



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, April 9, 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: 827 0130 8811
Meeting Link: <https://us02web.zoom.us/j/82701308811>

**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. **Livability Profile**
 - a. Planning Commission Requested Information
2. **Comprehensive Plan Text**
 - a. Review of Edits to the Goals and Objectives
 - b. Review of Draft Action Items
 - c. Review of Draft Future Land Use map

Jefferson County Planning Commission

Work Session



APRIL 9,
2024

Agenda Items

Item #1: Livability Profile

Item #2: Comprehensive Plan Text

ITEM #1: LIVABILITY PROFILE

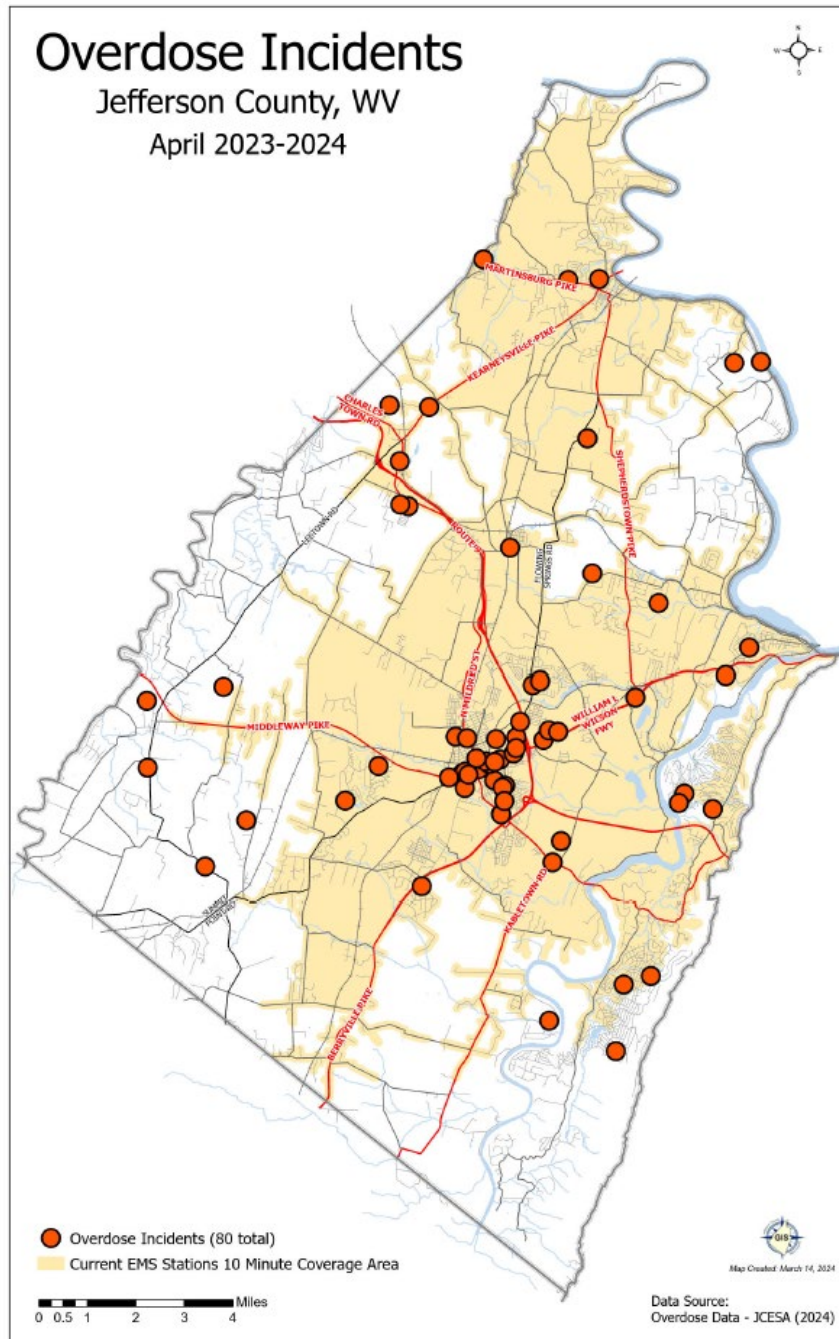
- Planning Commission Requested Information

Emergency Services Data on Overdose Calls

Overdose Incidents

Jefferson County, WV

April 2023-2024



ITEM #2: COMPREHENSIVE PLAN TEXT

- Review of Edits to the Goals and Objectives
- Review of Draft Action Items
- Review of Draft Future Land Use map

NOTES FROM THE JOINT WORK SESSION

Goal
1

- iv. ~~Investigate~~Allow additional commercial and institutional uses in all zoning districts by right including medical facilities.

Goal
4

- iii. Identify and implement feasible strategies to ensure short term rental compliance with local ordinances.

Goal
9

- ii. Coordinate with local and regional partners regarding information and activities related to meeting the Chesapeake Bay Watershed Implementation Plan goals and property owners to enact voluntary recommendations.

Goal
14

- iii. Explore ~~International~~ Dark-Sky International and Illuminating Engineering Society Association recommended standards to reduce light pollution.

Goal
17

- iii. Encourage developers, contractors, and homeowners to build and renovate residential developments to meet the needs of residents across the entire lifecycle.

General Notes;

- Interest in higher density housing options for recent college graduates with a suggestion to perform the research to show community need
- Questions and enthusiasm for agritourism opportunities and ability to preserve parts of farmland while allowing other commercial ventures
- Potentially highlight a preference for the amount of farmland retained

EDITS TO THE GOALS AND OBJECTIVES

Goal
1

- iv. Investigate~~Allow~~ additional commercial and institutional uses in all zoning districts by right including medical facilities.

Goal
2

- i. Encourage the adaptive reuse of existing buildings ~~and~~ previously used sites, dilapidated structures, and vacant buildings within Jefferson County, paying particular attention to brownfield and greyfield sites.
- iii. Coordinate with utility providers operating in Jefferson County to identify appropriate locations to provide new service based on existing and proposed ~~residential~~ development and infrastructure while supporting the enhancement, repair, and modernization of existing infrastructure.

Goal
3

- ii. Encourage ~~farm operators to collaborate with County officials in identifying~~ potential economic development opportunities related to agriculture and agricultural products in Jefferson County.

Goal
4

- ii. Encourage the adaptive reuse of existing ~~non-residential~~ structures ~~for housing~~.

EDITS TO THE GOALS AND OBJECTIVES CONT.

11. Align expansion of County park facilities and programs with federal, state, ~~and~~ municipal, and non-profit recreation providers to ensure that a wide variety of park and recreation opportunities are available throughout Jefferson County.

Goal
6

iii. Increase the visibility and accessibility of tourism opportunities.

Goal
12

i. ~~Collaborate with~~ The Jefferson County Development Authority will collaborate with ~~and other agencies to~~ stakeholders to build and expand existing local businesses, support the ~~and to enable the~~ start-up of new businesses, and attract new businesses to within ~~Jefferson~~ Jefferson County.

Goal
14

i. Collaborate with the Jefferson County Development Authority and local businesses to identify opportunities and programs to ~~that would~~ aid in retaining and attracting families, early-career adults, and seniors ~~young residents within~~ into Jefferson County.

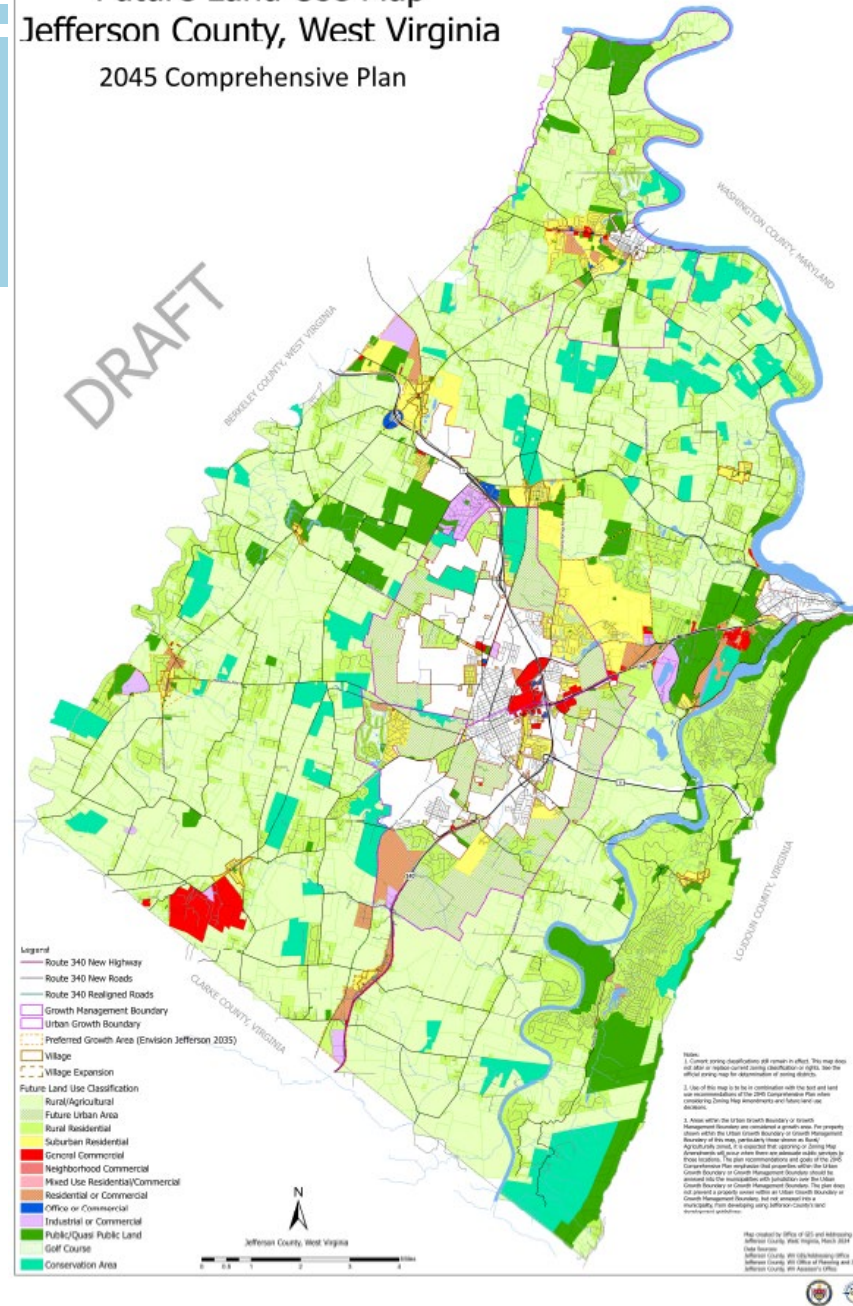
iii. Explore ~~International~~ Dark-Sky International and Illuminating Engineering Society Association recommended standards to reduce light pollution.

DRAFT ACTION ITEMS



DRAFT FLU

Future Land Use Map Jefferson County, West Virginia 2045 Comprehensive Plan

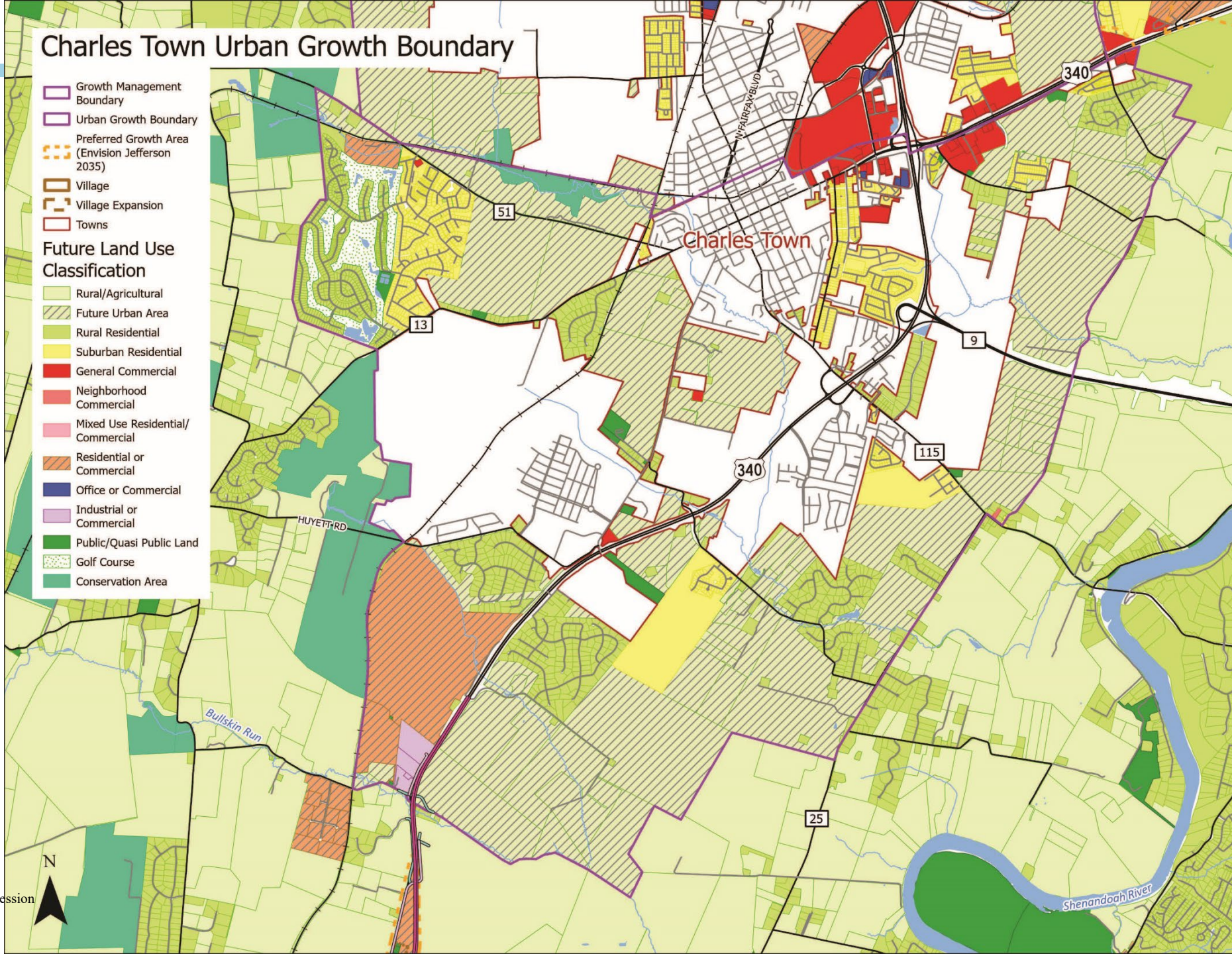


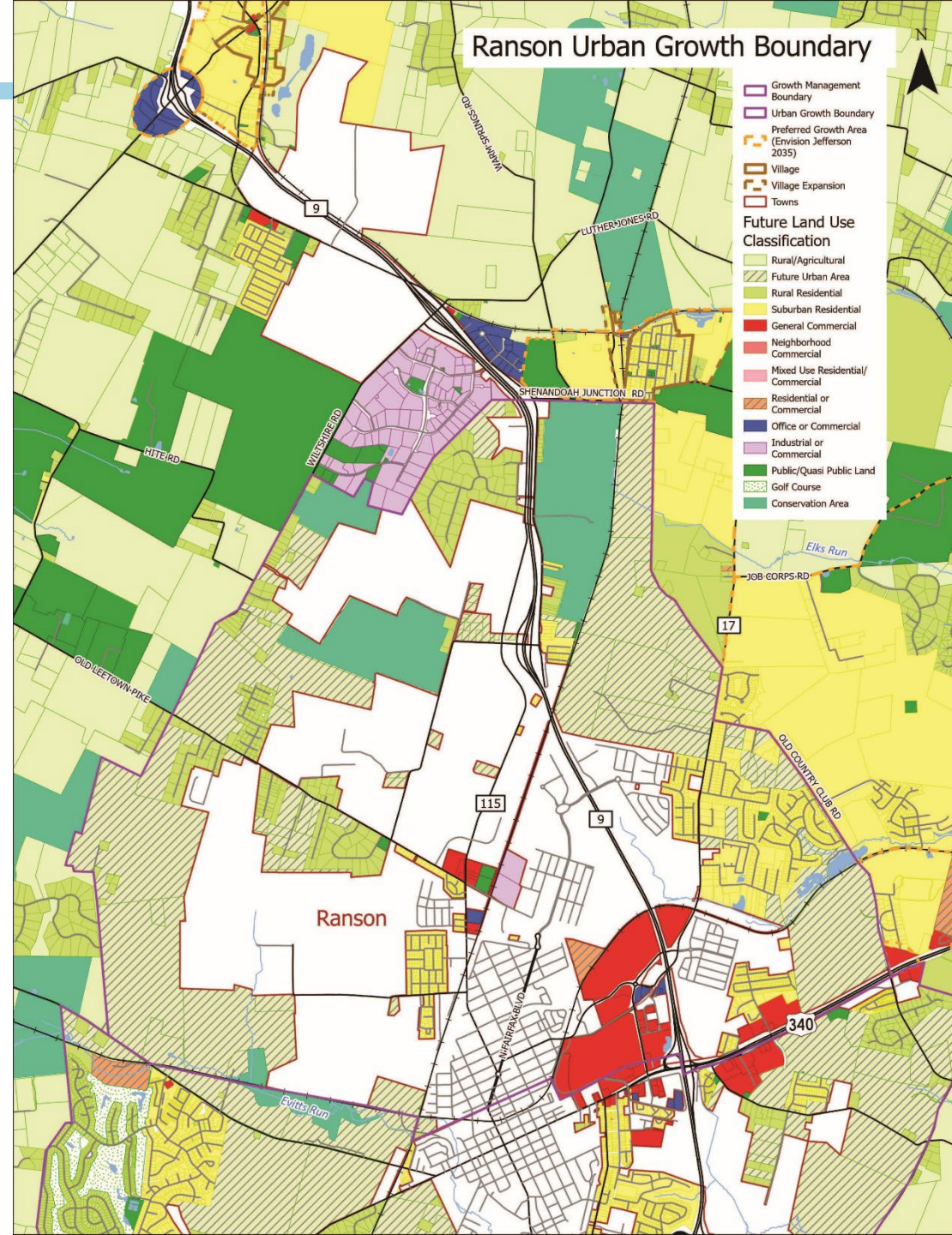
Charles Town Urban Growth Boundary

-  Growth Management Boundary
-  Urban Growth Boundary
-  Preferred Growth Area (Envision Jefferson 2035)
-  Village
-  Village Expansion
-  Towns

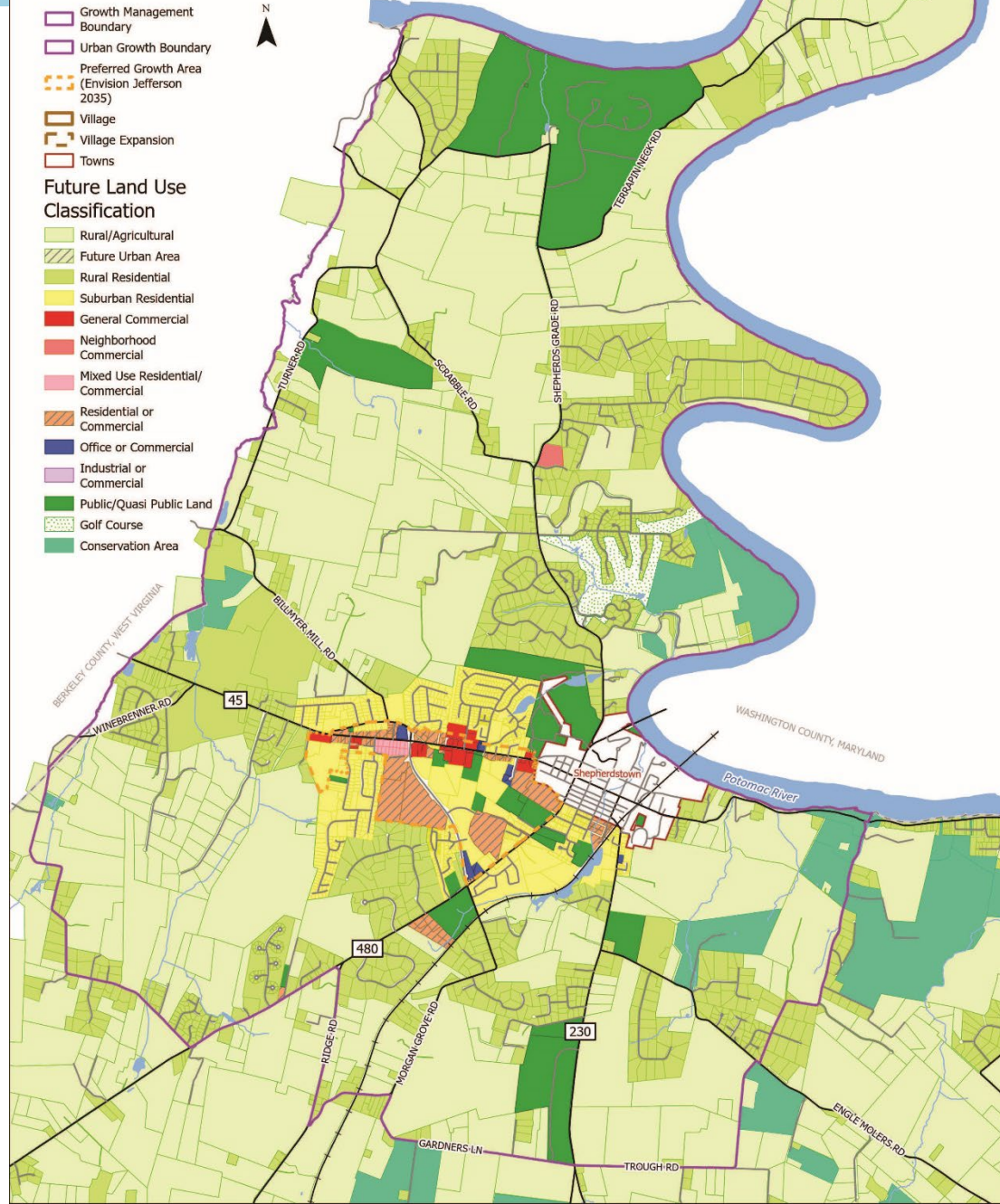
Future Land Use Classification

-  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

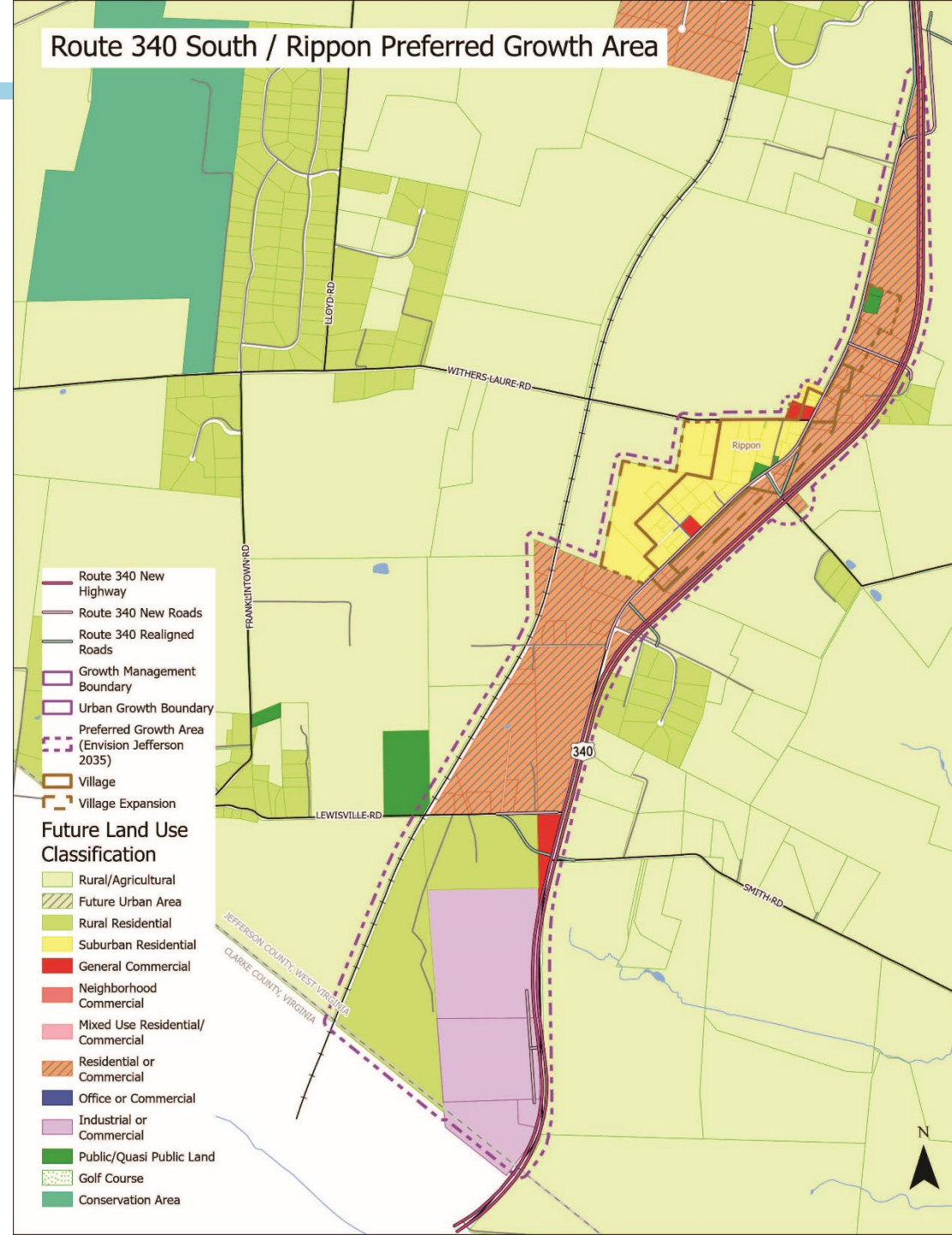




Shepherdstown - Growth Management Boundary

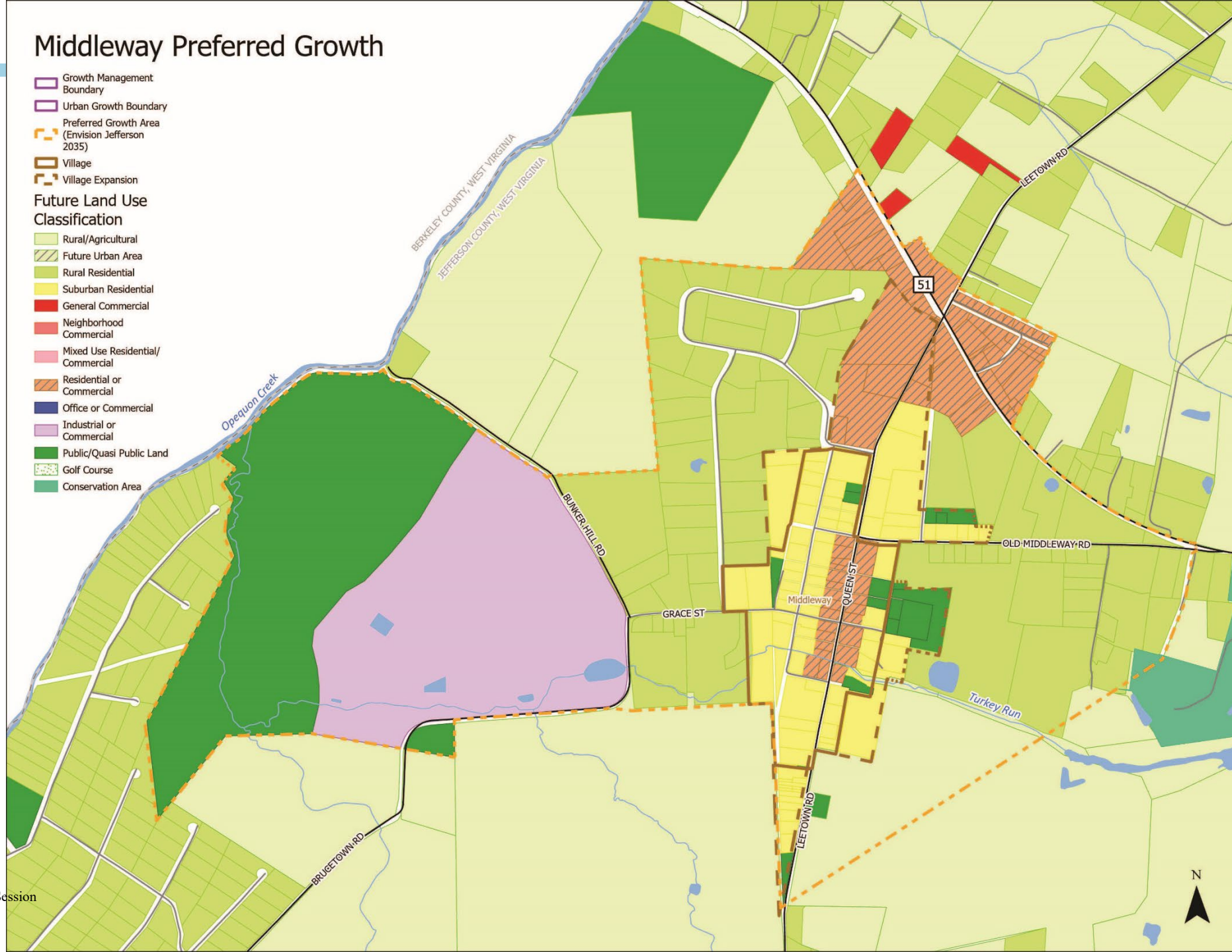


Route 340 South / Rippon Preferred Growth Area



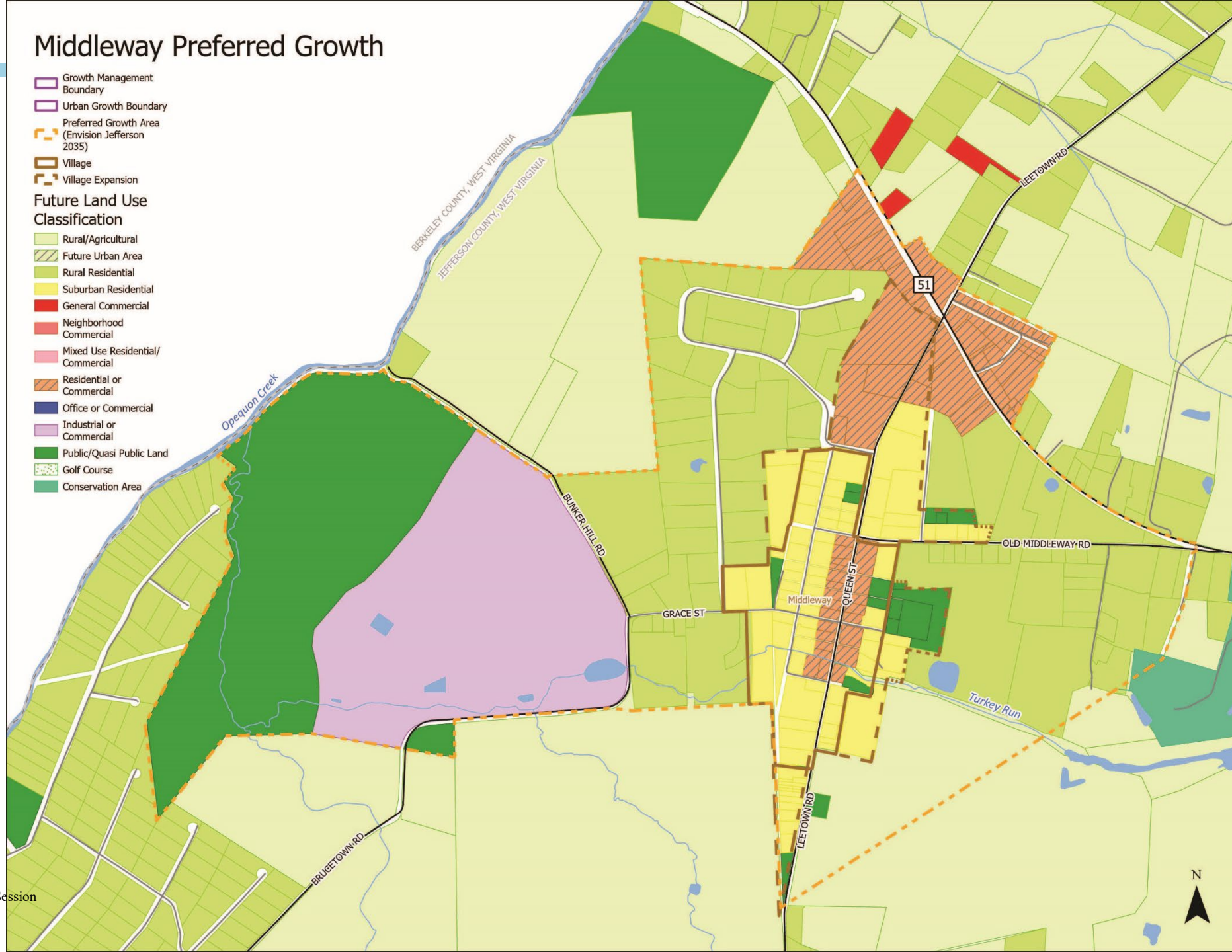
Middleway Preferred Growth

-  Growth Management Boundary
-  Urban Growth Boundary
-  Preferred Growth Area (Envision Jefferson 2035)
-  Village
-  Village Expansion
- Future Land Use Classification**
-  Rural/Agricultural
-  Future Urban Area
-  Rural Residential
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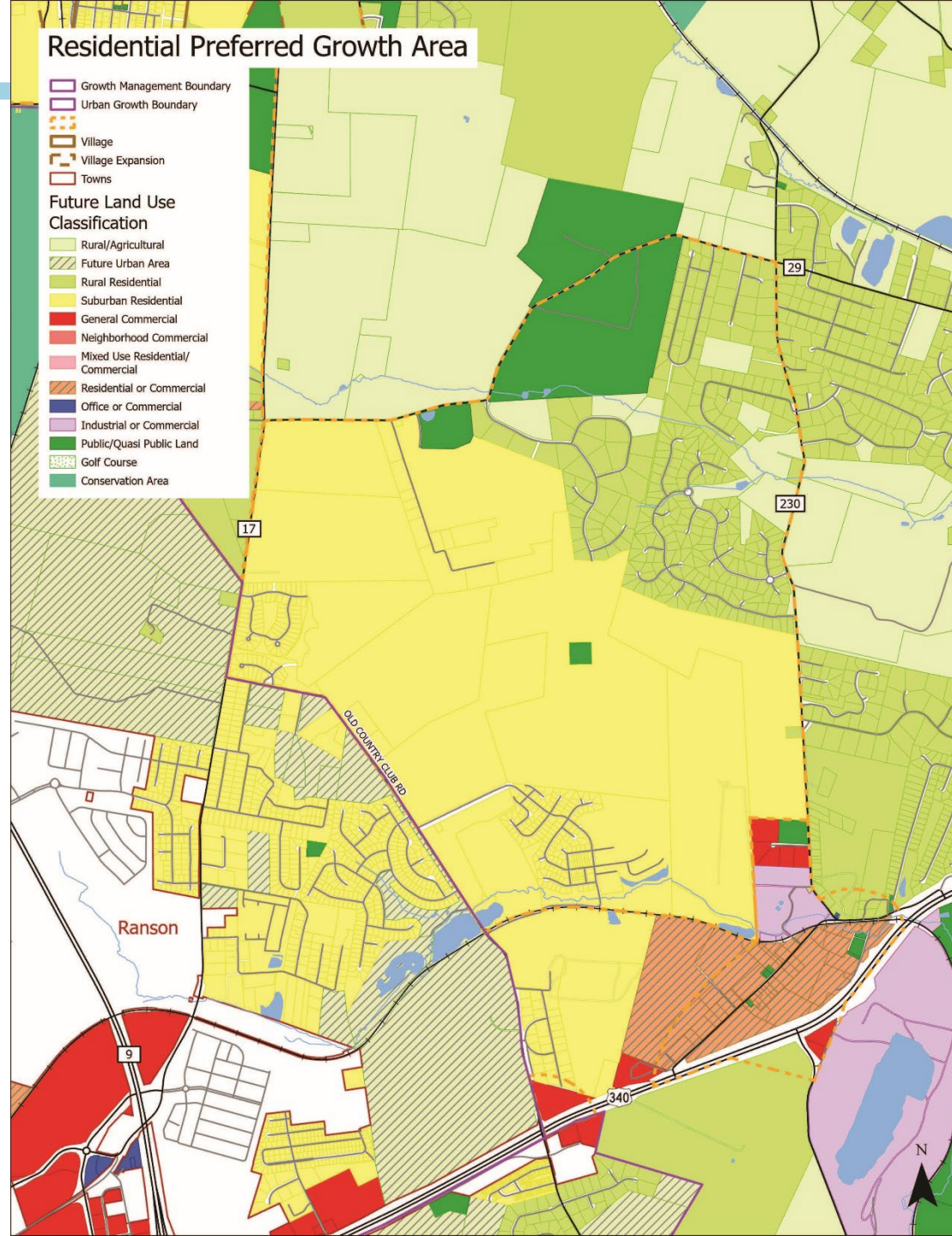


Residential Preferred Growth Area

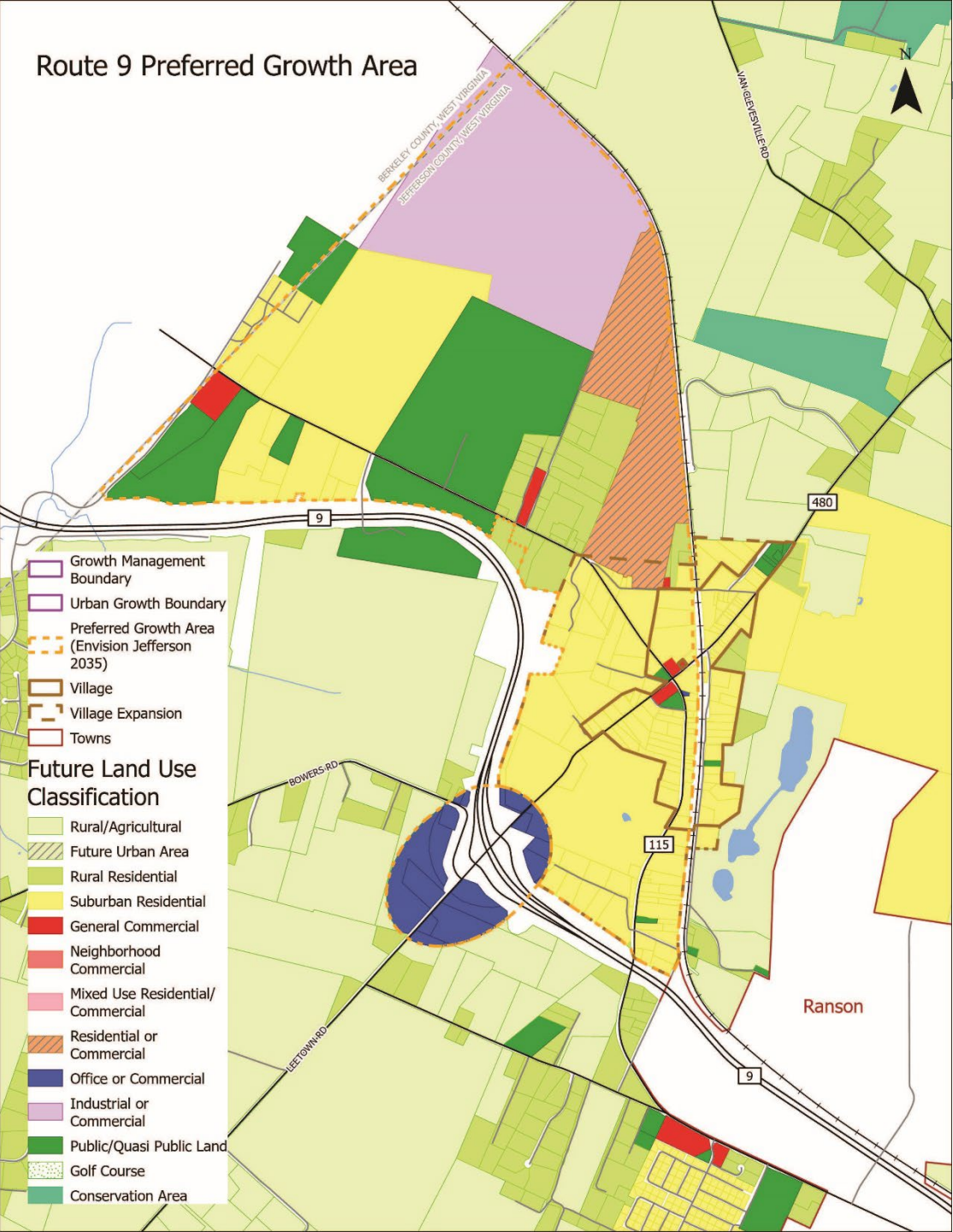
- Growth Management Boundary
- Urban Growth Boundary
- Village
- Village Expansion
- Towns

Future 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 9 Preferred Growth Area

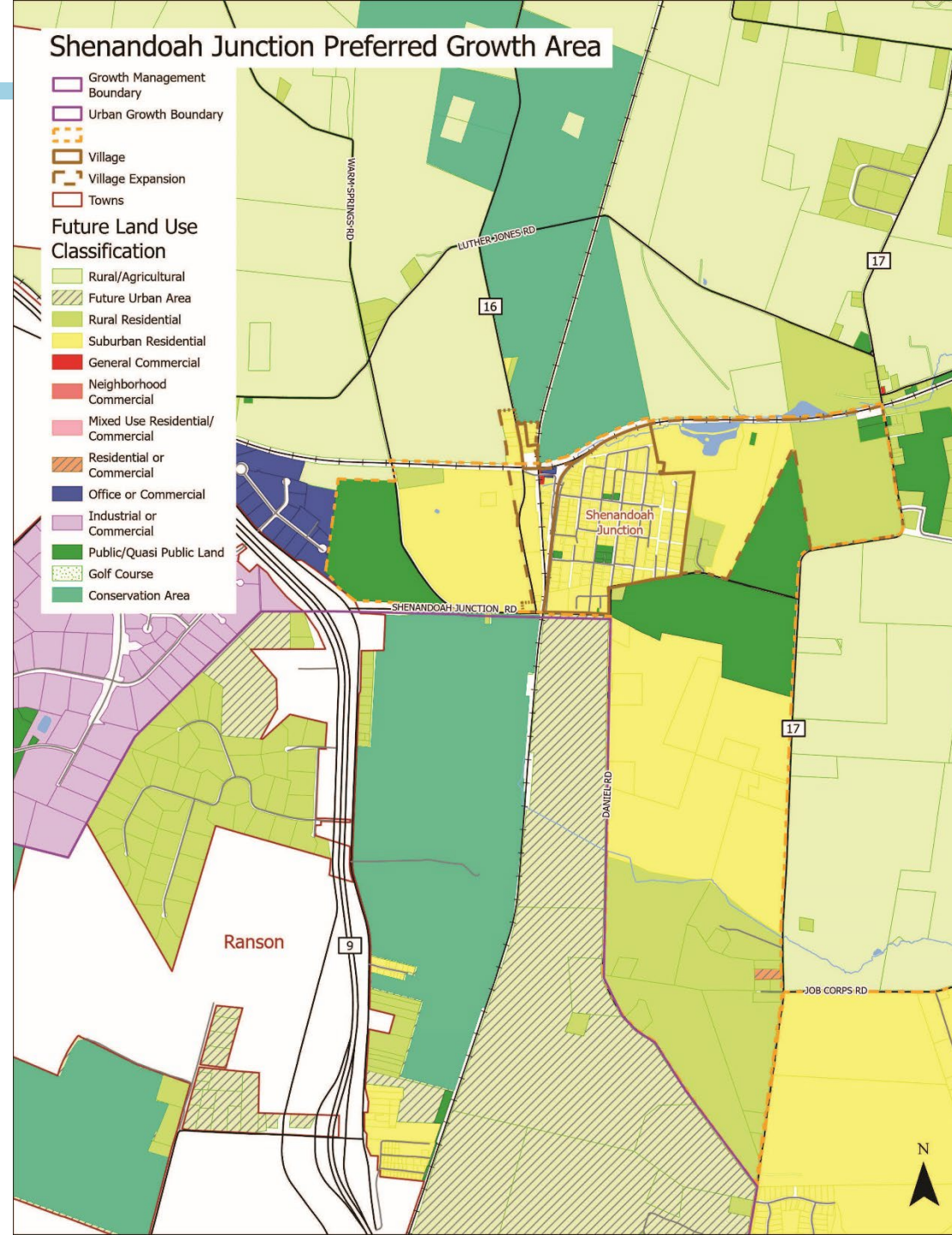


Shenandoah Junction Preferred Growth Area

- Growth Management Boundary
- Urban Growth Boundary
- Village
- Village Expansion
- Towns

Future Land Use Classification

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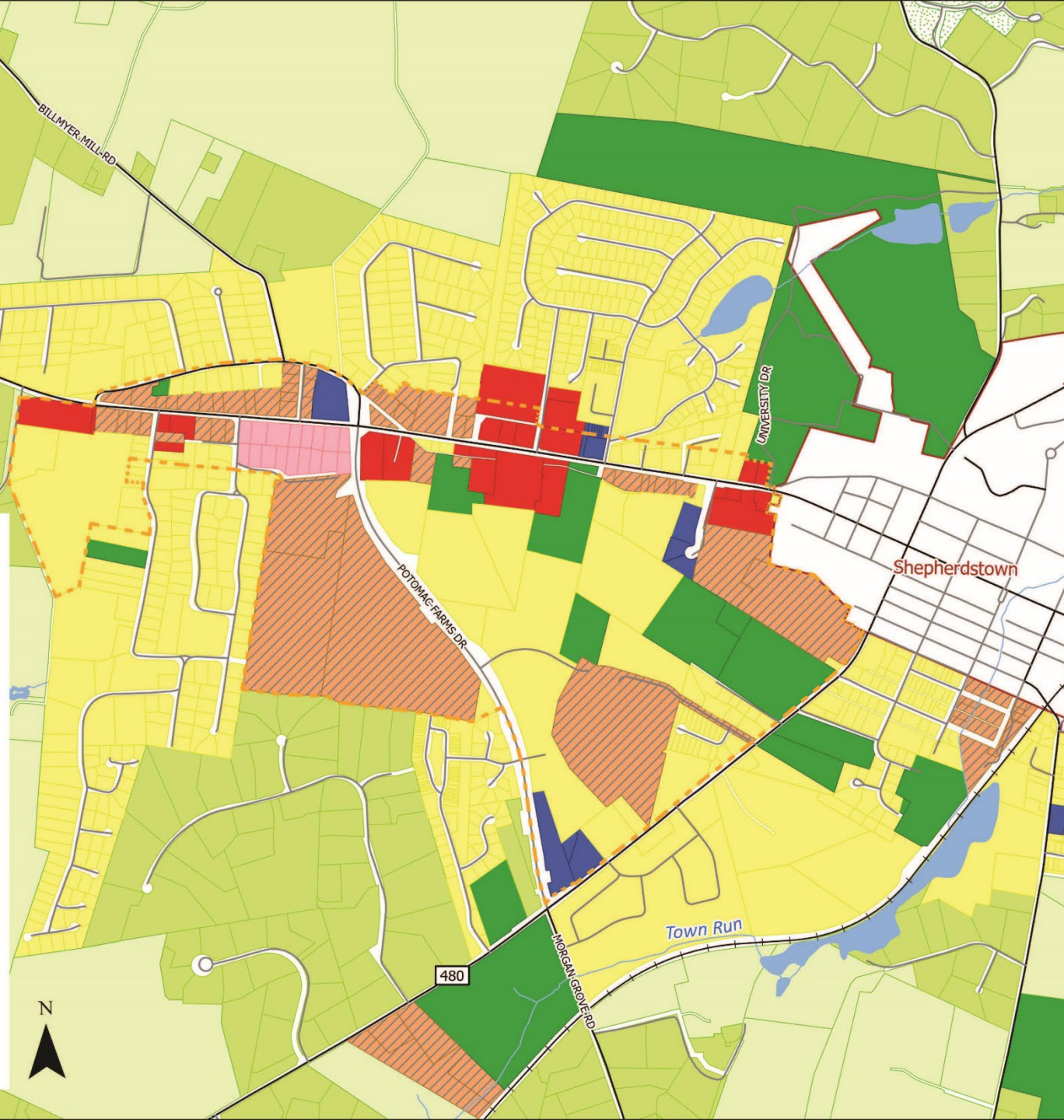


Shepherdstown Preferred Growth Area

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-  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 Future Land Use Map?
- Does anything need to be added or removed to the Action Items format?
- County Commission may request a future Joint Session to speak with Planning Commission

County Fair is coming up, any thoughts on activities?

Staff intends to compile a memo or packet for different stakeholders about action items related to them held in the Comprehensive Plan. For example, several action items are focused on legislative changes and compiling these for current and future elected officials could be helpful.



May 7, 2024

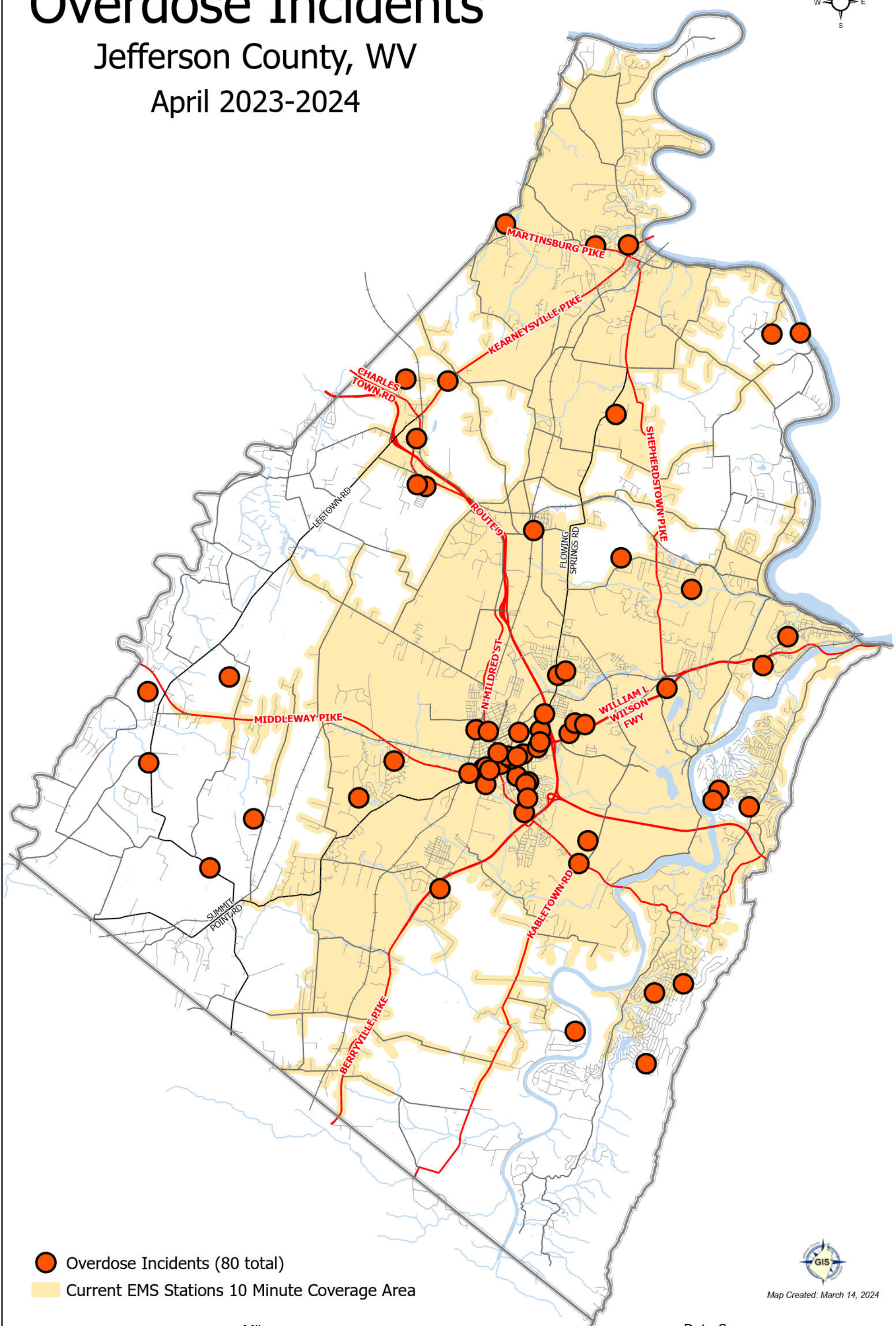
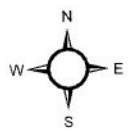
Next Work Session Meeting



Overdose Incidents

Jefferson County, WV

April 2023-2024



- Overdose Incidents (80 total)
- Current EMS Stations 10 Minute Coverage Area



Map Created: March 14, 2024

Data Source:
Overdose Data - JCESA (2024)

Draft Goals & Objectives for the 2045 Comprehensive Plan Update

Quality Land Use and Growth Management

1. Ensure that future land use regulations and policies support the development rights of residential and non-residential properties.
 - i. Establish a simplified variety of commercial, residential, and mixed-use zoning categories and Land Use Classification appropriate to the County's needs.
 - ii. Continue to encourage the utilization of cluster subdivisions as the preferred form of residential development within rural areas.
 - iii. Align existing land use regulations with West Virginia State code and streamline land development process.
 - iv. ~~Investigate~~Allow additional commercial and institutional uses in all zoning districts by right including medical facilities.
2. Concentrate high density development in the County's Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB) where infrastructure exists or is made available.
 - i. Encourage the adaptive reuse of existing buildings, ~~and~~ previously used sites, dilapidated structures, and vacant buildings within Jefferson County, paying particular attention to brownfield and greyfield sites.
 - ii. Encourage expansions to the village areas and to provide a continuation of village scale and design in these areas.
 - iii. Coordinate with utility providers operating in Jefferson County to identify appropriate locations to provide new service based on existing and proposed ~~residential~~ development and infrastructure while supporting the enhancement, repair, and modernization of existing infrastructure.
 - iv. Reevaluate the Preferred Growth Areas to reflect infrastructure expansions and land use changes.

3. Support agricultural activities and promote agritourism.
 - i. Enhance the viability of existing farmlands within Jefferson County by allowing a flexible range of agricultural and/or artisan uses within existing rural areas.
 - ii. Encourage ~~farm operators to collaborate with County officials in identifying~~ potential economic development opportunities related to agriculture and agricultural products in Jefferson County.
 - iii. Support programs for the education of and resources for the creation and viability of new generations of farmers.
 - iv. Update existing land use regulations to allow for diverse compatible and complementary uses on agricultural properties and within rural areas of Jefferson County.
 - v. Support on farm agricultural processing businesses.

Promoting Tourism and Conservation

4. Encourage the preservation of historical sites and leverage heritage and cultural tourism to foster local business growth and development.
 - i. Encourage the utilization of existing historic and agricultural areas for a variety of uses in ways that respect their historical function or setting.
 - ii. Encourage the adaptive reuse of existing ~~non-residential~~ structures ~~for housing~~.
 - iii. Identify and implement feasible strategies to ensure short term rental compliance with local ordinances.
5. Encourage land conservation programs to help preserve the rural character of Jefferson County.
 - i. Financially support county conservation agencies including but not limited to the Farmland Preservation Board and Historic Landmarks Commission.
 - ii. Support agricultural cooperatives and food hubs in Jefferson County.
 - iii. Provide equal opportunity to small and large farms.

6. Balance the existing preservation of Jefferson County's natural resources with providing additional access to and utilization of outdoor recreational tourism.
 - i. Investigate additional opportunities for public river access.
 - ii. Develop connectivity to existing pedestrian and bike trails.
 - iii. Increase the visibility and accessibility of tourism opportunities.

Community Connections

7. Collaborate with state and regional transportation partners to enhance the built environment to promote safety on and around state and municipal roads and lessen congestion.
 - i. Continue to coordinate with WVDOH related to access and transportation improvement decisions regarding local development review.
 - ii. Actively coordinate with HEPMPO, WVDOH, Municipalities and other appropriate stakeholders to identify potential highway, rail, bike, and pedestrian safety concerns within Jefferson County and promote safety measures.
 - iii. Advocate for new developments to utilize traffic calming measures and building safe roads for pedestrians, cyclists, and motorists.
 - iv. Identify methods to improve public transportation and highway connectivity into adjoining states by working with HEPMPO, WVDOT, EPTA, and agencies in Maryland, Pennsylvania, the District of Columbia, and Virginia.
8. Foster a culture of public engagement that effectively communicates policy making decisions.
 - i. Ensure public hearing and workshops are held in accordance with state code and local regulations.
9. Work with partners to protect the watersheds of Jefferson County and preserve the natural environment.
 - i. Encourage developers to build new subdivisions to meet standards set by regional or national sustainable building organizations.

- ii. Coordinate with local and regional partners regarding information and activities related to meeting the Chesapeake Bay Watershed Implementation Plan goals and property owners to enact voluntary recommendations.
- iii. Work with property owners and applicable agencies to identify voluntary ways to protect unique natural features and the watersheds of Jefferson County.
- iv. Collaborate with applicable agencies, local watershed groups, and private property owners to identify funding for the maintenance and upgrade of existing septic systems.

10. Support a variety of public and private educational opportunities in Jefferson County.

- i. Coordinate with the Jefferson County School Board to identify appropriate locations to develop new schools based on existing and proposed residential development and infrastructure.
- ii. Support the efficient enhancement and renovation of existing Jefferson County School buildings.
- iii. Continue to assess school impact fees as development occurs.

11. Align expansion of County park facilities and programs with federal, state, ~~and~~ municipal, and non-profit recreation providers to ensure that a wide variety of park and recreation opportunities are available throughout Jefferson County.

- i. Continue to evaluate the need for and financing of a public pool or aquatic center.
- ii. Coordinate with local, state, and regional governments, non-profits, and community groups to identify funding sources for recreational facilities.
- iii. Support the expansion of park lands and adoption of Master Plans or existing park utilization.

Growing a Diverse Economy

12. Foster job development in Jefferson County by promoting diverse businesses; employment opportunities; local business entrepreneurship; and professional service jobs.

- i. ~~Collaborate with the~~ The Jefferson County Development Authority will collaborate with and other agencies to stakeholders to build and expand existing local businesses, support the ~~and to enable the~~ start-up of new businesses, and attract new businesses to within Jefferson Jefferson County.
- ii. Support vocational training opportunities for students of all ages in skilled trade programs and higher education to create a flexible, resilient workforce.

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.
- iii. Provide incentives and opportunities for businesses to relocate or expand their operations within the County.
- iv. Work with utility providers to ensure public and private infrastructure is in place within UGBs, PGAs, and Villages to enable economic development.

Creating Livability

14. Promote a countywide expansion of activities, amenities, and entertainment for all Jefferson County residents.

- i. Collaborate with the Jefferson County Development Authority and local businesses to identify opportunities and programs to that would aid in retaining and attracting families, early-career adults, and seniors ~~young residents within~~ to Jefferson County.
- ii. Support programs that provide services and entertainment for residents of Jefferson County.

- iii. Explore ~~International~~ Dark-Sky International and Illuminating Engineering Society Association recommended standards to reduce light pollution.

15. Enhance public services and public safety to meet the needs of Jefferson County residents.

- i. Coordinate with EPTA to improve transit service within Jefferson County and the Eastern Panhandle as a whole.
- ii. Ensure access to emergency services in Jefferson County.
- iii. Identify ways to expand medical services and wellness programs.

16. Improve interconnectivity by enhancing and expanding pedestrian and bike paths.

- i. Establish that new development adjacent to municipal boundaries, Villages, or within UGBs is designed and built in a way that enables connectivity to the existing street and infrastructure network or for future connectivity as development is extended to these areas.
- ii. Collaborate with WVDOH to connect the Route 9 bike path into Ranson.
- iii. Continue to support construction of Shepherdstown bike path from Shepherdstown Middle School to Morgan Grove Park and Shepherdstown Library.
- iv. Require sidewalks to be constructed or easements for their implementation be included within and connecting to existing and new development.
- v. Develop a path connecting Ranson to Sam Michaels Park.

17. Encourage a diversity of housing options including attainable and senior housing availability and accessibility to current and incoming residents.

- i. Work with county residents, members of the development community, and local and regional non-profit organizations to identify ways to integrate attainable housing with existing and new communities in Jefferson County.
- ii. Identify and utilize private and public funding for the development of attainable housing in Jefferson County.

- iii. Encourage developers, contractors, and homeowners to build and renovate residential developments to meet the needs of residents across the entire lifecycle.
- iv. Encourage the development of communities that provide a variety of care for elderly and/or disabled residents within Jefferson County in close proximity to transportation corridors, medical facilities, and everyday needs.
- v. Identify methods to lower the cost of constructing attainable housing within Jefferson County while ensuring a high quality of housing in conjunction with local non-profits and housing providers.

Goal	Objectives	Action Item	Key Players	Timeframe
1				
Ensure that future land use regulations and policies support the development rights of residential and non-residential properties.	Establish a simplified variety of commercial, residential, and mixed-use zoning categories and Land Use Classification appropriate to the County's needs.	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.		
		Introduce text amendments to remove the Major Industrial and Planned Neighborhood Development Zoning Districts.		
		Establish or modify zoning district options that allow residential and commercial land uses and residential and mixed use land uses.		
	Continue to encourage the utilization of cluster subdivisions as the preferred form of residential development within rural areas.	Avoid future use of the Residential-Light Industrial-Commercial district as a zoning district for Zoning Map amendment requests.		
		Growth Boundaries or Preferred Growth Areas to		
	Align existing land use regulations with West Virginia State code and streamline land development process.			
		Perform a yearly review of relevant changes to West Virginia Code 8A following the end of the State legislative session.		

	Allow additional commercial and institutional uses in all zoning districts by right including medical facilities.	Introduce text amendments to allow medical facilities by right in all Zoning Districts		
2	Encourage the adaptive reuse of existing buildings and previously used sites within Jefferson County, paying particular attention to brownfield and greyfield sites.	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.		
		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.		
		The Jefferson County Development Authority will work with municipalities, the County, the State, and other stakeholders to identify these sites and redevelop them.		
	Encourage expansions to the village areas and to provide a continuation of village scale and design in these areas.	Identify opportunities for restoration, rehabilitation and adaptive reuse of structures within village areas		

<p>Concentrate high density development in the County's Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB) where infrastructure exists or is made available.</p>		Provide land use tools that will enable expansion of the villages that will establish a continuation of village form, scale, and design, using design guidelines and/or other applicable architectural and planning methods.		
	Coordinate with utility providers operating in Jefferson County to identify appropriate locations to provide new service based on existing and proposed residential development and infrastructure while supporting the enhancement of existing infrastructure.	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.		
		In coordination with the Jefferson County Development Authority, utility providers, and other agencies, extend natural gas services and alternative energy sources into Jefferson County and encourage the extension of these services into new subdivisions to provide access to alternatives for heating and cooking uses.		
	Reevaluate the Preferred Growth Areas to reflect infrastructure expansions and land use changes.	Direct new urban level residential developments to locate in preferred areas within the municipalities, UGBs, PGAs, or Villages where water and sewer services are available.		

		Direct new development to be contained in municipalities, UGBs, PGAs, Villages, and areas zoned for Residential Growth (RG), where public water and sewer will be available.		
		Coordinate planning efforts with the municipalities to ensure that the development complements the future land uses in Jefferson County.		
3	Enhance the viability of existing farmlands within Jefferson County by allowing a flexible range of agricultural and/or artisan uses within existing rural areas.	Revise existing Jefferson County land use requirements and site plan standards to reduce regulatory barriers related to agricultural and/or artisan operations.		
	Encourage farm operators to collaborate with County officials in identifying potential economic development opportunities related to agriculture in Jefferson County.	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.		
		Coordinate with local businesses and the Jefferson County Development Authority (JCDA) to brand and market Jefferson County farms and products by identifying and linking potential partnerships and matching suppliers with potential local and regional markets		
		The Jefferson County Development Authority will work with stakeholders to attract a meat processor to Jefferson County.		

**Support
agricultural
activities and
promote
agritourism.**

	Encourage the expansion of off-site farmers' markets to provide marketplaces for farmers and artisans to sell their goods within a variety of Jefferson County commercial venues;		
	Support economic opportunities relating to the aggregation, processing, and distribution of agricultural products.		
	The Jefferson County Development Authority will collaborate with stakeholders such as the convention and visitors bureaus to 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.		
	Encourage farm operators to collaborate with County officials in identifying potential economic development opportunities.		
Support programs for the education of and resources for the creation and viability of new generations of farmers.			
Update existing land use regulations to allow for diverse compatible and complementary uses on agricultural properties and within rural areas of Jefferson County.	The Jefferson County Development Authority will work with other stakeholders to provide educational opportunities to promote the business of farming from generation to generation.		

	Support on farm agricultural processing businesses.	The Jefferson County Development Authority will work with stakeholders to promote similar regulations at the State level.		

Goal	Objectives	Action Item	Key Players	Timeframe
4				
Encourage the preservation of historical sites and leverage heritage and cultural tourism to foster local business growth and development.	Encourage the utilization of existing historic and agricultural areas for a variety of uses in ways that respect their historical function or setting.	Create a public art program that would encourage the installation of locally produced art in publicly owned facilities and sites.		
		Embark on a collaborative effort with the JCHLC and the County's Convention and Visitors Bureau to educate the County's residents and visitors about historic preservation, goals and current projects in Jefferson County.		
		Expand upon the existing interconnected marketing of the County's multiple historic resources and the National Historical Park to encourage visitation to multiple locations in the County.		
	Encourage the adaptive reuse of existing non-residential structures for housing.	Encourage the state legislature to include adaptive reuses of historic structures in the state code		
		The County will develop and maintain a public catalog of existing non-residential structures that are adaptable for reconfiguration as housing or other uses.		
		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.		

	Identify and implement feasible strategies to ensure short term rental compliance with local ordinances.			
5				
Encourage land conservation programs to help preserve the rural character of Jefferson County.	Financially support county conservation agencies including but not limited to the Farmland Preservation Board and Historic Landmarks Commission.	Continue the efforts of the Jefferson County Farmland Protection Board and property owners to identify and protect areas with prime soils for agricultural uses.		
		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.		
	Support agricultural cooperatives and food hubs in Jefferson County.			
	Provide equal opportunity to small and large farms.			

6				
Balance the existing preservation of Jefferson County's natural resources with providing additional access to and utilization of outdoor recreational tourism.	Investigate additional opportunities for public river access.	Encourage all river recreation activities to occur in a manner which supports the Chesapeake Bay Initiative.		
		Support and promote rural and recreational tourism to help achieve the County's economic goals.		
		Develop additional public access points to the Potomac and Shenandoah Rivers while taking into account the rights of property owners and environmental concerns.		
	Develop connectivity to existing pedestrian and bike trails.			
	ADDITIONAL OBJECTIVE?	Increase awareness of public and private recreational opportunities that are available to visitors and residents of Jefferson County.		
		Coordinate with the Jefferson County Convention and Visitors Bureau (CVB) to maintain and promote a community calendar.		
		Encourage County businesses and service stations to provide electric vehicle recharging stations within Jefferson County		

Goal	Objectives	Action Item	Key Players	Timeframe
7				
Collaborate with state and regional transportation	Continue to coordinate with WVDOH related to access and transportation improvement decisions regarding local development review.	Collaborate with HEPMPO and other transportation agencies to identify ways to improve transportation (commuter, air, rail, and bus services) connectivity and roadways between Jefferson County and nearby states.		
	Actively coordinate with HEPMPO, WVDOH, Municipalities and other appropriate stakeholders to identify potential highway, rail, bike, and pedestrian safety concerns within Jefferson County and promote safety measure.	The County will encourage municipalities to adopt a Complete Streets Policy following Federal Highway Administration suggestions.		
		The County will have staff and interested elected officials participate in conferences and meetings with HEPMPO and WVDOH regarding transportation planning in the Eastern Panhandle.		

<p>transportation partners to enhance the built environment to promote safety on and around state and municipal roads and lessen congestion.</p>	<p>Advocate for new developments to utilize traffic calming measures and building safe roads for pedestrians, cyclists, and motorists.</p>	<p>Advocate for HEPMPO and WVDOH to prioritize new safety measures based on the Highway Safety Areas Map.</p>		
	<p>Identify methods to improve public transportation and highway connectivity into adjoining states by working with HEPMPO, WVDOT, EPTA, and agencies in Maryland, Pennsylvania, the District of Columbia, and Virginia.</p>	<p>Coordinate with Virginia and Maryland state transportation agencies to identify ways to improve mobility within the US 340 corridor in the Harpers Ferry area.</p>		
		<p>Collaborate with EPTA, HEPMPO, and the Northern Virginia Transportation Authority to study the feasibility of providing commuter bus service between the Charles Town/Ranson area into Leesburg and the future Washington Metropolitan Area Transit Authority (WMATA) Silver Line terminus.</p>		
		<p>Coordinate with state officials to identify funding sources and mechanisms that would encourage additional MARC service into West Virginia, as identified in the HEPMPO Long Range Transportation Plan.</p>		
8				

Foster a culture of public engagement that effectively communicates policy making decisions.	Ensure public hearing and workshops are held in accordance with state code and local regulations.	Continue to develop additional interaction and discussion between the various local and regional agencies that are looking at similar issues for ways to increase collaboration.		
9				
	Encourage developers to build new subdivisions to meet standards set by regional or national sustainable building organizations.	The County will enact and enforce ordinances that require housing developers to meet sustainable building standards including model standards.		
	Coordinate with local and regional partners regarding information and activities related to meeting the Chesapeake Bay Watershed Implementation Plan goals and property owners to enact voluntary recommendations.	The Jefferson County government will work with the State to fully address water quality issues related to failing water wells and septic tanks.		
		Continue to monitor and participate in planning efforts related to the implementation of the Chesapeake Bay Watershed Improvement Plan		

<p>Work with partners to protect the watersheds of Jefferson County and preserve the natural environment.</p>	<p>Work with property owners and applicable agencies to identify voluntary ways to protect unique natural features and the watersheds of Jefferson County.</p>	<p>Require best management practices for areas along all creeks and rivers to be incorporated into all site plans and subdivision plats to provide additional protection for stream corridors and water quality.</p>		
	<p>Collaborate with applicable agencies, local watershed groups, and private property owners to identify funding for the maintenance and upgrade of existing septic systems.</p>	<p>Require best management practices for areas along all creeks and rivers to be incorporated into all site plans and subdivision plats to provide additional protection for stream corridors and water quality.</p>		
		<p>Work with the Eastern Panhandle Conservation District and other stakeholders to promote their cost share programs for septic pumping.</p>		
		<p>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, American Water 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.</p>		
		<p>Support efforts of the local Board of Health to establish standards related to regular septic tank pumping and inspections.</p>		
10				

Support a variety of public and private educational opportunities in Jefferson County.	Coordinate with the Jefferson County School Board to identify appropriate locations to develop new schools based on existing and proposed residential development and infrastructure.	Encourage the Jefferson County Board of Education (JCBOE) to include County and municipal agencies on future facility plans and redistricting efforts and ensure that these planning efforts include the potential collaboration of new educational and other public facilities.		
		Site, when possible, new public and private schools in locations that are walkable and/or bikeable to the neighborhoods that the school serves.		
	Support the efficient enhancement and renovation of existing Jefferson County School buildings.	Continue to work with the West Virginia Department of Education and the local State delegation to re-evaluate the funding formula related to state based educational aid schools in order to create a quality Jefferson County public school system.		
	Continue to assess school impact fees as development occurs.	Reevaluate school impact fees and then assess fees commensurate with the impact of development and increased population on school buildings.		
11				
Align expansion of County park facilities and	Continue to evaluate the need for and financing of a public pool or aquatic center.	Support County and non-profit efforts to create an aquatic center that includes a competition pool and aquatic programming for swimmers of all ages.		

<p>-----</p> <p>programs with federal, state, and municipal recreation providers to ensure that a wide variety of park and recreation opportunities are available throughout Jefferson County.</p>	<p>Coordinate with local, state, and regional governments, non-profits, and community groups to identify funding sources for recreational facilities.</p>	<p>Expand park and recreational programming options that target teens and young adults living in Jefferson County</p>		
	<p>Support the expansion of park lands and adoption of Master Plans or existing park utilization.</p>	<p>Encourage the location of new community public facilities (such as schools, libraries, parks) within Municipalities, UGBs, PGAs, or Villages.</p>		
		<p>Regularly update and implement the recommendations of the County's Parks and Recreation Master Plan.</p>		

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	i. Utilize existing infrastructure to allow construction of village-scaled businesses, residential uses, and community facilities with			
	ii. Allow small-scale commercial and multi-family uses in existing areas that have the potential to be designated as a village at a	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.	Work with the County's municipalities to create a unified economic development strategy.		
		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
		Encourage that new investment by public entities be focused toward the municipal areas, including the UGBs and the PGAs		

Goal	Objectives	Action Item	Key Players	Timeframe
within the Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (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
		Identify partners and funding sources for the expansion of natural gas services.		
		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

Goal	Objectives	Action Item	Key Players	Timeframe
14				
Promote a countywide expansion of activities, amenities, and entertainment for all Jefferson County residents.	Collaborate with Jefferson County Development Authority and local businesses to identify opportunities and programs that would aid in retaining young residents within Jefferson County.	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.		
		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.		
	Support programs that provide services and entertainment for residents of Jefferson County.	Ensure that all areas of Jefferson County are served by high speed wireline and/or wireless services and other advanced technologies.		
		Develop additional transit services that would allow EPTA to address the transportation needs of the disabled population.		

		Review and update the Zoning Ordinance and Subdivision Regulations related to tree preservation, buffering, and effective landscaping standards.		
	Explore International Dark Sky Association recommended standards to reduce light pollution.	Adopt text amendments to minimize light pollution as recommended by the DarkSky International and Illuminating Engineering Society (IES) and their current Model Lighting Ordinance Template.		
		Support education and outreach programs for property owners and citizens to raise awareness about the impacts of light pollution, potential energy savings by reducing light pollution, and potential solutions to light pollution.		
		Urge municipalities to implement a Street Lighting Master plan to convert existing and future street lighting to reduce light pollution and follow DarkSKy International recommended standards.		
15	Coordinate with EPTA to improve transit service within Jefferson County and the Eastern Panhandle as a whole.	Consider funding and encourage EPTA to expand services to meet the growing and evolving needs of all Jefferson County residents.		
	Ensure access to emergency services in Jefferson County.	Explore all funding options to support and enhance emergency services.		
	Identify ways to expand medical services and wellness programs.	Identify and expand the utilization of state and/or federal grants that might be available for capital projects in Jefferson County.		

<p>Enhance public services and public safety to meet the needs of Jefferson County residents.</p>	<p>Establish that new development adjacent to municipal boundaries, Villages, or within UGBs is designed and built in a way that enables connectivity to the existing street and infrastructure network or for future connectivity as development is extended to these areas.</p>	<p>Collaborate with key stakeholders and developers to encourage adjoining developments to provide interconnections.</p>		
		<p>Collaborate with others to construct sidewalks and/or multi-use pathways in order to connect public and private schools to nearby communities, neighborhoods, and to countywide trail, park and recreational facilities.</p>		
	<p>Collaborate with WVDOH to connect the Route 9 bike path into Ranson.</p>	<p>Collaborate with the WVDOH to allow pedestrian and bike trails to be constructed within the right-of-way where appropriate.</p>		
<p>16</p>	<p>Continue to support construction of Shepherdstown bike path from Shepherdstown Middle School to Morgan Grove Park and Shepherdstown Library.</p>			

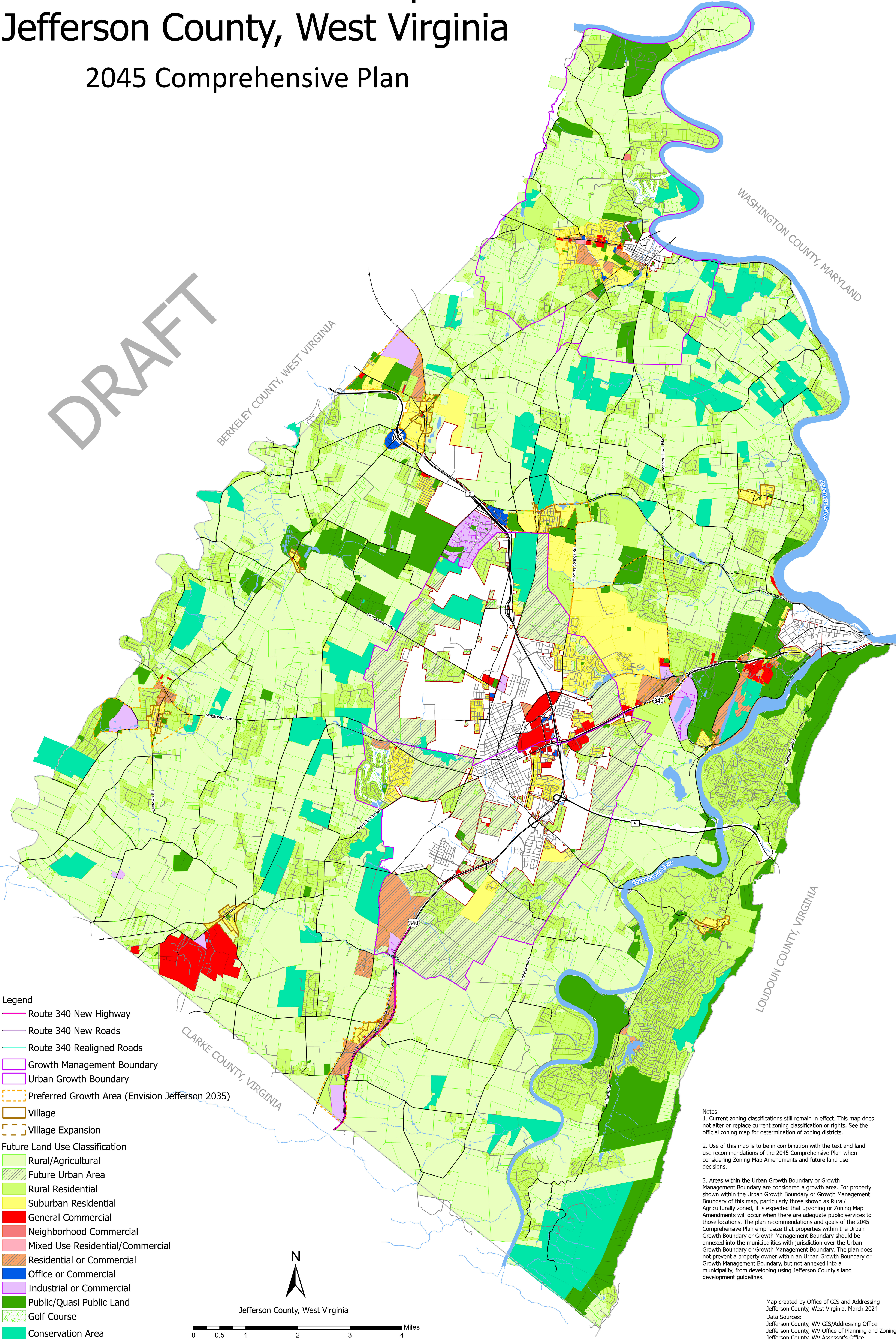
<p>Improve interconnectivity by enhancing and expanding pedestrian and bike paths.</p>	Require sidewalks to be constructed or easements for their implementation be included within and connecting to existing and new development.	Strive to provide connectivity between bike and pedestrian paths that pass through or connect to adjacent new and existing residential developments.		
	Develop a path connecting Ranson to Sam Michaels Park.	Coordinate with key stakeholders to develop a Countywide Trail Plan		
	Work with county residents, members of the development community, and local and regional non-profit organizations to identify ways to integrate attainable housing with existing and new communities in Jefferson County.	Identify and utilize funding sources that that would assist in maintaining and providing energy efficient upgrades to homes.		
17				
	Identify and utilize private and public funding for the development of attainable housing in Jefferson County.			

Encourage a diversity of housing options including attainable and senior housing availability and accessibility to current and incoming residents.	Encourage developers, contractors, and homeowners to build and renovate residential developments to meet the needs of residents across the entire lifecycle.	Actively support and enable the development of a wide range of affordable, workforce, senior and disabled housing units.		
	Encourage the development of communities that provide a variety of care for elderly and/or disabled residents within Jefferson County in close proximity to transportation corridors, medical facilities, and everyday needs.	Create a Planning Commission committee to review national aging-in-place reports and make recommendations for a coordinated Jefferson County aging-in-place initiative.		
	Identify methods to lower the cost of constructing attainable housing within Jefferson County while ensuring a high quality of housing in conjunction with local non-profits and housing providers.	Evaluate mechanisms to permit an amount of affordable units to be constructed at a reduced impact fee rate.		

Future Land Use Map

Jefferson County, West Virginia

2045 Comprehensive Plan

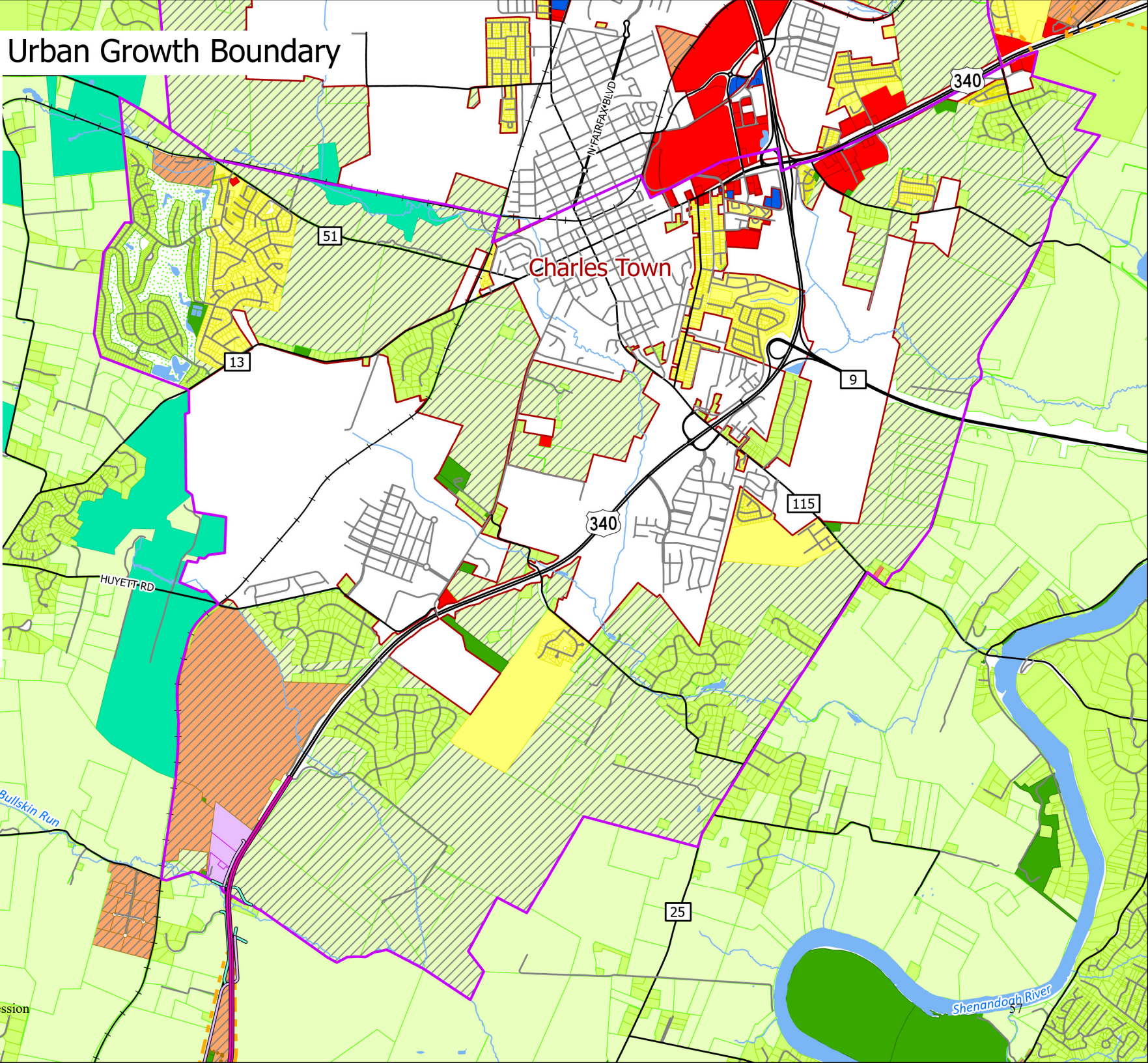


Charles Town Urban Growth Boundary

- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area (Envision Jefferson 2035)
- Village
- Village Expansion
- Towns

Future Land Use Classification

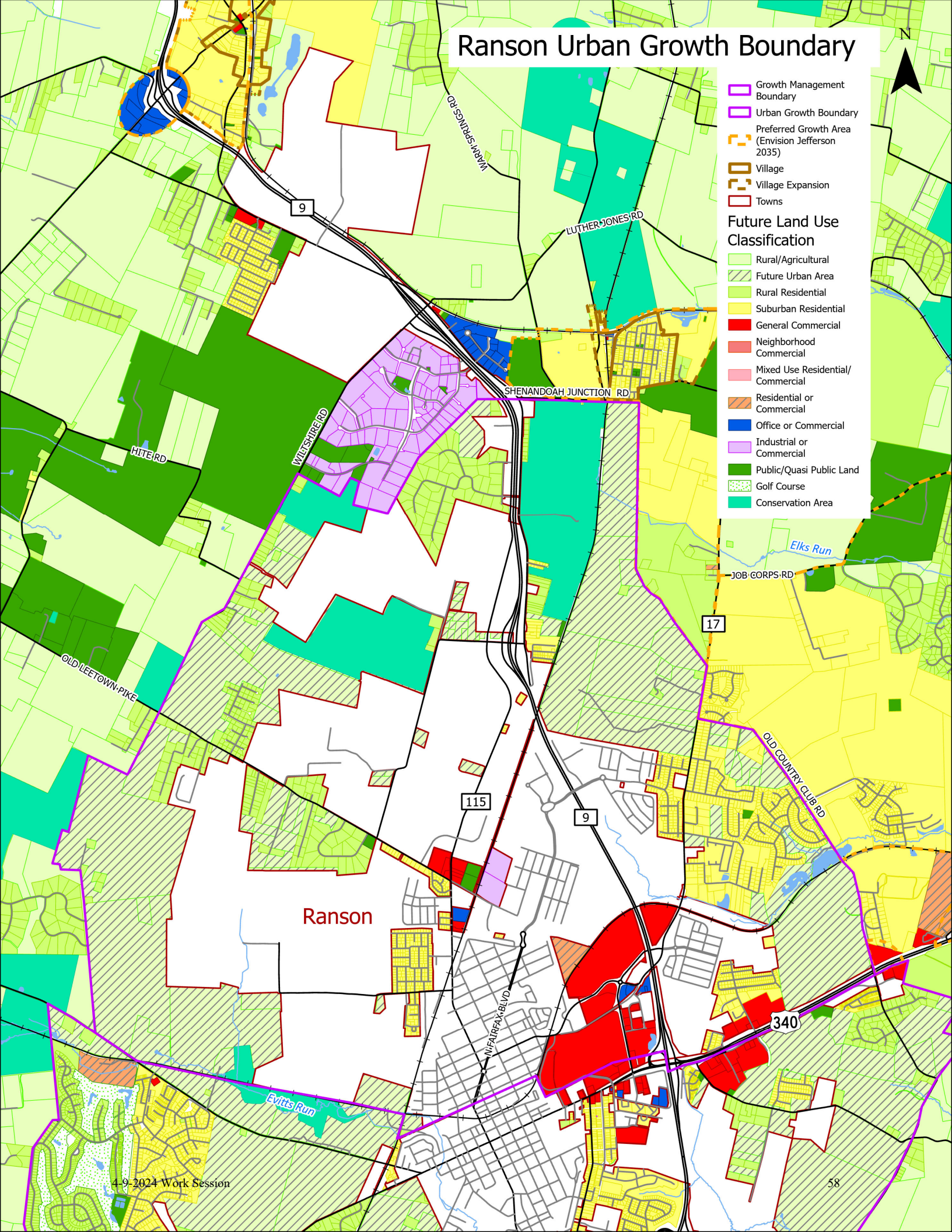
- Rural/Agricultural
- Future Urban Area
- Rural Residential
- Suburban Residential
- General Commercial
- Neighborhood Commercial
- Mixed Use Residential/Commercial
- Residential or Commercial
- Office or Commercial
- Industrial or Commercial
- Public/Quasi Public Land
- Golf Course
- Conservation Area



Ranson Urban Growth Boundary

N

- Growth Management Boundary
 - Urban Growth Boundary
 - Preferred Growth Area (Envision Jefferson 2035)
 - Village
 - Village Expansion
 - Towns
- ### Future 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

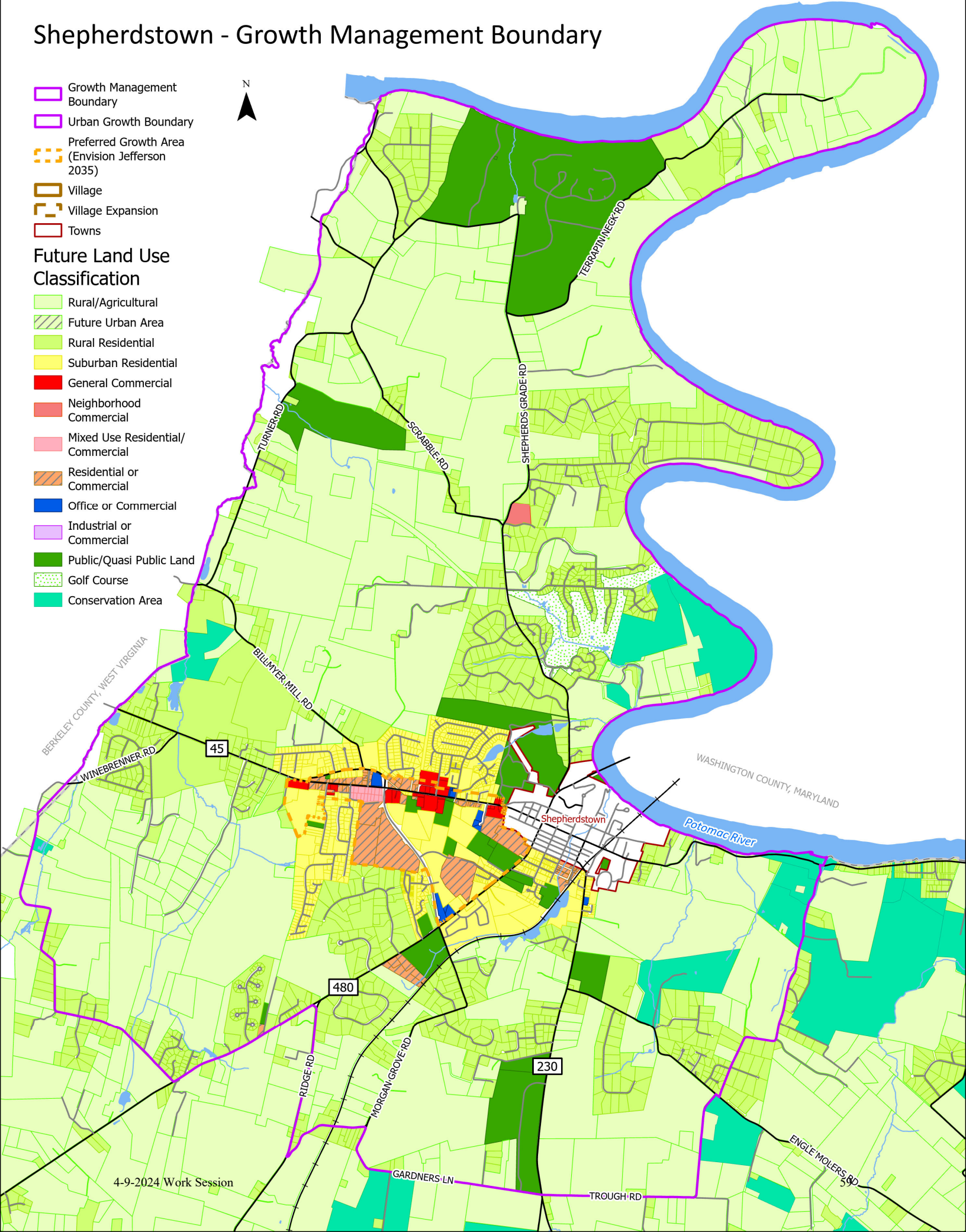


Shepherdstown - Growth Management Boundary

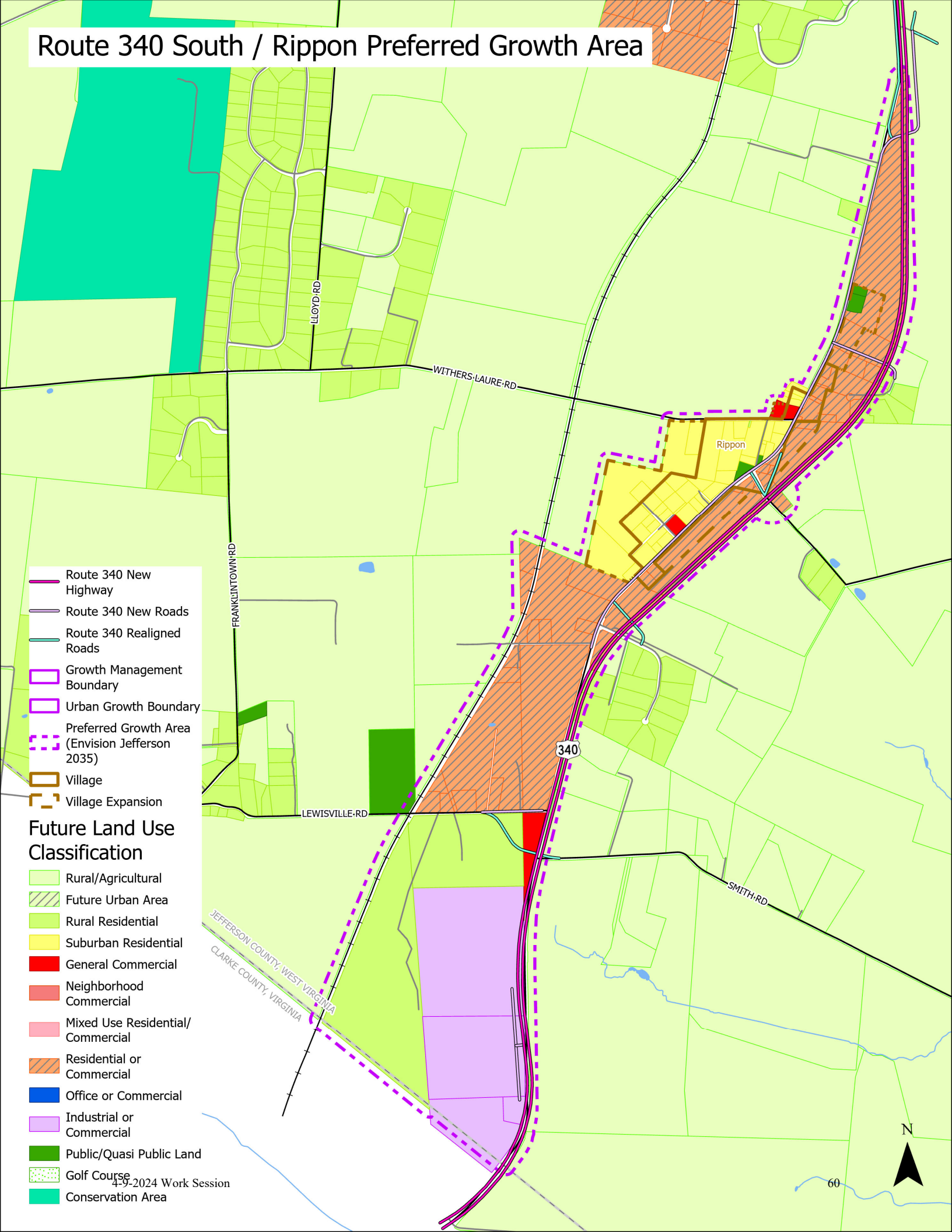
- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area (Envision Jefferson 2035)
- Village
- Village Expansion
- Towns

Future 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 South / Rippon Preferred Growth Area

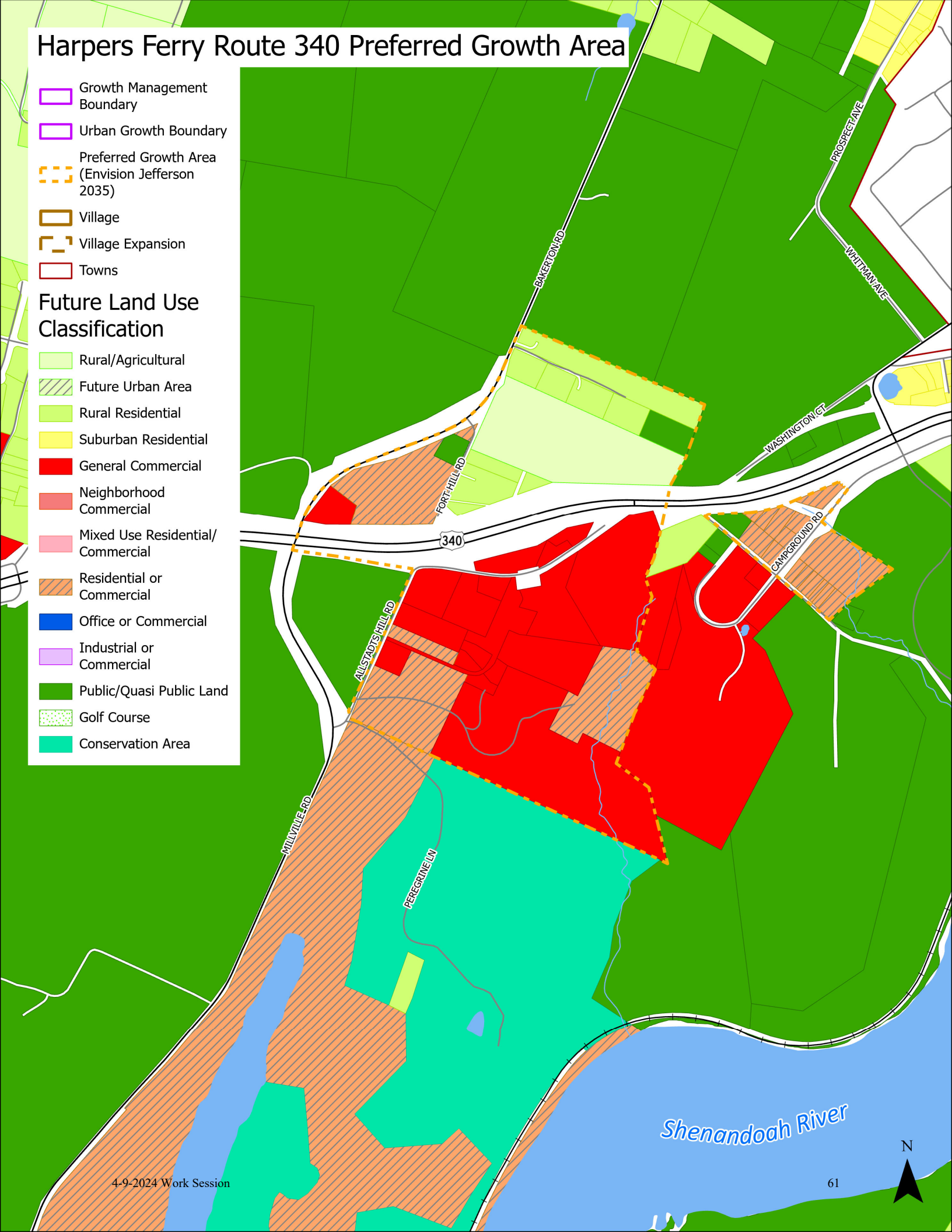


Harpers Ferry Route 340 Preferred Growth Area

- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area (Envision Jefferson 2035)
- Village
- Village Expansion
- Towns

Future 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

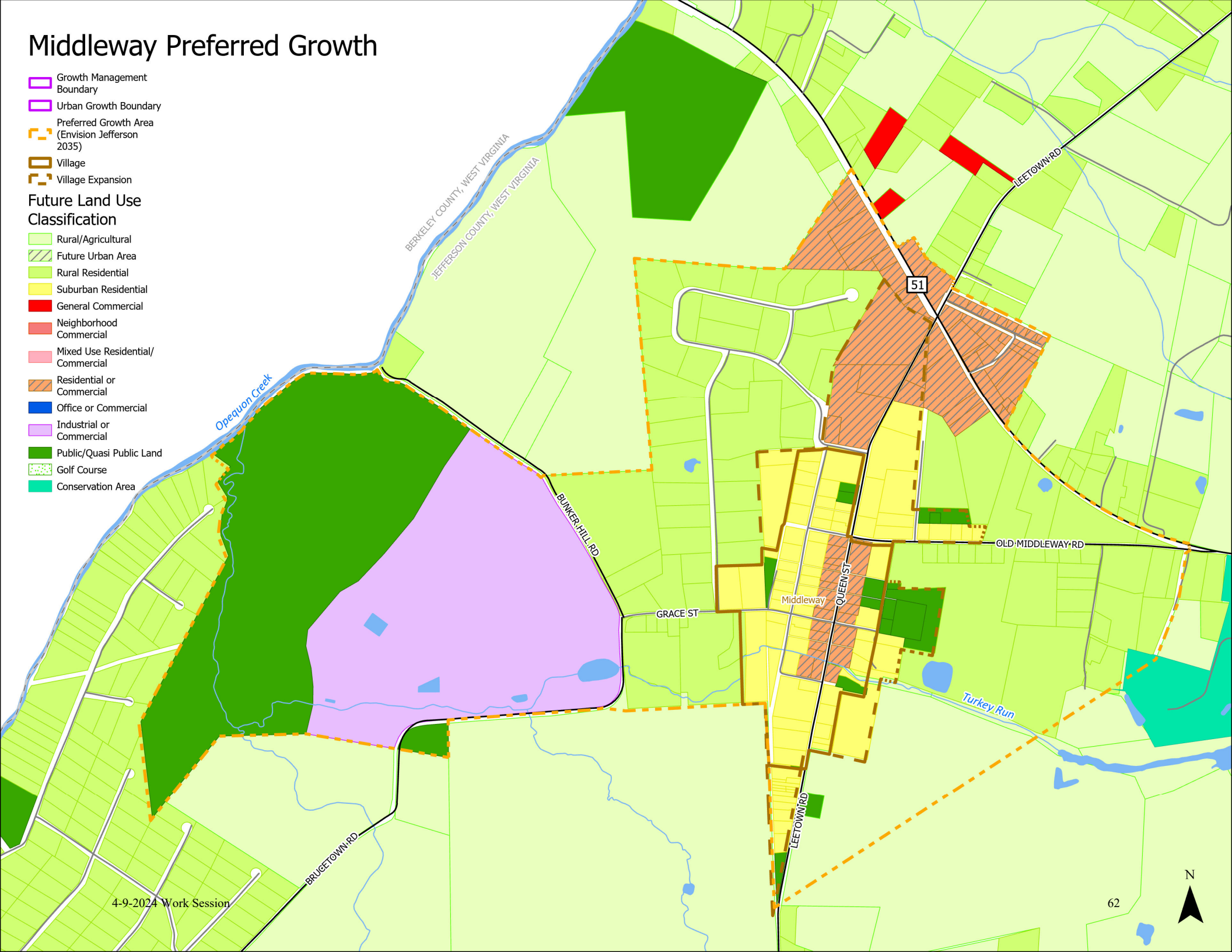


Middleway Preferred Growth

- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area (Envision Jefferson 2035)
- Village
- Village Expansion

Future 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

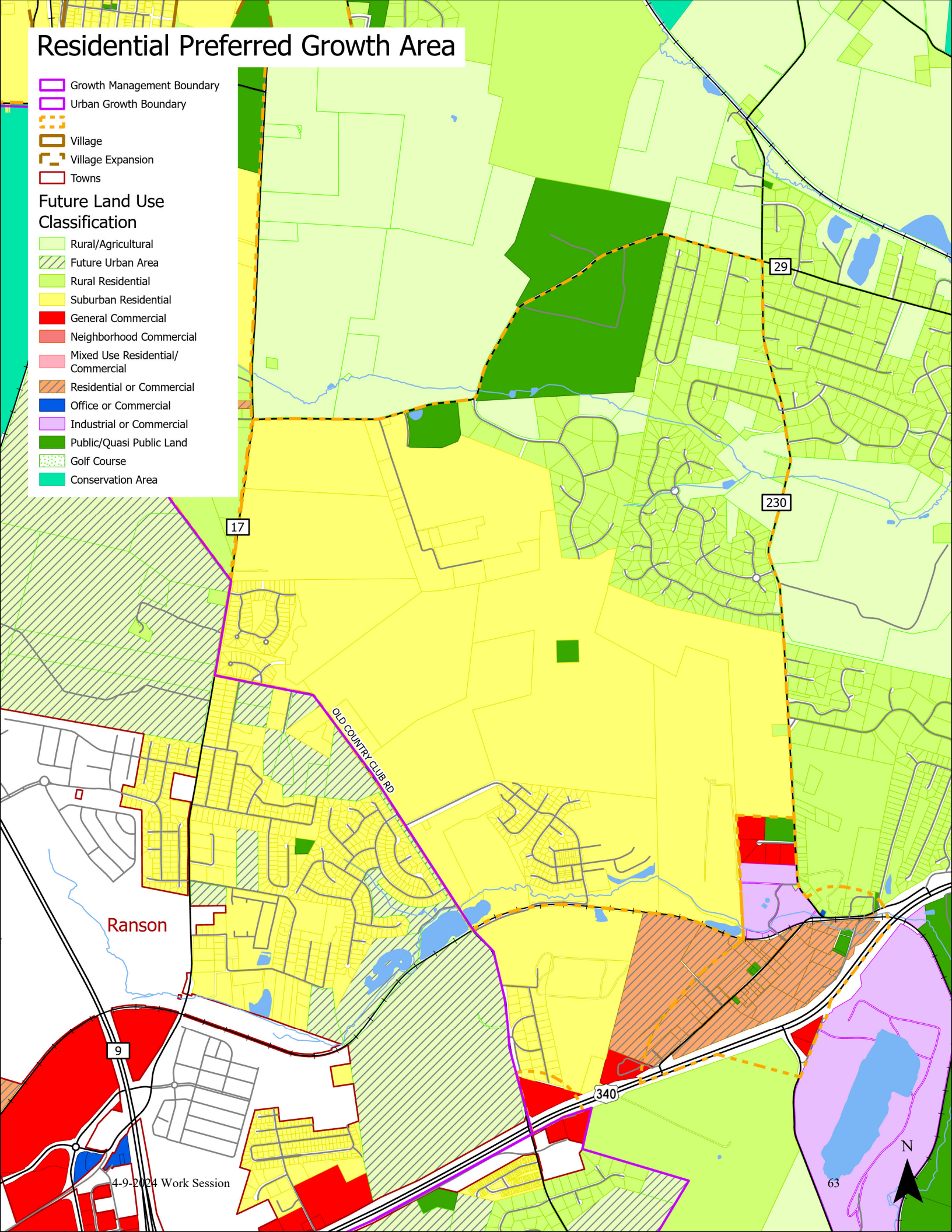


Residential Preferred Growth Area

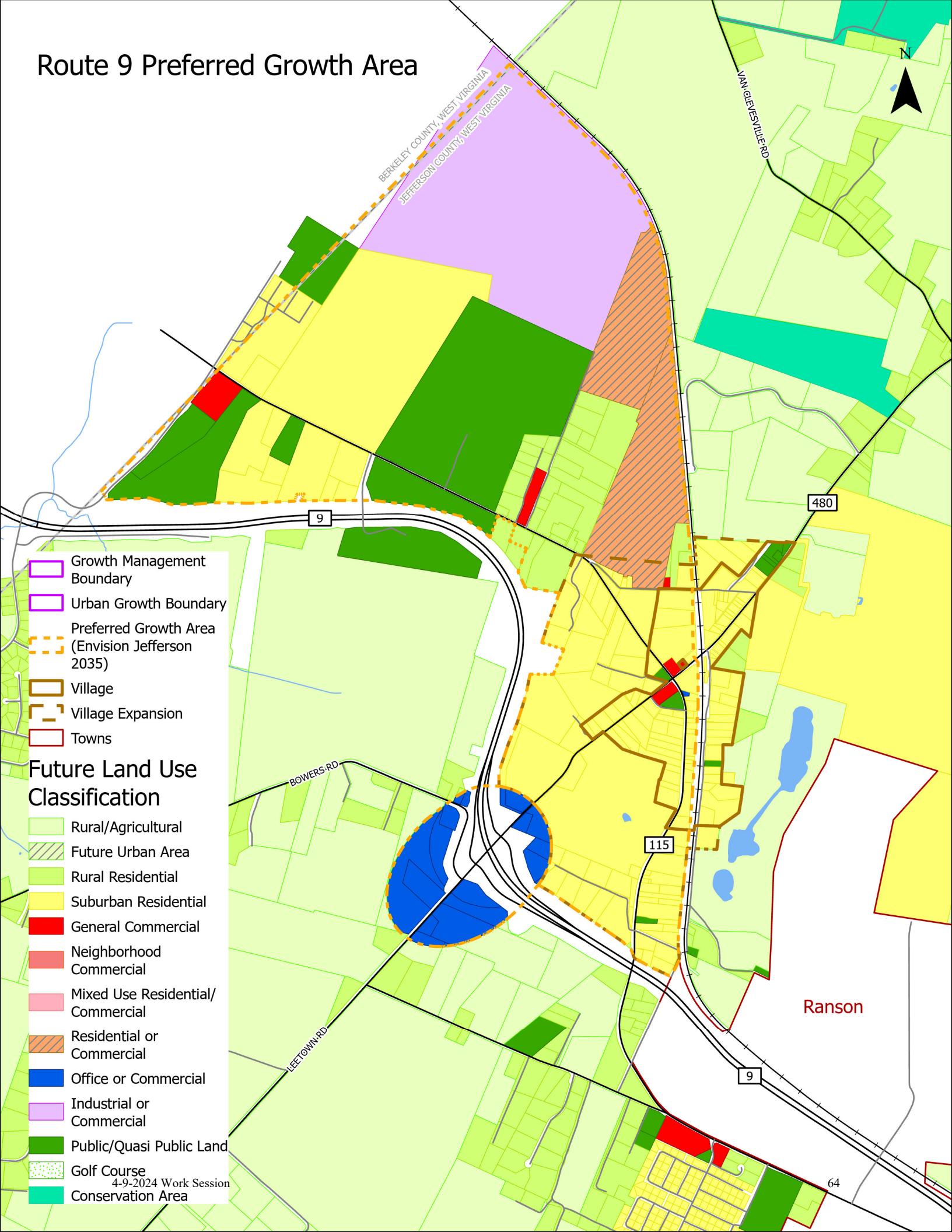
- Growth Management Boundary
- Urban Growth Boundary
- Village
- Village Expansion
- Towns

Future 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 9 Preferred Growth Area

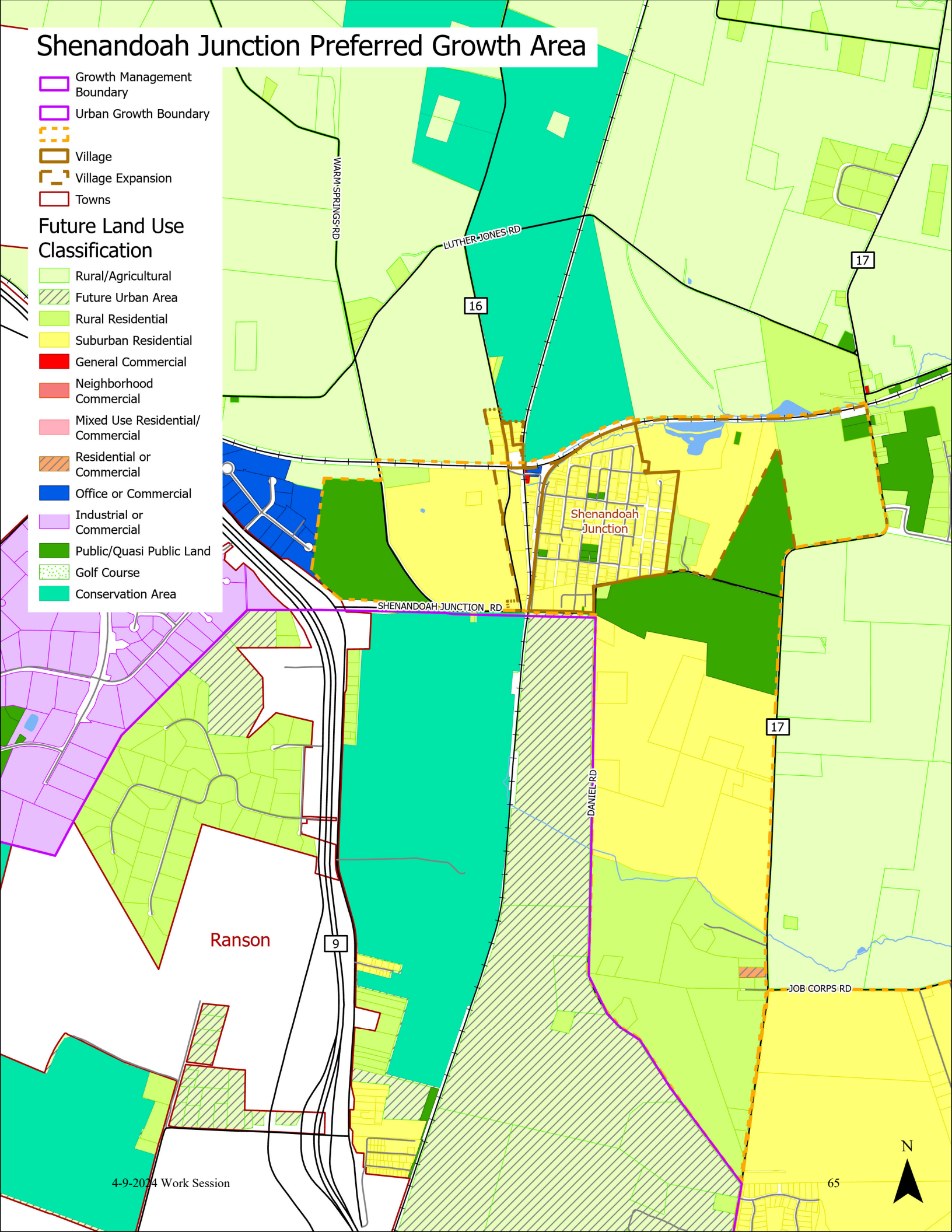


Shenandoah Junction Preferred Growth Area

- Growth Management Boundary
- Urban Growth Boundary
- Village
- Village Expansion
- Towns

Future 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

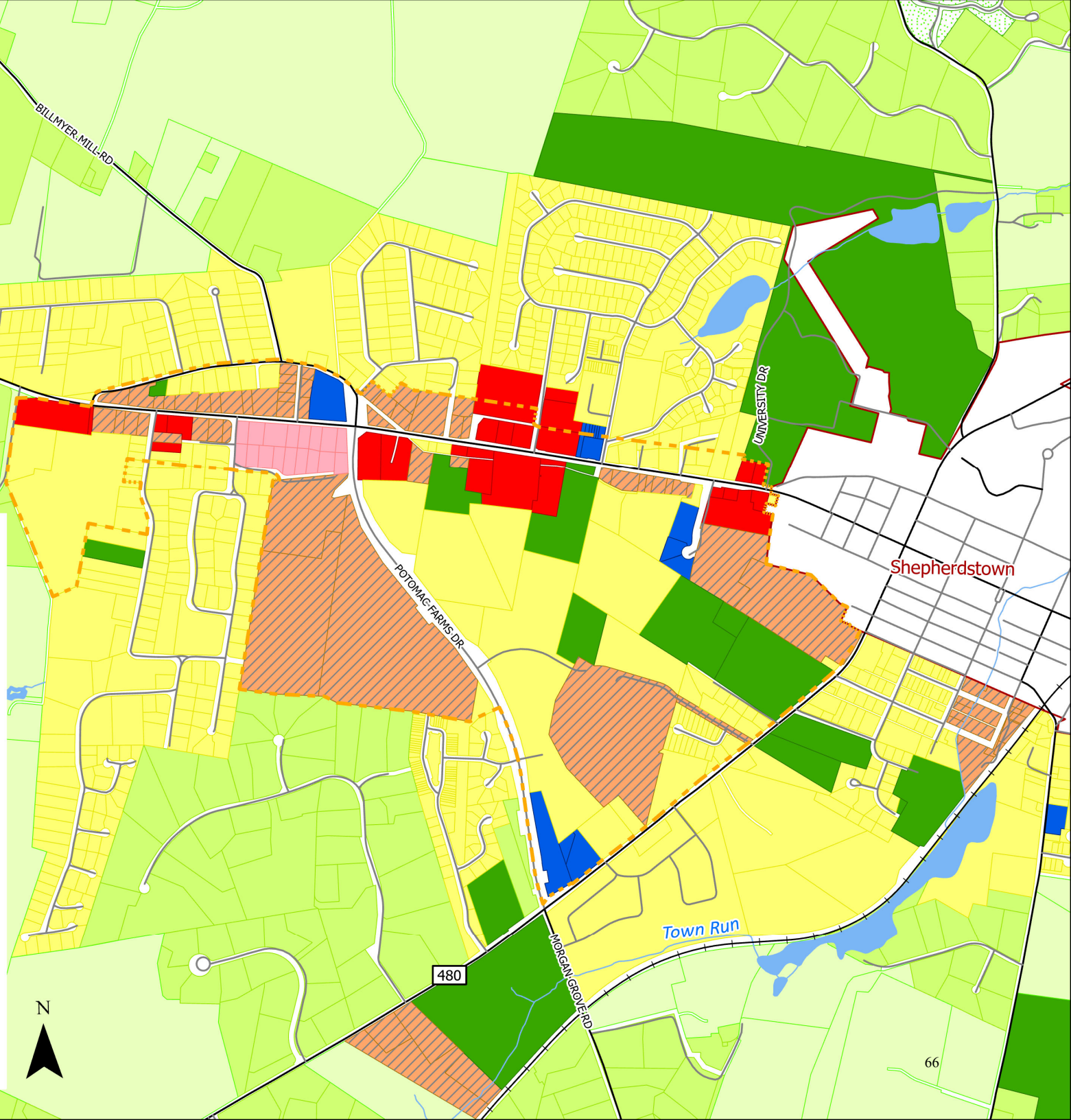


Shepherdstown Preferred Growth Area

- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area (Envision Jefferson 2035)
- Village
- Village Expansion
- Towns

Future 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



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.

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?
3/29/2024	I live and work in the county	Shepherdstown District	Transportation, Infrastructure, Public Services, Recreation	Extend the Route 9 bike path east into Ranson	Extend the Route 9 bike path east into Ranson	Harpers Ferry Historic District