



Agenda
Jefferson County Planning Commission
Tuesday, June 11, 2024 at 7:00 PM

**By order of the President of the Jefferson County Planning Commission,
Public Participation is available in-person only.
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: 889 8262 4828
Meeting Link: <https://us02web.zoom.us/j/88982624828>

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

1. **Approval of Meeting Minutes:** May 7, 2024
2. **Request for postponement.**
3. **Presentation from the West Virginia Division of Highways**

There is no public comment for the following items.

4. **Waiver Request** from Section 20.201A of the Subdivision Regulations to reduce the required access easement width from 50' to 20' for a proposed two lot minor subdivision. Property Owner / Applicant: Samuel J Donley Jr. Property Location: 4368 Engle Molers Rd, Harpers Ferry, WV. Parcel ID: 09001900040000; Size: 97.3 acres; Zoning District: Rural (File: 24-17-PCW).
5. **Waiver Request** from Section 20.201A of the Subdivision Regulations to reduce the required access easement width from 50' to 40' for a proposed three lot minor subdivision. Property Owner / Applicant: Michael Nick. Property Location: 1195 Summit Point Rd, Summit Point, WV. Parcel ID: 07002800090004; Size: 15 acres; Zoning District: Rural (File: 24-18-PCW).
6. **Waiver Request** from Section 20.203 of the Subdivision Regulations that requires the proposed project to process as a Minor Site Development. The project consists of operating a food truck on the subject property. Applicant: Haulin Butts BBQ / Attn: Paul Wesner. Property Owner: CLG Enterprises, LLC / (dba Dead Rock Contracting / Attn: Chris Livingston). Property Location: 465 Shipley School Rd, Harpers Ferry, WV. Parcel ID: 04000900270000; Size: 0.88 acres; Zoning District: General Commercial (File: 24-19-PCW).
7. **Waiver Request** from Section 20.203B.2 of the Subdivision Regulations that requires the proposed project to process as a Minor Site Development. The project consists of the removal and replacement of two existing dams on the subject property. Applicant/Property Owner: Izaak Walton League of America / Attn: James Butler. Property Location: 10435 Leetown Rd, Kearneysville, WV. Parcel ID: 07001400050000; Size: 56.2 acres; Zoning District: Rural (File: 24-20-PCW).
8. **Discussion and Possible Action:** Draft amendments to the Bylaws of the Jefferson County Planning Commission based on County Commission input for discussion and possible action: Related to Section 2.4 "Committees" related to public notice and records; Section 3.5; Section 4.1 and 4.2 related to remote meetings for Regular and/or Special Meetings; Section 4.4 "Agendas"; Section 4.8 "Training"; Section 4.9 "Attendance"; Section 5.1 "Voting".

9. Reports from Legal Counsel

- a. Discuss and review Jefferson County Circuit Court Civil Action No. 2021-C-109 (RE: PC File #21-2-Z – Jefferson Orchards Rezoning).
- b. Review and discuss Jefferson County Circuit Court Civil Action No.'s 2021-C- 33 through 37 and Jefferson County Circuit Court Civil Action No.'s 2021- C-46 through 50, and WV Supreme Court No.'s 21-0727, 21-0728, and 21-0731 and Jefferson County Circuit Court Civil Action No. 2023-C-112 (RE: PC File #ZTA19-03 Solar Energy Facilities text amendment).
- c. Jefferson County Circuit Court Case #CC-19-2022-C-81 (RE: PC File #ZTA22-01 Solar Energy Facilities text amendment).
- d. Discuss and review for possible action Jefferson County Circuit Court Civil Action No. 2023-C-48 (RE: PC File #21-8-SP Berryville Pike Telecommunications Tower).
- e. Update from Legal Counsel regarding County Commission actions on December 21, 2023 including obtaining ethics opinion regarding committee.

10. Discussion and Possible Action related to meeting dates: Planner's Memo

11. President's Report

12. Actionable Correspondence

13. Comprehensive Plan Update Actionable Correspondence

Continued from the May 7, 2024 meeting

- a) Email from Noah Mehrkam dated 2024-02-25
- b) Email from Karen Twigg Sagisi dated 2024-03-01
- c) Email from Roberta N. Meade Curry dated 2024-03-02
- d) Email from Jean C Zigler-Kotch dated 2024-03-18
- e) Email from Mary Gee dated 2024-04-02
- f) Email from Gillian Vickers dated 2024-04-02
- g) Email from Dave Lutman dated 2024-04-10
- h) Email from Kay Shultz dated 2024-04-10

New correspondence received after May 7, 2024

1. Email from Potomac Valley Audubon Society (PVAS) dated 2024-05-13
 2. Email from Lizette Temple dated 2024-05-13
 3. Email from Lori Simmons dated 2024-05-13
 4. Email from Mark Muse dated 2024-05-13
 5. Email from Philip Post dated 2024-05-13
 6. Email from Rebecca Phipps dated 2024-05-13
 7. Email from Susan Ford dated 2024-05-13
 8. Email from Suzanne Patrick dated 2024-05-13
 9. Email from Tracy Riordan dated 2024-05-13
 10. Email from Jena Meredith dated 2024-05-16
 11. Email from Marcy Bartlett dated 2024-05-16
 12. Email from Martha Sullivan dated 2024-05-16
 13. Email from Ralph Scorza dated 2024-05-16
 14. Email from Cindy Powers dated 2024-05-23
 15. Email from David Lutman dated 2024-05-16
 16. Email from Jeff Hornbeck dated 2024-05-16
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17. Email from Jim Surkamp dated 2024-05-16
18. Email from Michael Chalmers dated 2024-05-16
19. Email from Rose Marie dated 2024-05-16
20. Petition from Russo-Shepherdstown dated 2024-05-16
21. Email from Doug Rockwell dated 2024-05-17
22. Email from James Cain dated 2024-05-17
23. Email from D.W. Gregory dated 2024-05-18
24. Email from David Duh dated 2024-05-18
25. Email from Judy York dated 2024-05-18
26. Email from Cynthia Feeser dated 2024-05-19
27. Email from Elizabeth McGowen dated 2024-05-19
28. Email from Lois Butcher dated 2024-05-19
29. Email from Bill Rule dated 2024-05-20
30. Email from Evelyn Getty dated 2024-05-20
31. Email from Jane Tabb dated 2024-05-20
32. Email from Mary Beth Kilmer dated 2024-05-20
33. Email from Nancy Craun dated 2024-05-20
34. Email from Paul Kradel dated 2024-05-20
35. Email from Randall Tremba dated 2024-05-20
36. Email from Carrie Singer dated 2024-05-22
37. Email from Bobbi Blok dated 2024-05-24
38. Email from Bob Aitcheson dated 2024-05-26
39. Email from Charlotte Fremaux dated 2024-05-26
40. Email from Deborah Rochefort dated 2024-05-27
41. Email from Philip Baker-Shenk dated 2024-05-27
42. Email from Billy McLaughlin dated 2024-05-28
43. Email from Charlotte Fremaux dated 2024-05-28
44. Email from Sharon & Michael Helman dated 2024-05-28
45. Email from Teresa Purcell-Diehl dated 2024-05-29
46. *Email from Jacquelyn Milliron dated 2024-05-31*
47. Emails re: “Public Comment on Future Land Use Map and Comprehensive Plan Action Items” received between 05/19/2024 – 05/31/2024 from the following citizens:
Ali Printz, Amanda Wolfe, AnnaMary Walsh, B Temple, Barbara Humes, Beth-Rosenberg, Carolyn Rodis, Cecile Claude, Cheryl Pullen, Christina Melocik, Conrad Lotze, David Miljour, Dennis G Hatcher, Donna Wolfe, Dwight Wolfe, Eliza Temple, Elizabeth Shockley, Erin Reiney, EVE Lobner, Hilary Lo, Jeffrey Bannon, Jeffrey Feaga, Jennifer Jones, Jennifer King, Jessy Printz, Julia Yuhasz, Kate Temple, Kelly Campbell, Kirsten Martin, Kit McGinnis, Laura Levesque & Russell Fry, Linda Layne, Lindsay McLaughlin, Linus Bicker, Lisa Paynes, Liz Temple, Lizette Temple, Lizz Temple, Marie Tyler, Marie Uehling, Mary Fortuna, *Meredith Adams*, Nancy Knight, Nicole Gonzalez-Knowlton, Pamela Rowley, Paula Tremba, Rebecca Phipps, Ruth Hatcher, Sara Howle, Sarah Adams, Sharon Buck, Sherry Sturman, Sonny Lobner, Stephanie Pania, Stephen Berzinskas, Terry Thorson, Toby Degenhardt, and Tracy Lesky; *Emails received between 06/01/24 – 06/04/24 from the following citizens: Cristy Miller, Greg Welter, Kathleen Loftin, Paul Singh, and Sue Covello.*

14. Non-Actionable Correspondence

- a. Email from Thomas and Jane Loy dated 2024-05-20
 - b. Email from Bob Aitcheson dated 2024-05-29
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Draft Meeting Minutes

Jefferson County Planning Commission
May 7, 2024

The Jefferson County Planning Commission met on May 7, 2024 at 7:00 pm with the following Planning Commission members present: Mike Shepp, President; Aaron Howell, Vice President; Jack Hefestay, Tim Smith, J Ware, Cara Keys, and Steve Stolipher, County Commission Liaison.

Wade Louthan was absent with notice; Donnie Fisher was absent without notice.

Staff members present included Jennifer Brockman, Chief County Planner; Alexandra Beaulieu, Deputy Director and Zoning Administrator; Jonathan Saunders, County Engineer; Luke Seigfried, County Planner. Steve Groh, Assistant Prosecuting Attorney was available via ZOOM for the majority of the meeting; Nathan Cochran, Assistant Prosecuting Attorney was present in person for the end of the meeting.

Mr. Shepp called the meeting to order at 7:00 pm and confirmed that a quorum was present.

1. Approval of Meeting Minutes: April 9, 2024

Mr. Shepp stated the minutes stand approved without objection.

2. Request for postponement.

Ms. Brockman stated that Waiver Request #24-16-PCW (Agenda Item #9) was withdrawn from the agenda by the applicant.

Mr. Shepp stated that he would be re-arranging the agenda such that Items #4, 5, 6, and 10 would be discussed before Item #3.

Mr. Howell recused himself from Items #4, 5, and 6 due to a potential conflict of interest.

4. Waiver Request from Section 10.5A of the Subdivision Regulations to allow a gravel parking area as opposed to an asphalt/concrete (paved) parking lot for public use to allow for the expansion of the existing Devil's Due Distillery. Property Owner: Shenandoah Valley Holdings LLC / Applicant: Devil's Due Distillery; Property Location: 315 James Burr Blvd, Kearneysville, WV 25430; Parcel ID: 02000101330000; Size: 2.83 acres; Zoning District: Industrial Commercial (File: 24-11-PCW).

Ms. Brockman provided an overview of the staff report.

Mr. Lane Tobin, Staff Consultant for Civil & Environmental Consultants, Inc., explained the nature of the request to the Planning Commission. He stated that the request would be to utilize gravel in the first phase with the proposal to add a note on the plat that the parking lot would be asphalt paved in the second phase.

Mr. Shepp requested input from the County Engineer. Mr. Saunders stated that engineering staff were not in support of a gravel parking lot and recommended asphalt.

Mr. Hefestay made a motion to approve the request as presented. Mr. Stolipher seconded the motion, which carried unanimously.

5. Waiver Request from Section 2.3B.5 of the Subdivision Regulations to allow an asphalt apron entrance as opposed to the required concrete apron to allow for the expansion of the existing Devil's Due Distillery; Property Owner: Shenandoah Valley Holdings LLC / Devil's Due Distillery; Property Location: 315 James Burr Blvd, Kearneysville, WV 25430; Parcel ID: 02000101330000; Size: 2.83 acres; Zoning District: Industrial Commercial (File: 24-12-PCW).

Ms. Brockman provided an overview of the staff report.

Mr. Lane Tobin, Staff Consultant for Civil & Environmental Consultants, Inc., explained the nature of the request to the Planning Commission.

Mr. Shepp requested input from the County Engineer. Mr. Saunders stated that engineering was in support of the request to utilize asphalt in lieu of concrete based on the understanding that heavy truck traffic was not anticipated at this entrance for the proposed business.

Mr. Shepp made a motion to approve the request as presented. Mr. Stolipher seconded the motion, which carried unanimously.

6. **Waiver Request** from Section 20.201B.3 of the Subdivision Regulations to reduce the required access width of Stone Pillar Lane from 50' to 30' for a proposed three lot Family Transfer Subdivision. Property Owner/Applicant: P F K LLC; Property Location: Vacant Lot on Stone Pillar Lane, Charles Town, WV; Parcel ID: 02001300040000; Size: the 39.17 acre portion of the 52.33 acre tax parcel; Zoning District: Rural (File: 24-13-PCW).

Mr. Shepp recused himself from this agenda item, stating a potential conflict of interest. The Planning Commission noted that Mr. Howell, Vice President had also recused himself from this item and Mr. Wade Louthan, Secretary was absent. Mr. Smith made a motion to have Steve Stolipher preside over this item. Mr. Ware seconded the motion, which carried unanimously.

Mr. Seigfried provided an overview of the staff report.

Mr. Paul Raco, Land Use Consultant with P.J. Raco Consulting, LLC, explained the nature of the request to the Planning Commission and proffered that the applicant would upgrade the existing road bed for a distance of 150' if the HOA agrees and stated that the stone pillars would remain.

Mr. Hefestay made a motion to approve the request as presented, with the condition the applicant will retain the existing stone pillars and upgrade the existing roadbed of Stone Pillar Lane back 150 feet from Earle Road provided the neighbors are in agreement, as proffered by the applicant. Mr. Smith seconded the motion, which carried unanimously.

Mr. Shepp and Mr. Howell returned to the meeting room.

10. **Site Plan approval and Issuance of the Improvement Location Permit.** The proposal consists of the construction of a private community pool and clubhouse with associated parking for the Beallair Subdivision. Property Owner: Beallair Community Conservancy Inc. Applicant: Piedmont Design Group; Property Location: 480 Beallair Manor Dr., Charles Town, WV; Parcel ID: 04010ACOMM0000; Zone: Residential Growth; Size: 3.31 acres (File: 23-10-SP).

Ms. Brockman provided an overview of the staff report and reminded the Planning Commission that the Beallair Subdivision is processing under the 1979 Subdivision Ordinance and the 1978 Improvement Location Permit Ordinance.

Mr. Mike Wiley with Beallair Homes explained the nature of the request and explained that a Community Committee had helped with the design which includes a Club House which includes a pool house component and an upstairs exercise area for the neighborhood.

Mr. Stolipher made a motion to approve the request as presented. Mr. Hefestay seconded the motion, which carried unanimously.

- 3. Public Workshop:** A Concept Plan for the Birdhill Subdivision. The proposal consists of a Major Residential Subdivision with 720 lots (324 single family detached and 396 attached townhome lots) and associated infrastructure. Property Owner/Applicant: Jefferson Orchards Inc.; Property Location: Vacant parcel located .35 miles northeast of the intersection of Charles Town Road and Kearneysville Pike, Kearneysville, WV; Parcel ID: 07000300290000; Size: 195.52 acres; Zoning District: Residential Growth (File: 24-12-SD).

Ms. Brockman provided an introduction to the request, noting the general location of the proposed project and recommended that the applicant provide an overview of the Concept Plan and the two waivers in one presentation, noting that the Planning Commission would need to take separate action on each application.

Ms. Brooke Perry and Mr. Mark Dyck, with Integrity Federal Services, explained the nature of the two waiver requests and the Concept Plan.

Ms. Perry provided an overview of the Concept Plan, noting that the proposed subdivision would be completed in four phases. She stated that three entrances were proposed for the subdivision, with the first two being completed in Phase I and the third entrance being completed during Phase II.

Mr. Shepp asked if the residue parcel would be developed.

Mr. Dyck stated that the current plan is to retain the residue area in open space.

Mr. Shepp opened the Public Comment portion of the Public Workshop. The following members of the public provided public comment:

1. Diane Blust, Harpers Ferry
2. Marellen Aherne, Shepherdstown
3. Brian Lowery, Kearneysville
4. Paula Bain, Kearneysville
5. Alex Bain, Kearneysville
6. Jim Cummins, Bakerton
7. David Rampy, Shepherdstown
8. Linus Bicker, Shepherdstown
9. Leah Rampy, Shepherdstown
10. Annette van Hilst, Shepherdstown
11. Lynn Delles, Ranson
12. Kirsten Lee, Kearneysville
13. Amanda Wallace, Kearneysville
14. Phil Baker-Shenk, Shepherdstown
15. Kay Schultz, Shepherdstown
16. Walter Walls, Kearneysville
17. Dannie Wall was signed up to speak, but stated she forfeited her time and did not provide public testimony.
18. Wayne Braunstein, Kearneysville
19. Ned Marshall, Shenandoah Junction

20. James & Dawn Welsh, Kearneysville
21. Charlotte Baker-Shenk, Shepherdstown
22. Paul Baltrunas, Kearneysville
23. Renee Martin, Bakerton
24. Erik Wolf, Kearneysville
25. Margaret & Terry Walker, Kearneysville
26. Robin Huyett Thomas, Charles Town
27. Addison Reese, Shepherdstown
28. Michael Azar, Kearneysville
29. Karen Freer, Shenandoah Junction
30. Daniel Frye, Kearneysville
31. Christine Wimer, Ranson
32. Colin Stine, Shepherdstown

Mr. Shepp closed the public comment portion of the Public Workshop. Mr. Shepp invited the applicant representatives back up to provide a rebuttal.

Mr. Dyck and Ms. Perry provided a rebuttal and addressed several of the public comments including but not limited to the following:

- Mr. Dyck stated that the traffic impact study had been completed and was submitted to the WV Division of Highways. He noted that the DOH is still reviewing the report.
- Mr. Dyck stated that the development would comply with the County's adopted Stormwater Management Ordinance, which includes provisions for karst topography. He noted that stormwater management would be designed to pre-development calculations.
- Mr. Dyck stated that regarding the waiver for block length, the development footprint would not change if the request was denied, but would result in more roads and increase in impervious surface area.
- Mr. Dyck stated that regarding the waiver for lot width, the minimum lot size would not be reduced, but the lots would be longer with larger backyards which the market supports.
- Mr. Dyck stated that West Virginia American Water verified that they would be able to provide service for water. He stated that there would not be any drainage fields as Charles Town Utility Board would provide sanitary sewer service.
- Mr. Dyck stated that the applicant would proffer a six foot fence along certain sections of the property line and submitted an exhibit which was incorporated as part of the record. He said they would be happy to discuss the type of fencing with the adjoining property owners.

Mr. Shepp asked if a pump station would be constructed. Mr. Dyck stated that one pump station would be constructed across from Rockwool.

Mr. Shepp made a motion to approve the request as presented, conditioned upon the proffers made by the applicant including fencing, additional access to the common open space area, and that the recreational areas will be detailed on the Preliminary Plat for Phase I. Mr. Stolipher seconded the motion. The motion carried with six (6) in favor and one (1) opposed (Ms. Keys).

7. **Waiver Request** related to Birdhill Subdivision, from Article 21, Section 21.101A, which requires the blocks shall not, in most instances, exceed six lots in length on one side of the

street. Property Owner/Applicant: Jefferson Orchards Inc.; Property Location: Vacant parcel located .35 miles northeast of the intersection of Charles Town Road and Kearneysville Pike, Kearneysville, WV; Parcel ID: 07000300290000; Size: 195.52 acres; Zoning District: Residential Growth (File: 24-14-PCW).

Ms. Brockman provided an overview of the staff report.

Mr. Mark Dyck and Ms. Brooke Perry with Integrity Federal Services explained the nature of the request and stated that the development footprint would not change if the request was denied, but would result in more roads and increase in impervious surface area.

Mr. Stolipher made a motion to approve the request as presented with the condition that additional access points would be shown for the common open space area. Mr. Shepp seconded the motion, which carried unanimously.

8. **Waiver Request** related to Birdhill Subdivision, from Article 21, Section 21.104A of the Subdivision Regulations, which requires the minimum frontage shall be the minimum lot width for the Zoning District or 80 feet, whichever is less. Property Owner/Applicant: Jefferson Orchards Inc.; Property Location: Vacant parcel located .35 miles northeast of the intersection of Charles Town Road and Kearneysville Pike, Kearneysville, WV; Parcel ID: 07000300290000; Size: 195.52 acres; Zoning District: Residential Growth (File: 24-15-PCW).

Ms. Brockman provided an overview of the staff report.

Mr. Mark Dyck and Ms. Brooke Perry with Integrity Federal Services explained the nature of the request and stated that the minimum lot size would not be reduced as a result of the reduction in the minimum lot frontage, but the lots would be longer with larger backyards which the market supports.

Mr. Stolipher made a motion to approve the request as presented. Mr. Howell seconded the motion. The motion carried with six (6) in support and one (1) opposed (Ms. Keys).

9. **Waiver Request**, related to Birdhill Subdivision, from Article 24, Section 24.113.B.10 of the Subdivision Regulations, to request to waive the Phase I Archaeological Survey requirement for Preliminary Plats. Property Owner/Applicant: Jefferson Orchards Inc.; Property Location: Vacant parcel located .35 miles northeast of the intersection of Charles Town Road and Kearneysville Pike, Kearneysville, WV; Parcel ID: 07000300290000; Size: 195.52 acres; Zoning District: Residential Growth (File: 24-16-PCW).

This application was withdrawn by the applicant. No action was taken on this item.

11. **Discussion and Action on the Cochran Mill Road, LLC Zoning Map Amendment Request:** Planning Commission review and recommendation to the County Commission regarding whether the petition for a Zoning Map Amendment to rezone a 20.2-acre portion of the Sunnyside Industrial Park from Industrial-Commercial to Residential-Light Industrial-Commercial is consistent with the *2035 Comprehensive Plan*. Owner/Applicant: Cochran Mill Road, LLC (Lots 6 and 7). Property Location: two vacant lots located off Kanawha Lane within Sunnyside Industrial Park, south of Wheatland Road, west of the Norfolk Southern railroad tracks; Parcel ID: 06001200120006 and 06001200120007; Combined acreage: approximately 20.2 acres; Zoning District: Industrial-Commercial (File: 24-1-Z).

Ms. Brockman provided an overview of the staff report, an overview of the relevant portions of the *Envision Jefferson 2035 Comprehensive Plan*, and the requirements of WV Code 8A and Article 12 of the Jefferson County Zoning Ordinance. She stated that staff finds that the request is reasonably consistent with the *Envision Jefferson 2035 Comprehensive Plan*.

Mr. Mark Dyck and Ms. Brooke Perry with Integrity Federal Services explained the nature of the request.

Ms. Keys made a motion that the Planning Commission finds that the proposed zoning map amendment to be consistent with the *Envision Jefferson 2035 Comprehensive Plan* to be forwarded. Mr. Howell seconded the motion, which carried unanimously (6-0 as Mr. Hefestay was not in the meeting room when the vote occurred).

12. Discussion and Possible Action: Draft amendments to the Bylaws of the Jefferson County Planning Commission for discussion and possible action:

- a. Section 2.4 “Committees” related to public notice and records for Planning Commission Committee and Subcommittee meetings.
- b. Section 5.1 “Voting” related to the use of a video conferencing program for regular and special meetings

Mr. Shepp postponed this item until the June 11, 2024 meeting.

13. Reports from Legal Counsel

No legal updates or reports were provided.

- a. Discuss and review Jefferson County Circuit Court Civil Action No. 2021-C-109 (RE: PC File #21-2-Z – Jefferson Orchards Rezoning).
- b. Review and discuss Jefferson County Circuit Court Civil Action No.’s 2021-C- 33 through 37 and Jefferson County Circuit Court Civil Action No.’s 2021- C-46 through 50, and WV Supreme Court No.’s 21-0727, 21-0728, and 21-0731 and Jefferson County Circuit Court Civil Action No. 2023-C-112 (RE: PC File #ZTA19-03 Solar Energy Facilities text amendment).
- c. Jefferson County Circuit Court Case #CC-19-2022-C-81 (RE: PC File #ZTA22-01 Solar Energy Facilities text amendment).
- d. Discuss and review for possible action Jefferson County Circuit Court Civil Action No. 2023-C-48 (RE: PC File #21-8-SP Berryville Pike Telecommunications Tower).
- e. Update from Legal Counsel regarding County Commission actions on December 21, 2023 including obtaining ethics opinion regarding committee.

14. Planner’s Memo

Ms. Brockman reminded the Planning Commissioners that the final public input meeting for the Comprehensive Plan update is Monday, May 13, 2024.

15. President’s Report

Mr. Shepp requested that staff notify Planning Commissioners by email when a large project is submitted so that they have sufficient time to review the proposal in preparation for the meeting.

16. Actionable Correspondence

No action was taken on the below correspondence, which was included in the agenda packet. Mr. Shepp requested that staff include the correspondence in the June 11, 2024 agenda packet.

- Email from Noah Mehrkam dated February 25, 2024.
- Email from Karen Twigg Sagisi dated March 1, 2024.
- Email from Roberta N. Meade Curry dated March 2, 2024.
- Email from Jean C Zigler-Kotch dated March 18, 2024.
- Email from Mary Gee dated April 2, 2024.
- Email from Gillian Vickers dated April 2, 2024.
- Email from Dave Lutman dated April 10, 2024.
- Email from Kay Shultz dated April 10, 2024.

17. Non-Actionable Correspondence

- Email from Alan Dattelbaum dated April 16, 2024.

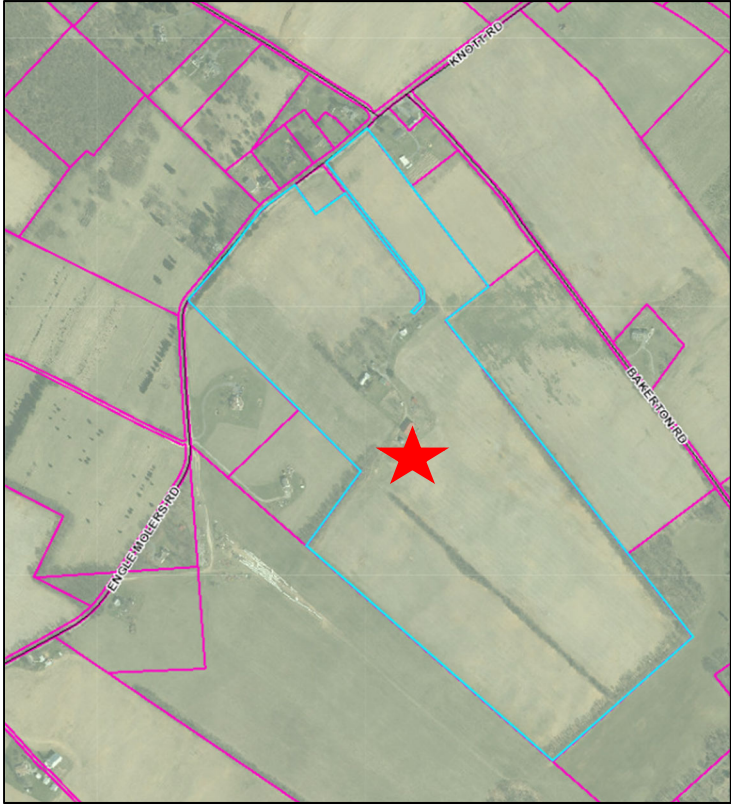
Mr. Stolipher made a motion to adjourn the meeting at 10:00 pm. Mr. Howell seconded the motion, which carried unanimously.

These minutes were prepared by Alexandra Beaulieu, Deputy Director and Zoning Administrator.

Staff Report
 Jefferson County Planning Commission Meeting
 June 11, 2024

Donley (Access) Waiver (File: 24-17-PCW)

Item #4: Waiver from from Section 20.201A of the Subdivision Regulations to reduce the required access easement width from 50' to 20' for a proposed two lot minor subdivision.

Applicant/Owner:	Samuel J Donley Jr
Property Location & Information:	<p style="text-align: center;">4368 Engle Molers Rd, Harpers Ferry, WV 25425 Parcel ID: 09001900040000; Size: 97.3 acres; Zoning District: Rural</p> 
Surrounding Zoning:	<i>North, East, South, and West: Rural</i>
Proposed Activity:	Residential & Conservation Easement
History:	<p>05/09/16: DB1173/PG690 BLA of 0.177 acres to Parcel 1.1 (leaving 97.302 acres for Parcel 4)</p> <p>02/24/04: DB985/PG590 BLA of 5.261 acres to Parcel 25 (leaving 97.479 acres for Parcel 4); Parcel 3 consists of 1 ac (identified as Exception B), that the map card deducts from Parcel 4 (leaving 102.741 acres for Parcel 4)</p> <p>11/01/91: Merger Parcels for Margret V. Donley Estate (PB10/PG52-52C) which created this parcel, "Parcel 4" totaling 103.74 acres</p>
Conservation Easement:	12/10/04: DB999/PG317: 93 acres put under Conservation Easement held by the Jefferson County Farmland Protection Board and the Land Trust of the Eastern Panhandle (Exception A 4.3863 acres; Exceptions B & C 1 acre each not included)
Waiver/Variance:	06/27/24: App. A to reduce the required setbacks in order to allow three existing accessory structures to remain in their current locations for a proposed minor subdivision. - <i>Pending</i>

Donley (Access) Waiver (File: 24-17-PCW)

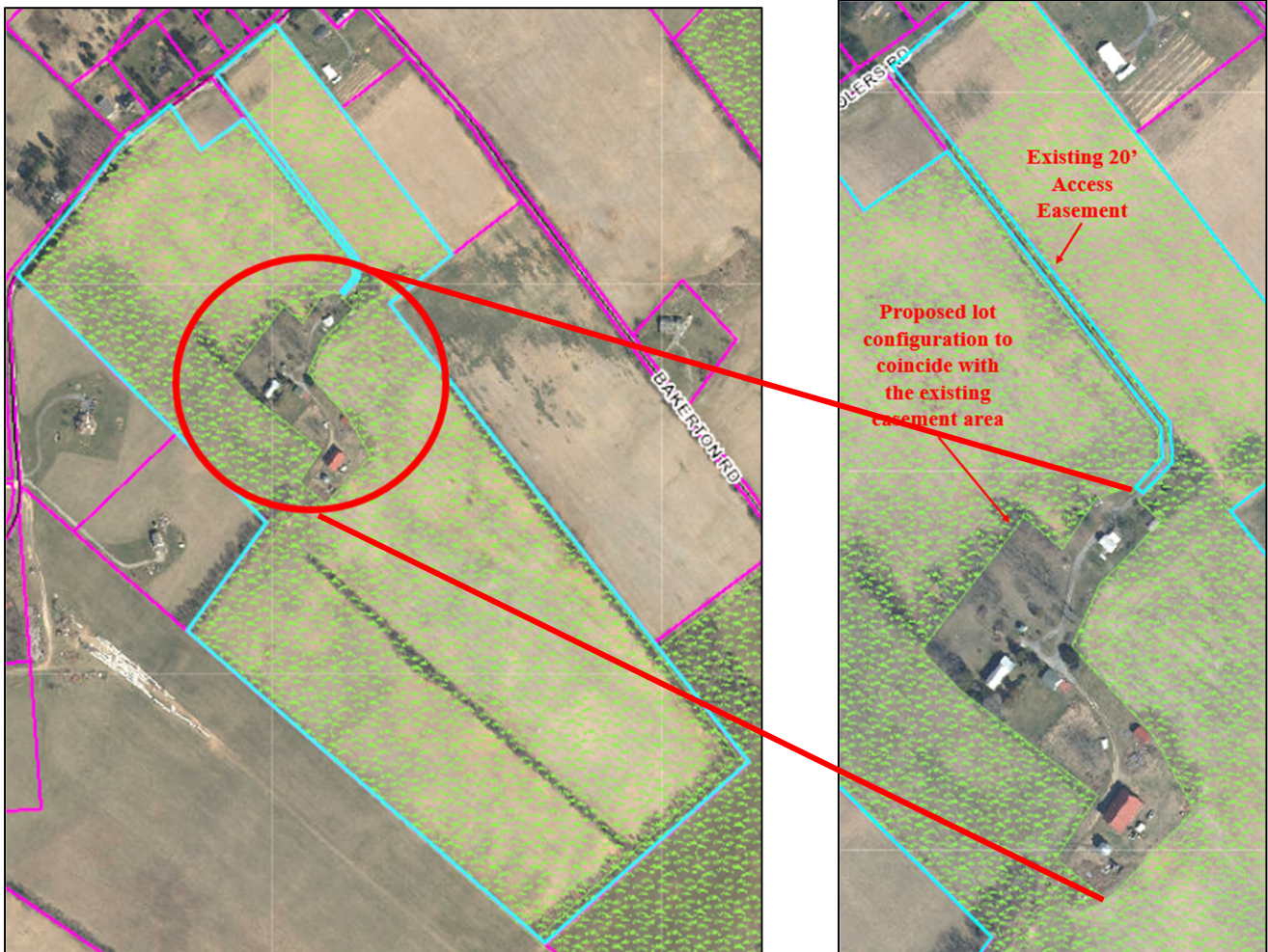
Summary of the Request:

The applicant is requesting a waiver from Section 20.201 of the Subdivision Regulations to reduce the width of the required access easement from 50' to 20' for a proposed two-lot minor subdivision.

The applicant would like to divide Exception Area A (4.3863 acres), one of the “buildable areas” inside an existing farmland preservation easement for the purpose of transfer. The remaining 93 acres would stay in the conservation preservation. To ensure the conservation area will not be further subdivided, the “buildable area” lot will be designated as the Residue.

The applicant was able to demonstrate that the subject parcel has not been subdivided since October 5, 1988; therefore, this property has the right to create two lots through a Minor Subdivision process, provided it meets all Subdivision Regulation requirements or receives the requested waiver.

Section 20.201A.2 of the 2008 Subdivision Regulations requires all lots in Minor Subdivisions to have motor vehicle access via a 50' access easement. Due to the existing conservation easement, it is not feasible to meet this requirement. As such, the applicant is requesting to utilize the existing 20' access easement for the creation of one additional lot.



Staff Report
Jefferson County Planning Commission Meeting
June 11, 2024

Donley (Access) Waiver (File: 24-17-PCW)

Waiver Requirements:

The applicant provided a response to the requirements found in “Division 24.300 Waivers” of the Subdivision Regulations in the waiver application. Waivers from the minimum standards in these Regulations may be granted by the Planning Commission only when the Planning Commission finds that granting a waiver will be consistent with all of the following criteria:

- 1) that the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County parks plan, or benefits of a similar nature;
- 2) that the waiver, if granted, will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;
- 3) that the waiver, if granted, will be in keeping with the intent and purpose of these Regulations; and
- 4) That the waiver if granted will result in a project of better quality and/or character. Process and procedural waivers shall be reviewed and found consistent with the above criteria prior to approval.

Staff Discussion and Recommendation:

Note that the property owner is obligated to honor the terms of the Deed of Conservation Easement noted above. Based on recent correspondence with the Land Trust of the Eastern Panhandle and the Jefferson County Farmland Protection Board, the property owner has the right to create separate properties that align with the Conservation Easement Plat’s identified exception areas (Exception A: 4.3863 acres and Exception C: 1.0 acre), which do not affect the conservation easement property. Access to both of these Exception areas is via a 20’ right-of-way identified as “Exception E” which cannot be widened per the provisions of the Conservation Easement. For this reason, a waiver of the required 50’ access easement is being requested for approval by the Planning Commission.

Staff recommends approval of the waiver request as the property will continue to be utilized in the same manner and will honor the intent of the Farmland Conservation Easement created in 2004, which restricts the amount of additional disturbance and impervious area permitted to occur on this property.



Jefferson County, West Virginia
 Department of Engineering, Planning and Zoning
Office of Planning and Zoning
 116 E. Washington Street, 2nd Floor
 P.O. Box 716
 Charles Town, West Virginia 25414

File #: 24-17-PCW
 Mtg Date: 6/11/24
 Date Rec'd: 4/25/24
 Fees Paid: \$100
 Staff Int: ME
 List of Adjoiners:

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

Phone: (304) 728-3228
 Fax: (304) 728-8126

Planning Commission Waiver Request

Waivers must comply with Division 24.300 of the 2008 Subdivision Regulations, as amended.

Property Owner Information

Owner Name: SAMUEL J. DONLEY JR & EDWINA M.B DONLEY
 Business Name:
 Mailing Address: 4308 ENGLE MOIR RD STEPTERTOWN 25443
 Phone Number: 304-870-2108 Email: lanedonley15@gmail.com

Applicant Contact Information

Applicant Name: AS ABOVE Same as owner:
 Business Name:
 Mailing Address:
 Phone Number: Email:

Consultant Information

Name:
 Business Name:
 Mailing Address:
 Phone Number: Email:

Physical Property Details

Physical Address: 4308 ENGLE MOIR RD Vacant Lot:
 Tax District: 09 STEP TOWN Map No: 19 Parcel No: 090019.0004.0000
 Parcel Size: 97.3 ACRES Deed Book: 742 PAGES Page No: 102
 Zoning District:

On a separate sheet of paper sketch the shape and location of the lot. Show the location of the intended construction or land use and indicate building setbacks, size, and height. Identify existing easements, roads, buildings, structures, or land uses on the property. Sign and date the sketch.

Included Not applicable (include a vicinity map if a sketch is not applicable)

What Section of the Subdivision Regulations and year of the Regulations are you requesting to Waive?

From Section 20.201A2

Briefly Describe the Nature of Your Waiver Request:

which requires 50' access easement, to be allowed to use driveway 20' new adjoined as Exception E.

Explain how the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County Parks Plan or benefits of a similar nature.

No impact to County maintenance costs

Explain how the waiver, if granted, will not adversely affect the public health, safety, or welfare or the rights of adjacent property owners or residents.

The waiver will not change any circumstance in relation to adjacent property owners & residents. Access to the field is existing. Boundary line adjustment is within existing setbacks

Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance.

All requirements have been met or waivers have been granted for approval of a minor subdivision

Explain how the waiver, if granted, will result in a project of better quality and/or character.

Allowing the minor subdivision will allow for better use of the subject property without requiring disturbance

By signing this application, I give permission to the Planning and Zoning Staff to conduct a site visit for the purpose of taking photos for the Planning Commission staff report. The information given is correct to the best of my knowledge.

Eduma M B Wintley 4-25-24

Property Owner Signature

Date

Property Owner Signature

Date

Notification Requirements

The subject parcel shall be posted with a minimum of one 28" x 22" placard at least 14 days prior to the public hearing. The placard(s) will be prepared by the Staff and posted by the applicant. Adjacent property owner name and address information shall be provided by the applicant so that notification letters can be mailed by Staff least 14 days prior to the public hearing.

Public Hearing Date

Date Placard Posted

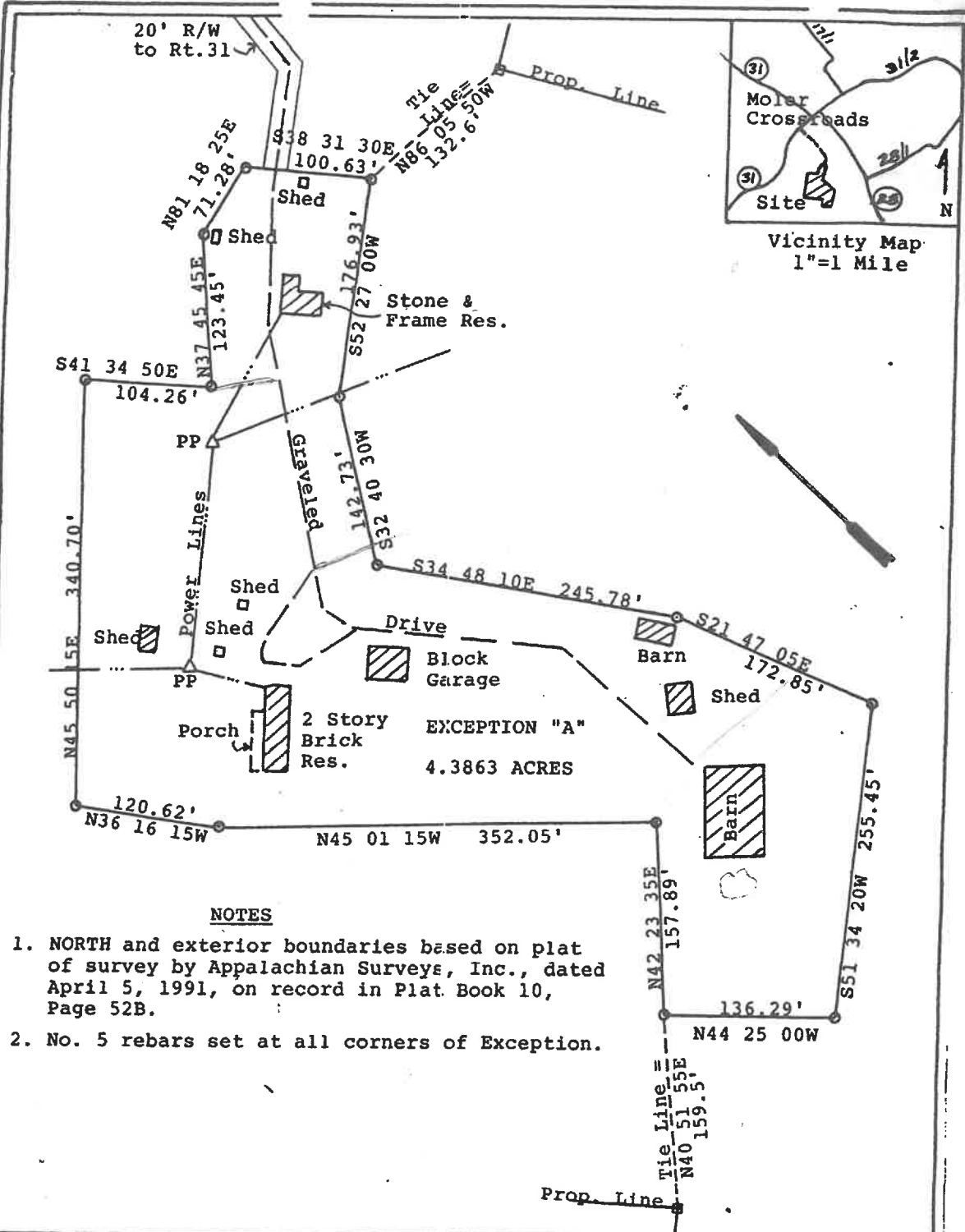
Date Adjoiners Mailed

Planning Commission Determination

Approved

Denied

Date: ___ / ___ / ___



NOTES

1. NORTH and exterior boundaries based on plat of survey by Appalachian Surveys, Inc., dated April 5, 1991, on record in Plat Book 10, Page 52B.
2. No. 5 rebars set at all corners of Exception.

DATE: February 25, 2004

SCALE: 1" = 100'



BY: David W. Hurst, L.S.
 90 Chalet Drive
 Hedgesville, WV
 25427

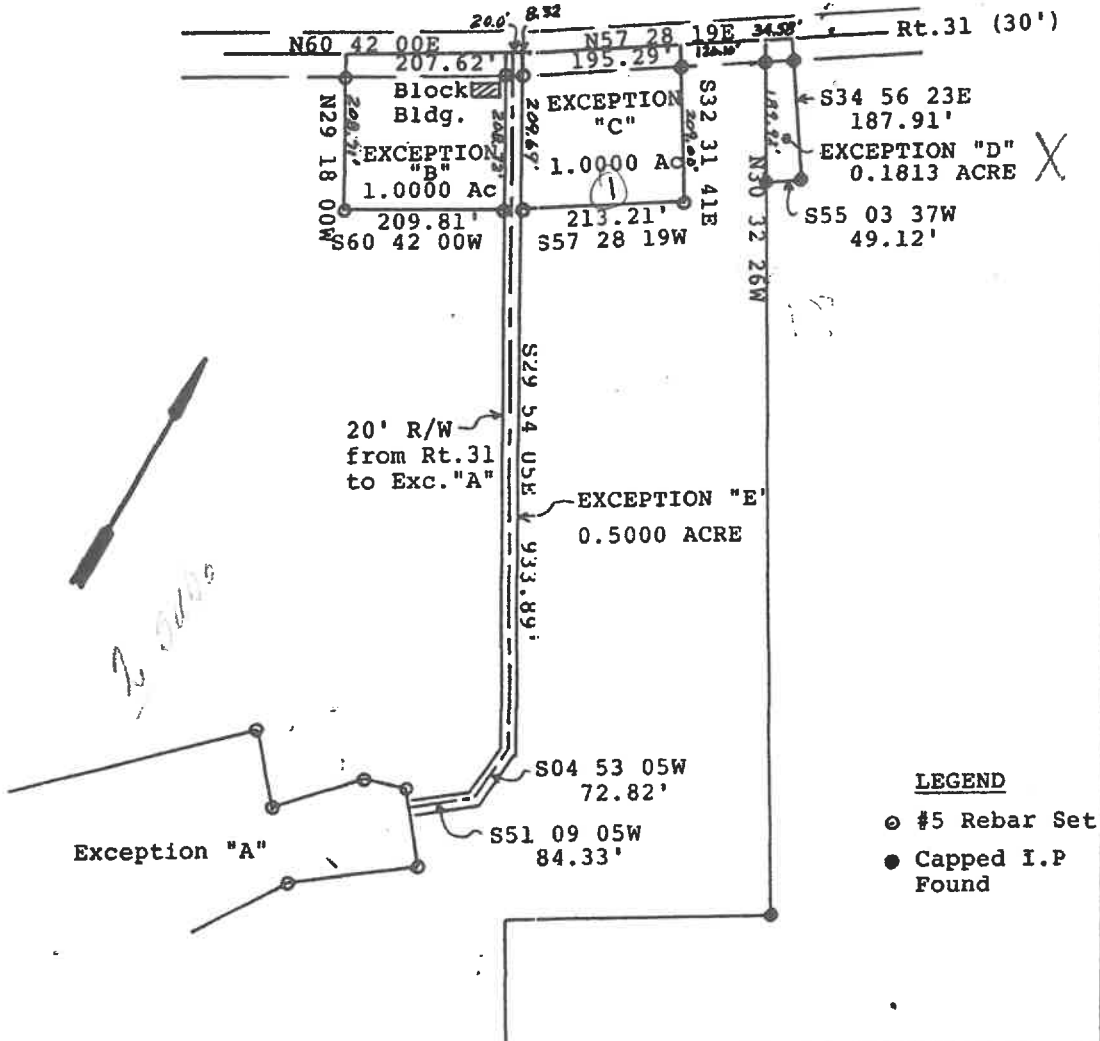
PLAT OF EXCEPTION "A"
 4.3863 ACRES
 FROM CONSERVATION EASEMENT OF
 THE LAND TRUST OF THE EASTERN PANHANDLE
 Land of Samuel J. Donley, Jr.
 Deed Book 742; Page 102
 Tax Map 19, Parcel 4
 Shepherdstown District
 Jefferson County, WV

NOTES

1. NORTH and exterior boundaries based on plat of survey by Appalachian Surveys, Inc., dated April 5, 1991, on record in Plat Book 10, Page 52B.
2. Dimensions along 20' R/W describe centerline of existing graveled drive leading from Route 31 to Exception "A".



Vicinity Map
1"=1 Mile



LEGEND

- #5 Rebar Set
- Capped I.P Found

DATE: February 25, 2004

SCALE: 1" = 100'



BY: David W. Hurst, L.S.
90 Chalet Drive
Hedgesville, WV
25427

PLAT OF EXCEPTIONS "B", "C", "D" AND "E"

2.6813 ACRES TOTAL

FROM CONSERVATION EASEMENT OF
THE LAND TRUST OF THE EASTERN PANHANDLE


Land of Samuel J. Donley, Jr.
Deed Book 742, Page 102

Tax Map 19, Parcel 4
Shepherdstown District
Jefferson County, WV

Staff Report
 Jefferson County Planning Commission Meeting
 June 11, 2024

Nick (Access) Waiver (File: 24-18-PCW)

Item #5: Waiver Request from Section 20.201A of the Subdivision Regulations to reduce the required access easement width from 50' to 40' for a proposed three lot minor subdivision.

Applicant/Owner:	Michael Nick
Property Location & Information:	<p style="text-align: center;">1195 Summit Point Rd, Summit Point, WV Parcel ID: 07002800090004; Size: 15 acres; Zoning District: Rural</p> 
Surrounding Zoning:	<i>North, East, South, and West: Rural</i>
Proposed Activity:	Two Residential Lots and a Residue
History:	1988/07/01: Original 20+ acre lot created as an Outsale parcel (DB 608 / PG 217) 1998/02/10: Residue of a family transfer exemption (PB 15 / PG 54)

Summary of the Request:

The applicant is requesting a waiver from Section 20.201 of the Subdivision Regulations to reduce the width of the required access easement from 50' to 40' for a proposed three-lot minor subdivision.

Because the property is zoned Rural and has not been subdivided since October 5, 1988, the subject parcel has the right to create two lots and a Residue through a Minor Subdivision process, provided it meets all Subdivision Regulation requirements or receives the requested waivers.

Staff Report
 Jefferson County Planning Commission Meeting
 June 11, 2024

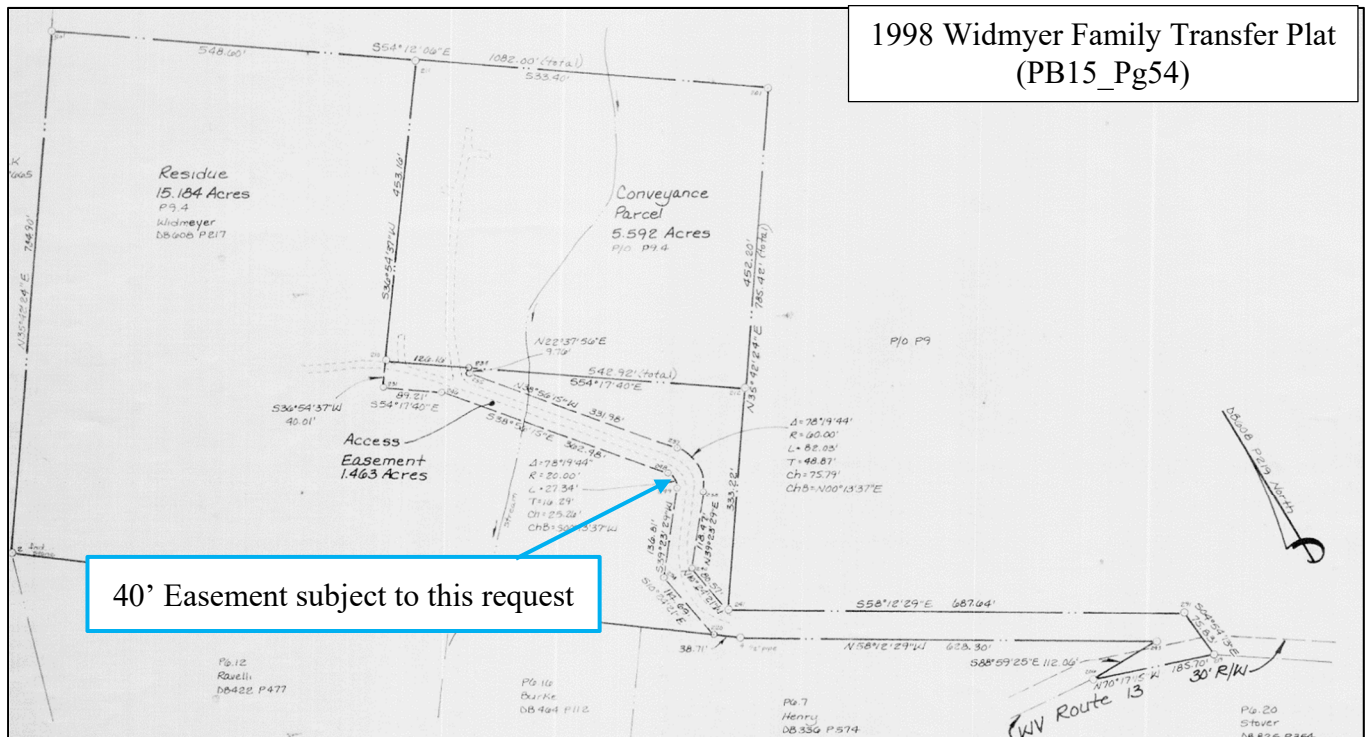
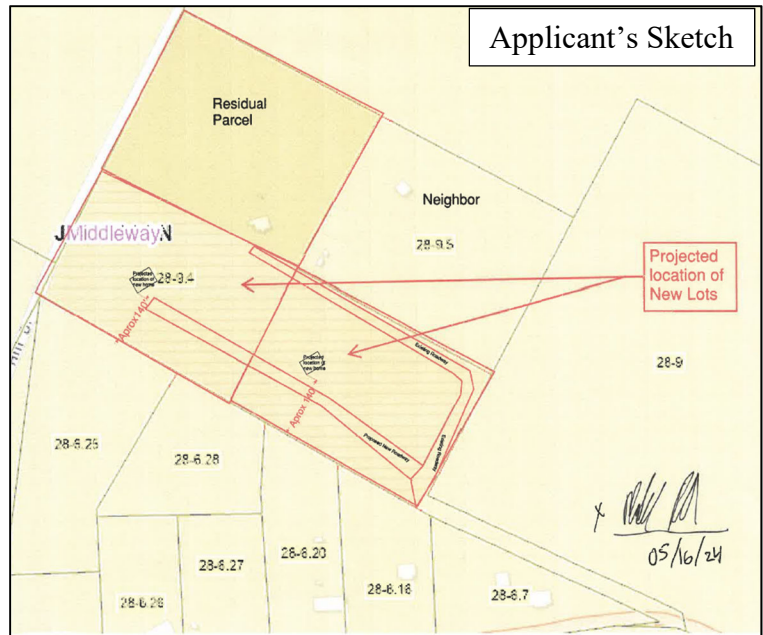
Nick (Access) Waiver (File: 24-18-PCW)

The request is to divide the 15-acre property into three parcels (two lots and a residue) that will utilize the existing 40' access easement instead of the required 50' access easement.

Currently there is one additional (5.592 acre) lot that utilizes the 40' access easement. Should the Planning Commission grant this request, a total of four lots would utilize the existing easement.

Staff Recommendation:

Staff believes that it is reasonable to allow the creation of two additional lots on the existing 40' access easement. If the Planning Commission is inclined to grant the waiver request, staff recommends placing, as a condition of approval, that no additional lots may utilize this access easement without further consideration by staff and/or the Planning Commission.



Staff Report
Jefferson County Planning Commission Meeting
June 11, 2024

Nick (Access) Waiver (File: 24-18-PCW)

Waiver Requirements:

The applicant provided a response to the requirements found in “Division 24.300 Waivers” of the Subdivision Regulations in the waiver application. Waivers from the minimum standards in these Regulations may be granted by the Planning Commission only when the Planning Commission finds that granting a waiver will be consistent with all of the following criteria:

- 1) that the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County parks plan, or benefits of a similar nature;
- 2) that the waiver, if granted, will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;
- 3) that the waiver, if granted, will be in keeping with the intent and purpose of these Regulations; and
- 4) That the waiver if granted will result in a project of better quality and/or character. Process and procedural waivers shall be reviewed and found consistent with the above criteria prior to approval.



Jefferson County, West Virginia
 Department of Engineering, Planning and Zoning
Office of Planning and Zoning
 116 E. Washington Street, 2nd Floor
 P.O. Box 716
 Charles Town, West Virginia 25414

File #: 24-18-PCW
 Mtg Date: 6-11-24
 Date Rec'd: 5-16-24
 Fees Paid: \$100 cash
 Staff Int: jmb
 List of Adjoiners:

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

Phone: (304) 728-3228
 Fax: (304) 728-8126

Planning Commission Waiver Request

Waivers must comply with Division 24.300 of the 2008 Subdivision Regulations, as amended.

Property Owner Information

Owner Name: Michael Nick
 Business Name: _____
 Mailing Address: 1195 Summit Point Road, Summit Point WV 25446
 Phone Number: 3047071164 Email: iamthemichael64@gmail.com

Applicant Contact Information

Applicant Name: _____ Same as owner:
 Business Name: _____
 Mailing Address: _____
 Phone Number: _____ Email: _____

Consultant Information

Name: _____
 Business Name: _____
 Mailing Address: _____
 Phone Number: _____ Email: _____

Physical Property Details

Physical Address: 1195 Summit Point Road Summit Point WV 25446 Vacant Lot:
 Tax District: 7 - Middleway Map No: 0028 Parcel No: 0009 .0004 (jth)
 Parcel Size: 15.18 Deed Book: 608- 1315 (jth) Page No: 247 558 (jth)
 Zoning District: 7-Middleway Rural (jth)

On a separate sheet of paper sketch the shape and location of the lot. Show the location of the intended construction or land use and indicate building setbacks, size, and height. Identify existing easements, roads, buildings, structures, or land uses on the property. Sign and date the sketch.

Included Not applicable (include a vicinity map if a sketch is not applicable)

What Section of the Subdivision Regulations and year of the Regulations are you requesting to Waive?

We wish to increase our land from one lot to two lots and a residual parcel. This requires us to have a 50ft easement, but we currently have 40ft. We request to wave the required road standard which would allow us to proceed with the current size of easement. **Section Reference: 20.201A.2 (jth)**

Briefly Describe the Nature of Your Waiver Request:

We wish to build two more houses on our 15 acre parcel.

Explain how the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County Parks Plan or benefits of a similar nature.

This project will provide housing in Jefferson County outside of large subdivisions with small parcels. As someone who was born here and lived 30 years here, I understand the need for quality and affordable housing on larger tracks of land.

Explain how the waiver, if granted, will not adversely affect the public health, safety, or welfare or the rights of adjacent property owners or residents.

The land in question is a large field that will not have an impact on its neighbors at all. It will add more tax paying citizens with no negative externalities.

Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance.

I believe that the purpose of this ordinance is to limit growth in areas that the infrastructure has not been adequately prepared for. Some growth is necessary, and we believe that this will not negatively affect our neighbors or infrastructure.

Explain how the waiver, if granted, will result in a project of better quality and/or character.

The houses built on this land will be suitable for growing families. They would be on large parcels of land if this waiver is granted. We believe it would be an addition to an already beautiful neighborhood of farmhouses. We would not want to build anything we wouldn't want to live beside.

By signing this application, I give permission to the Planning and Zoning Staff to conduct a site visit for the purpose of taking photos for the Planning Commission staff report. The information given is correct to the best of my knowledge.

Property Owner Signature

05/16/24

Date

Property Owner Signature

Date

Notification Requirements

The subject parcel shall be posted with a minimum of one 28" x 22" placard at least 14 days prior to the public hearing. The placard(s) will be prepared by the Staff and posted by the applicant. Adjacent property owner name and address information shall be provided by the applicant so that notification letters can be mailed by Staff least 14 days prior to the public hearing.

06.11.24

Public Hearing Date

05.28.24

Date Placard Posted

05.28.24

Date Adjoiners Mailed

Planning Commission Determination

Approved

Denied

Date: ___ / ___ / ___

Residual Parcel

Neighbor

J Middleway N

28-9.5

Projected location of new home 28-9.4

Projected location of New Lots

Aprox 140'

Projected location of new home

Aprox 140'

Existing Roadway

Proposed New Roadway

Existing Roadway

28-9

28-6.25

28-6.28


28-6.27

28-6.20

28-6.16

28-6.7

28-6.26

X 
05/16/24

ST. HILL ST

Planning Department

From: Planning Department
Sent: Wednesday, May 29, 2024 2:52 PM
To: 'Edmond Uzan'
Cc: Lisa Uzan; Cathie Burke
Subject: RE: Michael Nick Access Waiver (File:24-18-PCW)

Good afternoon,

Please note that our office is in receipt of your email and your comments will be included in the Planning Commission packet for the upcoming June 11, 2024 Planning Commission meeting. This packet will be made available on the County's [webpage](#) by close of business on Friday, June 7, 2024.

Thank you,

Jennilee Hartman, Zoning Clerk
Office of Planning, & Zoning
Jefferson County, WV
304-728-3228

From: Edmond Uzan <euzan65@gmail.com>
Sent: Wednesday, May 29, 2024 1:26 PM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Cc: Lisa Uzan <luzan77@yahoo.com>; Cathie Burke <crburke@frontiernet.net>
Subject: Michael Nick Access Waiver (File:24-18-PCW)

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

To the Jefferson County Office of Planning & Zoning,

We would like to add our comments for the June 11, 2024 meeting at 7:00pm.

The following neighbors are opposed to a waiver pursuant section 20.201A of the subdivision regulations to reduce the required access from 50' to 40' feet for a proposed minor subdivision. We would prefer a large road not to be placed behind our homes.

George & Cathie Burke, 1055 Summit Point Road
Mike Henry, 1115 Summit Point Road
Edmond & Lisa Uzan, 949 Summit Point Road

Sincerely,

Summit Point Residents

--

Edmond Uzan
(304) 261-4063

Planning Department

From: Planning Department
Sent: Thursday, May 30, 2024 1:34 PM
To: 'crburke@frontiernet.net'
Subject: RE: Michael Nick Access Waiver (File:24-18-PCW)

Good afternoon,

Please note that our office is in receipt of your email and your comments will be included in the Planning Commission packet for the upcoming June 11, 2024 Planning Commission meeting. This packet will be made available on the County's [webpage](#) by close of business on Friday, June 7, 2024.

Thank you,

Jennilee Hartman, Zoning Clerk
Office of Planning, & Zoning
Jefferson County, WV
304-728-3228

From: crburke@frontiernet.net <crburke@frontiernet.net>
Sent: Thursday, May 30, 2024 8:30 AM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: Michael Nick Access Waiver (File:24-18-PCW)

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

Re: Waiver Request from Section 20.201A of the Subdivision Regulations to reduce the required access width from 50' to 40' for a proposed three lot minor subdivision.

Parcel ID: 07002800090004; Size 15 acres; Zoning District: Rural

The existing road in question borders our property and that of our neighbor's, Mike Henry. At present, both of our homes are affected by the amount of dust raised by current traffic using this road. Mr. Henry's property more so than ours.

We disagree with the proposal to increase traffic on this road without improvements for the following reasons.

Increased traffic from additional housing will increase the dust pollution that affects us.

Construction of homes will require heavy equipment to travel the dirt road that has no width for oncoming traffic to pass by.

Additional homes will mean more traffic, personal and business to use this narrow, dirt lane. Delivery trucks such as Amazon, UPS and such will be using this lane. This additional personal and business traffic will mean more dust pollution for us.

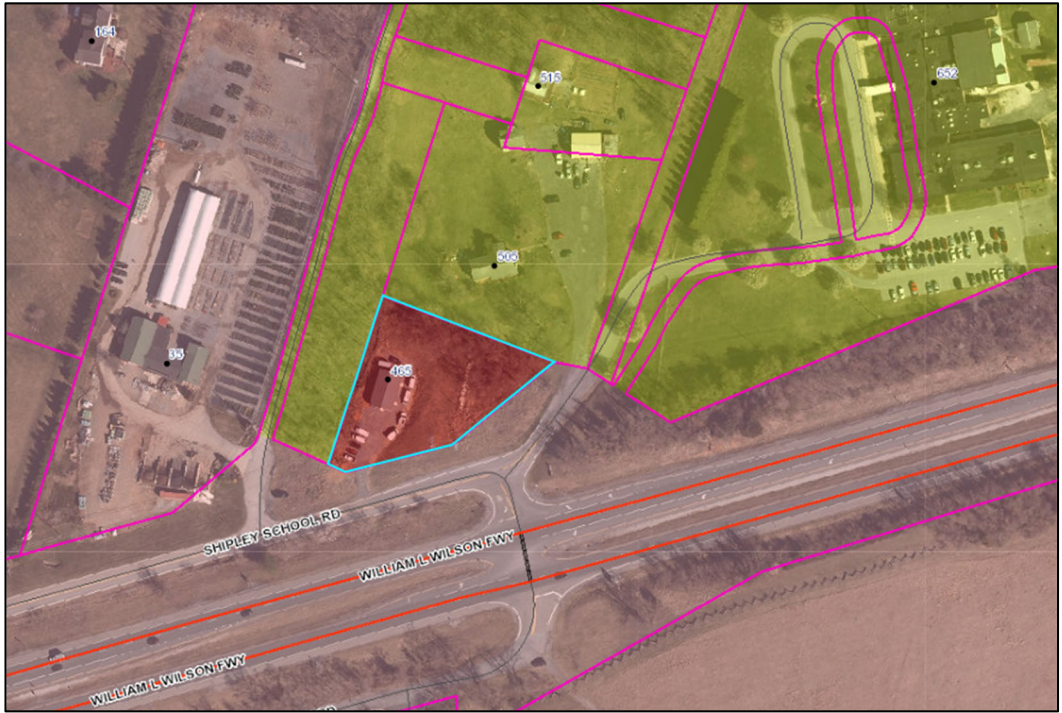
A paved, widened road would be a healthier and safer plan for our neighborhood.

Thank you,
George and Cathie Burke

Staff Report
 Jefferson County Planning Commission Meeting
 June 11, 2024

Haulin Butts BBQ Site Plan Waiver (File: 24-19-PCW)

Item #6: Waiver from Section 20.203 of the Subdivision Regulations that requires the proposed project to process as a Minor Site Development. The project consists of operating a food truck on the subject property.

Property Owner:	CLG Enterprises, LLC (dba Dead Rock Contracting / Attn: Chris Livingston)
Applicant:	Haulin Butts BBQ / Attn: Paul Wesner
Parcel Information & Zoning District:	<p>465 Shipley School Rd, Harpers Ferry, WV; Parcel ID: 04000900270000; Size: .88 acres; Zoning District: General Commercial</p> 
Surrounding Zoning:	<p>North & East: Residential Growth South & West: Residential - Light Industrial - Commercial</p>
Proposed Activity	Food Truck
History:	
Rezoning:	02/09/21: CC approved Zoning Map Amendment (20-2-Z).
BZA Variances	<p>09/23/21: BZA approved reduction of the distance requirement from 75' to 25' (21-30-ZV) 09/23/21: BZA approved utilizing the existing vegetation in lieu of a planted buffer (21-31-ZV)</p>
PC Waiver	10/12/21: PC approved waiver of site plan for a 1,500 square foot building, plus a 960 square foot of parking lot (21-19-PCW).
Approvals	<p>04/06/22: Issuance of Zoning Certificate (File #22-13-ZC) 04/06/22: Boundary Line Adjustment (File #22-16-M)</p>

Haulin Butts BBQ Site Plan Waiver (File: 24-19-PCW)

Background

On February 9, 2021, the County Commission approved the rezoning of this property from Residential Growth to General Commercial. During a follow up meeting with Staff on August 25, 2021, the applicant was advised that due to the size of the proposed building and parking area that a site plan would be required.

On September 23, 2021, the Board of Zoning Appeals took action on the following zoning variances:

Request 1: Variance request from Section 4.6 and Appendix B to reduce the distance requirement from 75' to 25' for a proposed 1,500 sq. ft. office/storage building (proposed Contractor's Office with Outdoor Storage) (21-30-ZV).

Request 2: Variance request from Section 4.11 and Appendix B to allow use of existing vegetation in lieu of a planted landscape buffer for a proposed Contractor's Office with Outdoor Storage. The land use includes construction of a 1,500 sq. ft. office/storage building, associated parking, and gravel equipment storage area

The Board approved this request with the condition that the applicant shall maintain a 15' wide vegetative buffer along the side and rear property lines and that the applicants be bound by their testimony. The Board approved this request with the condition that the applicants were bound by their testimony.

On October 12, 2021, the applicant presented a request to the Planning Commission to waive the requirement of a site plan for a proposed 1,500 square foot building along with a 960 square foot gravel parking area for employees. As their justification for this request, the applicant stated that the proposed gravel parking area would be for employees only. The Planning Commission approved the request as presented.

Summary of Request

The applicant is now interested in allowing a 300 sq. ft. (30' x 10') food truck to operate, and to be stored, on the same parcel as the Dead Rock Electrical Services facility. The applicant has represented that while the food truck, operated by Haulin Butts BBQ, will travel to local events/venues, it will primarily stay on the subject parcel until a permanent location can be obtained.

It is staff's understanding that the food truck will only be operational from the subject parcel while the current business (a contracting business) is closed and that customers will be utilizing the gravel parking lot approved for the Contracting business.

Because the original site development met the requirements for a Limited Site Plan, for which a waiver was received, the addition of a 300 sq ft trailer which changes the parking standards also requires a Limited Site Plan or approval of this requested



Haulin Butts BBQ Site Plan Waiver (File: 24-19-PCW)

waiver.

Summary of Subdivision Regulation Requirements

“Sec. 20.203 Minor Site Development

B. Site Plan Classifications

All Minor Site Developments shall be processed utilizing one of the following Site Plan Classifications. Unless explicitly stated within this Section, all requirements of these Regulations apply to each of the classifications below, including the requirements of Appendix A and Appendix B. Minor Site Development may require Stormwater Management Plans and Stormwater Management activities per the Jefferson County Stormwater Management Ordinance.

1. No Site Plan or Stormwater Management Plan. No site plan is required for additions to existing structures or structures ancillary to existing uses on a property, when:

- a. The footprint of the addition or the new structure is less than 1,200 square feet; and
- b. No additional parking is required per Zoning Ordinance standards; and
- c. The disturbed area is no more than 5,000 square feet.

Note: Once the total of any additions or new structures processed under this provision since October 5, 1988 exceeds 1,200 square feet, it shall process as a Limited Site Plan or a Full Site Plan, as appropriate.

2. Limited Site Plan

A site plan limited to basic information needed to address (a) erosion and sediment control, (b) parking requirements for the expanded use, (c) Stormwater management (quantity and quality) for the additional impervious area only, (d) handicapped access to the existing and proposed structures and (e) compliance with the Zoning Ordinance, may be used on sites where the structure is:

- a. An addition to an existing structure, or, ancillary to an existing use; and
- b. The footprint does not exceed 3,000 square feet or 35% of the existing structure, whichever is smaller.
- c. For a home occupation or cottage industry, the limited site plan standards are applicable if a site plan is required pursuant to the Zoning Ordinance.

3. Full Site Plan

Any development which does not meet all of the criteria for a limited site plan shall meet all the requirements of these Regulations.”

Waiver Requirements

Division 24.300 of the Jefferson County Subdivision and Land Development Regulations states that waivers from the minimum standards in these Regulations, as well as process and procedural waivers, may be granted by the Planning Commission only when the Planning Commission finds that granting a waiver will be consistent with all of the following criteria:

- (1) That the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County parks plan, or benefits of a similar nature;

Staff Report
Jefferson County Planning Commission Meeting
June 11, 2024

Haulin Butts BBQ Site Plan Waiver (File: 24-19-PCW)

- (2) That the waiver, if granted, will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;
- (3) That the waiver, if granted, will be in keeping with the intent and purpose of these Regulations; and
- (4) That the waiver if granted will result in a project of better quality and/or character.

The applicant has addressed these criteria in their application and have noted that this waiver request provides public notice to the project and that the Site Plan will address all standards and requirements.

Staff Comments/Recommendation

The purpose of a site plan is to ensure that a site is developed in a manner that protects the health, safety, and welfare of the public. The Zoning Ordinance and Subdivision Regulations require that the following elements are reflected in a site plan:

- Stormwater Management
- Buffering and landscaping
- Adequate parking is installed (number of parking spaces, dimensions, etc.)
- Setbacks from property lines and roads

A site plan also requires that a construction bond be posted for all site improvements (e.g. Stormwater management, landscaping, parking, roads, etc.). In the event that a developer is unable to complete a project, the bond is available to the County to either complete the project or return the site to its original condition.

The request is to waive the minor site development process, which will also waive all requirements of a limited site plan. The previous waiver of site plan did not address any stormwater management and other site plan features such as asphalt paving for the public, landscaping, etc. Being that the site already exceed the “No Site Plan” criteria, engineering recommends denial of this waiver.



Jefferson County, West Virginia
 Department of Engineering, Planning and Zoning
Office of Planning and Zoning
 116 E. Washington Street, 2nd Floor
 P.O. Box 716
 Charles Town, West Virginia 25414

File #: 24-19-PCW
 Mtg Date: 06-11-24
 Date Rec'd: 05-21-24
 Fees Paid: \$100.00
 Staff Int: AB
 List of Adjoiners:

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

Phone: (304) 728-3228
 Fax: (304) 728-8126

Planning Commission Waiver Request

Waivers must comply with Division 24.300 of the 2008 Subdivision Regulations, as amended.

Property Owner Information

Owner Name: Chris Livingston
 Business Name: Dead Rock Contractor Services
 Mailing Address: 465 Shipley School Road Harpers Ferry WV 25425
 Phone Number: 540-450-7555 Email: cm.livingston68@gmail

Applicant Contact Information

Applicant Name: Paul Wesner Same as owner:
 Business Name: Haulin Butts BBQ
 Mailing Address: 112 Belgian Way Charles Town, WV 25414
 Phone Number: 610-401-8799 Email: Haulinbuttsbbq@gmail.com

Consultant Information

Name: _____
 Business Name: _____
 Mailing Address: _____
 Phone Number: _____ Email: _____

Physical Property Details

Physical Address: 465 Shipley School RD Harpers Ferry WV 25425 Vacant Lot:
 Tax District: 04 qt Map No: 9 qt Parcel No: 27 qt
 Parcel Size: .88 Deed Book: 1280 Page No: 19
 Zoning District: General - Commercial qt

On a separate sheet of paper sketch the shape and location of the lot. Show the location of the intended construction or land use and indicate building setbacks, size, and height. Identify existing easements, roads, buildings, structures, or land uses on the property. Sign and date the sketch.

Included Not applicable (include a vicinity map if a sketch is not applicable)

What Section of the Subdivision Regulations and year of the Regulations are you requesting to Waive?
Sec. 20.203

Briefly Describe the Nature of Your Waiver Request:

Limited Food sales from the Deadrock property, when I am not selling my BBQ at other locations throughout the year (examples: Fairs, Festivals, Concerts, etc). Store my food trailer on the Deadrock property when trailer is not in use.

Explain how the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County Parks Plan or benefits of a similar nature.

N/A

Explain how the waiver, if granted, will not adversely affect the public health, safety, or welfare or the rights of adjacent property owners or residents.

Food truck sales will be for cash and carry. This is not a permanent structure that is going to be moved on a regular basis.

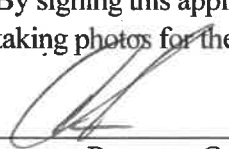
Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance.

Limited traffic and limited hours until Haulin Butts BBQ will find a permit location

Explain how the waiver, if granted, will result in a project of better quality and/or character.

Offer the community excellent BBQ from a top tier commercial grade food trailer. The trailer is brand new and is not an eyesore. There has been multiple requests for us to have our food trailer at a more permanent location for people to purchase our food.

By signing this application, I give permission to the Planning and Zoning Staff to conduct a site visit for the purpose of taking photos for the Planning Commission staff report. The information given is correct to the best of my knowledge.

 5-15-24
Property Owner Signature Date

Property Owner Signature Date

Notification Requirements

The subject parcel shall be posted with a minimum of one 28" x 22" placard at least 14 days prior to the public hearing. The placard(s) will be prepared by the Staff and posted by the applicant. Adjacent property owner name and address information shall be provided by the applicant so that notification letters can be mailed by Staff least 14 days prior to the public hearing.

06-11-24
Public Hearing Date

05-28-24
Date Placard Posted

05-28-24
Date Adjoiners Mailed

Planning Commission Determination

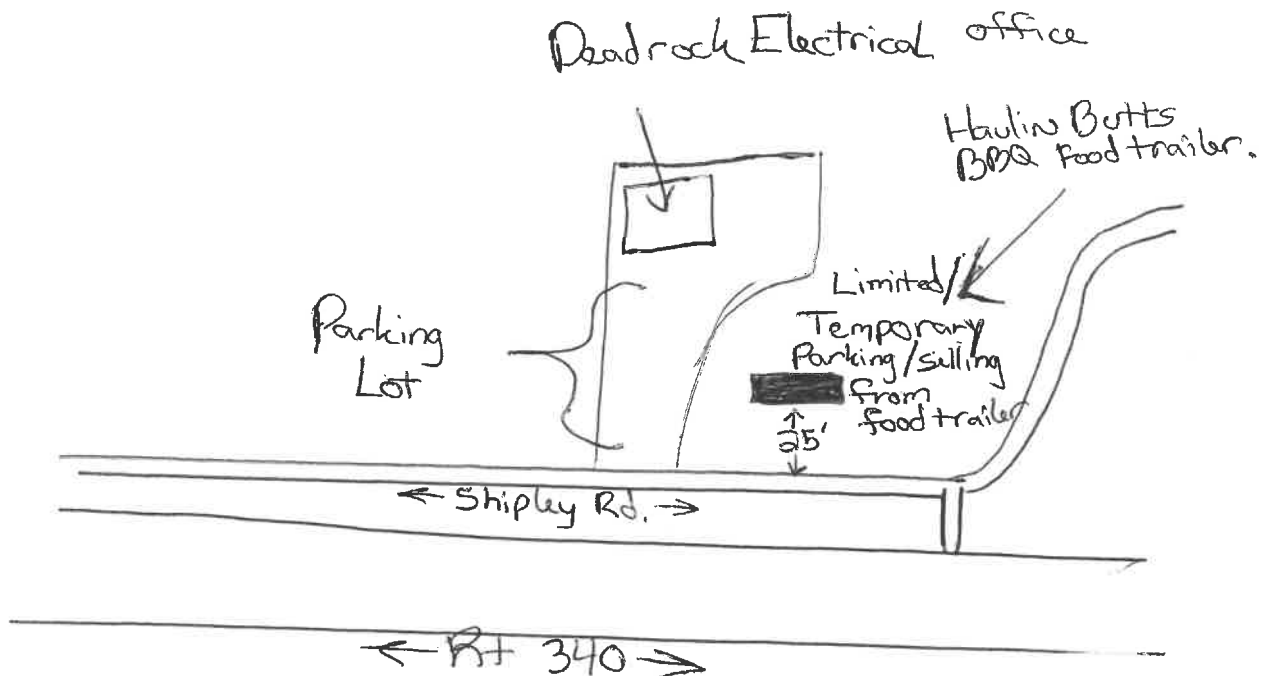
Approved

Denied

Date: ___/___/___

L w H
Food trailer is 30' x 10' x 10' and is not a
Permanent structure.

Paul Wesner
~~Paul~~
511624



Planning Department

From: Paul Wesner <hulinbuttsbbq@gmail.com>
Sent: Thursday, May 30, 2024 3:20 PM
To: Planning Department
Cc: cmlivingston68@gmail.com
Subject: Re: Paul Wesner business plan meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Jennie Task

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

Hello Jennie,

The food trailer would serve the general public on Saturdays and Sundays. The plan is to operate 11am -7pm depending on business needs. Deadrock is open Monday - Friday. Our businesses will not operate during the same hours.

We plan on storing our trailer on the Deadrock property when we are not selling product. We will leave the trailer in the same location after business hours. Our trailer will be moved on a regular basis. We will be selling our BBQ at festivals, carnivals, fairs, etc throughout the year. The trailer will not become a permanent structure.

Thank you,

Paul Wesner

On Thu, May 30, 2024, 2:39 PM Planning Department <PlanningDepartment@jeffersoncountywv.org> wrote:

Mr. Wesner

I am working on the staff report for your waiver request and need some clarification about days and hours of operation and whether you will be open during Dead Rock business hours.

Also will the food truck remain in the same location when it is not in operation or will it be moved to another location on the site?

Thanks

Jennie Brockman

Jennifer Brockman, AICP

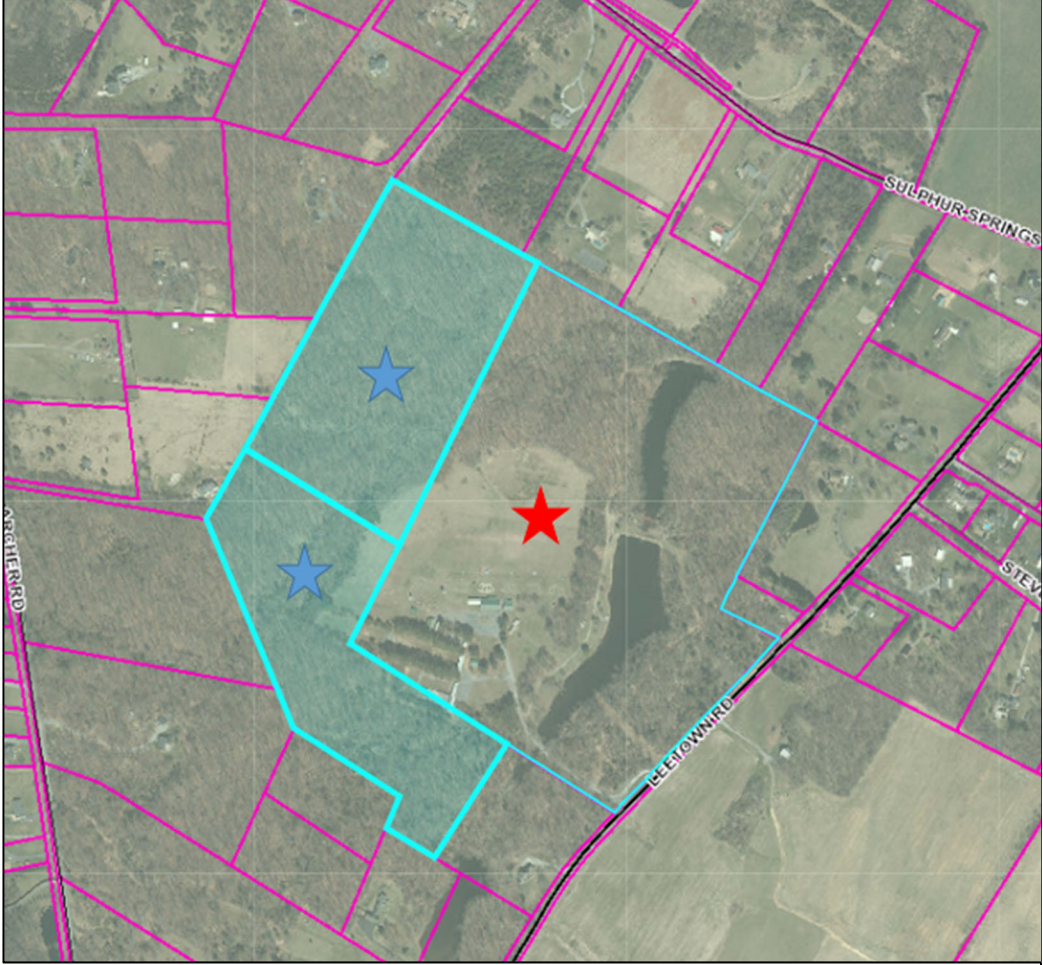
Chief County Planner

304-728-3228

Staff Report
 Jefferson County Planning Commission Meeting
 June 11, 2024

Izaak Walton League Site Plan Waiver (File: 24-20-PCW)

Item #7: Waiver from Section 20.203B.2 of the Subdivision Regulations that requires the proposed project to process as a Minor Site Development. The project consists of the removal and replacement of the existing dams on the subject property.

Property Owner:	Izaak Walton League of America, Inc
Consultant:	Site Studios Inc. / Attn: Brian Morgan
Parcel Information & Zoning District:	10435 Leetown Rd, Kearneysville, WV Parcel ID: 07001400050000; Size: 56.2 acres; Zoning District: Rural
	
	★ Subject Parcel ★ Parcels owned by Applicant
Surrounding Zoning:	<i>North, East, South, and West: Rural</i>
Proposed Activity	Nonresidential Land Use: Private Club
Approvals:	05/28/02: PC approved a modified request from requiring a full site plan to a Case 2: Limited Site Plan for a 60' x 230 indoor rifle range.

Izaak Walton League Site Plan Waiver (File: 24-20-PCW)

Background and Summary of Request

The Izaak Walton League of America is comprised of three parcels, which consists of approximately 98 acres located in the Rural zoning district. The property subject to this request is approximately 56-acres in size. The property has existed as a private hunting, shooting, and fishing club since the mid-1940s.

The applicant is proposing to remove and replace two existing dams on the subject parcel. As stated in the applicant’s request, “the West Virginia Department of Environmental Protection (WVDEP) has ordered the removal of the dams for reason determined by the Dam Safety Division as the existing dams do not meet the current standards for construction.”

The Article 26 of the Subdivision Regulations defines Development as follows:

*Construction of a new building or other structures on a lot, the relocation of an existing building on another lot, or the use of open land for a new use. In addition, it also means any man-made change to improved or unimproved real estate, including, but not limited to, parking, fences, pools, signs, temporary uses, clearing of land, **dredging, filling, grading, paving, or excavation.***

Based on this definition and the fact that this land use is open to the public, Staff determined that the proposed work would necessitate processing a Limited Site Plan in accordance with Section 20.203B.2 of the Subdivision Regulations. This request is to waive the required Limited Site Plan for the removal and replacement of the existing dams on the subject property as described above.

Typically, detention ponds are placed in conjunction with other site improvements. In this case, the site was built before Subdivision and Land Development Regulation existed. The changes to the existing detention ponds are for safety concern, not for commercial development. The WVDEP design standards are very similar to what the Jefferson County Subdivision and Land Development Regulation references but are more in depth. Furthermore, the WVDEP will enforce all dam safety regulation and sediment and erosion control criteria through their established process. Therefore, engineering recommends approval of this waiver if the applicant provides all approved documentation by the WVDEP for the office file.



Izaak Walton League Site Plan Waiver (File: 24-20-PCW)

Summary of Subdivision Regulation Requirements

“Sec. 20.203 Minor Site Development

B. Site Plan Classifications

All Minor Site Developments shall be processed utilizing one of the following Site Plan Classifications. Unless explicitly stated within this Section, all requirements of these Regulations apply to each of the classifications below, including the requirements of Appendix A and Appendix B. Minor Site Development may require Stormwater Management Plans and Stormwater Management activities per the Jefferson County Stormwater Management Ordinance.

1. No Site Plan or Stormwater Management Plan. No site plan is required for additions to existing structures or structures ancillary to existing uses on a property, when:

- a. The footprint of the addition or the new structure is less than 1,200 square feet; and
- b. No additional parking is required per Zoning Ordinance standards; and
- c. The disturbed area is no more than 5,000 square feet.

Note: Once the total of any additions or new structures processed under this provision since October 5, 1988 exceeds 1,200 square feet, it shall process as a Limited Site Plan or a Full Site Plan, as appropriate.

2. Limited Site Plan

A site plan limited to basic information needed to address (a) erosion and sediment control, (b) parking requirements for the expanded use, (c) Stormwater management (quantity and quality) for the additional impervious area only, (d) handicapped access to the existing and proposed structures and (e) compliance with the Zoning Ordinance, may be used on sites where the structure is:

- a. An addition to an existing structure, or, ancillary to an existing use; and
- b. The footprint does not exceed 3,000 square feet or 35% of the existing structure, whichever is smaller.
- c. For a home occupation or cottage industry, the limited site plan standards are applicable if a site plan is required pursuant to the Zoning Ordinance.

3. Full Site Plan

Any development which does not meet all of the criteria for a limited site plan shall meet all the requirements of these Regulations.”

Waiver Requirements

Division 24.300 of the Jefferson County Subdivision and Land Development Regulations states that waivers from the minimum standards in these Regulations, as well as process and procedural waivers, may be granted by the Planning Commission only when the Planning Commission finds that granting a waiver will be consistent with all of the following criteria:

- (1) That the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County parks plan, or benefits of a similar nature;
- (2) That the waiver, if granted, will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;

Izaak Walton League Site Plan Waiver (File: 24-20-PCW)

- (3) That the waiver, if granted, will be in keeping with the intent and purpose of these Regulations;
and
- (4) That the waiver if granted will result in a project of better quality and/or character.

The applicant has addressed these criteria in their application and have noted that this waiver request provides public notice to the project and that the Site Plan will address all standards and requirements.

Staff Comments/Recommendation

The purpose of a site plan is to ensure that a site is developed in a manner that protects the health, safety, and welfare of the public. The Zoning Ordinance and Subdivision Regulations require that the following elements are reflected in a site plan:

- Stormwater Management
- Buffering and landscaping
- Adequate parking is installed (number of parking spaces, dimensions, etc.)
- Setbacks from property lines and roads

A site plan also requires that a construction bond be posted for all site improvements (e.g. Stormwater management, landscaping, parking, roads, etc.). In the event that a developer is unable to complete a project, the bond is available to the County to either complete the project or return the site to its original condition.

While the proposed plans for the removal and replacement of the existing dams do trigger the requirement for a Limited Site Plan, it does seem reasonable to allow the redevelopment of the dams to occur without processing a site plan, because the design oversight and review is also being provided at the State and Federal levels through the WV Dept of Environmental Protection (WVDEP) and the United States Army Corps of Engineers (USACE) which will ensure all their regulations are complied with.



Jefferson County, West Virginia
 Department of Engineering, Planning and Zoning
Office of Planning and Zoning
 116 E. Washington Street, 2nd Floor
 P.O. Box 716
 Charles Town, West Virginia 25414

File #: 24-20-Pcw
 Mtg Date: 06-11-24
 Date Rec'd: 05-21-24
 Fees Paid: 100-
 Staff Int: gtt
 List of Adjoiners:

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

Phone: (304) 728-3228
 Fax: (304) 728-8126

Planning Commission Waiver Request

Waivers must comply with Division 24.300 of the 2008 Subdivision Regulations, as amended.

Property Owner Information

Owner Name: Izaak Walton League of America, Jefferson County Chapter
 Business Name: Same as above
 Mailing Address: P.O. Box 934, Kearneysville, WV 25430
 Phone Number: 304.728.8051 Email: james.butler44@frontier.com

Applicant Contact Information

Applicant Name: _____ Same as owner:
 Business Name: _____
 Mailing Address: _____
 Phone Number: _____ Email: _____

Consultant Information

Name: Brian C. Morgan, PLA, LEED AP
 Business Name: Site Studios, Inc.
 Mailing Address: P.O. Box 682, North East, MD 21901
 Phone Number: 443.553.5455 Email: bmorgan@sitestudiosinc.com

Physical Property Details

Physical Address: 10435 Leetown Road, Kearneysville, WV 25430 Vacant Lot:
 Tax District: 7 - Middleway Map No: 0014 Parcel No: 0005
 Parcel Size: 56.2 ac. Deed Book: 170 Page No: 359
 Zoning District: Rural

On a separate sheet of paper sketch the shape and location of the lot. Show the location of the intended construction or land use and indicate building setbacks, size, and height. Identify existing easements, roads, buildings, structures, or land uses on the property. Sign and date the sketch.

Included Not applicable (include a vicinity map if a sketch is not applicable)

What Section of the Subdivision Regulations and year of the Regulations are you requesting to Waive?

Section 20.203B.2 Limited Site Plan, Adopted October 9, 2008 and amended February 1, 2018

Briefly Describe the Nature of Your Waiver Request:

We do hereby respectfully request a waiver from the Site Plan requirements to allow for the removal and reconstruction of two existing dams located on the Izaak Walton League of America, Jefferson County Chapter parcel. West Virginia Department of Environmental Protection has ordered the removal of the dams for reasons determined by the Dam Safety Division. The existing dams do not meet the current standards for construction.

Explain how the design of the project will provide public benefit in the form of reduction in County maintenance costs, greater open space, parkland consistent with the County Parks Plan or benefits of a similar nature.

While the project will not directly impact County maintenance, the project does offer the potential for public benefit by providing opportunities for outdoor recreation at an affordable cost. The IWLA organization promotes clean water, healthy soil, climate solutions, community science, and outdoor recreation. The ponds in question provide recreational fishing and boating experiences for general membership, youth organizations, and veterans.

Explain how the waiver, if granted, will not adversely affect the public health, safety, or welfare or the rights of adjacent property owners or residents.

Granting of this waiver will help to expedite the process for dam removal and reconstruction, thereby providing a significant benefit to public health, safety, and welfare. An Emergency Action Plan is currently in place, should the dams fail. New dams will be constructed to meet current standards for safety, which will ultimately protect downstream property owners.

Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance.

The Ordinance serves to "facilitate the County Government's review of proposals for development". Given the nature of this project, design oversight and review is also being provided at the State and Federal levels through the West Virginia Department of Environmental Protection and the United State Army Corps of Engineers.

Explain how the waiver, if granted, will result in a project of better quality and/or character.

Public safety will be significantly enhanced by removing the potential threat of failure of the existing dams, and also with the reconstruction of new dams that meet current design requirements.

By signing this application, I give permission to the Planning and Zoning Staff to conduct a site visit for the purpose of taking photos for the Planning Commission staff report. The information given is correct to the best of my knowledge.

James A. Butler
Property Owner Signature

5-21-24
Date

Property Owner Signature

Date

Notification Requirements

The subject parcel shall be posted with a minimum of one 28" x 22" placard at least 14 days prior to the public hearing. The placard(s) will be prepared by the Staff and posted by the applicant. Adjacent property owner name and address information shall be provided by the applicant so that notification letters can be mailed by Staff least 14 days prior to the public hearing.

06-11-24

Public Hearing Date

05-28-24

Date Placard Posted

05-28-24

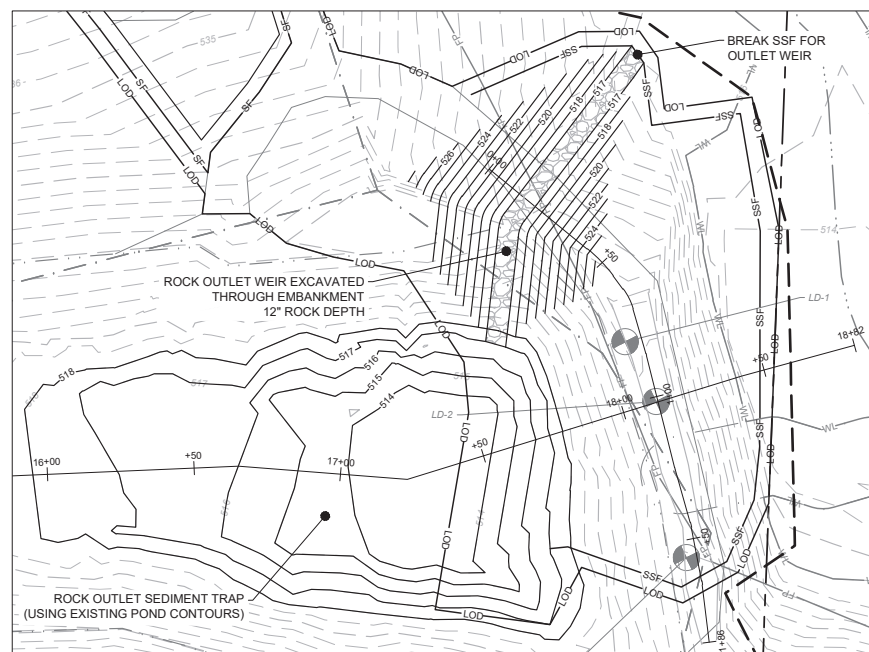
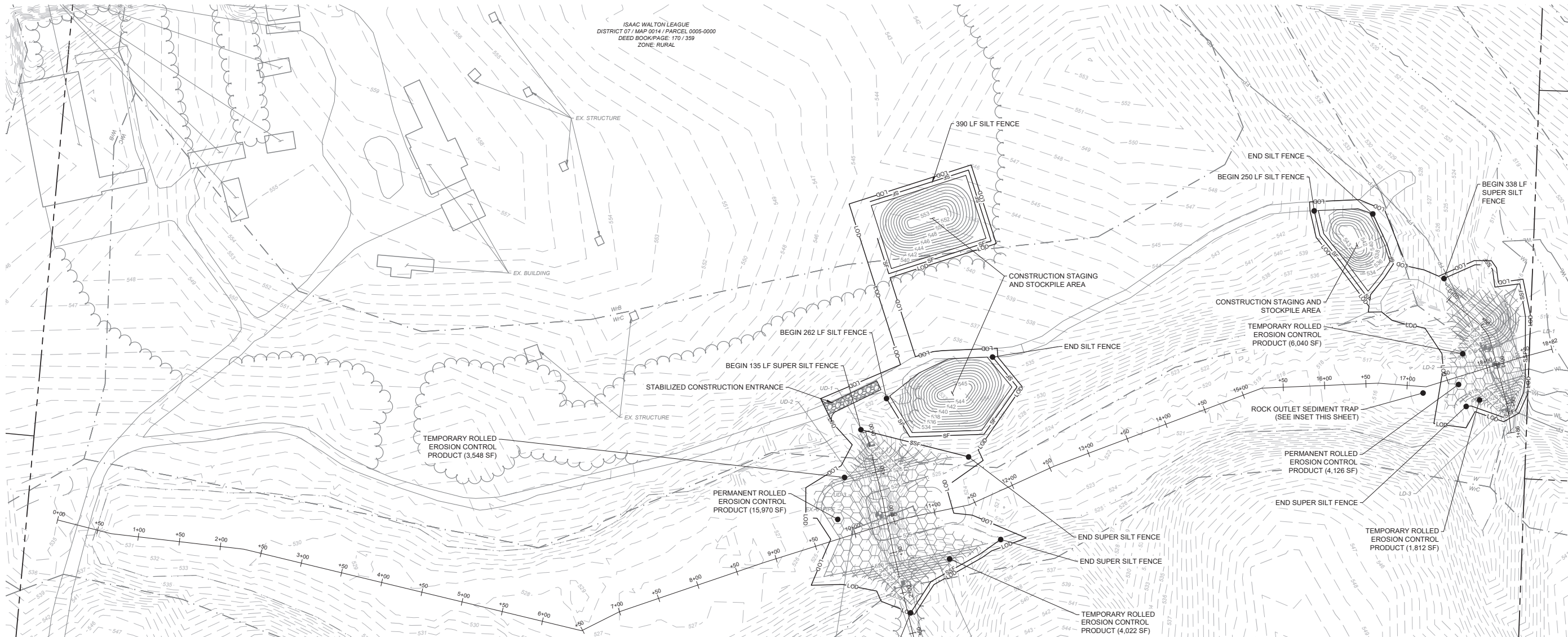
Date Adjoiners Mailed

Planning Commission Determination

Approved

Denied

Date: ___ / ___ / ___



ROCK OUTLET SEDIMENT TRAP AT LOWER DAM

SCALE - PLAN: 1" = 30'

SCALE - PLAN: 1" = 60'

ISAAC WALTON LEAGUE
DISTRICT 07 / MAP 0014 / PARCEL 0005-0000
DEED BOOK/PAGE: 170 / 359
ZONE: RURAL

NO.	DATE	REVISIONS

OWNER / DEVELOPER
ISAAC WALTON LEAGUE OF AMERICA
JEFFERSON COUNTY, WV CHAPTER
10435 LEETOWN ROAD
KEARNEYVILLE, WV 25430
304.726.8051

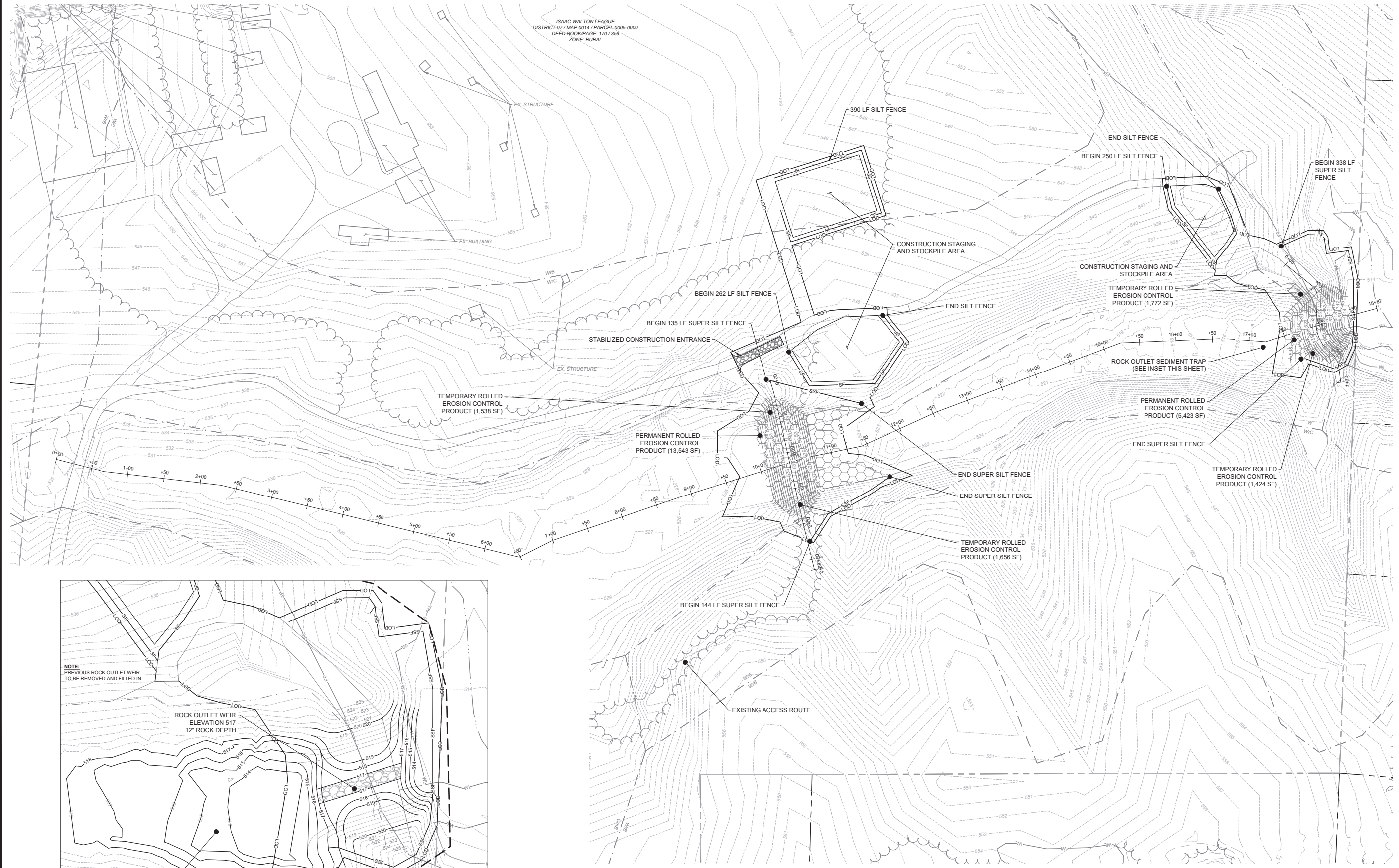
ENGINEER
SITE STUDIOS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
P.O. BOX 682
NORTH EAST, MD 21901
WWW.SITESTUDIOSINC.COM

DRAWING TITLE
PHASE 1 EROSION AND SEDIMENT CONTROL PLAN
PROJECT
ISAAC WALTON LEAGUE DAM REMOVAL AND RECONSTRUCTION
JEFFERSON COUNTY, WEST VIRGINIA

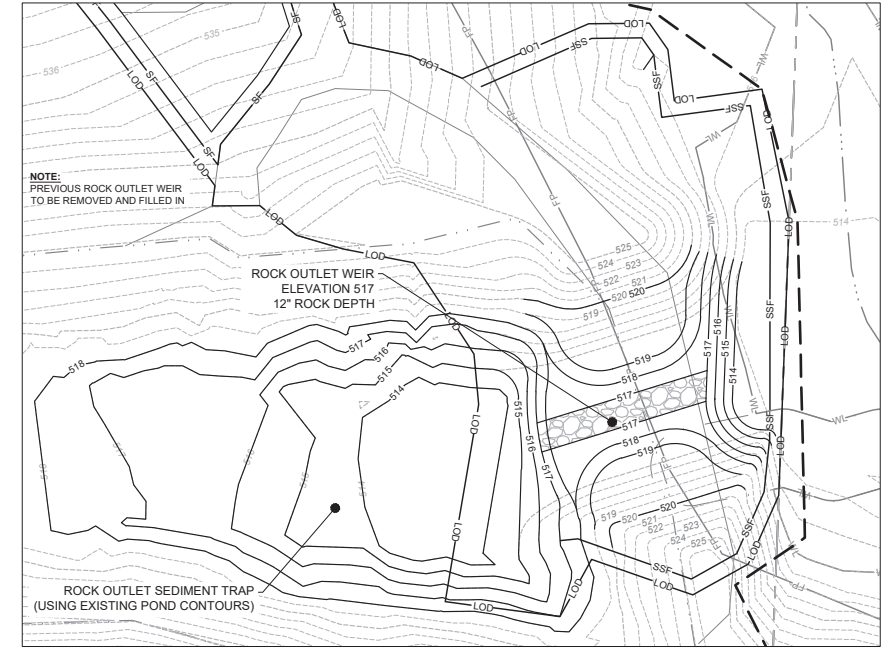
SEAL

DRAFTING: JO CHECKED: JS
PLOT DATE: 5/20/2024
PROJECT NUMBER: 230002

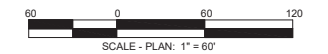
DRAWING SHEET
C-106 7 OF 14



ISAAC WALTON LEAGUE
DISTRICT 07 / MAP 0014 / PARCEL 0005-0000
DEED BOOK PAGE 170 / 359
ZONE RURAL



ROCK OUTLET SEDIMENT TRAP AT LOWER DAM
SCALE - PLAN: 1" = 30'



NO.	DATE	REVISIONS

OWNER / DEVELOPER
 ISAAC WALTON LEAGUE OF AMERICA
 JEFFERSON COUNTY, WV CHAPTER
 10435 LIETOWN ROAD
 KEARNEYVILLE, WV 25430
 304.726.8051

ENGINEER

 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 NORTH EAST, MD 21901
 WWW.SITESTUDIOSINC.COM

DRAWING TITLE
PHASE 2 EROSION AND SEDIMENT CONTROL PLAN
 PROJECT
ISAAC WALTON LEAGUE DAM REMOVAL AND RECONSTRUCTION
 JEFFERSON COUNTY, WEST VIRGINIA

SEAL

DRAFTING: JO CHECKED: JS
 PLOT DATE: 5/20/2024
 PROJECT NUMBER: 230002

DRAWING SHEET
C-110 11 of 14

BYLAWS OF THE JEFFERSON COUNTY PLANNING COMMISSION

Article I - General

Section 1.1 – References

As used throughout these Bylaws, “Planning Commission” shall refer to the Jefferson County Planning Commission, and “County Commission” shall refer to the County Commission of Jefferson County, both of Jefferson County, West Virginia. The term “item” as used herein shall refer to any matter before the Planning Commission for consideration or discussion, and shall be construed broadly.

Section 1.2 – Authority

These bylaws and its provisions are authorized by W.Va. Code § 8A-2-11, which empowers the Planning Commission, among other things, to “(2) Prescribe rules and regulations pertaining to administration, investigations and hearings[,]” provided that the same are adopted by the County Commission.

Section 1.3 – Severability

The invalidation of any provision or section of these Bylaws shall not invalidate any other provision or section of these Bylaws.

Section 1.4 – Amendments

These Bylaws may be amended at any regular meeting of the Planning Commission by a majority vote of the Planning Commission, and shall take effect upon adoption by the County Commission or at a date certain thereafter.

Article II - Organization

Section 2.1 – Membership

The Planning Commission, by ordinance previously adopted by the County Commission, shall be comprised of nine (9) members appointed by the County Commission pursuant to W.Va. Code § 8A-2-4.

Section 2.2 – Term of office

Upon appointment to the Planning Commission, a member shall serve a term of three years pursuant to W.Va. Code § 8A-2-4(g).

Section 2.3 – Powers and Duties

In addition to the powers and duties provided in these Bylaws, the Planning Commission shall have such other powers and duties as provided by law, including but not limited to W.Va. Code § 8A-2-11.

Section 2.4 – Committees

The Planning Commission may establish one or more committees to which, pursuant to W.Va. Code § 8A-2-11 (15), it may delegate limited powers. Committees shall consist of no less than three (3) members nor more than ~~five (5)~~ four (4) members of the Planning Commission, and shall not consist of a quorum of the Planning Commission. Appointments to committees shall be made by a majority vote of the Planning Commission. The purpose of the Committees is to act as a fact finding body for the use of the Planning Commission and no action is to be taken by the Committees.

Notice for all Committee meetings shall be in writing, will include the date, time, and place of the Committee meeting as well as the purpose of the meeting. The notice shall be sent to all Committee members and publically posted at least ~~two~~ three days before the Committee meeting. A Committee meeting may be postponed or cancelled for appropriate reasons, and in such case prior notice of said postponement or cancellation shall be provided if possible.

On occasion, the Planning Commission President may call a Committee meeting to be a video conference only meeting, in which case Planning Commission members, staff, and members of the public can attend via video conference.

The Committee meetings are open to the public; however, there will be no public comment. Such Committee meetings shall be recorded, and such recordings and minutes shall be maintained and made available, upon request and in accordance with the procedures of the Planning Commission and/or its staff, to the public.

Article III - Officers

Section 3.1– Elections

At its first regular meeting each January, the Planning Commission shall elect a President, Vice President, and Secretary.

Section 3.2 – President

The President shall preside at all public hearings and meetings held by the Planning Commission. The President may call special meetings of the Planning Commission as necessary, and is empowered to certify by signature or otherwise any official and valid action of the Planning Commission. The President shall also perform such duties and functions as may from time to time be required by the Planning Commission.

Section 3.3 – Vice President

During any absence of the President, the Vice President shall assume the duties and functions of President. The Vice President shall also perform such duties and functions as may from time to time be required by the Planning Commission.

Section 3.4 – Secretary

The Secretary shall perform such duties and functions as may from time to time be required by the Planning Commission.

Section 3.5 – Absence of President and Vice President

In the absence of both the President and Vice President, any present member may call to order a regular or special meeting of the Planning Commission, **if a quorum is present,** which shall thereupon immediately empower one or more of its present members to fulfill the duties and functions of President and/or Vice President during said absence.

Section 3.6 – Replacing Officers

In the event of the death, resignation, or removal of an officer of the Planning Commission, the Planning Commission shall thereupon elect one of its members to complete the unexpired term. A three-fifths majority of the total membership of the Planning Commission may, at any regular meeting, remove the President and/or the Vice President from office, provided that a new election to fill the remaining term(s) of office is immediately held.

Article IV - Meetings

Section 4.1 – Regular Meetings

The Planning Commission shall hold regular meetings on the second Tuesdays of each month at 7:00 p.m. in the ground floor meeting room of the Old Charles Town Library, at 200 East Washington Street, Charles Town, West Virginia. Prior notice shall be provided in the event that any regular meeting is held at a different location.

An additional regular meeting may be called by the President or by two or more members of the Planning Commission for a specific agenda item on the fourth Tuesday of each month at 7:00 p.m. at the location noted in this section. Such regular meeting shall be called at least seven (7) days prior to the fourth Tuesday to allow for posting of the agenda.

A regular meeting may be postponed or cancelled for appropriate reasons, and in such case prior notice of said postponement or cancellation shall be provided if possible.

On occasion, the Planning Commission President may call a regular meeting to be a video conference only meeting, in which case applicants, members of the public, Planning Commission members and staff can attend via video conference.

Section 4.2 – Special Meetings

A special meeting may be called by the President or by two or more members of the Planning Commission to be held on a different day and/or a different time than regular meetings.

Pursuant to W.Va. Code § 8A-2-7, notice for all special meetings shall be in writing, include the date, time and place of the special meeting as well as the purpose of the meeting, and be sent to all members **and publically posted** at least two days before the special meeting. A special meeting may be postponed or cancelled for appropriate reasons, and in such case prior notice of said postponement or cancellation shall be provided if possible.

On occasion, the Planning Commission President may call a special meeting to be a video conference only meeting, in which case applicants, members of the public, Planning Commission members and staff can attend via video conference.

Section 4.3 – Recording of Meetings

All meetings of the Planning Commission shall be recorded, and such recordings shall be maintained and made available, upon request and in accordance with the procedures of the Planning Commission and/or its staff, to the public.

Section 4.4 – Agendas

An agenda shall be made available at least seven (7) days prior to the start of all regular **and special** meetings. Items shall be listed on the agenda in such a manner as to sufficiently identify the substance of the item and allow for a vote on the item by the Planning Commission if necessary. The Planning Commission may deviate from an agenda's order if necessary.

Section 4.5 – Quorum

In order to conduct a regular or special meeting, a quorum of the members must be present. A majority of the members of the Planning Commission shall constitute a quorum. No action of the Planning Commission shall be official or valid unless authorized by a majority of members present at a regular or special meeting.

An individual confined to home due to serious illness or injury may attend the Planning Commission meeting via telephone or other electronic media with prior approval of the President and will count towards a quorum.

Section 4.6 – Procedures for Conducting Meetings

In the absence of state law or of other procedures of the Planning Commission, Roberts Rules of Order, current edition, shall be the parliamentary authority of Planning Commission meetings.

Section 4.7 – Open Governmental Proceedings

All meetings and actions of the Planning Commission shall comply with the requirements of West Virginia's

open meetings laws, codified at W.Va. Code § 6-9A-1, et seq.

Section 4.8 – Training

All newly appointed Planning Commission members shall attend ~~a two hour~~ s of training ~~session~~ within 90 days of their appointment to the Planning Commission. Such training may be provided by the County staff, by an APA approved or recommended organization and/or through a webinar provided by APA or another authorized organization. The focus of this initial training will be to provide an orientation to the roles, responsibilities and duties of a Planning Commission member.

Annually, all PC members shall attend ~~a two hour~~ s of training ~~session~~ provided by County staff, by an APA approved or recommended organization and/or through a webinar provided by APA or another ~~authorized~~ organization. Staff shall make the Commissions members aware of local training opportunities and/or shall provide access to webinars to provide the Planning Commission members with a variety of training opportunities.

Planning Commission members shall be encouraged to attend local, regional, and/or national on-site or webinar planning training sessions. As the Planning and Zoning budget allows, assistance may be provided for registration for such training.

Section 4.9 - Attendance at Regular Meetings

Regular attendance of all Planning Commission members is critical to the effective functioning of the Planning Commission. Planning Commissioners shall strive to attend all Regular Meetings, either in person or via video conference, with notice. Accordingly, if a Commissioner, over ~~any consecutive~~ six month period, misses ~~six three~~ Regular Meetings with notice, or ~~four two~~ Regular Meetings without notice, the Planning Commission may forward this information to the County Commission with the request that the County Commission consider removal from the Planning Commission due to a lack of interest.

Article V – Consideration of Items

Section 5.1 – Voting

A member must be or have been physically present at a meeting to vote on any item considered at said meeting. However, on occasion Planning Commission members may attend any meeting via video conference with notice to the Planning staff ~~an individual confined to home due to serious illness or injury may attend the Planning Commission meeting via telephone with prior approval of the President~~. The individual will count towards a quorum and will have full voting privileges.

As noted in Section 4.1 and 4.2, on occasion, the Planning Commission President may also call a regular or special meeting to be a video conference only meeting in which case applicants, members of the public, Planning Commission members and staff can attend via video conference.

Voting via proxy is not permitted. Abstention shall not be permitted by a member who is otherwise entitled to vote on an item.

Section 5.2 – Recusal

A member may recuse himself/herself in relation to an item for the reasons set forth herein, in which case such member shall not participate in discussion, consideration or vote on said item. Valid reasons for recusal include (1) having a personal interest in an item, (2) having a contractual, employment, or other relationship with a party involved with an item, (3) being unable to impartially consider an item, or (4) having been absent from part or all of the discussion or consideration of an item. A member recusing himself or herself shall thereupon state the reason for such recusal and leave the meeting, remaining absent for the duration of consideration and/or discussion of the item.

Section 5.3 – Ex Parte Communications

For purposes of these Bylaws, ex parte communications consist of communications regarding the substance of an item that is or will be before the Planning Commission for consideration and/or discussion, when such communications are between one or more members of the Planning Commission and one or more individuals involved with the item. No member of the Planning Commission shall voluntarily and knowingly engage in ex parte communications without the authority of the Planning Commission. In the event that a member of the Planning Commission has engaged in or receives any ex parte communication, said member shall bring the same to the attention of the Planning Commission. Communications with third parties regarding procedural aspects of items do not constitute ex parte communications in the context of these Bylaws.

Section 5.4 – Ex-Officio Member Voting

A member who is also a member of the County Commission is a full voting member of the Planning Commission. However, any such ex-officio member may elect not to vote as a member of the Planning Commission on items which will subsequently require action or consideration by the County Commission.

An ex-officio member may remain at the meeting and participate in discussion on an item on which they elected not to vote under this section.



Jefferson County, West Virginia

Department of Engineering, Planning, and Zoning

Office of Planning and Zoning

116 East Washington Street, 2nd Floor

Charles Town, WV 25414

Email: planningdepartment@jeffersoncountywv.org

Phone: (304) 728-3228

Email: zoning@jeffersoncountywv.org

Fax: (304) 728-8126

Planner's Memorandum Planning Commission Meeting June 11, 2024

1) Department of Engineering, Planning and Zoning County Offices Contact Information

BUILDING PERMITS & INSPECTIONS 304-725-2998 permits@jeffersoncountywv.org

IMPACT FEES 304-728-3331 - mmason@jeffersoncountywv.org

ENGINEERING 304-728-3257 - engineering@jeffersoncountywv.org

PLANNING & ZONING 304-728-3228 - planningdepartment@jeffersoncountywv.org, zoning@jeffersoncountywv.org

GIS & ADDRESSING 304-724-6759 - gis@jeffersoncountywv.org

2) HEPMPO Public Notice – Draft Congestion Management Process (CMP)

The Hagerstown/Eastern Panhandle MPO hereby notifies all interested persons that the DRAFT Congestion Management Process Plan covering Washington County MD, and Berkeley and Jefferson Counties WV, are available for comment and review. The DRAFT Plan is a systematic approach for managing congestion that provides accurate, up-to-date information on transportation system performance and assesses alternative strategies for congestion management.

The **public comment period** will be from May 20 to **June 20, 2024**. Those persons wishing to review the draft study will find copies on display at the Washington County Free Library-Hagerstown, the Martinsburg Public Library and Charles Town Library, or may request a copy by contacting the HEPMPO office, located at 33 W. Washington St., Suite 402, Hagerstown, MD 21740.

Questions and all written comments should be directed to Matt Mullenax at 240-313-2081, mmullenax@hepmo.net or at the office address. Only written comments will be accepted. To comment online visit: <https://hepmo.com/about-us/contact/>.

3) County Commission Public Hearing Updates

- June 6, 2024, 11 am: Zoning Map Amendment Petition for Cochran Mill Road, LLC (File #24-1-Z)
- June 6, 2024: Report on request to extend Comp Plan timeline and add additional Public Input
- June 27, 2024, 7 pm: Text Amendment to Div. 24.300 of Subdivision Regulations (File #STA24-01)

4) Upcoming PC meetings -- ****POSSIBLE ACTION****

- ❖ Next Regular meeting date: **July 9, 2024**
 - 5:30 pm Comprehensive Plan Work Session
 - 7:00 pm Planning Commission Meeting

The following meetings need to be called as Special Meetings:

- ❖ Tentative 2045 Comprehensive Plan Planning Commission Workshop: **Tuesday, June 25, 2024**
- ❖ Tentative 2045 Comprehensive Plan Planning Commission Public Hearing: **Tuesday, July 16, 2024** (requires 30 day publication in the Spirit of Jefferson) ****Need to discuss****
- ❖ Tentative 2045 Comprehensive Plan Planning Commission Review and Final Direction to staff: **Tuesday, July 30, 2024** ****Two weeks after the Public Hearing***

Item #3 Comprehensive Plan Update Actionable Correspondence

Continued from the May 7, 2024 meeting

- a) Email from Noah Mehrkam dated 2024-02-25
- b) Email from Karen Twigg Sagisi dated 2024-03-01
- c) Email from Roberta N. Meade Curry dated 2024-03-02
- d) Email from Jean C Zigler-Kotch dated 2024-03-18
- e) Email from Mary Gee dated 2024-04-02
- f) Email from Gillian Vickers dated 2024-04-02
- g) Email from Dave Lutman dated 2024-04-10
- h) Email from Kay Shultz dated 2024-04-10

From: [Noah Mehrkam](#)
To: [CompPlan2045](#)
Cc: [Noah Mehrkam](#)
Subject: Re: Future Plans for Old Standard Quarry
Date: Sunday, February 25, 2024 9:51:38 PM

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

Hi Luke,

The current ownership entity for Old Standard is Standard Land Company, LLC, which for almost ten years has entertained a number of offers for the property at least two related to RVs/camping and glamping. We continue to evaluate proposals as they materialize and I am committed to utilizing the property in a way that generates economic benefits including tourism jobs and expanded tax base, while leveraging the trail connections and historical and natural significance. As the current comp plan indicates the property is incredibly unique given:

- the historic significance,
- that it offers an opportunity to connect and expand two trails and unite disconnected portions of battlefield on the National Park,
- supports recreational opportunities on the mile long lake and
- provides river access along the 1.5 miles of Shenandoah River

We also continue to progress the site through the State DEP Brownfield Voluntary Remediation Program, including nearing a certificate of completion for the former quarry pit lake to enter the Program, which would result in about 95% of the property entering the program, most of which to a residential development standard.

I've recently heard from Lyn Widmyer who I've known a long time and to whom I indicated my interest in any and all proposals for trails. Any trail ideas would need to consider and help solve my current "warm season" trespassing problem at the quarry lake which is a major nuisance and difficult to deal with given the proliferation of the site among young suburbanites geo-pinning the site on social media. I've worked with the Sheriff's department and reserves, the State Police, as well as the NPS law enforcement division, as well as hired private security all with pretty minimal success deterring the intrusions.

So, I believe the most effective way to combat this nuisance is to create a viable business on the site with full time employees there that can manage amongst other things, trespassing.

As to my questions, I have one main question which is, would the current Comp Plan Update recommend any change in the uses or intensity of the zoning or loss of the "flexible development designation" that this and the former quarry to the west of the Customs training center were given? I am wholly opposed to any zoning that is less flexible, less dense, or intensive than the current R-LI-C. When Standard Land Company, LLC was granted that zoning, it was needed and granted in part because of the complexity of dealing with mitigating the former industrial uses on the site and coming up with a plan compatible with the surrounding national park land and onsite natural resources.

I have a to-do to write a letter to formally comment on the Comp Plan update. Will this become part of the official comments or should I send a formal letter?

Thanks for reaching out and I look forward to working with you as things evolve.

Sincerely,
Standard Land Company, LLC
Noah Mehrkam, Member
202-441-6156

On Feb 20, 2024, at 2:53 PM, CompPlan2045
<complan2045@jeffersoncountywv.org> wrote:

You don't often get email from complan2045@jeffersoncountywv.org. [Learn why this is important](#)

Good afternoon,
Jefferson County is working on the 2045 Comprehensive Plan Update and conversation has returned to the future of the Old Standard Quarry. In the previous Envision Jefferson 2035 Plan, the quarry was highlighted as a redevelopment area and I wanted to reach out and ask if you had any plans for the property?

I am new to the office but my colleagues have mentioned in the past you have looked at adding camping opportunities to the site. We have also received several public comments asking about potentially putting bike or walking trails in the area. As we prepare the 2045 Plan update it would be great to hear from you about what you have in mind for the quarry. Also, should you have any questions we could answer please let us know!

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: [CompPlan2045](#)
To: [Jennifer Brockman](#); [Michelle Evers](#)
Subject: FW: Jefferson County Comprehensive Plan: Light Pollution
Date: Friday, March 1, 2024 9:38:23 AM

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Karen Twigg Sagisi <karensagisi@gmail.com>
Sent: Friday, March 1, 2024 9:14 AM
To: CompPlan2045 <complan2045@jeffersoncountywv.org>; Roberta Meade <rnc40402@aol.com>
Subject: Jefferson County Comprehensive Plan: Light Pollution

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

Good Morning, Mr. Seigfried,

I am writing on behalf of DarkSky Bolivar-Harpers Ferry, an official chapter of DarkSky International. We are a local group dedicated to restoring the nighttime environment and protecting communities from the harmful effects of light pollution through outreach, advocacy, and conservation. One of our biggest concerns for our area is the exponential growth in population and new home construction and its impact on our nighttime sky. Light pollution directly impacts our environment including wildlife, plantlife, and human health. Additionally, unnecessary light wastes energy, money, and can be counterproductive in efforts to keep our communities safe in relation to crime.

DarkSky Bolivar-Harpers Ferry is part of a larger, international organization that offers educational resources, research, and connections to communities all over the globe who have implemented efforts to combat light pollution. We stand ready to offer our assistance to the Jefferson County Planning Commission as you work on a comprehensive plan to ensure a healthy, safe, and productive community for our neighbors.

DarkSky Bolivar-Harpers Ferry extends our heartfelt gratitude for your continued service to the citizens of Jefferson County. We look forward to hearing from you soon.

Sincerely,
Karen Twigg Sagisi
Chair and DarkSky Advocate
(619) 694-8873
www.bhfdarksy.org

From: lignumx@aol.com
To: [CompPlan2045](#)
Cc: minifauna@yahoo.com
Subject: COMP PLAN UPDATE - LIGHT POLLUTION
Date: Saturday, March 2, 2024 3:17:18 PM
Attachments: [JEFFERSON COUNTY-WV-SAMPLE LANGUAGE-CP-Light pollution.docx](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders. This email is intended for Luke Seigfried, County Planner

Dear Mr. Seigfried:

Thank you for taking a few moments with Ms. Di Salvo and myself on last Thursday.

We are pleased that the update to the Jefferson County Comprehensive Plan will be considering language for a DarkSky-Light Pollution Initiative.

I am following up with you regarding your request for some assistance to language that would be considered to be placed in the Comprehensive Plan 2045. Specifically addressing the DarkSky-Light Pollution livability objective.

I am sending you this information as a Planning Consultant with National Property Reports, Inc.

My background and education is architecture/interior design/historical preservation/lighting design/plans examiner/urban planner.

I am also a DarkSky Advocate with DarkSky International.

As a DarkSky Advocate, I can advocate for local lighting ordinances, and assist with getting municipal support for better outdoor lighting.

Understand I am not sending this information to you as a member of the local DarkSky Chapter.

The local chapter has elected to not become involved in legislation activities due to donor/sponsorship restrictions.

You will receive a letter from the local chapter, though, for outreach, awareness and education opportunities.

Please contact me at the phone number and email listed below if you have any questions, or need further assistance.

Look forward to working with Jefferson County WV.

Regards,

Roberta N. Meade-Curry, AICP

Planning Consultant - DarkSky Advocate

National Property Reports, Inc.

813-433-4025

lignumx@aol.com

Recommendations for Dark Sky related Action Items

Creating Livability - 14. iii. Explore International Dark Sky Association recommended standards to reduce light pollution.

Creating Livability - 14. iii. Explore ~~International Dark Sky Association~~ DarkSky International and Illuminating Engineering Society (IES) recommended standards to reduce light pollution.

1. Coordinate with DarkSky International (DSI) and local organizations to increase awareness of the impacts of light pollution and potential solutions to reduce light pollution.
2. Adopt a Light Pollution Ordinance to minimize light pollution as recommended by the DarkSky International and Illuminating Engineering Society (IES) and their current Model Lighting Ordinance Template (www.darksky.org).
3. Develop and implement outreach and public education programs to inform property owners and citizens about potential health, wildlife, and environmental impacts of light pollution, and ways to reduce those impacts.
4. Develop and implement outreach and public education programs to inform property owners and citizens about potential energy savings by reducing light pollution.
5. Establish energy efficient criteria and requirements/regulations for all capital projects that are funded with state or county resources, and new developments and new projects county wide.
6. Develop and implement a Street Lighting Master Plan to convert all existing street lighting to reduce light pollution and abide by DSI/IES recommended standards.

Definition of Light Pollution:

Any adverse effect of artificial light including, but not limited to, glare, light trespass, skyglow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

(reference from current IDS/IES Model Lighting Ordinance – definitions)

From: [CompPlan2045](#)
To: [Michelle Evers](#)
Subject: FW: CompPlan
Date: Tuesday, March 19, 2024 1:10:32 PM

Hi Michelle, Please add the following email string from Jean Zigler as nonactionable correspondence in the 4/9/24 PC packet.

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Jean Zigler <zigboyswv@gmail.com>
Sent: Monday, March 18, 2024 5:38 PM
To: CompPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Re: CompPlan

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

Luke,

Yes, you may include my email and any correspondence I have with you or your office.

In 1982 I left for college and since then I have only lived in WV for part of the year. Jefferson County is growing in houses but not in heavy 6 figure salaries. During my career, I have seen so many rural areas suffer at the hands of limited growth. Things like hospitals closing, housing developments drilling too close and tapping agricultural wells, etc.

Sincerely,
Jean Zigler

On Mon, Mar 18, 2024 at 4:46 PM CompPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Good afternoon,
I am sorry to hear you will be unable to attend but I wanted to thank you for reaching out.
Can I include your email below as correspondence to the Planning Commission?

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Jean Zigler <zigboyswv@gmail.com>
Sent: Monday, March 18, 2024 3:27 PM
To: CompPlan2045 <complan2045@jeffersoncountywv.org>
Subject: CompPlan

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

Dear Luke,

I will not be able to attend the meeting, but I have a few thoughts and I understand the delicate balance that is needed.

However, I hope you will share my unusual or some may say outrageous idea with the Commissioners and the Planning Board Members, even the citizens of Jefferson County.

Jefferson County is a growing suburb of Washington DC and Baltimore MD and the residents moving in need to see beyond their personal desires regarding viewsheds.

I have read every code for builders, permit process, etc., but I have not located one process or regulation that mandates any landowner or Farmer **MUST** maintain the viewshed for the new arrivals to Jefferson County or to any resident purchasing a home in a new development. Nor do I see any verbiage stating the homeowner or HOA is to pay the adjacent landowner or Farmer per field a \$35,000.00 to \$40,000.00 plus built in ICP to maintain the viewshed on an annual basis.

This may sound ridiculous, but we all know it costs money to farm or maintain large amounts of property. Plus, it covers the crop and herd costs.

I propose if the CompPlan is not used as a living and changing document on a as needed basis or stop being used as a suppression of landowners' rights then the verbiage needs to be added so the viewshed can be maintained.

This will limit the growth, farmers will not have their rights suppressed and there will be no increase in road traffic, larger schools, larger population, medical needs etc., needed.

Jefferson County needs to grow but just building houses is not enough.

It sounds unrealistic but the best compromises are when everyone's eyes are open.

Thank you for your time
Jean C Zigler-Kotch

April 2, 2024

VIA ELECTRONIC MAIL

County Commissioners
124 E. Washington Street
PO Box 250
Charles Town WV 25414

RE: Future Land Use Map, 2045 Comprehensive Plan, Jefferson County WV

Dear Board Members,

The Future Land Use Map for 2045 is missing strategic information that makes it impossible for residents of Jefferson County to make fully informed decisions. It is imperative for residents to understand exactly what the Commission has planned for the county. Hiding those plans behind generic titles is an obvious tactic to blow over residents with meaningless uses. For example, the 2045 map has ambiguously marked areas of “general commercial,” “neighborhood commercial,” “mixed use residential/commercial,” and “residential or commercial” (see Figure 1). This map does not show any solar farms at all, current or planned. This is a glaring oversight that will hide solar farms and mislead the public.

The 2023 Zoning Map for Jefferson County clearly shows several areas for solar farms (see Figure 2). I also reference the Major Transmission Lines map provided by the WV Independent Observer (see Figure 3), which shows solar projects going in where the 2045 has “residential or commercial” zones. It appears that the 2045 planning map is hiding the solar farms, which are highly controversial in Jefferson County. More people would comment on this map if they were aware of the solar farms alone. The entire 2045 Comprehensive Plan should not be voted on until 2025.

I vehemently disagree with the placement of the “residential or commercial” zone that is going in behind the development across from Washington High School. My children have gone trick-or-treating in that development for the past twelve years. No one who lives in that development wants commercial projects going in. I do not agree with the large “general commercial” piece off of Summit Point Road just outside of Charles Town proper. We are a country town, we do not have or want the infrastructure to support mass building on the scale that is being suggested. Where are the environmental impact studies this kind of urban development requires? I as a resident do not want this county to be made into an industrial park. When my husband bought our little farm back in 1999, he did so because this county had beautiful pastures, farmland, and wild nature. This county is becoming unrecognizable with this out of control building that does nothing to further the Appalachian culture and integrity of our community. We have enough gas stations. We don't want any more solar farms. We don't want

our nature turned into commercial and industrial parks. Listen to your constituents, stop this horrific citified version of our beautiful Jefferson County.

Sincerely,

Mary H. Gee
 2345 Lloyd Rd
 Charles Town, WV 25414

Figure 1. Legend for the Future Land Use Map Jefferson County WV 2045

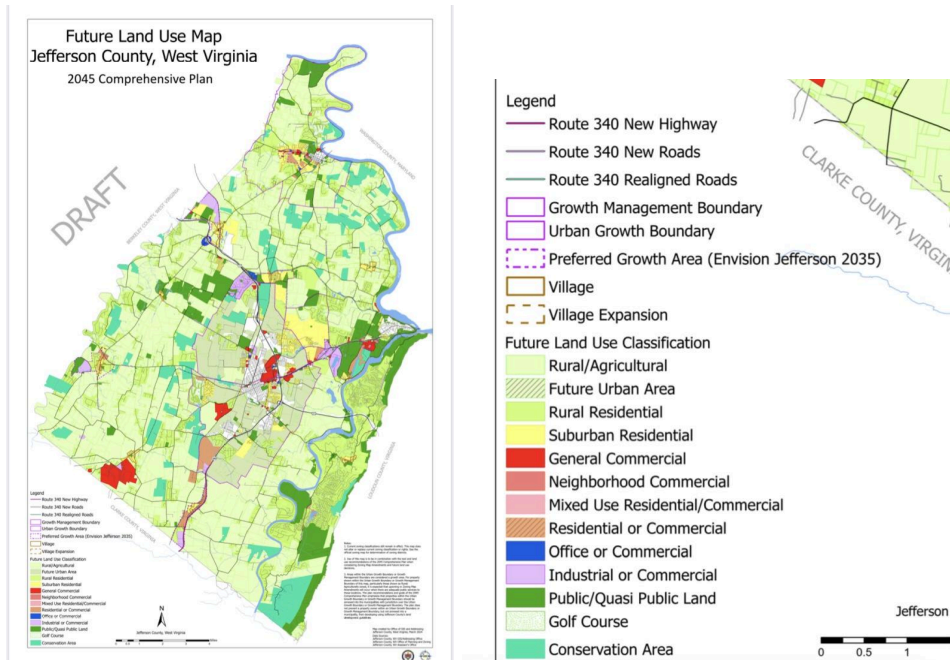


Figure 2. 2023 Zoning Map Jefferson County, WV and Legend

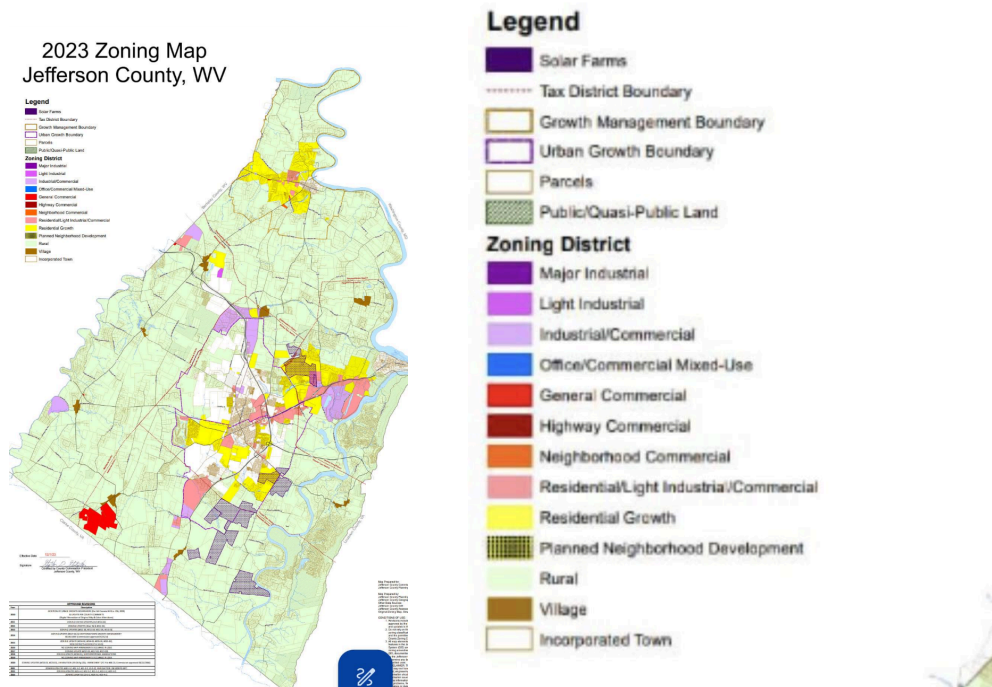
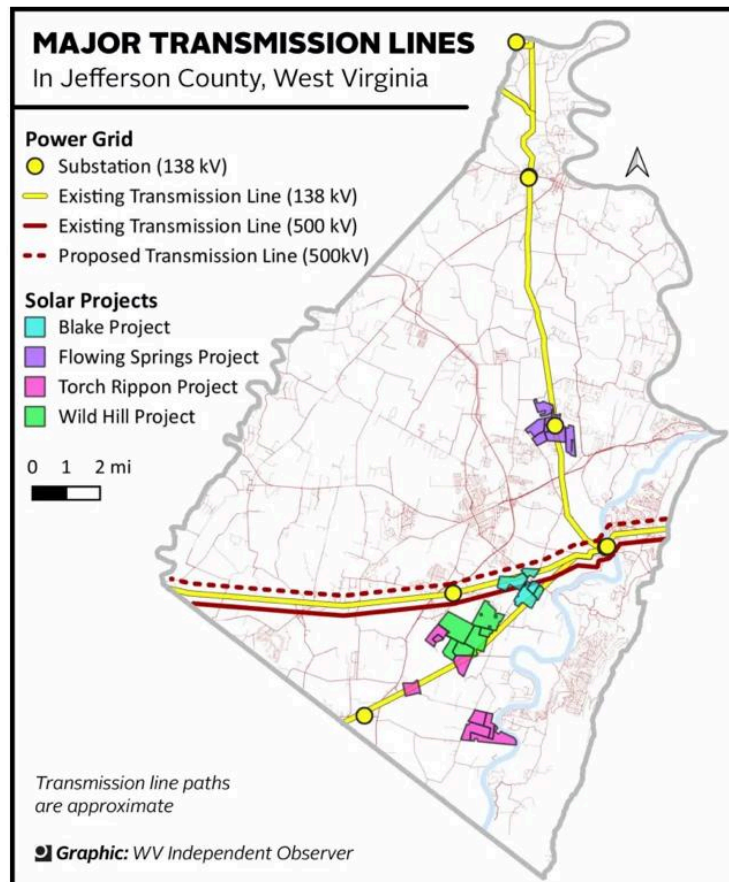


Figure 3. Major Transmission Lines Jefferson County WV



From: [Gillian Vickers](#)
To: [CompPlan2045](#)
Subject: Luke Siegfried : Comments for April 9th meeting
Date: Tuesday, April 2, 2024 10:00:30 PM

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I would like to ask the commission about what plans are being considered for increasing public use areas. The more urban areas of Charles Town, Sheperdstown and Harpers Ferry need Walking/bike paths to connect neighborhoods to each other; to connect neighborhoods to local schools; to connect to shopping areas; to parks; and to connect one pedestrian friendly area to another.

West Virginia is known as a place to enjoy the great outdoors and attracts residents who want to partake in all the outdoor activities that West Virginia has to offer. Adding comprehensive walking and bicycling paths just complements the message that West Virginia is the place to be to enjoy the outdoors. Whether you're climbing a mountain, river rafting, going to school, or just going to the local bar or grocery store, if you live close to these destinations you should be able to get there, safely, without getting in your car (at least 9 months out of the year anyway).

Currently it seems many neighborhoods in Charles Town (where I live) are designed to be closed units. There is often no way to get from one neighborhood to another without getting on the busiest streets, many of which don't even have sidewalks. I'm specifically talking about walkers and bike riders. Not everyone has a car and making it easier and SAFER to get from one end of "town" to the other would help immensely those who rely on bikes for transportation to their jobs as well as those who would like to walk or safely ride their bikes to run local errands thereby improving their own health and that of the local environment. Winchester VA did something like this when they built out the Green Circle trail.

Additionally, a bike / walking path from Charles Town to Harpers Ferry National Historical Park would be really nice and would expand the tourism area out from Harpers Ferry. The draft plan shows 'future residential or commercial' in a key area for a future path, and there is a railway line that might accommodate a path alongside for part of it. It doesn't need to be a dedicated path (although that would be ideal) it could just be an existing road that is widened with a protected division marked out for walkers and bicyclists. Lastly, while I'm asking, why not connect all three main towns with a circular path? Shepherdstown to Harpers Ferry to Charles Town back to Shepherdstown. People would come from afar to do that loop.

For car traffic, I understand no one wants to live on a thru street, but it's at times like this - the planning stage - that thought can be given to how people move around and how connections can be made; for car drivers as well as pedestrian and bike traffic.

I look forward to hearing from the Planning Commission.

From: [CompPlan2045](#)
To: [Michelle Evers](#)
Cc: [Jennifer Brockman](#)
Subject: FW: Comprehensive plan request
Date: Friday, April 12, 2024 4:34:15 PM

Hi Michelle,
When you get a moment, please include the email below as Actionable correspondence

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: CompPlan2045
Sent: Friday, April 12, 2024 4:29 PM
To: 'David L.' <rent01@frontiernet.net>
Cc: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: RE: Comprehensive plan request

Good afternoon,
Thank you for reaching out regarding changes to the Future Land Use map. As we discussed on Wednesday, I am happy to include your comments in the next Planning Commission meeting as Correspondence. During the meeting I will also mention the suggestions you have made both in the email below and as part of our conversation on Wednesday. Development in the community is very important to long range planning efforts and staff appreciates being able to discuss opportunities around Shepherdstown.

Please note, any future correspondence regarding the Comprehensive Plan Update can be sent to the CompPlan2045 email address and/or the PlanningDepartment email address without including staff member specific email addresses.

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: David L. <rent01@frontiernet.net>

Sent: Wednesday, April 10, 2024 8:53 PM

To: CompPlan2045 <compplan2045@jeffersoncountywv.org[Planning Department](mailto:PlanningDepartment@jeffersoncountywv.org)
<PlanningDepartment@jeffersoncountywv.org>

Subject: Comprehensive plan request

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

Hello,

I hope you are well. Luke, it was a pleasure speaking with you today. I enjoyed our conversation regarding future land use, and thought your ideas were intelligent and well thought out.

To that point we seemed to agree that schools naturally create a large daily traffic flow that requires a large portion of our population to travel to these educational facilities several times a day. These trips, whether private or public, (school busses), create a significant cost to tax payers. Therefore; shortening travel distances and building population, along with other potential commercial services around these hubs of community travel make a great deal of sense. Additionally, creating higher density from city centers all the way to these hubs creates the best economy of scales reducing infrastructure costs; therefore creating the best benefit for community tax payers. Finally, it makes a great deal of sense to upzone, mixed use excluding industrial, the following areas in my opinion due to new Shepherdstown schools:

1. Route 230 ie flowing springs road from Shepherdstown to Gardner's lane
2. All of Gardner's lane on both sides of road
3. Route 480 from Shepherdstown to Morgan Grove Park

I would request that you consider upzoning much if not entirety of flowing springs road, as a large portion of the population travels from Shepherdstown, to Jefferson High School, into Charles Town and back daily. Both route 230 and Flowing Springs road serve as key gateways to commuter paths and major school systems.

Lastly, I believe Leetown road 2 miles each direction of route 9 intersection is often overlooked for potentially feasible areas of growth. This area is in close proximity to highway, has public water and sewer extremely close from both Berkeley county and American water, along with only natural gas line in county nearby.

Thank you again for your intelligent, and progressive thinking conversation it was a breath of fresh air.

Respectfully,
David Lutman

From: [Planning Department](#)
To: [Michelle Evers](#)
Subject: RE: Thanks and Request
Date: Friday, April 12, 2024 4:35:16 PM

Change in plans, please list this as Actionable correspondence.

From: Planning Department
Sent: Friday, April 12, 2024 9:53 AM
To: 'Michelle Evers (mevers@jeffersoncountywv.org)' <mevers@jeffersoncountywv.org>
Subject: FW: Thanks and Request

Good morning Michelle,
Please add the following emails as Non-actionable correspondence for the May meeting

From: Kay Schultz <kay.nixschultz@gmail.com>
Sent: Thursday, April 11, 2024 3:36 PM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Cc: Charlotte Baker-Shenk <bakershenk@aol.com>; Mike Shepp <mikeshepp193@gmail.com>
Subject: Re: Thanks and Request

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

Luke,

Thanks for letting me know how to access the Action items and your timetable for them.

Yes, please do share our email with the Planning Commissioners. We are hopeful that the County will consider adding this flexible planning alternative to its set of ordinances.

Thanks, Kay

On Wed, Apr 10, 2024 at 4:39 PM Planning Department <PlanningDepartment@jeffersoncountywv.org> wrote:

Good afternoon,

We appreciate you taking the time to speak with Planning Commission and staff both last night and in prior conversations. The presentation was excellent and I hope our Planning Commissioners were able to take a lot away from it.

Regarding the Action Items that will be presented to the public at the May 13th meeting, we do not have a final draft ready yet but when they are prepared they will be posted in full on our website that can be accessed here. If you would like to see the preliminary draft that was presented last night, it can be found in the 4-9-24 Planning Commission Work Session Packet.

For your request, could we include your email as correspondence in the next Planning Commission packet so the Commissioners can see your suggestions about including a PUD in the Comprehensive Plan Update?

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV

From: Kay Schultz <kay.nixschultz@gmail.com>

Sent: Wednesday, April 10, 2024 2:42 PM

To: Planning Department <PlanningDepartment@jeffersoncountywv.org>; Mike Shepp <mikeshepp193@gmail.com>

Cc: Charlotte Baker-Shenk <bakershenk@aol.com>

Subject: Thanks and Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.
Hello Luke, Jennifer and Alexandra on staff and Mike Shepp and other members of the Planning Commission,

Thanks for the opportunity to share our experience developing Sage Place and Shepherd Village under Shepherdstown's PUD ordinance at your meeting last night. We appreciate your interest.

Reflecting on the evening, we want to add a request:

In the revision of the Jefferson County comprehensive plan, please include the intention to adopt (or the adoption of) a PUD ordinance in order to

- offer flexibility in project layout and design that can promote better landscape care and protection of existing topography, streams, forests and other valuable features.
- encourage designs that respect the architectural character of an area,
- encourage designs that promote Community connections among residents
- encourage designs that enable walkability to necessary services and community resources
- apply principles of "smart growth" including low impact development, etc.
- enhance the appearance of neighborhoods by conserving areas of special natural beauty, steep slopes, ecological importance and natural green spaces where appropriate

We are also interested in the Action Steps that you said would be discussed on May 13th. May we get a copy of those steps before the meeting?

Thanks again for the opportunity to share.

Charlotte Baker-Shenk and Kay Schultz

[Shepherd Village](#)

Item #3 Comprehensive Plan Update Actionable Correspondence

New correspondence received after May 7, 2024 - Index

1. Email from Potomac Valley Audubon Society (PVAS) dated 2024-05-13
2. Email from Lizette Temple dated 2024-05-13
3. Email from Lori Simmons dated 2024-05-13
4. Email from Mark Muse dated 2024-05-13
5. Email from Philip Post dated 2024-05-13
6. Email from Rebecca Phipps dated 2024-05-13
7. Email from Susan Ford dated 2024-05-13
8. Email from Suzanne Patrick dated 2024-05-13
9. Email from Tracy Riordan dated 2024-05-13
10. Email from Jena Meredith dated 2024-05-16
11. Email from Marcy Bartlett dated 2024-05-16
12. Email from Martha Sullivan dated 2024-05-16
13. Email from Ralph Scorza dated 2024-05-16
14. Email from Cindy Powers dated 2024-05-23
15. Email from David Lutman dated 2024-05-16
16. Email from Jeff Hornbeck dated 2024-05-16
17. Email from Jim Surkamp dated 2024-05-16
18. Email from Michael Chalmers dated 2024-05-16
19. Email from Rose Marie dated 2024-05-16
20. Petition from Russo-Shepherdstown dated 2024-05-16
21. Email from Doug Rockwell dated 2024-05-17
22. Email from James Cain dated 2024-05-17
23. Email from D.W. Gregory dated 2024-05-18
24. Email from David Duh dated 2024-05-18
25. Email from Judy York dated 2024-05-18
26. Email from Cynthia Feeser dated 2024-05-19
27. Email from Elizabeth McGowen dated 2024-05-19
28. Email from Lois Butcher dated 2024-05-19
29. Email from Bill Rule dated 2024-05-20
30. Email from Evelyn Getty dated 2024-05-20
31. Email from Jane Tabb dated 2024-05-20
32. Email from Mary Beth Kilmer dated 2024-05-20
33. Email from Nancy Craun dated 2024-05-20
34. Email from Paul Kradel dated 2024-05-20
35. Email from Randall Tremba dated 2024-05-20
36. Email from Carrie Singer dated 2024-05-22
37. Email from Bobbi Blok dated 2024-05-24
38. Email from Bob Aitcheson dated 2024-05-26
39. Email from Charlotte Fremaux dated 2024-05-26
40. Email from Deborah Rochefort dated 2024-05-27
41. Email from Philip Baker-Shenk dated 2024-05-27
42. Email from Billy McLaughlin dated 2024-05-28
43. Email from Charlotte Fremaux dated 2024-05-28
44. Email from Sharon & Michael Helman dated 2024-05-28
45. Email from Teresa Purcell-Diehl dated 2024-05-29
46. Email from Jacquelyn Milliron dated 2024-05-31



Potomac Valley Audubon Society

www.PotomacAudubon.org | P.O. Box 578, Shepherdstown, WV 25443 | 681-252-1387

13 May 2024

Luke Seigfried, County Planner
116 East Washington Street, Suite 200
Charles Town, WV 25414

Dear Mr. Seigfried,

On behalf of the Potomac Valley Audubon Society (PVAS), we appreciate the opportunity to provide the following comments for the Jefferson County Comprehensive Plan 2045 (Plan) update. PVAS serves Jefferson County and the region with a mission to preserve, restore, and enjoy the natural world through education and action. Our membership includes over 300 people, many of whom have engaged in the Plan update process.

We support conservation of natural areas for people and wildlife, and we appreciate the importance of county planning and zoning for this purpose. The PVAS maintains a network of nature preserves in the region including Cool Spring Nature Preserve in Jefferson County, and we can attest to the many public benefits such areas offer. However, we also recognize that conservation planning requires a landscape perspective, and that isolated nature preserves by themselves are unlikely to serve the needs of Jefferson County residents as we continue to grow.

We therefore support the emphasis on parks and open space conservation that has been a repeated theme in many public comments for the 2045 update in prior meetings. We also share the concern raised by public comment in prior meetings regarding the rapid loss of open space and farmland to industrial and residential development in Jefferson County. We therefore offer the following specific recommendations:

1. Incorporate Conservation Districts for land use planning in Jefferson County. We are fortunate that the West Virginia Conservation Agency supports agricultural enhancement and conservation in the Eastern Panhandle Conservation District, but we believe that the County should formally incorporate such conservation planning in the 2045 update. We are concerned that many areas zoned for Rural/Agriculture in the Envision 2035 plan have since been rezoned for development by the Board of Zoning Appeals, and we believe that formalizing a Conservation District zoning designation could avoid such ad-hoc planning while providing economic incentives for conservation moving forward. Additional resources are available from the West Virginia Association of Conservation Districts: <https://www.wvacd.org>.
2. Incorporate water conservation in land use planning. Although public water supply management is the purview of City and County administrators outside the Office of Planning and Zoning, the land use decisions stemming from the 2045 update nonetheless will affect public water security and supply. For instance, drought conditions last summer forced municipal water managers in

*Potomac Valley Audubon Society is people dedicated to preserving, restoring and enjoying the natural world through education and action.
Join or donate today! Learn more at www.PotomacAudubon.org.
EIN#: 55-0626891*

the county to resort to secondary water supply options, and increasing demands for water from industrial and residential development may exacerbate the problem. To our knowledge, the most recent assessment of groundwater availability in the county was conducted in 2012 (ASI report), and development pressures have greatly increased since that time. We recommend updating that analysis to account for current and anticipated development pressures on water resources in the county. Such an update could be facilitated by the Jefferson County Water Advisory Board. We also note that historic preservation and water resource conservation often is mutually beneficial in this region because the original farms typically were located near streams and springs.

3. Quantify economic benefits of conservation in the 2024 update. Parks and natural areas are highly valued by Jefferson County residents, as highlighted by many public comments towards this end in the 2045 update process to-date. Moreover, additional development pressures will only increase the importance of conservation planning moving forward. We therefore recommend that economic benefits of natural areas and conservation be incorporated in the 2045 update.

Thank you for your consideration of our comments. Please feel free to contact us for additional information.

Sincerely,



Kristin Alexander
Executive Director



Michael Sullivan
President, Board of Directors

Nathaniel Hitt, PhD
Member, Board of Directors

From: [Lizette L. Temple](#)
To: [Planning Department](#)
Cc: [ComPlan2045](#)
Subject: Re: Hi
Date: Monday, May 13, 2024 11:00:55 AM

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

Yea please

Get [Outlook for iOS](#)

From: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Sent: Monday, May 13, 2024 10:48:01 AM
To: Lizette L. Temple <lizettelobner@hotmail.com>
Cc: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: RE: Hi

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

The Final Public Input meeting is being hosted this evening from 7-9 p.m. at Jefferson HS to gather public comments on the Future Land Use Map(including the proposed Preferred Growth Area expansion) as it is currently in a draft status. This meeting is prior to the Public Hearings and Adoption of the Comprehensive Plan Update so the Planning Commission is encouraging residents to provide comments at this meeting so changes can be made. Additional information can be found on our [website](#).

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Lizette L. Temple <lizettelobner@hotmail.com>
Sent: Sunday, May 12, 2024 11:57 PM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: Hi

CAUTION: This email originated from outside your organization. Exercise caution

when opening attachments or on clicking links from unknown senders.

A mere 36 hours ago, the Jefferson County Planning Commission posted a NEW proposed County Future Land Use map that adds a "Preferred Growth Area" (PGA) designation to a new large block of land surrounding the new elementary/middle school site south of Shepherdstown on Rte 230.

Why do this like this. And be sneaky?

We do not want this huge commercial and housing developments. Go to another town. Please don't ruin our beautiful rural town. It's depressing to see that money is all that is wanted. More growth means more traffic, crime, bad pollution and drugs. Please don't allow this plan to be passed!!

Get [Outlook for iOS](#)

From: [Lizette L. Temple](#)
To: [Planning Department](#)
Subject: please stop this! NEW proposed County Future Land Use map
Date: Monday, May 13, 2024 10:27:43 AM

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

Please I beg you do not accept a NEW proposed County Future Land Use map that adds a "Preferred Growth Area" (PGA) designation to a new large block of land surrounding the new elementary/middle school site south of Shepherdstown on Rte 230. It will destroy our small community and devastate our environment and farmlands, why are you even entertaining this ridiculous plan? Say no!! The lands around the new school site were designated Rural/Agriculture. Keep in that way, do not be sneaky!!

It would clutter and clog yet another road corridor into historic Shepherdstown. We love the quietness and do not want this, do not take this plan just for money, think about our beautiful community, please!!

There is no infrastructure in that area (e.g., no utility water/sewer), but the school plus this surrounding PGA designation would help justify infrastructure expansion that leads to intense development there over the next 20 years. We must nip this proposed PGA in the bud. No, we did not even want the schools there and now you are pushing this even further! No!!

I am expressing my opposition, in note comments, and many friends and neighbors feel the same way, we say no to this plan!! This is a last-minute addition of a Preferred Growth Area in the middle of agriculture fields leading into historic Shepherdstown. That is not fair and not agreed upon by thousands of people living in this area!

L Temple

From: [Lori Simmons](#)
To: [ComPlan2045](#)
Subject: Re: PGA south of Shepherdstown
Date: Monday, May 13, 2024 11:38:47 AM

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

Yes, you may include my comments.

Lori

> On May 13, 2024, at 11:10 AM, ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

>

> Good morning,

> We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

>

> The Final Public Input meeting is being hosted this evening from 7-9 p.m. at Jefferson HS to gather public comments on the Future Land Use Map(including the proposed Preferred Growth Area expansion) as it is currently in a draft status. This meeting is prior to the Public Hearings and Adoption of the Comprehensive Plan Update so the Planning Commission is encouraging residents to provide comments at this meeting so changes can be made. Additional information can be found on our website. (<https://www.jeffersoncountywv.org/county-government/departments/engineering-planning-and-zoning/2024-comprehensive-plan-update>).

>

>

> Best,

> Luke

>

>

>

> Luke Seigfried (He, Him, His)

> County Planner

> Department of Engineering, Planning, & Zoning

> Jefferson County, WV

> (304) 728-3228

> complan2045@jeffersoncountywv.org

>

>

> -----Original Message-----

> From: Lori Simmons <mapmaker3@comcast.net>

> Sent: Monday, May 13, 2024 10:32 AM

> To: ComPlan2045 <complan2045@jeffersoncountywv.org>

> Subject: PGA south of Shepherdstown

>

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

>

>

> I just found out that a Preferred Growth Area (PGA) south of Shepherdstown, surrounding the new elementary/middle school, was submitted at the 11th hour before the Final Public Input. Not only is this change unfair, but it is ill-advised and needs adequate notice for study. To sneak this in is NOT democratic. Please table this for more public input.

>

>

>

> Lori Simmons

>

> 242 Omni Way

>

> Shenandoah Junction, WV 25442

>

From: [Mark Muse](#)
To: [ComPlan2045](#)
Subject: Re: South Shepherdstown PGA
Date: Monday, May 13, 2024 10:59:40 AM

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

Yes, please do include my comments in the Planning Commission packet as correspondence.

Thank you,
Mark Muse

On May 13, 2024, at 10:48 AM, ComPlan2045
<complan2045@jeffersoncountywv.org> wrote:

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

The Final Public Input meeting is being hosted this evening from 7-9 p.m. at Jefferson HS to gather public comments on the Future Land Use Map(including the proposed Preferred Growth Area expansion) as it is currently in a draft status. This meeting is prior to the Public Hearings and Adoption of the Comprehensive Plan Update so the Planning Commission is encouraging residents to provide comments at this meeting so changes can be made. Additional information can be found on our [website](#).

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Mark Muse <1xmmuse@gmail.com>
Sent: Monday, May 13, 2024 6:41 AM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: South Shepherdstown PGA

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

senders.

This last minute change in the plan to create the South Shepherdstown Preferred Growth Area is sneaky and absolutely outrageous! DO NOT CREATE THE SOUTH SHEPHERDSTOWN PGA! You are ruining the county bit by bit. You are going to have a lot of extremely angry people on your hands if this happens.

As sincerely as anyone ever gets,
Mark Muse

From: [Philip Post](#)
To: [ComPlan2045](#)
Subject: Re: Proposed expansion
Date: Monday, May 13, 2024 10:55:14 AM

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Please include my comments in your correspondence. Thank you. Philip S Post at 301 462 9175.

On Mon, May 13, 2024 at 10:48 AM ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

The Final Public Input meeting is being hosted this evening from 7-9 p.m. at Jefferson HS to gather public comments on the Future Land Use Map(including the proposed Preferred Growth Area expansion) as it is currently in a draft status. This meeting is prior to the Public Hearings and Adoption of the Comprehensive Plan Update so the Planning Commission is encouraging residents to provide comments at this meeting so changes can be made. Additional information can be found on our [website](#).

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

From: Philip Post <pspost4@gmail.com>

Sent: Sunday, May 12, 2024 1:09 PM

To: ComPlan2045 <complan2045@jeffersoncountywv.org>

Subject: Re: Proposed expansion

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On Sun, May 12, 2024 at 1:00 PM Philip Post <pspost4@gmail.com> wrote:

I see this plan as one conceived in most inappropriate haste. It seems to threaten the quality of life in Jefferson County. It appears to me to be the effort of a venal, selfish, cabal; a cabal selfishly intent on destroying the quality of life in Jefferson County: farms, natural habitats, diminishing the quality of water.

Philip S Post

From: rebecca_phipps
To: [ComPlan2045](#)
Subject: Fwd: NO to southside of Shepherdstown development
Date: Monday, May 13, 2024 12:15:13 PM

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Here you go

----- Forwarded message -----

From: rebecca phipps <beckyhipps502@gmail.com>
Date: Sun, May 12, 2024 at 5:26 PM
Subject: NO to southside of Shepherdstown development
To: <ComPlan2024@jeffersoncountywv.org>

Greetings county planners of Jefferson County and did you think that no one would notice your 11th hour change to the comprehensive plan? You are probably not old enough to recall Watergate...so, "Saturday night massacre" probably means nothing to you. Same thing, look it up.

So, just to be clear, you should count this email as a NO for your plan to surround the new schools just outside of Shepherdstown with development.

As I have said before, don't Fairfax Jefferson. Have you been there lately? You wouldn't like it. Your group has the power to change the trend where the county rolls over and lets the developers have everything they want. If you meet with success, you could tell other counties how to do it.

Again, a great big NO.

Rebecca Phipps
Shepherdstown

From: [Susan Ford](#)
To: [ComPlan2045](#)
Subject: Re: New Development Plans
Date: Monday, May 13, 2024 11:24:05 AM

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Yes, Luke. That's fine with me. Thanks!

Sent from my iPad

> On May 13, 2024, at 11:13 AM, ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

>

> Good morning,

> We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

>

> The Final Public Input meeting is being hosted this evening from 7-9 p.m. at Jefferson HS to gather public comments on the Future Land Use Map(including the proposed Preferred Growth Area expansion) as it is currently in a draft status. This meeting is prior to the Public Hearings and Adoption of the Comprehensive Plan Update so the Planning Commission is encouraging residents to provide comments at this meeting so changes can be made. Additional information can be found on our website. (<https://www.jeffersoncountywv.org/county-government/departments/engineering-planning-and-zoning/2024-comprehensive-plan-update>)

>

>

>

> Best,

> Luke

>

>

>

> Luke Seigfried (He, Him, His)

> County Planner

> Department of Engineering, Planning, & Zoning

> Jefferson County, WV

> (304) 728-3228

> complan2045@jeffersoncountywv.org

>

>

> -----Original Message-----

> From: Susan Ford <susan.rae.ford@gmail.com>

> Sent: Monday, May 13, 2024 11:01 AM

> To: ComPlan2045 <complan2045@jeffersoncountywv.org>

> Subject: New Development Plans

>

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

>

>

> Is the Commission so desperate for tax revenue or is there glad handing going on behind the scenes that you are willing to compromise our water, electrical and road systems to untenable limits? And to what other purpose are you eliminating agriculture land and green spaces to make our beautiful county ugly????

>

>

>

> Please rethink this second plan.

>

>

>

> Susan Ford

>

> 32 Oriole Ct.

>

> Shepherdstown, WV 25443

>

>

>

> Sent from my iPad

>

From: [biltmore19](#)
To: [ComPlan2045](#)
Subject: RE: Addition of PGA to Comprehensive Plan
Date: Monday, May 13, 2024 1:08:52 PM

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Yes please include my comments in the Planning Commission packet as correspondence.
Suzanne Patrick

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone

----- Original message -----

From: ComPlan2045 <complan2045@jeffersoncountywv.org>
Date: 5/13/24 11:12 AM (GMT-05:00)
To: biltmore19 <biltmore19@comcast.net>
Subject: RE: Addition of PGA to Comprehensive Plan

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

The Final Public Input meeting is being hosted this evening from 7-9 p.m. at Jefferson HS to gather public comments on the Future Land Use Map(including the proposed Preferred Growth Area expansion) as it is currently in a draft status. This meeting is prior to the Public Hearings and Adoption of the Comprehensive Plan Update so the Planning Commission is encouraging residents to provide comments at this meeting so changes can be made. Additional information can be found on our [website](#).

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

From: biltmore19 <biltmore19@comcast.net>

Sent: Monday, May 13, 2024 10:46 AM

To: ComPlan2045 <complan2045@jeffersoncountywv.org>

Subject: FW: Addition of PGA to Comprehensive Plan

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

To consider rezoning the area around the planned elementary school from rural/agriculture to residential/commercial is another example of the short sighted and greed/ power driven actions of our commissioners. While citizens of Jefferson County are working toward a healthy environment for future generations by removing invasive plants and replanting with native plants, by volunteering and cleaning and removing trash and invasives in our Town Run and other streams, by turning lawns into meadow lands or trees areas, short sighted and greed driven legislatures are turning over our precious land to those who only look at their bank account or position of power. Step back and think what your children and grandchildren will inherit , a land that has been raped by thoughtless developers or a land full of the health and beauty nurtured by caring inhabitants.

Look at the short sightedness of the planners of the elementary school not considering water or sewage. Now the water supply is well and will likely run dry with the existing subterranean water. Better option was to have water and sewage lines run out to the school but oh no, too expensive. The expense now will be on future generations trying to correct missteps of the past.

Take time, reflect and make wise and deliberate choices that will benefit future generation. Deny the proposed PGA motion which has been thrown in at the last moment.

Suzanne Patrick

Shepherdstown/Jefferson County Resident

From: biltmore19@comcast.net
To: [ComPlan2045](#)
Subject: Fwd: PGA Expansion
Date: Monday, May 13, 2024 7:37:53 PM

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

Please include following in the Planning Commission packet as correspondence. Rezoning the designated areas in the PGA will bring in developers who don't live here and don't care about the long term impact of their development. Coming from outside work is more likely to be shoddy and the developers won't be around to see the consequences of poor planning or quick work. Commercial enterprises from outside will not be concerned about what their parking lots do to our water, what increased traffic to their businesses do to our too small roads, and a myriad of other concerns that would be considered if the business owners lived here. All this does not mention the disappearance of the beautiful natural landscape when too much growth takes place.

Look what Rockwool has done to previous orchard area. They have not kept to the original agreement of limiting the polluted water and they are pushing for a lessening of the strictures they agreed to and have broken. And they don't pay taxes yet beat up our roads with their great trucks.

We need to preserve our agriculture and natural landscape.

DO NOT APPROVE THE PGA EXPANSION.

Suzanne Patrick

Shepherdstown/ Jefferson County resident.

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone

From: [Tracy Riordan](#)
To: [ComPlan2045](#)
Subject: Re: Against changing preferred growth area
Date: Monday, May 13, 2024 11:16:24 AM

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Luke,

Yes, please include it as correspondence.

Thank you.

Tracy Riordan

Sent from my iPhone

> On May 13, 2024, at 11:08 AM, ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

>

> Good morning,

> We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

>

> The Final Public Input meeting is being hosted this evening from 7-9 p.m. at Jefferson HS to gather public comments on the Future Land Use Map(including the proposed Preferred Growth Area expansion) as it is currently in a draft status. This meeting is prior to the Public Hearings and Adoption of the Comprehensive Plan Update so the Planning Commission is encouraging residents to provide comments at this meeting so changes can be made. Additional information can be found on our website.

>

> Best,

> Luke

>

>

>

> Luke Seigfried (He, Him, His)

> County Planner

> Department of Engineering, Planning, & Zoning

> Jefferson County, WV

> (304) 728-3228

> complan2045@jeffersoncountywv.org

>

>

> -----Original Message-----

> From: Tracy Riordan <tdmriordan@gmail.com>

> Sent: Sunday, May 12, 2024 10:04 PM

> To: ComPlan2045 <complan2045@jeffersoncountywv.org>

> Subject: Against changing preferred growth area

>

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>

>

> Here I am on Mother's Day, a day we talk about appreciating the special person who has provided for us, writing to ask that you stop making rash and harmful decisions to the special place that provides for us.

>

>

>

> My decision to move here, over twenty years ago, was based on being a Mother. Having clean air and water, a place to garden for food, and a safe community made Shepherdstown a good place to have a family. Changing the Preferred Growth Area (PGA) designation for the area south of Shepherdstown from Rural/Agricultural to Residential/Commercial in the County Comprehensive Plan is destructive to much that the area provided to my family and so many others.

>

>

>

> While I understand that some communities grow, I do not understand the lack of concern about infrastructure and quality of life that goes into making the decisions of how to allow growth. We need to cherish the good in the area, what makes the town a healthy and happy place to be - the farming community, the access to a small college town and the strong community that comes with it, the recreational access of the natural areas. All of these are threatened with this shortsighted suggestion. The acceptance and pattern of sprawl, as this clearly is a suggestion for, is well documented to increase pollution, strain natural resources, and increase traffic. It also hurts the local economy in increased social isolation, higher costs of living, and increased infrastructure costs. This pattern of turning our farmland into tract housing, our quiet roads into crowded thoroughfares, and our town into a place for others only, is a short term vision. Shepherdstown deserves better, more current and creative solutions - solutions that have made the area worth living in the first place.

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> Now is the time to be unwavering in our dedication to protect all aspect of our lives, and the lives of those in this community. Therefore, I am against changing the Preferred Growth Area (PGA) designation for the area south of Shepherdstown from Rural/Agricultural to Residential/Commercial in the County Comprehensive Plan.

>

>

>

> Thank you.

>

> Tracy Riordan

>

>

>

> 105 Chandler Drive

>

> Shepherdstown

>

>

>

> tdmriordan@gmail.com

>

> 301-331-6217

From: [Jena Meredith](#)
To: [ComPlan2045](#)
Cc: bryan.d.meredith@gmail.com
Subject: Re: Proposal to Rezone
Date: Friday, May 17, 2024 7:19:17 AM

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

Hello Luke,

Thank you for your response and clarification.

You may certainly use my comments. We all want the best for Jefferson County!

Jena Meredith

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From: ComPlan2045 <complan2045@jeffersoncountywv.org>
Sent: Thursday, May 16, 2024 11:17:04 AM
To: Jena Meredith <jenameredith@hotmail.com>
Cc: bryan.d.meredith@gmail.com <bryan.d.meredith@gmail.com>
Subject: RE: Proposal to Rezone

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

I did want to note, the Comprehensive Plan Update and the Future Land Use map do not change the Zoning of any property. All Zonings in the County are owner initiated. What the Future Land Use map does is indicate locations where growth could be appropriate based on infrastructure and the existing status of the properties. With this in mind, can I provide your comments below to the Planning Commission for their review?

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Jena Meredith <jenameredith@hotmail.com>
Sent: Monday, May 13, 2024 1:53 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Cc: bryan.d.meredith@gmail.com

Subject: Proposal to Rezone

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

I would like to ask the committee to vote against the new proposal from the Jefferson County planning committee to rezone from agriculture/rural to residential/commercial use.

Where does this stop?

- *The roads cannot support such growth.
- *The other infrastructure cannot support this growth and development.
- *We must not fill the 2 new schools to capacity as soon as they are built.
- *Daycare is a huge problem already in the county.
- *Shepherdstown only has one grocery store AND it is a very small one!
- *The trash on the roads now is totally unacceptable!
- *We must preserve the farmland of this county!
- *There is no reason we need to do this. There are many new cheaply built homes being built in the county currently.

Why was this a last minute addition to tonight's meeting? Obviously a very sneaky attempt to get this passed. Everyone knows that.

We cannot allow greedy developers to change this community at such a high cost to the land and the people who live here.

Jena Meredith
Shepherdstown

Get [Outlook for iOS](#)

From: [Marcy Bartlett](#)
To: [ComPlan2045](#)
Subject: Re: Opposition to the proposed Shepherdstown South PGA
Date: Thursday, May 16, 2024 11:28:28 AM

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

Yes, do include. Thank you.

On Thu, May 16, 2024 at 10:23 AM ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

From: Marcy Bartlett <marcelebartlett@gmail.com>

Sent: Monday, May 13, 2024 8:20 PM

To: ComPlan2045 <complan2045@jeffersoncountywv.org>

Subject: Opposition to the proposed Shepherdstown South PGA

CAUTION: This email originated from outside your organization. Exercise caution

when opening attachments or on clicking links from unknown senders.

I strongly oppose adding a new “Preferred Growth Area,” PGA, to a large block of land surrounding the new elementary/ middle school site south of Shepherdstown on Route 230. I am also opposed to changing this land designation from rural/ agricultural to residential/ commercial use.

This proposed PGA poses a threat to agriculture, conservation, and green space preservation efforts due south of Shepherdstown. It would clutter and clog another gateway road leading to historic Shepherdstown. There is not public water and sewer available in this area.

This change to the Future Land Use Map available less than a week prior to the Final Input Session for the Jefferson County 2045 Comprehensive Plan is concerning and not transparent. Is this the standard procedure Shepherdstown residents of Jefferson County can expect of their county government?

Marcy Bartlett

From: [Martha Sullivan](#)
To: [ComPlan2045](#)
Subject: Re: Newly proposed "Preferred Growth Area" (PGA)
Date: Thursday, May 16, 2024 10:33:43 AM

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Yes, please do.

On Thu, May 16, 2024 at 3:24 PM ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

From: Martha Sullivan <sullivanmartha1@gmail.com>
Sent: Monday, May 13, 2024 3:29 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Newly proposed "Preferred Growth Area" (PGA)

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

Dear Commissioners,

As a Jefferson County homeowner, I am writing to object to the newly proposed “Preferred Growth Area” (PGA) designation to the new large block of land surrounding the new elementary/middle school site south of Shepherdstown on Rte 230. This new PGA poses a huge threat to agriculture, conservation, and green space preservation efforts south of Shepherdstown. It would clutter and clog yet another road corridor into historic Shepherdstown and diminish the quality of our lives and the environment.

Sincerely,

Martha Sullivan

From: [Ralph](#)
To: [ComPlan2045](#)
Subject: Re: Jefferson County Planning Commission New PGA comments
Date: Thursday, May 16, 2024 8:32:31 PM

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

Yes,

Thank you

On May 16, 2024, at 10:24 AM, ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

Best,

Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Ralph <ralphscorza@gmail.com>
Sent: Monday, May 13, 2024 6:19 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Jefferson County Planning Commission New PGA comments

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

The surprising new PGA outside of Shepherdstown is something that should not be considered by the planning commission. The community and Shepherdstown officials have had no time to consider this major alteration of the zoning around Shepherdstown. The road past the proposed PGA properties could not handle the increased traffic that this rezoning would produce. Traffic related to commercial establishments and potentially high density housing would be a major issue. This would create a real danger to school activities including school bus traffic and traffic related to children being dropped off and picked up by parents. Erosion of farm land is also an issue. I don't see any justification for changing the land use designation. It is unnecessary and is a clear danger to school activities and traffic in general on that rural roadway. From where did the suggestion for this new PGA arise? This should be made clear to Jefferson County citizens and the citizens of Shepherdstown in particular. Why was it added to the planning document just hours before the planning commission meeting? This new PGA is unnecessary, unwanted, and should be withdrawn from the planning document.

Ralph Scorza

From: [Cindy Powers](#)
To: [ComPlan2045](#)
Subject: Re: New Shepherdstown PGA Designation
Date: Thursday, May 23, 2024 6:14:03 PM

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Sure! I'm sorry for delay on responding to this.

Cindy

On Thu, May 16, 2024, 10:24 AM ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

From: Cindy Powers <cindy.powers@gmail.com>
Sent: Monday, May 13, 2024 2:56 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: New Shepherdstown PGA Designation

CAUTION: This email originated from outside your organization. Exercise caution

when opening attachments or on clicking links from unknown senders.

To the Jefferson County Planning Commission,

As a resident of Shepherdstown, I am deeply concerned about the new PGA around the future elementary school that has just been added to the comprehensive plan map. I am concerned that we are not being given the time to truly evaluate the impact of developing this area - especially considering the lack of long-term planning currently going into the developments being built around Shepherdstown.

This new PGA poses a huge threat to agriculture, conservation, and green space preservation efforts south of Shepherdstown. Not to mention, it would clutter and clog yet another road corridor into historic Shepherdstown.

Therefore, I strongly support removing this new PGA to the comprehensive plan map.

Thank you,

Cindy Powers

Sage Place, Shepherdstown

From: [ComPlan2045](#)
To: ["David L."](#)
Subject: RE: Comp Plan Comments
Date: Thursday, May 16, 2024 4:30:00 PM

Thank you for your comment regarding the Comprehensive Plan Update, we will provide it to the Planning Commission as actionable correspondence at the next available meeting.

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: David L. <rent01@frontiernet.net>
Sent: Thursday, May 16, 2024 4:19 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Re: Comp Plan Comments

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Please relabel the 15 acres adjacent to 340 and severed by the new Lewisville road extensions RLIC for the 2045 comp plan. There are plans underway for this area to be developed commercially, as this will be the 1st main intersection as you enter WV from VA on 340. It is currently zoned RLIC and I would like that status to remain.

Respectfully,
David Lutman

From: [Jeff Hornbeck](#)
To: [ComPlan2045](#)
Subject: Re: Jefferson County 2045 Comprehensive Plan
Date: Thursday, May 16, 2024 4:18:22 PM

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Yes please

On May 16, 2024, at 11:50 AM, ComPlan2045
<complan2045@jeffersoncountywv.org> wrote:

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Jeff Hornbeck <jhornbeck81@gmail.com>
Sent: Tuesday, May 14, 2024 2:21 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Jefferson County 2045 Comprehensive Plan

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**Statement of J. F. Hornbeck to the Jefferson County Planning Commission
on the Final Input Session of the Proposed Last-Minute Revision to the
Jefferson County 2045 Comprehensive Plan**

May 13, 2024

My name is John F. (Jeff) Hornbeck. As a 32-year resident of Jefferson County, I am writing against adopting a proposal to the County 2045 Comprehensive Plan that would change the Preferred Growth Area (PGA) designation for the area south of Shepherdstown (around the new schools that are under construction) from Rural/Agricultural to Residential/Commercial. I have three major concerns:

1) First, the last minute posting of the newly proposed Planning Map (announced only 36 hours in advance of the meeting) belies a process that appears to have been in the works for some time now. Such a move is fundamentally deceptive and an affront to the people of Shepherdstown and Jefferson County. The rationale for this change could not be adequately explained at the meeting, further suggesting that it is a process that privileges outside development interests over county residents. In the past, such a tactic has brought us the likes Rockwool and, 30 years ago, the Casino in Charles Town, the details of which I will gladly recount for you as a member of the Charles Town City Council back in the mid-90s.

2) Second, many at the meeting pointed to the glaring density, congestion and infrastructure problems inherent in such a plan. I would add that given the frequently stated development priority of the Planning Commission, the proposed change is, in fact, actually bad economic development policy for Jefferson County. Jefferson County is unique in the state of WV. It has the highest per capita and median family incomes of any county in the state, and yet maintains its rural, small town, quiet, small business/residential oriented communities. We do not need high density corridors to improve the economic potential of Jefferson County because it is well situated as part of a bigger regional economy that allows it to thrive while also maintaining its high quality of living.

3) Third, the winners in the proposed changes to the Plan are likely to be interests outside Jefferson County, while the costs, social and economic, of this proposed last-minute change will be borne by the citizens of Jefferson County. This is a lose-lose proposition and should be abandoned.

From: [Jim Surkamp](#)
To: [Planning Department](#)
Subject: Re: fromJim Surkamp BIG correctable problem
Date: Thursday, May 16, 2024 3:04:26 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.
Send to County Commission attn Jane Tabb AND the two other seated Commissioners and Planning Commission as correspondence and send me a copy of the maps with all types of conservation easements

On Thu, May 16, 2024 at 1:59 PM Planning Department
<PlanningDepartment@jeffersoncountywv.org> wrote:

Good afternoon,

We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence? We can also send this over to the County Commission so Commissioner Tabb can view your comments below as well.

The Future Land Use map shows properties with conservation easements in place as “Conservation Areas” and they include easements held by the ATC, Farmland Protection, the FAA, Land Trust of the Eastern Panhandle, the Historic Landmarks Commission, and several others. I hope this information helps!

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

From: Jim Surkamp <jsurkamp@gmail.com>

Sent: Wednesday, May 15, 2024 10:54 AM

To: Jennifer Brockman <jbrockman@jeffersoncountywv.org>; Planning Department <PlanningDepartment@jeffersoncountywv.org>; Todd Fagan <toddsusan28@yahoo.com>; Jim Surkamp <jsurkamp@gmail.com>

Subject: fromJim Surkamp BIG correctable problem

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

There is a huge hue and cry on facebook in the context of the preferred growth area insertion in the comp plan, in combination with the marked lack of a county map that shows ALL parcels - not just farmland protection board properties - that are protected from development.

The Comprehensive Plan -with good reasons - should immediately review all parts of the county where such preserved properties are clustering and the larger area they are within must be made ag. Because they are legally not going to change their status they are excellent anchors to land use planning. Any properties that are not preserved by such conservation easements but are bordered and within such a cluster, by the logic of planning must be given zone status only for residential, requiring large lot size like fifteen acres. i.e. lot sizes that can handle well and septic.

But we need to see and the public can access a map with all such preserved properties. A comp plan without this has no complete logical fact-based driver to inform it.

Please share this (Liz) with Jane Tabb

Sincerely

Jim Surkamp

From: [Michael Chalmers](#)
To: [ComPlan2045](#)
Subject: Re: — Comment to the Commission on the 2024 Comp. Plan
Date: Thursday, May 16, 2024 3:32:08 PM

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Sounds good to me - thanks again.

All the best,

MC

On Thu, May 16, 2024 at 3:15 PM ComPlan2045 <complan2045@jeffersoncountywv.org> wrote:

Fantastic, what I will do is include the entire email chain so Planning Commissioners can see exactly what you wrote about. I appreciate you taking the time to provide this public comment and I want to assure you that we do not edit the correspondence we receive and I do my best to accurately represent the comments we receive.

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

From: Michael Chalmers <michaelchalmers1@gmail.com>

Sent: Thursday, May 16, 2024 11:55 AM

To: ComPlan2045 <complan2045@jeffersoncountywv.org>

Subject: Re: — Comment to the Commission on the 2024 Comp. Plan

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Luke - I don't mind. I realize my zoning sensibility might not be up to code (ironically), but I think you'd agree that my comments are universal enough to resonate with folks, and represent succinctly the point I'm trying to make.

If my comments are included as they were presented to you - then I'm fine with you including them as you describe. If they're going to be edited and/or used in a way that doesn't represent what I've stated here, then I'd want to avoid that. I think I've made an effort here to make a fair statement that represents everyone, and especially this precious environment we all live within. I'd hate to have it taken out of context, or chopped up into soundbytes that ultimately do it an injustice ... which obviously defeats the purpose.

Keep me posted, much obliged.

Mike C.

On Thu, May 16, 2024 at 11:47 AM ComPlan2045
<complan2045@jeffersoncountywv.org> wrote:

Good morning,

We are in receipt of your email regarding the Comprehensive Plan Update. Thank you for taking the time to provide public feedback. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

Regarding rezonings, I did want to mention that the Comprehensive Plan Update and the Future Land Use map do not change the Zoning of any property. All Zonings in the County are owner initiated. What the Future Land Use map does is indicate locations where growth could be appropriate based on infrastructure and the existing status of the

properties. With this in mind, can I provide your comments below to the Planning Commission for their review?

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

(304) 728-3228

complan2045@jeffersoncountywv.org

From: Michael Chalmers <michaelchalmers1@gmail.com>

Sent: Tuesday, May 14, 2024 11:34 AM

To: ComPlan2045 <complan2045@jeffersoncountywv.org>

Subject: — Comment to the Commission on the 2024 Comp. Plan

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

To Whom it May Concern at the JC Commission:

I'm writing as a concerned citizen - in regards to future land use in Jefferson County, and specifically, the Shepherdstown area.

Thank you for your time.

I'm not opposed to growth and I realize that expansion is a reality, especially when you butt up against an area like the DMV. It's inevitable, and I probably differ from many of my community peers in my thinking that this area (up and down Flowing Springs from Shepherdstown - Charles Town & 480 in and out of Shepherdstown - Kearneysville) will eventually look like a modern suburb of a major metropolitan area - where once there were fields as far as the eye could see to the base of the mountains - there will likely be houses by the tens of thousands ... etc.

Such is the price of modernity. While I wish it wasn't true for this area, I know that it happens everywhere.

What I'm most concerned about is that the Commission doesn't seem to care at all about the land itself, and what's underneath all of this growth. I believe the Commission should take a pause and consider the type of geography all of this growth will inevitably sit atop, and the impact of digging it up, filling it in, breaking it up, toxifying it with the inevitable run-off of the industrial and/or building/construction process in general.

This area is defined by many natural anomalies – all of which are thoroughly enjoyed by its residents (I'm sure that includes you) – but the water system that runs beneath and throughout the region is of critical importance, and should be the topic that rules the day here, and at myriad points in the future.

I don't need to get into the details of it all - you already

know everything.

But the obvious gorilla in the room - the 'light industrial' or commercial-use moniker - however it's branded and inevitably spun. We all know what that means - basically, 'free for all.' And Jefferson County simply deserves better. We're not Charleston - all you have to do is visit a place like that once to see the exponential damage of the profits-over-people model, and related decisions. It's undeniable. Books, documentaries, articles, and podcasts have examined and spotlighted this gruesome reality enough at this point throughout the U.S., and especially in the Mountain State.

To each of you, I say, plainly, we get one shot at this - we have this wonderful, unique, and delicate place we call home. But it's fragile beneath the surface. Indeed, it's gorgeous and plentiful, a lovely place to live, grow, expand even - but at what cost?

Without a true appreciation for the damage that unbridled/unchecked growth can and will do to this area - and especially to its below-ground infrastructure - this will only be a race to the bottom. A conclusion that no one will want to take credit for, but one in which everyone will pay the price.

I hope you reconsider the decision(s) to rezone land for residential/commercial use in JC - especially in the particularly fragile areas in and around Shepherdstown - and think about preserving this place more than you have in

recent years.

We only get one shot. This is yours, as stewards of this place for our small moment in time.

As I stated above - I live in reality. Growth and expansion are inevitable. And in many ways, the legacy of this place will play out one way or the other. But there is a tiny window through which we can all decide what the future looks like - and that window is open just now - however briefly.

I hope you decide with measured appreciation, and ultimate wisdom.

All the best,

Mike Chalmers, Shepherdstown.

From: [Rose Marie \(Rie\) Wilson](#)
To: [ComPlan2045](#)
Subject: Re: Comprehensive Plan
Date: Thursday, May 16, 2024 12:36:25 PM

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Yes! Thank you.

*Rose Marie (Rie) Wilson
61 Sage Place
Shepherdstown, WV 25443
304-433-0224 (call or text)*

On May 16, 2024, at 12:17 PM, ComPlan2045
<complan2045@jeffersoncountywv.org> wrote:

Good afternoon,
We are in receipt of your email regarding the Comprehensive Plan Update. Would you like your comments below to be included in the next available Planning Commission packet as correspondence?

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV
(304) 728-3228
complan2045@jeffersoncountywv.org

From: Rose Marie (Rie) Wilson <riewilson@me.com>
Sent: Wednesday, May 15, 2024 10:57 AM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Comprehensive Plan

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

I was unable to attend the meeting Monday, May 13, so am expressing my DEEP concern for the proposal for the property near the new schools to be changed from Rural/Agricultural to Residential/Commercial use. Such a proposal would destroy

the beauty of our county and in particular Shepherdstown. What are you thinking??? It goes against everything we want for this area.

Wake up and ;listen to the people!!!

Rose Marie (Rie) Wilson

Voice or text: 304-433-0224

61 Sage Place • Shepherdstown • WV 25443

Email: riewilson@me.com

May 16, 2024

Jennifer M. Brockman, AICP,
Chief County Planner
Jefferson County Office of Planning and Zoning
116 East Washington St., Suite 200
Charles Town, WV 25414

RECEIVED

MAY 16 2024

JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING

Dear Ms. Brockman:

As you know, on the evening of May 13, 2024, a group of citizens handed out a petition at the Comprehensive Planning meeting at Jefferson High School. The petition read:

"We, the undersigned, do hereby object to the substance of, and process related to, the proposed Preferred Growth Area on Route 230, south of Shepherdstown."

We collected 181 signatures that evening. The signed petitions are attached (note: 3 couples signed on the same line such as "John and Sue"; those were counted as 2 signatures each). We estimate that over 80% of the attendees signed the petition.

Over the next 36 hours, we also collected 201 signatures through an online form. A print out of those signatures is also attached. A total of 8 people signed both the paper copy and the online form.

After accounting for the items above, we have collected 375 unduplicated signatures to date, opposing the proposed Preferred Growth Area south of Shepherdstown. We will keep the petition open online, and give you periodic updates as we receive them.

Thank you for accepting these petitions. Based on the tenor of the meeting, and the petitions collected over a couple of days, we trust that you will conclude that a significant number of Jefferson County citizens are opposed to the proposed Preferred Growth Area south of Shepherdstown.

If you require additional clarifications, please let me know.

Sincerely,



Tony Russo
6568 Flowing Springs Rd.
Shenandoah Junction, WV 25442
(703) 346-6229

From: [Tony Russo](#)
To: [Planning Department](#)
Subject: Re: Luke Seigfried re: Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)
Date: Wednesday, May 29, 2024 4:06:58 PM
Attachments: [Petition Opposed to Proposed PGA for Shepherdstown.pdf](#)

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

ATT: Luke Seigfried

May 29, 2024

Jennifer M. Brockman, AICP,
Chief County Planner
Jefferson County Office of Planning and Zoning
116 East Washington St., Suite 200
Charles Town, WV 25414

Dear Ms. Brockman:

As you know, on the evening of May 13, 2024, a group of citizens handed out a petition at the Comprehensive Planning meeting at Jefferson High School. The petition read:

“We, the undersigned, do hereby object to the substance of, and process related to, the proposed Preferred Growth Area on Route 230, south of Shepherdstown.”

We collected 181 signatures that evening. I handed the original wet signatures to Luke Seigfried on May 16, 2024 (note: 3 couples signed on the same line such as “John and Sue”; those were counted as 2 signatures each). We estimate that over 80% of the attendees signed the petition.

Over the next 2 weeks, we collected an additional 280 signatures through an online form. A print out of those signatures is attached. A total of 8 people signed both the paper copy and the online form, which we subtracted from the total.

After accounting for the items above, we have collected 453 unduplicated signatures to date, opposing the proposed Preferred Growth Area south of Shepherdstown.

Thank you for accepting these petitions. Based on the tenor of the meeting, and the petitions collected, we trust that you will conclude that a significant number of Jefferson County citizens are opposed to the proposed Preferred Growth Area south of Shepherdstown.

If you require additional clarifications, please let me know.

Sincerely,

<Tony Russo signed electronically>

Tony Russo
6568 Flowing Springs Rd.
Shenandoah Junction, WV 25442
(703) 346-6229

On Wed, May 29, 2024 at 11:15 AM Planning Department
<PlanningDepartment@jeffersoncountywv.org> wrote:

Good morning Tony,
For clarity what I can do is replace the list of online signatures you originally provided with the attached list. Regarding the updated numbers, would you like to provide an updated cover sheet that explains the new numbers, we could include your email below as part of the petition that explains the new numbers, or I could say the updated numbers at the meeting. My preference is for the documentation but we can do any of the above.

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV

-----Original Message-----

From: Tony Russo <trussowv@gmail.com>
Sent: Wednesday, May 29, 2024 10:57 AM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: Att: Luke Seigfried re: Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

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

Hi Luke. As you'll recall, I hand-delivered a

total of 181 wet signatures that we received during the Comprehensive Plan meeting on April 30, 2024 opposing the proposed Preferred Growth Area for the area south of Shepherdstown. I also brought to your office a preliminary list of signatures that had come

in online.

Attached is a revised list of online signatures to be added to the 181 wet signatures. I have taken out the duplicates. The total that I count is:

181 wet signatures

280 online signatures (attached below)

- 8 duplicates (people who signed both)

453 unduplicated signatures opposing the proposed Preferred Growth Area.

If you have any questions, please let me know.

Thank you,

Tony Russo

6568 Flowing Springs Rd.

Shenandoah Junction, WV 25442

(703) 346-6229

We the undersigned do hereby object to the substance of, and process related to the proposed Therma Growth Area, on route 280 south of Shepherdstown.

Name

Zip

Email

Catherine Jozwik

25425

jozwik@gmail.com

Hannah Glennon

25443

ponytands13@gmail.com

Krista Shaver

25443

kristah@gmail.com

Zach Holland

25425

zholland1974@ob.com

WE THE UNDERSIGNED DO HEREBY OBJECT
TO THE SUBSTANCE OF AND PROCESS RELATED
TO THE PROPOSED PREFERRED GROWTH AREA ON
RT 230 JUST SOUTH OF SHEPHERDSTOWN.

NAME

ZIP CODE

EMAIL

Nancy Paun
BRENDA THORPE

25443
25443

nancy@taskof
bluehdq.com
1750 Stonecottage@gmail
justin.roedy@gmail.com
mquispe@gmail.com

Justin Roedersheimer
MARIO QUIspe

25443
25443

jimgatz@gmail.com
j4shock@Frontiernet.net
cbol10100@gmail.com

JAMES GATZ

25443

Elizabeth Shockley

25414

Carlo Olivares

25414

We the undersigned do hereby object to the substance of, and process related to the proposed Preferred Growth Area on route 230 south of Shepherdstown.

<u>Name</u>	<u>ZIP</u>	<u>Email</u>
Wendy Rodkey	25425	rodkey321@comcast.net
Dennis Rodkey	25425	
Carey Ash	25425	ctash2@gmail.com
Tommy Ash	25425	ctash2@gmail.com
Debbie Weiskiller	25443	debbieweiskiller@aol.com
David Mincin	25443	dmincin@gmail.com
Nanette Mincin	25443	nymincin@gmail.com

5/13/24

We the undersigned do hereby object to the substance of, and process related to the proposed preferred growth area on Route 230, just south of Shepherdstown

<u>Name</u>	<u>Zip Code</u>	<u>Email</u>
Shannon Thomas	25443	Shanpur@gmail.
Annette Gloomis	25443	agvanette47@gmail
Greg Walter	25443	waltergj@gmail.com
Linus Bicker	25443	LINUSB@yahoo.com
Jim Auyer	25443	jmauyer@yahoo.com
Jim Husby-Treber	25443	JHusbytreber@gmail.com
Kathy Husby-Treber	25443	Kathy85@gmail.com
Evelyn Gettys	25443	eg29803@yahoo.com
Tim Murphy	25443	timurf@comcast.net
CARRIE SINGER	25443	CARRIESKAYAKS@gmail.com
Phil Baker-Shenk	25443	philobakershenk@gmail.com
Charlotte Baker-Shenk	25443	bakershenk2@aol.com
Mark Kobul	25443	markk kobul@yahoo.com
FRANK Mccluskey	25443	FRANKMccluskey11@gmail.com
Julie Nesselrodte	25443	Julienesselrodte1969@gmail.com
Merl Nesselrodte	25443	Julienesselrodte1969@gmail.com
Chris Nesselrodte	25443	Arambul9191@gmail.com
Katalyn Nesselrodte	25443	Havenstaby16@gmail.com
JASPER Nesselrodte	25443	Arambul9191@gmail.com
Rachel Renaud	25443	lrenaud085@gmail.com

We the undersigned do hereby object to the substance of and the process related to the proposed preferred growth area on Rt 230 just south of Shepherdstown.

Name	Zipcode	Email
MICHELE DOCKMAN	25442	micheledockman@gmail.com
Sam Yates	25443	Samanthae.yates@gmail.com

We the undersigned do hereby object to the substance of, and process related to the proposed Preferred Growth Area on Route 230, south of Shepherds town.

<u>Name</u>	<u>Zip</u>	<u>Email</u>
Sharon Helman & N. Michael Harman	25425	nharmanshelman@gmail.com
Chris Stoner	25425	AtoZenterprises1@yahoo.com
Sam Jannotta	25443	samjannotta@gmail.com
Kenyn Newman	25443	KenynNewman6@gmail.com
Robin Thuyet Thomas	25414	Robin.Thomas@hcsip.com
MARY GEE	25414	mgeturtle@gmail.com
RICHARD GEE	25414	S-falcon11@msn.com
Robin Dolinsky	25438	robin.dolinsky@protonmail.com
Amy Pedichita	25425	pedichita@scantinet.net
Carol DiSalvo	25425	Minifauna@yahoo.com
Tiffany Hammond	25425	tiffanyhammond91@gmail.com
John Barton	25443	johnbarton.jun2001@gmail.com

We, the undersigned do hereby object to the substance of, and process related to, the proposed Preferred Growth Area on RT- 230, just south of Shepherdstown.

Name	Zip	Zipcode	Email
DAVID RAMPY		25443	drampy48@gmail.com
DONNA HIATT		25443	d.hiatt@me.com
Leah Rampy		25443	Leah.Rampy9@gmail.com
MARIE PEIN		25443	marie.e.pein@gmail.com
LYNN LEWIS		25443	lynnlewis43@gmail.com
JILL CRAIG		25443	jillmcraig@yahoo.com
Donna Yaros		25443	DonnaYaros52@gmail.com
Charles Aylen		25443	CharlesAylen@gmail.com
Harriet Pearson		25443	harriet@operahouselive.com
Ned Marshall		25442	NMARZK@gmail.com
Heather Duncan		25443	hnishy@gmail.com
Elizabeth Temple		25443	etemplo2@rams.shepherd.edu
Lizette Temple		25443	LizetteJobner@hotmail.com
Blake Temple		25443	btemple030711@icloud.com
Launie Moss		25443	biochembrat13@hotmail.com
Brown Truslow		25442	btruslow@gmail.com

We the undersigned do hereby object to the substance of, and process related to the proposed growth area on route 230 south of ~~preferred~~ Shepherdstown.

<u>Name</u>	<u>Zip code</u>	<u>Email</u>
ASTLEY MICHAEL WILSON	25443	ASTLEYMICHAELWILSON
Neil Gentle	25443	NEILGENTLE @GMAIL.COM
VIRGINIE BAUER	25414	RAGUINU@HOTMAIL.COM
Amanda Stoner	25443	amanda.m.stoner@gmail.com

We the undersigned do hereby object to the substance of any process related to the proposed preferred Growth Area on route 230 south of Shepherdstown.

Name

Zip

Email



Kay Schultz

25443

kay.mixschultz@gmail.com

Rex Huling

25442

JRANDLHuling@comcast.net

Charles Printz

25443

chazzdog47@aol.com

Lucia Valentini

25405

lucia.valentini@comcast.net

O. Colie Stine

25443

OCSPHD@GMA

J Blamane

25442

blamane.jacqueline@gmail.com

We the undersigned do hereby object to the substance of, and process related to the proposed proposed Growth Area on route 230, south of Shepherdstown.

Name	ZIP	Email
Eileen Elliott	25442	eep@earthlink.net
Paul Elliott	25442	peachlan@comcast.net
<u>Marianne Alexander</u>	<u>25443</u>	<u>marianne_alexander@yahoo.com</u>
MARK RENAUD	25443	MARKARENAUD @ AOL
J. Bryarly-Renaud	25443	JBryarly@AOL.COM
Isabella Renaud	25443	JBryarly@AOL.COM
▲ Cameron Renaud	25443	c.renaud1231@Gmail
David M Renaud	25443	DM David.m.renaud19
Juanita Renaud	25443	Jrb Zsd Zcd@yah
LINDA Renaud	25443	lrenaud085@q.com
▲ Carrie A Keest	25443	carhhdmedic@msn
Brian E Haebere	25443	fyreteacher@hops
Gray E Wallick	25443	gewall.dk@q.com
Kentley Myers	25443	
Steven Myers	25443	
EDNA RENAUD	25443	EDNA RENAUD @ AOL
RALPH RENAUD	25443	RALPH S RENAUD @ AOL
Richard Renaud	25442	Richard.S.Renaud@Aol
Daryl Bryarly	25443	JBryarly@AOL.com

WE THE UNDERSIGNED DO HEREBY OBJECT
TO THE SUBSTANCE OF AND PROCESS RELATED
TO THE PROPOSED ^{PREFERRED} GROWTH AREA ON ROUTE 230
SOUTH OF SHEEPHEROSTOWN

NAME	ZIP CODE	EMAIL
Anastasya Tabb	25443	stabb21st@proton
JANE MESTER	25443	jkurtz76@rocketmail
▲ Billy McLaughlin	25443	BMcLaughlin55@GM
Lindsay McLaughlin	25443	lindsay.mclaughlin66@G
WILLIAM A. LASKA	25443	LASKAW@AOL.COM
ALMA LASKA	25443	ALMAAA@AOL.COM
178 Carol Wood	25445	@Wood453@aol

We the undersigned do hereby object to the substance of, and process related to the proposed ~~referred~~ Growth Area on route 230 south of Shepherdstown.

Name

Zip

Email

Wendy Lochner

25443

wlochner@yahoo.com

* PAUL/ALEX BAIN

25430

~~with~~ alex.s.bain@fr.c

PETER SPRENG

25443

spreng@comcast.net

JEFF FEAGA

25443

feagaj@gmail.com

JIM SIEGEL

25443

jimmysiegel@gmail.com

50

We the undersigned do hereby object to the substance of the process relative to, the proposed ~~proposed~~ growth area on Route 250, just south of Shepherdstown.

<u>Name</u>	<u>Zip</u>	<u>Email</u>
Elizabeth Gowen	25443	efmcgowen@yahoo.
ELIZABETH WHEELER	25443	EWHEELERWVE@YAHOO
MEREDITH MATCZAK	25443	MEREDITH.MATCZAK@GMAIL
WENDY BROWN	25443	GLACIER96@AOL.CO
GALLEAN BROWN	25443	GALLEANBROWN@7@IC
100 THADDEUS BROWN	25443	GLACIER961@AOL.C
▲ Elizabeth Montgomery	25443	art-2@comcast.net
Patricia DiDonato	25443	patadidonato@gmail
MARK MUSE	25443	1XMMUSE@GMAIL.
Jeffrey Bannan	25443	jeffrey.bannan@gmail.c
Terry Thorson	25443	overyonderfield@gmail.c
Dominic Valentine	25443	Dominic@dominicval.com
* Will & Julie Wooten	25443	Thirty Seasons@iCloud.com
Norm Wooten	25443	Normwoote@aol.com
Dr Joe Merz	25443	JMerz@Shepherd.EDU.
TERRY HADLEY	25443	ecoterry@gmail
E. Whypp	25443	erikawhypp@ic
Teri Biebel	25443	terib19@gmail.c.
Patricia Mauch	25443	Patricia.Mauch@gmail.co
Kristi Holler	25443	Krisholler12@gmail.com

We, the undersigned, do hereby object to the substance of, and process related to the proposed Preferred Growth Area on RT- 230, just south of Shepherds town.

Name	Zipcode	Email
MARELLEN AHERNE	25443	MARELLEN AHERNE@
JUDITH F. RAND	25443	Judyrand@gmail.com
Meredith Wait	25443	m.wait3823@gmail.com
DA. MORIARTY	25443	MORIARTYRH@yahoo.com
Debbie Thompson	25443	debbiet30@gmail.com
Tammy Miller	25443	ms.tammymiller@gmail.com
Marc + Linda Wilson	25443	mwilson5@frontiernet.net
Barbara Shaffer	25443	barbara.shaffer@oswego.edu
JOHN SHAFFER	25443	john.shaffer@oswego.edu
Kendra Clark	25414	kendrarasc@hotmail.com
STEVE CIFAFA	25430	scifala@yahoo.com
DANA CIFAFA	25430	DCIFAFA@TCLWP.com
Nancy Stewart	25443	nesstewart826@gmail.com
Melanie Wint	25443	melli.wint@gmail.com
Steven J. Smith	25414	SSmith1001@comcast.net
Shirley Smith	25414	ShirleySmith805@Comcast.net
Kelly Chambers	25425	chamberskel@aol.com

5/13/24

We, the undersigned, do hereby object to the substance of, and process related to, the proposed Preferred Growth Area on RT-230, just south of Shepherds town.

<u>Name</u>	<u>Zipcode</u>	<u>Email</u>
TONY RUSSO	25442	TRUSSO.WV@GMAIL.COM
CHRIS STROUCH	25443	CPSTray@gmail.com
Diane Blust	25425	dblust73@gmail.com
Keith Dailey	25443	
Amanda St son	25443	
Susan W Topping	25443	susan.w.topping@gmail.com
Diane Niedzialkowski	25443	dianemrncdz@gmail.com
Renny T. Smith	25443	rennyts@aol.com
Judy York	25443	judy.york.wv@gmail.com
Shelby D. How	25443	sdallow@frontier.net
J. Hornbeck	25443	jhornbeck81@gmail.com
Cherie Marshall	25443	balmertmarshall@aol.com
Raefer Doty	25443	rtdlwd@gmail.com
Lee Doty	25443	rtdlwd@outlook.com
Cris Kusella	25443	criskinset2@gmail.com
Carrie Blessing	25443	cariejaneblessing@gmail.com
Jenny Haynes	25443	jnifryna@aol.com
W. H. W	25443	julheroy@comcast.net
ANTHONY TEDESCO	25443	ajtedesco@msn.com
Carmela Cesare	25443	Cesere@frontier.net
John Doyle	25443	rjohndoyle@comcast.net
Christine Wiegman	25443	chriscorsam@yahoo.com
PATRICK GREEN	25443	lets tangos 20pp e y2koo
Rebecca Phipps	25443	none
David Puh	25443	daveleuren88@gmail.com
Marlyn Bisher	25443	marlynb38@gmail.com

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<u>NAME</u>	<u>ZIP CODE</u>	<u>EMAIL</u>
EDWIN FICHTER	25443	edf1806@gmail.com
Georgette Blanchfield	25443	glblanchfield@gmail.com
Joseph Spurgas	25443	jspurgas@gmail.com
Charlotte Fremaux	25425	cmfremaux@gmail.com
Linda Zwobeta	25425	zwobeta@aol.com

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Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

Timestamp	First Name	Last Name	Zip Code	Email
5/14/2024 7:21:58	Larissa	Spiker	25443	Lmspiker@gmail.com
5/14/2024 7:22:03	Emily	Dragon	25442	emmilely@gmail.com
5/14/2024 7:22:13	Addison	Reese	35443	Addisonreese@gmail.com
5/14/2024 7:22:38	Ellie	Lloyd	25443	Lloyd.ellier@yahoo.com
5/14/2024 7:23:03	Harald	Lorenzen	25443	Hajlor@yahoo.com
5/14/2024 7:25:56	Victoria	Klejnowski	25430	Viclpres987@gmail.com
5/14/2024 7:27:09	Dwane	Turner	25443	Meadowmech@yahoo.com
5/14/2024 7:28:17	Theresa	Noel	25443	wvnoels@gmail.com
5/14/2024 7:42:31	John	Craig	25443	Jcraig304@aol.com
5/14/2024 7:44:03	William	Plummer	25443	Sundogsdave@gmail.com
5/14/2024 7:46:52	Sonya	Evanisko	25443	Sevanisk@shepherd.edu
5/14/2024 7:49:32	Sarah	Santacroce	25442	Sarahsantacroce@icloud.com
5/14/2024 7:51:24	Kristin	Musselman	25443	Kristin.Musselman@gmail.com
5/14/2024 7:54:57	Joan	Hunter	25442	Jodyshunter@gmail.com
5/14/2024 7:55:12	Elizabeth	Knott- Cardis	25443	luluknott@hotmail.com
5/14/2024 7:56:19	Gina	Parker	25443	parkergina@yahoo.com
5/14/2024 7:58:17	Andrea	Hines	25443	Songbird2007@gmail.com
5/14/2024 7:58:32	Priscilla	Bosley Lynch	25443	tealmountains87@yahoo.com
5/14/2024 7:58:42	Jeffrey	Greer	25443	jbg@citlink.net
5/14/2024 8:03:45	Michelle	Sanders	25430	sledsall@yahoo.com
5/14/2024 8:04:18	Margaret	Zoberbier	25453	Meggyzee2@gmail.com
5/14/2024 8:07:11	Michael	Godfrey	25443	m.godfrey.d@gmail.com
5/14/2024 8:09:59	John	Hines	25443	jgh3rd@hotmail.com
5/14/2024 8:10:47	Tanya	Welsh	25443	tanyagwelsh@gmail.com
5/14/2024 8:11:09	Nathaniel	Hitt	25443	thanhitt1@gmail.com
5/14/2024 8:11:47	Mary beth	Kilmer	25443	Bluemoonmary88@gmail.com
5/14/2024 8:12:41	Natalia	Eyestone	25443	nattydawg@gmail.com
5/14/2024 8:16:56	Georgiann	Toole	25443	Georgiann1@aol.com
5/14/2024 8:17:51	Brad	Toole	25443	Bradtoole745@gmail.com
5/14/2024 8:18:42	Barbara	Uhler	25443	barbara_uhler@yahoo.com
5/14/2024 8:18:43	Adam	Kursej	25443	akursej09@su.edu
5/14/2024 8:20:20	Angela	Klinefelter	25443	angelakhash@gmail.com
5/14/2024 8:21:52	Laurel	Parker	25443	Pumpkinflower@gmail.com
5/14/2024 8:23:52	Kate	Didden	25443	Katedidden@gmail.com
5/14/2024 8:24:31	David	Didden	25443	Dgdidden@frontiernet.net

Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

Timestamp	First Name	Last Name	Zip Code	Email
5/14/2024 8:24:57	Amy	Lindsey	25443	amyv1066@gmail.com
5/14/2024 8:25:02	Noteen	Albright	25443	Wvnoreen@gmail.com
5/14/2024 8:25:04	Will	Sutherland	25443	wvisions84@gmail.com
5/14/2024 8:25:32	Annie	Didden	25443	Anniedidden1@gmail.com
5/14/2024 8:28:37	Butch	Sanders	25443	butchwv@yahoo.com
5/14/2024 8:29:56	Tighe	Didden	25443	Tfdidden@gmail.com
5/14/2024 8:37:07	Angelina	Gray	25443	Angelinasahm@yahoo.com
5/14/2024 8:39:43	Gloria	Gray	25443	globuggray@gmail.com
5/14/2024 8:41:42	David	Gansz	25443	ganszed1@gmail.com
5/14/2024 8:50:40	Dorothy	Turner	25443	lmtiadot@gmail.com
5/14/2024 8:51:58	Suzanne	Offutt	25443	Suzanneoffutt@gmail.com
5/14/2024 8:54:00	Jed	Tuttle	25438	jjtuttle@icloud.com
5/14/2024 8:58:01	Martha	Sullivan	25443	sullivanmartha1@gmail.com
5/14/2024 9:00:31	Lillian	Noel	25443	lillynoelwv@gmail.com
5/14/2024 9:05:19	Katharine (Kay)	Schultz	25443	Kay.nixschultz@gmail.com
5/14/2024 9:05:41	Henry	Willard	25443	HW3@frontier.com
5/14/2024 9:07:15	Todd	Cotgreave	25443	toddcotgreave@gmail.com
5/14/2024 9:07:31	Shirley	Stanton	25443	Sostanton@gmail.com
5/14/2024 9:10:20	Michael	Mood	25430	mmood68@gmail.com
5/14/2024 9:10:44	Catherine	Stentzel	25443	Kwstentzel@gmail.com
5/14/2024 9:13:36	Lynn	Streu	25443	lynn.ebee.ls@gmail.com
5/14/2024 9:14:16	Sarah	Myers	25443	sarah.meriwether.myers@gmail.com
5/14/2024 9:16:57	Marcy	Bartlett	25443	marcelebartlett@gmail.com
5/14/2024 9:17:42	Stephen	Bartlett	25443	radiobartlett@gmail.com
5/14/2024 9:20:22	Michelle	Palmer	25443	blessedpalmercrew@gmail.com
5/14/2024 9:26:13	Donna	Yaros	25443	Donnayaros52@gmail.com
5/14/2024 9:28:11	Billy	McLaughlin	25443	Bmclaughlin55@gmail.com
5/14/2024 9:29:13	Thomas	Miller	25443	twmiller1@comcast.net
5/14/2024 9:41:41	Laura	Lowe	25430	Lauralowe33@gmail.com
5/14/2024 9:45:10	Marie	Anderson	25443	Mimmia@comcast.net
5/14/2024 9:46:48	Lois	Turco	25443	LoisT247@comcast.net
5/14/2024 9:59:46	Linda	DeGraf	25425	lindajdegraf@gmail.com
5/14/2024 10:01:18	Ellen	Smith	25443	esmithart30@gmail.com
5/14/2024 10:08:43	Taylor	Gillenwater	25443	Taylorgillenwater7@gmail.com
5/14/2024 10:11:32	Matthew	Gray	25443	Mattygray26@yahoo.com

Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

Timestamp	First Name	Last Name	Zip Code	Email
5/14/2024 10:12:15	Patricia	Stealey	25443	pstealey@gmail.com
5/14/2024 10:16:44	Caitlin	Lane	25443	lane.caitlink@gmail.com
5/14/2024 10:22:57	Paula	Marrone-Reese	25443	pmarrone@pc-everything.com
5/14/2024 10:24:26	Mark	Marrone-Reese	25443	kmreese@pc-everything.com
5/14/2024 10:24:37	Amy	Byrne	25443	afbyrne@gmail.com
5/14/2024 10:24:57	Abigale	Evers	25414	Abbyevers@yahoo.com
5/14/2024 10:37:15	Aaron	Lennox	25443	raintheory@hotmail.com
5/14/2024 10:42:34	Kacie	Strong	25443	Kkeesecker@comcast.net
5/14/2024 10:44:30	Noah	Curtis	25443	Noahorc25@gmail.com
5/14/2024 10:44:31	Victoria	Brooks	25443	Vbrooks@boardofchildcare.org
5/14/2024 10:48:24	Maureen	Busch- Terman	2(443)	mbuschterman@yahoo.com
5/14/2024 10:48:52	Danielle	Corsetto	25443	dcorsetto@gmail.com
5/14/2024 10:52:55	Catherine	Delaney-Doss	25443	catherinedelaney11@gmail.com
5/14/2024 10:53:56	Scott	Doss	25443	scottdoss.301@gmail.com
5/14/2024 11:05:51	Abigail	Dudley	25443	abbie7165@hotmail.com
5/14/2024 11:10:51	Keith	Lamp	25443	kdjlamp@gmail.com
5/14/2024 11:24:47	Jamie	Byron	25443	Jebyron3@gmail.com
5/14/2024 11:34:56	Anne	Young	25414	blueshepherdlearning@gmail.com
5/14/2024 11:36:53	Britton	Puller	25443	Brittn64@gmail.com
5/14/2024 11:37:35	Lauren	Puller	25443	Laurenh1030@gmail.com
5/14/2024 11:42:29	Robert	Spencer	25443	rspencva@gmail.com
5/14/2024 11:43:25	Michael	Binder	25443	mike.binder.61@gmail.com
5/14/2024 11:43:54	Christine	Dorsey	25443	Bcdorsey@me.com
5/14/2024 12:02:10	Paula	Tremba	25443	p.tremba@icloud.com
5/14/2024 12:06:28	Elizabeth	Cauvel	25443	Ecauvel@yahoo.com
5/14/2024 12:13:01	Lisa	White	25430	Hazeldog72@gmail.com
5/14/2024 12:23:27	Jan	Hafer	25443	janhafer52@gmail.com
5/14/2024 12:25:11	Ed	Klejnowski	25430	Kski1225@aol.com
5/14/2024 12:28:32	Faye	Thompson	25443	Fayemar@aol.com
5/14/2024 12:31:00	Audra	Costlow	25443	theaudra@gmail.com
5/14/2024 12:33:32	Sharon	Wilt	25430	Sw25442@aol.com
5/14/2024 12:37:39	Nancy	Cummins	25425	ncummins33@gmail.com
5/14/2024 12:41:08	Carrie	Krest	25443	Redhdmedic@msn.com
5/14/2024 12:43:56	Barbara	Sicher	25443	bspicher@frontiernet.net
5/14/2024 12:45:12	Suellen	Myers	25443	Willowsp@earthlink.net

Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

Timestamp	First Name	Last Name	Zip Code	Email
5/14/2024 12:58:10	Meryana	Vincent	25443	Merchaber@yahoo.com
5/14/2024 12:59:47	Judith	Rand	25443	Judyrand@gmail.com
5/14/2024 13:23:36	Linda	Layne	25425	Llayne53@gmail.com
5/14/2024 13:24:52	Gary	Donley	25425	Gary.donley6@gmail.com
5/14/2024 13:26:38	Lucy	Jenkins	25443	lumaze@hotmail.com
5/14/2024 13:36:26	Robert	Coger	25443	Bocoger@gmail.com
5/14/2024 13:39:38	Richard	Geise	25443	Gto65convt@gmail.com
5/14/2024 13:40:03	Candace	Geise	25443	Gto65convt@comcast.net
5/14/2024 13:43:04	Timothy	Terman	25443	southporttim@gmail.com
5/14/2024 13:55:23	Hallie	Alfred	25443	Hallie6256@gmail.com
5/14/2024 13:59:10	Marie	Uehling	25425	meuehling@gmail.com
5/14/2024 14:00:50	Derniere	Marshall	25443	deesyoga@comcast.net
5/14/2024 14:12:30	Emma	Casale	25443	emmacasale@aol.com
5/14/2024 14:13:13	Sue	Leland-McKenzie	25443	Lelandsue@gmail.com
5/14/2024 14:16:02	Caitlin	Caruthers	25443	Ccaruthers20@gmail.com
5/14/2024 14:16:07	Cameron	Renaud	25443	c.renaud1231@gmail.com
5/14/2024 14:40:21	Aaron	High	25430	aaron.a.high@gmail.com
5/14/2024 14:42:25	Cindy	Feeser	26443	Cjfeeser@gmail.com
5/14/2024 14:44:26	Michael	Feeser	25443	Cjfeeser@gmail.com
5/14/2024 14:55:13	Alex	Wenner	25443	Alexcecelia33@gmail.com
5/14/2024 14:58:28	Michelle	Webb	25443	mmwebb271@gmail.com
5/14/2024 15:02:26	Jill	Craig	25443	jillcraig25443@gmail.com
5/14/2024 15:19:59	Kristin	Bottner	25443	Kbottner@aol.com
5/14/2024 15:32:54	Amy	Bowman	25443	amywrites@yahoo.com
5/14/2024 15:38:18	Jennie	Terman	25443	jennielaurel@gmail.com
5/14/2024 15:39:01	John	Hines	25443	john_jjhines@yahoo.com
5/14/2024 15:47:49	Daniel	Zatezalo	25442	Dzatezal@hotmail.com
5/14/2024 15:53:18	Jessica	Weiss	25442	Kilech@msn.com
5/14/2024 16:00:42	Ricky	Swope	25443	Rswope402@aol.com
5/14/2024 16:02:37	Pamela	Swope	25443	pswope402@aol.com
5/14/2024 16:11:38	Elizabeth	Montgomery	25443	E.high_street@yahoo.com
5/14/2024 16:13:00	Lawrence	Bailey	25443	Loncebailey@gmail.com
5/14/2024 16:14:36	Deidre	Meeusen	25443	Deetruedale@gmail.com
5/14/2024 16:29:07	Michael	Turner	25443	Michaelcturner91@gmail.com
5/14/2024 16:36:30	Nancy	Knight	25443	nancyknight0617@gmail.com

Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

Timestamp	First Name	Last Name	Zip Code	Email
5/14/2024 17:03:23	Krista	Whalen	25443	Kmw213@me.com
5/14/2024 17:08:54	Jacquelyn	Haynes	25443	Jacquelyn.bradley.haynes@gmail.com
5/14/2024 17:09:16	Michael	Dyson	25443	michaeldyson15@gmail.com
5/14/2024 17:22:55	Martha	Byron	25443	msbyron@comcast.net
5/14/2024 17:23:18	Melissa	Westbrook	25443	Mwestbro@gmail.com
5/14/2024 17:41:53	Elizabeth	Hastings	25425	lizziesue@gmail.com
5/14/2024 17:43:18	Kristen	Bisom	25443	Kristen.Smith.Bisom@gmail.com
5/14/2024 17:49:37	Thomas	Bisom	25443	bisomt@gmail.com
5/14/2024 18:25:04	Rita	Bumgardner	25425	rbumgardner17@comcast.net
5/14/2024 18:45:01	Erica.	GRAY-O'LEARY	25443	Egomom@gmail.com
5/14/2024 18:45:58	Shawn	O'Leary	25443	Soleary.cet@gmail.com
5/14/2024 18:46:29	Austin	O'Leary	25444	Redcelt2008@gmail.com
5/14/2024 18:50:22	Callie	Long	25414	callielong13@gmail.com
5/14/2024 18:56:02	Robert	Cluxton	25443	rjcluxton@gmail.com
5/14/2024 18:56:42	Paul	Cabell	25443	Pcabel01@gmail.com
5/14/2024 19:23:50	Sara Nell	Di Lima	25443	dilimasaranell@gmail.com
5/14/2024 19:25:22	Karyn	Hartman	25404	Karynhartman24@gmail.com
5/14/2024 19:27:03	Steve	Hartman	25404	Stevehartman41@gmail
5/14/2024 19:58:26	Dena	Hill	25442	denahill8@yahoo.com
5/14/2024 20:00:34	Eldred	Hill	25442	eldredhill@gmail.com
5/14/2024 20:07:07	Alan	Parker	25443	parker2778@gmail.com
5/14/2024 20:07:10	Juliette	Suau	25443	jhunny@yahoo.com
5/14/2024 20:46:17	Rebecca	Bicker	25443	Bickerra@outlook.com
5/14/2024 21:01:19	Laura	Degenhardt	25443	lmeadva@yahoo.com
5/14/2024 21:09:20	Mary	Fortuna	25443	marytfortuna@gmail.com
5/14/2024 21:22:14	Jennifer	Gerholdt	25443	jennifer.gerholdt@gmail.com
5/14/2024 21:27:50	Jason	Braman	25443	jasonebraman@gmail.com
5/14/2024 22:04:07	Beth	Leasure-Hudson	25443	Bethleasure@gmail.com
5/14/2024 22:08:43	Latonia	Page	25443	Jeanet1969@yahoo.com
5/14/2024 22:39:23	Cynthia	Keller	25443	wvprius@gmail.com
5/14/2024 22:39:36	Stephanie	Boylan	25425	Cajunsteph0@gmail.com
5/14/2024 22:40:30	Robert	Keller	25443	Rickymarsh@gmail.com
5/14/2024 22:56:33	Adam	Bisher	25443	Abisher25443@gmail.com
5/14/2024 23:02:01	William	Lukens	25443	Bill@lukens.us
5/14/2024 23:58:44	Catherine	Falknor	25443	catherinefalknor@gmail.com

Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

Timestamp	First Name	Last Name	Zip Code	Email
5/14/2024 23:59:04	sarah	gray	25443	sarahsomersgray@icloud.com
5/15/2024 0:17:10	Maey	Kilmer	25443	Bluemoonmary88@gmail.com
5/15/2024 4:33:53	Marc	Wilson	25443	Mwilson5@frontiernet.net
5/15/2024 5:38:20	Jacqueline	Mahoney	25414	Snuggabuggs@aol.com
5/15/2024 6:25:34	Robin	Henry	25443	Equineteacher001@yahoo.com
5/15/2024 6:44:38	Heather	Gorman	25442	Hmorri02@yahoo.com
5/15/2024 7:42:54	Elia	Whitacre	25425	Wv_luv@yahoo.com
5/15/2024 7:58:40	Danial	Stanley	25425	Dannyfixesguns@gmail.com
5/15/2024 8:06:04	Michaela	Van Mecl	25443	michaelavanm@gmail.com
5/15/2024 8:06:27	Reed	Mayer	25443	Elderlorax@gmail.com
5/15/2024 8:25:00	J	Bradley	25443	Jonibrdly@aol.com
5/15/2024 8:37:45	Deborah	Tucker	25443	Debmtucker@gmail.com
5/15/2024 8:44:05	Sarah	Arzt	25443	Nimoway03@hotmail.com
5/15/2024 8:44:33	Mark	Muse	25443	1xmmuse@gmail.com
5/15/2024 11:35:26	Karin	Outen	25443	kouten07@gmail.com
5/15/2024 11:38:46	Maria	Russo	25442	Maria.spring.russo@gmail.com
5/15/2024 13:17:56	Wendy	Cathcart	25414	wencat369@yahoo.com
5/15/2024 13:58:34	Paul	Bisher	25443	Pbisher@gmail.com
5/15/2024 14:17:35	Blair	Shepard	25443	Blairshepard01@yahoo.com
5/15/2024 15:40:38	Mia	Parsons	25443	2dawgb luz@gmail.com
5/15/2024 21:04:23	Beth	Rosenberg	25425	Brosenberg@frontiernet.net
5/16/2024 6:43:51	Victoria	Russo	25442	victoria.rose.russo@gmail.com
5/16/2024 7:14:36	Joe	Yates	25443	Joeyates47@gmail.com
5/16/2024 7:26:08	Irene	Yates	25443	yatesfamily1987@gmail.com
5/16/2024 9:42:44	David	Rampy	25443	drampy48@gmail.com
5/16/2024 11:32:42	Susan	Reichel	25443	susan@susanreichel.com
5/16/2024 11:47:00	Randy	Bumgardner	25425	Rbumgardner557@comcast.net
5/16/2024 17:34:40	Justin	Way	25443	Jway642@gmail.com
5/16/2024 19:09:17	Jeffrey	Stuart	25443	Jeffreyallenstuart@gmail.com
5/16/2024 19:13:06	Peter	Relvas	25443	prelvas88@yahoo.com
5/16/2024 20:01:25	Jennifer	Leuters	25442	Tigerpersonality@hotmail.com
5/16/2024 20:02:52	Brian	Leuters	25442	tigerpersonality@hotmail.com
5/16/2024 20:04:49	Danie	Armstrong	25443	daniearmstrong@comcast.net
5/16/2024 20:10:26	Carolynn	Boone	25443	cbrookerun03@hotmail.com
5/16/2024 20:12:23	Caitlin	Lockwood	25443	xbella91@hotmail.com

Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

Timestamp	First Name	Last Name	Zip Code	Email
5/16/2024 20:12:23	Christian	Dellinger	25443	sirrufus0901@gmail.com
5/16/2024 20:26:07	Daniel	O'Brien	25443	djob0530@gmail.com
5/16/2024 20:40:32	George	Crabill	25443	gcrabill@gmail.com
5/16/2024 20:54:04	Gina	Duncan	25443	Ginarae67@outlook.com
5/16/2024 21:04:21	Valerie	Heaberlin	25443	Val.heaberlin2020@gmail.com
5/16/2024 21:05:08	Mary	Soumphont	25443	msoumphont@gmail.com
5/16/2024 21:05:48	Kyle	Derr	25443	Derrkyle01@gmail.com
5/16/2024 21:35:45	Stephen	Dellinger	25443	smdellinger78@gmail.com
5/16/2024 21:44:28	Lisa	DiDonato	25443	Ldidonat12@gmail.com
5/16/2024 21:53:07	Paige	Troiano	21782	Praqueltroiano@gmail.com
5/16/2024 21:57:01	Karla	Moran	25443	Karm_cali@yahoo.com
5/16/2024 21:57:34	Dianne	Rosario	25443	Dkinzer12@gmail.com
5/16/2024 22:03:19	Kim	Pestka	25443	kmsier@yahoo.com
5/16/2024 22:18:44	Kyle	Wiebold	25443	1klyders@gmail.com
5/16/2024 22:19:23	Martha	Marquesen	25443	mmarquesen@yahoo.com
5/16/2024 22:20:15	Okey	Hendrick	25443	okeyhendrick@yahoo.com
5/16/2024 22:20:42	Morgan	Boyer	25443	Morganmartinboyer@gmail.com
5/16/2024 22:31:09	Lizz	Temple	25443	Lizettelobner@hotmail.com
5/16/2024 22:34:09	Ashley	Ware	25443	Ashleyware86@gmail.com
5/16/2024 22:39:15	Nicole	Gonzalez-Knowlton	25443	ngonkno@gmail.com
5/16/2024 22:47:55	William	Link	25443	willink0588@gmail.com
5/16/2024 22:48:42	Tamara	Clay	25443	TammyClay777@gmail.com
5/17/2024 3:03:20	Siri	McDonald	25442	sirimcdonaldwv@outlook.com
5/17/2024 5:49:13	Beverly	Meadows	25443	meadowsonriver@aol.com
5/17/2024 6:41:44	Rachel	Hally	25443	rhalls75@yahoo.com
5/17/2024 6:43:15	Michele	Morrison	25430	michele.m.morrison@gmail.com
5/17/2024 7:15:09	Bryan	Meredith	25443	Bryan.d.meredith@gmail.com
5/17/2024 7:15:39	Jena	Meredith	25443	Jenameredith@gmail.com
5/17/2024 7:39:36	Lana	Bartlett	25425	Bartlett_lana@yahoo.com
5/17/2024 8:10:11	Devon	Rosado	25443	BrokenBlessedLove@gmail.com
5/17/2024 9:51:53	Amanda	Duncan	25443	amandaduncan57@gmail.com
5/17/2024 10:51:18	David	Benoit	25443	Davidbenoit663@gmail.com
5/17/2024 11:27:39	Erin	Reiney	25425	erinreiney@gmail.com
5/17/2024 12:00:40	Cory	Grace	25425	Coryegrace@gmail.com
5/17/2024 13:47:18	Michael	Goodrich	25443	wgoodrich50@gmail.com

Petition Opposing Shepherdstown Proposed Preferred Growth Area (Responses)

Timestamp	First Name	Last Name	Zip Code	Email
5/17/2024 14:27:27	Stacy	Dopson	25443	Ancientsigns@yahoo.com
5/17/2024 17:06:47	Chris	Gorman	25442	Cgorman41@yahoo.com
5/17/2024 19:28:14	Janice	Clayton	25443	janicepclayton@gmail.com
5/17/2024 19:48:43	Lynn	Truslow	25443	lbtruslow@gmail.com
5/18/2024 8:42:59	Marian	Condon	25443	mcondon54@aol.com
5/18/2024 8:57:21	Jack	Baronner	25443	jbbaronner@gmail.com
5/18/2024 10:02:25	Jerri	Burgess	25443	jerriburgess@gmail.com
5/18/2024 10:16:03	Alfie	Steele	25443	alfie.steele@gmail.com
5/18/2024 10:43:44	Sue	Cardella	25443	loverofcats@gmail.com
5/18/2024 10:50:12	Sheila	Vertino	25443	Sheilavertino@yahoo.com
5/18/2024 10:50:49	Albert	Vertino	25443	Vert1492@gmail.com
5/18/2024 11:24:27	Patty	Bain Bachner	25443	impattyb@gmail.com
5/18/2024 12:04:13	Leigh	Koonce	25443	h.s.leigh.koonce@gmail.com
5/18/2024 12:07:00	John	Bachner	25443	john@bachner.com
5/18/2024 13:31:34	Kevin	Webb	25443	kkwebb69@comcast.net
5/18/2024 14:19:39	G. Bradley	Sanders	25443	bradley@museumservices.com
5/18/2024 17:26:54	Karene	Motivans	25443	Motivanswallace@comcast.com
5/18/2024 19:05:46	Lydia	Dunn	25414	lydia20176@aol.com
5/18/2024 21:47:12	Cindy	Spath	26443	Cindyspath1983@gmail.com
5/19/2024 11:12:09	Kathy	Loftin	25425	Kathyloftin@yahoo.com
5/19/2024 13:34:06	Kathy	Lloyd	25425	Sweens1205@gmail.com
5/20/2024 7:04:54	Eileen	Lam	25442	Julialam24@yahoo.com
5/20/2024 7:30:03	Melinda	Gibbs	25425	wasmissgorge@hotmail.com
5/20/2024 11:13:02	Todd	Cole	25443	tcole13@gmail.com
5/20/2024 12:11:55	James	Stentzel	25443	Kwstentzel@gmail.com
5/20/2024 18:34:12	Elizabeth	Montgomery	25443	E.high_street@yahoo.com
5/21/2024 9:20:45	Ruth	Hatcher	25438	ruthhatcher756@hotmail.com
5/21/2024 9:21:11	Dennis	Hatcher	25438	dgeraldh@frontiernet.net
5/22/2024 20:37:52	Henry Alan	Sturm	25443	Boydan@comcast.net
5/23/2024 11:26:31	Thomas	DiDomenico	25443	Mpofusarmy@yahoo.com
5/24/2024 9:19:50	Lizz	Temple	25443	lizettelobner@hotmail.com
5/26/2024 13:25:53	Laurie	Moss	25443	biochembrat13@hotmail.com
5/26/2024 22:22:23	L	Temple	25443	Sonrisaartstidios@gmail.com
5/28/2024 21:52:03	Terry	Thorson	25443	overyonderfield@gmail.com

From: [Carol Rockwell](#)
To: [Planning Department](#)
Subject: Re: Comp Plan 2024
Date: Friday, May 17, 2024 9:43:19 AM

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I think that decision is ill advised. You ran out of handouts which speaks of a survey and your announcements could not be heard by all because you did not have a microphone. The answer to your question is yes. Doug

From: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Sent: Thursday, May 16, 2024 3:32 PM
To: Carol Rockwell <cdrockwell@hotmail.com>
Subject: RE: Comp Plan 2024

Good afternoon,

At this time there are no additional input meetings planned. The public hearings will be coming up shortly but they also are open to comments on the Future Land Use map and the Comprehensive Plan text.

Would you like me to provide your email as actionable correspondence to the Planning Commission to suggest the option?

Best,
Luke

Luke Seigfried (He, Him, His)
County Planner
Department of Engineering, Planning, & Zoning
Jefferson County, WV

From: Carol Rockwell <cdrockwell@hotmail.com>
Sent: Thursday, May 16, 2024 2:33 PM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: Comp Plan 2024

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Luke& Jennie, In light of the chaos at the May 13 meeting will there be additional public input meetings? Instead of combining the draft Com Plan with the future land use map in one meeting there should be separate meetings for each. Thanks, Doug Rockwell

From: [JAMES Cain](#)
To: [Planning Department](#); [Zoning](#)
Cc: [JAMES Cain](#)
Subject: Fwd: Jefferson County Planning Changes - Notes
Date: Friday, May 17, 2024 11:18:26 AM

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GM, several attempts to send these notes & comments have been unsuccessful. Can you help deliver before the deadline for comments ?

Thanks / J. Cain / Shepherdstown

----- Original Message -----

From: JAMES Cain <jcain4u@comcast.net>

To: "ComPlan2024@jeffersoncountywv.org"
<ComPlan2024@jeffersoncountywv.org>

Cc: JAMES Cain <jcain4u@comcast.net>, Karen Meyer-Cain <karen.meyer-cain@comcast.net>

Date: 05/14/2024 9:18 AM EDT

Subject: Jefferson County Planning Changes - Notes

Here are my notes regarding the Jefferson County planning package and maps.

Proposed Growth Plan

Shepherdstown – Retirement Destination for me and my wife of 37 years. Also a destination for many other couples and retiree's because of the history richness, cultural features and an escape from large population areas.

The plan as amended or modified is a Plan to the detriment of our vision & planning for the long term and for living in Shepherdstown. .

The approach and plan as modified recently, outlines growth advantages for a few, along with inconvenience and a decline in lifestyle value for most / many.

Shepherdstown and the area along the Potomac River makes up a Historic community, education community, agriculture community, and a popular charm as a tourist & visitor destination.

The character, culture and feel of the place can be destroyed by poor growth planning and execution.

Has an Impact study beendone ? If so, by whom was it done ? Important question here. Consultants with experience are available. Surrounding counties and communities have contracted for an Independent analysis, study & report. A professional Report can provide hard data to substantiate public experience facts noted in this summary note.

Suggestion is to AVOID benefit or advantage to small group of interests or institutions. Better to structure the plan for the Benefit or advantage to all or at a minimum to the majority of stakeholders & residents alike.

What about public schools planning and execution ? There are many unhappy public school teachers and employees in the area.

Important and critical factors include Infrastructure planning, support planning, resources planning, retail planning, Health services planning,

food services planning, law enforcement support, fire protection support, ambulance EMS support, traffic control planning, emergency travel / transportation planning, There are others.

Consider Preservation of open or forested land and food resources, with an eye on congestion and accessibility.

Traffic control and parking are already a problem for this part of Jefferson County. Worship locations and community services are an existing problem, only made worse by migration to residential development. Residents Can't get a doctor appoint – 13 months out. Other health services are booked for months. Shepherdstown area residents are orcced to seek an ER doctor, lab equipped and staffed for help miles away for critical attention & services. Shepherdstown area residents often avoid trips on roadways at certain times of each day, It is difficult to make turns for catch a break in traffic. More development will drive the Loss of small college town culture and feel that makes Stown a destination.

Bottom line, this is a BAD IDEA. Needs revision with more awareness and guidance in concert with expanded public participation.

s James V. Cain , Shepherdstown Resident

**Retired / Engineer / Program Manager / RE Appraiser / Petroleum
LANDMAN**

From: [D.W. Gregory](#)
To: [ComPlan2045](#)
Subject: overdevelopment and its impacts on a rural community
Date: Saturday, May 18, 2024 4:10:46 PM

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Dear Sirs:

I'm writing to express my concerns about the massive development proposed for the areas south of Shepherdstown. It seems to me there needs to be more thought given to the impact of this development on the community.

I know from personal experience how the beauty of an area like Jefferson County can be lost to runaway development. I saw this happen in Lancaster County, PA, where I grew up. Once one of the most productive agricultural areas in the country -- so much of this farmland eaten up by townhouses and strip malls -- so that the very thing that attracted new residents from New York and New Jersey -- the natural beauty of the countryside -- was destroyed in the process.

Jefferson County is blessed by a lovely balance of small communities and rural beauty, horse farms, agricultural areas, wineries -- to bring in massive amounts of new housing is not only disruptive -- it raises serious questions about whether our infrastructure can support it. There will be many more cars clogging the roads, making commuting time for those who go into the DC area all the worse.

I urge you to reconsider these developments and look closely at how to manage growth in a more controlled way while supporting the small businesses and farms that contribute to the local economy.

D.W. Gregory
Shepherdstown

--

DW Gregory is the author of [MEMOIRS OF A FORGOTTEN MAN](#), [RADIUM GIRLS](#), and [SALVATION ROAD](#).

[THE YELLOW STOCKING PLAY](#), a new musical with Steven M. Alper and Sarah Knapp, was named Best Musical and Best Book of a Musical at CreateTheater's New Works Festival on Theatre Row.

Coming in 2024: [THE OTHER AMERICAN](#), a new drama, at New Jersey Repertory Co., Sept. 5 - 29.

RADIUM GIRLS--The Musical, from Dramatic Publishing.

MEMOIRS OF A FORGOTTEN MAN, Limelight Theater, Saint Augustine, Fla., July 12-14, 2024.

INTIMATE EXPOSURES, at The Reading Theatre Project, Nov. 8 - 17, 2024.

You can check out much of my work at [this link](#) on the National New Play Network's [New Play Exchange](#). MEMOIRS OF A FORGOTTEN MAN is available on the new play exchange and in an anthology from Methuen Publishing, 'Five Plays by Women from the Contemporary American Theatre Festival.' RADIUM GIRLS and SALVATION ROAD are available from Dramatic Publishing. Read more about me at my [website](#).

.....

From: [David Duh](#)
To: [ComPlan2045](#)
Subject: Proposed Development Zone South of Shepherdstown on Flowing Springs Rd
Date: Saturday, May 18, 2024 5:46:10 PM

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

I would like to add my voice to outcry over the proposed development zone on the south side of Shepherdstown on Flowing Springs Rd. We once owned the Thomas Shepherd Inn and would often suggest that route as a pretty drive to our guests. The natural beauty and allure of that part of Jefferson county is visually obvious. Furthermore, the preferred development assignation would encourage the building of many new residences in an area without water or sewage infra- structure. This kind of development would put a strain on the water supply, water purity and electrical supply. It would increase the traffic through Shepherdstown since people moving into that area would have a significant portion of new homeowners with jobs across the Potomac. Shepherdstown would be the closest place to cross every work day. The intersection of Duke and German St. is already extremely busy and this development would add to the traffic load.

The rationale given for this at the Meeting at Jefferson High School was questionable and sometimes laughable. Since there is an elementary school to be built there the committee stated that it is usual to put these preferred development zones around the new school with new zoning; dropping the current agricultural/residential zoning and making it residential commercial. To state this is usual practice is obviously untrue since the meeting was held in a school, and across the street from another, that was not zoned in that manner.

It was also stated that the committee wanted students to be able to walk to school. This is laughable since the students (i.e. current residents) this school is being built to serve would be nowhere near the school and could never walk to it. Those children, in fact, have just that situation available to them at their current schools. The only way that many students would be able to walk to the new school would be from massive development in its surrounding environs.

The way that this proposal was added to the planning map was questionable at best (that is, being added a couple of days before the final meeting for public input) and nefarious at worst. There were three meetings before this one and this was not brought up at all. Having suffered through the Rockwool decisions this type of behavior just continues to make residents question the foresight and motives of the county representative.

I was at a meeting before covid hit and it was presented to us that the Eastern Panhandle brings in about 25% of the tourism dollars for the state. I do not know what the current situation is but I fail to see how encouraging heavy industry and wide scale commercial and residential development is a way to encourage that type of tourism. That shows a lack of planning by the planning committee.

I also understand that no environment impact studies have been implemented before the proposal for large scale preferred development zone. Nor have studies been done to look at the infrastructure demands for the future. This does not seem to be a very prudent approach.

Please reconsider these ill-advised plans and also be more forthcoming in presenting proposals and rationales in the future. This is a great area to live in so let,s not go down a path from which we cannot walk back.

D. Duh, Shepherdstown Wv

From: [Judy York](#)
To: [ComPlan2045](#)
Subject: Jefferson County land-use planning
Date: Saturday, May 18, 2024 4:56:02 PM

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

Hello, I am writing to express my concerns and objections to the massive development that is planned for the south side of Shepherdstown on Flowing Springs Road, and for sprawling development in general in Jefferson County.

Jefferson County is an area full of natural beauty, farmlands, and rolling hills. We need to preserve this farmland and the rural areas. There is not enough infrastructure to support this development and the increase in population it will bring.

Thank you,

Judy York

Sent from my iPhone

From: [Cynthia Feeser](#)
To: [ComPlan2045](#)
Subject: Comprehensive plan
Date: Sunday, May 19, 2024 2:49:40 PM

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

To whom it may concern,

My husband and I strongly object to the rampant and seemingly thoughtlessly planned development in our county.

Allow our county to retain some beauty and sense of agriculture and history that bring tourist dollars to our area.

Instead of unchecked development, encourage the procurement of a national park at the site of the battle of Shepherdstown. Encourage planned upgrades to our infrastructure, emergency services, and parks and recreation before too many houses are built. Insist on developer paid impact fees if develop you must.

Those acres of housing on Flowing Springs rd near Charles Town are enough. Please stop and rethink before it is too late!

Cindy & Mick Feeser

From: [Elizabeth Freedland McGowen](#)
To: [ComPlan2045](#)
Subject: Stop and reconsider, please!
Date: Sunday, May 19, 2024 7:45:41 PM

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

I am a resident of Jefferson County.

The rural beauty that drew me to Jefferson County in the first place...is gone.

Enough already! We need more green space, not less!

The massive development near the new school must be stopped! There is not enough infrastructure to support these new houses.

Elizabeth McGowen

25443

From: [Lois Butcher](#)
To: [ComPlan2045](#)
Subject: Developers vs Residents of Shepherdstown
Date: Sunday, May 19, 2024 2:49:38 PM

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

I would hate to see development on the south side of Shepherdstown on Flowing Springs Road. Sure, it would be nice for the developers, but it would disrupt the quality of life for the folks who moved here to escape congestion, noise, and ugly commercial buildings.

Lois Butcher
264 S. Hills Dr
Shepherdstown

From: [Bill and Beth Rule](#)
To: [ComPlan2045](#)
Subject: Land Use Plans
Date: Monday, May 20, 2024 1:24:50 PM

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Gentlemen,

This is to register my opposition to the revised land use plans, allowing commercial development, south of Shepherdstown along Rt. 230. The infrastructure in that area is not appropriate for this kind of development. Also it is too close to established farms and neighborhoods and to the new school complex. Please allow us to keep our pleasant rural surroundings!

-- From Bill Rule
250 Meadow Ridge Drive, Shepherdstown, WV

From: [evelyn.gettys](#)
To: [ComPlan2045](#)
Subject: Zoning
Date: Monday, May 20, 2024 10:15:10 AM

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Hello

I m voicing my concerns about the large housing communities that are being proposed specially around where the new Shepherdstown school is going to be going in around Flowing Springs Road. There does not seem to be any concerns about the impact on the surrounding areas and the growth that being proposed by all these additional homes. There are no environmentally impact statement, nothing on traffic flow, ambulance services or concerns about the water, aquifer, and the servicing of all the people that exist here . The intent on this community to make sure that Jefferson County is unlivable !!!!

Where is the sustainability of these communities. There needs to be impact studies on the use of groundwater. Also, on the addition of having septic tanks or sewer lines, going out to these homes, the impact on the existing facilities that would be supplying those homes not to mention the impact on the traffic and is the roads sufficient to handle the additional Residence.

Farming should be preserved in the county by land designation as well as land left natural to protect our ground water supply . We live on a karst substrate, and that needs to be protected.

Evelyn Gettys

Jefferson county resident

Sent from my iPhone

From: [Jane Tabb](#)
To: [Planning Department](#)
Subject: Re: Comp Plan Action Item
Date: Monday, May 20, 2024 12:13:24 PM

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Yes, please do.

On Mon, May 20, 2024, 10:59 AM Planning Department
<PlanningDepartment@jeffersoncountywv.org> wrote:

Good morning Commissioner Tabb,

Thank you for reaching out with comments regarding the Comprehensive Plan Update.

I will make a note to define “by right” in the Plan so it is understandable.

Could I provide your comments to the Planning Commission as Actionable correspondence?

Best,

Luke

Luke Seigfried (He, Him, His)

County Planner

Department of Engineering, Planning, & Zoning

Jefferson County, WV

From: vinemont.farm@gmail.com <vinemont.farm@gmail.com>
Sent: Saturday, May 18, 2024 5:15 PM
To: Planning Department <PlanningDepartment@jeffersoncountywv.org>
Subject: Comp Plan Action Item

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Goal 1

Objective 4:

Action 1: define “by right” and how neighboring properties can be protected by possible negative impacts (noise, lights, traffic, etc)

Does “by right” include Adult Entertainment, bars, casinos, a factory that operates 24/7???????????

Goal 1

Objective 5

Action 1: define “by right”.... appears there will be little protection for residential, schools, care facilities... should scale commercial development to the neighborhood/community in which they may be located.

Does “by right” include Adult Entertainment, bars, casinos, a factory that operates 24/7???????????

Goal 2

Objective 2:

Action !: Encourage Expansions to the village areas and to provide a continuation of **Village scale and design** in these areas. **I support this recommendation.**

****The Birdhill development does not resemble the scale and design of the Kearneysville Village at all ****

Jane M. Tabb

922 Old Leetown Pike

Kearneysville, WV 25430

304.725.4325

From: [mary beth kilmer](#)
To: [ComPlan2045](#)
Subject: Development Jefferson County
Date: Monday, May 20, 2024 3:39:55 AM

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Hello. Plz consider not developing every square inch of my birthplace. Growth should be well planned and thoughtful.

Tourism is huge here and soon its gonna look like NoVa and why would anyone come here. Plz slow down and really put some careful deliberation into this

Mary Beth Kilmer
Born Charles Town 1959

From: nancy.tasteofblueridge.com
To: [ComPlan2045](#)
Subject: Comment on Rural Agriculture vs Residential/Commercial
Date: Monday, May 20, 2024 1:48:43 PM

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Jefferson County - Offering an alternative to Loudoun East, Winchester, and Berkeley County

What specific actions preserve the rural agriculture zoning in Jefferson County? How can creating a vibrant rural county embrace a unique lifestyle? What steps ensure poorly planned residential urban communities are not overpopulating Jefferson County?

Jefferson County is presented with a rare and valuable opportunity to establish a lifestyle that sets us apart from our neighboring counties in Virginia, Maryland, and West Virginia. The question that looms is whether our planning board and county supervisors will seize this unique opportunity.

Most of our neighboring counties represent urban, residential, and commercial industrial growth. Their individual characters are lost in the sameness of their economic growth over the past ten years. Will our Jefferson County authorities follow this trend?

Jefferson County has Harpers Ferry National Historic Park and National Park Service-protected Antietam National Battlefield. We also have the river and canal towpath. These entities enhance our tourism visitation. Jefferson County also does not have a city like (Hagerstown and Winchester); instead, the historic towns of Harpers Ferry, Bolivar, and Shepherdstown) are jewels that must be reserved. Urban Residential has already circled Charles Town and Ranson.

Our Jefferson County leaders should focus on protecting our stream and springs by resisting over development.

With meticulous planning, Jefferson County could transform into a haven for food artisans and craft beverage producers, offering a unique culinary tourism experience. Already boasting the Bavarian Inn and Hillbrook Inn, and with the Hilltop resort set to open in a few years, there is ample space for another boutique hotel and a diverse range of Air BnB and Bed and Breakfast establishments. This vision embraces a mindful wellness lifestyle that many people yearn to experience.

For the residents of Jefferson County, we have the joy of living in this mindful wellness community. While nationally, architects are embracing a “biophilic” design building technique that aims to connect people more closely to nature, Jefferson County has nature trails, rivers,

and gardens that give both the residents and visitors multi-sensory interactions.

Let's not force our wildlife onto our congested roadways as we risk overpopulating Jefferson County with haphazardly planned residential urban communities. Instead, let's offer a thoughtfully designed range of housing options to foster a diverse and interactive community.

I encourage you to preserve the rural agriculture zoning, create a vibrant rural county, and adapt a ten-year comprehensive plan that embraces a lifestyle our neighboring town authorities can no longer accomplish.

Nancy Craun

Resident of Shepherdstown

Member of the Comprehensive Review Committee - Shepherdstown, WV



NANCY CRAUN

Founder | Root to Table

T: 540.533.1853

E: nancy@TasteofBlueRidge.com

**Taste of Blue Ridge Community
Root to Table Culinary Series
Root to Table Community Grant Program**



From: [Paul Kradel](#)
To: [Becky Phipps](#); [ComPlan2045](#)
Subject: Please be careful about any building you authorize
Date: Monday, May 20, 2024 4:12:54 PM

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5-20-24

The roads, schools, physical & mental health facilities, emergency services and available water supply are limited resources.

You need to respect the environmental limitations we have in order to have happy citizens who will not carry their grievances to Court because of inadequate planning by the Planning Commission.

Think of this as a few words of wisdom.

Paul F Kradel

From: [Randall Tremba](#)
To: [ComPlan2045](#)
Subject: Jefferson Co. paradise lost?
Date: Monday, May 20, 2024 10:59:08 AM

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To whom it may concern:

I've lived in Jefferson County for 50 years. I didn't move here for its beauty but I soon noticed how beautiful and extraordinary it is. If the county can't control growth, the county we all know and love will be a distant memory.

They paved paradise and put up a parking lot.

I wouldn't want to be guilty of that. I hope you don't either.

Randall Tremba,

Retired minister of the Shepherdstown Presbyterian Church.

From: [Carrie Singer](#)
To: [ComPlan2045](#)
Subject: Planned development in Jefferson County - outrageous!
Date: Wednesday, May 22, 2024 6:26:58 PM

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I moved to WV to enjoy the bucolic nature of the area surrounding Shepherdstown, the Orchards, farms, trees and so forth..,

Your plan will destroy this beauty , make traffic a nightmare on Flowing Springs, endanger children given the placement of the new school, and is terrible for the current residents of the area. How are you planning to provide water and sewer, fire and police? Widening all the roads, adding traffic circles, I guess, and raising taxes. I feel that you are pulling another Rockwool on us, changing the map 2 days before the meeting, and the only benefit is to the developers who will make a boatload from the new shoddy houses they build.

Where is "WV, almost heaven?"

Sincerely,

Carrie Singer

105 Sage Pl

Shepherdstown

From: [Bobbi Blok](#)
To: [ComPlan2045](#)
Subject: COMMENTS ON COMPREHENSIVE JEFFERSON COUNTY ZONING PLAN
Date: Friday, May 24, 2024 5:13:49 PM

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

TO: Jefferson County Zoning Commission

Luke Seigried, County Planner complan2045@jeffersoncountywv.org

DATE: May 24, 2024

SUBMITTED BY: Bobbi Blok advocate for child safety

Greatly appreciate the Zoning Commission at minimum take into account the concerns that would facilitate a win/win mode of operation which can hopefully manifest in living and thriving in our county. There are three points that would be helpful to raise; educational, environmental and economic well being are as follows:.

Educationally: Urging Plan incorporaste language that 1) Reflecting the WV State Board of Education regulations that clearly outlines and requires safe locations near public schools (6200, Section 202, locations of school facilities(<https://apps.sos.wv.gov/adlaw/csr/readfile.aspx?DocId=51042&Format=PDF>.) I am publicly going on record on behalf of the children, especially those children with asthma and special needs require safe environments, Please at minimum take WVBOE Policy 6200 sec. 202 under advisement and morally mandate industrial and corporate facilities comply with the due diligence that ensures positive action to protect the health and welfare of our children, families, school system and persons employed in the county. Envision and enact a safe and thriving zone promoting clean air water and the healthy environment we all deserve. Jefferson County can unite to go on record prohibiting toxic pollutants, the increase of gaseous fumes and constant incessant noise that can prove to be a detrimental situated near public schools
In the spirit of unity the school system from pre-k to higher education can work collaboratively with the local corporations and government entities to ensure that the necessary support programs such as child care, school age care, internships as well as initiating apprentice/training services are available. Jefferson County Schools, County Community Colleges and Universities can prove pivotal ensuring that students are prepared to meet the needs of employers and that there is a sufficient and qualified workforce.

ENVIRONMENTALLY: Jefferson County is a unique and challenging area. The Jefferson Orchard site, and much of the surrounding land in Jefferson County, should not be rezoned for heavy industry, or any industry that produces toxic or hazardous emissions. The hydrogeological characteristics of this portion of Jefferson County makes it ill-suited for heavy industry. Water contamination from such activities at this site is quite likely. This is an unacceptable risk to ask the people and economy of Jefferson County to bear for the profitability of the few. Further, if the groundwater is contaminated in this location, tens of thousands of people stand to be affected from Jefferson County to the Chesapeake Bay watershed. It is advisable that the plan require corrective actions because Karst terrain will cause a devastating impact on the surrounding watershed therefore the construction of heavy industries might collapse the ground contaminating the watershed resulting in serious health problems. Other environmental challenges involve the health of children and the impact of PFAs poisonous chemicals forever. (forward contacts via e-mail) Potential companies would rather be safe upfront rather than create the impact of toxic fallout.

ECONOMICALLY: Many jurisdictions throughout our country have instituted school levies as well as environmental surcharges. Jefferson County may want to

explore different ways to generate resources from new facilities rather than paying corporations coming into our community pillaging our coffers and damaging our natural resources. Please develop this promising model

While finalizing the Zoning Plan the fact that Jefferson County is situated on karst topography needs to be taken into consideration. Please Note: . According to the US Geological Survey, USGS, past water quality studies, such as Scientific Investigation Report 2016-5048, Kozar showed that karst limestone aquifers are the aquifers most intrinsically susceptible to contamination within the State of West Virginia which can result in serious health problems.

It would be more prudent and responsible to address these environmental hazards upfront rather than wait until they implode. The US Congress and the WV Senate have introduced legislation to protect our citizens from "PFAs" "forever chemicals." There might be federal and state toxicologist who could assist in designing a Comprehensive Plan to help Jefferson County to avoid potential toxic landmines. Senators Manchin and Capito co-sponsored the law that passed nationally, and WV Representatives Rucker and Hason co-sponsored the bill that was introduced in Charleston. The potential employers would rather be safe than address the poisonous fallout. The community would be very grateful as well.

Many environmental experts publicly have shared their concerns. Dr. Jerome A. Paulson, MD, FAAP, who is a pediatric consultant to the Mid-Atlantic Center for Children's Health & the Environment, known as MACCHE. MACCHE is the Pediatric Environmental Health Specialty Unit (PEHSU) that serves, West Virginia, Pennsylvania, Delaware, Virginia, Maryland, and the District of Columbia. His detailed study is telling and deserves careful review since his findings relate to the effect of environmental pollution on the development of children. It would be wonderful if the County could work together with experts to promote a clean seal of approval. Developing environmental guardrails which would ensure clean water, air and soil is definitely a worthwhile goal that can be a selling point and benefit all those concerned.

The thirteen issues raised by the Jefferson County Community Foundation also need to be taken seriously and addressed.

Thank you for your consideration.

From: [Robert Aitcheson](#)
To: [Planning Department](#)
Subject: Draft of new Comprehensive Plan
Date: Sunday, May 26, 2024 9:10:16 PM

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To the Planning Commission of Jefferson County, West Virginia:

1) Having received information that the survey regarding the above referenced subject was to be open to May 26, I went on the survey link only to see that it had been closed. So I am providing my responses directly to the Commission without the filter of some survey contractor.

2) Under the Plan, Goal 1, Objective 4, Item 1 AND Objective 5, Item 1 should be REMOVED.

3) A utility scale solar facility is a commercial use and a prison is an institutional use.

4) It seems that a lack of drafting precision in this regard may be, by design, an open invitation to blanket our County's farmland with toxic, inefficient solar panels for the benefit of a select few "elites"(some of them alleged politicians & their friends & families) without ANY safeguards or recourse to protect surrounding landowners & the rest of the taxpaying citizens of this County from such things as:

abandonment of the project & resultant decommissioning expense & toxic waste disposal problems,

toxic runoff on adjoining properties & into the Shenandoah River,

damage to private property & public infrastructure during construction,

diminution in value of nearby properties,

changes in severe weather patterns from vast compounds of solar panels (which changes have been scientifically documented),

& the list goes on & on

5) Maybe you should do a better job of thinking thru the consequences of your proposed plan or maybe not, if the widespread corruption in this County for the benefit of a select few has reached this Commission!

6) You say you don't think the government should be telling people what they can & can't do with their property. In other words, you're wanting to get rid of zoning without getting rid of it, undoubtedly so that unelected bureaucrats can selectively apply it to 'Joe or Jane Shmo' homeowner but not to those deeming themselves the "betters" of the ordinary, hard-working, taxpaying citizens of this County.

7) YOUR ARGUMENT IS A RED HERRING, a distraction from the real issue because:

a) The County already has zoning & if you really wanted to get rid of it, there's a process for that objective & it's not to bastardize the existing zoning goals & objectives to accommodate corrupt politicians & their friends.

b) The general proposition that most people want a lot less government in their personal business is one that many, including myself, tend to hold as well. However, as I say, that is NOT the issue, but merely a distraction.

c) The real issue is that our system does (or is supposed to) recognize that one person's property rights end where another's begin. In other words, when a property owner's exercise of their rights cause damage, tangible (toxic runoff as an example) or intangible (diminution in value as an example), that's where the errant property owner's rights end.

So, instead of using a tag line to distract & mislead people about the real intentions, why don't you fulfill your appointment to the Commission with transparency & integrity? Why don't you do what upwards of 95% of the folks in this County want & design a proposed Comprehensive Plan that puts a STOP to the wholesale destruction of the best agricultural land in West Virginia (according to the 2022 USDA Soils Map) by these out-of-state solar scammers & their local _____ (fill in the blank)???

Bob Aitcheson

From: [Charlotte Fremaux](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 4:35:07 PM

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Dear Planning Commission and Staff,

I am writing in support of the following changes being requested to the future use map and comprehensive plan actions as presented to the public by the JCC and the JCPC.

I object to the general unresponsiveness, by local authorities, to the public, and the increasing lack of transparency in their deliberations. It is clear from the final Comp Plan meeting allowing public input, that the public is not pleased. It is unacceptable to treat the people you serve without respecting their opinions.

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Charlotte Fremaux
cmfremaux@gmail.com

From: [Deborah Rochefort](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 6:01:16 PM

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Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. I am very much against turning the rural area around the new Elementary school on Flowing Springs road into a preferred growth area. Please do not do this. There are a number of very good reasons not to change this land usage, including: a. Neither the roads - and especially the ground water supply - can support a serious increase in development. b. the vast degree of proposed development does not belong outside a city or town, and this is far enough out of Shepherdstown to not be considered a part of the town, and would be detrimental to the business and activity of the town itself. c. increased hazards for school children with increased traffic and activity. d. any developments planned should have a lot of green space worked into them. At present I have seen none that are proposed that have adequate green space. e. Farm and rural usage should be encouraged - this land should remain rural in order to foster more agricultural growth. f. An arboretum or wooded park should be set next to the school. g. Absolutely no industrial use should be allowed. At all.

2. Please remove the Industrial designation in Summit Point. This is a rural zone, with a lot of farm land, and not an appropriate location for industrial uses. Farming and other rural uses, such as orchardists, should be encouraged, not driven out by industrial activity and resultant wastes (though it is true that we need to improve waste runoff from farm land as well.)

3. Please remove the preferred growth area expansion to the southwest of Kearneysville - it needs a groundwater study before any further development is made. In fact, considering that in the eastern Panhandle, the vast majority of our water comes from ground water, a ground water study should be done before any new developments, and these should also be tested for industrial contaminants, especially in the areas around Rockwool.

Dealing with increased population in Jefferson County could lead to positive outcomes for the Jefferson County community, or alternatively raise large - and possibly insurmountable - problems. I think taking care to consider the overall environment into consideration, including the interesting but rather fragile karst system we all live upon, will serve us much better than allowing developers and industry (and who knows what else) to rush in, make a bucket of money (mostly for themselves) and then leave the people and the environment to suffer the consequences. And, please do think about setting aside some land next to the school for an arboretum or wooded park. I think that would be of great benefit to the county.

Thank you for your consideration, and listening to my concerns and citizen advice - Sincerely, Dr. Deborah Rochefort

--

Deborah Rochefort

ballata@comcast.net

From: [Philip Baker-Shenk](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 9:53:15 PM

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Dear Planning Commission and Staff,

MEMORANDUM – Public Comment

TO: Planning Commission of Jefferson County, West Virginia

FROM: Philip Baker-Shenk, Shepherdstown, WV

DATE: May 27, 2024

RE: Comment on Future Land Use Map – Envision Jefferson County 2045

Dear Commissioners:

I wish to submit my procedural and substantive objections to your last-minute addition to the draft Future Land Use (“FLU”) map, on the eve of the final public input session on the 2045 Comprehensive Plan Update, of a new Preferred Growth Area (“PGA”) designation surrounding the new Shepherdstown elementary and middle school location (“New Shepherdstown School Site”).

For the reasons outlined below, I strongly urge the Commission to withdraw all references on the draft FLU map to a new PGA in the vicinity of the New Shepherdstown School Site. The new PGA was inserted on the draft FLU map only a few days before the May 13, 2024 Final Public Input session without any notice. Given the outpouring of objections from the general public at that Final Public Input session, the new PGA should be removed immediately from the draft FLU map so that all of us can focus on more meaningful and productive issues in the land use and planning process involved with our County’s 2045 Comprehensive Plan Update.

Greater Transparency Is Needed. The idea of a new PGA at the New Shepherdstown School Site apparently was a response to a single comment letter from a local developer, David Lutman, dated April 10, 2024, that first surfaced when published in the packet of the Commission’s working session a few days before the Final Public Input session. That single letter – alone among, and at odds with, many other letters proposing as the highest land use priority the preservation of agricultural land, the conservation of green space for recreation and wildlife, and the protection of watershed quality -- proposed the approval of plans for a jaw-dropping corridor of commercial and residential development stretching along the entire length of the road between Shepherdstown and Charles Town, beginning with a new Preferred Growth Area designation around the New Shepherdstown School Site.

Due Process is Needed. Such an impactful proposition should be evaluated, if at all, only after notice and with transparent deliberation. Instead, the new PGA was placed on the draft FLU map without notice, comment, or discussion. Eleventh hour changes of this magnitude undermine public confidence and trust in County officials and staff. Such last-minute changes do not provide the public with the requisite due process.

2045 Goals Should Be Set By Residents Not Developers. If the County's 2045 Comprehensive Plan Update process is to have any value, the Commission must be responsive to the voices of hundreds of local property owners and residents who mobilized within hours to come out to the May 13, 2024 Final Public Input meeting to voice their opposition. At a minimum, their voices should outweigh the self-interested proposal of a land developer sketched out in a single email memo. The several hundred residents of Greater Shepherdstown who swarmed the Final Public Input meeting, and many hundred more of their neighbors whose interests they reflected, intend this area to be preserved as their home community in 2045, unlike land developers in 2024 whose only interest is to make a quick profit as soon as possible without regard to how their proposed development activity would change the Greater Shepherdstown area into a smaller version of Tysons Corner, Virginia by 2045.

Distrust is Corrosive of Healthy Civic Life. Trust and common interests are essential ingredients in any public planning process. Once trust is lost due to a precipitous and ill-advised decision, trust can be restored only by a quick and decisive course reversal. For this reason, I urge the County Planning Commission and staff to immediately remove from the draft FLU map the PGA designation surrounding the New Shepherdstown School Site, returning that surrounding area to the rural agriculture use designation that appeared in all previous editions of the draft FLU map. This PGA designation was quickly dropped onto the draft FLU Map; it can and should be quickly wiped off the draft FLU map.

The PGA Would Destroy Rural Agricultural Land Use. Except for the newly sited elementary and middle school facilities, there is no other existing development in the newly proposed PGA surrounding that site. The entire area within the newly proposed PGA is now, and has been for centuries, under rural agriculture use. Consistent with that longstanding use and character, it is zoned rural agriculture. This agricultural land use is acknowledged by the County's Comprehensive Plan, as it should be, to have high value. Yet the proposed FLU map designation of a new PGA for commercial and dense residential development would obliterate that rural agriculture character south of Shepherdstown and openly invite new commercial and dense residential development in an area twice the size of Shepherdstown. This is not strategic planning to preserve rural agriculture in Jefferson County; this is a strategic plan to destroy it by 2045.

Public Utilities Simply Are No Excuse For This PGA. There is no public water or sewer infrastructure within or near the proposed Preferred Growth Area and none is contemplated. The schools have not chosen to seek water or sewer utility service, and instead plan to drill wells and install septic systems. The elevation between the proposed PGA and Shepherdstown's sewage treatment facility would require extensive pumping stations as it crosses over more than a mile of rocky terrain. Any textbook case made for a PGA to surround a new school is factually irrelevant because the schools are not, and will not, hook up to public water and sewer. Moreover, that textbook argument is written and driven by the interests of a few outside developers, not by local neighbors and not by the economic interests of an agriculture, tourism, and Town-centered service economy that is the heart of the Jefferson County.

Rural Gateways Would Become Transportation Chokepoints. The new schools will increase traffic during school

opening and closing hours, overburdening the existing intersections and roadways that traverse the surrounding rural agricultural lands. The designation of a PGA around this area that brings dense commercial and residential development would make this dramatically worse around the clock, completely compromising existing transportation facilities. Route 230 is the gateway to historic Shepherdstown, its scenic byways would be completely sabotaged by the commercial and dense residential development invited by the new PGA designation.

Rural Character Is the Backbone and Tourism is the Lifeblood of the County's Economy. The siting of the new schools will undermine the rural character of the Greater Shepherdstown area, but it will not completely destroy it like would happen with the addition of dense commercial and residential development invited by the proposed new PGA designation. This area's farms and historic battlefields operate as a huge magnet for tourism that draws substantial sums of money to the County economy. Tourists do not come to Jefferson County to see bedroom communities, parking lots, and commercial warehouses and business facilities. They come for the historical and rural character of Jefferson County. Dropping a PGA designation in the middle of the bucolic landscape that is Greater Shepherdstown is like dropping a gigantic proverbial turd in a punch bowl. It favors only the economic interests of a handful of land developers. It is against the economic interest of Jefferson County as a whole and of thousands of residents in the Greater Shepherdstown area.

Future Land Use Should Protect and Preserve, instead of Exploit, the County's Natural Assets. The newly proposed PGA surrounding the New Shepherdstown School Site is in direct conflict with the proposed 2045 Comprehensive Plan Update's high priority for the preservation of agricultural lands in Jefferson County. Much of the land adjacent to the proposed PGA boundary is in private conservation and agricultural or battlefield easements. The proposed PGA would stop the future growth of that greenbelt, and sever it from the headwater springs of Town Run. While a PGA designation falls short of a zoning change, it is a signal to developers that their proposals for zoning changes to commercial and residential land use are invited and will be favorably received. A PGA, like the one added at the last minute to the draft FLU map, is not sufficient to approve commercial and residential growth, but it is a necessary step toward future County land use that eliminates agriculture, conservation, and wildlife habitat. If this new PGA is allowed to remain on the FLU map, it can only mean that the lip service paid in the 2045 Comprehensive Plan Update to placing a high priority on strategic planning that preserves the County's farms and wildlife habitat and rural character is meaningless.

Planning Should Be Strategic, Not Reactive. The School Board's decision to place the new elementary and middle schools in the middle of this area was not, by any stretch of imagination, a strategic step consistent with the current County Comprehensive Plan. But the Planning Commission and planning staff certainly should not dramatically compound the School Board's non-strategic decision by adding a new PGA surrounding the school site. To do so would be to expansively magnify the impact of the new school development by surrounding it with new commercial and residential development in an area twice the size of nearby Corporation of Shepherdstown. Adding a new PGA surrounding a new school in the middle of a longstanding agricultural area simply puts commercial and resident development on steroids. This is not a strategy to preserve agriculture and tourism; this is a strategy to destroy it. A new Preferred Growth Area for commercial and dense residential development should be strategically located only where it serves, rather than destroys, the natural assets of the County. The proposed new Preferred Growth Area surrounding the New Shepherdstown School Site is reactive, not strategic. It is not consistent with any strategic plan to preserve and protect the County's interests as a whole. In fact, it would undermine many crucial goals in the County's Comprehensive Plan.

Conclusion. The proposed new Preferred Growth Area designation surrounding the New Shepherdstown School Site should be withdrawn immediately by the Commission so that we can all work together on other crucial issues implicated in the update of the County's Comprehensive Plan for our sake and for the sake of future generations that will follow us here in our beloved, bucolic Jefferson County. Thank you for this opportunity comment. I will be eagerly awaiting your response.

Phil Baker-Shenk

Shepherdstown, WV

(former Chair, Shepherdstown Comprehensive Plan Review Steering Committee)

Please accept these additional comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:

- a. the infrastructure does not exist to support this development,
- b. the designated area is far larger than Shepherdstown forever altering the character of the town,
- c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
- d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.

2. Remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.

3. Remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define “other institutional uses.” Alternatively, remove the phrase and refer only to “medical facilities” in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

Phil Baker-Shenk, Shepherdstown, WV

--

Philip Baker-Shenk

philip.bakershenk@gmail.com

From: [Billy McLaughlin](#)
To: [ComPlan2045](#)
Subject: JC Comp Plan 2045
Date: Tuesday, May 28, 2024 8:06:29 PM

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

Members of the Commission,

I appreciate the work you all do on our behalf. As a resident of Shepherdstown since 2017, I make use of many things in the county that enhance the quality of me and my wife's lives.

But I also want to say that some of the things I love most about my town and this county will be negatively affected by the many plans of growth: the number of housing units planned for (and hoped for in some of the plans you all seem to favor) and the growth of industry here will impact the quality of life here.

I would ask you to please consider slowing down some of the plans you have in the works.

I agree with the positions of the JC Foundation, positions I'm sure you are aware of.

I'll let the foundation speak for me in many of the detailed points outlined below.

I would ask you to please consider the many voices of citizens here who are concerned about the plans for rapid growth. We moved from metropolitan DC because of the congestion and overbuilding.

We would hate to see that happen here over the next several decades.

Thanks for your consideration.

Billy McLaughlin

66 Shepherd Village Circle

Shepherdstown, WV 25445

240-421-1346

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

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2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

From: nharmanshelman@gmail.com
To: [ComPlan2045](#)
Subject: Preserving the beauty and function of Jefferson County
Date: Tuesday, May 28, 2024 1:16:53 AM

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

There are approximately 58,000 people who call Jefferson County their home. Their will, their wants, their rights, are more valuable than the very few who aim to change this county from a rural, beautiful, thriving community to a commercial, crowded, conglomeration of communities w admittedly insufficient infrastructure that will bring misery and environment degradation to those who make this place their home, only to benefit a tiny fraction of that population who apparently care nothing of their neighbors as long as a few see benefit from these shortsighted plans and inevitable ruin that the vast majority have a right to demand and expect of their beautiful county where they make their homes. Injustice like this, ultimately serves no one as this county deteriorates and current residents chose to leave and new residents will have no reasons to choose to make this their homes.

It would be wise to think long and hard about these egregious proposed plans that the vast majority of residents do not want.

Sincerely,

Sharon Helman and N Michael Harman
Harpers Ferry, WV

“Be kind whenever possible. It is always possible.”
Dalai Lama XIV

Sent from my iPhone

From: [Teresa. \(terry\) Purcell-diehl](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Wednesday, May 29, 2024 10:31:19 AM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Teresa, (terry) Purcell-diehl
Teresapurcelldiehl@gmail.com

Planning Department

From: tjmilliron@comcast.net
Sent: Friday, May 31, 2024 12:03 PM
To: Planning Department
Cc: tjmilliron@comcast.net
Subject: Citizen Comment on Proposed 2045 Comp Plan - J Milliron
Attachments: Citizen Comment on Proposed 2045 Comp Plan - JMilliron.pl.pdf

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

Good Afternoon,

Please find my attached comments and opinions for your consideration on the Proposed Jefferson County 2045 Comprehensive Plan. I used the Goals, Objectives, and Action Items and the Old and New Land Use Maps to assist in an outline form comment and comparison.

Thank you.
Sincerely,
Jacquelyn Milliron

To:
Jefferson County Planning Commission/Department
RE: Jefferson County 2045 Comprehensive Plan Citizen's Comment
Prepared by: Jacquelyn Milliron (Harpers Ferry District)

Goal 1:

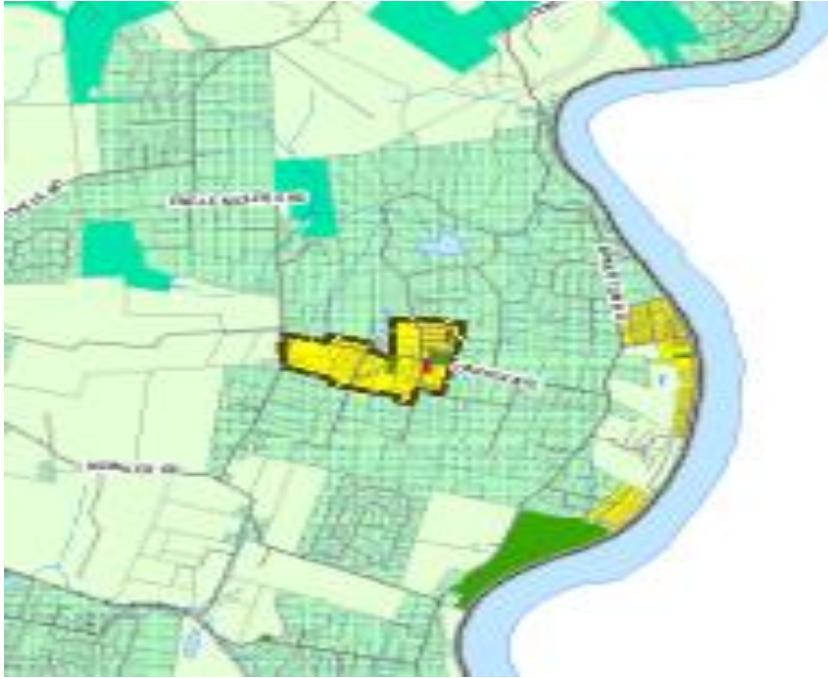
Action Item:

Introduce text amendments to allow medical facilities and other institutional uses by right in all Zoning districts.

Establish or modify zoning district options that allow residential and commercial land uses, residential and mixed use land uses, and rural residential land uses.

- 1. What is the definition of "other institutional uses?"**
- 2. How will this Goal comply with existing covenants and restrictions that convey with the land within residential areas?**
- 3. How will this Goal protect the existing residents from causing legal battles with institutions or otherwise, over covenants and restrictions within existing subdivisions?**
 - a. Example: Harvest Court, Harpers Ferry has several lots which are 0-10+ acres, but have covenants and restrictions as a named and deed recorded Residential Subdivision. Listing those lots as Rural Agriculture (develop by right) will likely misguide land speculators into believing that the Rural Agriculture land use category fits the subdivision when it is clearly incompatible with the latitudes of a rural agriculture area. This was perhaps the thinking in the Envision 2035 Plan identifying these types of lots as "large lot residential." Mischaracterizing lots within a residential subdivision having covenants and restriction on the Land Use Map will likely promote unnecessary litigation and cost to residents who seek neighborhood compatibility provided by the covenants and restrictions. It is incumbent on the county to protect those existing rights in subdivisions.**

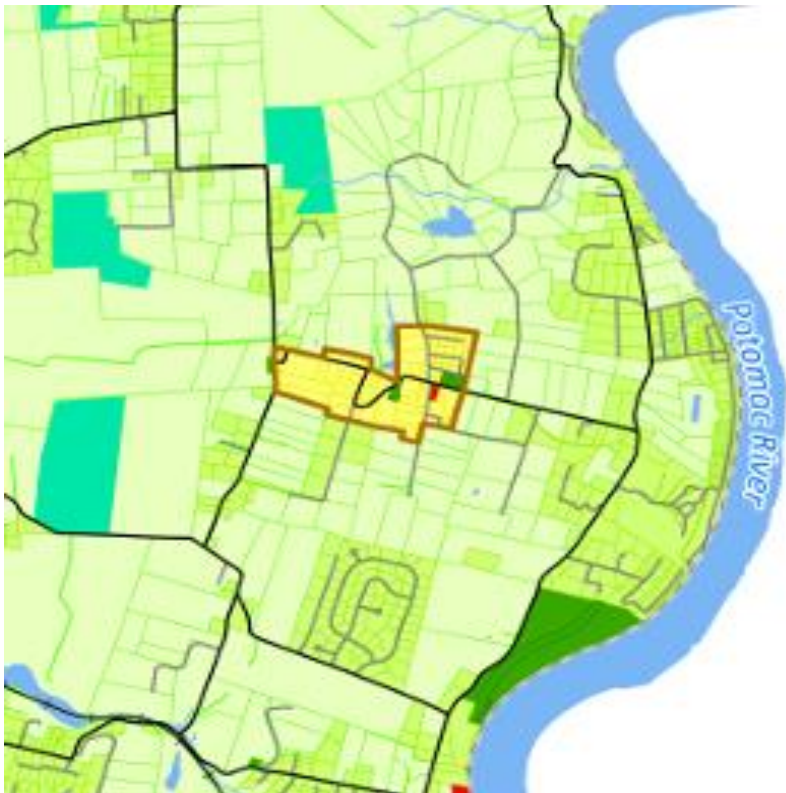
Jefferson County Envision 2035 Comprehensive Plan



Land Use Classification

- Rural/Agriculture
- Rural/Agriculture For Possible Urban Development
- Agricultural Economic Empowerment Area
- Large Lot Residential

Plan Proposed Jefferson County 2045 Comprehensive



Future Land Use Classification

- Rural/Agricultural
- Future Urban Area
- Rural Residential

Action Item:

Complete and enact an update to the Subdivision & Land Development Regulations and the Zoning & Land Development Ordinance to include the recommendations in the 2045 Comprehensive Plan.

- 1. Please provide to date DRAFT update of Subdivision and & Land Development Regulations, Zoning & Land Development Ordinance.**

Action item:

Introduce text amendments to remove the Major Industrial and Planned Neighborhood Development Zoning Districts.

- 1. What is the replacement concept in the new plan for “major industrial zoning districts?”**
- 2. What is the replacement concept in the new plan for “planned neighborhood development zoning districts?”**

Action Item:

Propose Text amendments, as deemed appropriate, to permit additional commercial uses by right in all zoning districts, after careful consideration of potential adverse effects to surrounding land uses.

- 1. What is “appropriate?”**
- 2. Why would you allow commercial uses *by right* in residential subdivisions with covenants and restrictions? This latitude will cause irrevocable harm and unnecessary expenses to subdivision communities where the comprehensive plan allows commercial enterprise in direct conflict with covenants and restrictions. It undermines transparency to those seeking commercial properties and may mislead land speculators to invest in boondoggle deals.**

Goal 2:

Action Item:

Support the redevelopment of the Hill Top House Hotel site in Harpers Ferry.

- 1. Why is a single corporation given special space and advertising in the public comprehensive plan?**

Action Item:

Collaborate with stakeholders to recruit new and existing businesses and industries to use existing buildings and previously used parcels for new development including business parks and commercial sites.

- 1. Who are the stakeholders to do recruiting? Private real estate agents?**

Action Item:

Identify opportunities for restoration, rehabilitation and adaptive reuse of structures within the village areas.

- 1. How can the objective simultaneously encourage expansion to the village areas yet keep small scale design? Theoretically conflicts.**

Action item:

Assess the need for regulatory changes based on new development proposals.

- 1. Why would local government allow for the potential of state implemented overreach to communities?**

2. What is the definition of diverse compatible and complementary uses on agricultural properties?

Goal 5:

Objective:

Encourage land conservation programs to help preserve the rural character of Jefferson County.

1. How does the county define “rural character?”
2. Are we saying that conservation programs are the **ONLY** way to preserve the rural character of Jefferson County?
3. Recommend adding that encouraging rural open space cluster subdivisions also preserve the rural character of Jefferson County.

Action Item:

Assess disparity in potential land uses for small and large farms and adopt policies to ensure equal opportunity.

1. How does this action item preserve the rural character of Jefferson County?

Goal 9:

Objective:

Encourage developers to build new subdivisions to meet standards set by regional or national sustainable building organizations.

- 1. Recommend changing “to build new subdivisions” to “who build new subdivisions.”**

Goal 12:

Action Item:

Organize and host small business development, entrepreneurship, financial assistance, and urban site selection classes in collaboration with stakeholders.

- 1. The word Stakeholder appear 17 times within the Goals, Objectives and Action items. Who are the stakeholders? The regular taxpayer citizens of the community should be empowered to be included in the stakeholder group to demonstrate that it is their government, their community.**

Goal 13:

Action item:

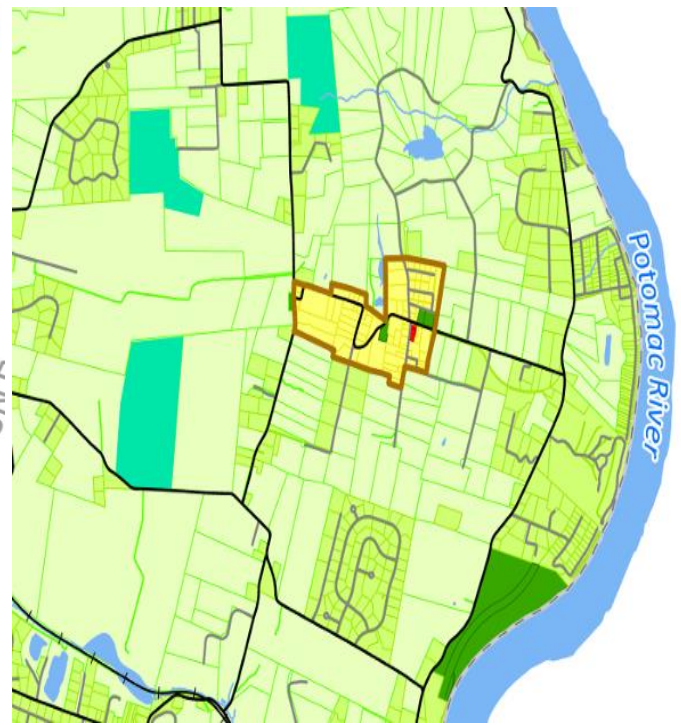
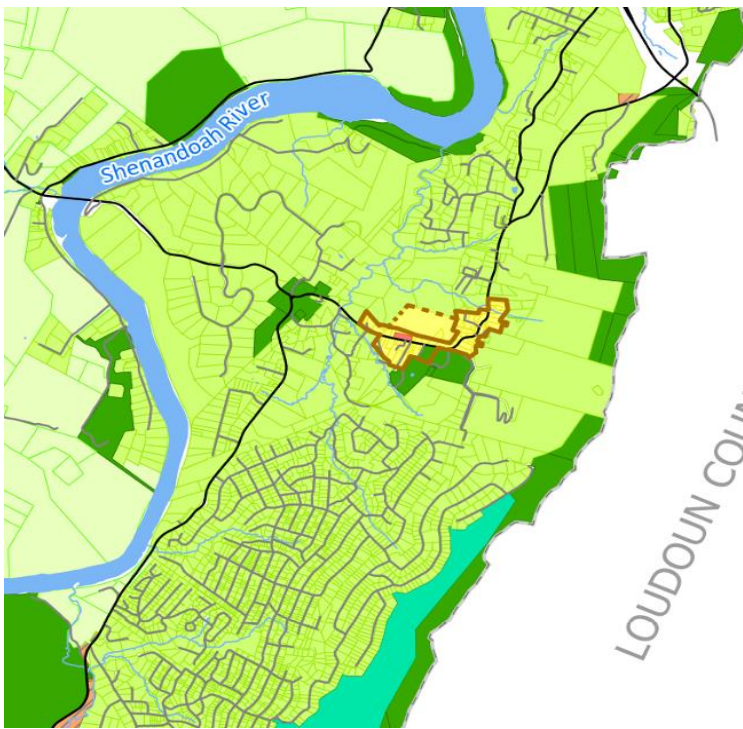
Promote available sites in villages for new businesses.

- 1. What is the definition of “village?”**
- 2. A village to me is small and quaint. This conflicts with Goal #2 theoretically because size and extent of encouraged growth matters.**
- 3. Are the goals and objectives the same for villages as they are for cities?**
- 4. Why do villages appear to be targeted in this Goal?**

Action Item:

Support the Zoning Map amendment of properties wishing to be Zoned Village that are adjacent to Village or Village expansion areas.

- 1. Definition of Village Expansion areas?**
- 2. Why is there a “Suburban Residential” in the middle of Rural Residential with village expansion around it? Some lots are very large similar to those surrounding the Bakerton Village which are labelled Rural Agriculture but are actually cluster subdivisions. This is inconsistent and subjects the appearance of a right to develop in rural agriculture areas that are under actually under legal covenants and restrictions.**



Action Item:

Work with the County's municipalities to create a unified economic development strategy.

- 1. Recommend that since the goal is for UGB and PGAs, unlike Villages, that these terms are used unilaterally otherwise it appears that Goal #13 is targeting villages.**

Action Item:

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 art communities can meet to network and collaborate.

- 1. Collaboration should involve all county stakeholders and citizens who would be affected by such unilateral discussions.**

Action item:

Request the deployment of infrastructure , including water and sewer, in all UGBs and the PGAs.

- 1. Where are we getting the money to make such requests?**
- 2. Title 150 Water and Sewer Rules CSRs 7 and 5 respectively, is the regulation governing how this infrastructure should be paid...by the cost causers.**

Goal 17:

Action Item:

Create a planning commission committee to review national attainable housing reports and make recommendations for a coordinated Jefferson County attainable house initiative.

- 1. Recommend prohibiting housing that does not fit neighborhood compatibility and to institute the idea of neighborhood compatibility as a means to prevent inappropriate and expensive sprawl, divestment of personal property, and dismissal of the natural beauty of Jefferson County.**

General:

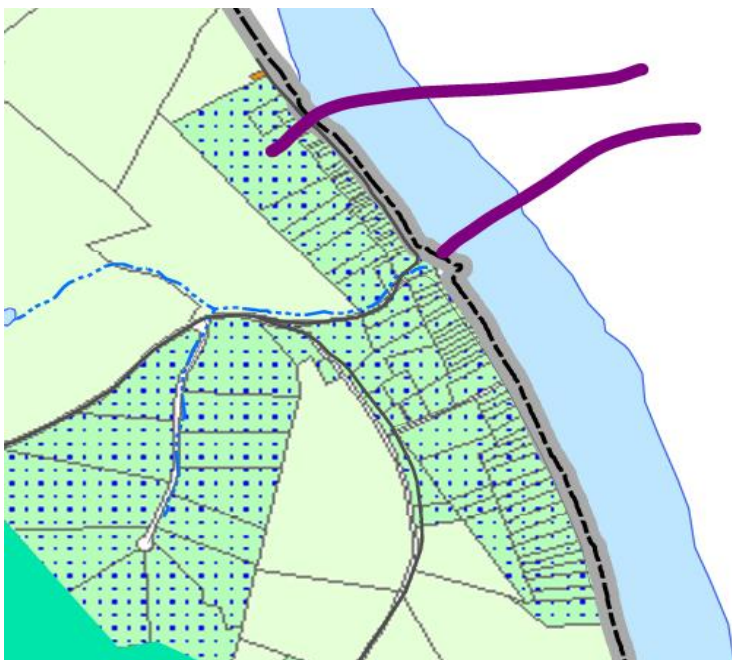
- Envision 2035 Plan used the word “Beauty” 9 times within the entire document and 3 times within the goals and objectives.**
- The 2045 proposed Plan uses the term ZERO times. Why? Is obtaining and maintaining beauty and natural beauty in Jefferson County not a desirable**

goal or objective anymore? I wish for this to be reinstated in the language throughout the plan.

- **Change ALL newly labelled Rural Agriculture plats back to Rural Residential within existing cluster subdivisions, no matter what size lot, having prevailing covenants and restrictions.**
- **Maintain Green Space and energy saving tree canopy values within cluster subdivisions.**
- **The word “Stakeholder” appears 17 times in the Goals, Objectives, and Action Items and are mainly associated with business and economic growth. Since business and economic growth affect land owning or renting resident taxpayers both financially and environmentally, where is their opinion and collaboration influence represented in the comprehensive plan efforts?**
- **In disagreement with the sudden conversion of a property land use change within a neighborhood and a conservation area. The Proposed Comprehensive 2045 Plan falls short in protecting residents and taxpayers from investing in property only for the county to unilaterally change the character of established neighborhoods. Could there be hundreds of other surprise changes in land use without clear comparison of the old and new? This is inappropriate and unfair to do to the community and those who have already invested in Jefferson County.**

Large Lot Residential to Rural Agriculture (develop by right) – surrounded by conservation land and established residential homes.

Large lot Residential to General Commercial – surrounded by established residential homes.



Item #3 Comprehensive Plan Update Actionable Correspondence

New correspondence received after May 7, 2024 - Index

Emails re: “Public Comment on Future Land Use Map and Comprehensive Plan Action Items” received between 05/19/2024 – 05/31/2024 from the following citizens:

1. Ali Printz
2. Amanda Wolfe
3. AnnaMary Walsh
4. B Temple
5. Barbara Humes
6. Beth-Rosenberg
7. Carolyn Rodis
8. Cecile Claude
9. Cheryl Pullen
10. Christina Melocik
11. Conrad Lotze
12. David Miljour
13. Dennis G Hatcher
14. Donna Wolfe
15. Dwight Wolfe
16. Eliza Temple
17. Elizabeth Shockley
18. Erin Reiney
19. EVE Lobner
20. Hilary Lo
21. Jeffrey Bannon
22. Jeffrey Feaga
23. Jennifer Jones
24. Jennifer King
25. Jessy Printz
26. Julia Yuhasz
27. Kate Temple
28. Kelly Campbell
29. Kirsten Martin
30. Kit McGinnis
31. Laura Levesque & Russell Fry
32. Linda Layne
33. Lindsay McLaughlin
34. Linus Bicker
35. Lisa Paynes
36. Liz Temple
37. Lizette Temple
38. Lizz Temple
39. Marie Tyler
40. Marie Uehling
41. Mary Fortuna
42. Meredith Adams
43. Nancy Knight

Item #3 Comprehensive Plan Update Actionable Correspondence

New correspondence received after May 7, 2024 - Index

44. Nicole Gonzalez-Knowlton
45. Pamela Rowley
46. Paula Tremba
47. Rebecca Phipps
48. Ruth Hatcher
49. Sara Howle
50. Sarah Adams
51. Sharon Buck
52. Sherry Sturman
53. Sonny Lobner
54. Stephanie Pania
55. Stephen Berzinskas
56. Terry Thorson
57. Toby Degenhardt
58. Tracy Lesky

Emails received between 06/01/24 – 06/04/24 from the following citizens:

59. Cristy Miller
60. Greg Welter
61. Kathleen Loftin
62. Paul Singh
63. Sue Covello

Planning Department

From: ComPlan2045
Sent: Friday, May 31, 2024 1:42 PM
To: Planning Department
Subject: FW: Public Comment on Future Land Use Map and Comprehensive Plan Action Items

-----Original Message-----

From: Ali Printz <aliprintz@gmail.com>
Sent: Friday, May 31, 2024 6:59 AM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items

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

Dear Planning Commission and Staff,

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Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

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Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Ali Printz
aliprintz@gmail.com

From: [Amanda Wolfe](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 5:28:02 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
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 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Amanda Wolfe
msacmarshallwolfe@gmail.com

From: [AnnaMary Walsh](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 6:01:11 AM

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Dear Planning Commission and Staff,

Across the nation, we've seen how rural areas have been altered to provide mega-home development and industrial advancement "for the betterment of our communities." What we've seen is the elimination of vital areas that maintained safe water for those living in those areas, greenspace that is moving toward becoming a thing of the past, and "crowding out" with plans to use up more acreage for projects that are detrimental to the air quality and road traffic for those who've made this area as well as the rest of the county their home for decades. And now our geographical area of Kearneysville has been renamed Ranson for the ability to remove greenspace in a karst area for the benefit of corporate wealth at the expense of Jefferson County residents who most likely will lose a stable groundwater supply.

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

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Thank you for your consideration.

--

AnnaMary Walsh
gawalsh@frontiernet.net

From: [B Temple](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:05:32 PM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

B Temple
Btemple030711@icloud.com

From: [B Temple](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:03:19 PM

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

Dear Planning Commission and Staff,

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Comments on the Future Land Use Map:

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

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B Temple
Blaketemple@hotmail.com

From: [Barbara Humes](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 8:51:02 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items: The actions proposed by the comments are reasonable and logical and support the future of community well-being.

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
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Thank you for your consideration.

--

Barbara Humes
bhumes1@comcast.net

From: [Beth Rosenberg](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 5:38:52 PM

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Thank you for your consideration.

--

Beth Rosenberg
brosenberg@frontiernet.net

From: [Carolyn Rodis](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Friday, May 24, 2024 2:33:30 PM

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Dear Planning Commission and Staff,

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Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Carolyn Rodis
cjrodis@yahoo.com

From: [Carolyn Sisler](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Tuesday, May 21, 2024 6:22:50 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

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 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
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2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

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Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Carolyn Sisler
lynsisler@frontiernet.net

From: [Cecile Claude](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 3:01:48 PM

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

Dear Planning Commission and Staff,

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Cecile Claude
ceeceecalling@yahoo.com

From: [Cheryl Pullen](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Saturday, May 25, 2024 2:06:07 PM

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

Dear Planning Commission and Staff,

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Cheryl Pullen
ccpullen@verizon.net

From: [Christina Melocik](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Tuesday, May 21, 2024 9:59:40 PM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

Christina Melocik
chris.tiny@comcast.net

From: [Conrad Lotze](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Tuesday, May 21, 2024 3:23:14 PM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

Best, Conrad Lotze, PhD

--

Conrad Lotze
clotze@hotmail.com

From: [David Miljour](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 12:09:20 PM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

David Miljour
miljour@frontiernet.net

From: [Dennis G Hatcher](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 6:08:50 PM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

Dennis G Hatcher
dgeraldh@frontiernet.net

From: [Donna Wolfe](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 5:42:01 PM

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

Dear Planning Commission and Staff,

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Donna Wolfe
donna_wolfe@yahoo.com

From: [Dwight Wolfe](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 5:42:45 PM

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Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Dwight Wolfe
dwight_wolfe@yahoo.com

From: [Eliza Temple](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:06:18 PM

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Dear Planning Commission and Staff,

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Eliza Temple
Elizabethtemple101@gmail.com

From: [Elizabeth Shockley](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 10:47:16 AM

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

Dear Planning Commission and Staff,

You, the county board and citizens are smart enough to come up with an effective growth plan that protects our citizens, heritage, farms, water and air. Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
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Comments on Comprehensive Plan Action items:

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Elizabeth Shockley
j4shock@frontiernet.net

From: [Erin Reiney](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 10:20:17 AM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

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Thank you for your consideration.

--

Erin Reiney
evrhoeful81@gmail.com

From: [EVE Lobner](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 10:03:01 AM

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

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Thank you for your consideration.

--

EVE Lobner
lizettelobner@gmail.com

From: [Hilary Lo](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 20, 2024 9:05:06 AM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

Hilary Lo
lo.family.wv@gmail.com

From: [Jeffrey Bannon](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 3:16:17 PM

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

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Thank you for your consideration.

--

Jeffrey Bannon
jeffrey.bannon@gmail.com

From: [Jeffrey Feaga](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Friday, May 24, 2024 9:32:57 AM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

Jeffrey Feaga
feagaj@gmail.com

From: [Jennifer Jones](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 4:03:45 PM

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

Dear Planning Commission and Staff,

Dear Jefferson County Leaders,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Jennifer Jones
jenajones44@gmail.com

From: [Jennifer King](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 11:59:48 AM

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

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Thank you for your consideration.

--

Jennifer King
info@eversweetapiaries.com

From: [Jessy Printz](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 9:51:55 AM

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Thank you for your consideration.

--

Jessy Printz
Jessyprintz@gmail.com

From: [JULIA YUHASZ](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 20, 2024 11:55:01 AM

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Thank you for your consideration.

--

JULIA YUHASZ
juliayuhasz@gmail.com

From: [Kate Temple](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:07:08 PM

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Thank you for your consideration.

--

Kate Temple
Cheesecakecake106@gmail.com

From: [Kelly Campbell](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 5:38:11 PM

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Thank you for your consideration.

--

Kelly Campbell
Kelly1.campbell329@frontier.com

From: [Kirsten Martin](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:39:43 PM

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Thank you for your consideration.

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Kirsten Martin
kirsten.r.martin@gmail.com

From: [Kit McGinnis](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 9:49:09 PM

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Kit McGinnis
Kitmcginnis@gmail.com

From: [Laura Levesque](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 3:48:47 PM

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Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

Laura Levesque and Russell Fry
154 High Street, Charles Town WV 25414

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Laura Levesque
unextinguished@gmail.com

From: [Linda Layne](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Saturday, May 18, 2024 2:34:48 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Linda Layne
llayne53@gmail.com

From: [Lindsay McLaughlin](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 2:58:07 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
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 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

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Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.
Lindsay McLaughlin

--

Lindsay McLaughlin
lindsay.mclaughlin66@gmail.com

From: [Linus Bicker](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:23:06 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
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 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

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Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

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Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Linus Bicker
linusb@yahoo.com

Planning Department

From: ComPlan2045
Sent: Friday, May 31, 2024 1:42 PM
To: Planning Department
Subject: FW: Public Comment on Future Land Use Map and Comprehensive Plan Action Items

-----Original Message-----

From: Lisa Payne <lisagpayne@comcast.net>
Sent: Friday, May 31, 2024 11:57 AM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses. The Karst terrain cannot safely sustain commercial, planned-housing or industrial developments. What is sprayed, broadcast or emptied into the ground will continue migrating to the groundwater, contaminating it indefinitely and will eventually require installation of public drinking water and wastewater services.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the "Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0" and the "West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas" in the design and operation of their stormwater systems. As a former resident of Loudoun County, Virginia, I know that not following these guidelines and considering the management of these issues can be extremely costly to mitigate. If Jefferson County does not seriously take action on these issues, the impacts could result in short term gain for a long-term set of serious issues requiring costly mitigation.

Goal 11: Objective 2: Action item 1. This should include adults of all ages and ability. People of all ages, including those with disabilities, need places to enjoy nature and the outdoors and not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adults and/or disabled people of all ages, as well.

Goal 13: Objective 3: Action item 1. Please add "with engagement of the public." This is essential, as what the county does with the current land use will alter the county permanently. Poor planning and decision-making that does not consider all of the impacts on quality of life, future infrastructure needs and tax burdens, created by development, will be the result of decisions made now. We are a nation operating on the principals of leadership (and decision-making) based on the "will of the people", meaning the public has the right to participate and to also be a part of the decision-making process.

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst's unique hydro-geology. By not considering this very seriously, the county will create a serious, irreversible contamination of its groundwater that could impact the water quality beyond the source points. Karst does not lend itself to massive disturbances, as it becomes friable and cannot sustain heavy load-bearing over time. The residents and future taxpayers will pay the costs.

Thank you for your consideration of my comments.

--

Lisa Payne
lisagpayne@comcast.net

From: [Liz Temple](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:14:39 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

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1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
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 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

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Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Liz Temple
Focuslifeandcareer@outlook.com

From: [lizette temple](#)
To: [Planning Department](#)
Subject: Please stop complan2045 plan
Date: Sunday, May 26, 2024 10:27:40 PM

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

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:

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- c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
- d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.

2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.

3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

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Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

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engagement in the land development process.

Goal 1: Objective 4: Better define “other institutional uses.” Alternatively, remove the phrase and refer only to “medical facilities” in this objective and action item.

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Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

From: [Lizette Temple](#)
To: [Planning Department](#)
Subject: Stop complan 2045 growth
Date: Sunday, May 26, 2024 10:21:51 PM

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

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

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- d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.

2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.

3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

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Thank you for your consideration.

From: [Lizette Temple](#)
To: [Planning Department](#)
Subject: Stop the complan2045 plan
Date: Sunday, May 26, 2024 10:28:45 PM

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

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

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2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.

3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

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Goal 1: Objective 3: add an action item 2: Work to maintain and improve public

engagement in the land development process.

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

From: [Lizz Temple](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:03:59 PM

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

Dear Planning Commission and Staff,

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Lizz Temple
Ltemple@ickoud.com

From: [Lizz Temple](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:03:33 PM

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Thank you for your consideration.

--

Lizz Temple
lizettelobner@hotmail.com

From: [Marie Tyler](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 3:35:22 PM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

Marie Tyler
marietyler01@gmail.com

From: [Marie Uehling](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 6:27:06 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

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Thank you for your consideration.

Marie E Uehling

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Marie Uehling
meuehling@gmail.com

From: [Mary Fortuna](#)
To: [ComPlan2045](#)
Subject: [Possible Spam] PLEASE READ
Date: Monday, May 20, 2024 10:40:06 PM

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

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

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Thank you for your consideration.

From: [Meredith Adams](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 9:48:36 PM

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Comments on the Future Land Use Map:

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--

Meredith Adams
mvadams1@comcast.net

From: [Nancy Knight](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:06:10 PM

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Thank you for your consideration.

--

Nancy Knight
nancyknight0617@gmail.com

From: [Nicole Gonzalez-Knowlton](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Saturday, May 25, 2024 9:06:56 PM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

Nicole Gonzalez-Knowlton
ngonkno@gmail.com

From: [Pamela Rowley](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Tuesday, May 28, 2024 2:42:20 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

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Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Pamela Rowley
pamelakrowley@gmail.com

From: [Paula Tremba](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Tuesday, May 21, 2024 3:08:19 AM

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

Dear Planning Commission and Staff,

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Paula Tremba
p.tremba@icloud.com

From: [Rebecca Phipps](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 6:18:49 PM

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

Dear Planning Commission and Staff,

For the love of god, don't ruin Jefferson County with this wretched "development." Try to figure out a way to allow development that does not ruin everything that already exists.

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Rebecca Phipps
beckyphipps502@gmail.com

From: [Ruth Hatcher](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 6:06:46 PM

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

Dear Planning Commission and Staff,

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Ruth Hatcher
ruthhstcher756@hotmail.com

From: [Sara Howle](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 20, 2024 7:54:49 AM

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

Dear Planning Commission and Staff,

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Thank you for your consideration.

--

Sara Howle
sara.howle.8@gmail.com

From: [sarah adams](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Thursday, May 30, 2024 8:26:01 AM

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

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Thank you for your consideration.

--

sarah adams
sarahadams85@gmail.com

From: [Sharon Buck](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 9:37:22 AM

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Dear Planning Commission and Staff,

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Thank you for your consideration.

--

Sharon Buck
sbuck930@gmail.com

From: [Sherry Sturman](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Thursday, May 23, 2024 12:16:33 PM

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Thank you for your consideration.

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Sherry Sturman
sherry.sturman@gmail.com

From: [Sonny Lobner](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 26, 2024 10:09:01 PM

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

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Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Sonny Lobner
Sonrisaartstudios@gmail.com

From: [Stephanie Pania](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 7:24:53 PM

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

Dear Planning Commission and Staff,

Hello- Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Stephanie Pania
plaidacidpub@yahoo.com

From: [STEPHEN BERZINSKAS](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 7:28:45 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

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Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

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Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

STEPHEN BERZINSKAS
sberzinkas@comcast.net

From: [Terry Thorson](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, May 27, 2024 3:27:35 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. IN ADDITION, please return to the original zoning (Rural/Agriculture) from the newly-designated Public/Quasi Public the "L"-shaped land on the corner of Shepherdstown Pike and Engle Moler. While this has been promoted by developers, this would have a severely negative impact because:

- a. the infrastructure does not exist to support this development,
- b. the designated area is far larger than Shepherdstown forever altering the character of the town,
- c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
- d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.

2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.

3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing

developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Terry Thorson
overyonderfield@gmail.com

From: [Toby Degenhardt](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 11:12:42 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

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Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Toby Degenhardt
tobydegenhardt@hotmail.com

From: [Tracy Leskey](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, May 19, 2024 6:48:39 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

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Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

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Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Tracy Leskey
Tleskey@hotmail.com

From: [Cristy Miller](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, June 3, 2024 11:56:25 AM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

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Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Cristy Miller
cristymiller00@gmail.com

From: [Greg Welter](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Sunday, June 2, 2024 4:08:05 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

PLEASE NOTE ADDITIONAL GOAL 2, OBJECTIVE 3 LANGUAGE

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

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Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 2, Objective 3: I strongly recommend that the County establish a policy of conducting an ten-year water and sewer plan (updated on a five-year basis) to define the areas anticipated to be served by existing public or private utilities, and which areas are anticipated not to be served by public sewer and water systems. This analysis should be supported by a hydrologic study of the groundwater aquifer capacities.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

--

Greg Welter
weltergj@gmail.com

From: [Kathleen Loftin](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, June 3, 2024 8:00:24 PM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

0. Please remove the planned commercial zoning from the McShanes Landing/Happy Hollow area of Knott Road. These are old private one lane gravel road communities. If this becomes commercial what's to stop taking over all the other little river communities? And have you done the studies to show that this particular landing is better suited than another?

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:

- a. the infrastructure does not exist to support this development,
- b. the designated area is far larger than Shepherdstown forever altering the character of the town,
- c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
- d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.

2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.

3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

Goal 2: Objective 3: Action item 1: Natural gas is a legacy utility that is soon to be replaced by more

environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this.

Goal 2: Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability for agricultural and animal husbandry uses.

Goal 9: Objective 1: Please add an action item to amend the appropriate ordinances to require that developments follow the “Chesapeake Stormwater Network Technical Bulletin No. 1, Stormwater Design Guidelines For Karst Terrain In The Chesapeake Bay Watershed, Version 2.0” and the “West Virginia Stormwater Management and Design Guidance Manual, West Virginia Department of Environmental Protection, Appendix C, Stormwater Management Design in Karst Areas” in the design and operation of their stormwater systems.

Goal 11: Objective 2: Action item 1. This should include adults of all ages. People of all ages need places to enjoy nature and the outdoors not only the age groups listed. We need to have outdoor spaces that meet the needs of these older adult groups as well.

Goal 13: Objective 3: Action item 1. Please add “with engagement of the public.”

Goal 13: Objective 4: Action item 1 should be removed. We should not be expanding natural gas infrastructure because it will be soon replaced with more environmentally responsible energy sources.

Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

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Kathleen Loftin
kathyloftin@yahoo.com

From: [Paul Singh](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, June 3, 2024 7:01:49 AM

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

Dear Planning Commission and Staff,

Please accept these comments for the Future Land Use Map and the Comprehensive Plan Action Items:

Comments on the Future Land Use Map:

1. Please, remove the Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road, Trough Road, Shepherdstown Pike, and Gardner's lane. While this has been promoted by developers, this would have a severely negative impact because:
 - a. the infrastructure does not exist to support this development,
 - b. the designated area is far larger than Shepherdstown forever altering the character of the town,
 - c. this would draw business out of downtown Shepherdstown harming the economy and character of the town,
 - d. The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
2. Please remove the Industrial designation in Summit Point. This is not an appropriate location for industrial uses. The rural zones do not have the infrastructure to support industrial development, and industrial development negatively impacts surrounding agricultural uses. The Comprehensive Plan states that the major industrial zone will be removed so we should not designate more land for that purpose. Please either leave this land zoned rural or change the designation to general commercial.
3. Please remove the preferred growth area expansion to the southwest of Kearneysville. This area is served by American Water which uses groundwater to supply its utility until a groundwater availability study is performed further development in this area should not be considered "preferred".

Comments on Comprehensive Plan Action items:

Goal 1: Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones. When two dissimilar land uses abut one another, then open space buffers need to be required to protect the land rights of all land owners.

Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.

Goal 1: Objective 4: Better define "other institutional uses." Alternatively, remove the phrase and refer only to "medical facilities" in this objective and action item.

Goal 1: Objective 5: Action item 1. This objective is overly broad and does not consider the vast differences across the zones and the land characteristics. This should be refined to include only commercial activities associated with agriculture and rural activities or it should be removed.

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

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Paul Singh
palijatt@gmail.com

From: [Sue Covello](#)
To: [ComPlan2045](#)
Subject: Public Comment on Future Land Use Map and Comprehensive Plan Action Items
Date: Monday, June 3, 2024 9:42:00 AM

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

Dear Planning Commission and Staff,

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Goal 13: Objective 4: Should consider environmental impact of utility expansion including but not limited to groundwater abundance and impact on groundwater quality due to the karst hydrogeology.

Thank you for your consideration.

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Sue Covello
covellosl@citlink.net

Non-Actionable Correspondence

RECEIVED

MAY 20 2024

JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING

Date: 04-15-24

To: Jefferson County Planning Commission and Jefferson County Commission

From: Thomas and Jan Loy, Rippon, WV

Re: Franklinton Industrial-scale Solar Project

Commissioners,

Our family, our community and in fact all of Jefferson County will most certainly be adversely affected by the Franklinton Commercial/Industrial Solar Complex! We oppose this and all other industrial-scale solar projects in this county and we do not want them in our community!

We do, however, recognize that these farms are owned by someone else, they are private farms and there is very little we can do to block the construction of this or any other industrial-scale solar project in this county. The Jefferson County Commission is the only group with the power and responsibility to help direct thoughtful growth and development for all Jefferson County citizens.

With the above in the record, and before this project is approved, we ask that the Jefferson County Planning Commission and the Jefferson County Commission impose on the developers the additional requirements regarding landscape buffering and lighting stated below.

Because the Franklinton Commercial/Industrial Solar Complex (this is NOT a “farm”!) is proposed to operate for 30+ years, the current and future impact on the residents must be considered for that entire period and beyond for all possible scenarios.

In the future, it is possible that all properties surrounding the Franklinton Commercial/Industrial Solar Complex will contain one or more homes for every five acres. Because of this eventuality, the owners/developers and the planning commission should prepare for this from the beginning.

Claiming that this project is somehow “compatible” with agriculture is laughable. These false claims must be acknowledged by requiring proper and complete landscape barriers/screens along every boundary of the complex. The planning and design of these “barriers” should include a requirement that the affected neighboring landowners have significant input and approval rights. And the construction of these “barriers” should be fully completed before any other sitework begins.

Additionally, the developers should be required to adhere to the “Five Principles for Responsible Outdoor Lighting” as defined by DarkSky International found at the below link.

<https://darksky.org/resources/guides-and-how-tos/lighting-principles/>

These requests are not burdensome and granting them would perhaps help to soothe the sting everyone feels with this unwelcome addition to the Rippon Community.

MOVING FORWARD:

Jefferson County is at a very significant and precarious crossroad in our history. Do we want to allow industrial-scale solar to be what defines our county, or do we want to take steps right now to consider the “Franklintown Farm Solar Project” to be the last industrial-scale solar project allowed here?

Perhaps the best plan for Jefferson County is to protect our diverse population, our very rich history and our awesome scenic vistas rather than “carpeting” open farmland with thousands of acres of solar panels?

It is utterly ludicrous to assert that any of these projects are “compatible with the goals of the comprehensive plan to ensure the preservation and enhancement of the agricultural economy, rural land use, rural neighborhoods, and rural character of Jefferson County”.

Why is our county government working to destroy the rural character of Jefferson County so that nobody will want to visit or live here? Shouldn't our commissioners work to preserve and enhance the qualities that make this county a desirable place to live and work?

INDUSTRIAL SCALE SOLAR COMPLEXES ARE WRONG FOR JEFFERSON COUNTY:

Despite claims of thoughtful decommissioning sometime in the future, if allowed to proceed unchecked, we should expect this rich “rural farmland” to be lost forever to Industrial-scale solar.

The landowners seem to favor selling their land to the industrial solar developers so that any “local” control will be lost when “the deal is done”. I find it interesting that these land sales only take place after all of the “local hurdles” are cleared.

Why is that?

In the final accounting, after all of the current players are long gone from Jefferson County, the taxpayers will be left with the problems and excessive costs associated with “decommissioning” industrial solar regardless of what “they” say today.

Industrial solar creates a wasteland that is only good for the developer. Current and future homes are lost, people will move, history is erased, and jobs are lost rather than created.

Industrial-scale solar projects require the complete removal of all trees and brush (including root balls and topsoil) before construction can begin and one look at the corner of Kabletown Road and old Rt.9 is all the evidence needed to show what really happens to this once “rural” farmland.

How can the County guarantee that the developer be held to account if they overuse herbicides or pesticides? How will the Planning Commission protect the karst topography indicative of Jefferson County? How will we all be assured that the “owner” be responsible for the upkeep of the landscape barrier screen 10/20 years from now? Who will that “owner” be in twenty years? How will they be held responsible/accountable? What recourse will neighbors have that will not involve expensive and time-consuming lawsuits?

Perhaps the County Commission could require that the company be incorporated in the state of West Virginia! If this is impossible, the county should require that all future legal action be governed by and adjudicated in the state of West Virginia instead of Delaware or Massachusetts...or Italy or Spain or other country(s) from which any new owner hails.

We are dealing with companies that have no connection to our community (or the United States for that matter), that operate on impossibly thin margins, rely on “unreliable” economic factors such as government monetary “gifts” and ever decreasing tax incentives. The current state of solar technology is constantly changing, is wildly volatile, is a very inefficient “use of land to create power” and perhaps most importantly, it only works half of the time when operating at 100% capacity!

At some point in the near future, on-demand electricity generation will win this battle because it is the only version that really makes sense. Like electrical vehicles (EVs), wind and solar rely on a false market created by politicians to benefit a few very large investors.

Is it possible that in 10 years, solar will simply not be viable and all of these companies will abandon these sites?

Is it possible that technology will be developed that makes industrial solar too expensive to deploy and maintain?

Is it possible that the proliferation of massive, industrial datacenters in the DC metro region will be replaced by better, smaller, faster....and less energy-hungry technology?

One need only to look at how Personal Computer technology has been revolutionized and how home and automobile lighting has changed over the past 10 or so years.

One thing seems clear; our Planning Commission and County Commission are not equipped to see the future and as far as I can tell, have been blindly marching down the solar path and all else be damned.

Maybe it is time to “pump the brakes on solar”, hire a credible and unbiased consultant to figure out if we should simply allow this to happen in a haphazard, uncontrolled fashion or perhaps more thoughtfully and deliberately...if at all.

If Jefferson County is going to allow this or any other industrial scale solar installations to go forward, you must pause, take a long breath and consider when the county will have “enough” solar or when it has too much.

If “industrial solar” really makes sense for Jefferson County and not just a few large landowners and some large, foreign companies, maybe it is an important enough question to be answered by all Jefferson County citizens on a future ballot.

I do believe that the local landowners are entitled to sell or develop their farmland, but not without some well-considered guidelines. Afterall, there is much more at stake for the future of Jefferson County than just the “viewshed.”

Jefferson County is a beautiful and desirable place to live because of the open farmland. If you want to see the future of “solar Jefferson County”, simply look at an arial view (Google it!) of the “Fawn Lake Solar Complex” outside of Fredericksburg, Virginia to see just how truly offensive this will be for anyone left living in this county.

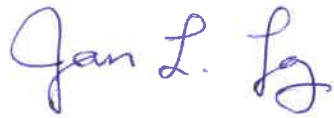
Something significant is happening in Jefferson County that I don’t completely understand. What was once a county that was concerned about unfettered growth seems to be heading in the opposite direction and I am not sure it will continue to offer a high quality of life. For our part, we would like to

stay and continue to a part of this community but only if the County Commission and Planning Commission can demonstrate some minimal restraint.

Most respectfully,

A handwritten signature in blue ink, appearing to be 'Tom Loy', written in a cursive style.

Tom and Jan Loy

A handwritten signature in blue ink, appearing to be 'Jan L. Loy', written in a cursive style.

Planning Department

From: Robert Aitcheson <bob.aitch46@gmail.com>
Sent: Tuesday, May 28, 2024 9:10 PM
To: Planning Department
Subject: So-called "green" energy

Follow Up Flag: Follow up
Flag Status: Completed

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

This is something anyone involved in local land use policy formulation should spend the 33 minutes necessary to watch this video.

https://youtu.be/l-5ttemW7xc?si=WMkN_qztGEiEcO-D