

2045 Comprehensive Plan Update Work Session Notes

March 12, 2024

Planning Commission Members: Mike Shepp, President; Aaron Howell, Vice President; Wade Louthan, Secretary; Steve Stolipher, County Commission Liaison; and Jack Hefestay were present in person. J Ware was present via Zoom. 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 3/12/24 the Planning Commission held a work session to review Jefferson County Development Authority's (JCDA) recommendations for the Comprehensive Plan update and discuss the draft Future Land Use map. Staff also provided the timeline for the Comprehensive Plan adoption and details of the Final Public Input meeting.

Agenda

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

Item 1: Jefferson County Development Authority Staff Presentation

Director of the JCDA, Eddie Benites, gave a presentation about the role of the JCDA in Jefferson County. Related to the Comprehensive Plan, Ms. Benites explained the JCDA's key areas of concern including, day care access, bringing a YMCA to the County, agritourism and viticulture, redevelopment, and infrastructure expansion. Two municipal representatives of the JCDA also attended the meeting, Gino Sisco and James Gatz. Mr. Gatz explained the process of how the JCDA created their recommendations.

Following the presentation, Mr. Seigfried provided staff feedback on the JCDA recommendations. Planning Commissioners, staff, and the JCDA representatives discussed the recommendations and asked questions. Mr. Gatz and Mr. Sisco explained in greater detail the

intent behind the recommendations and where the JCDA sees opportunities. Ms. Brockman highlighted several recommendations that are out of the County's purview based on state law.

The JCDA presentation concluded prior to the Regular meeting and the work session was closed.

Item 2: Community Outreach Preparation

Following the close of the Regular meeting, Commissioner Shepp reopened the work session. Mr. Seigfried announced that the Final Public Input meeting had been scheduled for May 13th and explained the format of the meeting. Mr. Seigfried and Ms. Brockman presented the Comprehensive Plan Adoption Timeline and emphasized the importance of having a quorum at the upcoming meetings.

Item 3: Livability Profile

Staff presented information from the HEPMPO Regional Bicycle and Pedestrian Plan and the ESA Ambulance Response Area Report.

Item 4: Comprehensive Plan Text

Mr. Seigfried summarized the Action Item matrix and asked Planning Commissioner to review the drafted Action Items as they appear. Planning Commission Commissioner Fisher noted that the Office or Commercial area circle around Leetown road and Route 9 could be expanded. Commissioner Stolipher agreed and mentioned that general Commercial may be more appropriate. Commissioner Shepp noted a mistake in the Shepherdstown area for staff to reclassify.

These notes were prepared by Luke Seigfried.