO03561	Morgan Grove Road & Kearneysville Pike	2/25/2022 0:00	Killed
22SO04618	Middleway Pike & Leetown Road	3/15/2022 0:00	Incapacitating Injury
22SO05296	2001-2135 Berryville Pike	3/26/2022 0:00	Killed
22SO05296	2001-2135 Berryville Pike	3/26/2022 0:00	Incapacitating Injury
22SO05296	2001-2135 Berryville Pike	3/26/2022 0:00	Killed
22SO05720	1445-1899 Darke Lane	4/2/2022 0:00	Incapacitating Injury
22SO05792	Berryville Pike	4/4/2022 0:00	Incapacitating Injury
22SO08529	William L Wilson Freeway & Shoreline Drive	5/22/2022 0:00	Incapacitating Injury
22SO08529	William L Wilson Freeway & Shoreline Drive	5/22/2022 0:00	Incapacitating Injury
22SO08938	Hardesty Road & Wright Brothers Drive	5/30/2022 0:00	Incapacitating Injury
22SO12326	5100-5198 William L Wilson Freeway	7/31/2022 0:00	Killed
22SO16791	Mission Road & Shenandoah River Drive	10/24/2022 0:00	Incapacitating Injury
22SO17802	Flowing Springs Road & Old Country Club Road	11/11/2022 0:00	Incapacitating Injury
22SO18963	7001-7299 Engle Molers Road	12/3/2022 0:00	Incapacitating Injury
23SO01946	South Duke Street & West Washington Street	2/6/2023 0:00	Incapacitating Injury
23SO04344	3250-3304 Chestnut Hill Road	3/12/2023 0:00	Incapacitating Injury
23SO06063	Hollywood Casino Charles Town Races	4/4/2023 0:00	Incapacitating Injury
23SO07211	400-580 Daniel Road	4/20/2023 0:00	Killed
23SO08471	Shepherdstown Pike & Cabbin Run Drive	5/7/2023 0:00	Incapacitating Injury
23SO08781	485-502 Flowing Springs Road	5/11/2023 0:00	Incapacitating Injury
23SO08781	485-502 Flowing Springs Road	5/11/2023 0:00	Incapacitating Injury
23SO09978	233-243 Short Road	5/28/2023 0:00	Incapacitating Injury
23SO11517	Berryville Pike	6/22/2023 0:00	Incapacitating Injury
23SO13121	William L Wilson Freeway & Shepherdstown Pike	7/16/2023 0:00	Incapacitating Injury
23SO14276	Flowing Springs Road & Thumper Drive	8/2/2023 0:00	Incapacitating Injury
23SO14949	Mission Road & Mountainside Road	8/11/2023 0:00	Incapacitating Injury
23SO16208	WV-9 & Cattail Run Road	8/30/2023 0:00	Incapacitating Injury
23SO16208	WV-9 & Cattail Run Road	8/30/2023 0:00	Incapacitating Injury
23SO16208	WV-9 & Cattail Run Road	8/30/2023 0:00	Incapacitating Injury
23SO16211	Middleway Pike & Old Middleway Road	8/30/2023 0:00	Incapacitating Injury
23SO17019	14866 Leetown Road	9/7/2023 0:00	Incapacitating Injury
23SO17019	14866 Leetown Road	9/7/2023 0:00	Incapacitating Injury
23SO17019	14866 Leetown Road	9/7/2023 0:00	Incapacitating Injury
23SO17019	14866 Leetown Road	9/7/2023 0:00	Incapacitating Injury
23SO17332	11066 Middleway Pike	9/13/2023 0:00	Incapacitating Injury
23SO19885	1210-1223 Hardesty Road	10/15/2023 0:00	Incapacitating Injury
23SO22458	8352-8598 Summit Point Road	11/21/2023 0:00	Incapacitating Injury
23SO23439	137 Berryville Pk	12/3/2023 0:00	Killed
23SO23439	137 Berryville Pk	12/3/2023 0:00	Incapacitating Injury

Public Input Map Report
Jefferson County, West Virginia
2045 Comprehensive Plan Update



Complete Report of the Mapping Jefferson County's Future
Public Input Meeting and Survey from January 23rd, 2024 to
February 6th, 2024. Prepared by the Jefferson County Office of
Planning and Zoning and Steve Spindler Cartography.



Residential(single family houses, townhouses)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam hendrerit nisi sed sollicitudin pellentesque. Nunc posuere purus rhoncus pulvinar aliquam. Ut aliquet tristique nisl vitae volutpat. Nulla aliquet porttitor venenatis.

Donec a dui et dui fringilla consectetur id nec massa. Aliquam erat volutpat. Sed ut dui ut lacus dictum fermentum vel tincidunt nen.

The comment at the top is the initial post made by a respondent. If there are any comments below they are from other respondents who commented on the initial post.

The large map shows exactly where in Jefferson County the comment was made and may include nearby roads and buildings.

ID 458946, By 375388
On 01/26/2024

This box contains the unique identifier of the comment, the commenter, and the date submitted. The survey was open from January 23rd until February 6th.

This inset map shows where in Jefferson County the comment was made.

Welcome to the Mapping Jefferson County’s Future public input map report. The survey was opened on January 23rd as part of the 4th Public Input Meeting for the 2045 Comprehensive Plan Update and closed on February 6th. Over the two weeks we received 111 comments with various other responses to original comments. Three types of comments were collected, Transportation Safety Issues, Land Use, and Potential Bike-Pedestrian Paths. Above is a description of what information was collected with each comment. This report has separated the public comments based on their location in or in close proximity to the municipalities or in the unincorporated areas of Jefferson County.

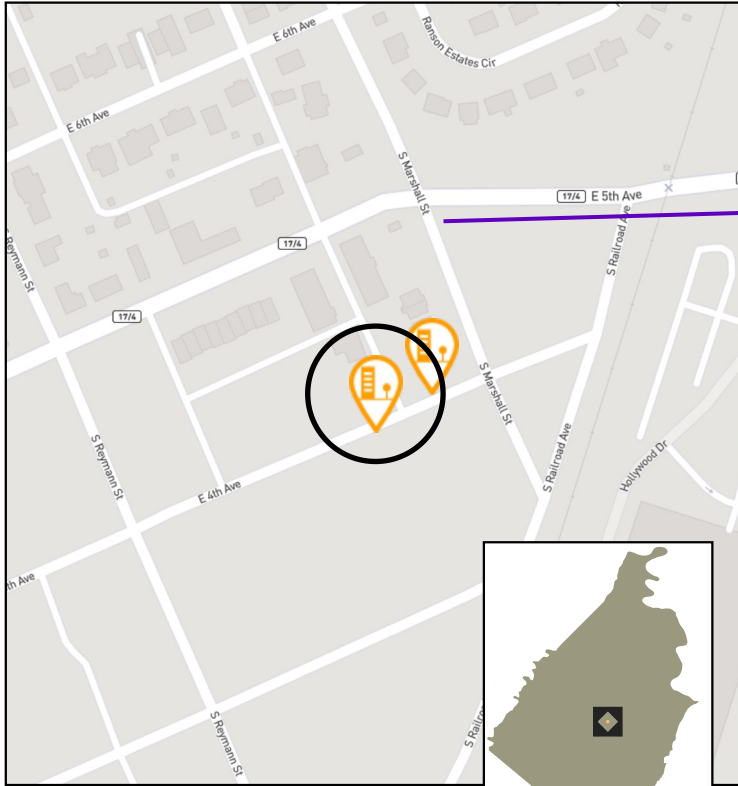
City of Ranson Comments



Jefferson County's 2045 Comprehensive Plan Update

Comments:

Commerical(gas stations, supermarkets)

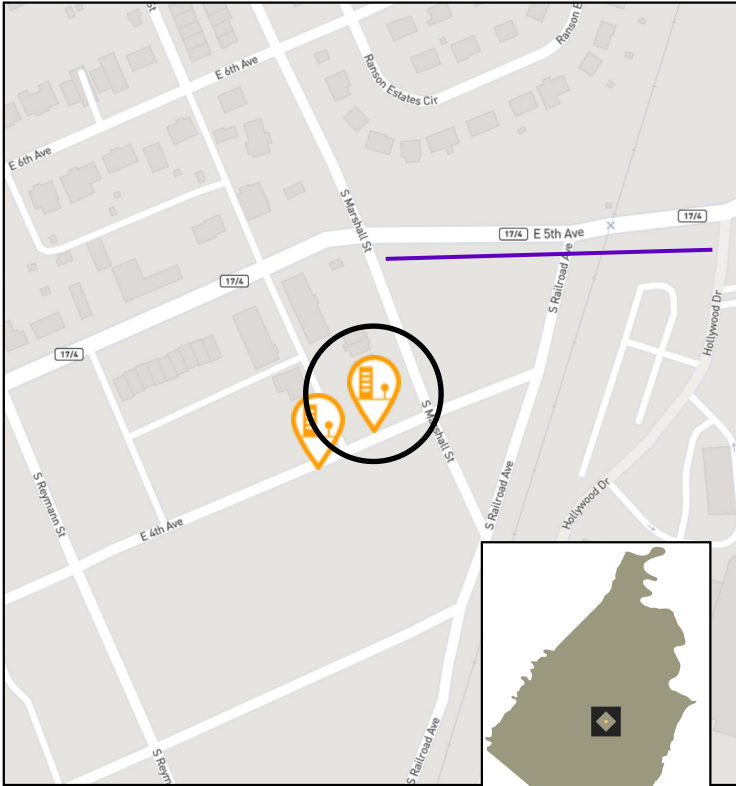


ID 458962, By 375635
On 01/27/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Industrial(warehouses, manufacturing)



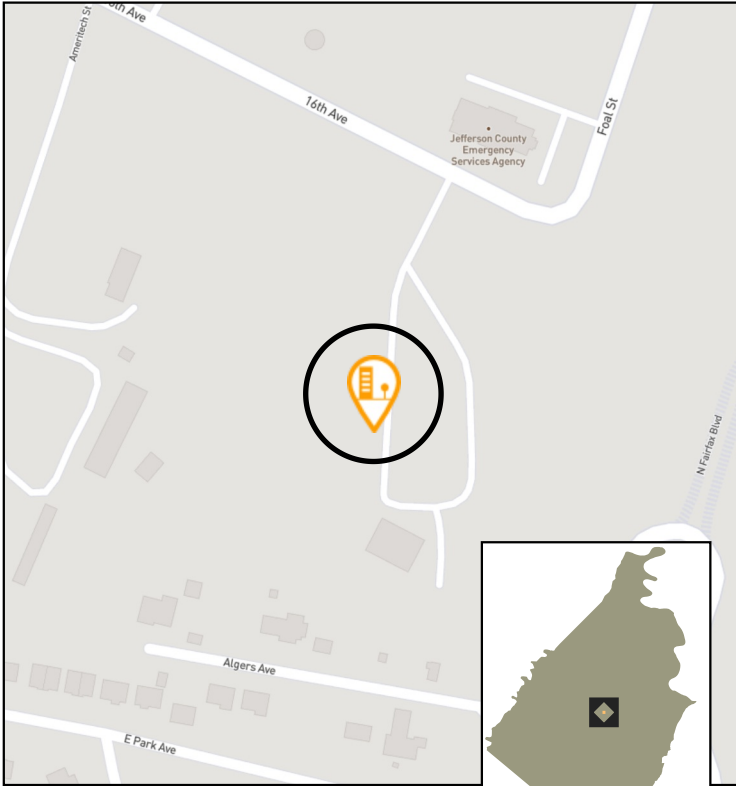
ID 458963, By 375635
On 01/27/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into the city limits of Ranson.



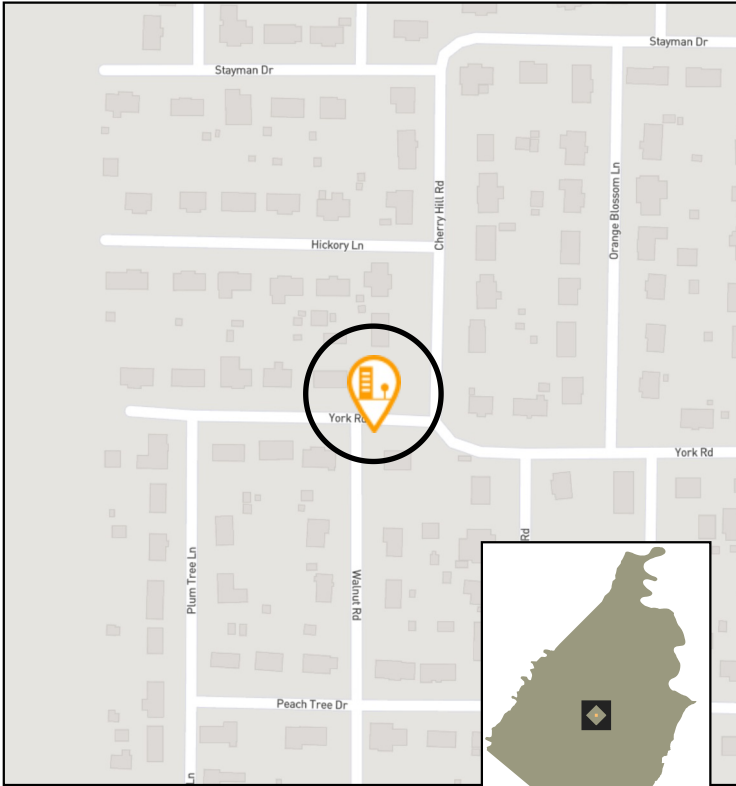
ID 458940, By 375388
On 01/26/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into the city limits of Ranson.



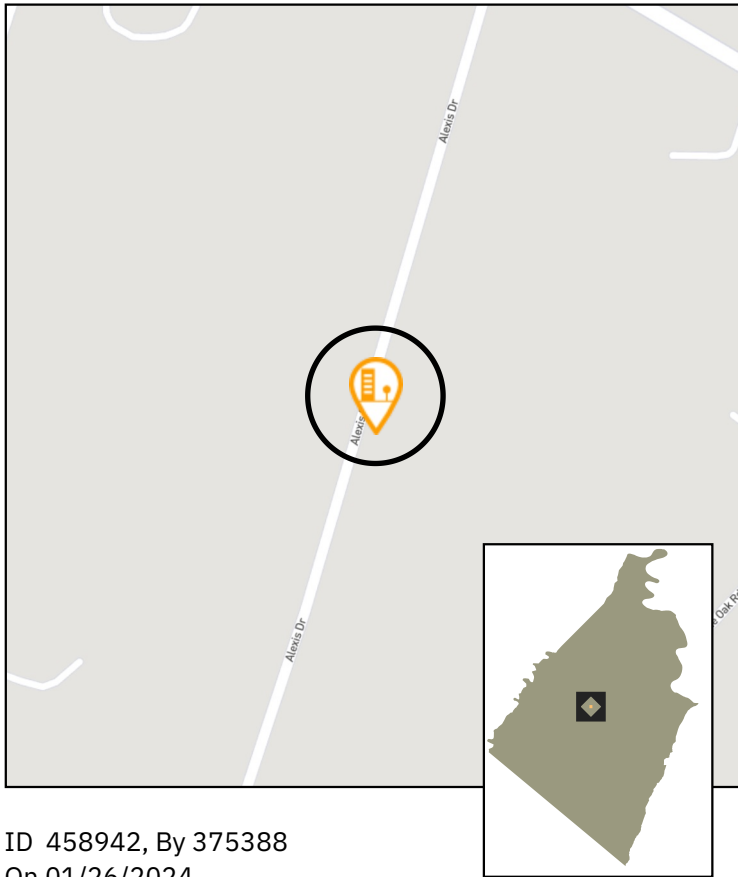
ID 458941, By 375388
On 01/26/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into the city limits of Ranson.



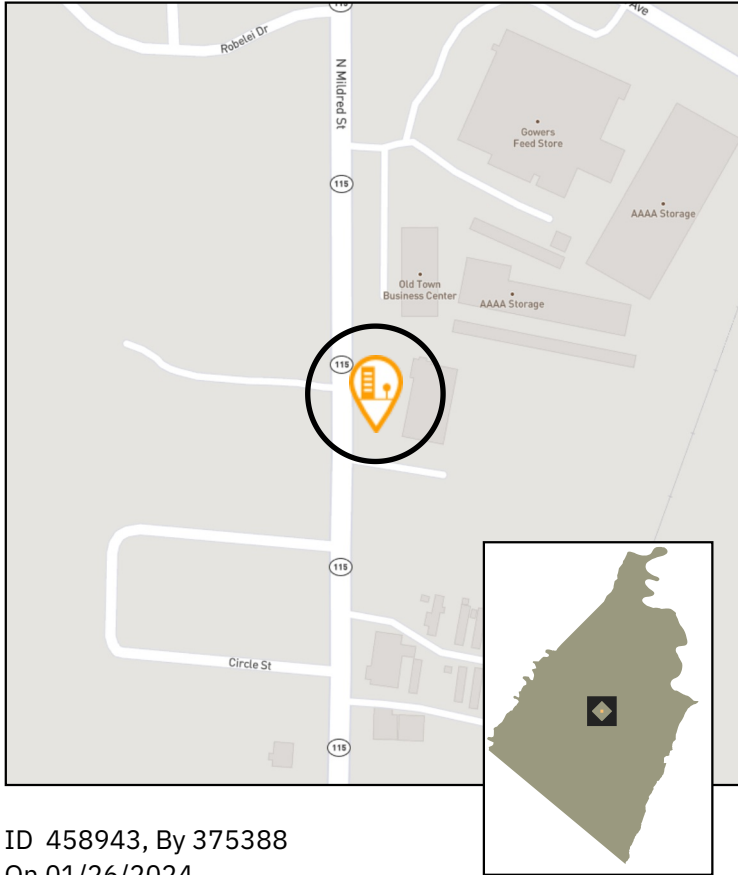
ID 458942, By 375388
On 01/26/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Mixed Use(first floor shop with housing on upper floors)

Annex into the city limits of Ranson.



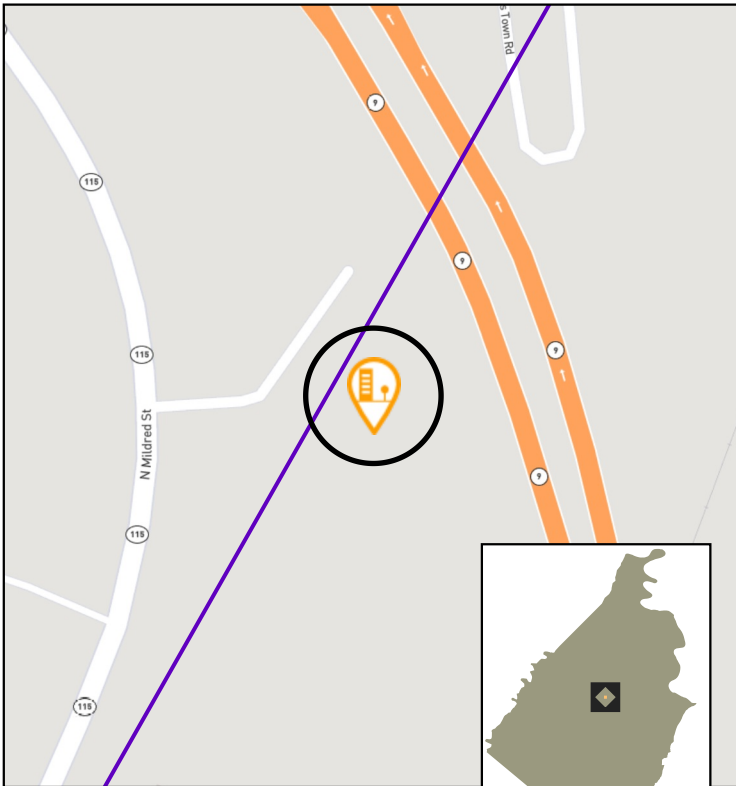
ID 458943, By 375388
On 01/26/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into the city limits of Ranson.



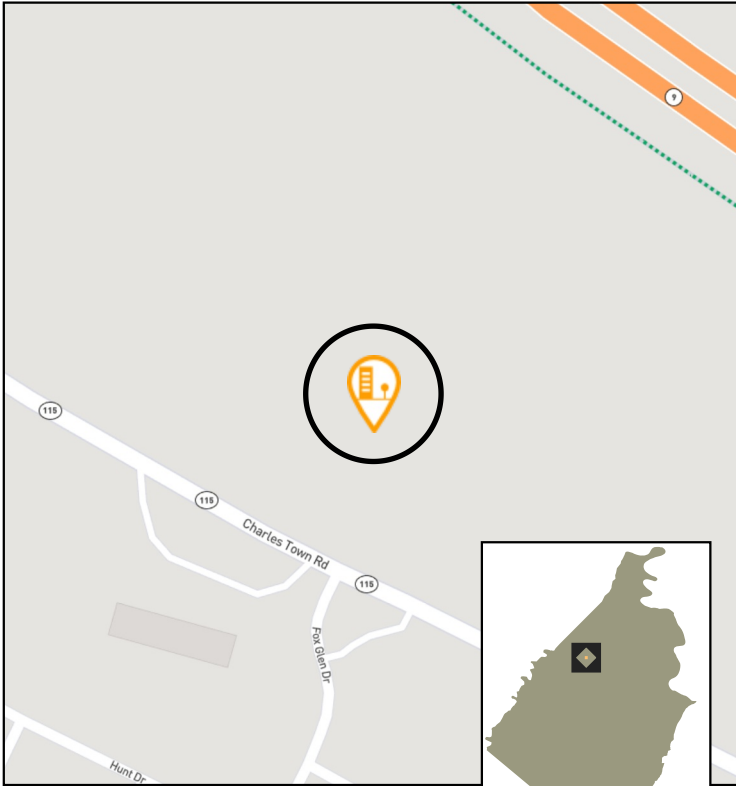
ID 458944, By 375388
On 01/26/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

None of the above. Make a linear park.



ID 458945, By 375388
On 01/26/2024

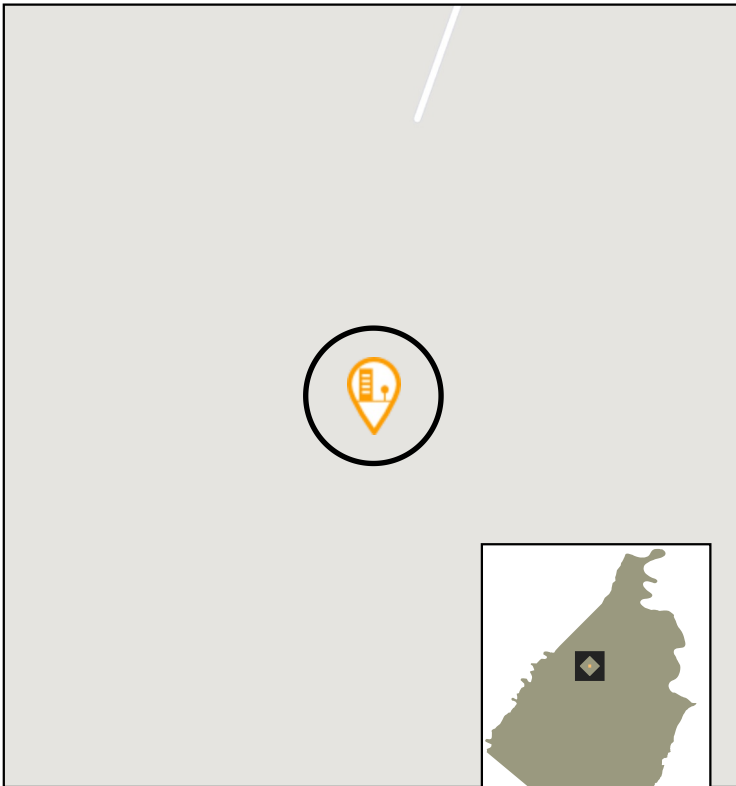
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

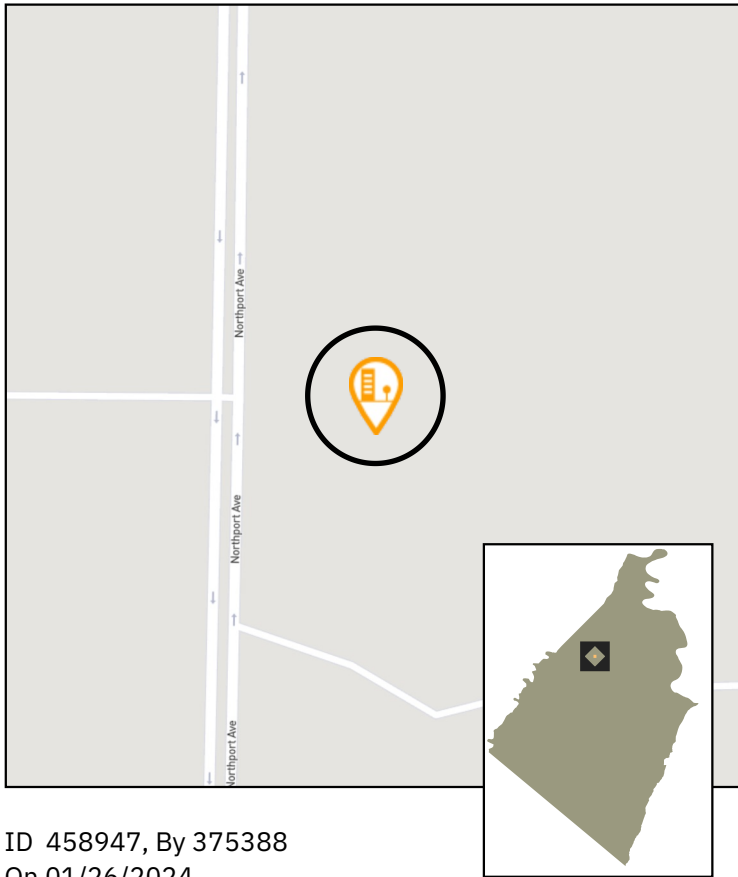
None of the above. Keep property agriculture in nature.

Agree to keep it as a natural outdoor property by on
01/31/2024



ID 458946, By 375388
On 01/26/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458947, By 375388
On 01/26/2024

Comments:

Industrial(warehouses, manufacturing)

Reannex property back to the county.

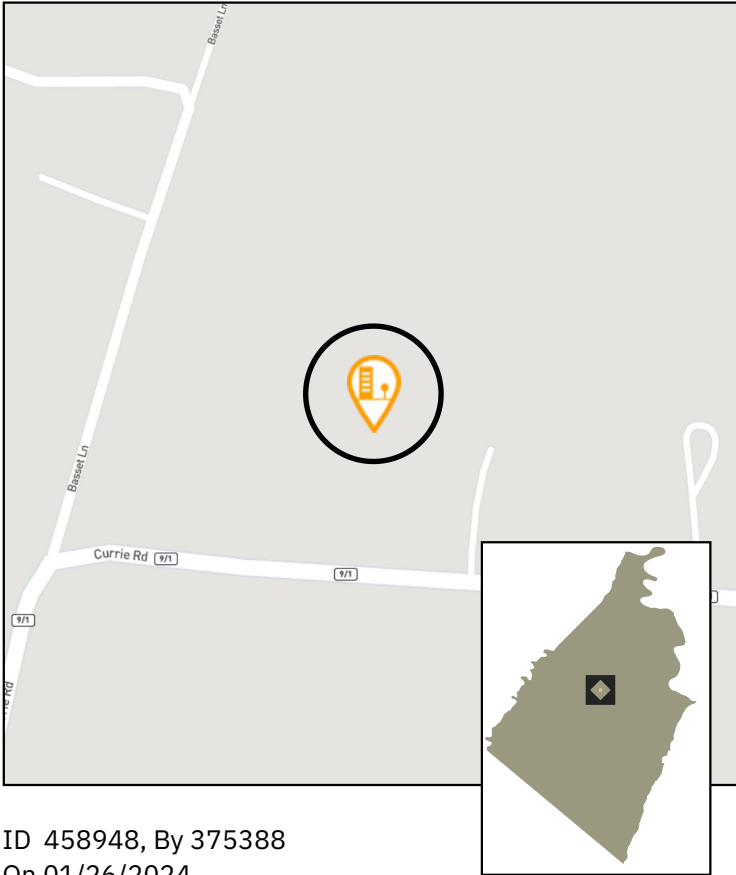
This site is the best site for the abandoned Northport Station- it should be kept residential/ mixed use and not an industrial designation. by on 02/05/2024 This land should be designated for a use that protects the fragile geology of the land. There is already a huge heavy industrial site there and any industrial zoning should not be expanded here. This affects the residents,farmers, and citizens who live, work, and attend school in this area (Also actually in Shenandoah Junction, Bardane, and Kearneysville) and yet they are not residents of Ranson and have no vote. This is WRONG in every way! Protect the land for future residents-not for future industrial sites! Do the right thing for West Virginians- not for outside interests from Denmark, Texas, etc who are looking for cheap land that has limited restrictions. by on 02/05/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into the city limits of Ranson.



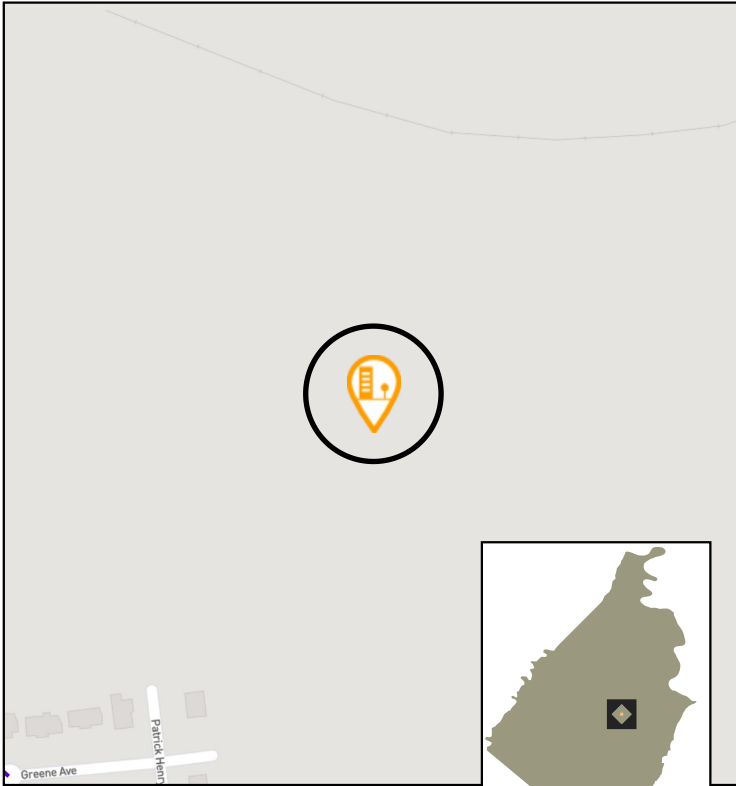
ID 458948, By 375388
On 01/26/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

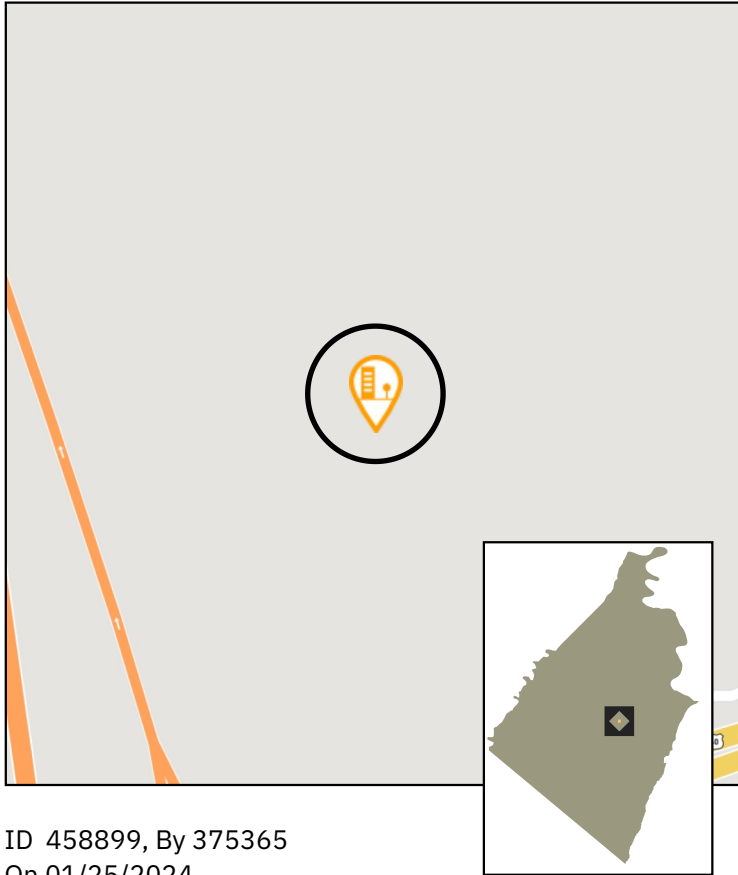
Commerical(gas stations, supermarkets)

Preservation and recreational park



ID 458898, By 375365
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458899, By 375365
On 01/25/2024

Comments:

Commerical(gas stations, supermarkets)

Additional big box stores and restaraunts

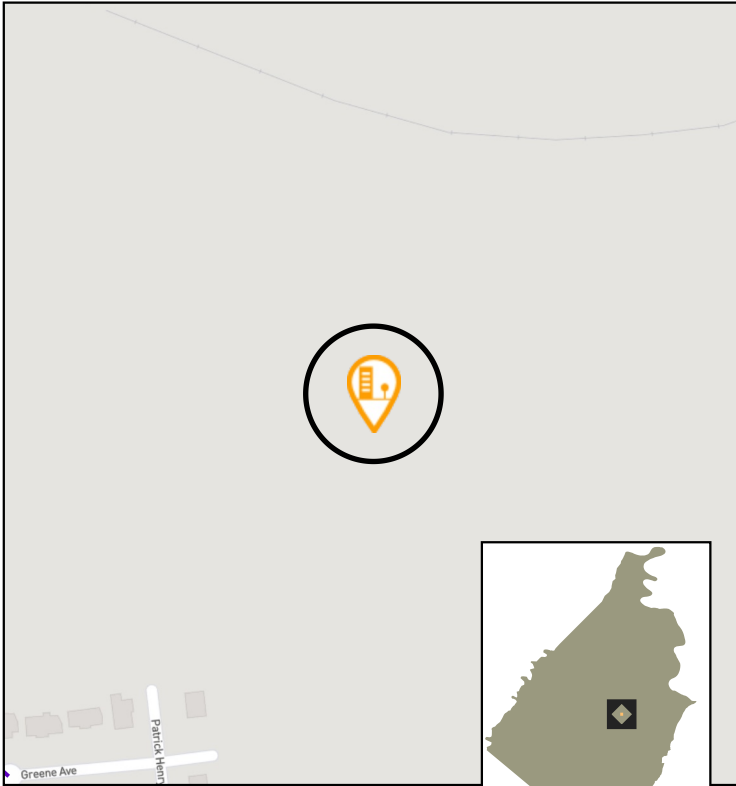
The drop down does not include anything for recreation. I think this would be a good place for a public track for walking and running. Since the schools do not allow public use, which is a shame, we need something like this to give everyone the chance to get out and be active. There is a large presence of walkers and runners in Jeff County that would greatly appreciate it by Guest on 01/27/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

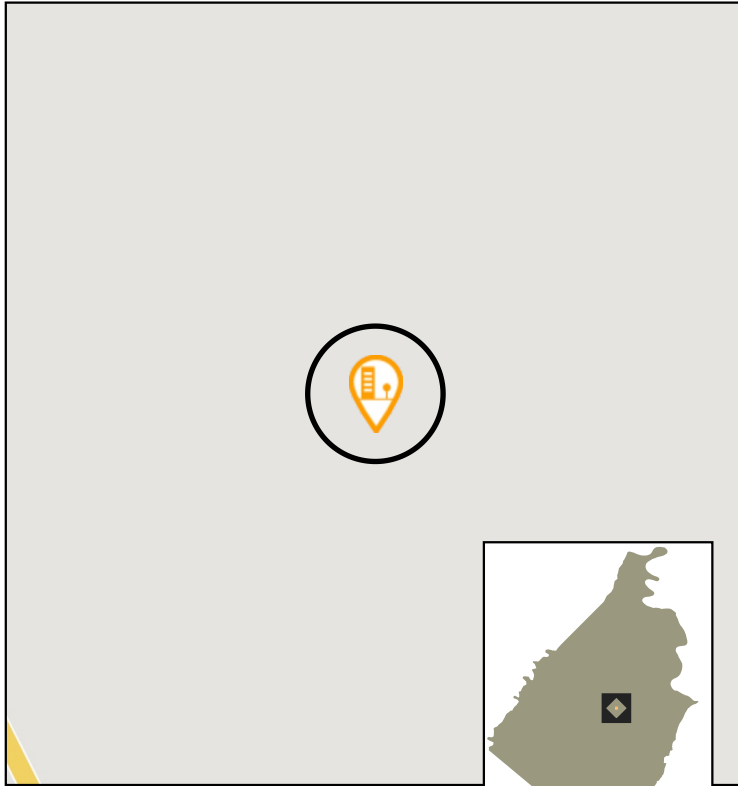
Residential(single family houses, townhouses)

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ID 458973, By 375702
On 01/27/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458892, By 375365
On 01/25/2024

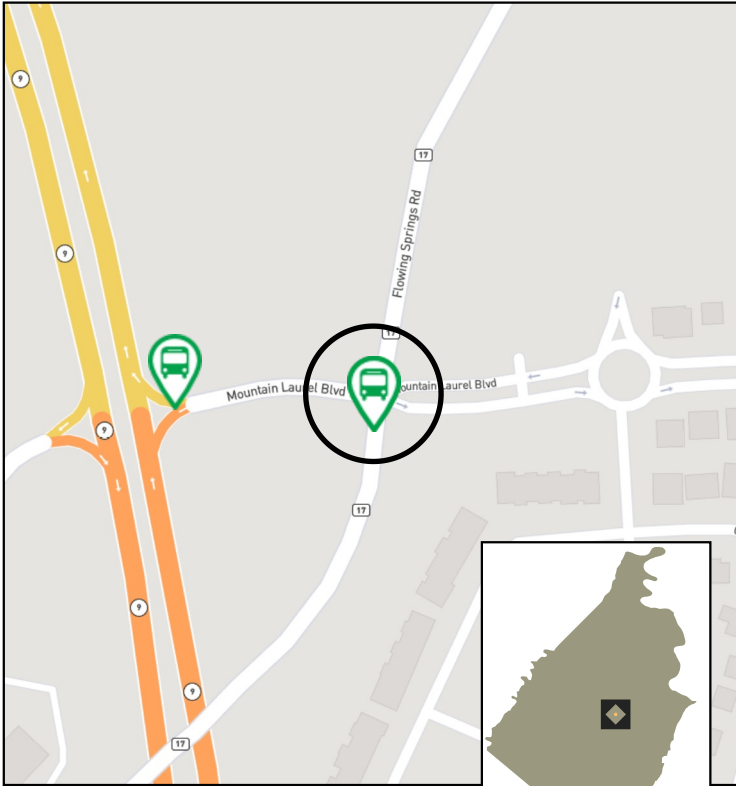
Comments:

Residential(single family houses, townhouses)

Big box stores like target

Do not put big box stores like Target here. There is a beautiful spring here and this is where the flowing springs run starts so I imagine it would be a sensitive area. doesn't help that across the street another new neighborhood is being constructed. by on 01/30/2024 Big box stores are not appropriate and there is already enough residential development in the area. With the start of Flowing Springs Run this area needs protection and removed from further development to mitigate impact to another watershed in the County. Many of our bodies of water in the County are already impaired or subject to ongoing degradation due to construction impact to the surrounding area. by on 02/05/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458868, By 375303

Comments:

Transportation Safety Issue

Automobile Safety

Four way stop hampers traffic flow. Install traffic circle to keep traffic moving.

The entrance is dangerous by Guest on 01/25/2024 Entrance into a subdivision off a highway exit is bad planning. The four way stop is better than no four way stop. Not sure the space will support a traffic circle with proximity to the exit off Rt. 9 by on 02/05/2024

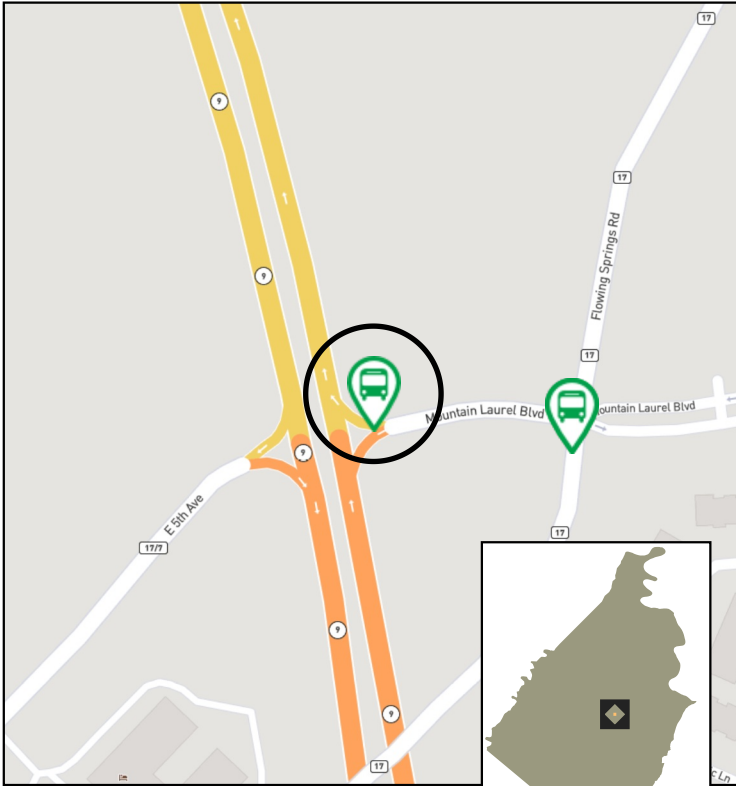
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

A merge lane here on 340 would be very helpful



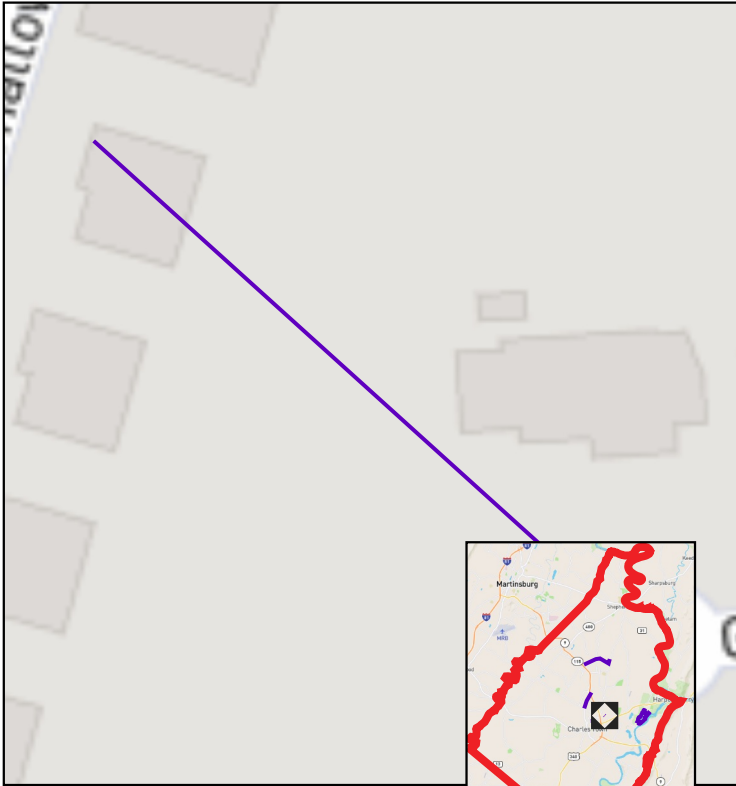
ID 458890, By 375351

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Desired bike-pedestrian path

Is this connected if not it should. It would provide easy access to Walmart and would connect these neighborhoods. Would like to see it just be a pedestrian and bike path.



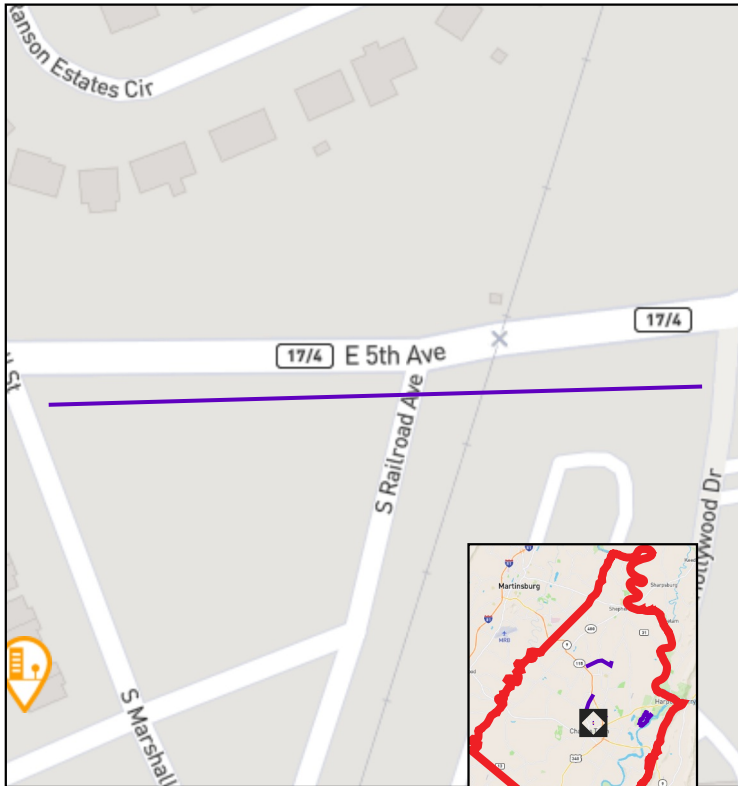
ID 1332227, By 376066

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Desired bike-pedestrian path

safe walking route for frequent pedestrians



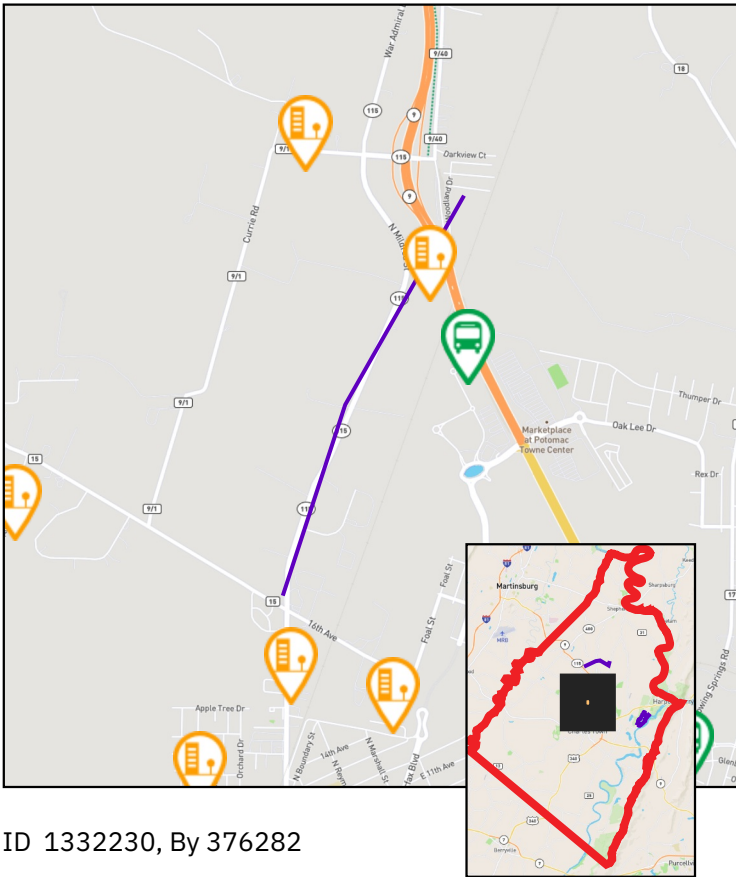
ID 1332229, By 376282

Jefferson County's 2045 Comprehensive Plan Update

Comments:

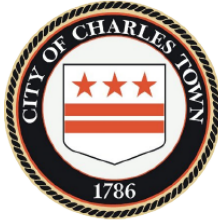
Desired bike-pedestrian path

Safe route to school for new elementary school. Plus a connection to the existing Route 9 bike bath



ID 1332230, By 376282

City of Charles Town Comments



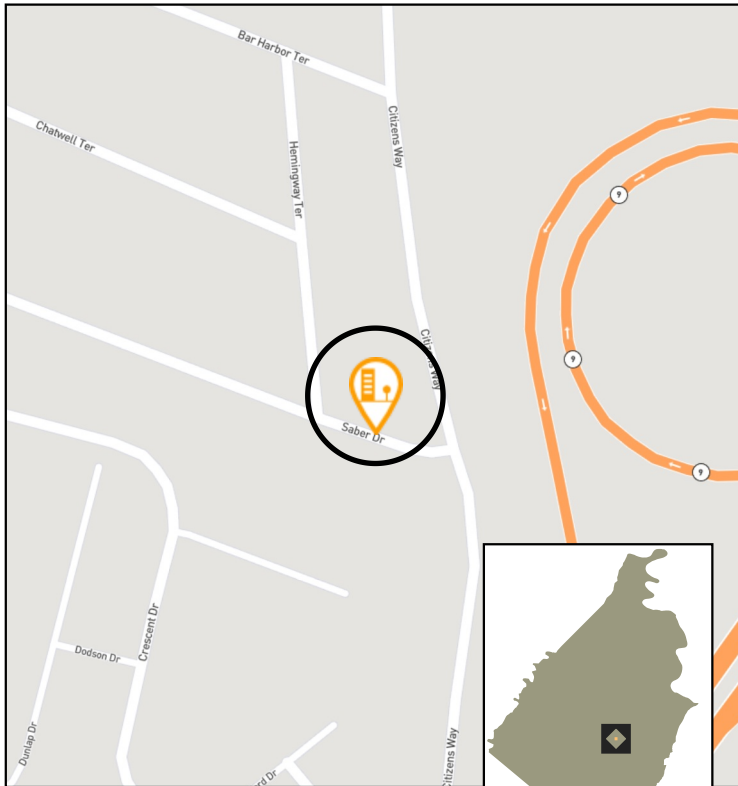
THE CITY OF
CHARLES TOWN
WEST VIRGINIA

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Commerical(gas stations, supermarkets)

day care centers



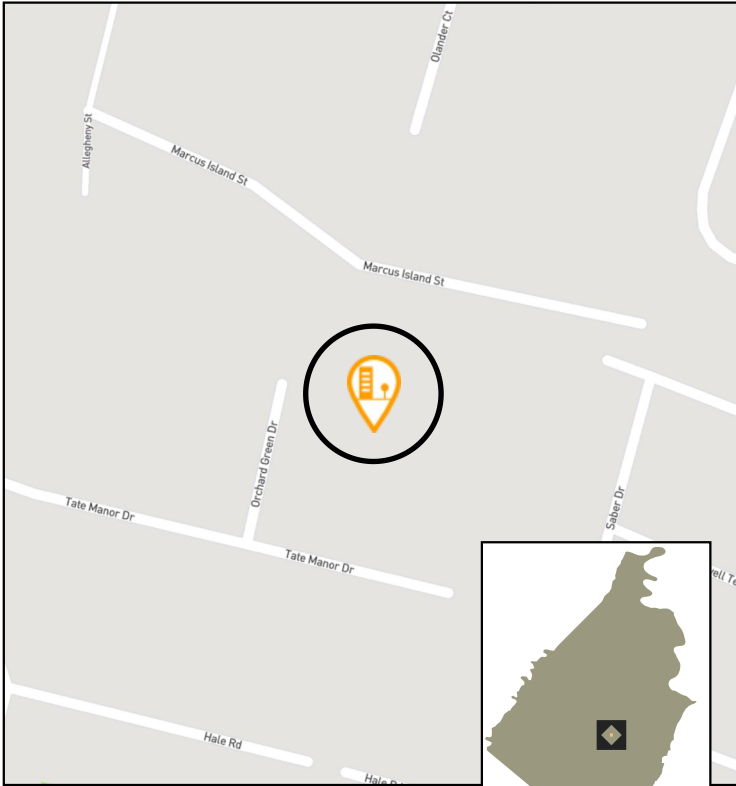
ID 458904, By 375365
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

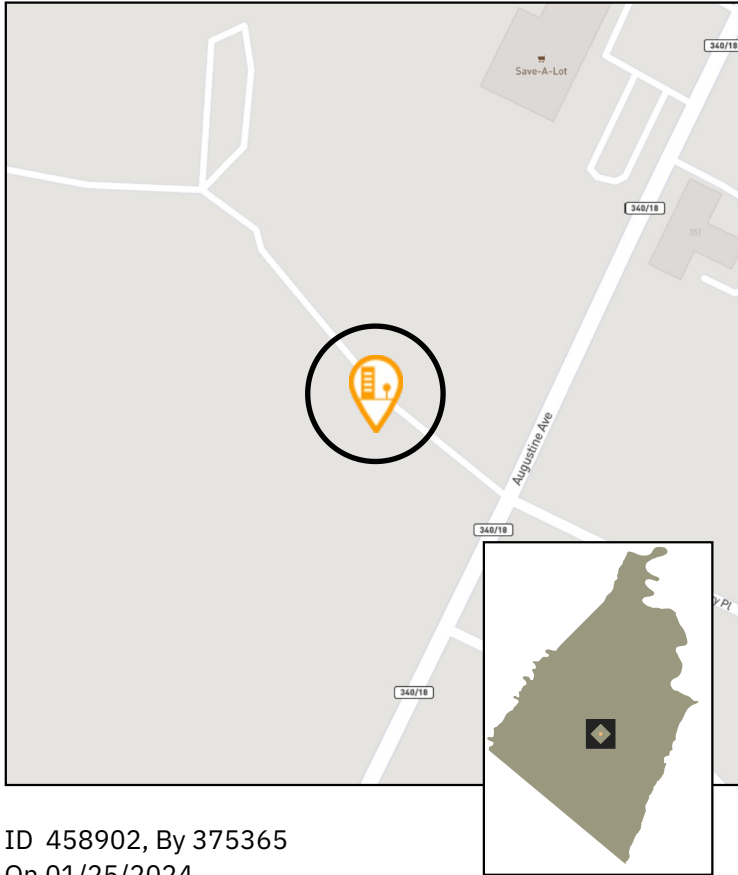
Residential(single family houses, townhouses)

Single family affordable dwellings



ID 458901, By 375365
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update



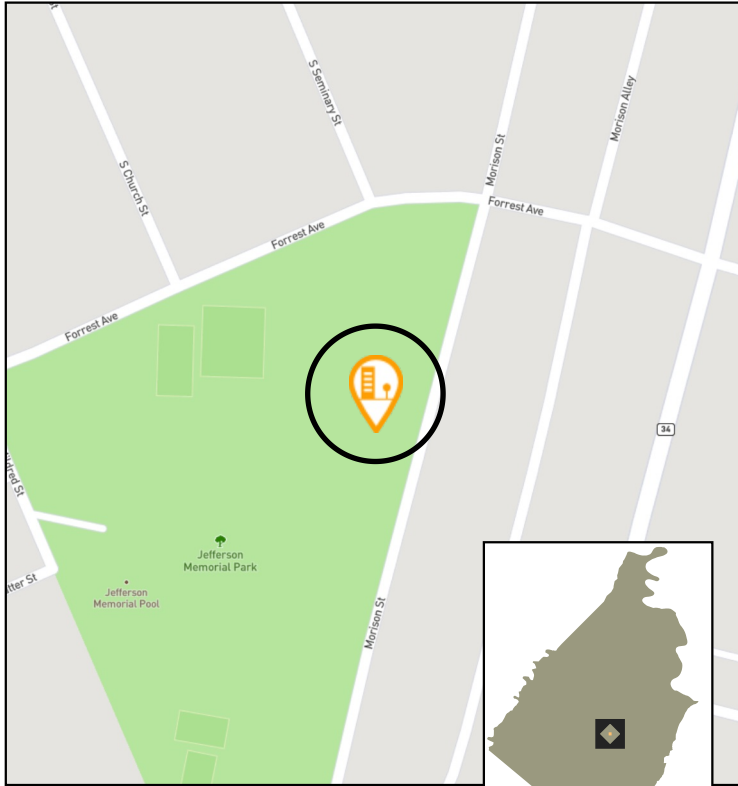
ID 458902, By 375365
On 01/25/2024

Comments:

Mixed Use(first floor shop with housing on upper floors)

The Save a Lot shopping center is a missed opportunity. This could be a great area for a boutique shopping center with architectural integrity, residential above commercial, following becoming an extension of downtown Charles Town with stores like a Trader Joes/similar, boutique clothing store, Starbucks, etc. by on 02/05/2024 I agree with the comment made on 2/5. Charles Town really needs more good restaurants (not chain!!). We drive to Martinsburg, Shepherdstown and Winchester but would love to spend our dollars to support our town! by on 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458900, By 375365
On 01/25/2024

Comments:

Residential(single family houses, townhouses)

Preservation and park

Preservation and Park by on 02/05/2024 Please add to the outdoor activities for families!

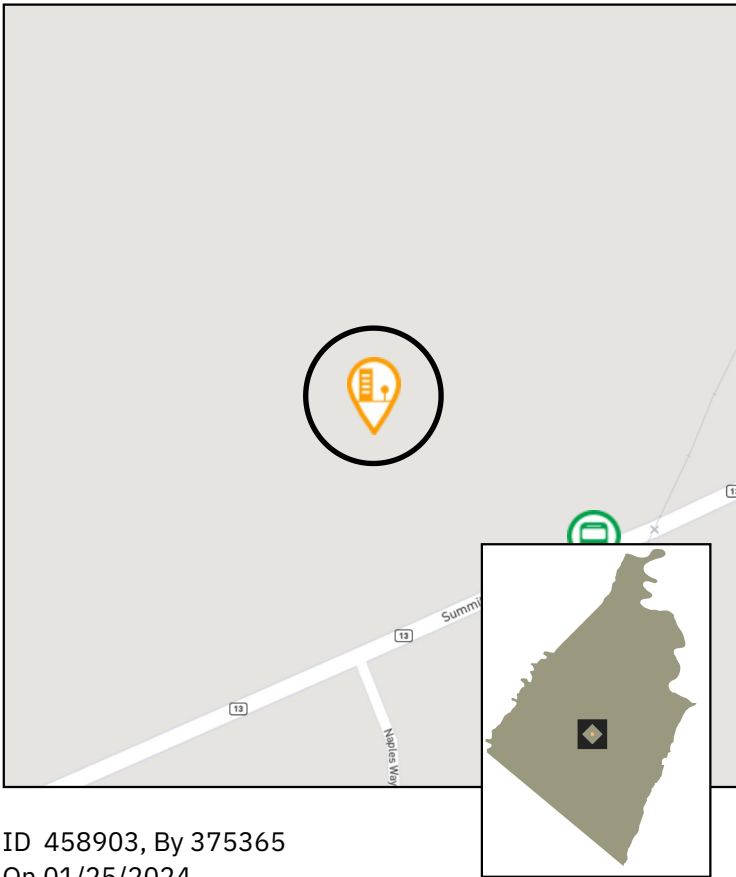
The population in the county is expected to double this coming decade. Adding solar farms in such a picturesque area detracts both from property values, as well as tourism dollars. We need more activities for families, as well as for business professionals, singles, etc. Parks, playgrounds, golf/ mini golf/ top golf, swimming pools, indoor play space, and a consideration for the aesthetic appeal and landscaping would actually add value to the area. by on 02/05/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Recreational use by park, aquatics center, etc



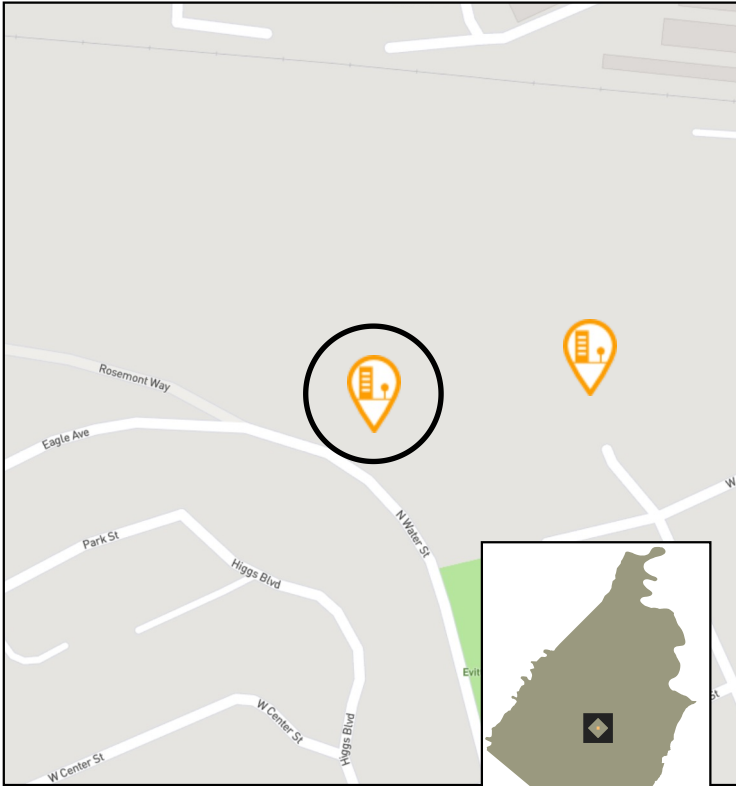
ID 458903, By 375365
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Is there any interest in taking this maintenance area and moving it to somewhere else and then adding this parcel to expand the evitts run park and connect it to the skate park? Could build a bridge to cross the stream to get to te skatepark or vice versa.



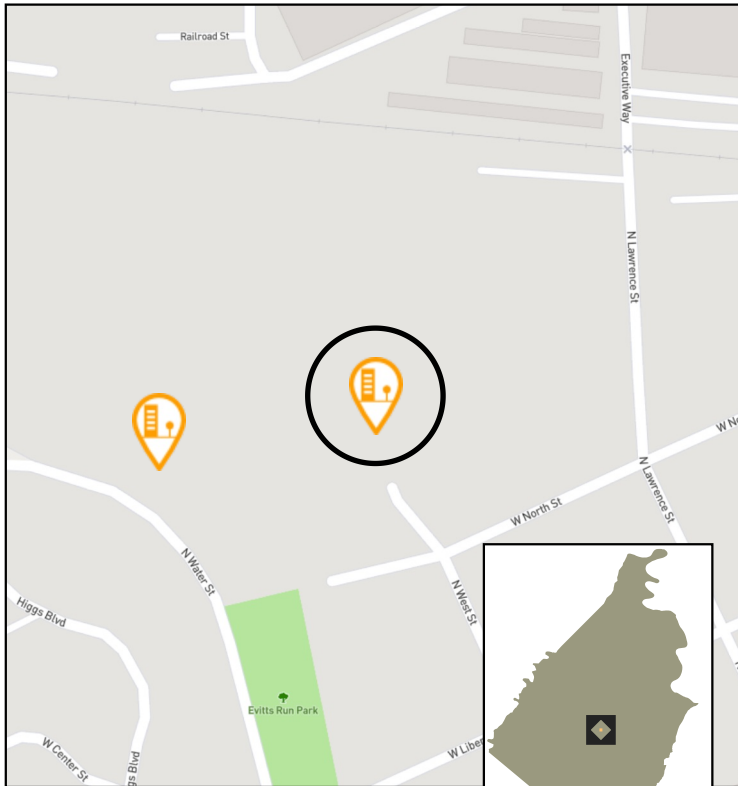
ID 459022, By 376066
On 01/30/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Mixed Use(first floor shop with housing on upper floors)

Housing



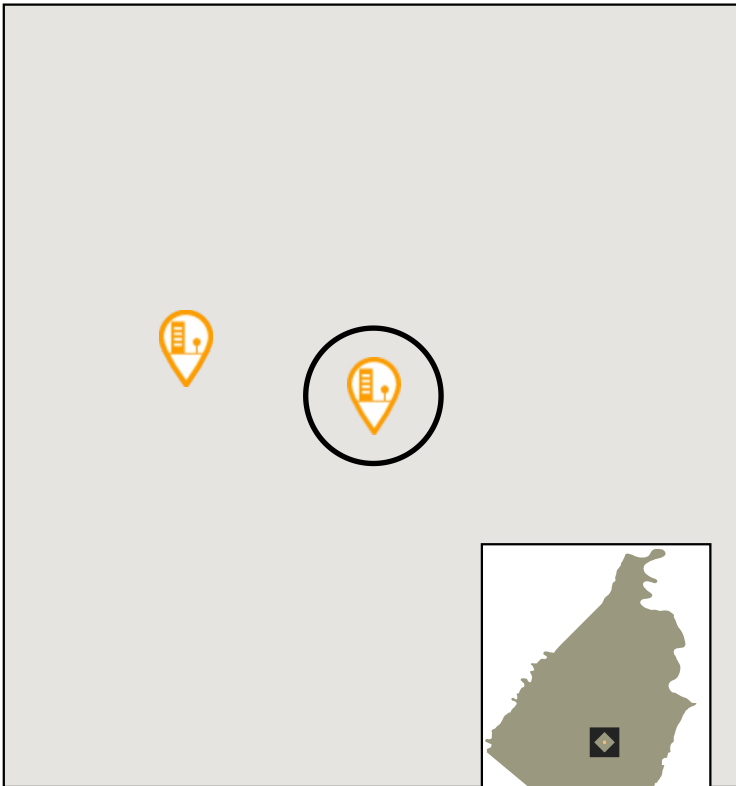
ID 458906, By 375365
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Bring into Charles Town jurisdiction.



ID 459199, By 375388
On 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into Charles Town



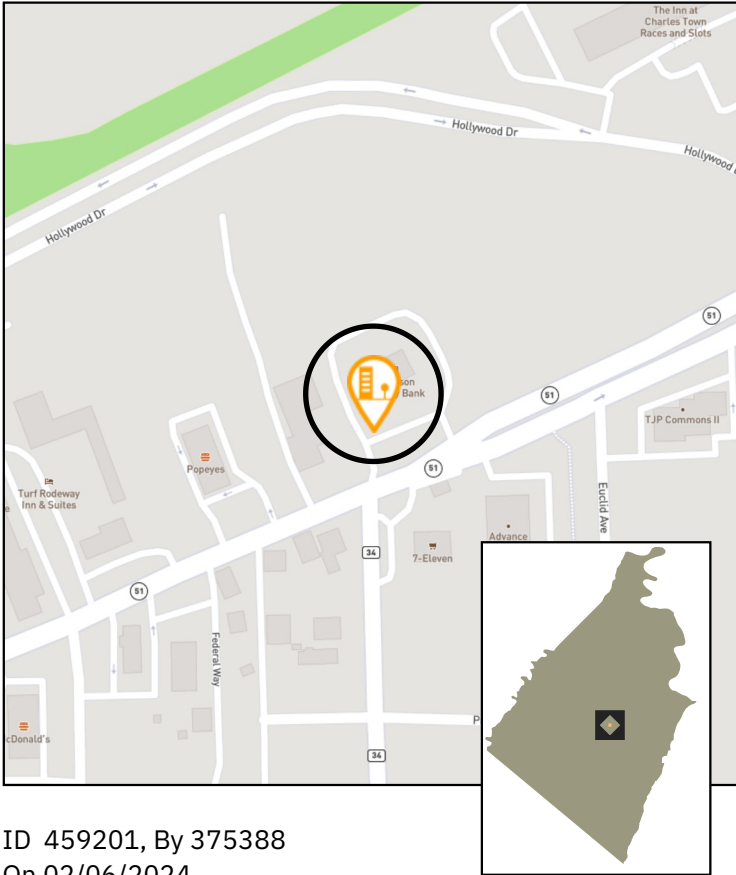
ID 459200, By 375388
On 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into Charmes Town



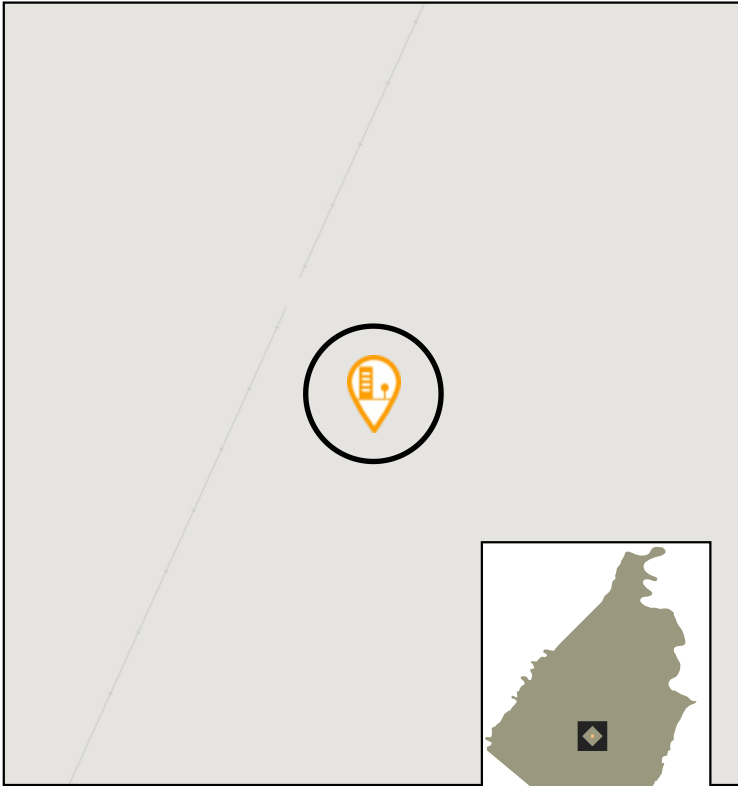
ID 459201, By 375388
On 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Abnex into Charles Town



ID 459202, By 375388
On 02/06/2024

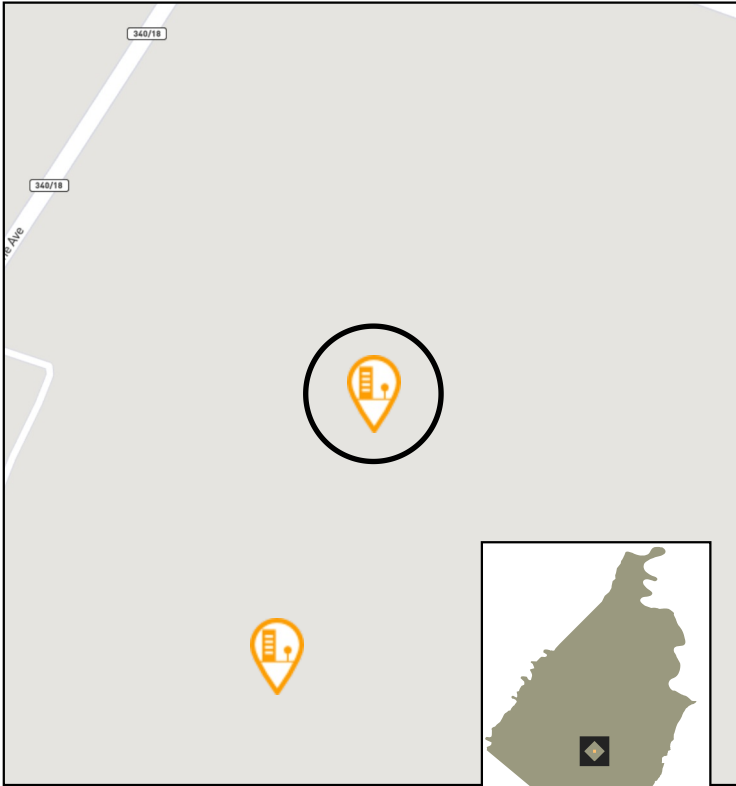
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into Charles Town.

Limits make no sense and prevent clear planning.



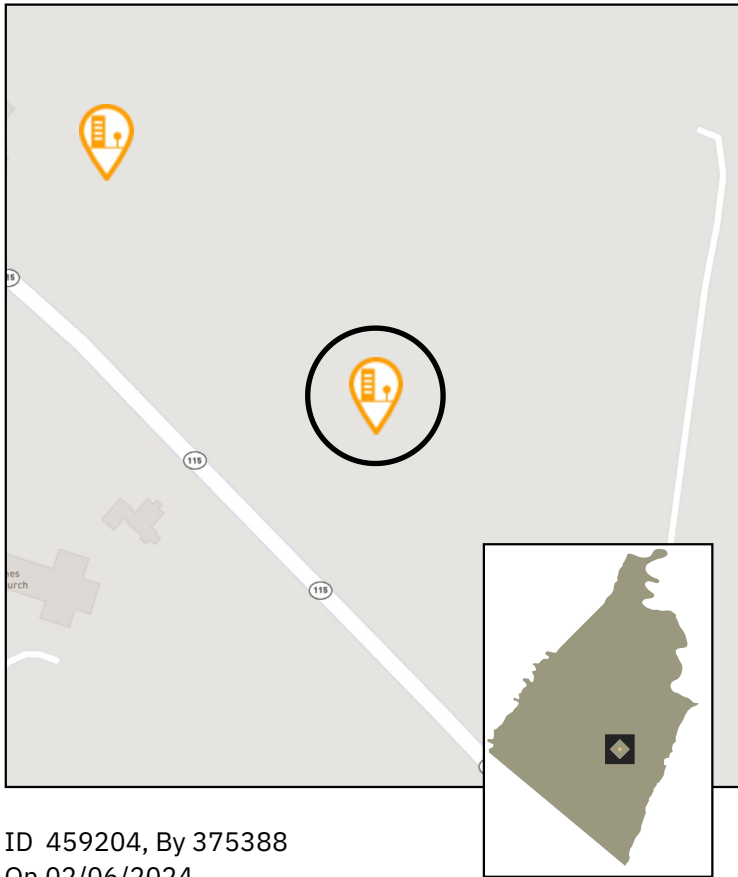
ID 459203, By 375388
On 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into Charmes Town



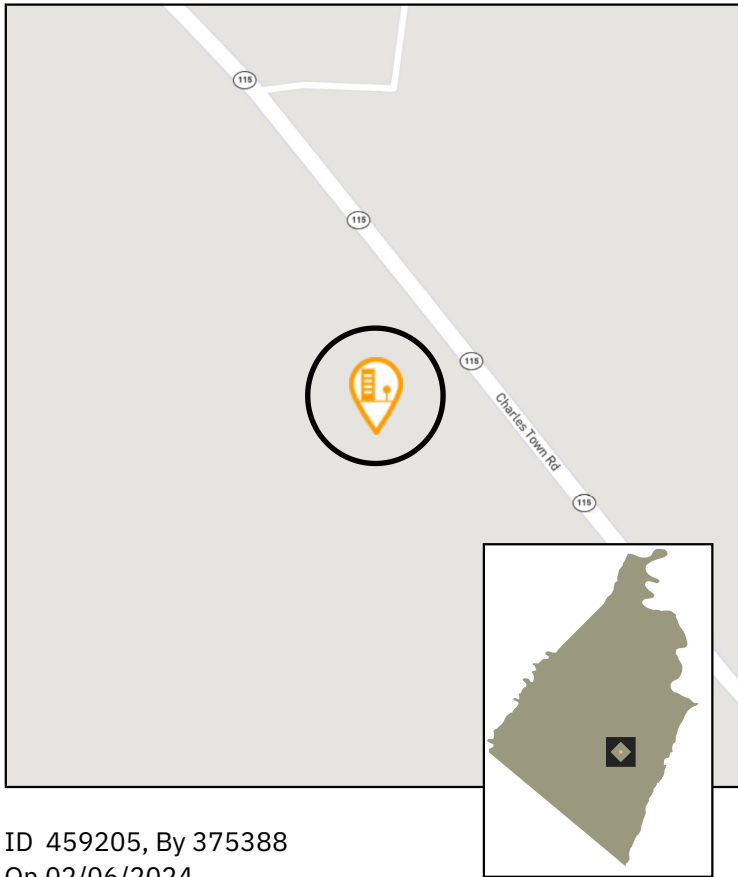
ID 459204, By 375388
On 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Annex into Charles Town



ID 459205, By 375388
On 02/06/2024

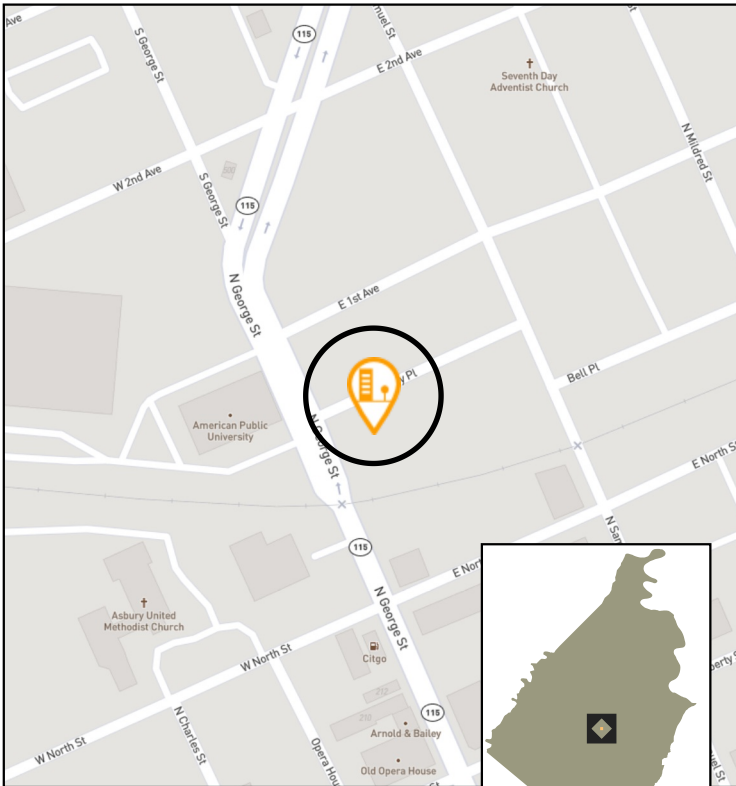
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

I've never seen this parking lot used which I believe is what APUS is supposed to use it for. Is there any way to get this land back and make it an open green space/communal area? Also, why does APUS have such enormous parking spaces when there are hardly ever any cars using the parking spaces? This is a lot of land that could be used for a better purpose for residents.

The vacant Land across from APUS would be a perfect location for another City Park by on 02/05/2024



ID 459021, By 376066
On 01/30/2024

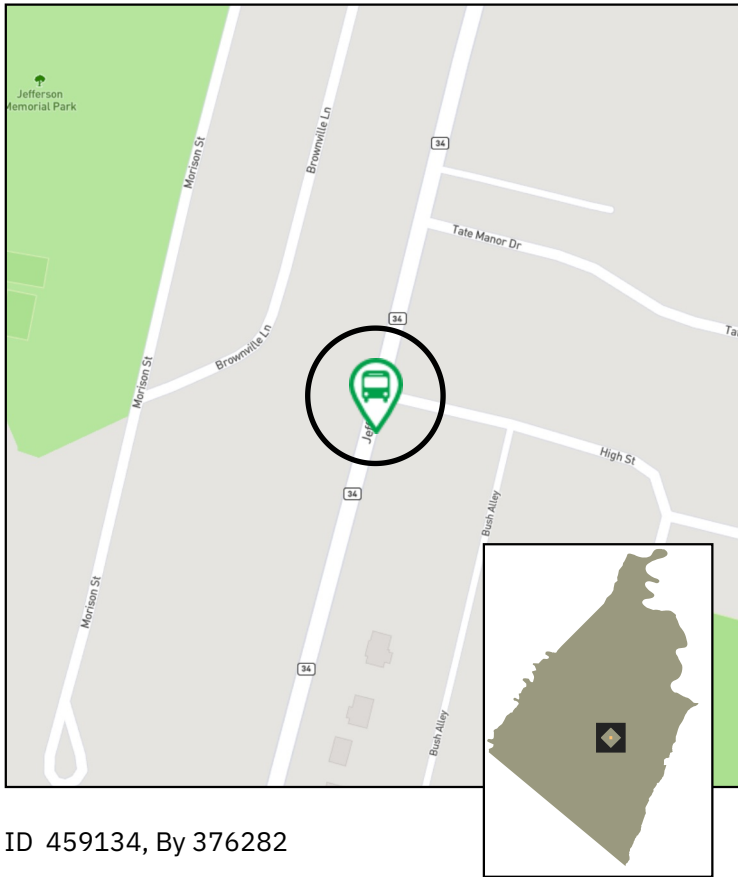
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Pedestrian Safety

Students need safe crossing and access to school



ID 459134, By 376282

Corporation of Shepherdstown Comments

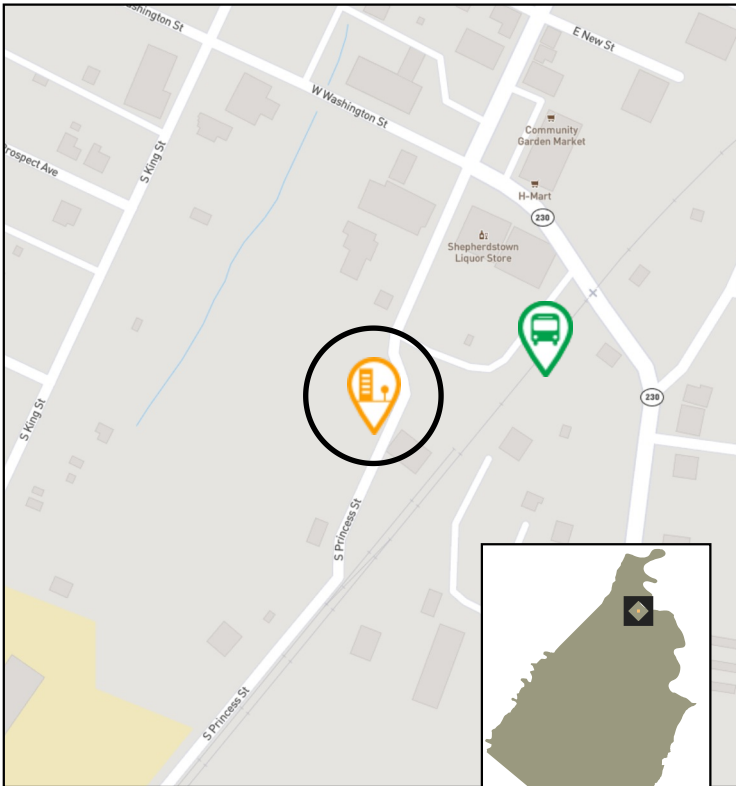


Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Let's limit business development in this area.



ID 458835, By 375212
On 01/24/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Commerical(gas stations, supermarkets)

A waterfront development that combines commercial water sports offerings with public uses or investment, to create a vibrant and better maintained waterfront area and tourist attraction.

Completely agree! by on 01/24/2024 Recreational/Tourism opportunity at Potomac riverfront & Old Tobacco warehouse by Guest on 01/25/2024



ID 458836, By 375191
On 01/24/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Commerical(gas stations, supermarkets)

The old tobacco warehouse, with its prime riverfront location, is ideal for tourism and local recreational use. Perhaps an outfitter (satellite location for the German st business?), kayak rentals and storage space, a small cafe or coffee shop, etc.

Let's make better use of the riverfront and boat ramp. Perhaps a path/walkway along the river from Rumsey Park to the Bavarian, with potential for some small shops on the campus side of the bridge, and a boat/kayak/sporting shop in the tobacco warehouse. Or make the warehouse a town event space. by on 01/24/2024 Great idea! by Guest on 01/30/2024



ID 458837, By 375196
On 01/24/2024

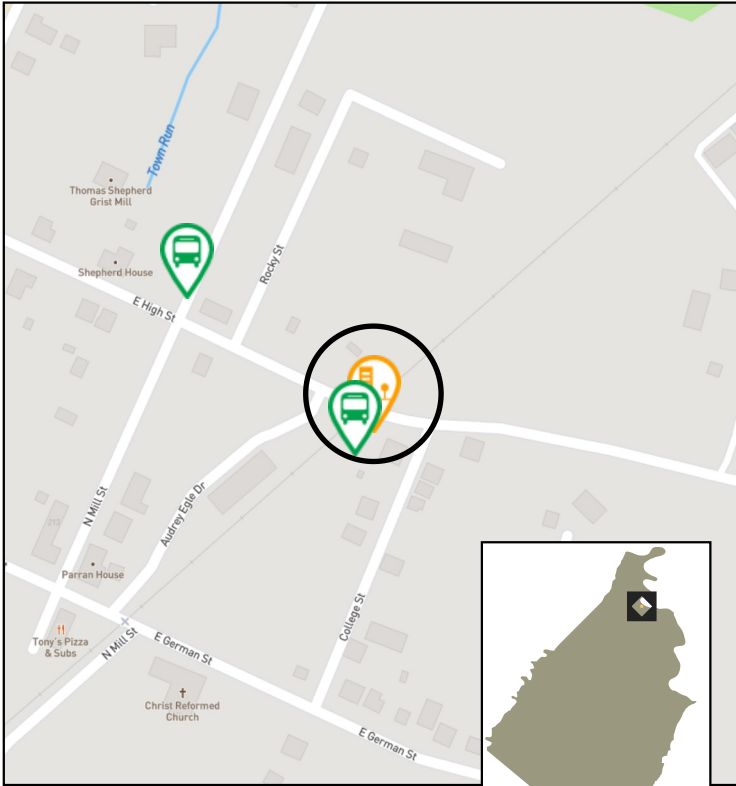
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Mixed Use(first floor shop with housing on upper floors)

Visitor parking desperately needed

-Consider a multilevel garage at Princess/High St. (current school lot) would be shared. Off main St. so not such an eye sore to historic area but close enough.



ID 458910, By 373128
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Mixed Use(first floor shop with housing on upper floors)

Close block behind old public library to traffic (except for truck off-loading)

Make it available for more frequent community use

-local music series (weekly?) in summer. Show movies in back of building

Closing King Street behind the old public library would highly inconvenience homeowners who use West Back Alley to access their garages and parking lots. by on 01/26/2024 Do not close the whole block. I like the closing to vehicular traffic of the roads around the library and think that is great space for community, but the alley should remain open.



ID 458911, By 373128
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

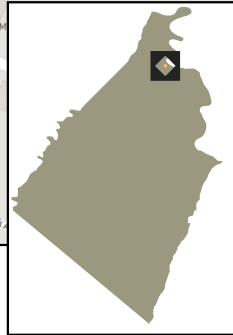
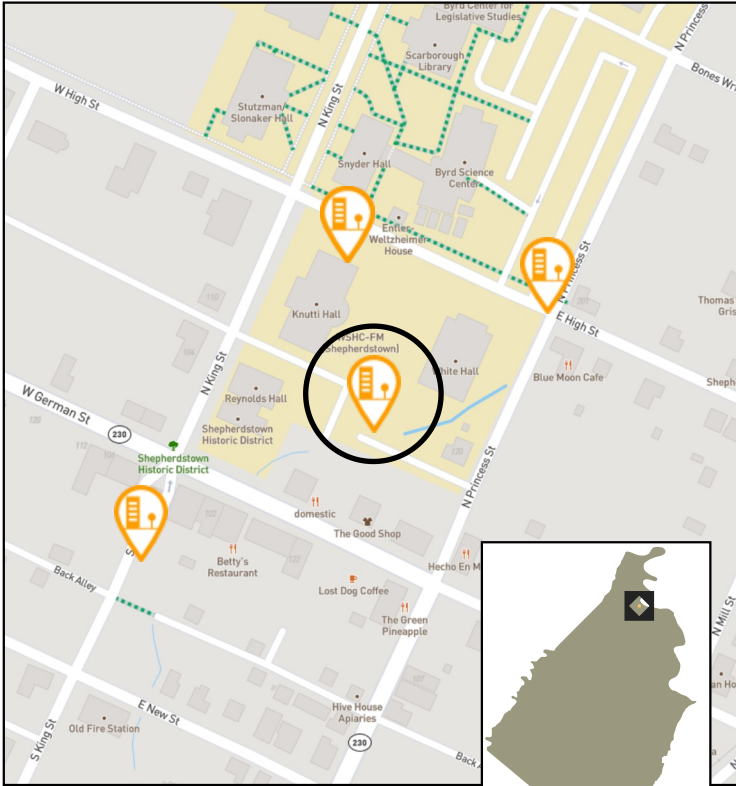
Comments:

Mixed Use(first floor shop with housing on upper floors)

Community arts center in town (old elementary or middle school would be ideal)

With all the artists in town, can't believe we don't have this already)

-Classes/workshops, studio space, art supply store, exhibits



ID 458912, By 373128
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Parking garage on the current student lot on Princess and High St. Combined use - students when in session and visitors on weekends. Or maybe even one level or section dedicated to visitors. Bonus - put a rooftop bar on the top level to create ambiance and a fabulous view of town



ID 458838, By 375196
On 01/24/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Commerical(gas stations, supermarkets)

Can something be done to give incentives for new business in town to offset the outrageously growing rental and sale prices in vacant buildings? (Thinking Germain St in Shepherdstown) Its a travesty that businesses are vacant for so long - how to help move them along and keep creative biz (not just realtors, etc.)



ID 458909, By 373128
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

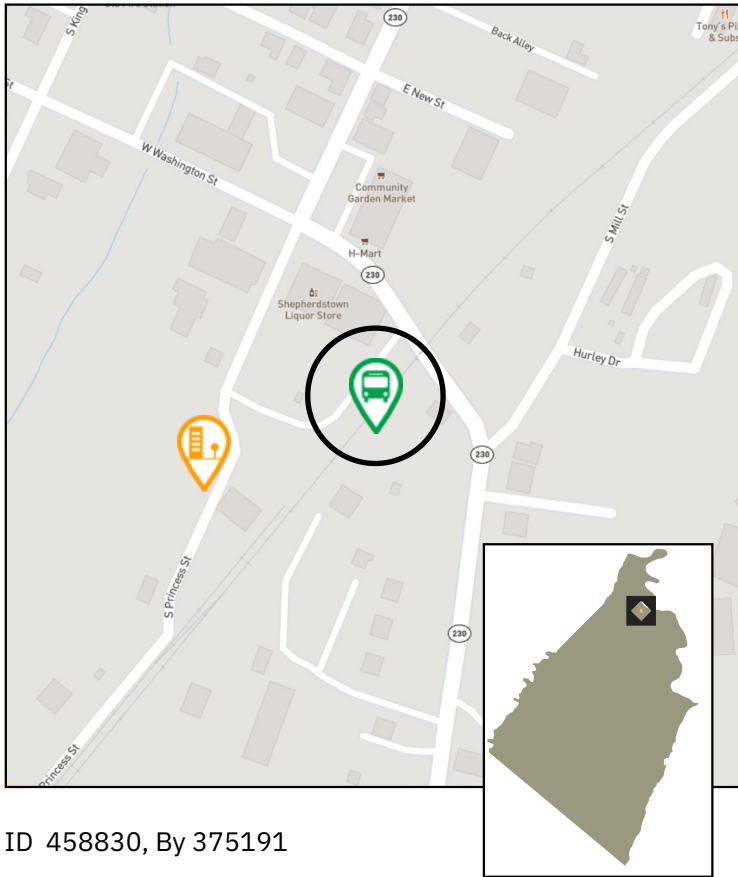
The area behind the old library, soon to be visitor center, would be ideal for a multi-use common area. Consider beautifying it with (movable) benches, cobblestone (which could still be parked on if needed). Could still have farmers market there; consider a weekly afternoon music series in the summer; movies shown on the back wall of the library OR a great public art mural

Blocking vehicular traffic on King Street behind the old library would highly inconvenience home owners who use West Back Alley to access their garages and parking. by on 01/26/2024



ID 458842, By 375196
On 01/24/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458830, By 375191

Comments:

Transportation Safety Issue

Other

Railroad crossings should have better markings and grading, and there should be stronger coordination with relevant entities to ensure safe travel thru populated areas minimum travel disruption when crossings happen.

Additionally, how do we make some of the towns quiet towns with regards to trains blaring their horns. I get the safety aspect, but lights and barriers should be sufficient. by on 01/24/2024 Eliminate as many grade crossings as possible. Bridge the railroad from Route 230 and enter onto Princess Street bypassing the crossing altogether. Some pedestrians walking the tracks here have been hit by trains, I think it makes engineers more aggressive with the horns. by on 01/24/2024

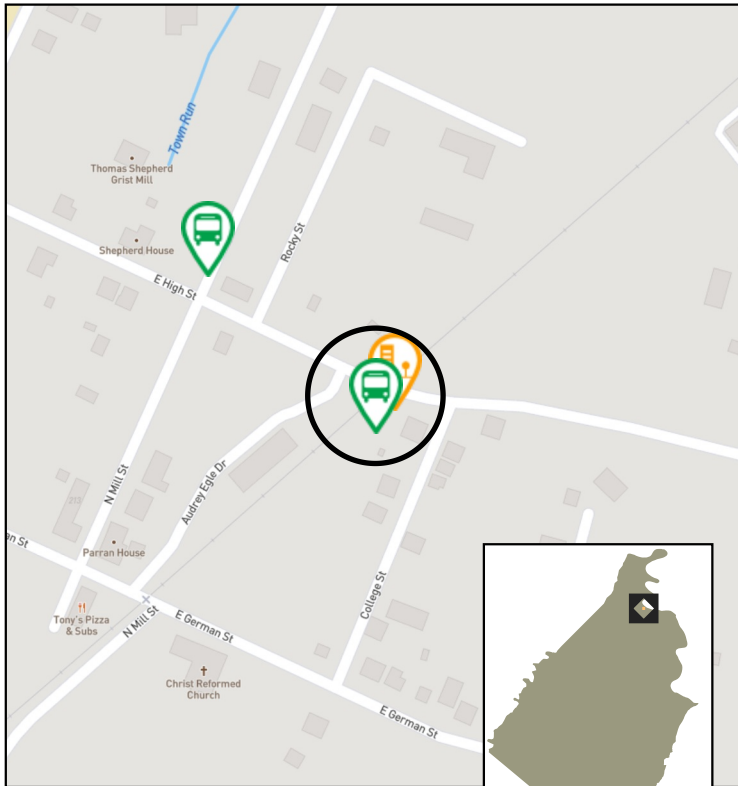
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Pedestrian Safety

Railway crossing safety must be added to transportation plan issued. Norfolk and Southern freight trains regularly stop across all three cross street intersections in Shepherdstown, block critical public safety systems (fire, rescue, ems) for hours and lengthen response times. The railroad places huge barriers at its tracks, undermining the goal of making the town walkable. The Norfolk Southern line into County should be redone to add longer bypass tracks where there is now bidirectional traffic on a single track



ID 458914, By 373128

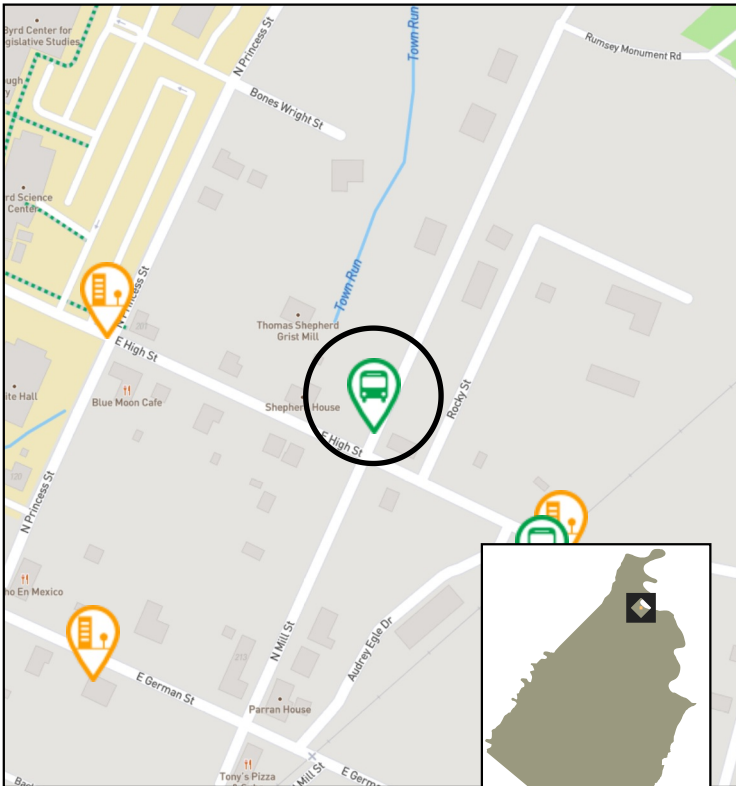
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Pedestrian Safety

I understand sidewalks are a residential issue, but the sidewalk in front of the Shepherd Mill meadow, on Mill St, is a safety hazard for tourists and residents alike. Considering how many people stop here to see the mill, maintenance of the sidewalk should be a town or county responsibility



ID 458840, By 375196

Jefferson County (Unincorporated Only) Comments

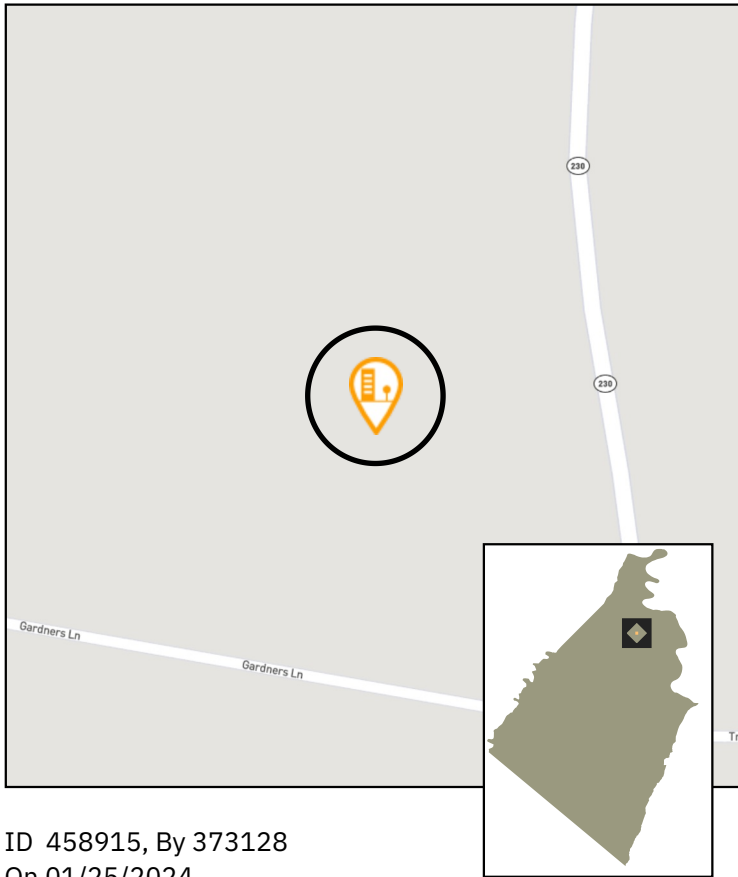


Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

I'm deeply concerned about current plans for water-sewer-septic at the new middle & high schools on Rt. 230. Who is paying attention to this? We are in a high karstic area already concerned about well pollution. Now lets add more septic drain fields?! And regardless of the fact that Shepherdstown has existing lines nearby?!



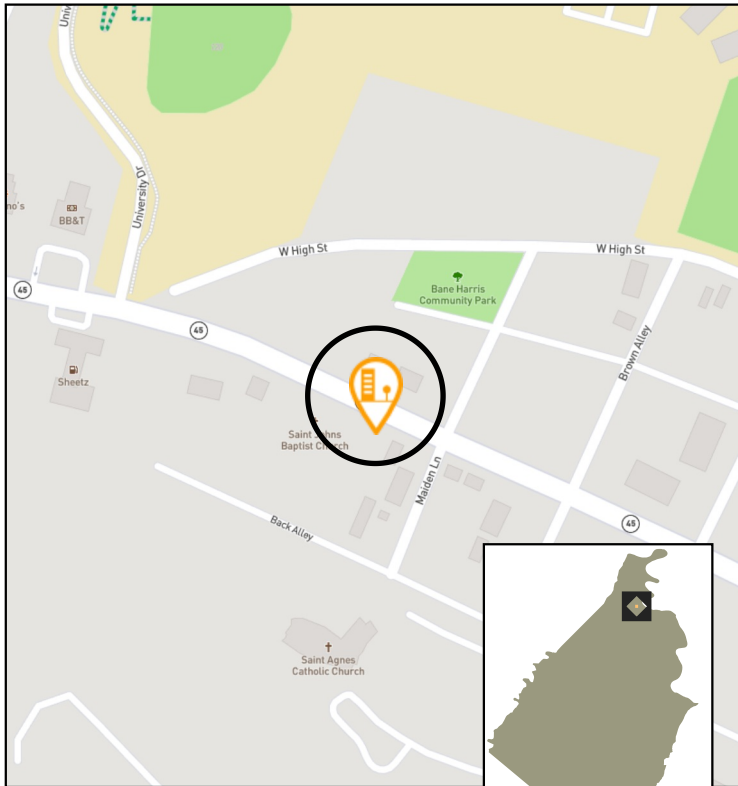
ID 458915, By 373128
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

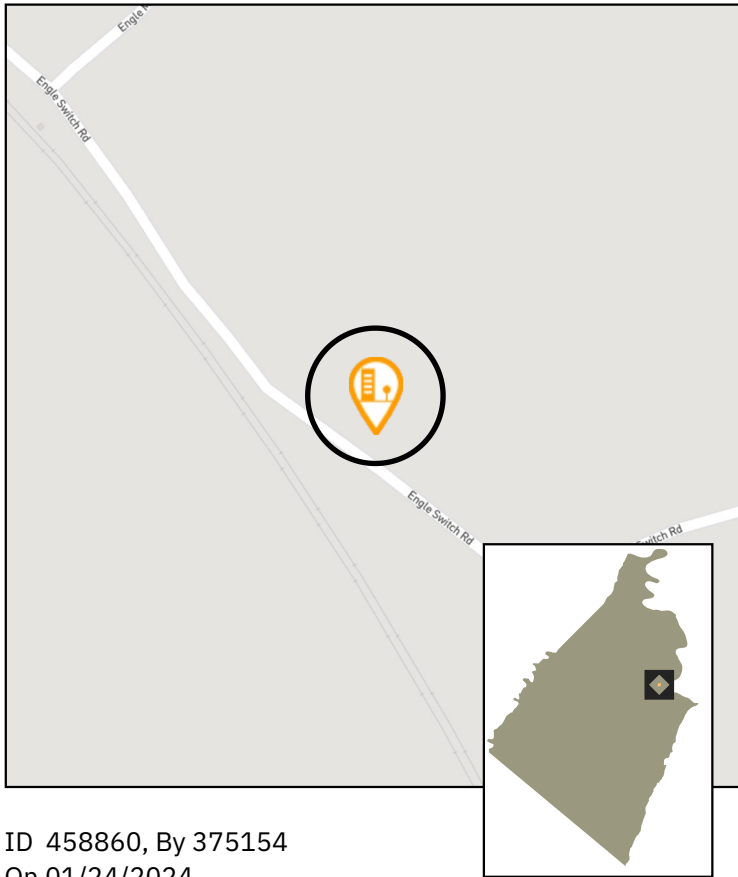
Residential(single family houses, townhouses)

There is a mistake of the map, Shepherdstown proper should not be in a PGA



ID 458916, By 373128
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458860, By 375154
On 01/24/2024

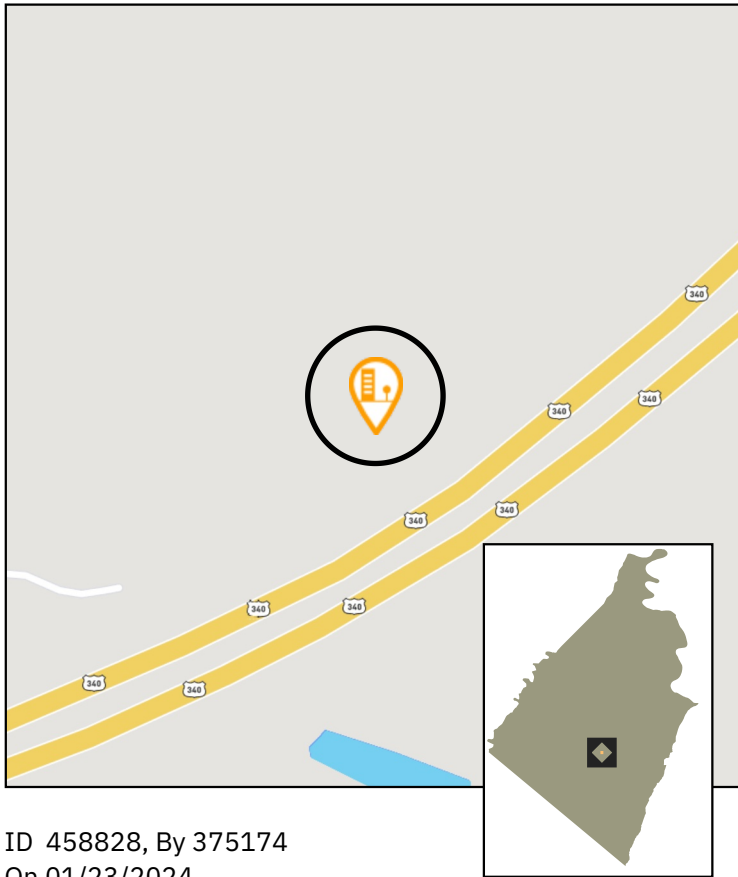
Comments:

Residential(single family houses, townhouses)

Elk Run watershed provides water to Harpers Ferry/Bolivar/NPS and more. Protect this watershed from overdevelopment by maintaining farmland and low-density residential areas.

Agree with the comment should protect the Elk run Watershed from overdevelopment. by on 01/30/2024 Clean water is necessary for the health of residents, aquatic life and wildlife. The watershed needs to be protected by maintaining farms and low impact open space that provides areas to filter and clean the water. Residential usage impacts the watershed with loss of natural filtration areas and pollution with use of applied lawn chemicals and habitat loss. by on 02/05/2024 Clean water is necessary for the health of residents, aquatic life and wildlife. The watershed needs to be protected by maintaining farms and low impact open space that provides areas to filter and clean the water. Residential usage impacts the watershed with loss of natural filtration areas and pollution with use of applied lawn chemicals and habitat loss. by on 02/05/2024 Always protect the watersheds. Once you mess it up, it's hard to clean it back up. Take a look at the efforts they've had to go through for the Chesapeake Bay watershed. Waterways in this county are revenue draws with tourism. by on 02/05/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458828, By 375174
On 01/23/2024

Comments:

Residential(single family houses, townhouses)

Roads

I don't know what a "roads" vision means but sounds like more habitat fragmentation which is no good. by on 01/31/2024
Another road onto that section of Old Cave Rd. is not intelligent and is dangerous. Another road out to the Bypass is further degradation to the effectiveness of the bypass road and we already have serious traffic incidents in that area causing loss of life.

The land is already zoned neighborhood residential which will require roads within the development. If developments are approved on the land off Augustine Rd. they should remain neighborhood residential and not be rezoned mid to high density. The road will not support the increased amount of traffic and the back ups at the light in town at the four way intersection at Washington Street will get worse during high traffic times. by on 02/05/2024

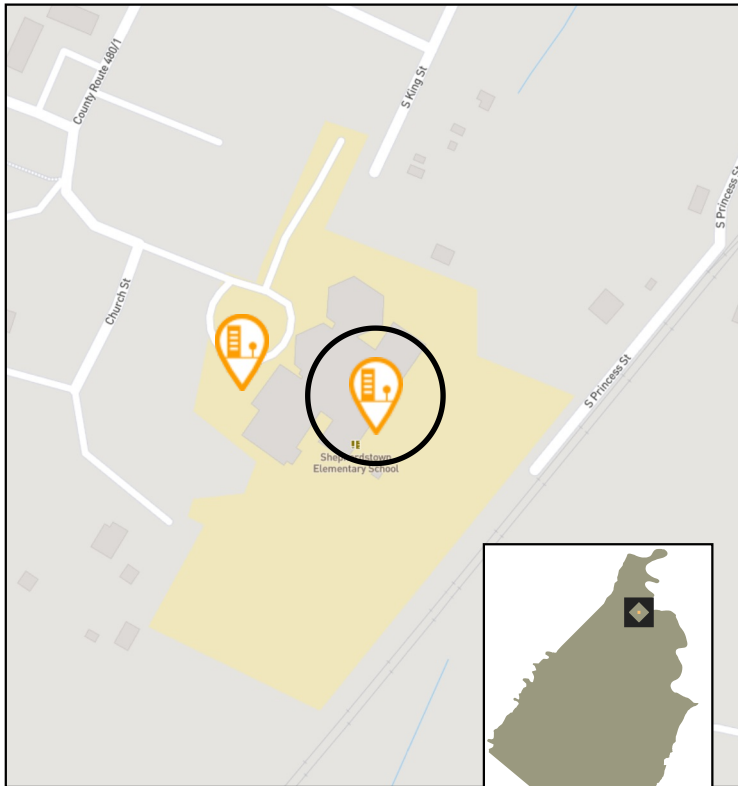
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Mixed Use(first floor shop with housing on upper floors)

A vibrant arts and community center that is supported by both businesses and government with rental spaces for small businesses and gallery space.

Yes!!!! by on 01/24/2024



ID 458843, By 375191
On 01/24/2024

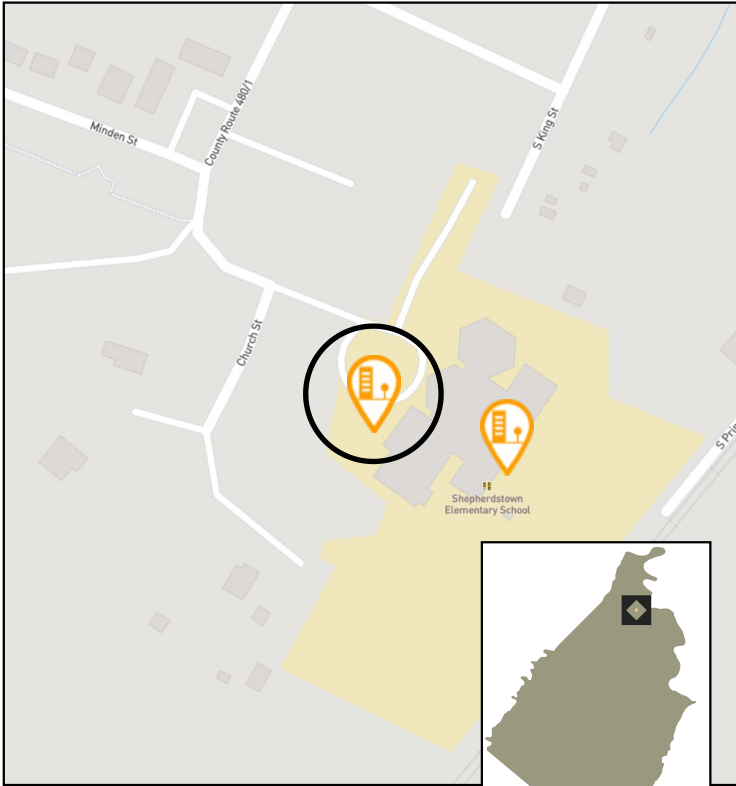
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

We need to look into incorporating the elementary and junior high schools into Shepherdstown, and if the town is able to acquire them, use them for event space, arts centers, and potentially town parking.

Absolutely agree with annexation, and that would be an excellent community arts center! by on 01/24/2024
Shepherdstown could definitely use parking and event space. by on 01/24/2024



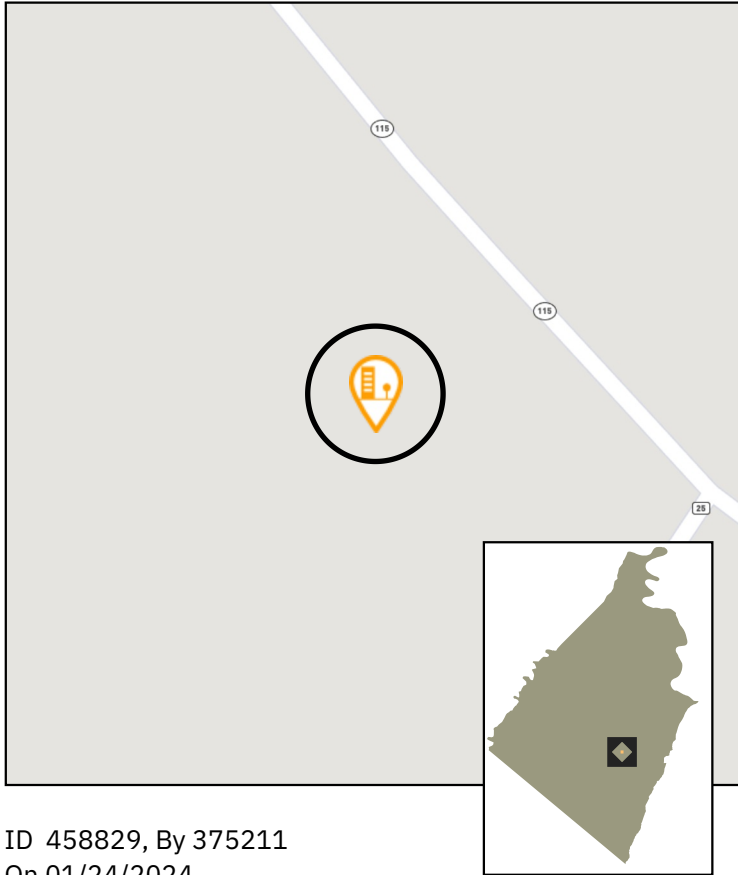
ID 458841, By 375193
On 01/24/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Mixed agricultural use ... why can't we grow grapes here to be sold to wineries? Why can't this farmland be used by agricultural students? Can this land be used in multiple ways – can sheep graze it while it's being used another way?



ID 458829, By 375211
On 01/24/2024

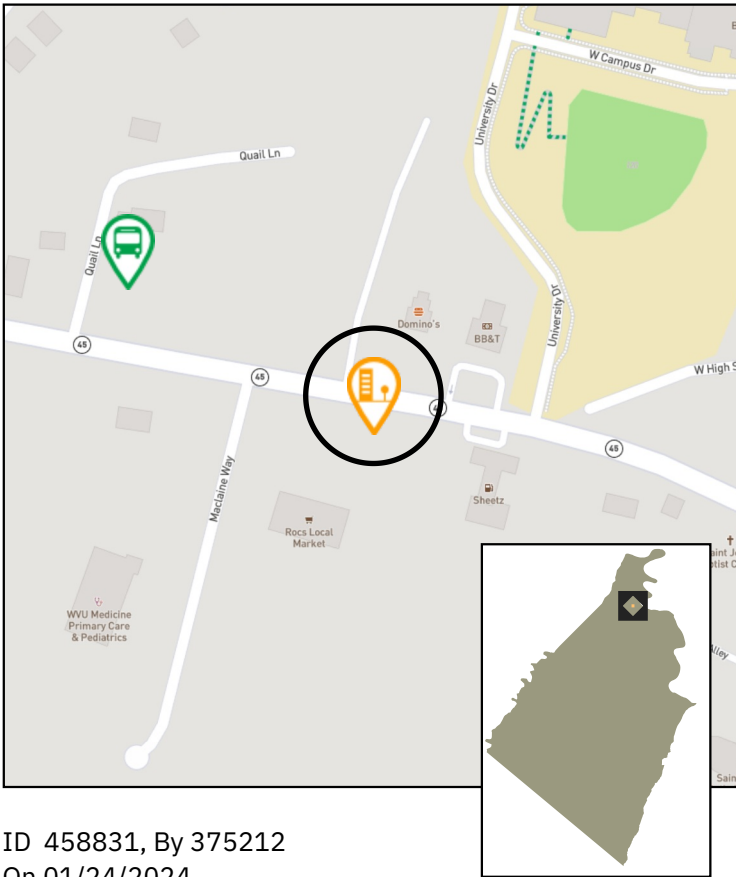
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Mixed Use(first floor shop with housing on upper floors)

I think the area just outside of Shepherdstown headed west on Route 45 is becoming spoiled with too many ugly businesses. I can imagine this blight stretching the entire way to Martinsburg in the coming decades.

I agree. Can't we set standards that can allow for reasonable development but with certain aesthetic limits? by on 01/24/2024 I agree. The area is becoming the epitome of sprawl and the transition between the town and this area is jarring. Mixed use might do a better job of integrating this area into the town. by on 02/06/2024



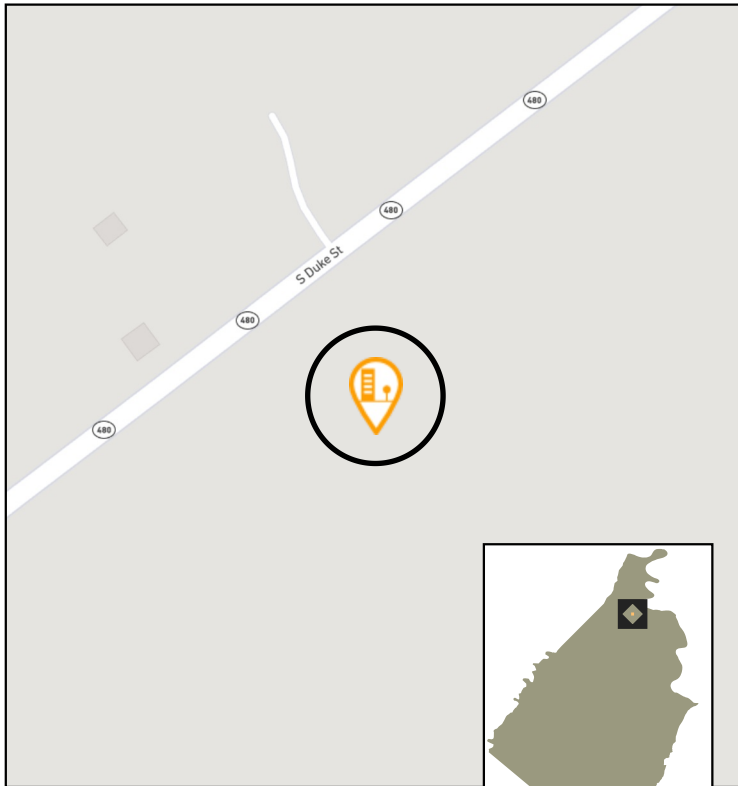
ID 458831, By 375212
On 01/24/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

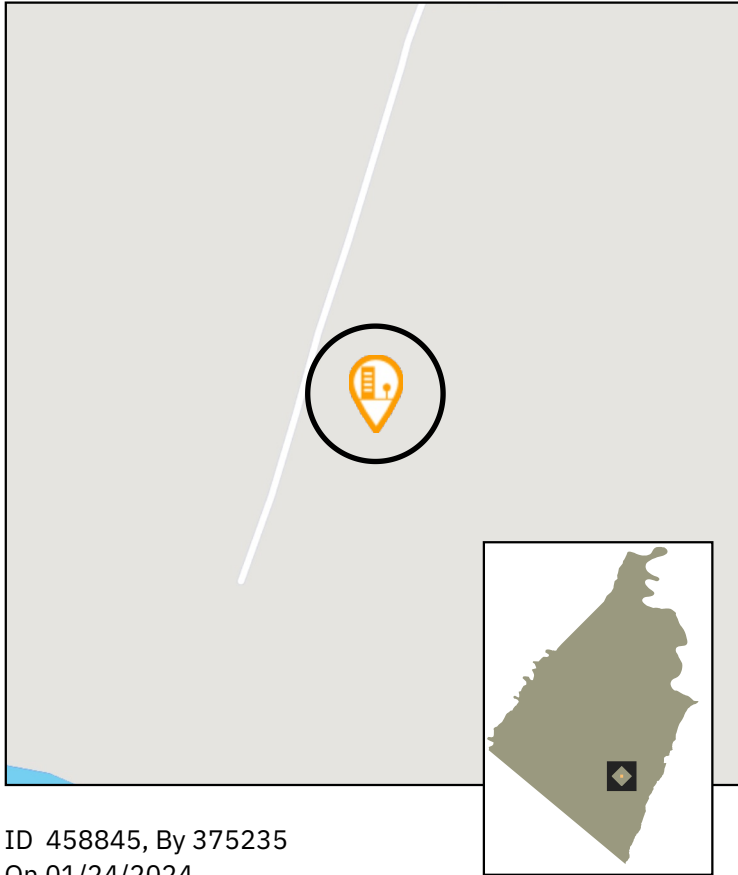
Residential(single family houses, townhouses)

There should be a choice for maintaining space in its natural environment, which is what I would have chosen for the area of a new housing development. I worry that if this keeps up, Morgan's Grove Park will become an isolated pocket of greenery.



ID 458834, By 375212
On 01/24/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458845, By 375235
On 01/24/2024

Comments:

Residential(single family houses, townhouses)

Any commercial project, particularly solar, that any part is within a desired growth designation, the entire project should be allowed in that rural, commercial, or urban growth area designation.

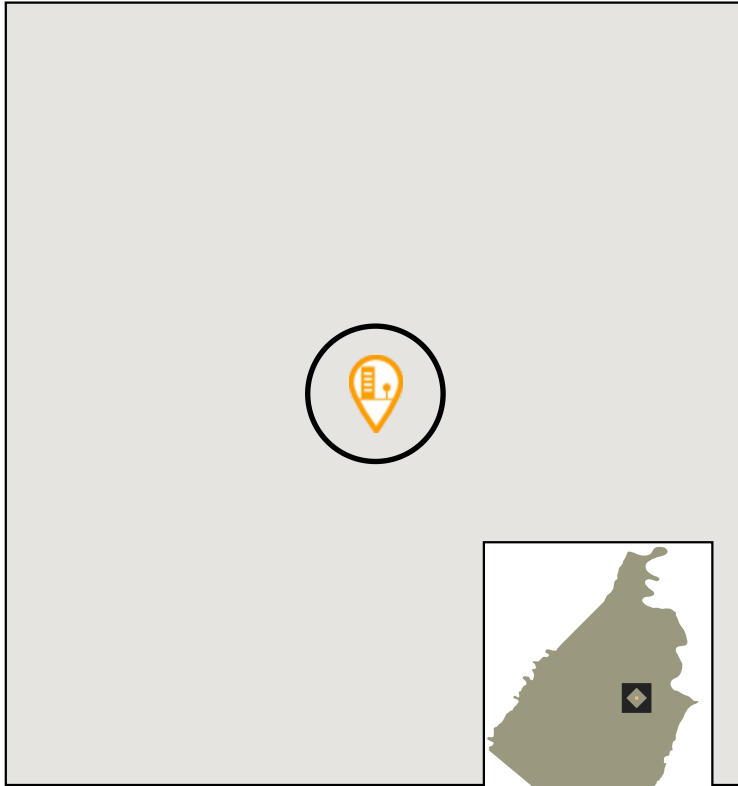
When the land lease for solar expires, the land should be assigned/ allowed the best land use designation in that area of the county.

Would be great to put in parking, walking path, picnic pavilions, etc. to provide access to the Shepherdstown Battlefield. This is on Trough Road, Engle Moler Road and River Road. Dr. Mike Nickerson President Shepherdstown Battlefield Preservation Association

by Guest on 01/25/2024 Future solar farms should be discouraged at all costs. They are unsightly and ruin property values for nearby homes. The land would be better used for agriculture or LIMITED residential use. by on 01/29/2024 Large scale solar is an industrial use, and should not have been approved for this area. It is not in line with the current comprehensive plan, and should not be allowed in the new plan, either, except in designated brownfield areas, like the Millville quarry or the county dump. by on 02/01/2024 Rural, Farming, Equine by on 02/05/2024 No more solar farms. They are an eyesore. by Guest on 02/05/2024 No more solar farms. They are an eyesore. by Guest on 02/05/2024 No more solar farms. They are an eyesore. by Guest on 02/05/2024 No more solar farms. They are an eyesore.

by Guest on 02/05/2024 The population in the county is expected to double this coming decade. Adding solar farms in such a picturesque area detracts both from property values, as well as tourism dollars. We need more activities for families, as well as for business professionals, singles, etc. Parks, playgrounds, golf/ mini golf/ top golf, swimming pools, indoor play space, and a consideration for the aesthetic appeal and landscaping would actually add value to the area. by on 02/05/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458856, By 375251
On 01/24/2024

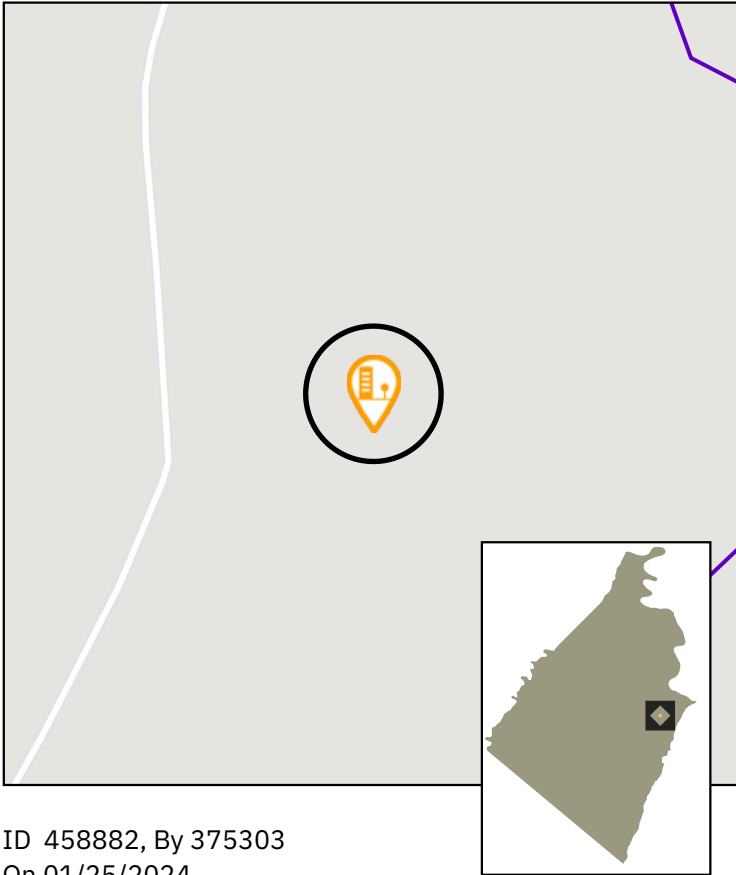
Comments:

Residential(single family houses, townhouses)

This is a residential growth area. Recent legislation now allows industrial solar facilities. There is a place for solar facilities but not directly up against a residential community. Allowing this is affecting the possible health of our residents and our property values.

Industrial solar shouldn't be allowed in this area. Industrial solar has proven to be harmful to the environment from the excess heat, soil contaminants, fire dangers, disrupting local ecology, harming birds & insects, and forcing wildlife into residential areas, stormwater runoff & flooding. The price to clean-up a 600-plus acre solar project would be \$4-8 million. Further, industrial solar projects remove farm land, decrease home values, and are owned by international companies with no connection or loyalty to Jefferson County. The Flowing Springs and other potential industrial solar projects should be at least 2,000 feet from homes, yet this area is the middle of several home communities. by on 02/03/2024 The planning commission has allowed a solar farm in a residential growth area, directly backing up to a school and neighborhood . This negatively affects property values, the environment and according to the World Health Organization the health of the people. Solar farms should be placed in areas of the county where homes and schools will not be affected. What plans are there to compensate the homeowners affected by these solar farms? by on 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458882, By 375303
On 01/25/2024

Comments:

Residential(single family houses, townhouses)

Scenic and wildlife habitat preservation.

If housing is truly desired, it should be made affordable. No "McManshions" . Something closer to rent controlled, section 8, low income family homes. by on 01/26/2024 I think this area could be restored. If you've gone by this area there is this white dust/sand-looking area that I think is from the effects of where the quarry used to be. Could maybe look for grants to restore disturbed past industrial areas. Good for wildlife habitat and preservation which would work with the closeness to Harpers Ferry National Historical Park. by on 01/30/2024 Scenic and wildlife preservation. Walking Trails.

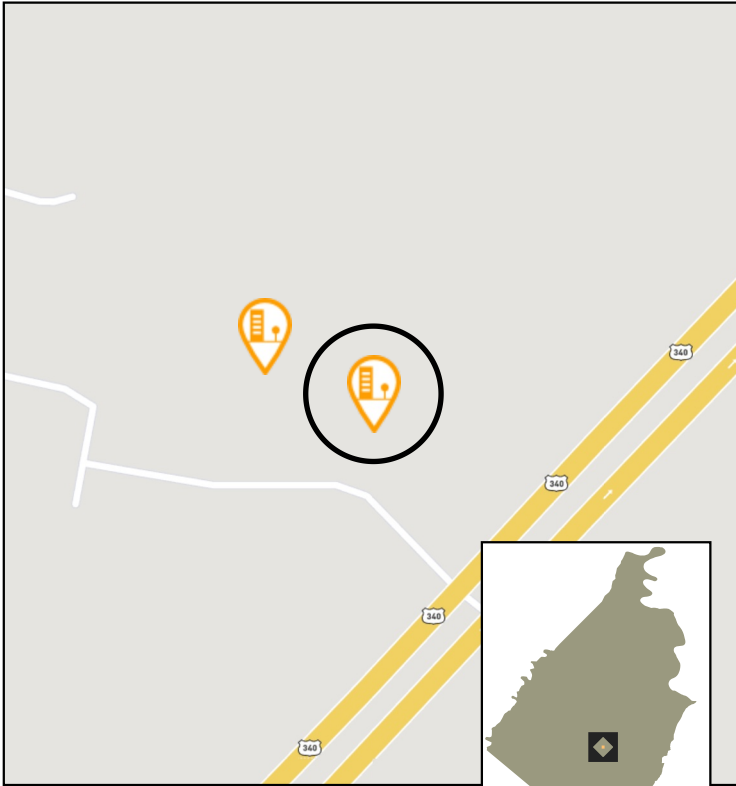
by on 02/02/2024 Scenic and wildlife habitat preservation with low impact walking trails. County should improve the access area and oversite cleaning up trash and debris that accumulates. by on 02/05/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Commerical(gas stations, supermarkets)

Provide shopping on the south side of Charles town, to service all of the neighborhoods without having to go into Ranson. Grocery, etc



ID 458891, By 375351
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Commerical(gas stations, supermarkets)

Blighted commercial center needs improvement



ID 458897, By 375365
On 01/25/2024

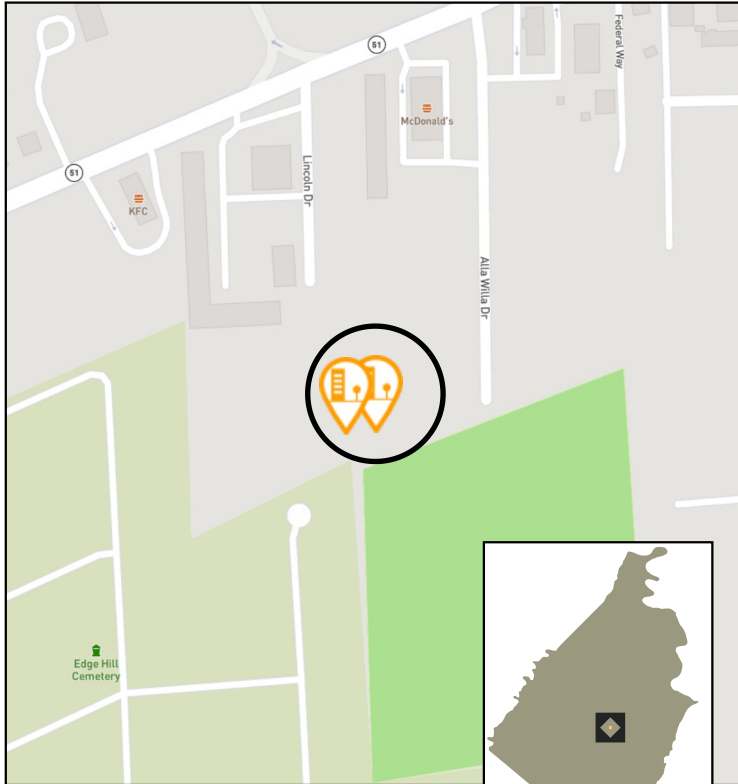
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

Preservation

Is this not part of Edgehill Cemetery? by on 02/05/2024



ID 458905, By 375365
On 01/25/2024

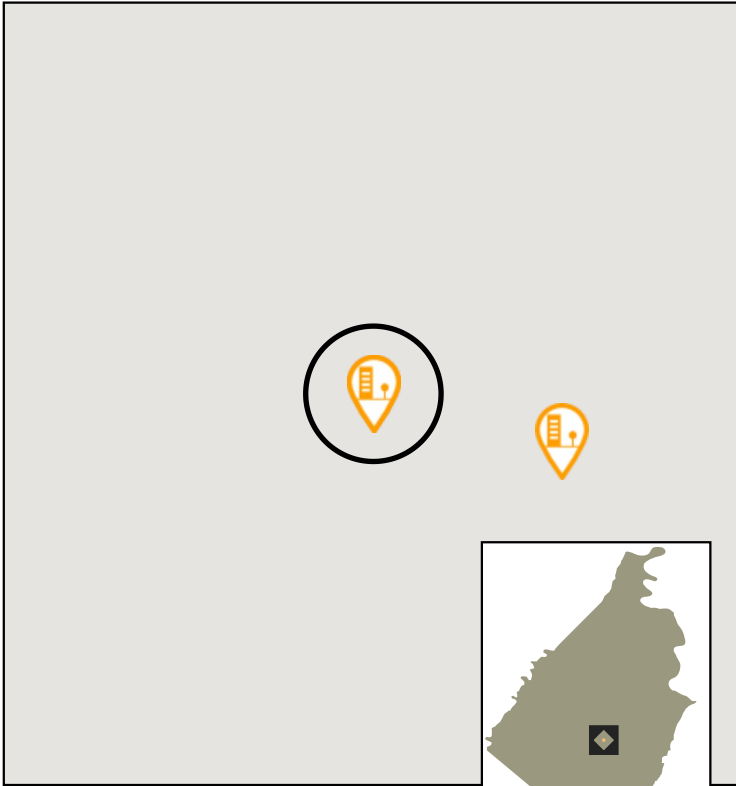
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Residential(single family houses, townhouses)

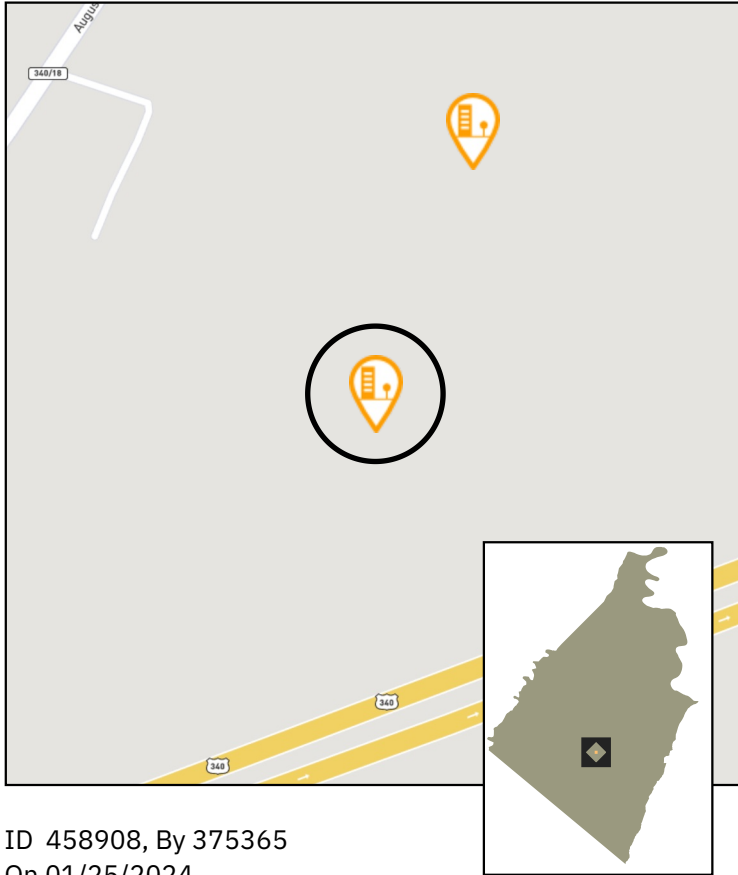
Preservation and park

Left to preservation as farmland or just restored to a natural area. Please don't develop. Can't imagine the car congestion and more loss of natural areas. by on 01/30/2024 Preservation and wildlife habitat with low impact trails that connect to the linear park and Happy Retreat. by on 02/05/2024



ID 458907, By 375365
On 01/25/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458908, By 375365
On 01/25/2024

Comments:

Commerical(gas stations, supermarkets)

Big box

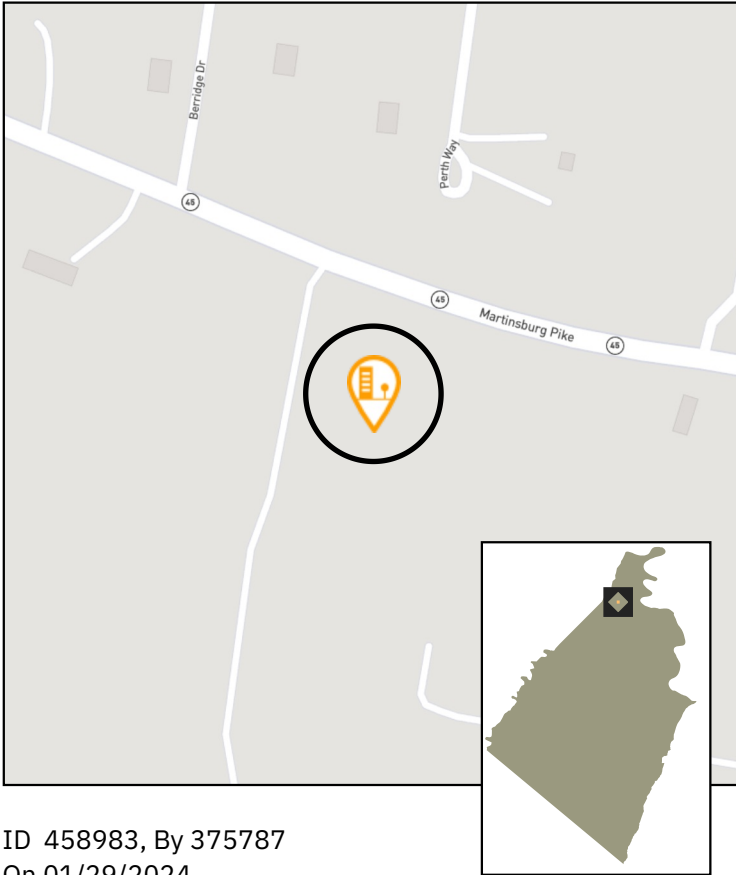
Big Box store is totally inappropriate at this location. Another egress off the 340 bypass will further create dangerous traffic situations with another point of egress on and off the bypass. This is already an area of numerous traffic incidents with loss of life. Augustine Rd. is a country road not equipped to carry the amount of traffic that continues to get more dense with poorly planned development. by on 02/05/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

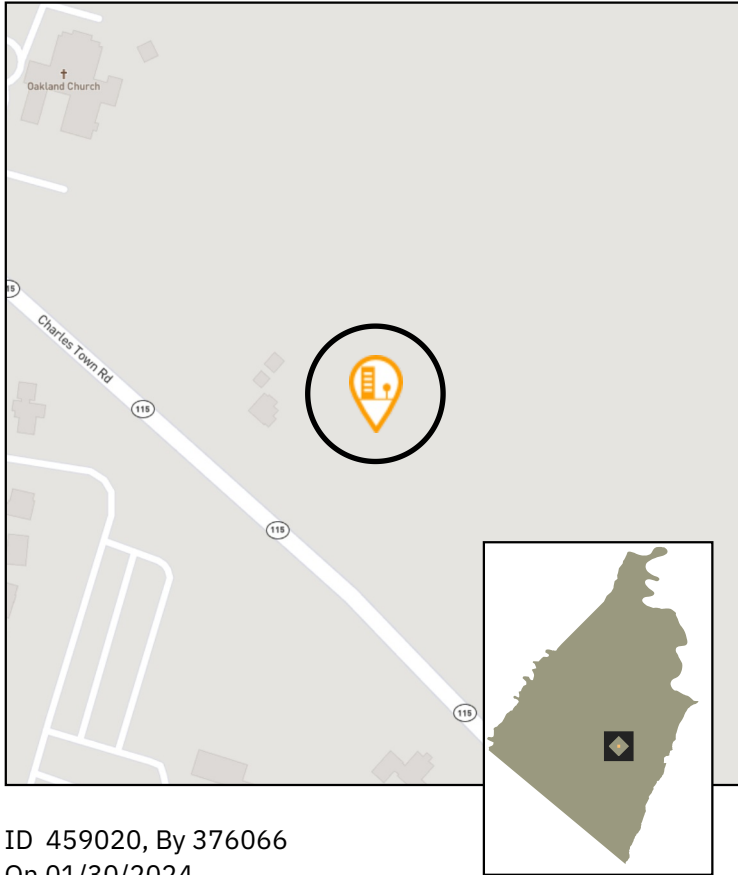
Residential(single family houses, townhouses)

Commercial use is creeping westward on Route 45, and creating blight leading into historic Shepherdstown. To remain consistent with the surrounding area west of the 7/11 store, (the surrounding properties are housing and on the south side of Rt. 45 each have 4 acres or more per house) this property should be reverted back to residential only.



ID 458983, By 375787
On 01/29/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 459020, By 376066
On 01/30/2024

Comments:

Residential(single family houses, townhouses)

None of the land use categories fit my vision. Do not want to see this developed/ use for single-family homes. The rural and farmland aesthetic is being lost in Jefferson County due to sprawl and the area across is already being developed as Kings Crossing. This road is already unsafe to cross and the addition of more cars having to be on this road and all their generated pollution would be terrible. I would like to cross this road and bike on it without having to breathe in car emissions and ear being hit.

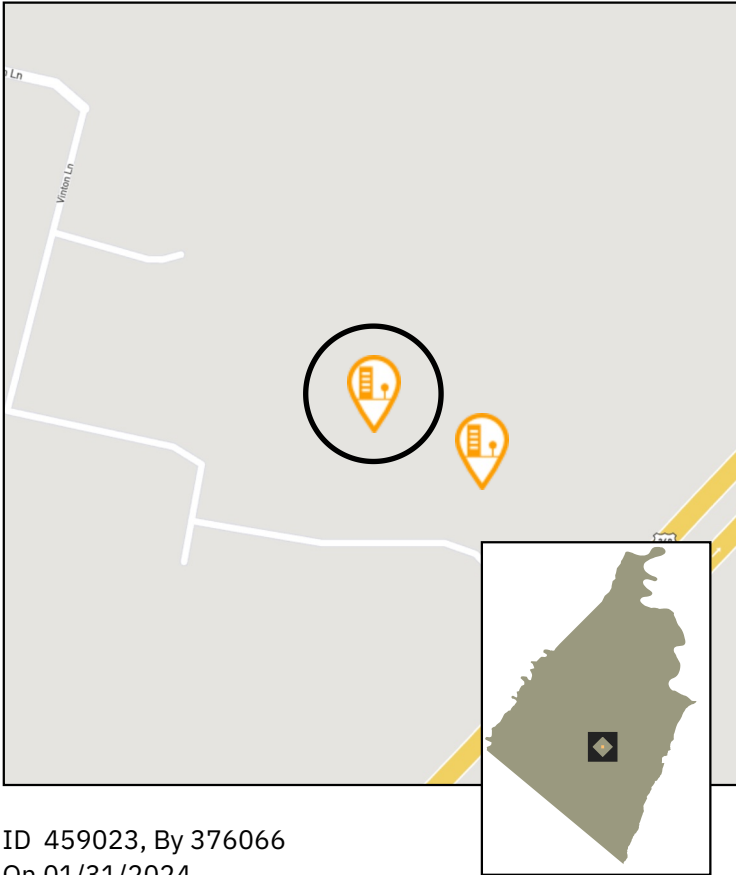
Norborne Glebe developers are promising a pool for residents. The county can't afford a pool. Remind me why we got rid of the impact fee? by on 02/05/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

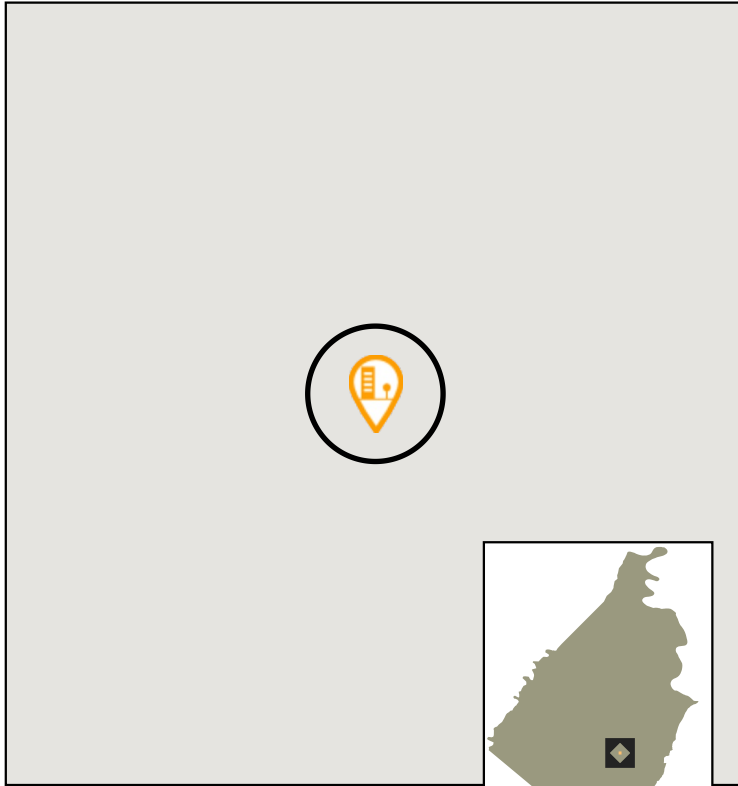
Residential(single family houses, townhouses)

No usable categories. Interested in keeping this as a sort of historical agricultural/farm area since the Jacks Mannings farm house is here. Could be similar to Happy Retreat. Could the person who owns this land be open to hearing about a conservation easement to preserve this land?



ID 459023, By 376066
On 01/31/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 459024, By 376076
On 01/31/2024

Comments:

Residential(single family houses, townhouses)

Industrial solar is not a land use that supports the agricultural and bucolic nature of Jefferson County. It is also not in line with the current comprehensive plan. Nor should it be recognized as an acceptable use of fertile farmland. Some residential development with the rest of the land should be the use of this land and the rest of the land currently in the Blake solar project. That was how it was originally zoned, and the current use does not align with that. We have to make sure that solar is developed only in appropriate locations, like industrial brownfield areas, such as the county dump or Millville quarry. We do not want industrial solar in Jefferson County, as the existing Comprehensive Plan states, and as the new plan should also state.

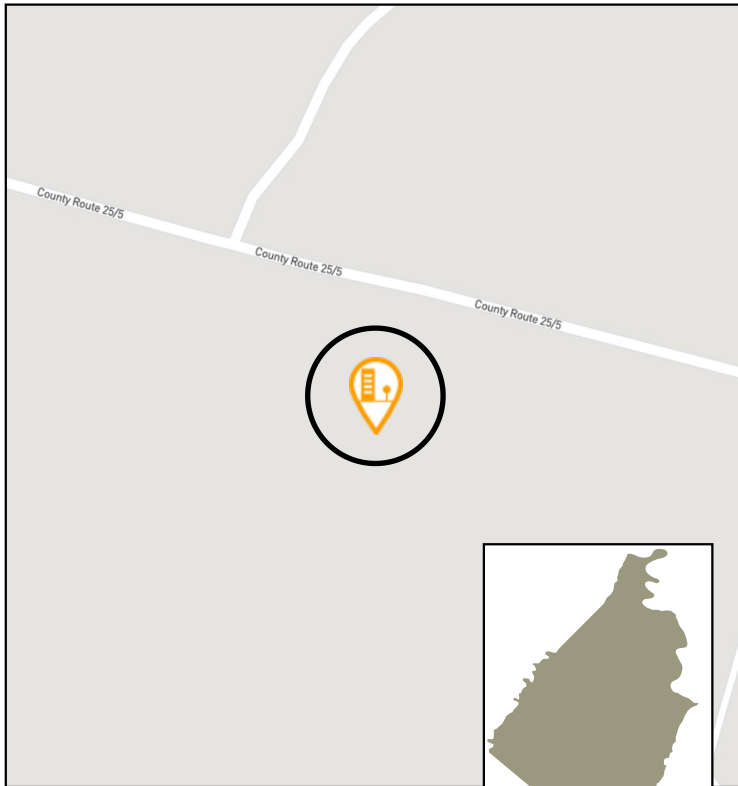
The population in the county is expected to double this coming decade. Adding solar farms in such a picturesque area detracts both from property values, as well as tourism dollars. We need more activities for families, as well as for business professionals, singles, etc. Parks, playgrounds, golf/ mini golf/ top golf, swimming pools, indoor play space, and a consideration for the aesthetic appeal and landscaping would actually add value to the area. by on 02/05/2024 While I'm not thrilled with the solar farms being put up, they are, at least, not new developments with their attendant traffic and demand on services. Solar Farms are fine so long as they don't get a tax break: they don't deserve it and our county should never grant any that are requested. But if they pay their taxes like every other type of farm, then they should be allowed. by on 02/05/2024 Agreed! by on 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update

Comments:

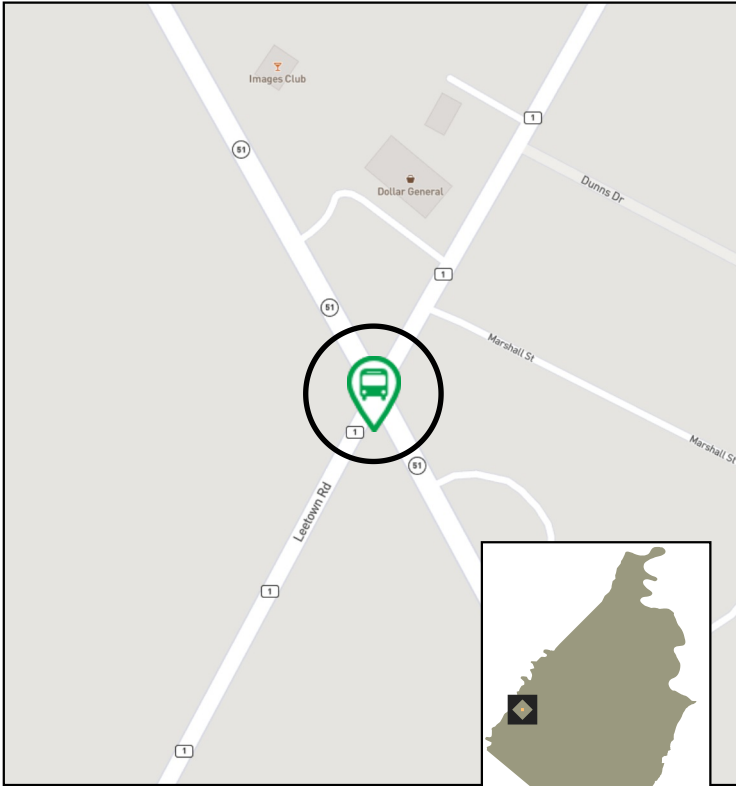
Residential(single family houses, townhouses)

This is not urban growth. This is solely agriculture and should remain agriculture. Solar panels should not be permitted here.



ID 459213, By 376660
On 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458832, By 375213

Comments:

Transportation Safety Issue

Pedestrian Safety

All safety issue. Seen many near deaths.

Definitely needs safety upgrades whether it is a light or a traffic circle. Traffic from Leetown Road in both directions have to compete with high speed through traffic on Route 51 and visibility is limited. by on 01/25/2024 This intersection is very dangerous with bad sight lines from Leetown Rd to cross 51. A traffic light would be much better. by on 02/03/2024

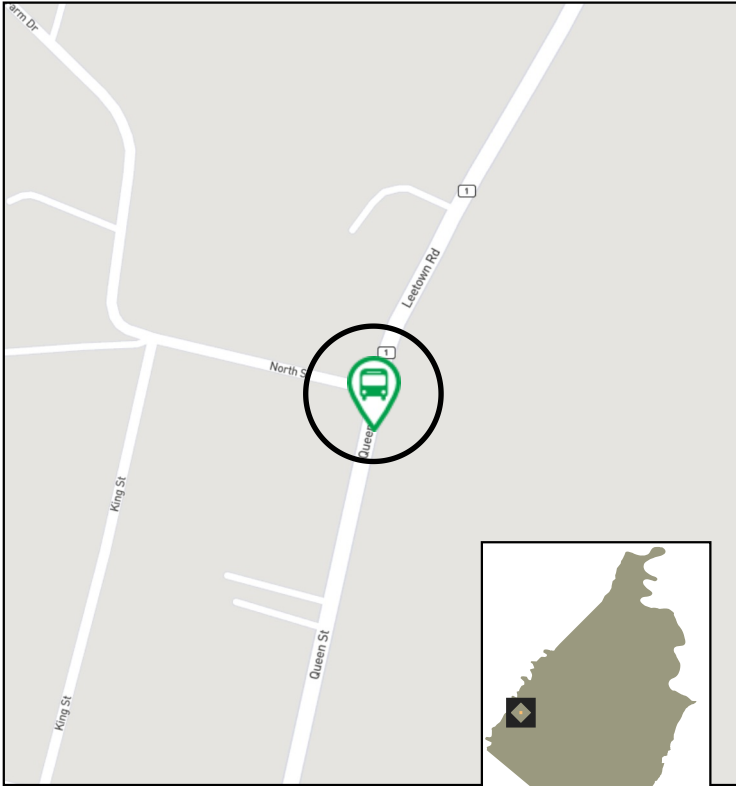
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Pedestrian Safety

Had many cars speeding and hitting the light poles and before that, it was the house. There's a bus stop one house Dien and it children are scared to walk there.



ID 458833, By 375213

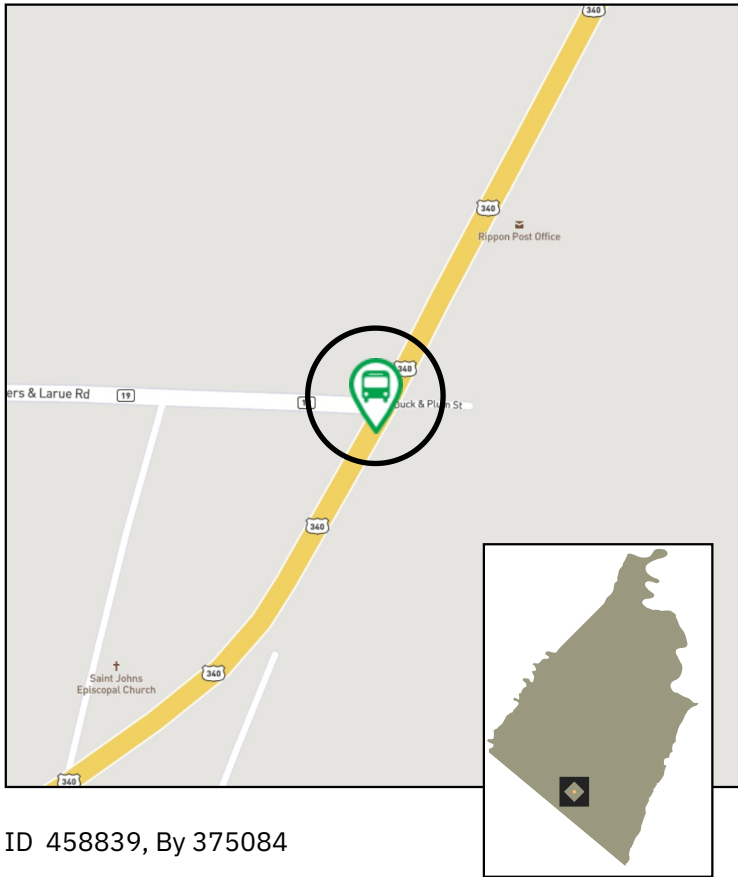
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

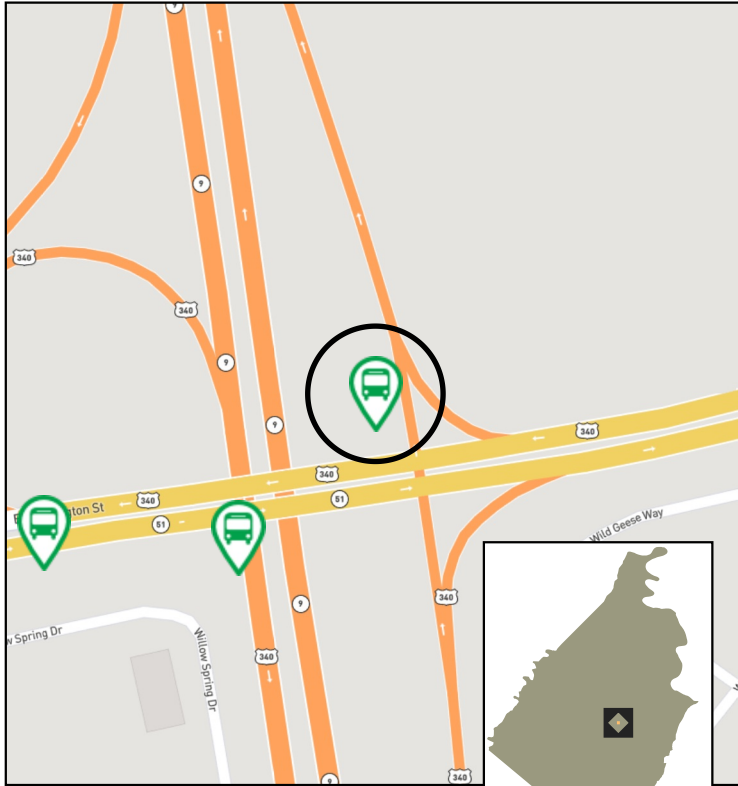
Automobile Safety

Difficult to turn onto Berryville Pike from Withers during elevated traffic. Primary afternoon and evening. May be resolved once 340 is moved to the proposed location



ID 458839, By 375084

Jefferson County's 2045 Comprehensive Plan Update



ID 458861, By 375154

Comments:

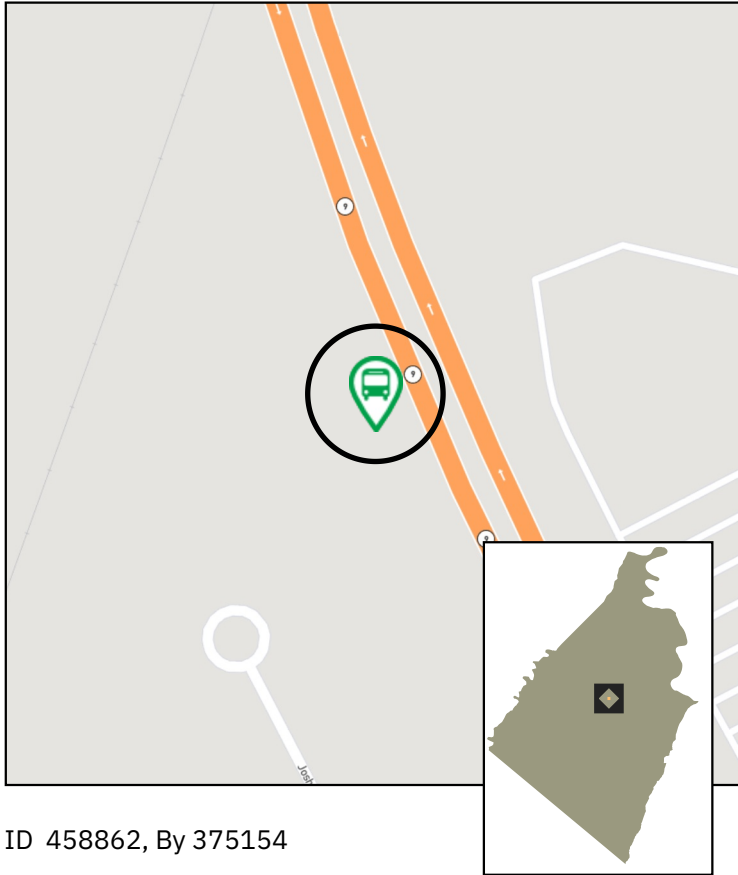
Transportation Safety Issue

Pedestrian Safety

This intersection is increasingly used by bicyclists and pedestrians. It need to be made much safe with bypass trails, push-button walk/ride lights or other accommodations.

In addition I have witnessed many pedestrians attempting to walk on the shoulders from the Walmart area to the Flowing Springs Road area. Sidewalks, or at least wider walking shoulders with barriers need to be installed so pedestrians are protected. by on 01/24/2024

Jefferson County's 2045 Comprehensive Plan Update



Comments:

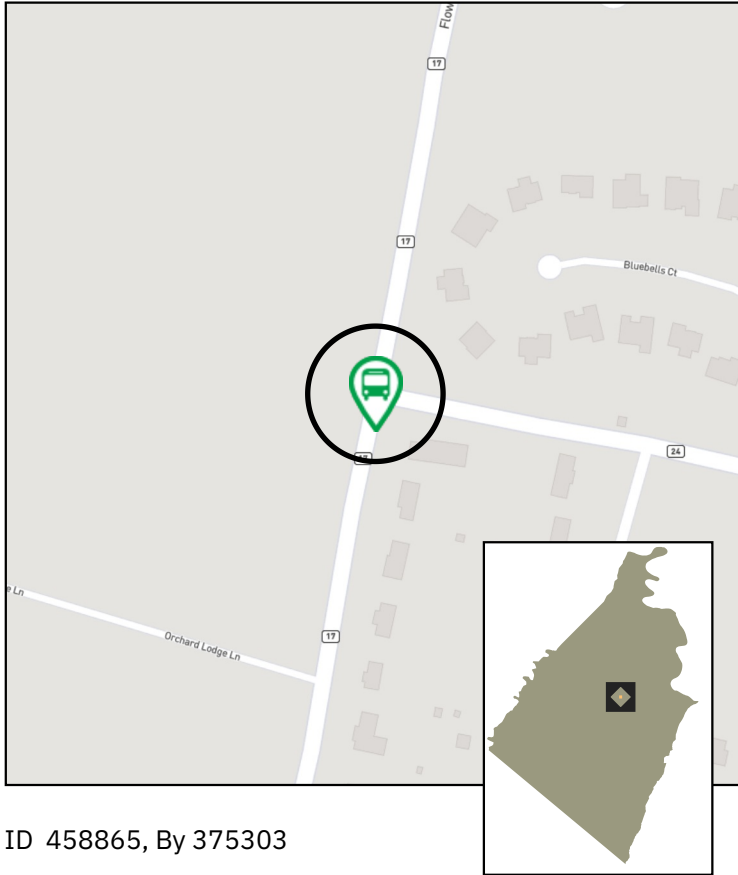
Transportation Safety Issue

Pedestrian Safety

Safe, separated bike/ped trail connections need to be destnated between the Route 9 trail and Ranson/Charles Town. Route 9 trail is a wonderful resource for recreation and potentially for commuting, but its largely inaccessible to the population centers for people without using cars.

I would like to see a YMCA developed in Jefferson County. by on 02/02/2024 Agreed. Can't ride/run or walk to the trail from the many parking spaces just 1/2 mile south by on 02/03/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458865, By 375303

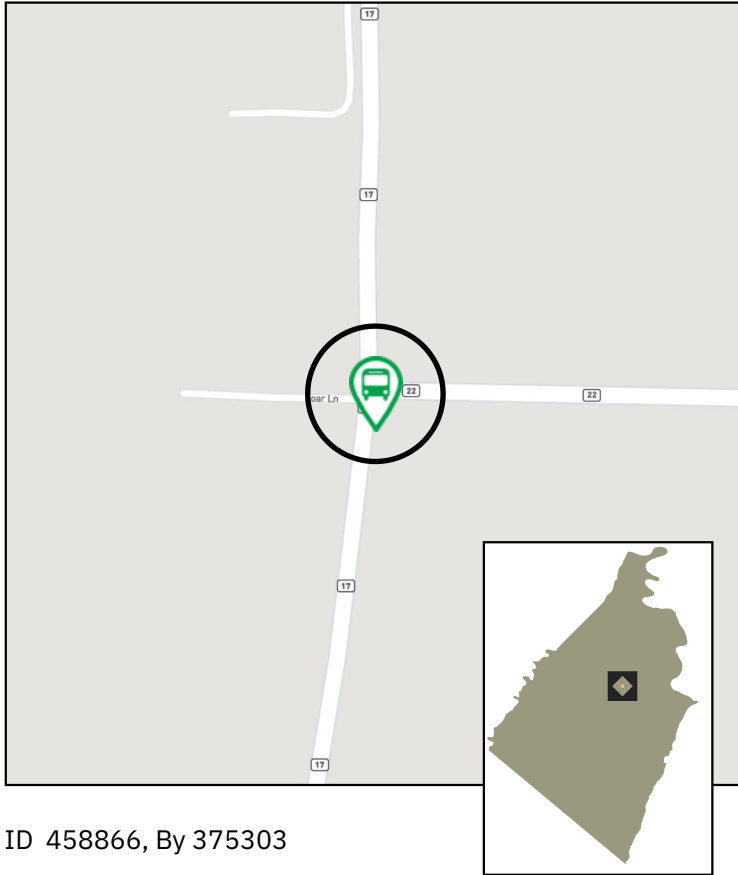
Comments:

Transportation Safety Issue

Automobile Safety

Traffic issues with Country Club Road traffic attempting to enter Flowing Springs Road. Traffic circle would slow Flowing Springs Rd traffic and allow Country Club Rd access.

Jefferson County's 2045 Comprehensive Plan Update



ID 458866, By 375303

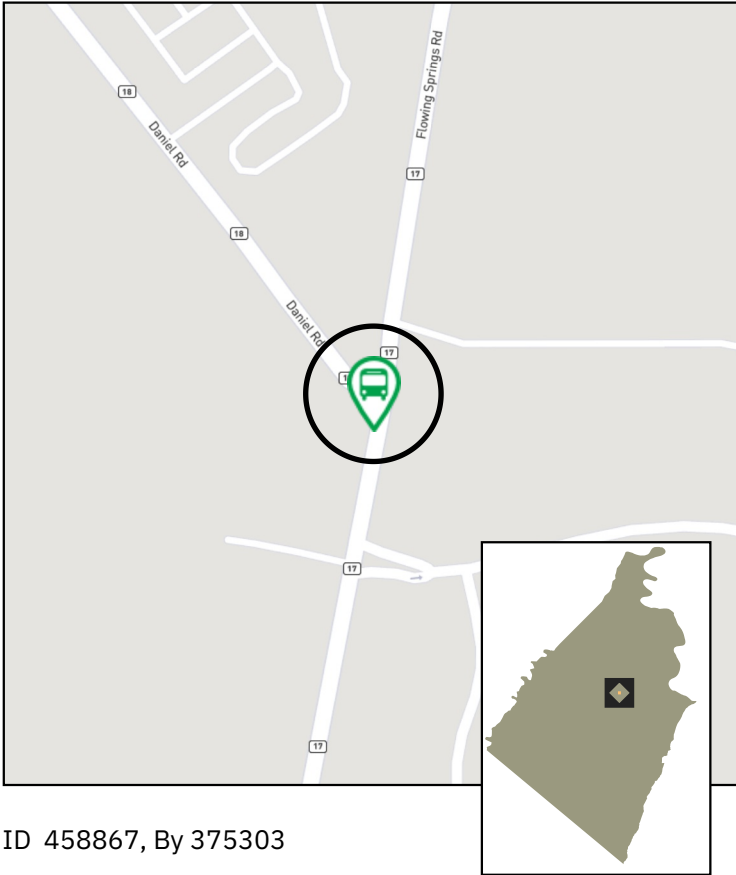
Comments:

Transportation Safety Issue

Automobile Safety

Traffic issues with Job Corps Road traffic attempting to enter Flowing Springs Road. Traffic circle would slow Flowing Springs Rd traffic and allow Job Corps Rd access. This is used by elementary school automobile and bus traffic. It also has visibility issues for traffic entering Flowing Springs Rd.

Jefferson County's 2045 Comprehensive Plan Update



ID 458867, By 375303

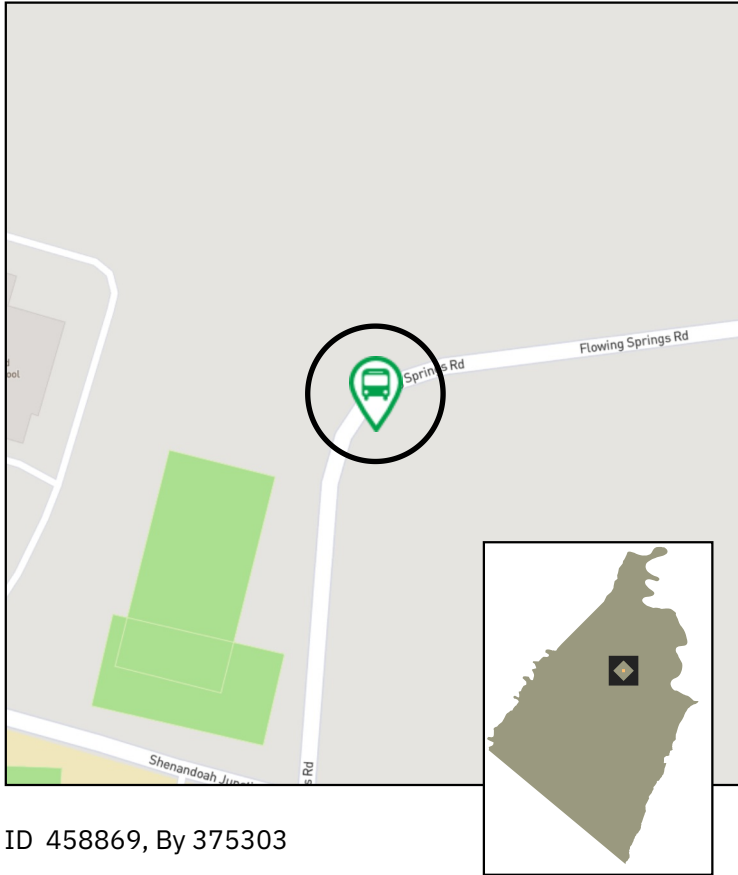
Comments:

Transportation Safety Issue

Automobile Safety

Traffic entering Flowing Springs Road from Daniel Road have visibility limitations and a sharp angled entry onto Flowing Springs. Automobiles pulling out of Daniel Rd have to compete with traffic moving at high speeds. Make entry onto Flowing Springs Rd perpendicular with a traffic circle.

Jefferson County's 2045 Comprehensive Plan Update



ID 458869, By 375303

Comments:

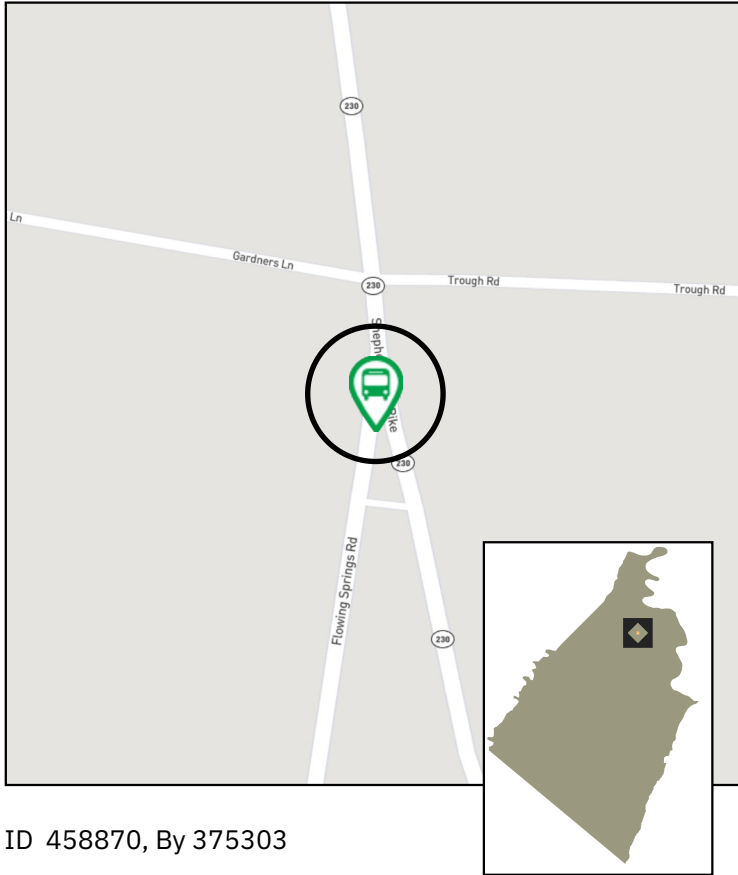
Transportation Safety Issue

Automobile Safety

Eliminate these S curves and the grade railroad crossing at Duffields. Bypass Duffields to the west of the town, bridge the railroad and provide an intersection on Jones Road for Melvin Road traffic. Connect the new road at the north end of Duffields to the straight away of the existing Flowing Springs Rd.

Not needed. by on 02/02/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458870, By 375303

Comments:

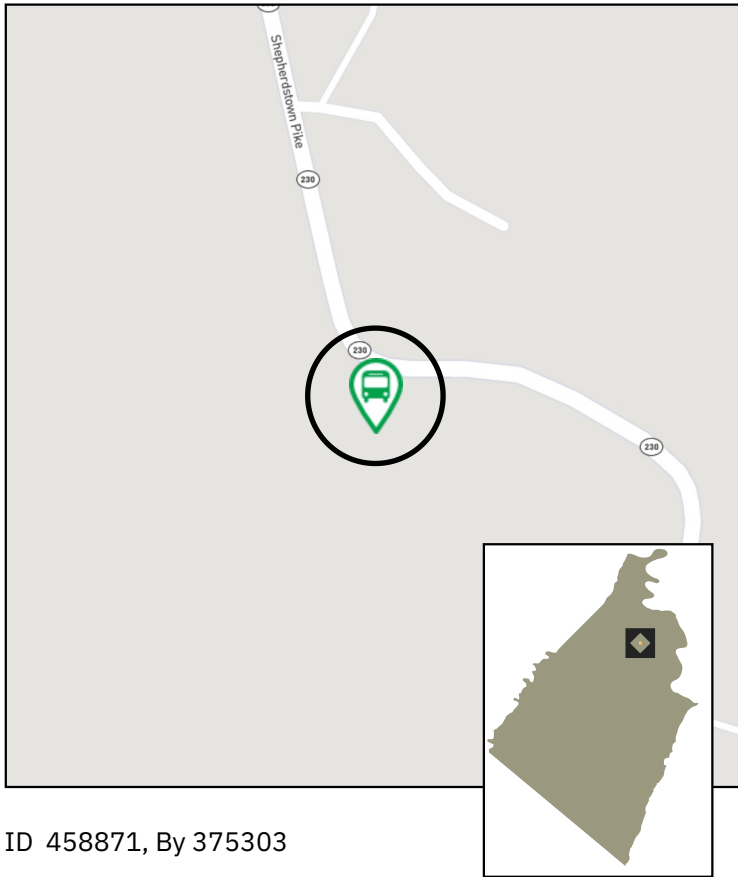
Transportation Safety Issue

Automobile Safety

Eliminate this Y intersection. Traffic on Shepherdstown Pike 230 creates a hazard when turning left to continue on 230 toward Halltown. Install traffic circle and reroute 230 from Halltown to enter at a perpendicular angle.

I second this request. The intersection has Flowing Springs Rd, Rt 230, Trough Rd, and Gardners Lane all converging at different spots in a 20 yard area. When the schools are built here it will be an even bigger mess. by on 01/26/2024 There are 5 roads that come in at this intersection. Yes, this is a bad intersection because not everyone stops or yields as appropriate. There was a yield/stop sign years ago on 230 for those traveling from Shepherdstown continuing on 230 (going left at the Y) but that did not work (people ignored it). It was removed. Agreed that the increased traffic with the new schools will only make things worse. Maybe modifying it so there are 4 roads converging (combine 230 from Halltown with Rt 17 Flowing Springs), and a traffic circle would be the best fix. by on 02/02/2024 Tt by on 02/05/2024 this Y intersection of 5 roads should have been corrected many years ago! The new Elementary School and the community activities associated with it will bring a tremendous increase in traffic to this area. passenger vehicles and school buses will be traversing Gardiners Lane from the stoplight at Morgans Grove Park to this intersection. i ask that you drive this road - a curvy, hilly, overgrown road built for horses and buggies several hundred years ago!! Farm equipment frequently uses this road!! The county commission, planning commission, and the state highway department need to be proactive and address this serious problem now!! A traffic circle needs to replace the Y. by on 02/06/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458871, By 375303

Comments:

Transportation Safety Issue

Automobile Safety

Eliminate these curves and the road that exists between the residence and barn.

I drive on this road and the curves are not a problem. Do the people who live on this road want it straightened out? by on 02/02/2024

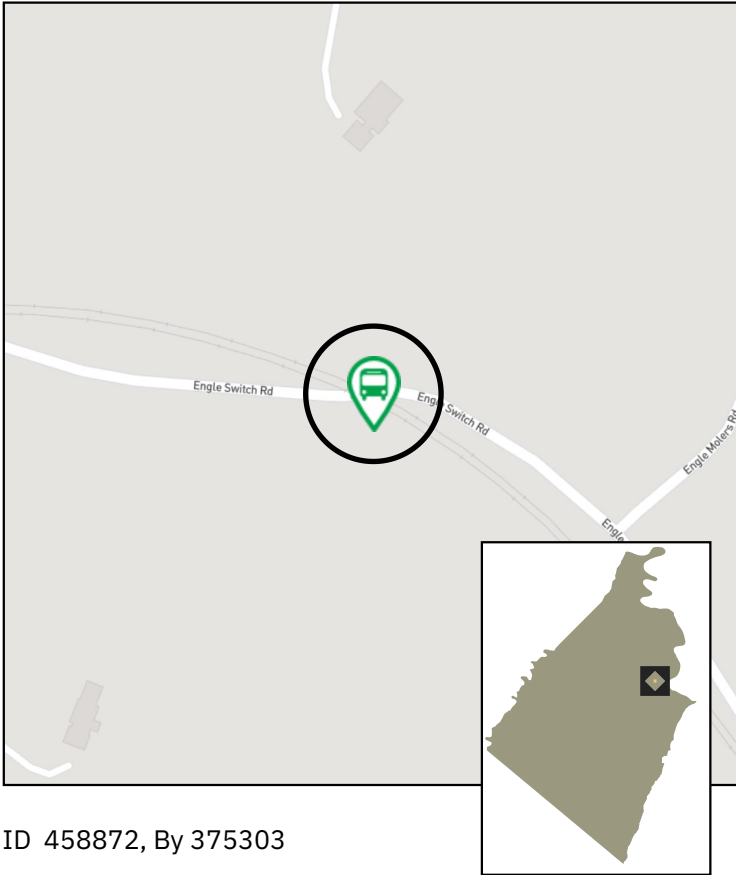
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

Eliminate this grade crossing



ID 458872, By 375303

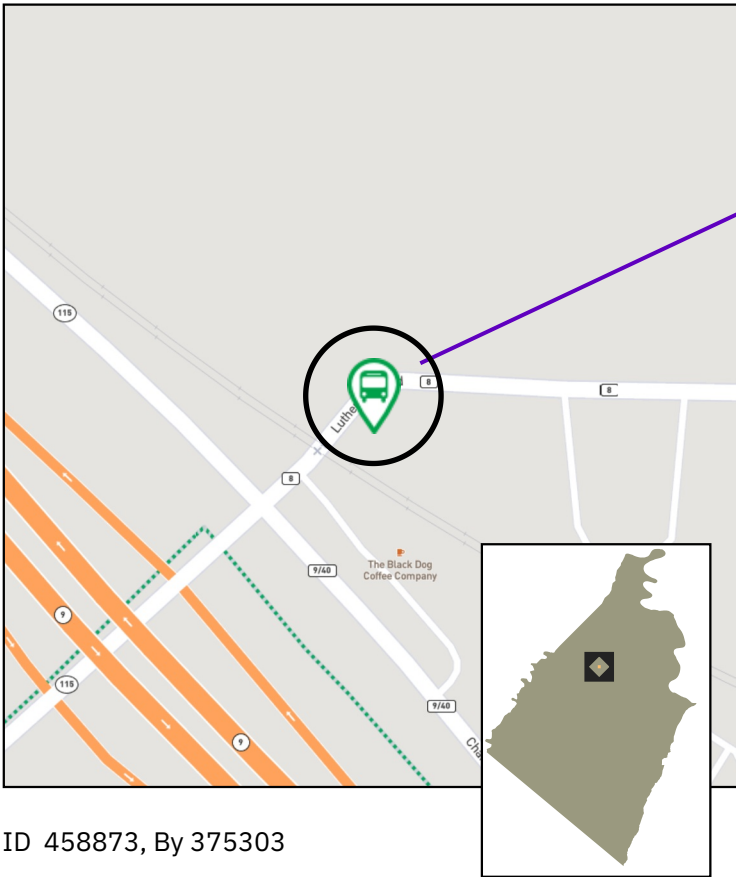
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

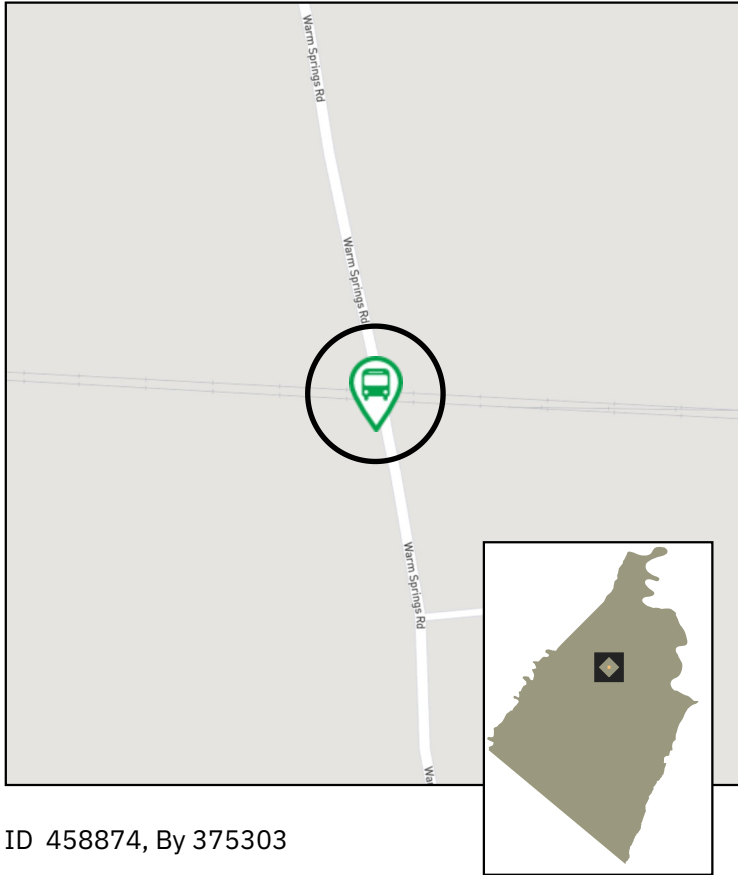
Automobile Safety

Eliminate grade crossing and continue road to Northport Avenue to access Route 115. At grade railroad crossings are dangerous, expensive to maintain and disruptive to those living adjacent to them.



ID 458873, By 375303

Jefferson County's 2045 Comprehensive Plan Update



ID 458874, By 375303

Comments:

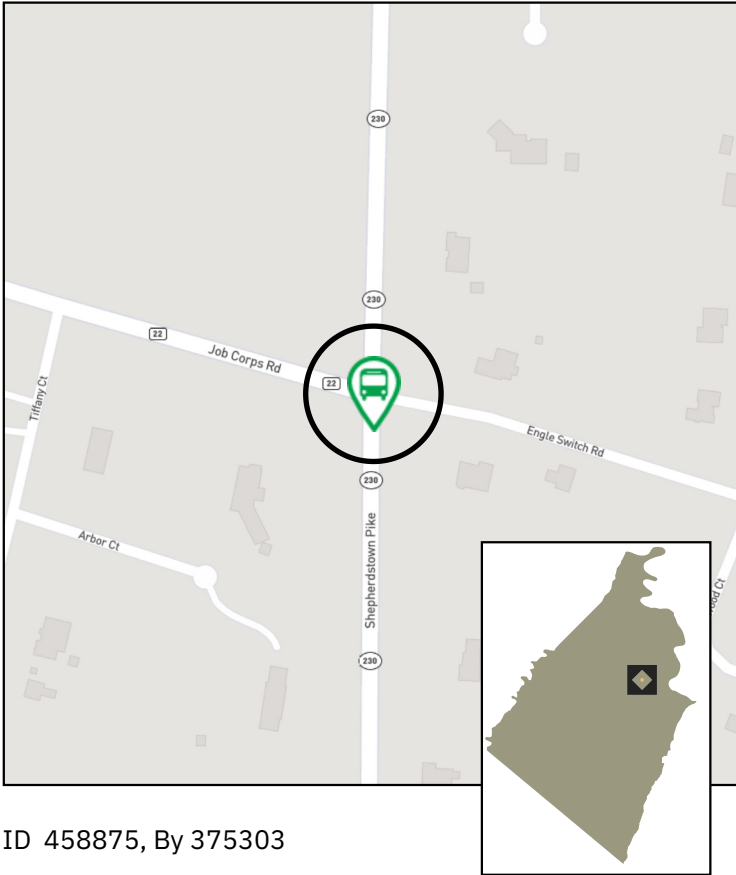
Transportation Safety Issue

Automobile Safety

Eliminate grade crossing. At grade railroad crossings are dangerous, expensive to maintain and disrupt the area around them.

Not needed. by on 02/02/2024

Jefferson County's 2045 Comprehensive Plan Update



ID 458875, By 375303

Comments:

Transportation Safety Issue

Automobile Safety

Install traffic circle to slow Shepherdstown Pike 230 traffic and create a safer entry for traffic from Job Corps Road and Engle Switch Road.

Good idea. Visibility is limited at this intersection. by on 01/26/2024

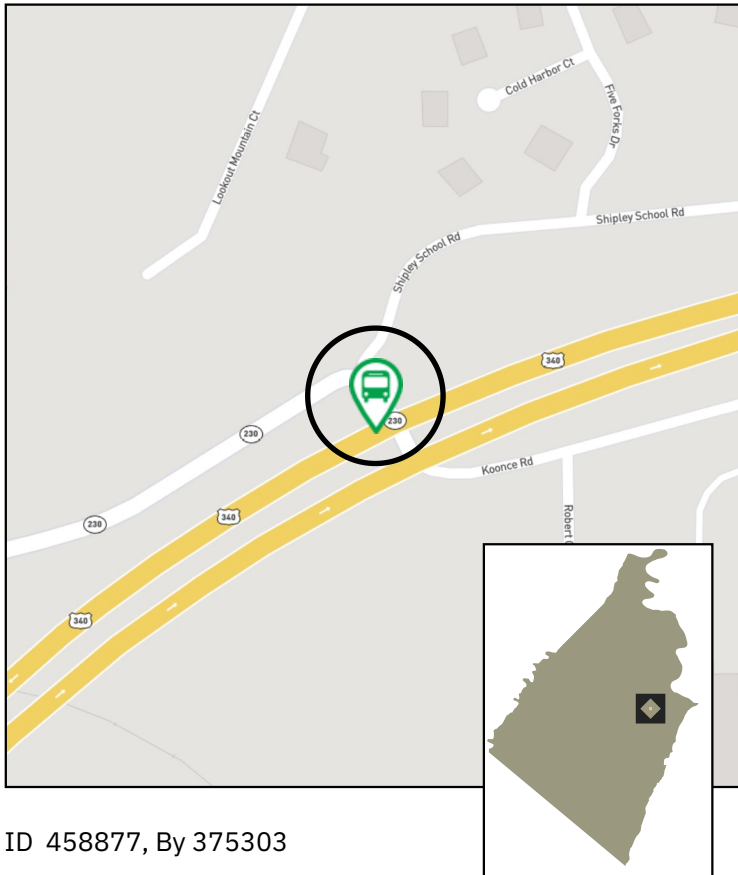
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

Eliminate this intersection and traffic light and improve the Shipley School Road/Border Patrol intersection.



ID 458877, By 375303

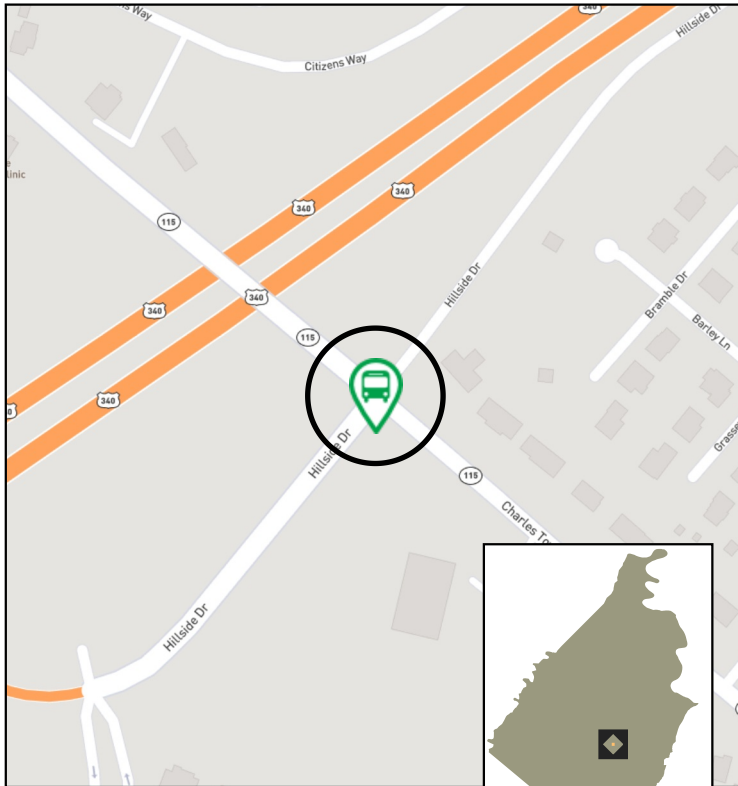
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

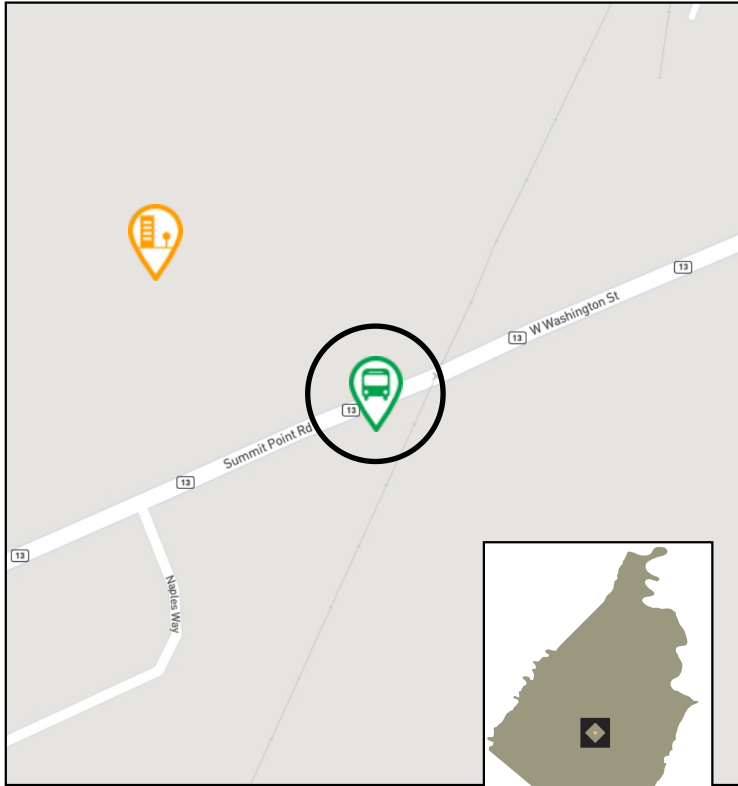
Automobile Safety

Install traffic circle here to slow Charles Town Road/115 traffic and allow traffic entering a safer chance of accessing Route 115.



ID 458879, By 375303

Jefferson County's 2045 Comprehensive Plan Update



ID 458881, By 375303

Comments:

Transportation Safety Issue

Automobile Safety

Eliminate this crossing by connecting Summit Point Road directly to Route 51 west of the railroad right of way. The fewer railroad grade crossings the safer it will be and less disruptive to the local area.

if you eliminate this crossing. What does the traffic look like at the other crossing. It will be horribly crowded especially around times that traffic is busy and after a train passes,
Bad idea by Guest on 02/05/2024

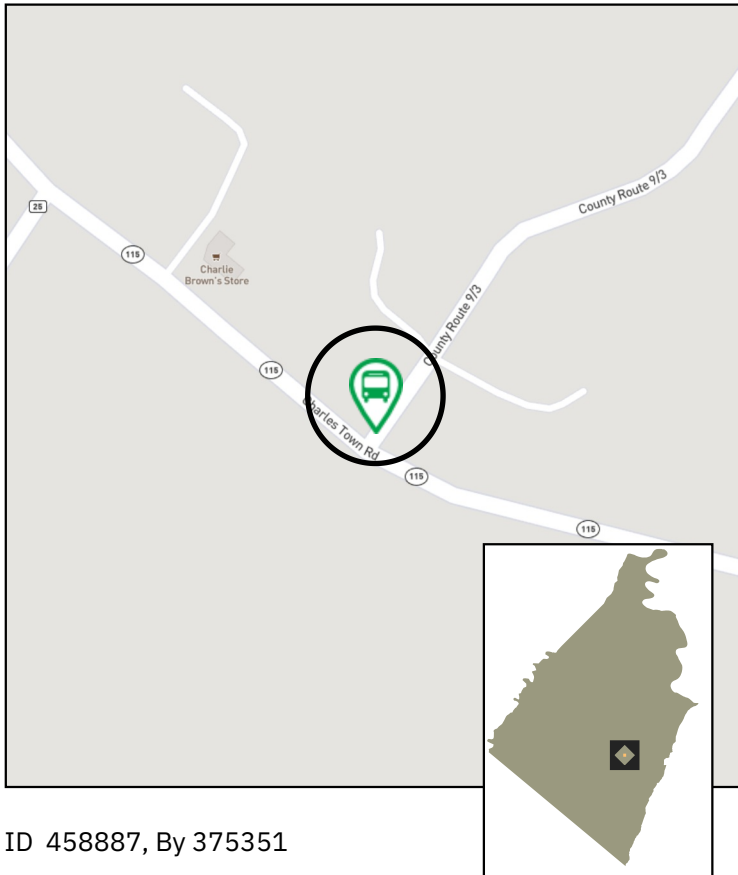
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

The intersection of 115 and Cattail is very dangerous with poor sight lines, adding the increased traffic flow of the new developments along 115 and off Kabletown are only going to compound this problem. A traffic circle which would include Kabletown road, 115, and Cattail would be ideal.



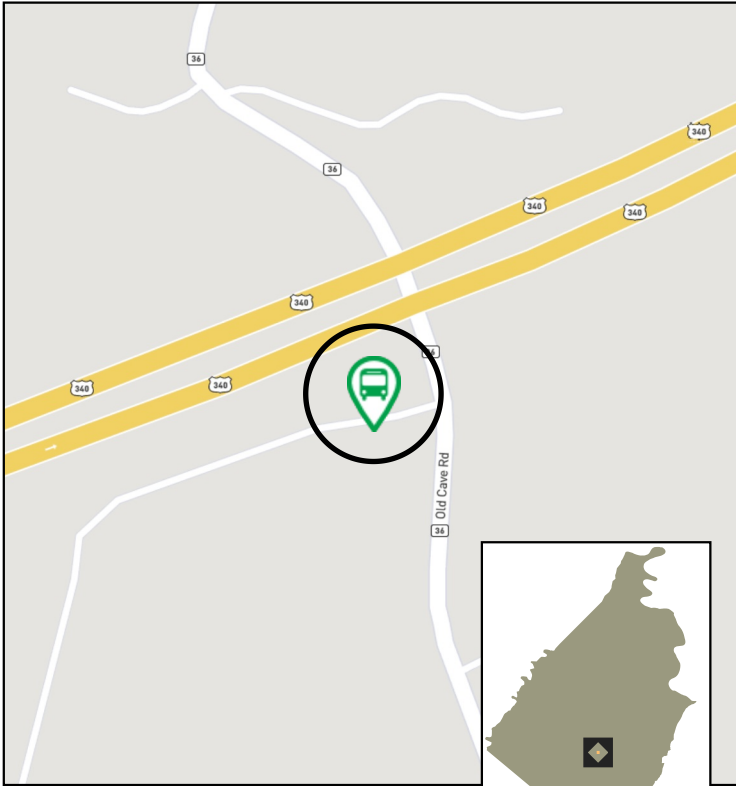
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

There is almost no exit lane to turn onto Old Cave road from 340, when approaching from Berryville



ID 458888, By 375351

Jefferson County's 2045 Comprehensive Plan Update

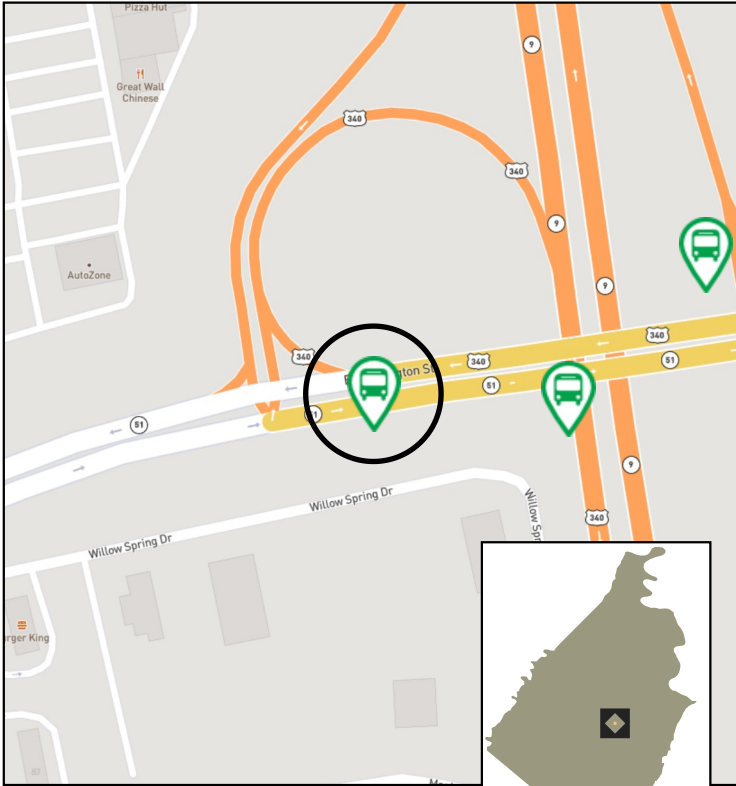
Comments:

Transportation Safety Issue

Pedestrian Safety

Congestion

Build sidewalks and have real pedestrian crossings from
Charles Town to Walmart. by on 01/31/2024



ID 458893, By 375365

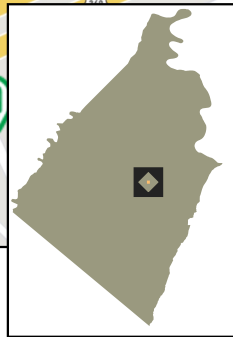
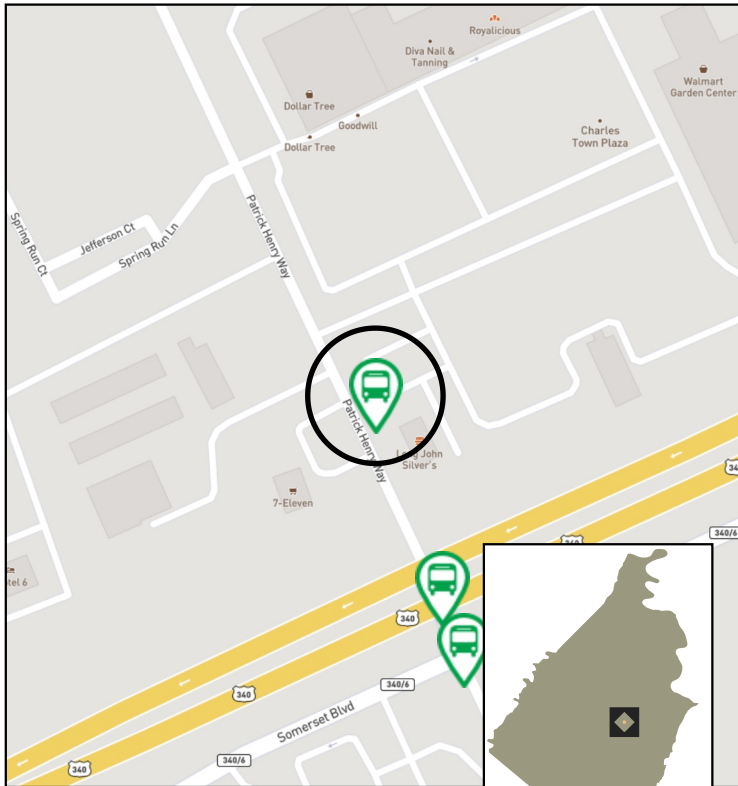
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

Poorly designed commercial driveway



ID 458894, By 375365

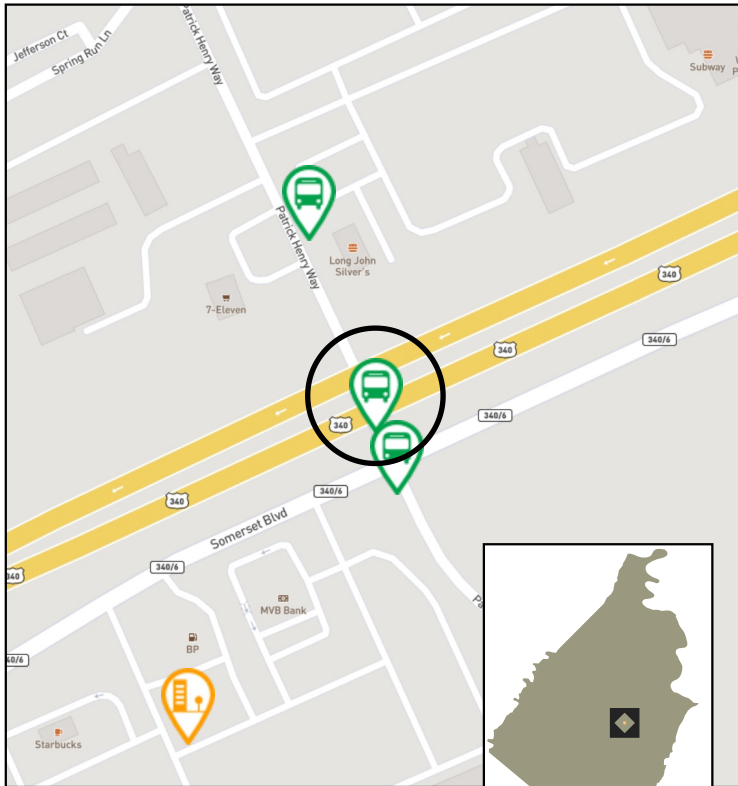
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Pedestrian Safety

Safety



ID 458895, By 375365

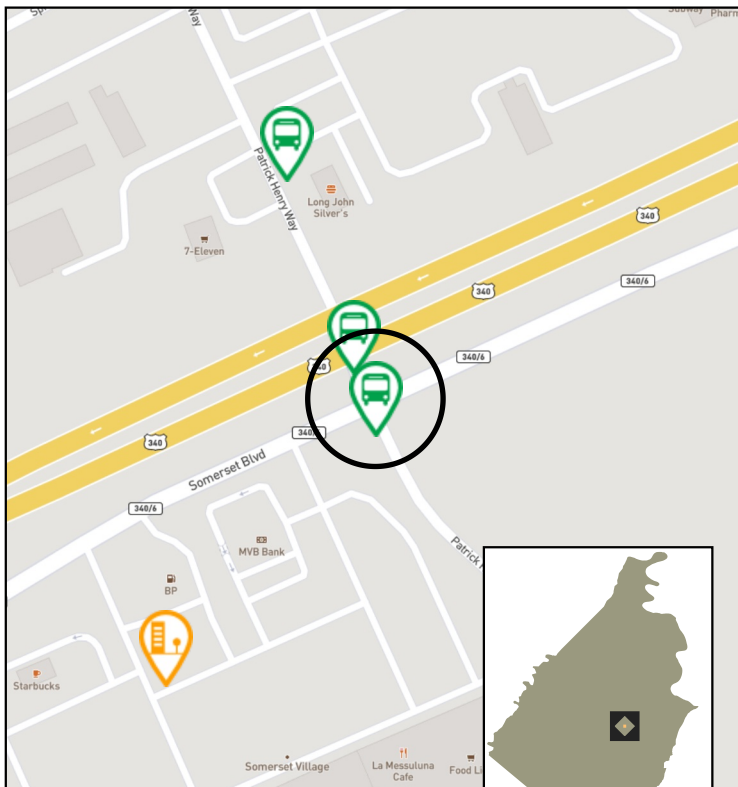
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

Confusing stop sign



ID 458896, By 375365

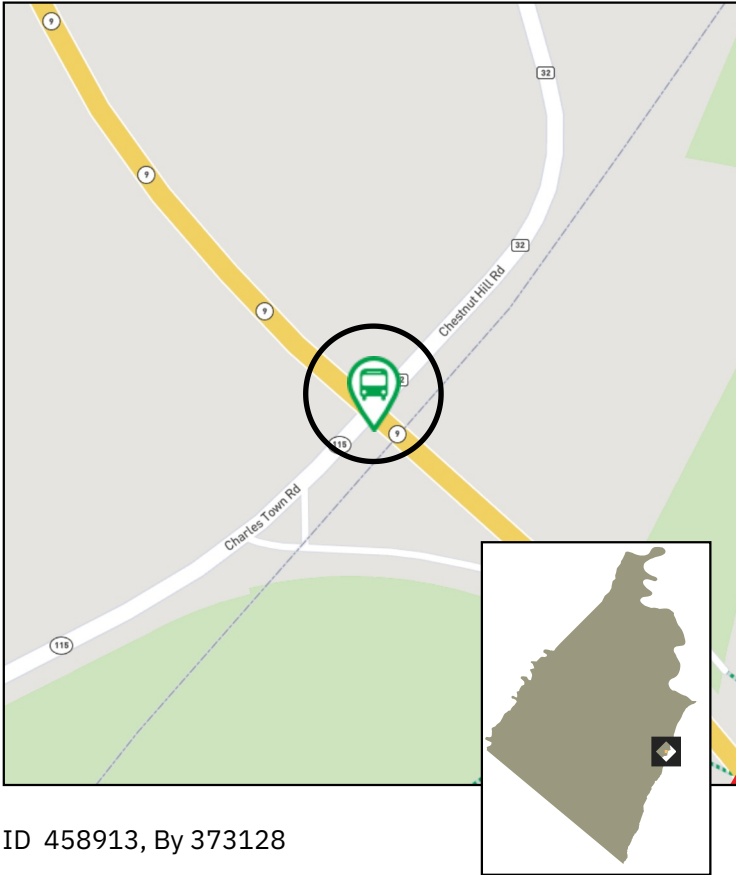
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

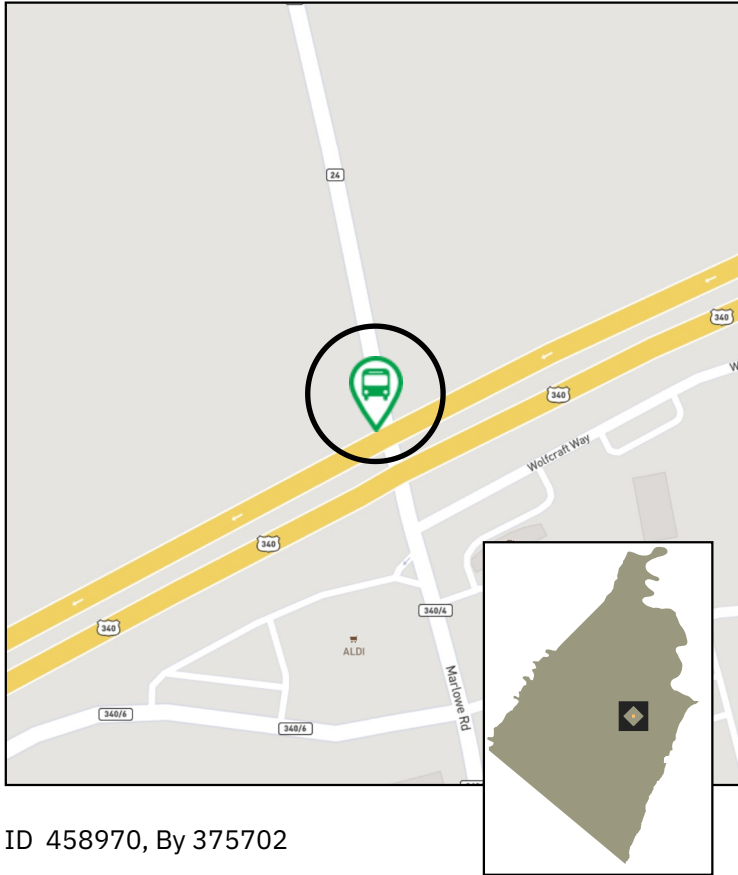
Automobile Safety

Very difficult to see cars on route 115 heading west when someone Cattail Run Rd need to turn right (which is the only way one can go)



ID 458913, By 373128

Jefferson County's 2045 Comprehensive Plan Update



ID 458970, By 375702

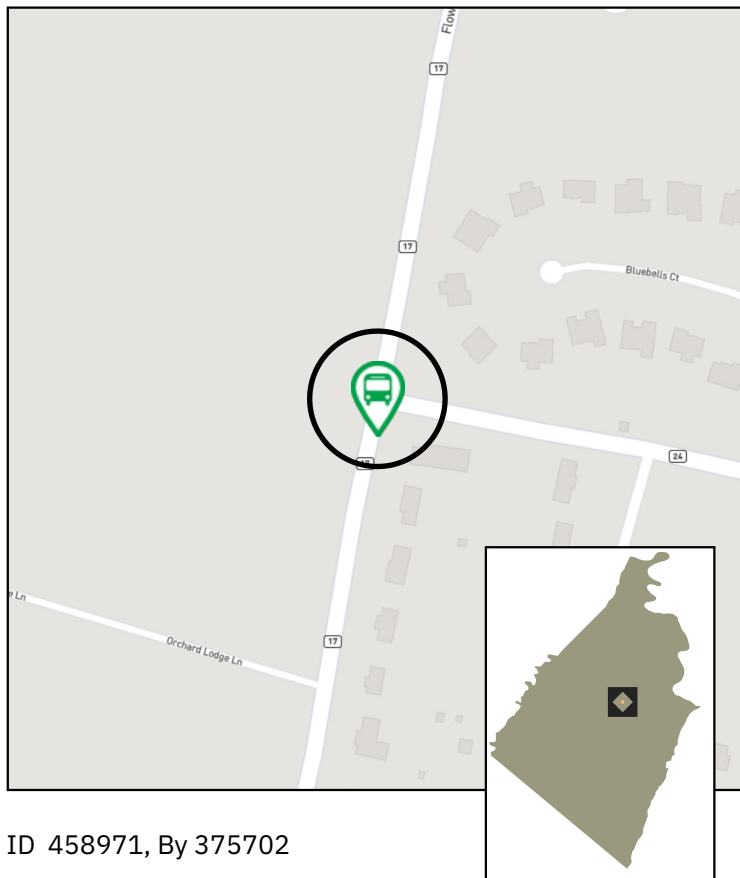
Comments:

Transportation Safety Issue

Automobile Safety

I think the traffic light timing needs to change at this intersection so there is a longer delay to green on County Club since so many cars run the red light and there have been multiple car crashes.

Jefferson County's 2045 Comprehensive Plan Update



ID 458971, By 375702

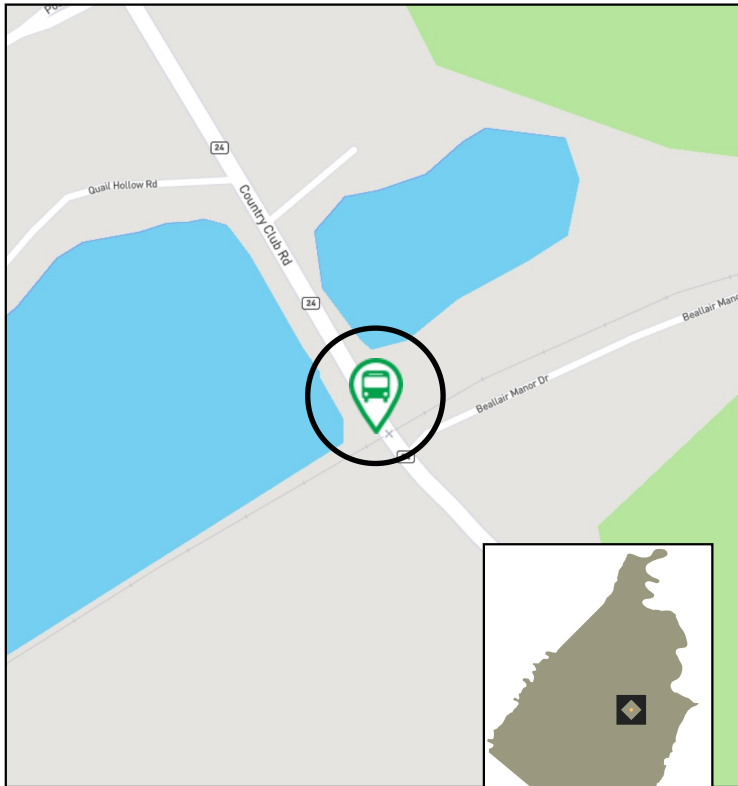
Comments:

Transportation Safety Issue

Automobile Safety

I agree something must be done here. A traffic circle could be the best solution to keep things moving. A 3-way stop would cause back up every day.

Jefferson County's 2045 Comprehensive Plan Update



ID 458972, By 375702

Comments:

Transportation Safety Issue

Pedestrian Safety

This RR Crossing needs to be repaired. The wood is broken up and pops up when a car goes over it.

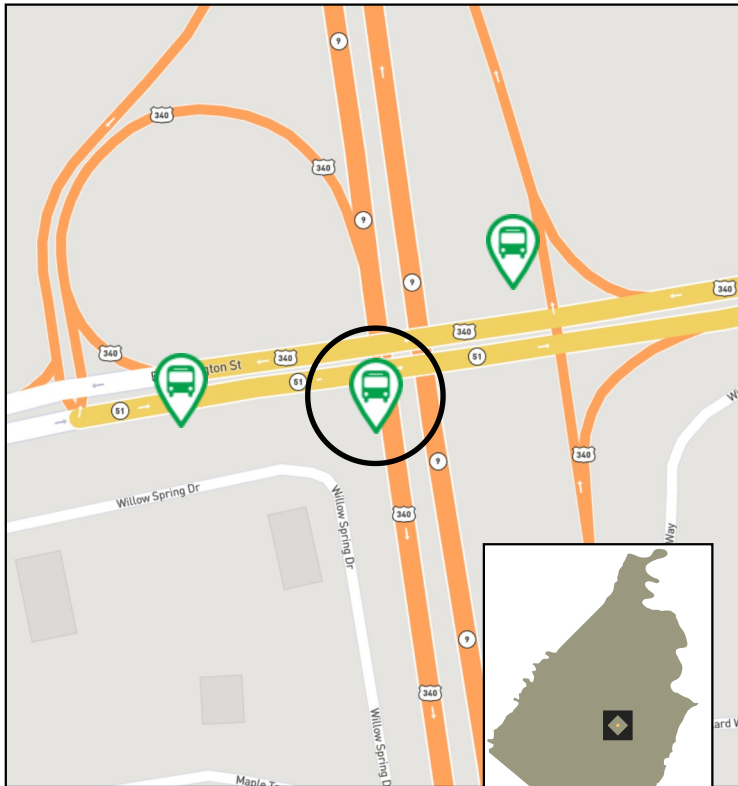
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

Redesign this intersection to eliminate most of the traffic lights and add right turn lanes.



ID 459055, By 375303

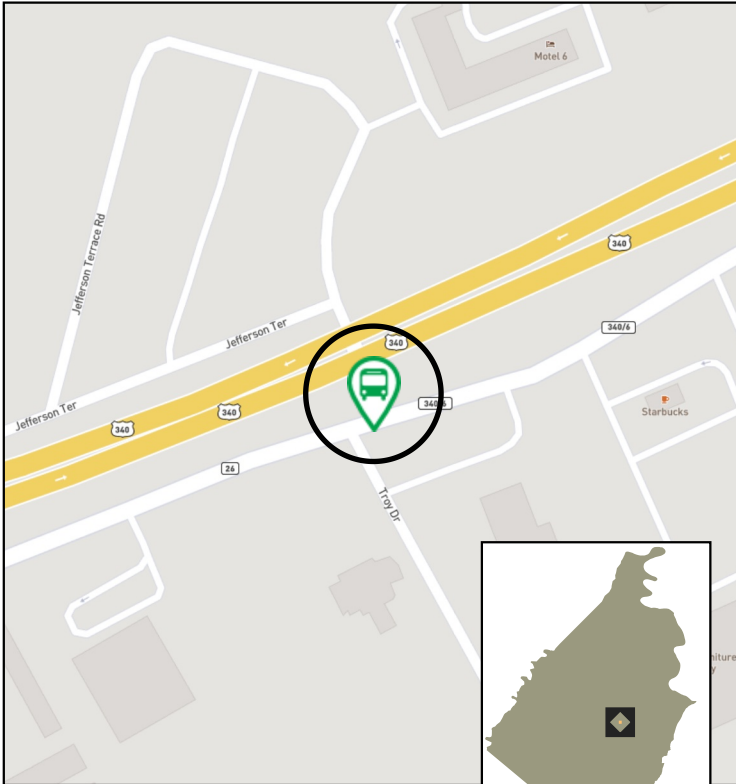
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Pedestrian Safety

Redesign this intersection and the next at Patrick Henry Way.



ID 459056, By 375303

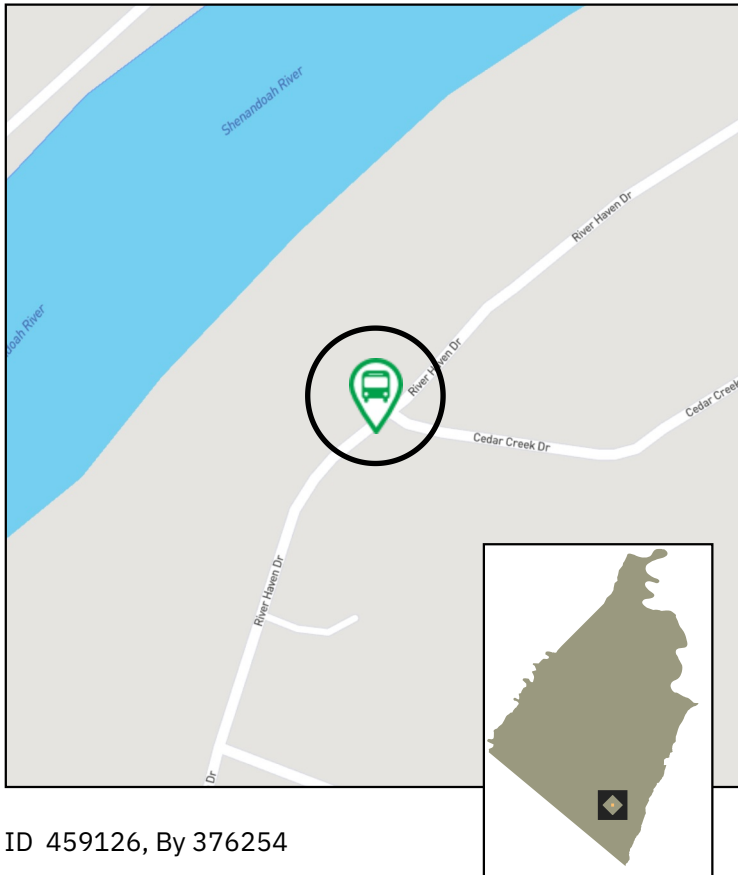
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

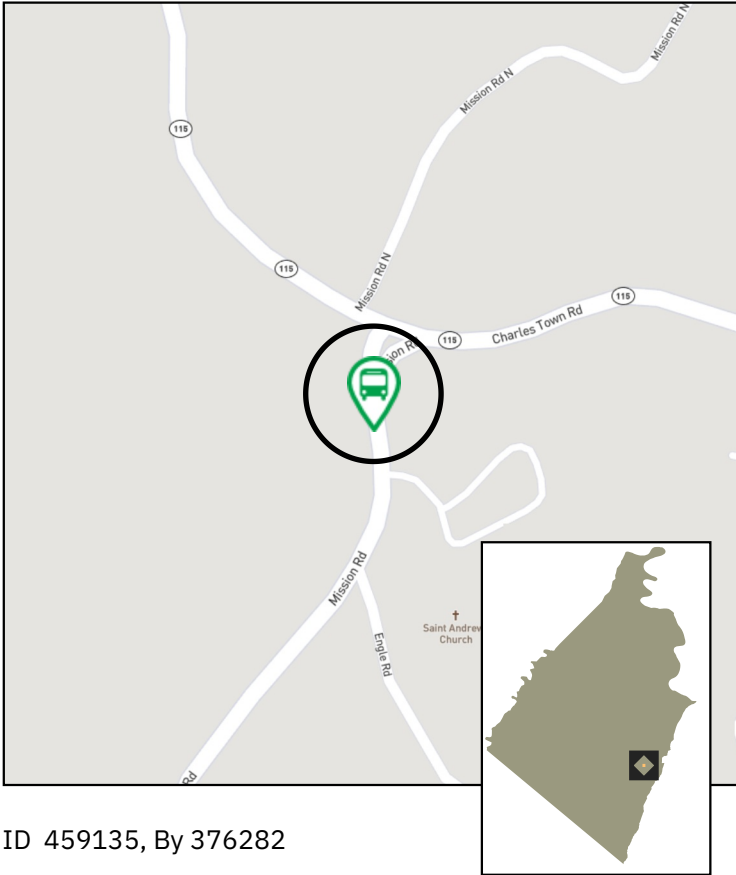
Other

There needs to be a southern exit to the Shannondale/Mission Road area. Whether through crossing the Shenandoah in this area or by extending Mission Rod or an offshoot of Mission Rod to Virginia or the small corner of West Virginia accessed from the other side of the mountain, this is essential. Some 5000 people will have to exit the area in case of an emergency. With only one two lane road, this is a very serious problem.



ID 459126, By 376254

Jefferson County's 2045 Comprehensive Plan Update



ID 459135, By 376282

Comments:

Transportation Safety Issue

Pedestrian Safety

A bus route to Shannondale would benefit residents and even visitors if it were to include the Lake Clubhouse

This is cost prohibitive. If you live in Shannondale you aren't taking a bus and no one is hopping on a bus to get there by Guest on 02/05/2024

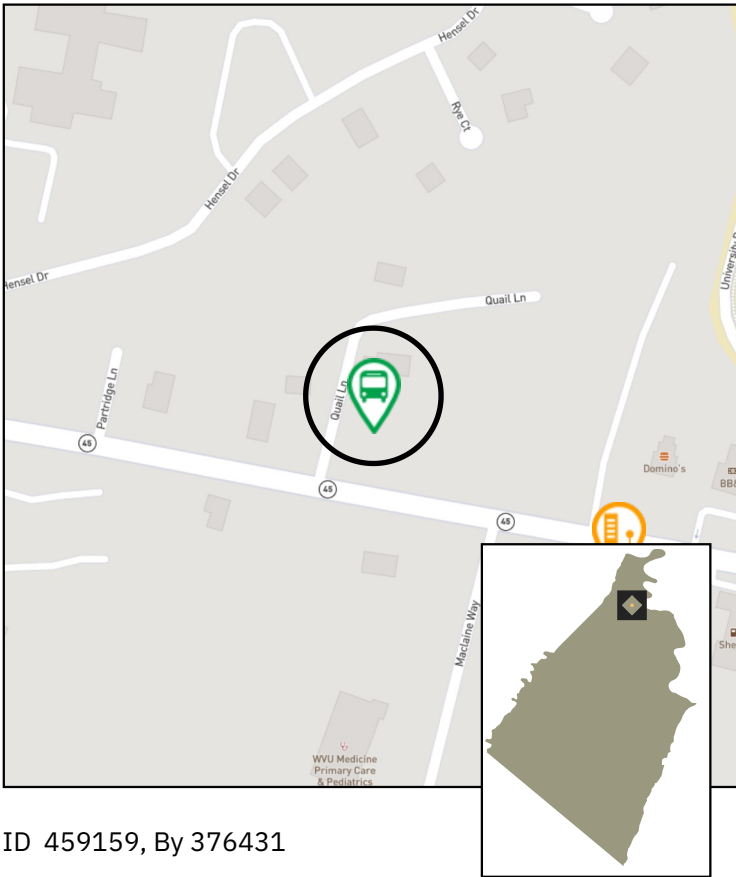
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

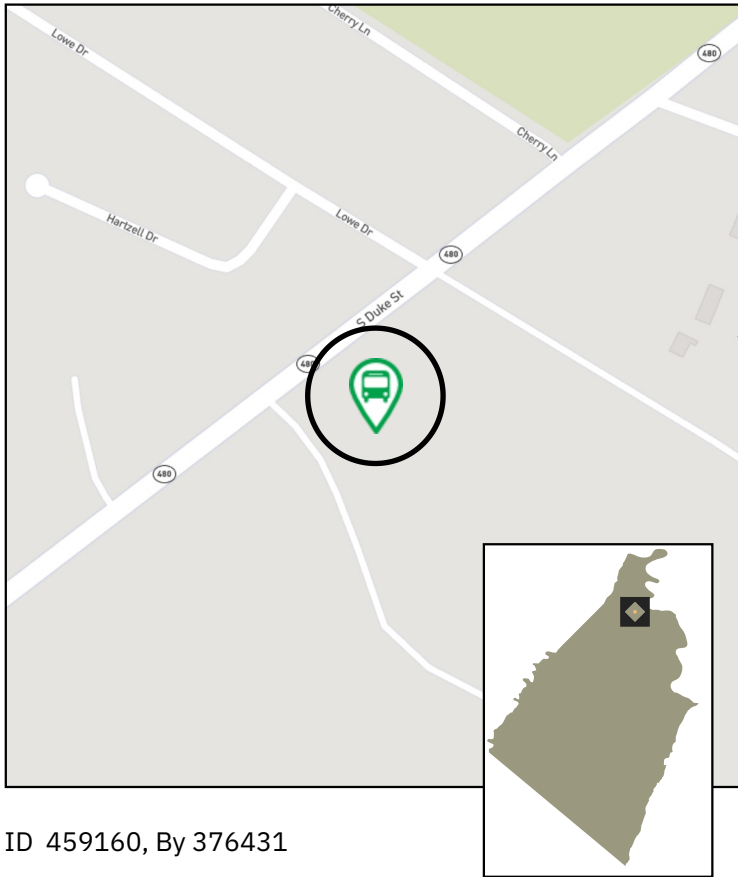
Pedestrian Safety

While the grocery store is absolutely a walkable distance from Shepherdstown central, the bike and pedestrian pathway along this corridor needs more protection. It is inadequate to have plastic bollards and rumble strips along a road where people are driving 35 MPH.



ID 459159, By 376431

Jefferson County's 2045 Comprehensive Plan Update



ID 459160, By 376431

Comments:

Transportation Safety Issue

Pedestrian Safety

It makes no sense that there is no pedestrian pathway/connection between the school, the new development, and Morgan's Grove.

I agree, and second this. There should be a clear safe public path from Morgan's Grove to the middle and elementary schools. by on 02/05/2024

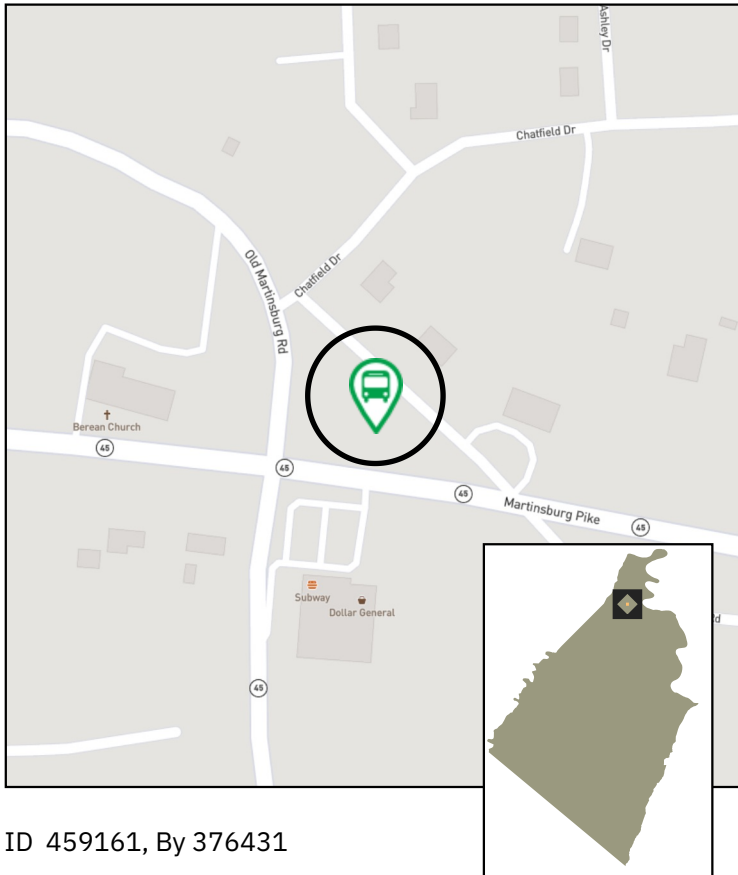
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Automobile Safety

The speed limit should drop to 25 MPH at this point, given the amount of commercial traffic along this route.



ID 459161, By 376431

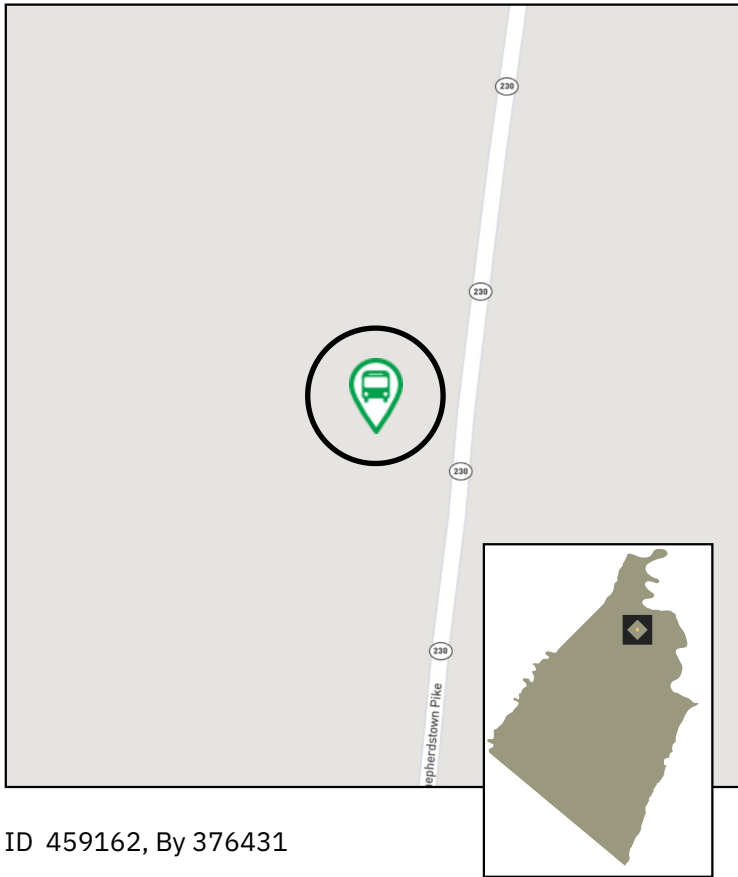
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Pedestrian Safety

Moving a school to this area with no space for young people to walk to school forces parents into their cars and creates additional traffic. There needs to be a safe option for families to get to school other than driving.



ID 459162, By 376431

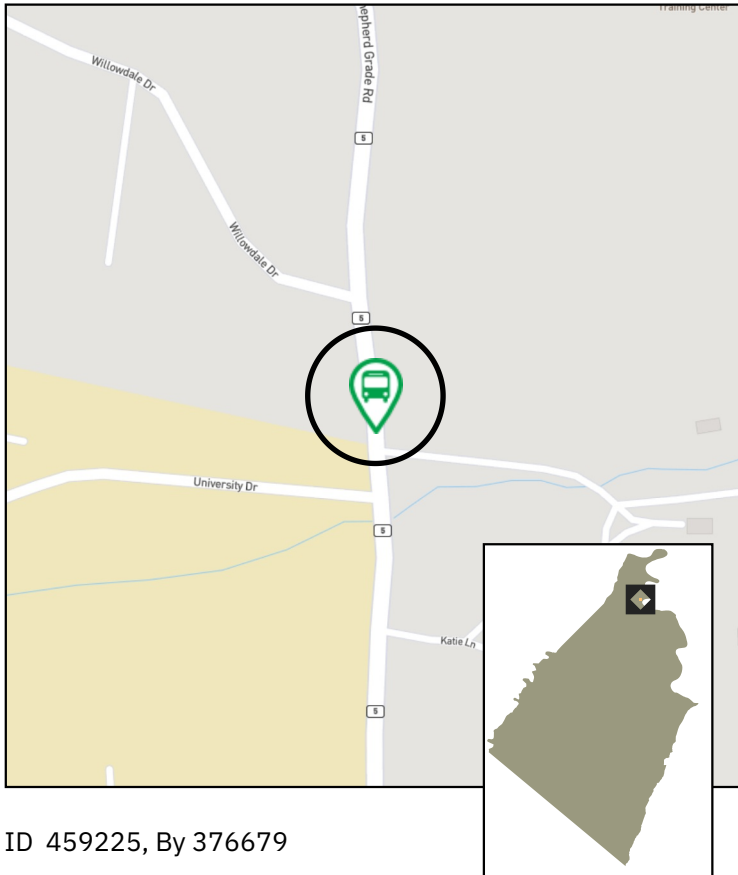
Jefferson County's 2045 Comprehensive Plan Update

Comments:

Transportation Safety Issue

Pedestrian Safety

We often encounter pedestrians and bicyclists along Shepherd Grade Rd. The area between Fernbank Dr. and the entrance to the Bavarian is particularly dangerous. The road winds and is hilly, with no safe place to walk and poor visibility for motorists. Would love to see a bike path in that area.



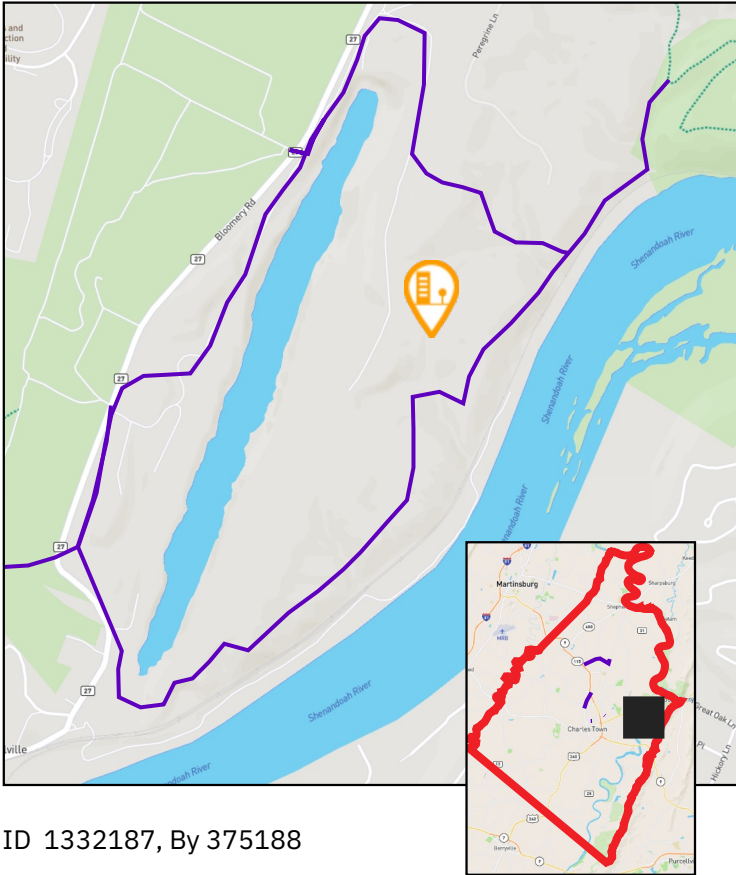
ID 459225, By 376679

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Desired bike-pedestrian path

Hiking Trail Using Old Quarry Property (Owner intereste)
Connecting Murphy Farm with South School House Ridge



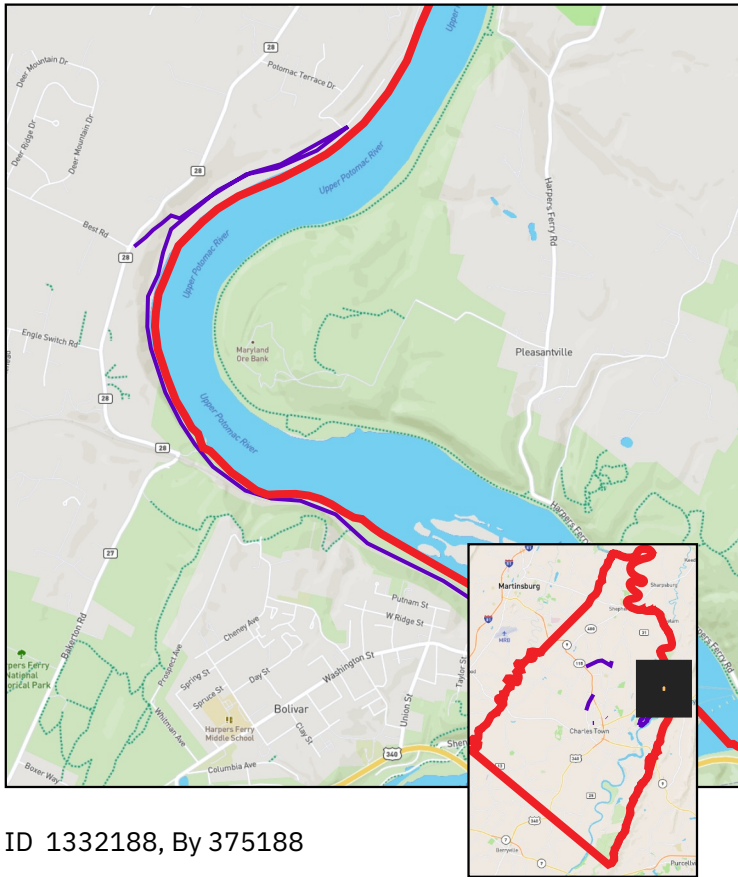
ID 1332187, By 375188

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Desired bike-pedestrian path

Armory Canal Trail With Extension to lesser used road and neighborhood using public paper roadway (partially paper) corridors and perhaps Marist Easement.



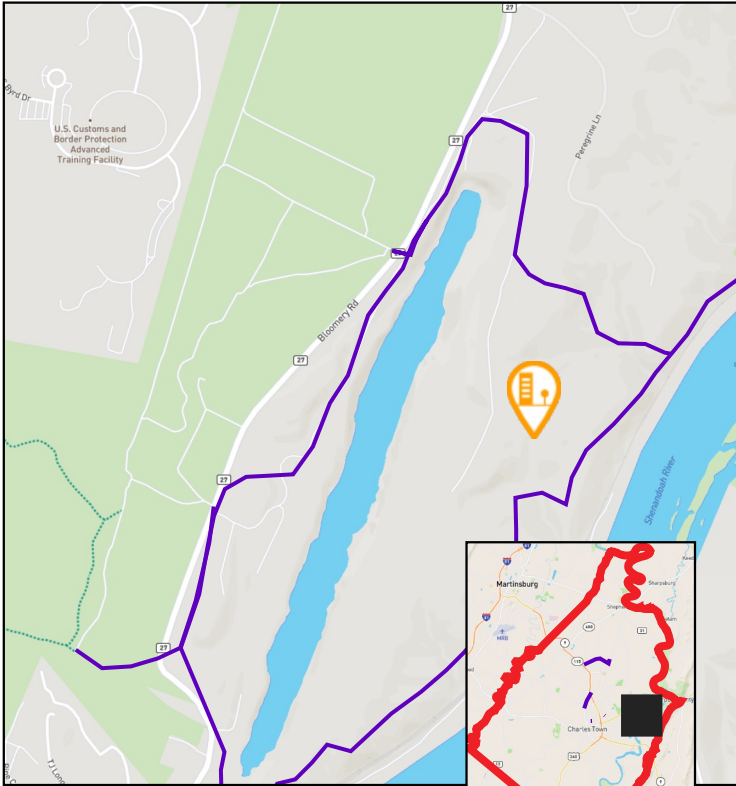
ID 1332188, By 375188

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Desired bike-pedestrian path

2nd Phase Completion of Quarry Connection Loops



ID 1332189, By 375188

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Desired bike-pedestrian path

safety issue with many people walking on river Rd. Use the old road bed up the hill and Shepherdstown Battlefield existing path to make a safer walking/bike path from town to the battlefield.



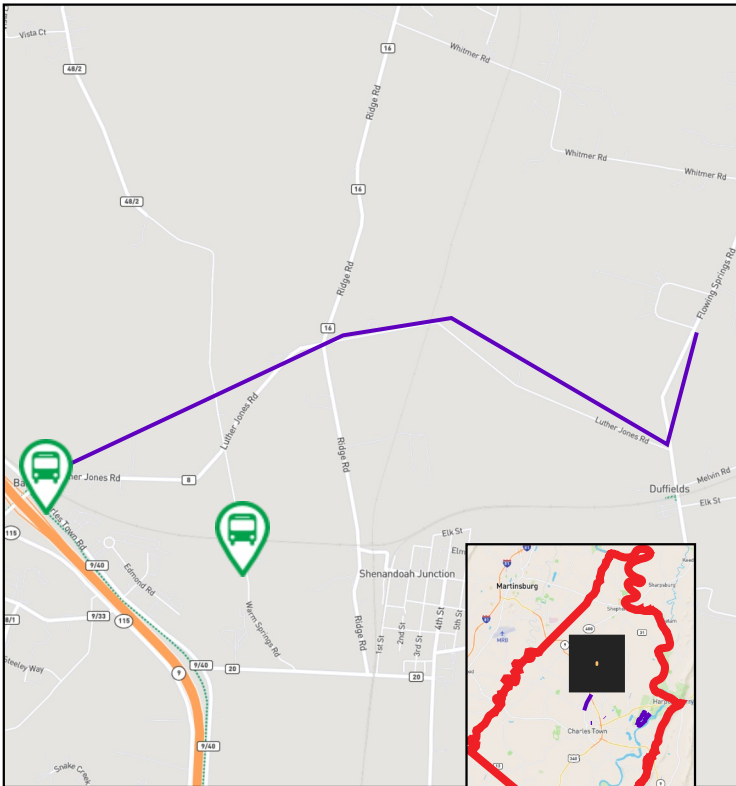
ID 1332197, By 375378

Jefferson County's 2045 Comprehensive Plan Update

Comments:

Desired bike-pedestrian path

Running/bike path.



ID 1332205, By 375885

Affordable

we have
it!
ask me!

Handing in JetCo.

Who is making
money off the
solar?

1-23-24

It would be nice to have
a side by side, red-line or
comparison of the old plan - what
worked, didn't work,

- ① Please note karst geology
problems !!
- ② traffic near elementary
schools
- ③ we have affordable housing
Google Subsidized Rentals
Jefferson County
and State homebuyers program

P.S.
sewage on the
mainframe

I'm concerned about water quality impacts in
Shepherdstown — with ^{current} plans to use Town Run
(in addition to the Potomac) but legacy problems
with RR proximity to Town Run and Importantly
new housing developments near Morgans Grove Park
without careful attention to impacts on Town Run.
Are current regulations informed by ^{more} recent
understandings of negative impacts on water and how to
mediate them? Who is monitoring adherence to
these regulations?



Building
on
Karst.

Why do we ignore geology?

Who locally is
making money off
these solar farms??
☹️

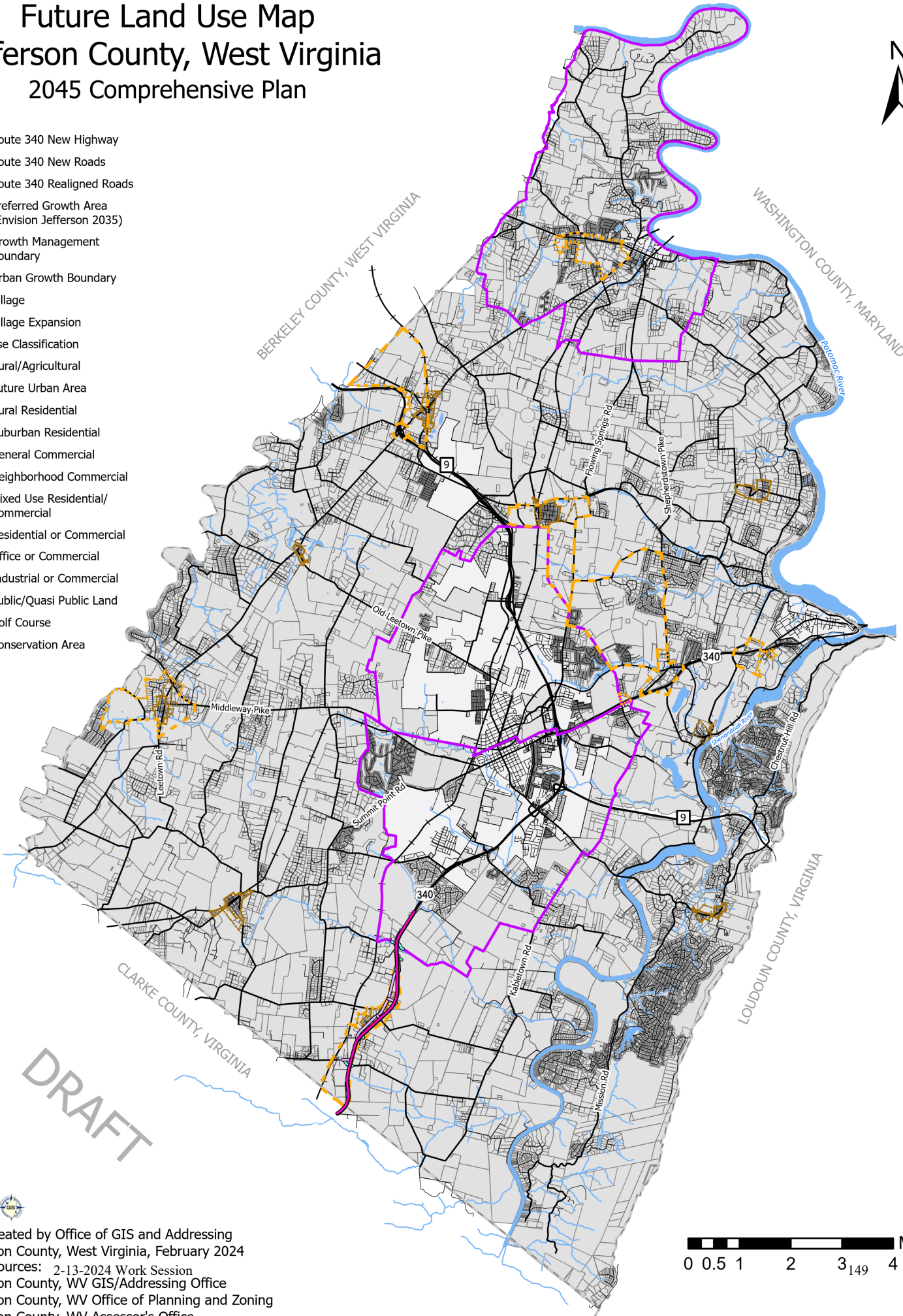
Future Land Use Map

Jefferson County, West Virginia

2045 Comprehensive Plan



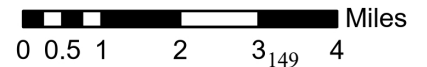
- Route 340 New Highway
- Route 340 New Roads
- Route 340 Realigned Roads
- Preferred Growth Area (Envision Jefferson 2035)
- Growth Management Boundary
- Urban Growth Boundary
- Village
- Village Expansion
- Land Use Classification
- Rural/Agricultural
- Future Urban Area
- Rural Residential
- Suburban 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



DRAFT



Map created by Office of GIS and Addressing
 Jefferson County, West Virginia, February 2024
 Data Sources: 2-13-2024 Work Session
 Jefferson County, WV GIS/Addressing Office
 Jefferson County, WV Office of Planning and Zoning
 Jefferson County, WV Assessor's Office



2045 Comprehensive Plan Update Work Session Notes

December 12, 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 not 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 12/12/23 the Planning Commission held a work session to discuss the format of the Mapping Jefferson County's Future input meeting and a draft of the Land Use Classifications. The Planning Commission also reviewed the results of the Envision Jefferson survey, the Highway Problem Area map, and the Existing Land Use Map.

Agenda

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

Item 1: Community Outreach Preparation

Mr. Seigfried explained the format of the January 23rd, Mapping Jefferson County's Future input event to Planning Commission. The meeting will be an open house format with five tables to discuss each of the five magisterial districts. Each table will have a Planning Commissioner and staff member to facilitate conversation and answer questions regarding the provided maps including the Existing Land Use, Water and Sewer Areas, and Highway Problem Areas Maps. Citizens will be able to provide comment on a digital application that is being prepared or on paper. Mr. Seigfried stressed the importance of all Planning Commissioners attending the event to help run the tables.

Item 2: Livability Profile

Planning Commission then reviewed the results of the Envision Jefferson Survey. Staff highlighted the importance of Community Information Forums to residents and the interest in an indoor/outdoor aquatic center. Hiking and walking trails was the favorite amenity in respondents while younger residents had a greater interest in Playgrounds while older residents preferred Tennis and Pickle ball courts. Commissioner Shepp asked what defined a splash pad and Ms.

Brockman described splash pads as an outdoor water playground for kids. The survey summary concluded with a look over the demographics of respondents.

Staff presented and explained the updates to the Highway Problem Areas Map and the Existing Land Use Map draft. Commissioner Hefestay asked if staff had reached out to the Sheriff's Office for data on highway problem spots. Mr. Seigfried responded that they had not and he would following the meeting.

Mr. Seigfried then went through the Land Use Classifications text and explained the format. Ms. Brockman spoke to the distinction of the Future Urban Area classification. Mr. Shepp asked if staff had set up a tour of Shepherd Village and Mr. Seigfried affirmed they had and were working to set up a meeting as well as a meeting with American Water.

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?
1/1/2024	I live in the county	Kabetown District	Land_Use,Housing,Rural,Tourism	A way to support farm/landowning families without having to sell to solar farms or housing developers.	Let's not turn into a Northern Virginia annex.	Farmland along the Eastern most part of the county. And it is being bought up and ruined.
1/31/2024	I live and work in the county	Shepherdstown	Land_Use,Community_Design,Environmental,Natural_Resource_Use	County sponsored water survey that measures the quantity of groundwater before large developments proceed. Conservation of groundwater. Areas set aside along major road arteries that would allow roads to be widened in the future as development expands.	I favor more land conservation. Possible partnerships between land owners and recreation and parks or the WVDNR to provide developable projects for activities such as mountain biking and hunting on large tracts of land on a long term lease. I support protection of naturally flowing waterways greater than the state minimum. Development in all its forms should be logical, protective of natural resources, walkable communities, protective of groundwater, controlled stormwater free of UIC wells.	
1/31/2024	I live in the county	Harpers Ferry District	Land_Use,Preferred_Development_Areas,Safety,Natural_Resource_Use		Please provide a red-line or side by side by category changes from the old plan to the new and what changed.	Harpers Ferry
2/4/2024	I own a property in the county		Land_Use,Transportation,Infrastructure	Increased focus and investment to the East side of Shannondoah River.	Extension of the Mission Road into VA to merge with Route 7 (Harry Byrd Hwy). This connection is not only needed for convenience and tourism, but mainly for safety the of the landlocked SHANNONDALE residents in case of an emergency on the Mission Road (or access roads to Mission Road) such as fires that are part of the history. Retail land use North of Route 9 along the Chestnut Hill Road. Retail land use East of Mountain Lake Club/Lake in SHANNONDALE. More retail along Route 340	Overlook at Charlestown Road located South-West of the intersection with Route 9 (Charles Town Pike)