



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, March 12, 2024 at 5:30 PM

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

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

ZOOM Broadcast Information*: Meeting ID: 851 7853 2013
Meeting Link: <https://us02web.zoom.us/j/85178732013>

**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. **Community Outreach Preparation**
 - a. Staff Presentation on Upcoming Input Meeting
3. **Livability Profile**
 - a. Planning Commission Requested Information
4. **Comprehensive Plan Text**
 - a. Review of Draft Action Items
 - b. Review of Draft Future Land Use map

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

Jefferson County Planning Commission

Work Session



MARCH 12,
2024

Agenda Items

Item #1: Jefferson County Development Authority Staff Presentation

Item #2: Community Outreach Preparation

Item #3: Livability Profile

Item #4: Comprehensive Plan Text

ITEM #1: JEFFERSON COUNTY DEVELOPMENT AUTHORITY STAFF PRESENTATION

- Staff Presentation on JCDA Recommendations

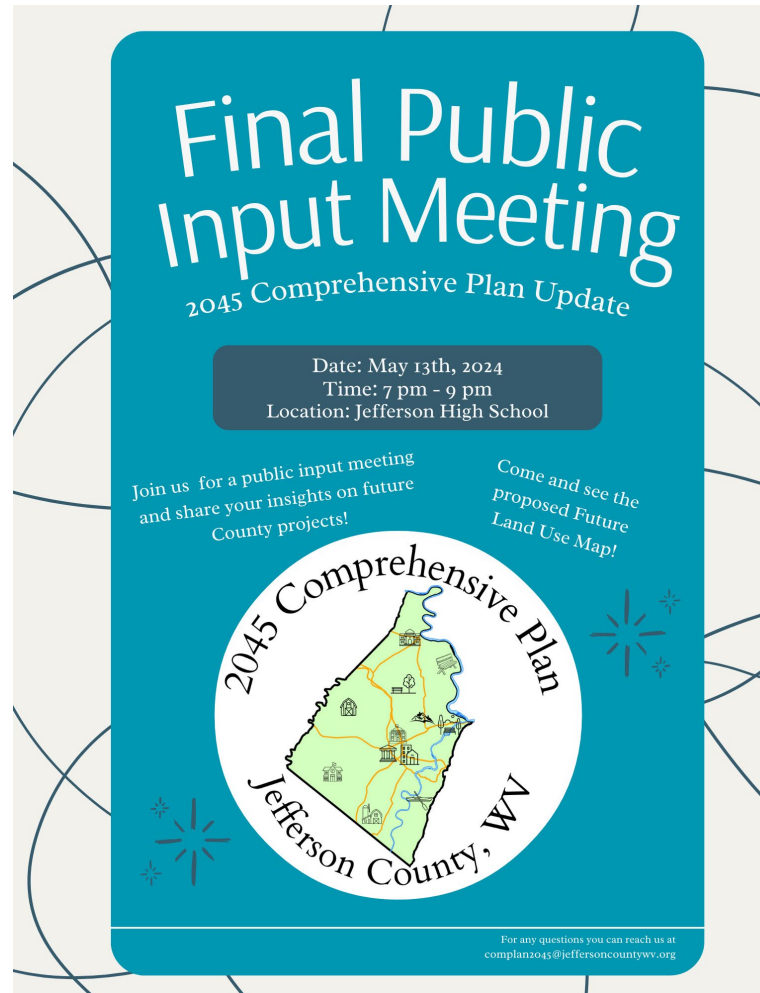
ITEM #2: COMMUNITY OUTREACH PREPARATION

- Staff Presentation on Upcoming Input Meeting

FINAL PUBLIC INPUT MEETING

The Public Input meeting will be focused on reviewing the proposed Future Land Use (FLU) map and Action Items. The full FLU will be posted around the room and close up prints of the Preferred Growth Areas will also be posted. A full list of the Action Items will be accessible online and in print. Meeting attendees will be able to draft Action Item suggestions and FLU map changes.

3-12-2024 Work Session



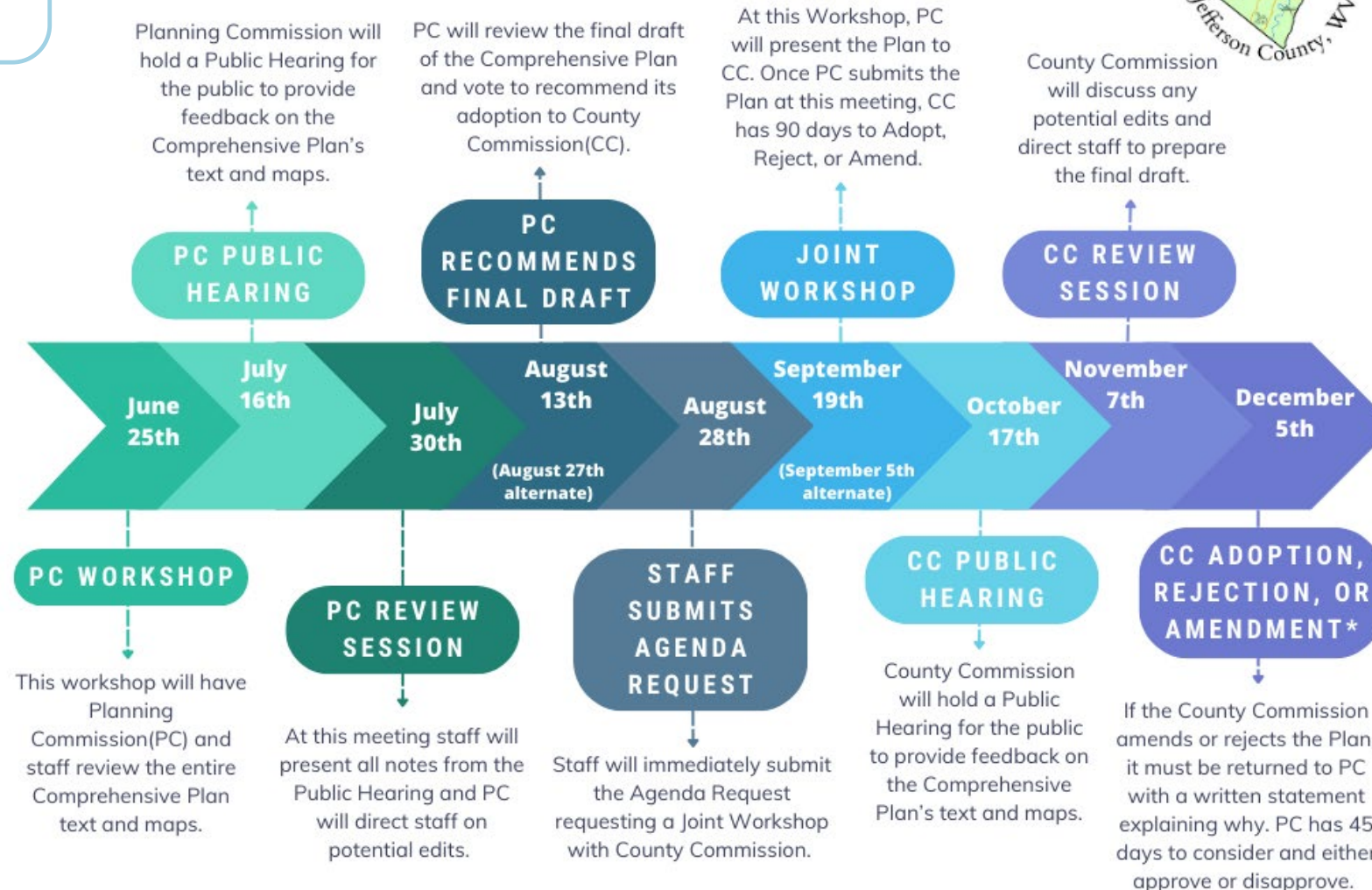
Our goal for this meeting is to collect feedback on the FLU and Action Items while answering questions prior to the public hearings.

The cafeteria will be organized by Theme with the Action Items in that theme at that table. Planning Commission members and staff will work specific tables to answer questions and facilitate conversations.

It will be essential to have a quorum at every PC meeting.

2045 Comprehensive Plan Update

COMPREHENSIVE PLAN ADOPTION TIMELINE



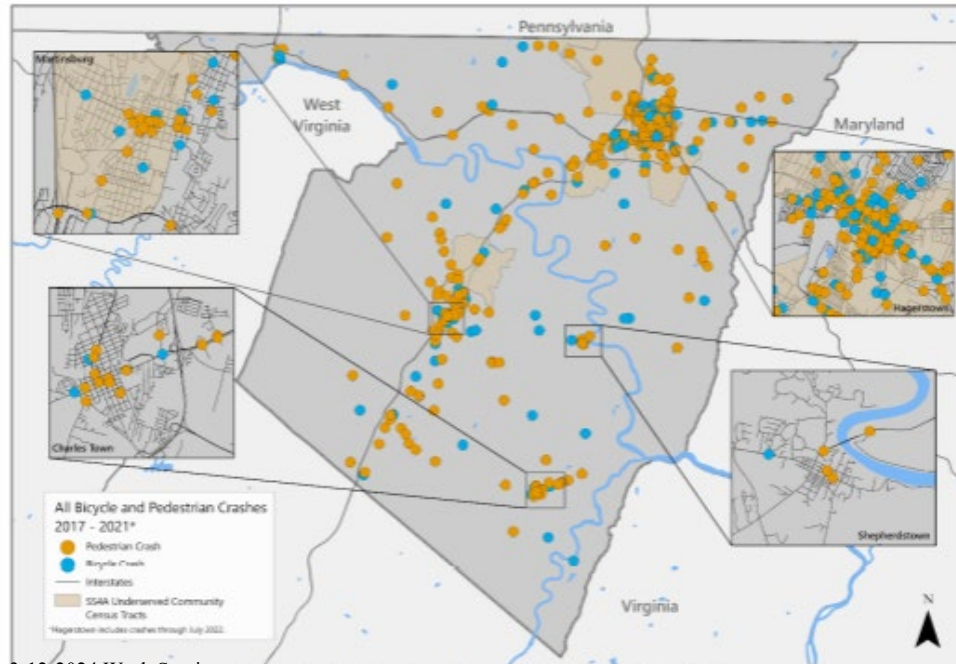
ITEM #3: LIVABILITY PROFILE

- Planning Commission Requested Information

BIKE/PEDESTRIAN INCIDENT DATA

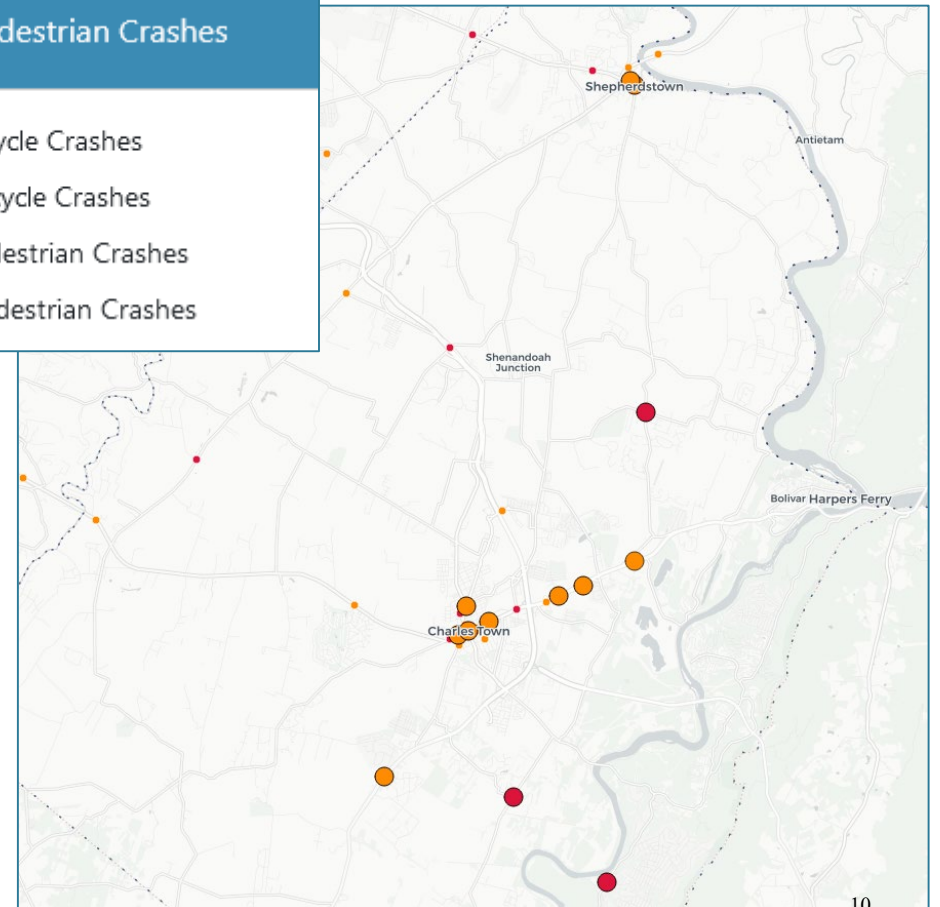
Hagerstown-Eastern Panhandle
Metropolitan Planning Organization
Data from 2017-2021

State Agency		2017	2018	2019	2020	2021
WVDOT: Berkeley & Jefferson Counties	Target	10.1	8.2	8.2	8.3	8.6
	Result	8.6	8.6	8.8	9.2	13.4
	Outcome	Met	Not Met	Not Met	Not Met	Not Met
MDOT: Washington County	Target	N/A	N/A	13.9	13.6	13.4
	Result	18	8	16	16	14
	Outcome	N/A	N/A	Not Met	Not Met	Not Met



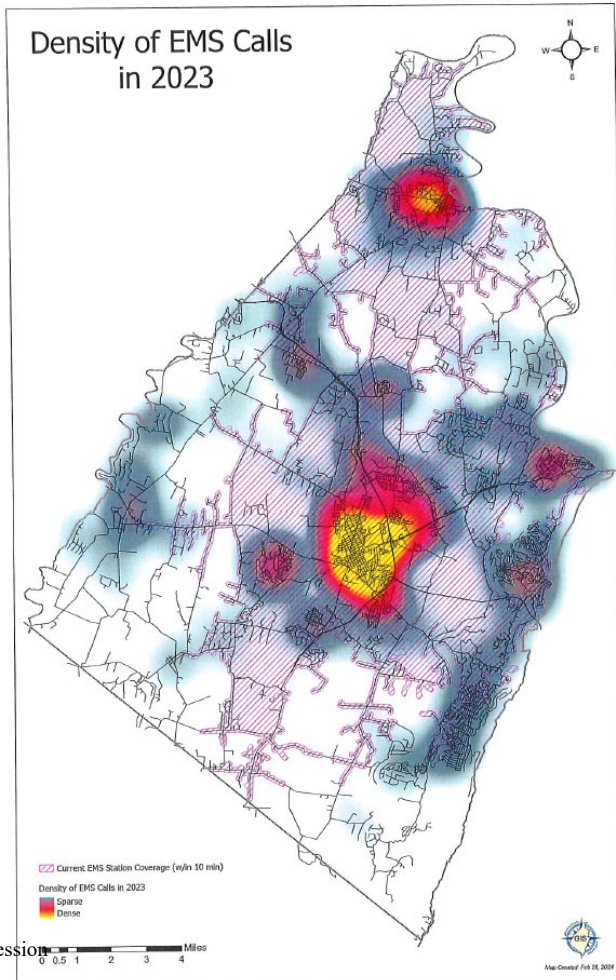
Bicycle & Pedestrian Crashes

- ☒ ● All Bicycle Crashes
- ☒ ● KSI Bicycle Crashes
- ☒ ● All Pedestrian Crashes
- ☒ ● KSI Pedestrian Crashes



HEPMPO:
<https://tmp-map.s3.amazonaws.com/hepmo2022/bike-ped-map.html>

AMBULANCE RESPONSE AREA REPORT



- Middleway Expansion Map: **Highest Priority**
- Kearneysville Expansion Map: **High/Moderate Priority**
- Blue Ridge Mountain Expansion Map: **Moderate Priority**
- Bakerton Relocation 1 & 2: **Moderate/Low Priority**
- Kabletown, Meyerstown: **Low Priority**

EMS Stations Quickest Route Response Time Maps :

Note: These are travel time only maps. True response time includes call received/dispatched time, (+) roll-out (crew mobilization) time, (+) travel time.

Current EMS Stations: This map represents the 10-minute QR (quickest route) for current deployments.

Here are clearly some areas that could use improvement.

1 – Middleway, Summit Point, Leetown: These areas were previously served by Middleway Fire Company (Co6) ambulances and continue to be served by Co6 Rapid Response Vehicles and the Independent (Co4) Station ambulances.

2 – Kearneysville, Bardane, Shenandoah Junction: This area is served by Shepherdstown (Co3) and Citizens (Co2) Stations ambulances. It has been an area of possible expansion by Co3 for many years.

3 – Blue Ridge Mountain: This was served by the Blue Ridge Mtn VFC (Co5) and is currently covered by the Co2 and Friendship (Co1) Station ambulances.

4 – Bakerton, Uvilla, Molers Crossroads: This area was served by the Bakerton FD (Co7) and is currently served by the Co3 and Co1 ambulances.

5 – Kabletown, Meyerstown: This area is served by Co2 ambulances.

ITEM #4: COMPREHENSIVE PLAN TEXT

- Review of Draft Action Items
- Review of Draft Future Land Use map

ACTION ITEM MATRIX

Goal	Objectives	Action Item	Key Players	Timeframe
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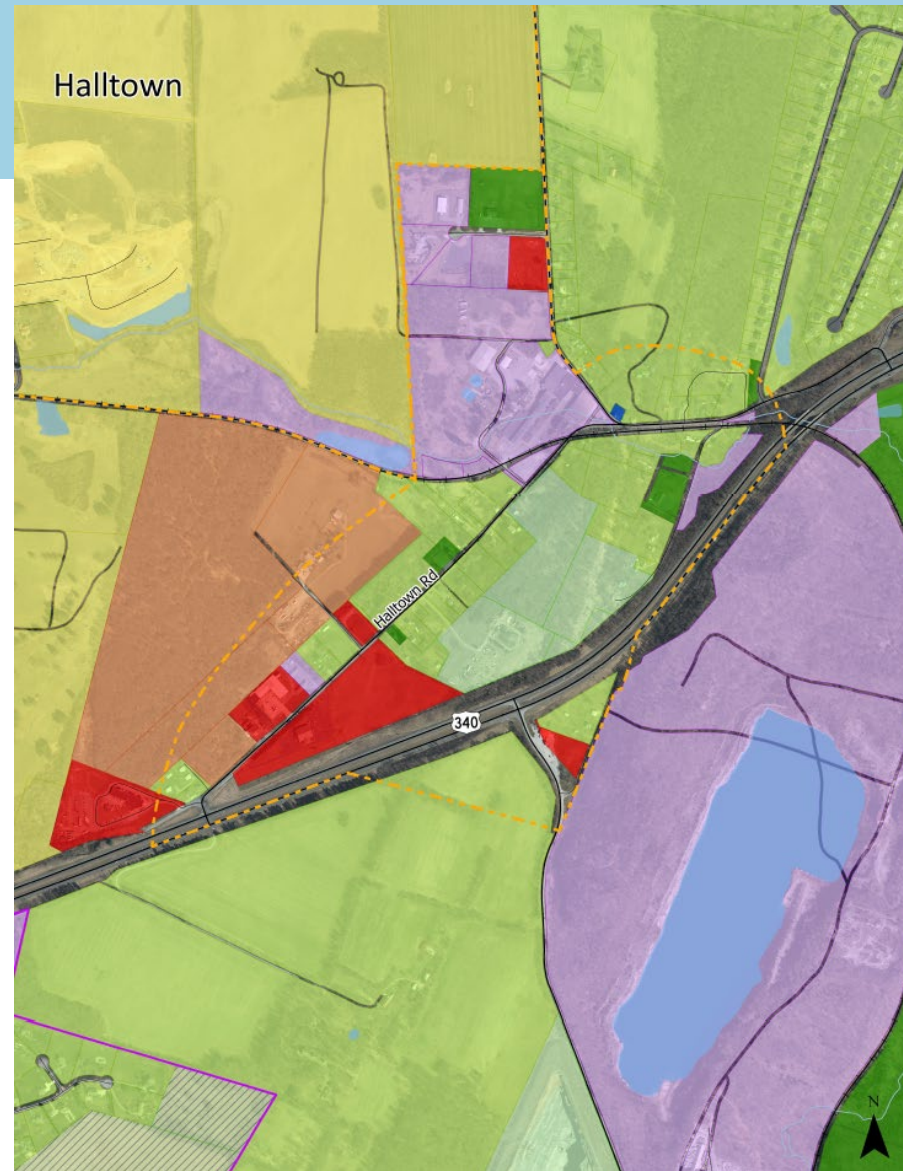
Goal	Objectives	Action Item	Key Players	Timeframe
Develop an environment that promotes existing and new businesses by expanding necessary infrastructure within the Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB).	ii. Allow small-scale commercial and multi-family uses in existing areas that have the potential to be designated as a village at a future date.	Support the Zoning Map amendment of properties wishing to be Zoned Village that are adjacent to Village or Village expansion areas.	JCPC	Ongoing
	iii. Provide incentives and opportunities for businesses to relocate or expand their operations within the County.	Encourage local non-profit organizations and local and regional economic development agencies to create a regular forum where all County artisans, businesses, and members of the non-profit and arts communities can meet to network and collaborate.	JCDA, JCCVB	3-5 years
	iv. Work with utility providers to ensure public and private infrastructure is in place within UGBs, PGAs, and Villages to enable economic development.	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.	P&Z	1-2 years
		Encourage the deployment of public water and sewer within growth boundaries in Jefferson County.	JCC	6-10 years
		Encourage state and federal agencies to consider the location of new facilities in Jefferson County within the growth areas identified in this Plan.	JCDA	3-5 years
		Encourage the deployment of infrastructure in all growth boundaries.	DOH, Water&Sewer providers, Potomac Edison	6-10 years

Staff
Staff
does not
advise
EJ2035
JCDA
Citizen

HALLTOWN AREA

Legend

- Route 340 New Highway
- Route 340 New Roads
- Route 340 Realigned Roads
- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area (Envision Jefferson 2035)
- 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



ROUTE 340 AREA

Legend

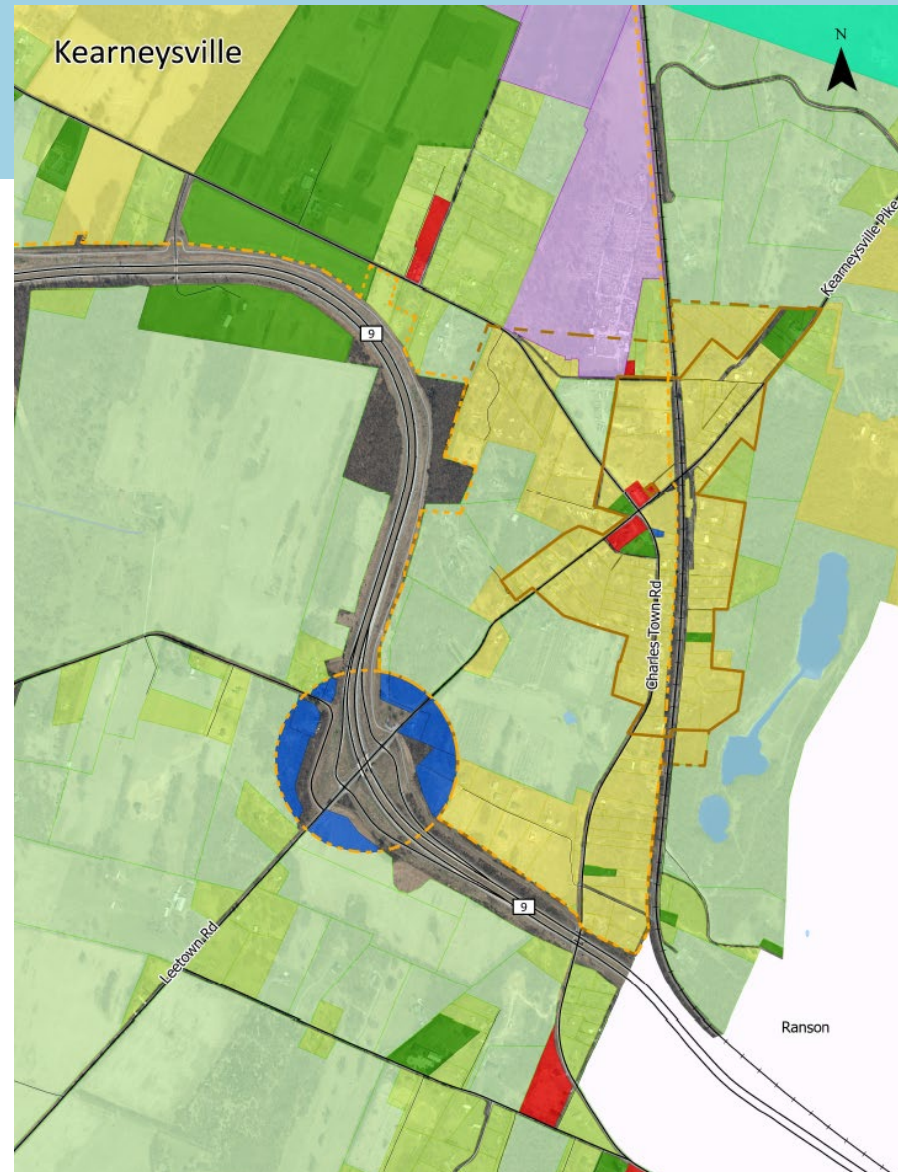
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- Mixed Use Residential/Commercial
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- Public/Quasi Public Land
- Golf Course
- Conservation Area



KEARNEYSVILLE AREA

Legend

- Route 340 New Highway
- Route 340 New Roads
- Route 340 Realigned Roads
- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area (Envision Jefferson 2035)
- 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



SHEPHERDSTOWN AREA

Legend

- Route 340 New Highway
- Route 340 New Roads
- Route 340 Realigned Roads
- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area (Envision Jefferson 2035)
- 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
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- Public/Quasi Public Land
- Golf Course
- Conservation Area




What we need from the Planning Commission tonight...

- The 5th and Final Public Input Meeting is currently scheduled for May 13th.
- Are there any comments on the proposed Comprehensive Plan Adoption Timeline?
- Are there any comments on the Future Land Use Map?
- Does anything need to be added or removed to the Action Items format?


ESA is currently collecting data on drug related incidents with accompanying maps. When this report is prepared, staff will include in the packet.

The Joint Planning and County Commission meeting has been scheduled for the afternoon of April 4th. A time was not picked as County Commission does not know their April agenda at this time. Staff will inform PC of a time when information becomes available.



April 9, 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.

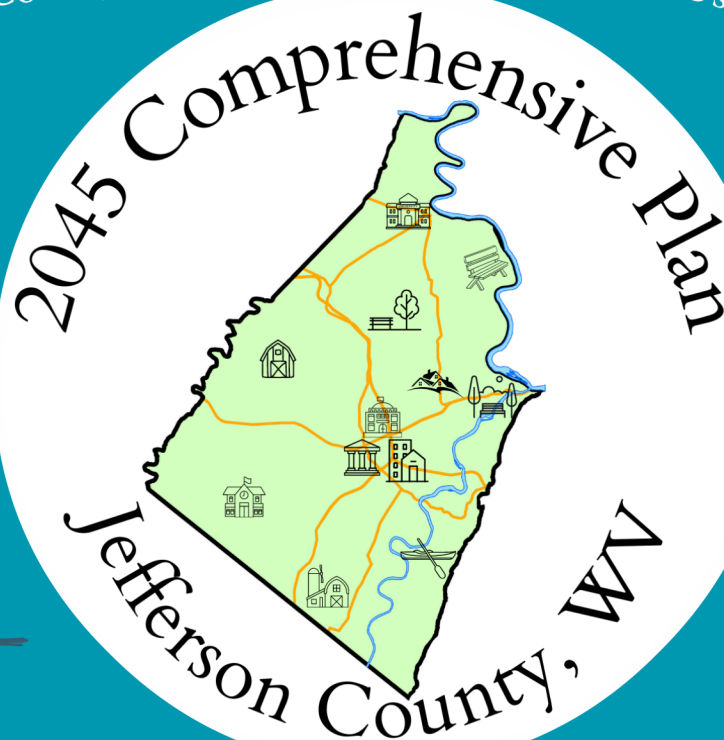
Final Public Input Meeting

2045 Comprehensive Plan Update

Date: May 13th, 2024
Time: 7 pm - 9 pm
Location: Jefferson High School

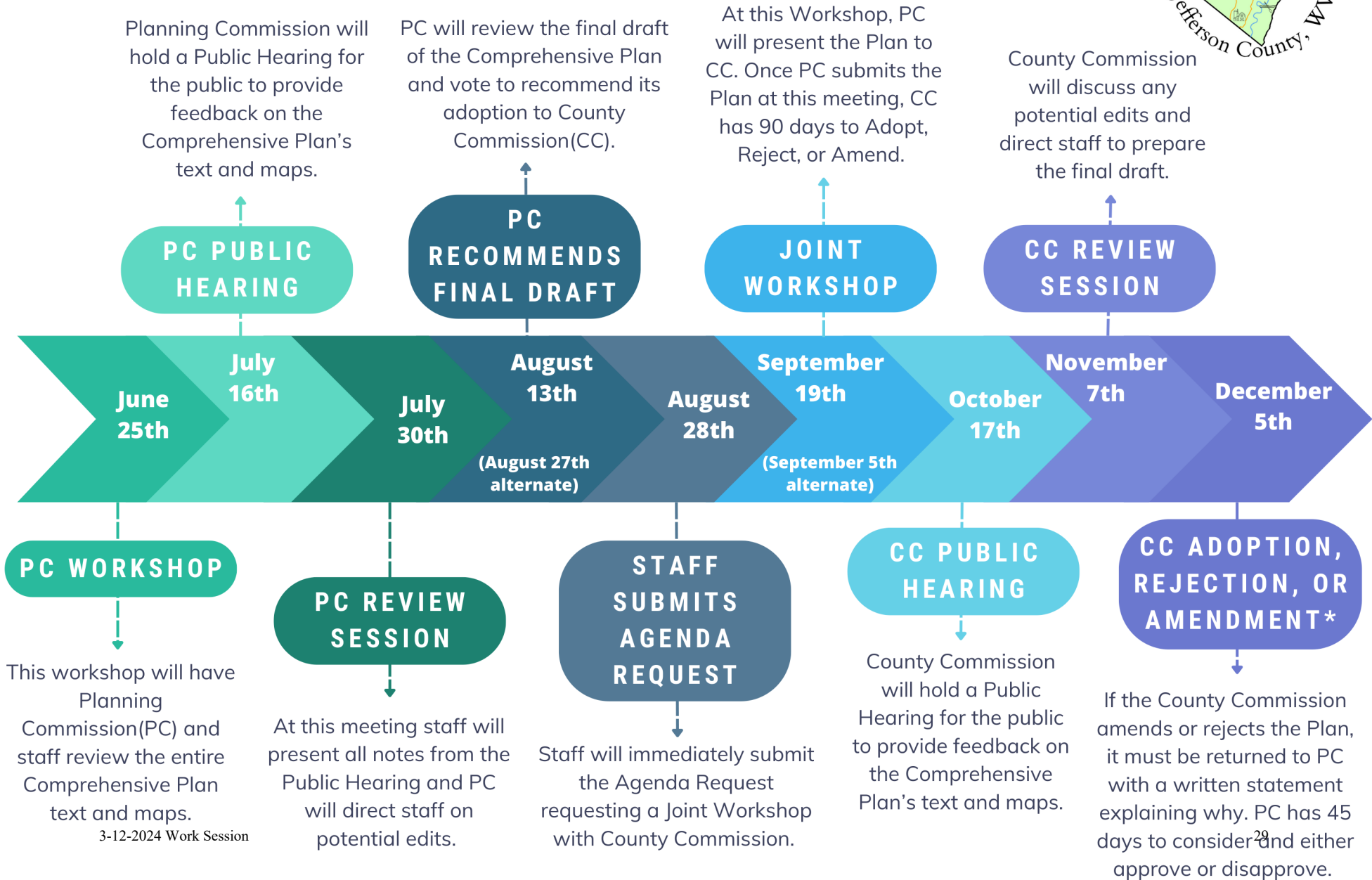
Join us for a public input meeting
and share your insights on future
County projects!

Come and see the
proposed Future
Land Use Map!



2045 Comprehensive Plan Update

COMPREHENSIVE PLAN ADOPTION TIMELINE



FINAL

June 2023



HEPMPO

Regional Bicycle and Pedestrian Plan

Michael Baker
INTERNATIONAL

FEHR & PEERS

3-12-2024 Work Session



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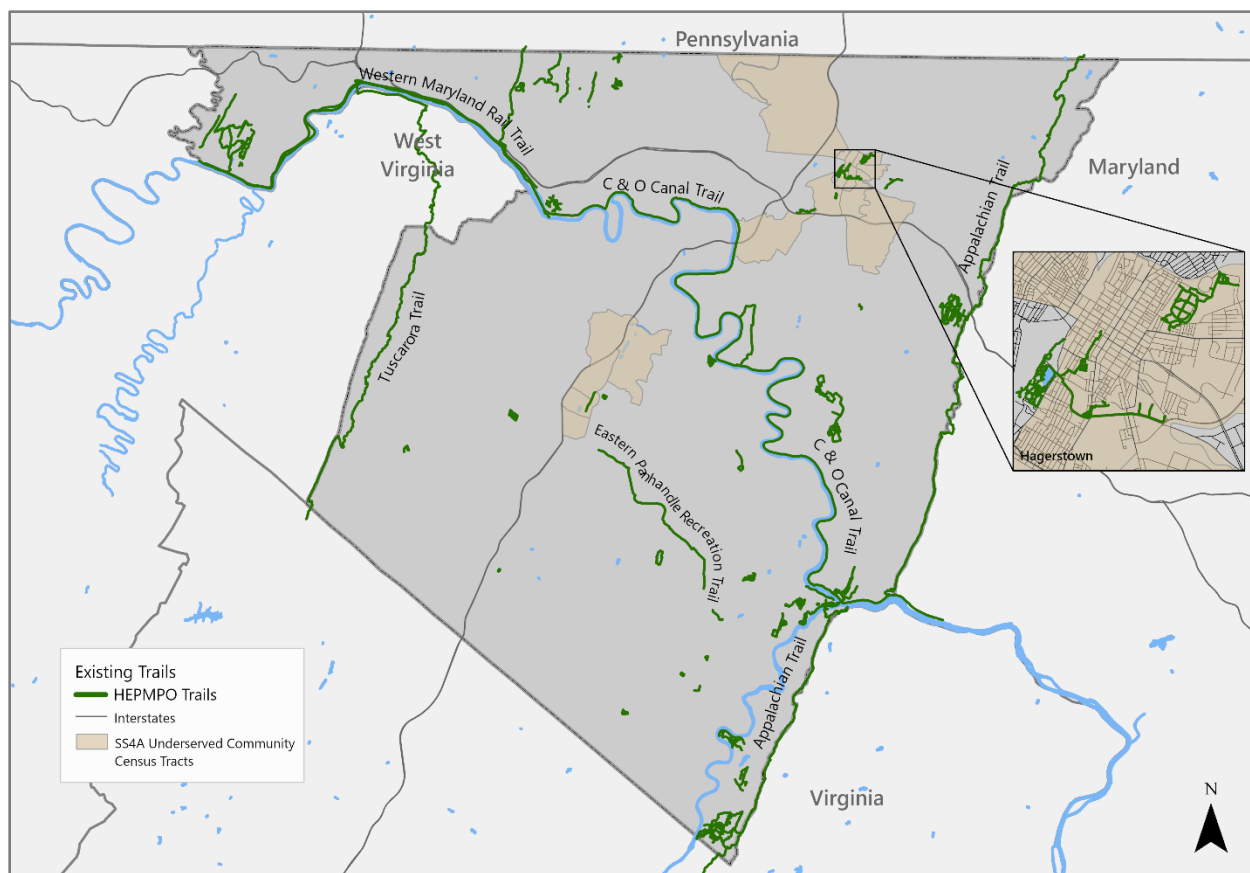


Figure 7: HEPMPO Trails

Bicycle and Pedestrian Safety

Bicycle and pedestrian safety cover state-designated metrics toward improving safety outcomes for people walking and bicycling, as well as crash history by mode and injury severity.

Safety Performance Metrics

The West Virginia Department of Transportation (WVDOT) and the Maryland Department of Transportation (MDOT) have set safety performance goals to reduce serious and fatal bicycle and pedestrian crashes in the HEPMPO region. Each DOT annually sets a target for its state in the HEPMPO region and measures its progress toward that target. Each state DOT's bicycle and pedestrian safety goal for the HEPMPO region include:

- WVDOT: Reduce bicycle and pedestrian fatalities and serious injuries by 66% by 2030 (from 2013).
- MDOT: Meet the proposed target for combined non-motorized fatalities and serious injuries involved a motor vehicle during a calendar year.

Table 6 captures each DOT's target, result, and outcome for the past five years. The target number represents the maximum threshold of bicycle and pedestrian serious or fatal crashes that can occur that year. The result is the actual number of serious and fatal bicycle and pedestrian crashes that occurred that year. Ideally, the annual result would be at or below the annual target to reach the long-term goal.

Table 6: WVDOT & MDOT Safety Performance Metrics

State Agency		2017	2018	2019	2020	2021
WVDOT: Berkeley & Jefferson Counties	Target	10.1	8.2	8.2	8.3	8.6
	Result	8.6	8.6	8.8	9.2	13.4
	Outcome	Met	Not Met	Not Met	Not Met	Not Met
MDOT: Washington County	Target	N/A	N/A	13.9	13.6	13.4
	Result	18	8	16	16	14
	Outcome	N/A	N/A	Not Met	Not Met	Not Met

All Bicycle and Pedestrian Crashes

Between 2017 and 2021, a total of 642 pedestrian and bicycle crashes occurred with the HEPMPO region. Of those crashes, 497 involved a pedestrian, and 145 involved a person on a bicycle. Additionally, 25 crashes (6 bicycle and 19 pedestrian) were reviewed that occurred in Hagerstown in 2022. **Figure 8** maps all bicycle and pedestrian crashes regardless of crash injury. The largest concentration of crashes occurs in Hagerstown.

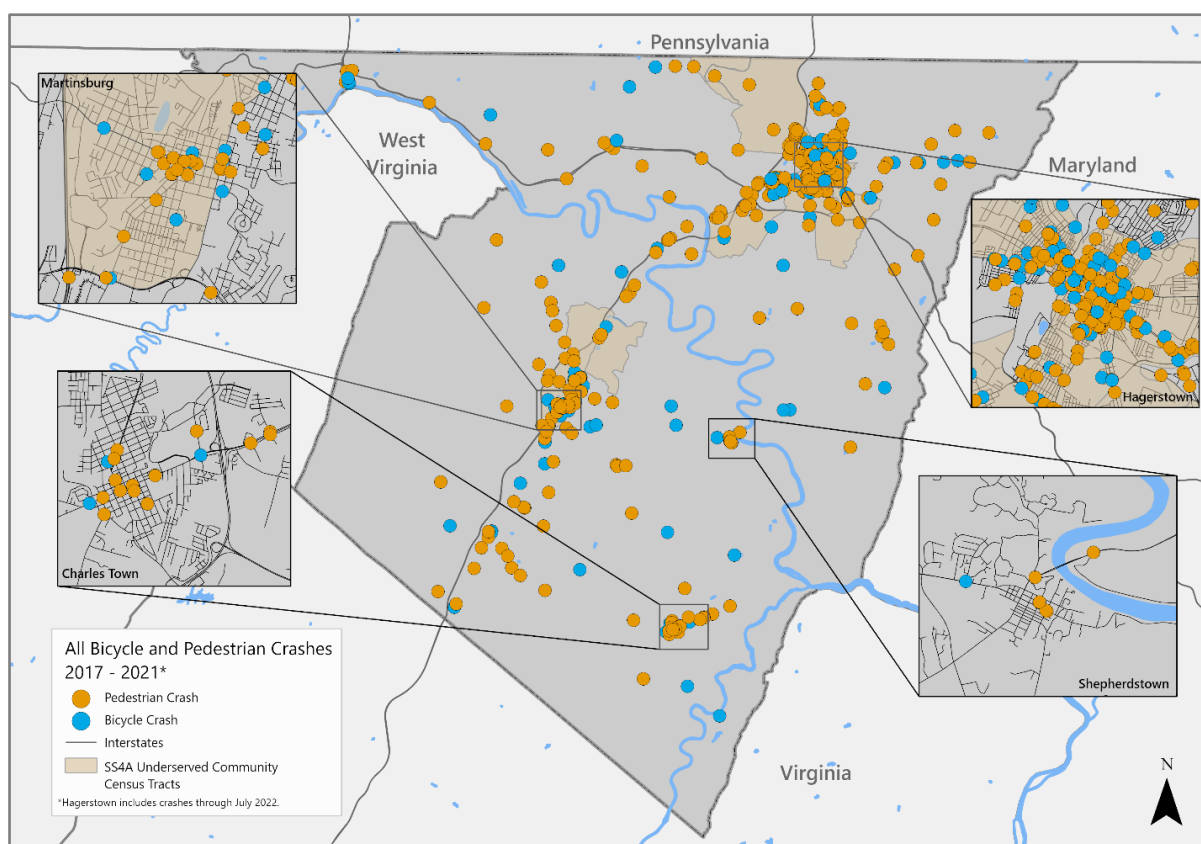


Figure 8: All Bicycle and Pedestrian Crashes 2017 - 2021

Fatal and Severe Bicycle and Pedestrian Crashes

Between 2017 and 2021, a total of 114 severe and fatal pedestrian and bicycle crashes occurred within the HEPMPO. Of those crashes, 99 involved a pedestrian, and 15 involved a person on a bicycle. **Figure 9** maps bicycle and pedestrian crashes that resulted in a fatality or serious injury. Most fatal and severe crashes occur among pedestrians and are concentrated in the Hagerstown area.

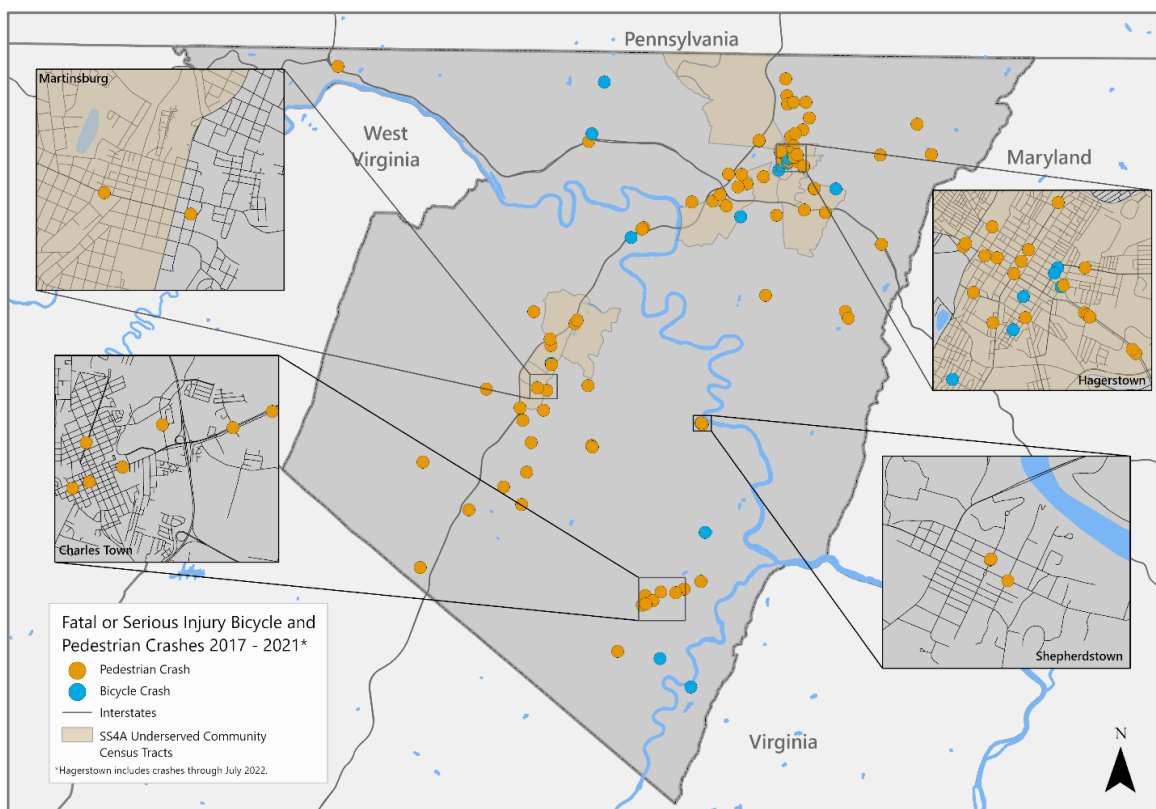


Figure 9: HEPMPO Fatal and Severe Injury Active Transportation Crashes 2017 – 2021

Crash Findings

Ninety-four percent of fatal crashes in the region involved a pedestrian. In the West Virginia portion of the HEPMPO region, seven pedestrian fatalities occurred between 2017 – 2020, and then six pedestrian fatalities occurred in 2021 alone. In other words, Berkeley and Jefferson counties had an average of 1.75 pedestrian fatalities per year between 2017 – 2020, and then 6 pedestrian fatalities in 2021 alone. This is a 243% increase in annual pedestrian fatalities between 2020 and 2021. All six 2021 pedestrian fatalities occurred in Berkeley County.

Washington County averaged 3.4 pedestrian fatalities per year, and the two bicycle fatalities within the dataset both occurred in 2017 in Washington County.

Most crashes involved individuals between 26 – 45 years old. Among all bicycle and pedestrian crashes during the study timeframe, 26% occurred in the afternoon between 12-5 pm, and 48% occurred at an intersection or were intersection related.

Among fatal and severe bicycle and pedestrian crashes between 2017 – 2021, 33% occurred in the evening (5 – 9 pm) and 43% occurred at an intersection or were intersection related.

JEFFERSON COUNTY EMERGENCY SERVICES AGENCY



2024 Ambulance Response Area Report

It's About Saving Lives

*JCESA is an equal opportunity emergency service provider,
Employer, and community partner of Jefferson County, WV.*

In February 2022 the Jefferson County Commission was presented with a comprehensive EMS Study performed by FITCH & Associates. This report evaluated many factors of the current Ems system including but not limited to: Call Volume, Response Time, Time of Day for Calls, EMS Station Locations, County Population and Density, Staffing Model, etc. This report provided a summary of current services as well as new models that were based on call response times targeted to the 90th percentile of coverage. There were (1) 10 minute and (2) 15 minutes models with varied staffing levels and locations.

During 2022 the Commission and County Administrator began discussion of acquiring VFD owned ambulances and having the county provide the 911 ambulance services. Thus began the EMS Transition. 9 active units and 1 under contract to be built unit, all EMS supplies, and EMS equipment were purchased from most of the VFD's. It was further decided that the Agency as a Board (component agency) would be dissolved and converted into a regular Commission Department.

Based on funding, staffing levels, available station locations, response times, and call volume and density a modified 6 unit / 4 geographic location model was adopted. The CFAI Accreditation Benchmarking from the Fitch Study and maps showing call density and response time coverage from available locations were referenced to create this modified model. This model placed emphasis on providing the most efficient utilization and distribution of resources while operating within the available funding sources.

The Agency is also dedicated to the ever-expanding role as firefighters and rescue personnel to assist or perform in the absence of the VFD personnel. This responsibility further complicates the staffing plans to ensure that, due to limited personnel, Agency employees are not placed into situations that would hamper their ability to perform without taking undue risks to themselves or others.

The Jefferson County staffing model placed into effect on March 1, 2023, is as follows:

- 1 - 24hr ALS staffed unit at Friendship Fire Company, Harpers Ferry/Bolivar.
- 2 - 24hr ALS staffed units at Citizens Fire Company, Charles Town.
- 1 - 24hr ALS unit and 1 - 12hr (6a-6p) BLS unit at Independent Fire Company, Charles Town.
- 1 - 24hr ALS unit at Shepherdstown Fire Department, Shepherdstown.
- 4 - ALS equipped Reserve ambulance placed in various VFD's (includes 1 new unit received 8/2023)
- To support the new response matrix a plan to move the shift Lieutenant off the ambulance and into a Paramedic Supervisor chase car was created. The anticipated completion date would be no later than 7/1/2024.

Several VFD's converted their WVOEMS Ambulance Transport License to a Rapid Response License and continue to assist with EMS responses within the county. This is particularly evident in the Middleway area due to its ambulance response time and Shepherdstown as it is a significant distance from the next County unit. This is mainly relevant when the primary unit is already committed to a call, and they rely on the next closest unit.

Several community workshops were held to discuss the placement of units ensuring that even though placement and response areas have changed all citizens were going to receive timely service. There is constant oversight and review of 911 responses to ensure units are responding in a timely manner, making the best response decisions, and the county is receiving the most effective service possible within available resources. This implementation did not preclude any future changes or additions to the service model. Included in this report are numerous 10-minute response maps. This document will serve as an identification of current and future needs.

CFAI Accreditation Benchmarking

Creating Community Baselines

For the purposes of definition and the need to establish a common benchmark for purposes of evaluating response time accreditation criteria, the following times should be made available and used in defining base line norms for a candidate agency:

Aggregate (Total) Response time -

A. Alarm handling: 60-second/90% benchmark
90-second/90% baseline

B. Turnout time: 80-second/90% benchmark (Fire & Special Operations response)
60 Seconds/90% benchmark (EMS response)
90-second/90% baseline

C. Travel time: Based on criteria for the different risk categories and within guidelines provided for service area and/or population density. See chart to follow.

Total response time: A+B+C

❖ Population: 57,146 (2019)

❖ Square mileage: 212

❖ Population per square mile: 269.6

❖ Rural – an incorporated or unincorporated area with a population of over 10,000 people or with a population density less than 1,000 people per square mile.

❖ Response Times: **Benchmark:** 14Min + 60 seconds = 15:00 minutes, **Baseline:** 18:12Min + 90 seconds = 19:42 minutes

Metropolitan – an incorporated or unincorporated area with a population of over 200,000 people and/or a population density over 3,000 people per square mile.

Metropolitan Benchmark	1st Unit	2nd Unit	Effective Response Force
Baseline	4 minutes 5:12 minutes	8 minutes 10:24 minutes	8 minutes 10:24 minutes

Urban – an incorporated or unincorporated area with a population of over 30,000 people and/or a population density over 2,000 people per square mile.

Urban Benchmark	1st Unit	2nd Unit	Effective Response Force
Baseline	4 minutes 5:12 minutes	8 minutes 10:24 minutes	8 minutes 10:24 minutes

Suburban – an incorporated or unincorporated area with a population of 10,000 to 29,999 and/or any area with a population density of 1,000 to 2,000 people per square mile.

Suburban Benchmark	1st Unit	2nd Unit	Effective Response Force
Baseline	4 minutes 5:12 minutes	8 minutes 10:24 minutes	10 minutes 13 minutes

Rural – an incorporated or unincorporated area with total population less than 10,000 people, or with a population density of less than 1,000 people per square mile.

Rural Benchmark	1st Unit	2nd Unit	Effective Response Force
Baseline	10 minutes 13 minutes	14 minutes 18:12 minutes	14 minutes 18:12 minutes

Wilderness – any rural area not readily accessible by public or private maintained road. Due to the large disparity between communities that protect wilderness areas, recommended travel times are not provided for this level of service.

Reference Map Pages:

EMS Zones: This map depicts the actual response area of each of the 4 EMS stations as determined by the CAD system's quickest route.

2023 EMS and Fire Territories: This map depicts the fire department response areas as agreed upon by the 7 VFD's.

2023 Call Volume Spreadsheet: Accumulated responses post transition references by new EMS zones and fire box areas.

Density of EMS Calls in 2023: Actual call data from 2023 was used to create this "heatmap". As we can see there are numerous pockets of concentrated high frequency call areas around the map. The hottest areas are in Shepherdstown and Charles Town/Ranson and we should expect to see those areas continue to expand. This is a large determinate for the placement of several units in that area. We do have a weakness in the Shepherdstown District as there is only 1 unit in that station. When the primary unit is on a call we will, when available, move a unit from Citizens to Kearneysville to standby in the event of a 2nd due call in the Shepherdstown area. Sharpsburg EMS is the closest next due company, but we strive to not overutilize that mutual-aid resource.

Future Land Use Guide Jefferson County, WV: This is the County's *Envision Jefferson 2035 Comprehensive Plan*. All the white areas are within municipal boundaries, and we should expect to see significant growth in all areas apart from Harpers Ferry/Bolivar. Yellow and orange are of significance for growth. A greater percentage of those areas on the Blue Ridge Mountain are already built out.

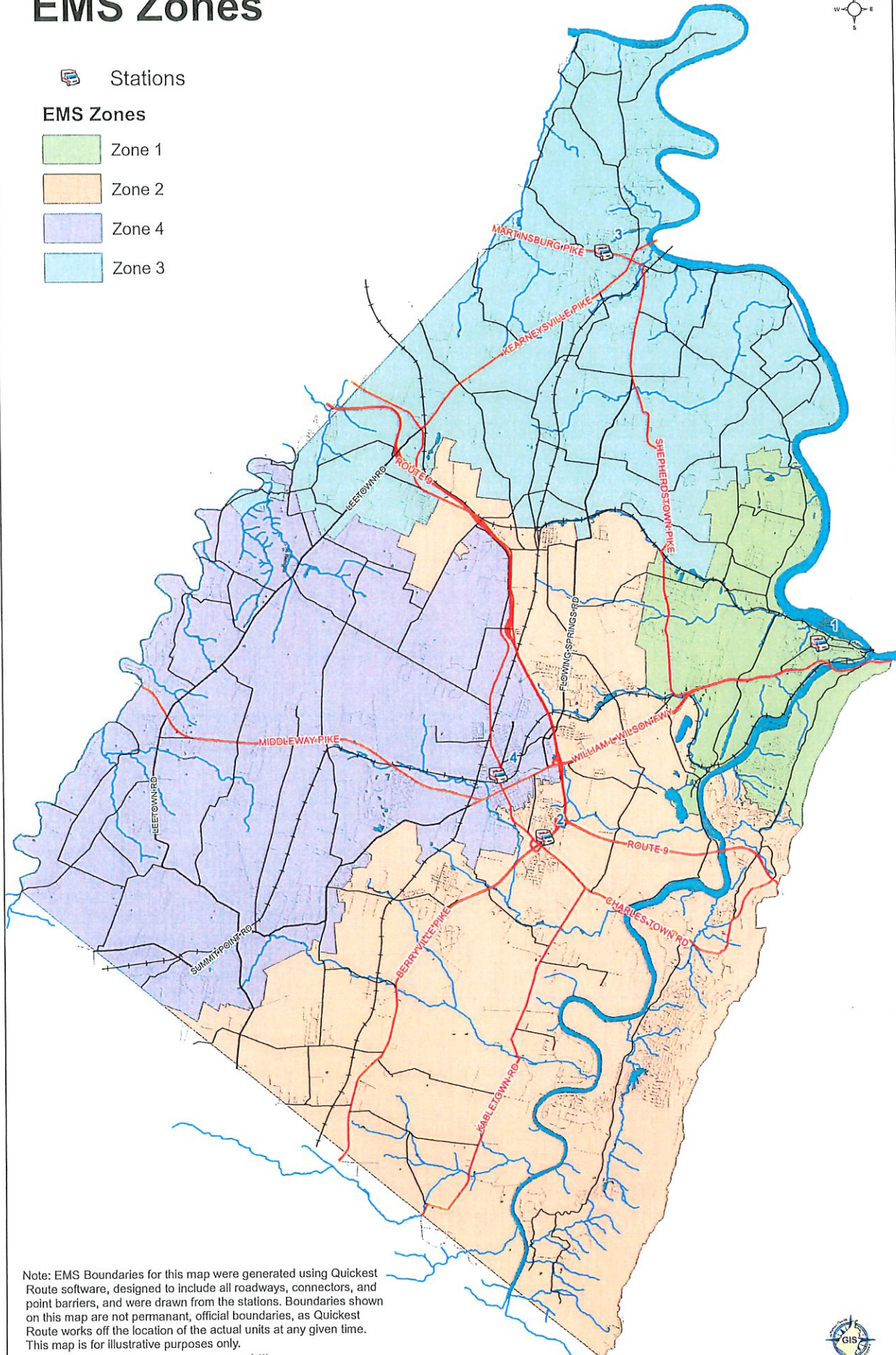
EMS Zones



Stations

EMS Zones

- Zone 1
- Zone 2
- Zone 4
- Zone 3



Note: EMS Boundaries for this map were generated using Quickest Route software, designed to include all roadways, connectors, and point barriers, and were drawn from the stations. Boundaries shown on this map are not permanent, official boundaries, as Quickest Route works off the location of the actual units at any given time. This map is for illustrative purposes only.

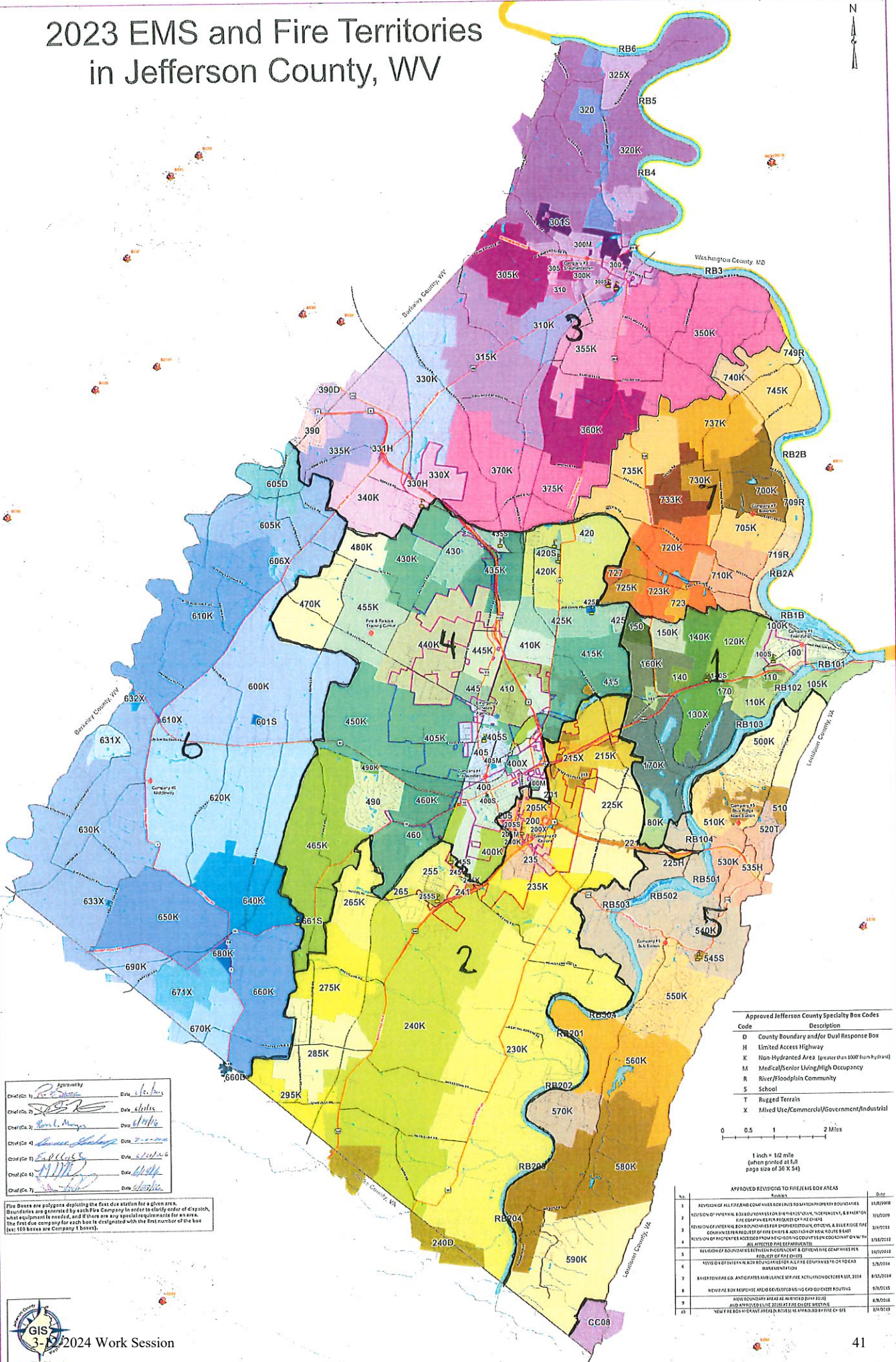
0 0.5 1 2 3 4 Miles

3-12-2024 Work Session



Map Created: 3/16/2023

2023 EMS and Fire Territories in Jefferson County, WV



Chief (Co. 1) <i>[Signature]</i>	Date <i>6/1/23</i>
Chief (Co. 2) <i>[Signature]</i>	Date <i>6/1/23</i>
Chief (Co. 3) <i>[Signature]</i>	Date <i>6/1/23</i>
Chief (Co. 4) <i>[Signature]</i>	Date <i>7/1/23</i>
Chief (Co. 5) <i>[Signature]</i>	Date <i>6/1/23</i>
Chief (Co. 6) <i>[Signature]</i>	Date <i>6/1/23</i>
Chief (Co. 7) <i>[Signature]</i>	Date <i>6/1/23</i>

Fire Boxes are polygons depicting the first due station for a given area. Boundaries are generated by each Fire Company in order to clarify order of dispatch, what equipment is needed, and if there are any special requirements for an area. The first due company for each box is designated with the first number of the box (ex: 100 boxes are Company 1 boxes).

Approved Jefferson County Specialty Box Codes

Code	Description
D	County Boundary and/or Dual Response Box
H	Limited Access Highway
K	Non-Hydranted Area (greater than 1000' from hydrant)
M	Medical/Senior Living/High Occupancy
R	River/Floodplain Community
S	School
T	Terrain
X	Mixed Use/Commercial/Government/Industrial

0 0.5 1 2 Miles
1 inch = 1/2 mile
(when printed at full page size of 36" X 54")

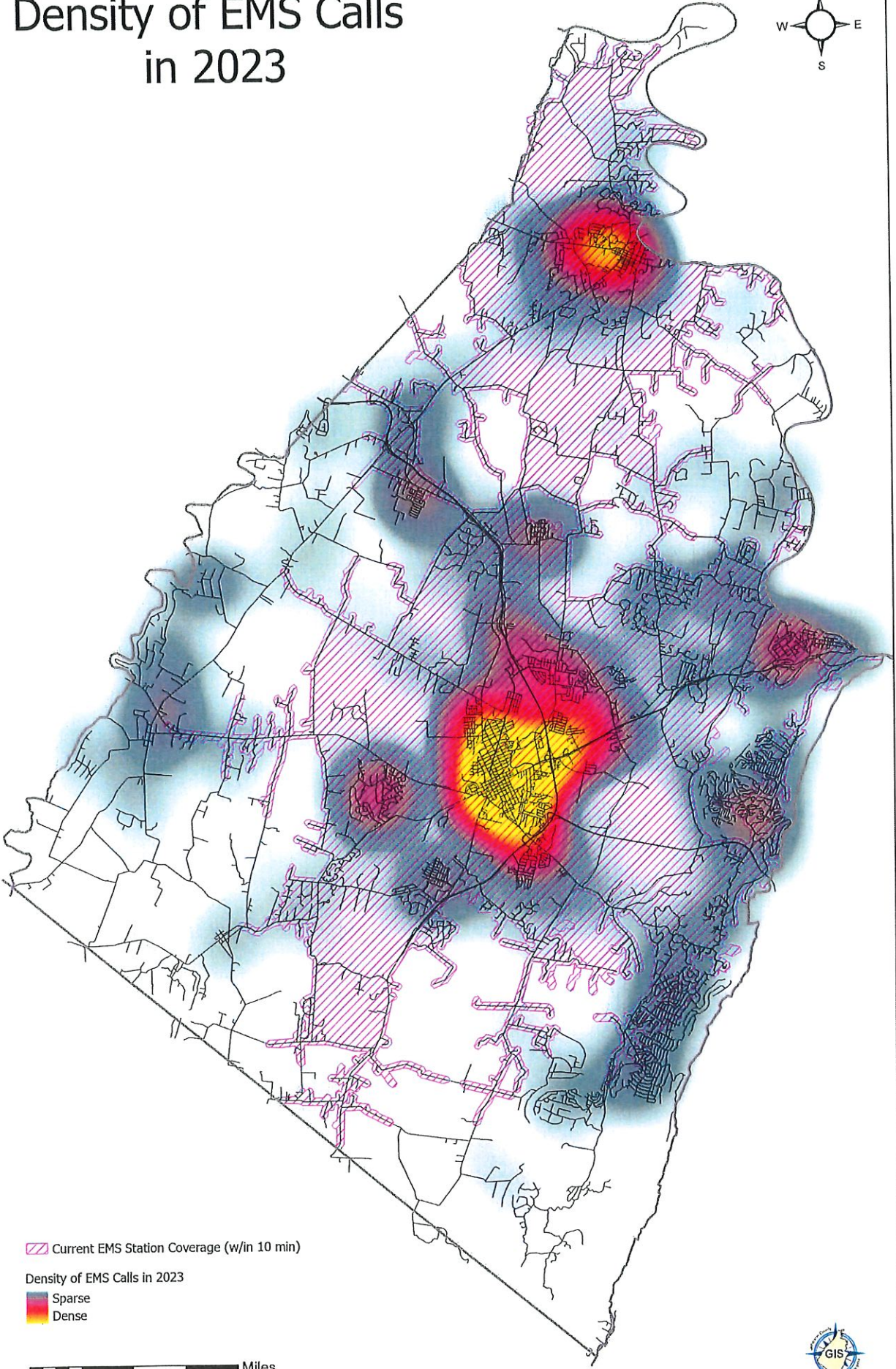
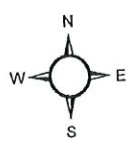
APPROVED RESPONSES TO FIRE/EMS BOX AREAS

No.	Response	Date
1	REVISION OF ALL FIRE/EMS COMPANIES BOXES TO MATCH PROPERTY BOUNDARIES	1/18/2008
2	REVISION OF INTERIOR BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	1/1/2009
3	REVISION OF INTERIOR BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	3/1/2011
4	REVISION OF INTERIOR BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	3/1/2011
5	REVISION OF BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	3/1/2011
6	REVISION OF BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	3/1/2011
7	REVISION OF BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	3/1/2011
8	REVISION OF BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	3/1/2011
9	REVISION OF BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	3/1/2011
10	REVISION OF BOXES TO INCLUDE "DEPENDENT" & "BANK" FOR EQUIPMENT REQUEST OF THE CHIEF	3/1/2011

2023	Call Volume per Week by Box & Zone												
	VFD Fire Boxes									ESA EMS Zones			
	Week	100	200	300	400	500	600	700	OOB	Total	1	2	3
3-02-23 to 3-04-23	2	9	14	23	1	6	2	0	57	4	19	11	23
3-05-23 to 3-11-23	5	16	15	32	11	7	4	0	90	11	40	14	25
3-12-23 to 3-18-23	4	19	19	71	16	7	5	2	146	10	61	17	55
3-19-23 to 3-25-23	3	17	16	57	8	6	1	2	112	7	45	18	40
3-26-23 to 4-01-23	3	12	9	43	13	8	6	0	94	10	35	13	35
4-02-23 to 4-08-23	10	21	21	57	11	10	2	1	143	14	45	21	49
4-09-23 to 4-15-23	8	21	18	47	11	8	2	1	116	13	44	20	39
4-16-23 to 4-22-23	9	15	18	49	19	12	3	0	115	13	54	17	46
4-23-23 to 4-29-23	6	17	16	27	4	6	4	0	80	11	30	14	26
4-30-23 to 5-06-23	1	17	12	44	8	11	3	1	97	8	42	12	35
5-07-23 to 5-13-23	8	17	23	40	11	8	4	1	113	13	45	22	33
5-14-23 to 5-20-23	7	21	26	47	11	7	9	1	129	14	49	22	41
5-21-23 to 5-27-23	5	30	19	49	7	9	2	1	122	10	55	16	39
5-28-23 to 6-03-23	11	26	11	44	14	5	3	2	116	16	55	10	35
6-04-23 to 6-10-23	6	19	16	51	8	10	7	0	117	14	44	12	47
6-11-23 to 6-17-23	7	11	23	55	6	7	9	0	118	15	56	21	45
6-18-23 to 6-24-23	9	19	24	44	12	4	9	3	124	35*	39	11	30
6-25-23 to 7-01-23	4	29	11	65	10	7	7	4	137	26	56	12	55
7-02-23 to 7-08-23	9	26	14	58	9	5	8	1	130	14	68	19	53
7-09-23 to 7-15-23	15	25	24	57	11	15	11	1	159	25	81	11	49
7-16-23 to 7-22-23	6	25	18	55	10	17	1	0	132	8	51	20	54
7-23-23 to 7-29-23	6	29	24	54	12	5	1	0	131	10	67	25	47
7-30-23 to 8-05-23	9	20	16	51	7	7	4	0	114	13	53	4	48
8-06-23 to 8-12-23	10	14	19	52	17	13	3	2	130	8	28	18	52
8-13-23 to 8-19-23	8	20	18	45	10	14	7	1	123	19	62	18	41
8-20-23 to 8-26-23	3	19	19	50	8	8	4	1	112	12	49	21	47
8-27-23 to 9-02-23	6	23	15	56	13	9	7	1	130	15	51	16	58
9-03-23 to 9-09-23	8	26	21	45	7	8	9	1	125	17	63	22	39
9-10-23 to 9-16-23	7	17	14	43	6	10	2	0	99	11	44	14	42
9-17-23 to 9-23-23	7	26	14	59	8	6	4	4	129	9	1	10	51
9-24-23 to 9-30-23	10	20	23	50	5	14	8	2	129	19	46	26	51
10-01-23 to 10-07-23	6	19	26	54	3	10	5	0	123	14	41	24	64
10-08-23 to 10-14-23	3	22	24	54	12	9	6	0	130	7	58	26	45
10-15-23 to 10-21-23	6	18	22	50	7	9	3	0	115	10	45	19	45
10-22-23 to 10-28-23	7	21	25	61	9	10	7	3	143	7	66	26	46
10-29-23 to 11-04-23	6	25	24	51	0	8	5	0	119	10	66	21	37
11-05-23 to 11-11-23	6	10	14	48	11	4	2	2	97	8	30	25	39
11-12-23 to 11-18-23	8	27	20	61	5	15	12	4	152	18	66	26	57
11-19-23 to 11-25-23	3	15	17	41	11	7	5	0	99	9	43	18	38
11-26-23 to 12-02-23	7	16	17	45	12	9	7	0	113	12	62	21	39
12-03-23 to 12-09-23	5	31	15	38	11	12	5	0	117	14	50	9	56
12-10-23 to 12-16-23	8	22	22	63	16	7	1	0	139	16	61	20	54
12-17-23 to 12-23-23	8	28	21	44	11	9	5	1	127	16	54	36	42
12-24-23 to 12-30-23	6	19	16	64	19	11	13	1	149	23	67	21	53
TOTALS	291	899	813	2194	431	389	227	44	5292	553	2187	799	1945
AVG / WEEK YTD	6.61	20.43	18.48	49.86	9.80	8.84	5.16	1.00	120.27	12.57	49.70	18.16	44.20

* Inaccurate - Suspected due to unit being mis-zoned

Density of EMS Calls in 2023



Current EMS Station Coverage (w/in 10 min)

Density of EMS Calls in 2023

Sparse
Dense

0 0.5 1 2 3 4 Miles



Map Created: Feb 28, 2024

Future Land Use Guide Jefferson County, WV

Envision Jefferson 2035 Comprehensive Plan

4

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

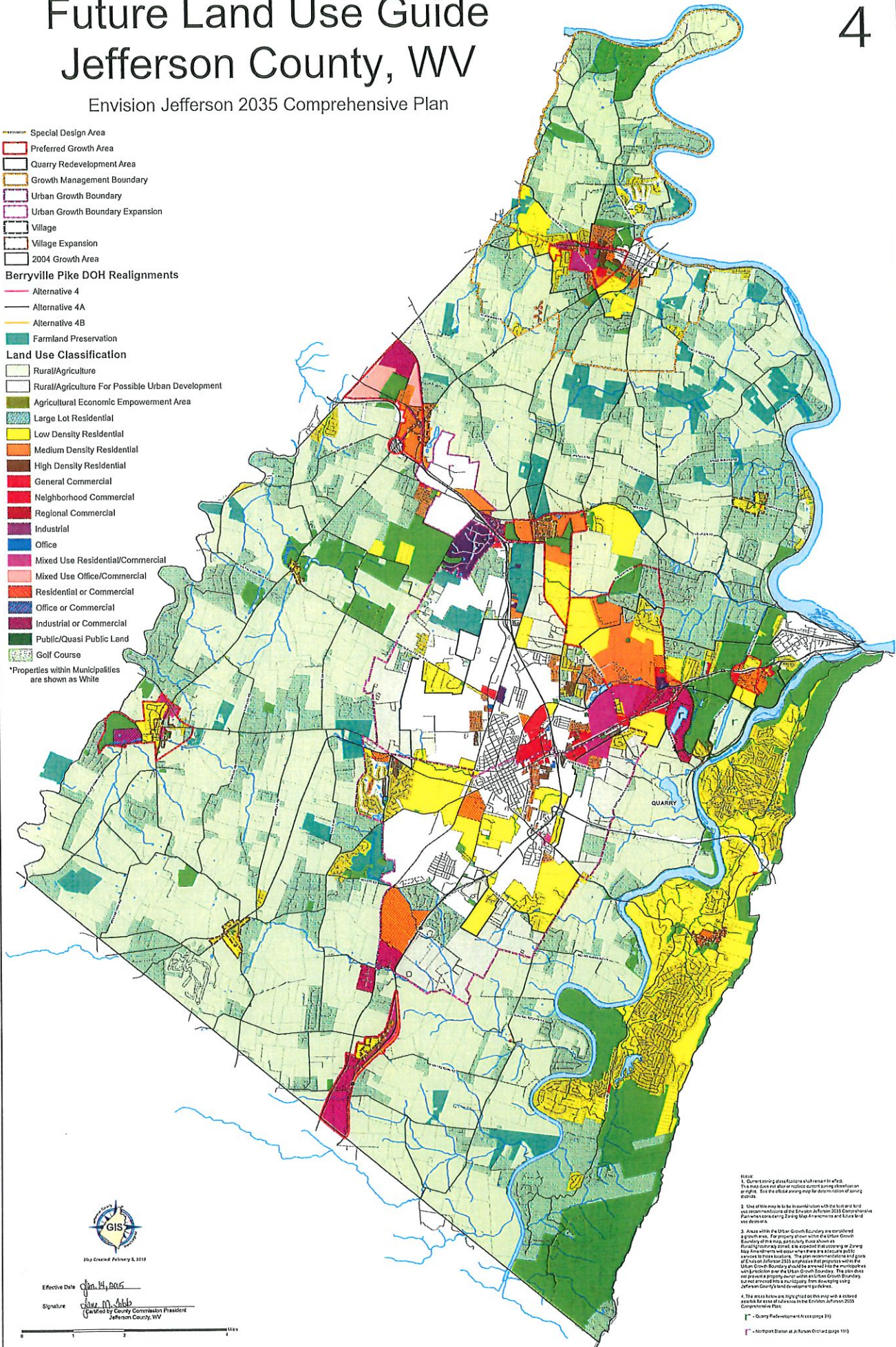
Berryville Pike DOH Realignments

- Alternative 4
- Alternative 4A
- Alternative 4B
- Farmland Preservation

Land Use Classification

- Rural/Agriculture
- Rural/Agriculture For Possible Urban Development
- Agricultural Economic Empowerment Area
- Large Lot Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Neighborhood Commercial
- Regional Commercial
- Industrial
- Office
- Mixed Use Residential/Commercial
- Mixed Use Office/Commercial
- Residential or Commercial
- Office or Commercial
- Industrial or Commercial
- Public/Quasi Public Land
- Golf Course

*Properties within Municipalities are shown as White



Map Created February 9, 2018

Effective Date: Jan 14, 2025

Signature: [Signature]
Jefferson County Commission President
Jefferson County, WV

Notes:
1. Current zoning classifications shall remain in effect. This map does not alter or replace current zoning ordinances or rights. For the official zoning map, see the Jefferson County Zoning Ordinance.
2. Use of this map is to be in consultation with the text and land use recommendations of the Envision Jefferson 2035 Comprehensive Plan, which are the primary planning documents and future land use decisions.
3. Areas within the Urban Growth Boundary are designated as growth areas. For property shown within the Urban Growth Boundary of this map, particularly those shown as Rural/Agriculture, the plan recommends rezoning or zoning map amendments to allow for a change in land use. Any area shown as rural within the Urban Growth Boundary should be rezoned to allow for a change in land use. The plan recommends rezoning of properties within the Urban Growth Boundary should be rezoned to allow for a change in land use. The plan does not prevent a property owner within an Urban Growth Boundary from rezoning a property to a different use, provided the rezoning is consistent with the county's land use development guidelines.
4. The areas shown are highlighted on this map with a border for ease of reference to the Envision Jefferson 2035 Comprehensive Plan.
[Symbol] - Quarry Redevelopment Area (page 28)
[Symbol] - Nonpoint Source at Jefferson County (page 10)

EMS Stations Quickest Route Response Time Maps :

Note: These are travel time only maps. True response time includes call received/dispatched time, (+) roll-out (crew mobilization) time, (+) travel time.

Current EMS Stations: This map represents the 10-minute QR (quickest route) for current deployments.

Here are clearly some areas that could use improvement.

1 – Middleway, Summit Point, Leetown: These areas were previously served by Middleway Fire Company (Co6) ambulances and continue to be served by Co6 Rapid Response Vehicles and the Independent (Co4) Station ambulances.

2 – Kearneysville, Bardane, Shenandoah Junction: This area is served by Shepherdstown (Co3) and Citizens (Co2) Stations ambulances. It has been an area of possible expansion by Co3 for many years.

3 – Blue Ridge Mountain: This was served by the Blue Ridge Mtn VFC (Co5) and is currently covered by the Co2 and Friendship (Co1) Station ambulances.

4 – Bakerton, Uvilla, Molers Crossroads: This area was served by the Bakerton FD (Co7) and is currently served by the Co3 and Co1 ambulances.

5 – Kabletown, Meyerstown: This area is served by Co2 ambulances.

Middleway Expansion Map: *Highest Priority* This defines the improved area if an ambulance was placed back in Co6. There are extended response times well beyond the 10min QR and an average of 8-10 EMS calls per week in that area as shown in the *Density of EMS Calls Map*. The response from Co4 can easily be cut off by a train obstruction on the Middleway Pike and Summit Point Rd crossings. This would easily add 10 minutes or more to an already extended response. This area is Zoned Rural/Agriculture and Large Lot Residential, but it is prime for future growth. Having previously housed a unit at Co6 it would be an easy addition to the staffed stations.

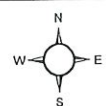
Kearneysville Expansion Map: *High/Moderate Priority* This defines the improved area if a new station was constructed and staffed in this area. This area is already at the tip of the 10 QR and has significant call volume. There are several large, planned subdivisions within the Kearneysville, Bardane, and Shenandoah Junction Area and it will soon see explosive growth. The addition of a station here would support the Shepherdstown area and eliminate the need to send Co2 to standby in the area. There are a few potential existing buildings available and ample locations for the acquisition of property.

Blue Ridge Mountain Expansion Map: *Moderate Priority* This defines the improvements to the entire Mountain area. To properly serve both the Northern and Southern regions it would require the acquisition of property and construction of a new building at the top of the mountain, near the intersection of Rt 9 and Charles Town Rd. This area is the best location as a unit can go North on Chestnut Hill Rd, South on Charles Town Rd to Mission Rd areas, or directly down Rt 9 to Charles Town. These are primary routes of travel and are the first areas on the mountain to be serviced by the DOH in bad weather. The existing stations of Co5 are either too far away from the other regions or unable to house staffing. The mountain area has a call volume equal to Co6 but sees equal or faster responses over other unincorporated/unstaffed areas.

Bakerton Relocation 1 & 2: *Moderate/Low priority* This area defines the improvements to the entire Northeast area of the county if the Bakerton station was relocated to either proposed location. There is low call volume to this area but it has extended response times. The relocation would support the Shepherdstown area as well as the proposed school complex at Gardner Ln & Shepherdstown Pike. There is also potential for significant residential development in that area.

Kabletown, Meyerstown: *Low Priority* This area has longer response times but has low call volume. Most of the area is large acreage farmland. A significant portion is in planning stages for solar farm construction. Lowest priority unless significant unplanned residential growth occurs.

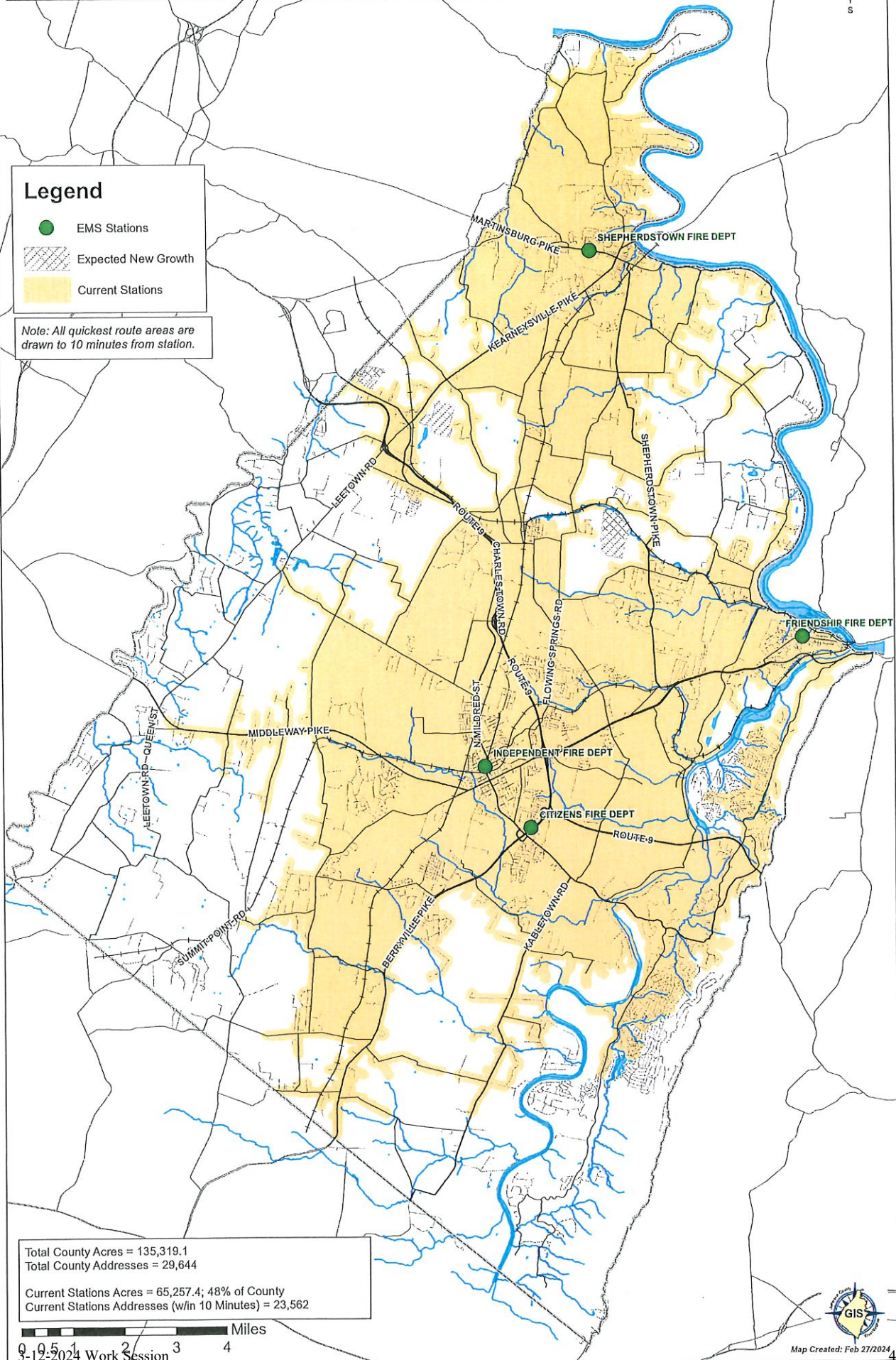
Current EMS Stations Quickest Route Response Times



Legend

- EMS Stations
- Expected New Growth
- Current Stations

Note: All quickest route areas are drawn to 10 minutes from station.



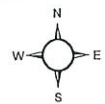
Total County Acres = 135,319.1
 Total County Addresses = 29,644
 Current Stations Acres = 65,257.4; 48% of County
 Current Stations Addresses (w/in 10 Minutes) = 23,562

0 0.5 1 2 3 4 Miles
 9-12-2024 Work Session 3 4



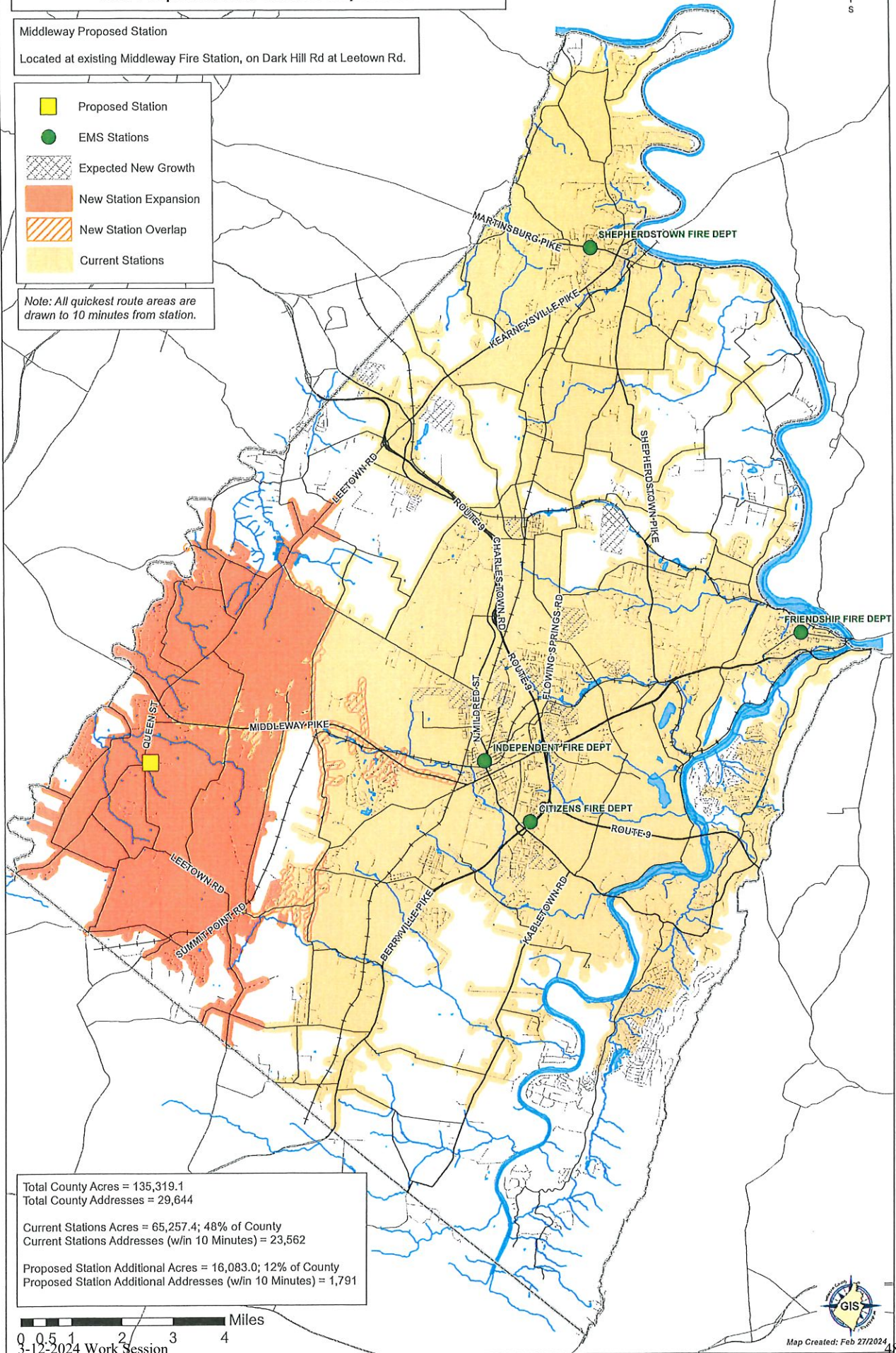
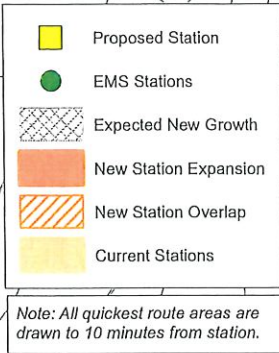
Map Created: Feb 27/2024

Current EMS Stations Quickest Route Response Times and Proposed New Station Expansion



Middleway Proposed Station

Located at existing Middleway Fire Station, on Dark Hill Rd at Leetown Rd.



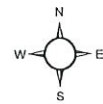
Total County Acres = 135,319.1
 Total County Addresses = 29,644
 Current Stations Acres = 65,257.4; 48% of County
 Current Stations Addresses (w/in 10 Minutes) = 23,562
 Proposed Station Additional Acres = 16,083.0; 12% of County
 Proposed Station Additional Addresses (w/in 10 Minutes) = 1,791

0 0.5 1 2 3 4 Miles
 3-12-2024 Work Session



Map Created: Feb 27/2024

Current EMS Stations Quickest Route Response Times and Proposed New Station Expansion

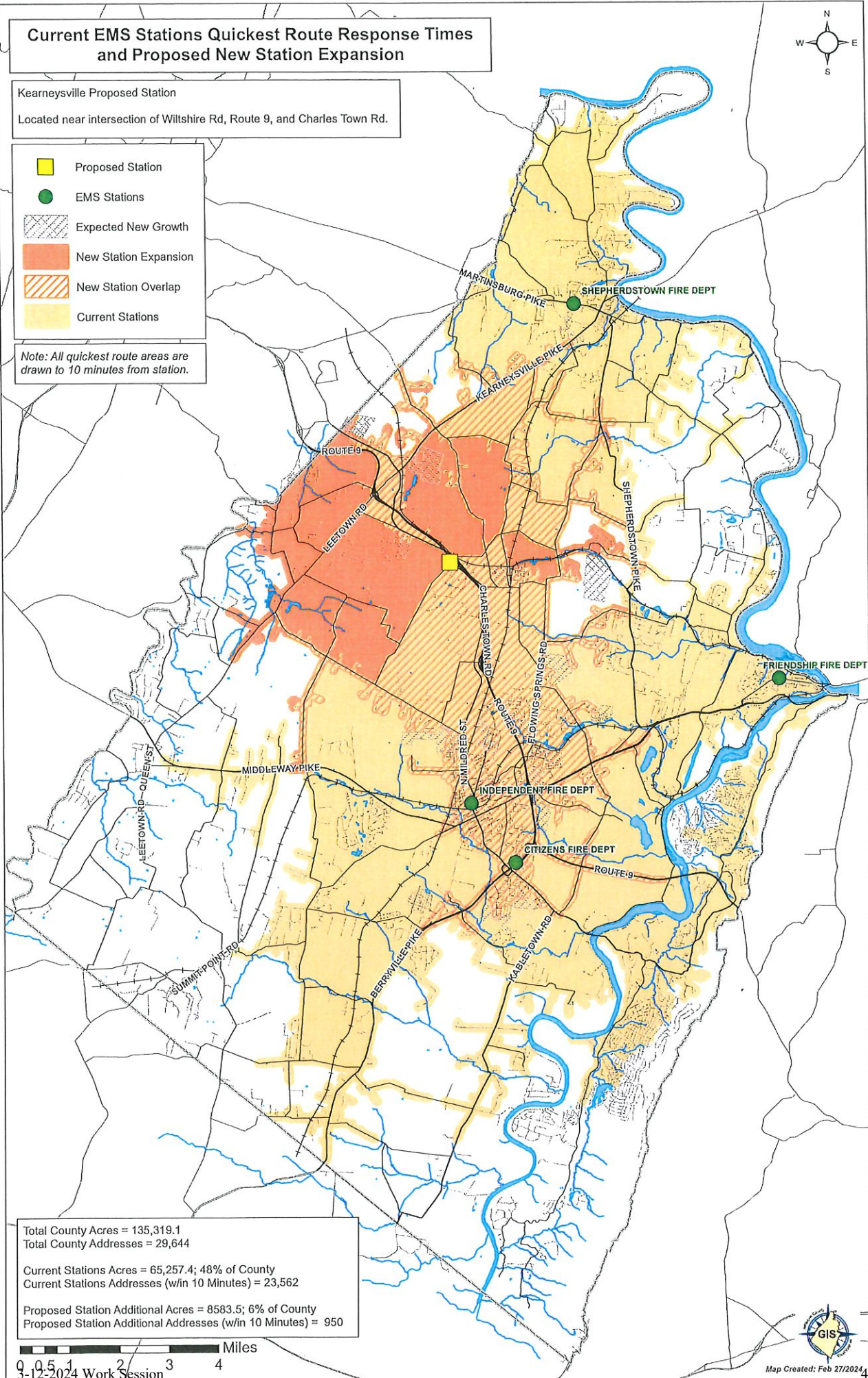


Kearneysville Proposed Station

Located near intersection of Wiltshire Rd, Route 9, and Charles Town Rd.

- Proposed Station
- EMS Stations
- Expected New Growth
- New Station Expansion
- New Station Overlap
- Current Stations

Note: All quickest route areas are drawn to 10 minutes from station.



Total County Acres = 135,319.1
Total County Addresses = 29,644

Current Stations Acres = 65,257.4; 48% of County
Current Stations Addresses (w/in 10 Minutes) = 23,562

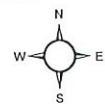
Proposed Station Additional Acres = 8583.5; 6% of County
Proposed Station Additional Addresses (w/in 10 Minutes) = 950

0 0.5 1 2 3 4 Miles
3-12-2024 Work Session



Map Created: Feb 27/2024

Current EMS Stations Quickest Route Response Times and Proposed New Station Expansion

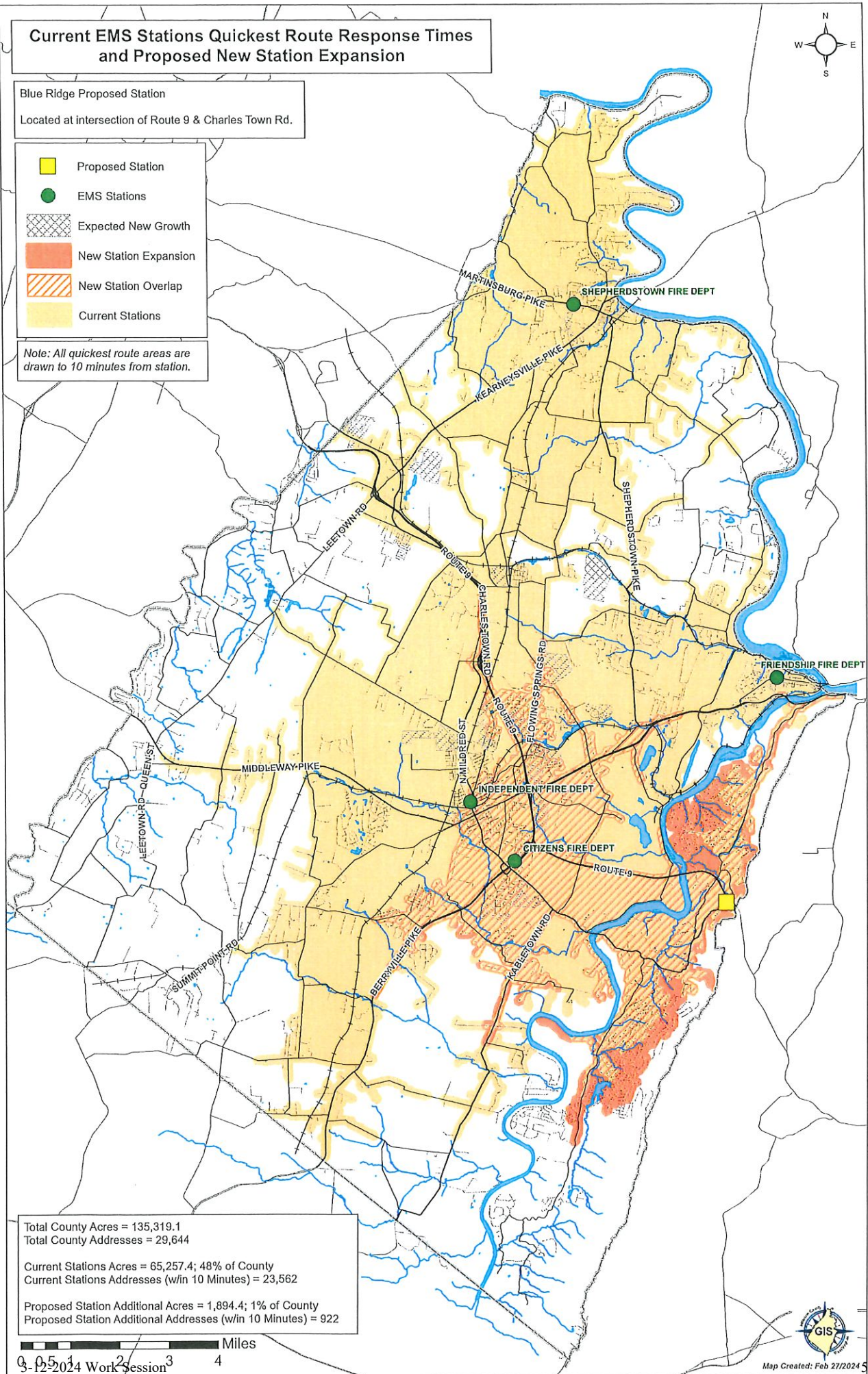


Blue Ridge Proposed Station

Located at intersection of Route 9 & Charles Town Rd.

- Proposed Station
- EMS Stations
- Expected New Growth
- New Station Expansion
- New Station Overlap
- Current Stations

Note: All quickest route areas are drawn to 10 minutes from station.



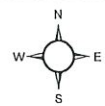
Total County Acres = 135,319.1
Total County Addresses = 29,644

Current Stations Acres = 65,257.4; 48% of County
Current Stations Addresses (w/in 10 Minutes) = 23,562

Proposed Station Additional Acres = 1,894.4; 1% of County
Proposed Station Additional Addresses (w/in 10 Minutes) = 922

0 0.5 1 2 3 4 Miles
3-9-2024 Work Session 3

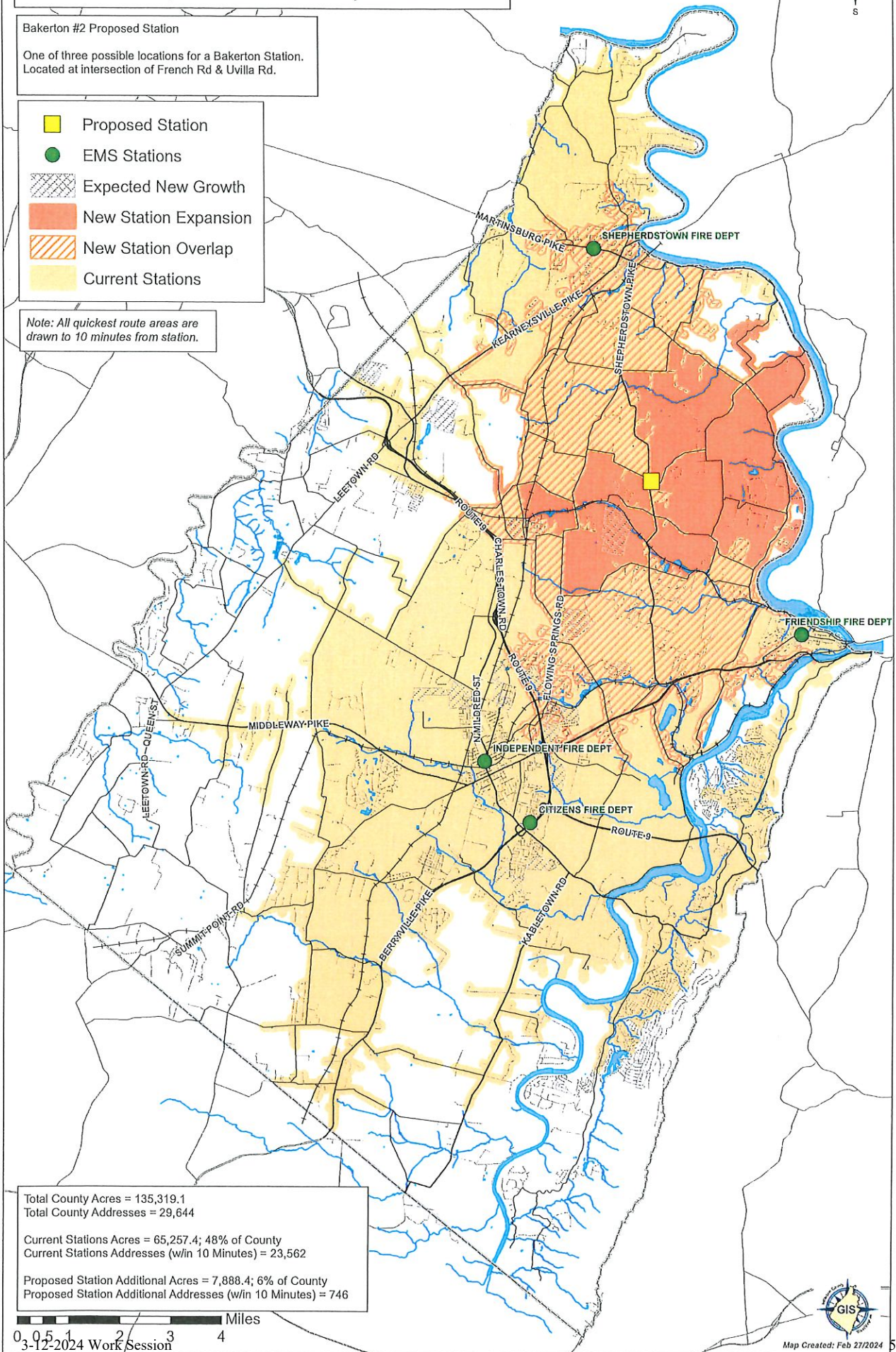
Current EMS Stations Quickest Route Response Times and Proposed New Station Expansion



Bakerton #2 Proposed Station
One of three possible locations for a Bakerton Station. Located at intersection of French Rd & Uvilla Rd.

- Proposed Station
- EMS Stations
- Expected New Growth
- New Station Expansion
- New Station Overlap
- Current Stations

Note: All quickest route areas are drawn to 10 minutes from station.



Total County Acres = 135,319.1
Total County Addresses = 29,644

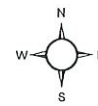
Current Stations Acres = 65,257.4; 48% of County
Current Stations Addresses (w/in 10 Minutes) = 23,562

Proposed Station Additional Acres = 7,888.4; 6% of County
Proposed Station Additional Addresses (w/in 10 Minutes) = 746

0 0.5 1 2 3 4 Miles
3-12-2024 Work Session



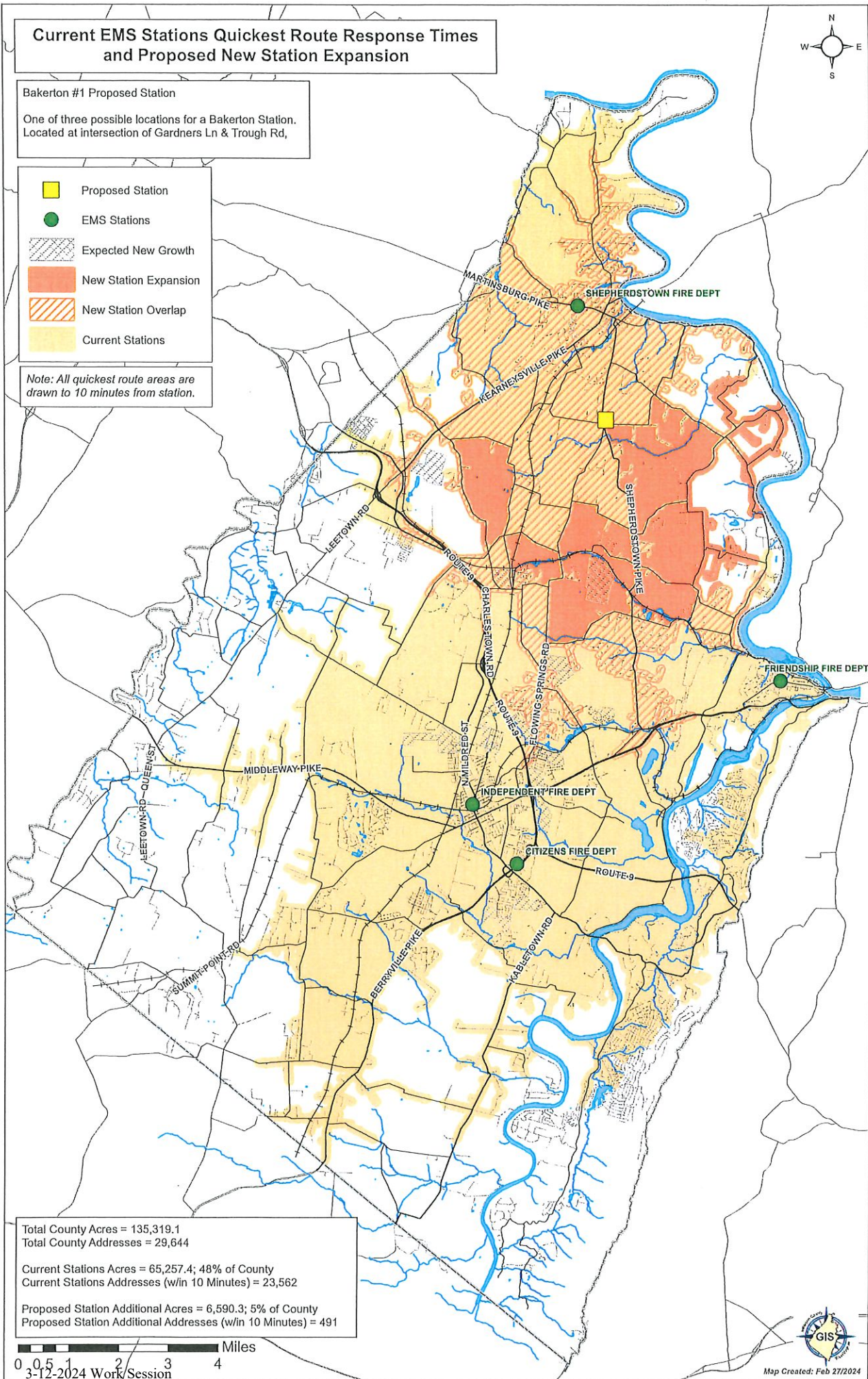
Current EMS Stations Quickest Route Response Times and Proposed New Station Expansion



Bakerton #1 Proposed Station
One of three possible locations for a Bakerton Station. Located at intersection of Gardners Ln & Trough Rd,

- Proposed Station
- EMS Stations
- Expected New Growth
- New Station Expansion
- New Station Overlap
- Current Stations

Note: All quickest route areas are drawn to 10 minutes from station.



Total County Acres = 135,319.1
Total County Addresses = 29,644

Current Stations Acres = 65,257.4; 48% of County
Current Stations Addresses (w/in 10 Minutes) = 23,562

Proposed Station Additional Acres = 6,590.3; 5% of County
Proposed Station Additional Addresses (w/in 10 Minutes) = 491

0 0.5 1 2 3 4 Miles
3-12-2024 Work Session

Goal	Objectives	Action Item	Key Players	Timeframe
12				
Foster job development in Jefferson County by promoting diverse businesses; employment opportunities; local business entrepreneurship; and professional service jobs.	i. Collaborate with the Jefferson County Development Authority and other agencies to build and expand existing local businesses and to enable the start- up of new businesses within Jefferson County.	The Jefferson County Development Authority will host small business development classes in collaboration with stakeholders.	JCDA	Yearly
		The Jefferson County Development Authority will hold business retention and expansion visits.	JCDA	Yearly
		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.	JCDA	Ongoing
		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.	JCDA, municipalities, JCC	Ongoing
		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.	JCDA, municipalities, JCC	Ongoing

Goal	Objectives	Action Item	Key Players	Timeframe
		The Jefferson County government and willing 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.	JCDA, municipalities, JCC	3-5 years
		Coordinate with local and state economic development agencies to identify potential funding sources for economic development efforts.	JCDA	3-5 years
		Plan with stakeholders' co-work facilities or business incubators that provide space for start-up companies along with a small network of entrepreneurs to collaborate.	JCDA	3-5 years
		Identify opportunities for public/private partnerships (or other creative forms of collaboration) between local and state government entities and private sector investment that would result in the creation or expansion of employment opportunities and infrastructure in Jefferson County.	JCDA	3-5 years
	ii. Support vocational training opportunities for students of all ages in skilled trade programs and higher education to create a flexible, resilient workforce.	Maintain and expand relationships with local businesses and local/regional education institutions to increase availability of co-op and mentoring programs between students and businesses in Jefferson County and the Eastern Panhandle.	JCDA	3-5 years
		Collaborate with key business and economic stakeholders to identify and create programs that would encourage the retention of highly skilled young graduates from the County's institutions of higher learning.	JCDA	3-5 years

Goal	Objectives	Action Item	Key Players	Timeframe
		Coordinate with key business stakeholders to improve employer outreach and collaboration with regional and state university/college career centers to promote Jefferson County employment and internship opportunities to students on all academic levels.	JCDA, JCS	3-5 years
13				
Develop an environment that promotes existing and new businesses by expanding necessary infrastructure within the Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB & GMB)	i. Utilize existing infrastructure to allow construction of village-scaled businesses, residential uses, and community facilities with Village areas and potential village expansion areas.			
	ii. Allow small-scale commercial and multi-family uses in existing areas that have the potential to be designated as a village at a future date	Support the Zoning Map amendment of properties wishing to be Zoned Village that are adjacent to Village or Village expansion areas.	JCPC	Ongoing
	iii. Provide incentives and opportunities for businesses to relocate or expand their operations within the County.	Encourage local non-profit organizations and local and regional economic development agencies to create a regular forum where all County artisans, businesses, and members of the non-profit and arts communities can meet to network and collaborate.	JCDA, JCCVB	3-5 years

Goal	Objectives	Action Item	Key Players	Timeframe
(UGB&GMB).	iv. Work with utility providers to ensure public and private infrastructure is in place within UGBs, PGAs, and Villages to enable economic development.	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.	P&Z	1-2 years
		Encourage the deployment of public water and sewer within growth boundaries in Jefferson County.	JCC	6-10 years
		Encourage state and federal agencies to consider the location of new facilities in Jefferson County within the growth areas identified in this Plan.	JCDA	3-5 years
		Encourage the deployment of infrastructure in all growth boundaries.	DOH, Water&Sewer providers, Potomac Edison	6-10 years

Staff

Staff does not advise

EJ2035

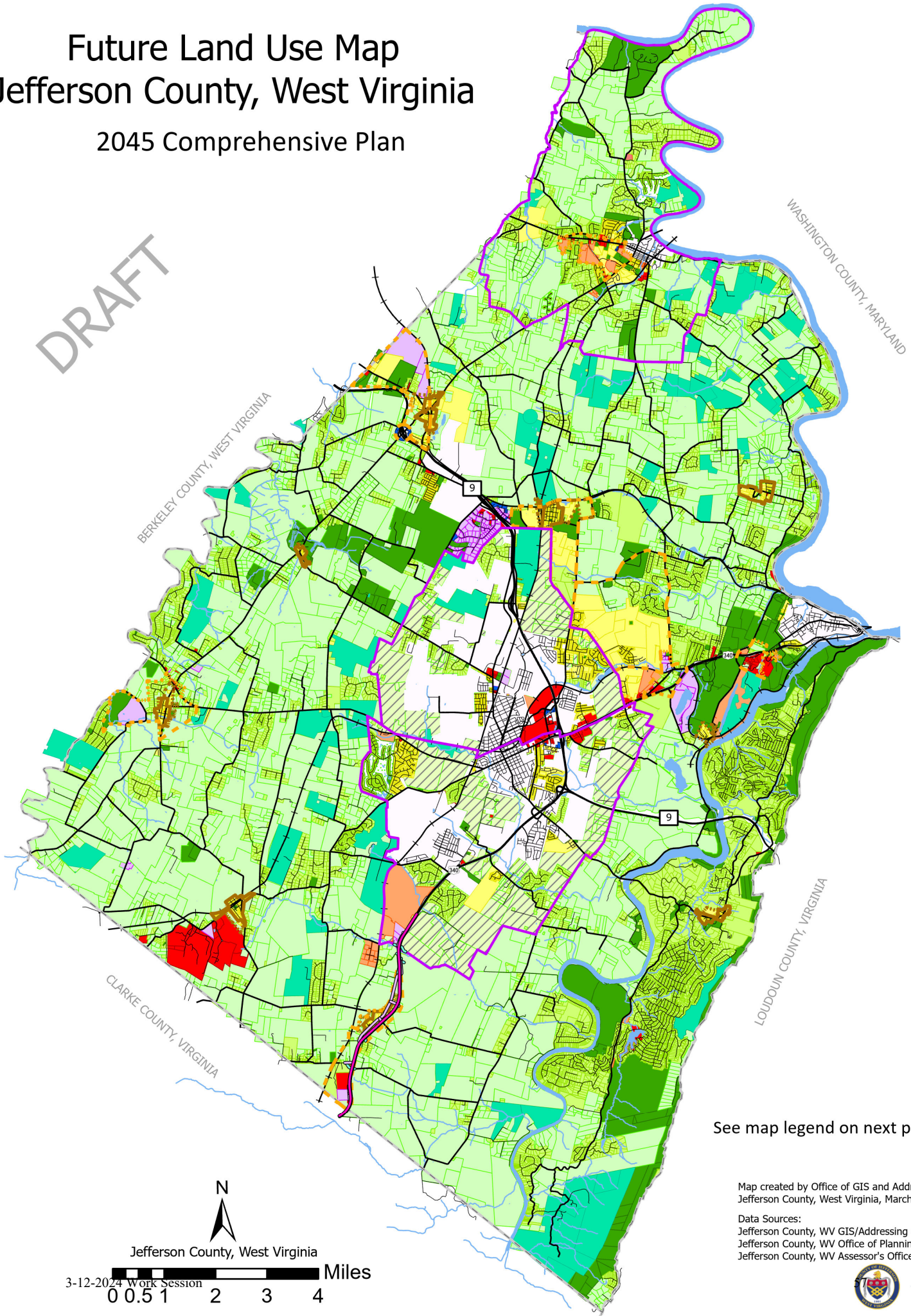
JCDA

Citizen

Future Land Use Map Jefferson County, West Virginia

2045 Comprehensive Plan

DRAFT



See map legend on next page.

Jefferson County, West Virginia

3-12-2024 Work Session

0 0.5 1 2 3 4 Miles

Map created by Office of GIS and Addressing
Jefferson County, West Virginia, March 2024

Data Sources:
Jefferson County, WV GIS/Addressing Office
Jefferson County, WV Office of Planning and Zoning
Jefferson County, WV Assessor's Office



Legend for the draft Future Land Use Map

Legend

-  Route 340 New Highway
-  Route 340 New Roads
-  Route 340 Realigned Roads
-  Growth Management Boundary
-  Urban Growth Boundary
-  Preferred Growth Area (Envision Jefferson 2035)
-  Village
-  Village Expansion

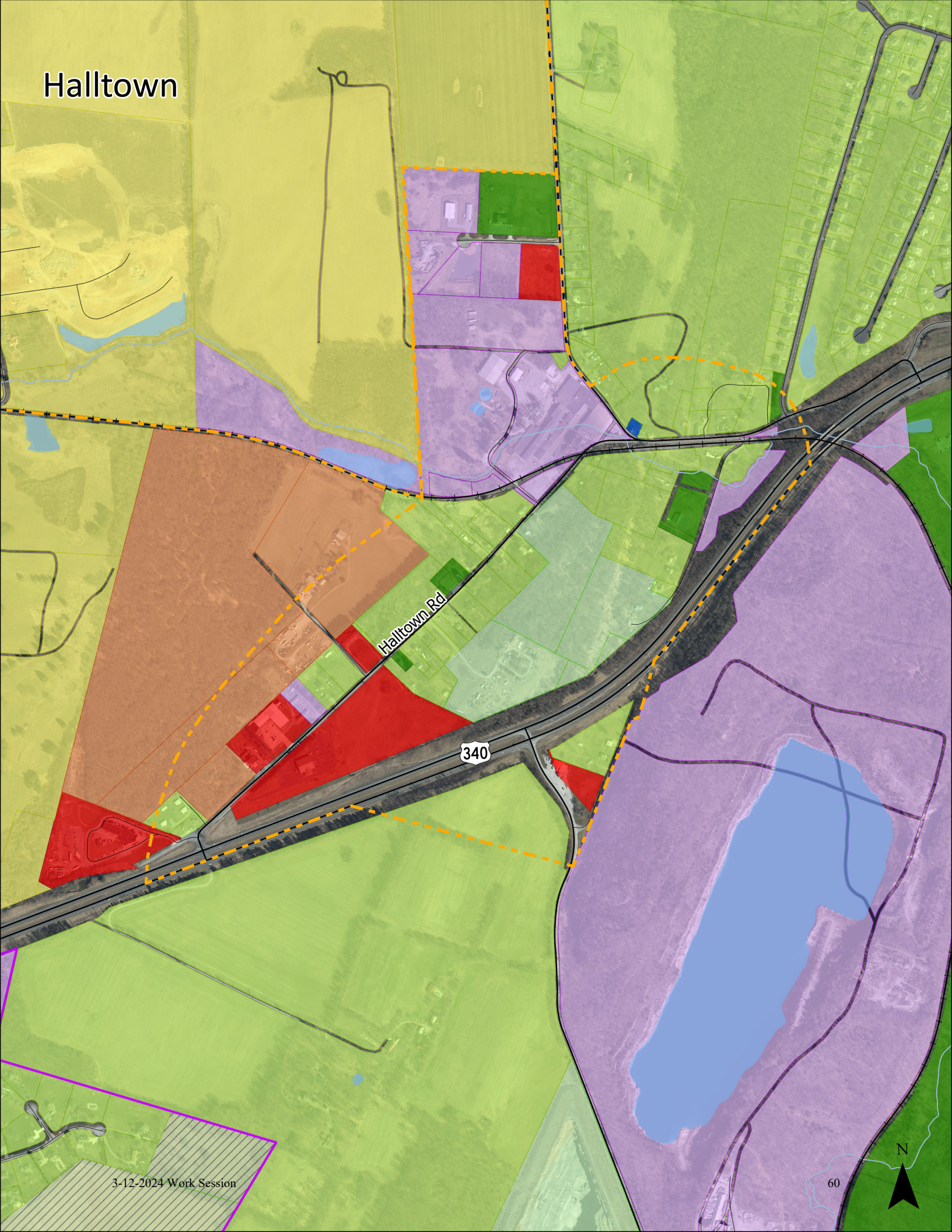
Land Use Classification

-  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

Route 340



Halltown

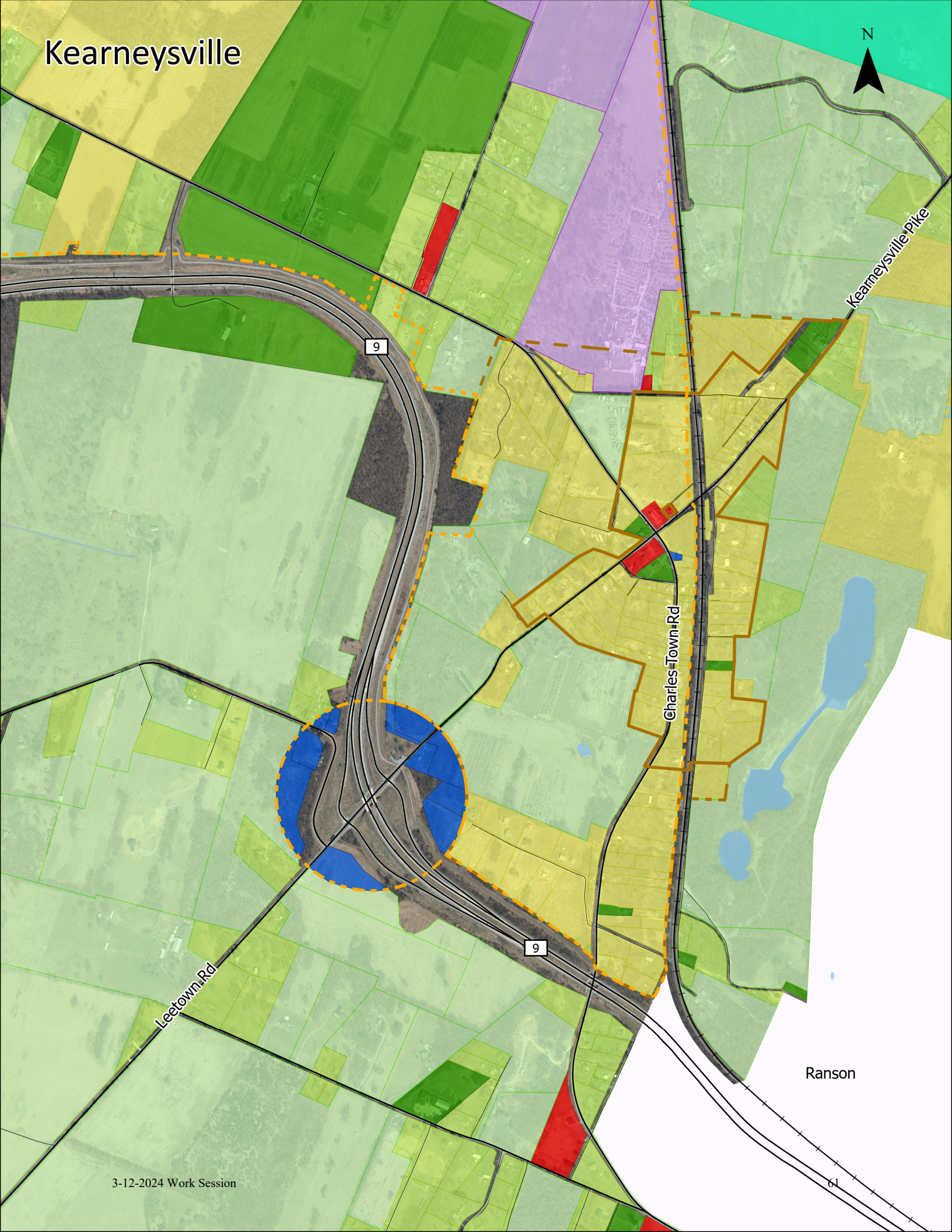


Halltown Rd

340



Kearneysville



Ranson

Shepherdstown

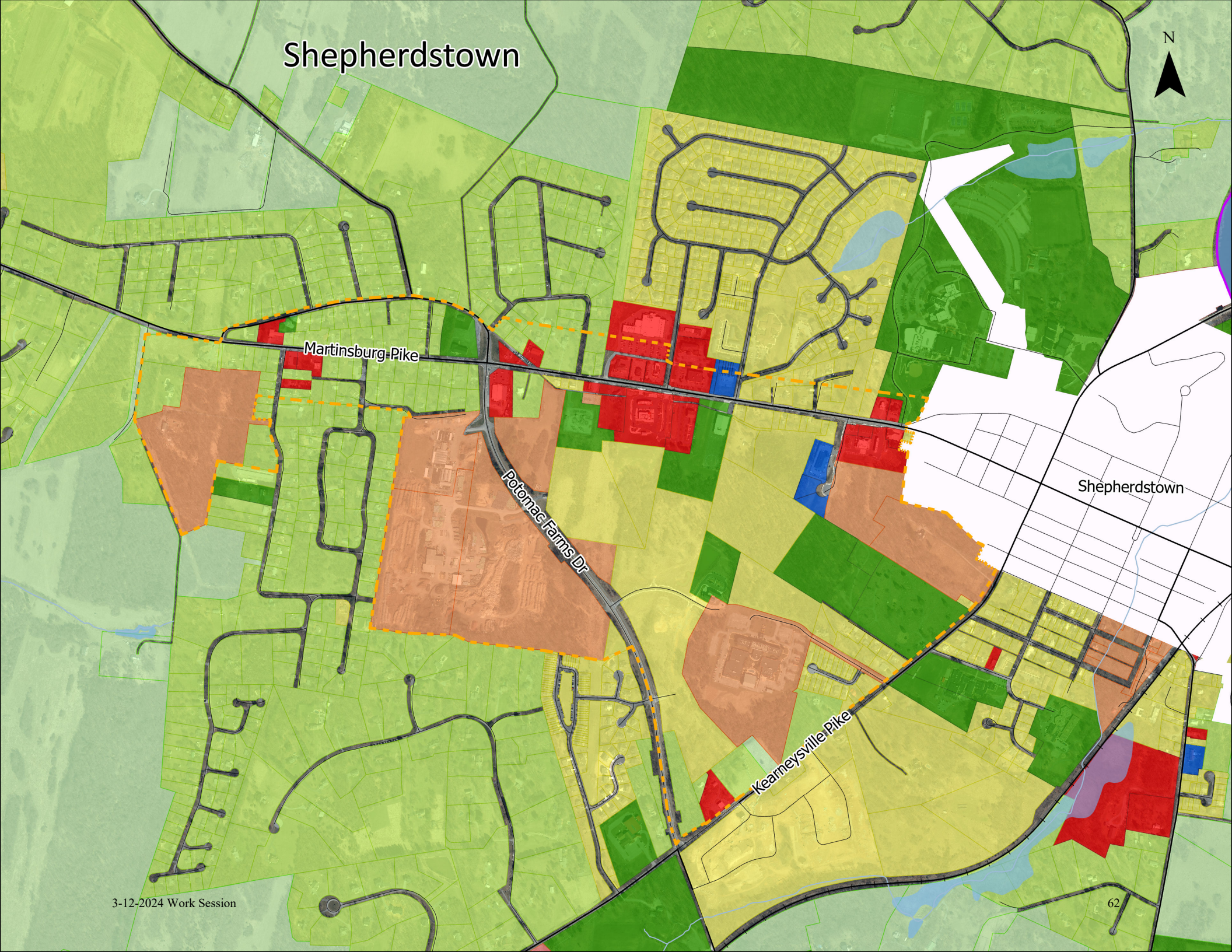


Martinsburg Pike

Petonec Farms Dr

Kearneysville Pike

Shepherdstown



2045 Comprehensive Plan Update Work Session Notes

February 20, 2024

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

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

Executive Summary

On 2/20/24 the Planning Commission held a work session to discuss the public input from the Mapping Jefferson County's Future public input meeting. The Planning Commission also reviewed the Future Land Use map.

Agenda

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

Item 1: Community Outreach Preparation

Mr. Seigfried informed Planning Commission that the Jefferson County Development Authority(JCDA) has prepared a list of suggestions for the Goals, Objectives, and Action Items. Due to a scheduling conflict, a representative from the JCDA was not available to present to the Planning Commission at the meeting. Commissioner Shepp asked staff to request the JCDA have a representative attend the next Work Session and explain their suggestions to the Commission.

Item 2: Livability Profile

At the December 2023 Planning Commission meeting staff was asked to gather information regarding serious injury or death resulting from automotive incidents from the Sheriff's office. Staff presented this information and answered questions. Commissioner Hefestay asked staff to reach out to Emergency Services Authority about ambulance response times in the County by area and any drug related fatality information. Commissioner Stolipher suggested reaching out to the director of ESA for heat maps or other data. Commissioner Howell asked staff to retrieve information regarding pedestrian fatalities data and mentioned its importance. Ms. Brockman mentioned that the Hagerstown-Eastern Panhandle Metropolitan Planning Organization director would have this information and staff would reach out to gather this data.

Staff proceeded to present a summary of the comments collected from the Mapping Jefferson County's Future. The full report is included in the packet. Key points included potential pedestrian-bike paths, land use comments, and transportation safety. Planning Commission discussed the comments.

Mr. Seigfried mentioned that many comments were specific to municipalities and staff had organized these comments into reports for the relevant municipalities, being Charles Town, Ranson, and Shepherdstown. Planning Commission agreed with staff and suggested sending the Public Comment reports to the municipalities Planner and Mayor.

Planning Commission asked staff to schedule the fifth and final public input meeting at their discretion in May or June. Prompted by a citizen comment, Planning Commission agreed that a summary of the accomplishments of the Envision Jefferson 2035 would be a good report to include in the 2045 Comprehensive Plan.

These notes were prepared by Luke Seigfried.

	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?		
CreationDate					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?
2/21/2024	I live in the county	Charles Town	Infrastructure,Economic_Development,Tourism	More retail stores, fewer empty lots		Anywhere with a good view of the mountains!
2/26/2024	I live in the county	Kabetown District	Housing,Infrastructure,Economic_Development,History			