



Agenda

Jefferson County Planning Commission

2045 Comprehensive Plan Update Work Session

Tuesday, June 11, 2024 at 5:30 PM

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

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

ZOOM Broadcast Information*: Meeting ID: 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.*

2045 Comprehensive Plan Update Work Session

1. **Livability Profile**
 - a. Staff Presentation on Input Meeting Results
2. **Comprehensive Plan Text**
 - a. Review of Draft Action Items
 - b. Review of Draft Future Land Use Map
 - c. Review of Draft Text

Jefferson County Planning Commission

Work Session



JUNE 11,
2024

Agenda Items

Item #1: Livability Profile

Item #2: Comprehensive Plan Text

ITEM #1: LIVABILITY PROFILE

- Staff Presentation on Input Meeting Results

FINAL PUBLIC INPUT MEETING



Photo Credit; WV Independent Observer

The Numbers;
Approximate Attendance; 212
Survey Comments; 179
Note Cards Collected; 56
Emails Received;103

ITEM #2: COMPREHENSIVE PLAN TEXT

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

DRAFT ACTION ITEMS

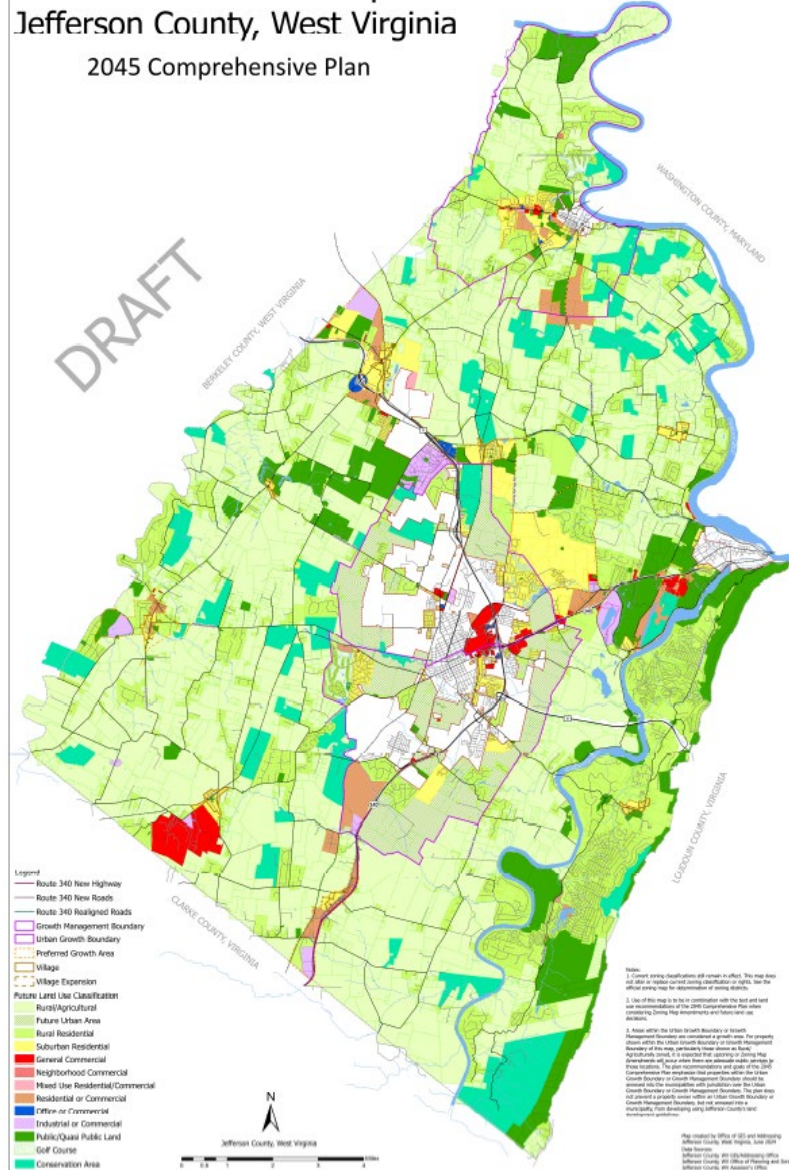
Are there any proposed edits to the Action Items?

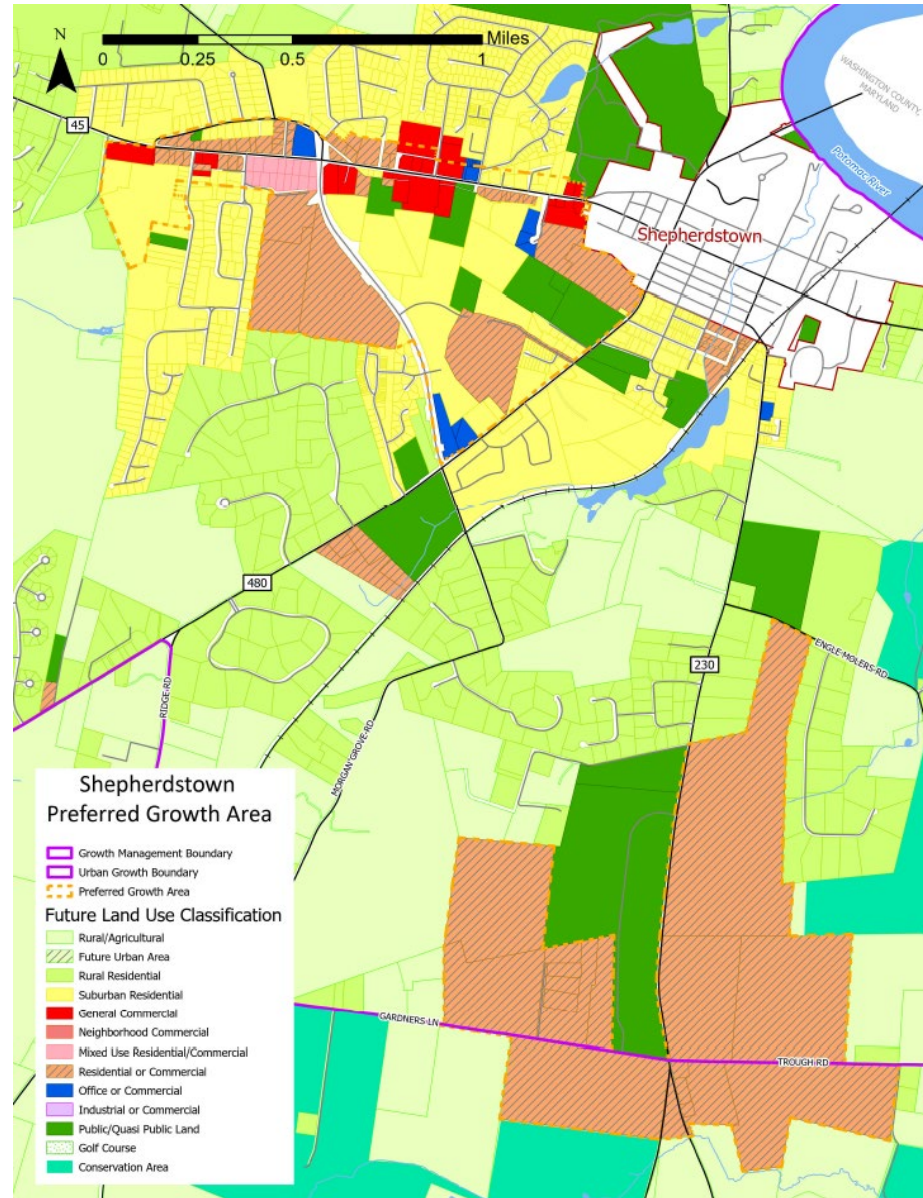


REVISIONS TO ACTION ITEMS

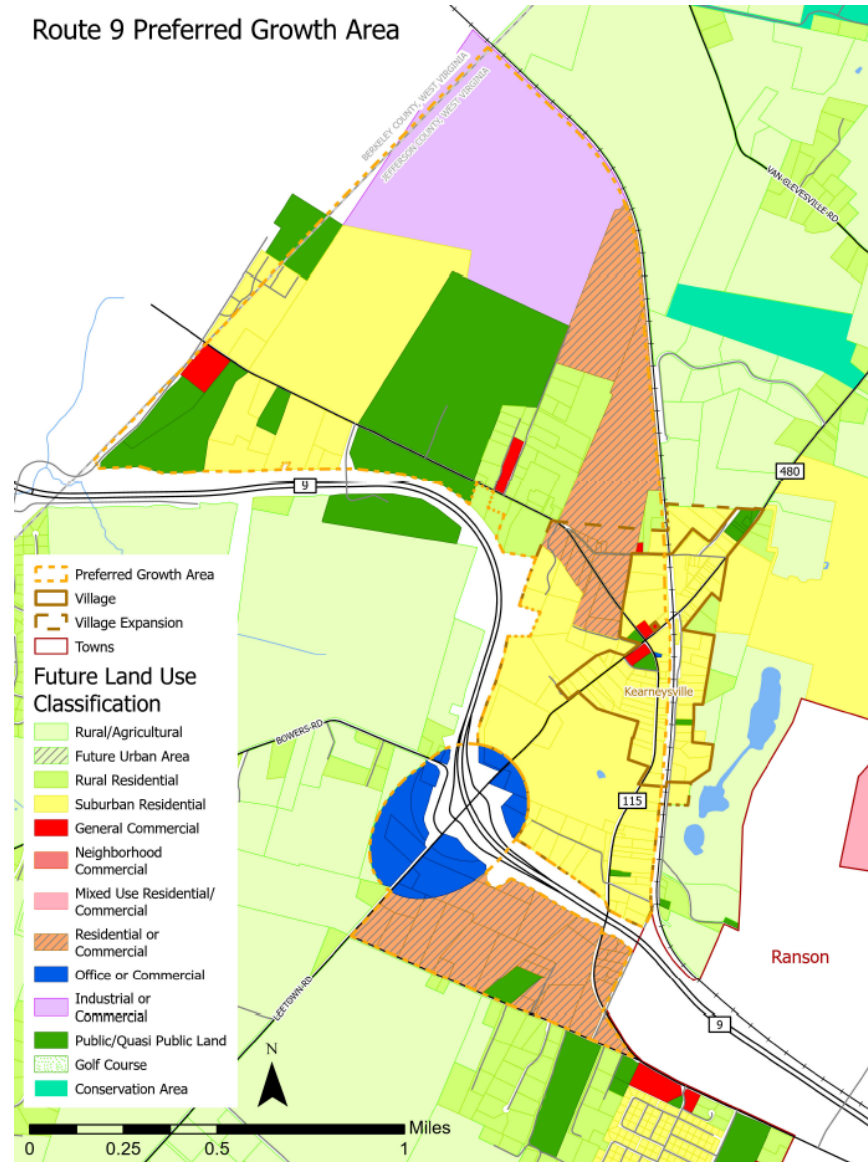
- Goal 11, Objective 3, Action Item 2; ~~Annually~~ Update and implement the current and future recommendations of the County's Parks and Recreation Master Plan . P&Z,JCPR ~~Yearly~~ 6-10 years
- Goal 9, Objective 1, Action Item 1 Adopt the International Energy Conservation Code for commercial buildings and low-rise residential buildings to match the year of the adopted statewide International Building Code.
~~Encourage ordinances that require developers to meet sustainable building standards including model standards.~~

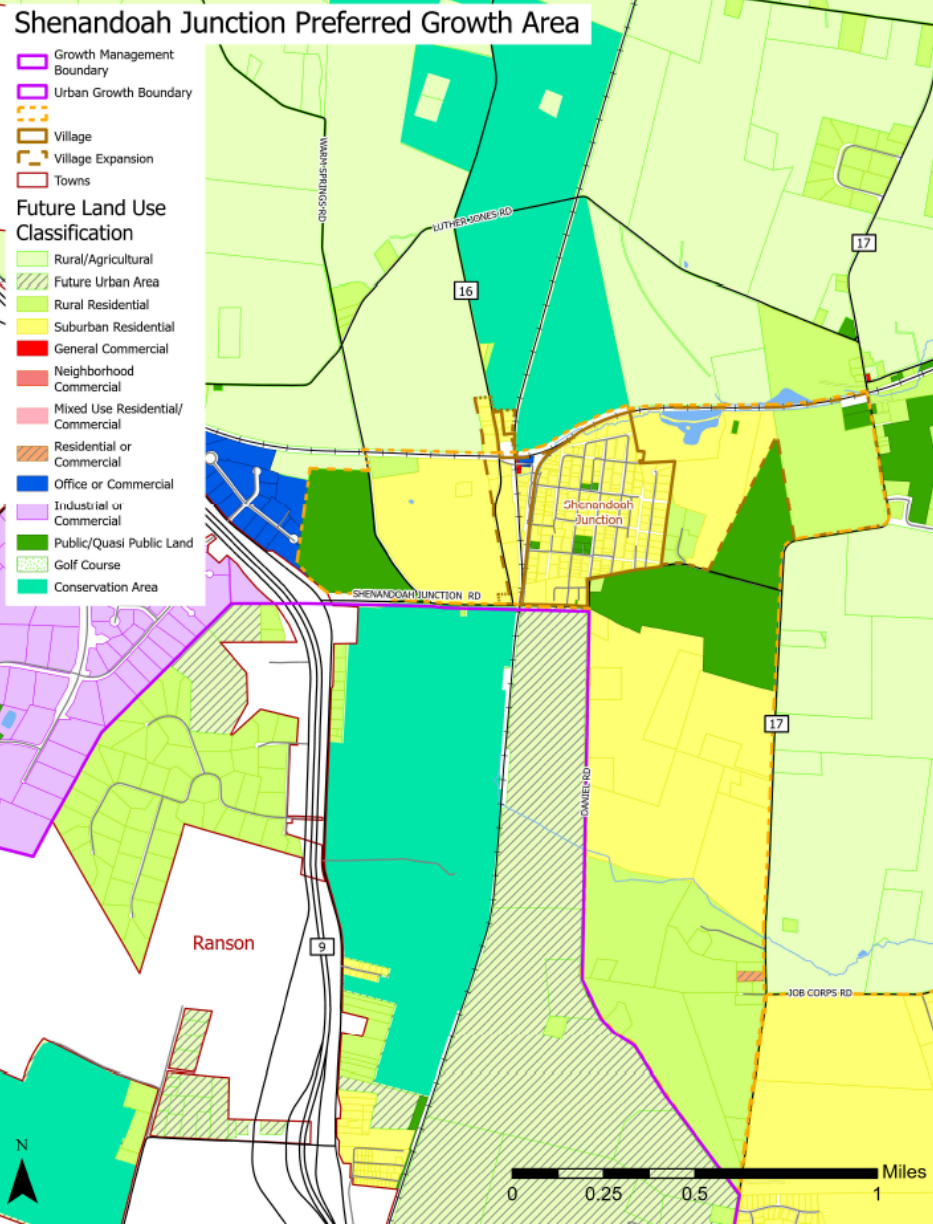
Future Land Use Map Jefferson County, West Virginia 2045 Comprehensive Plan

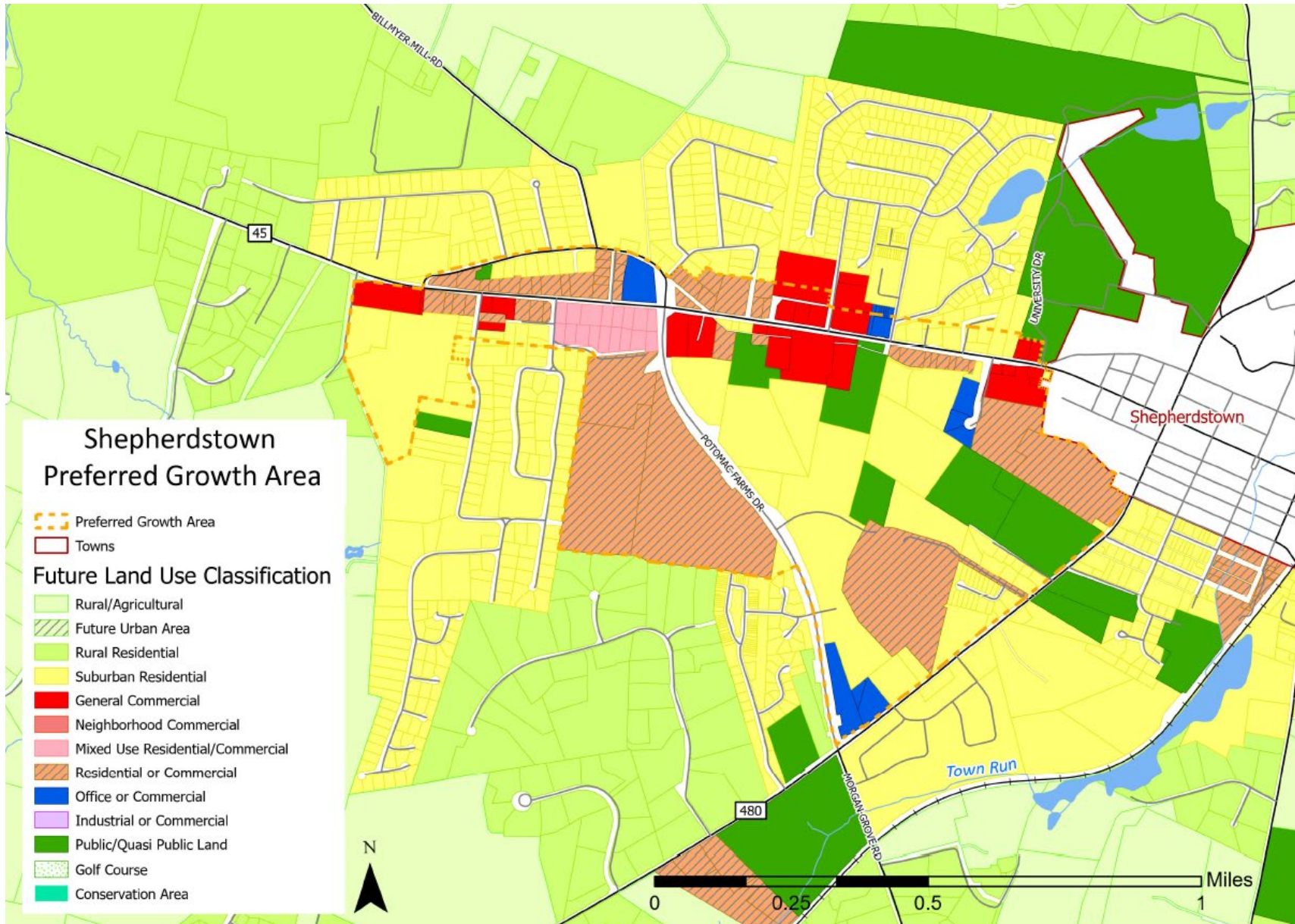


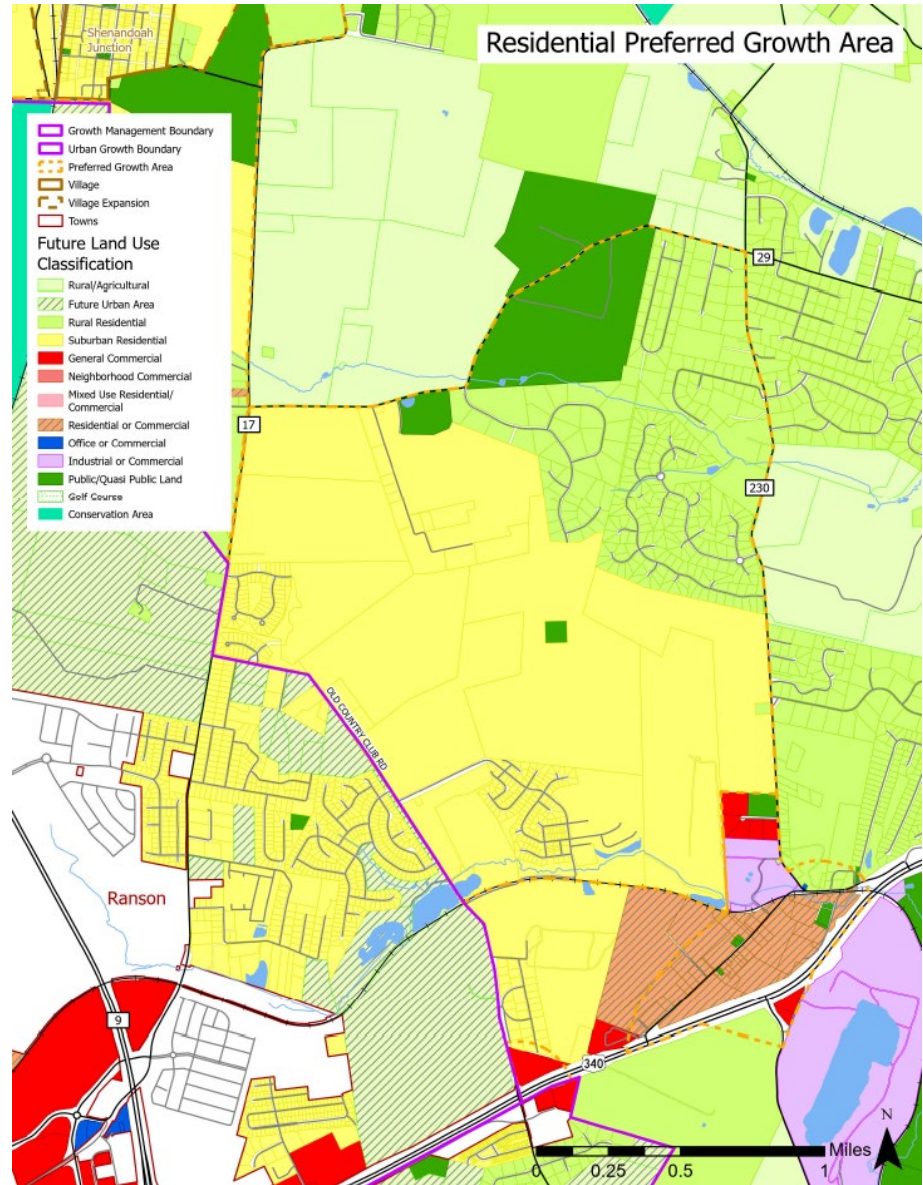


Route 9 Preferred Growth Area

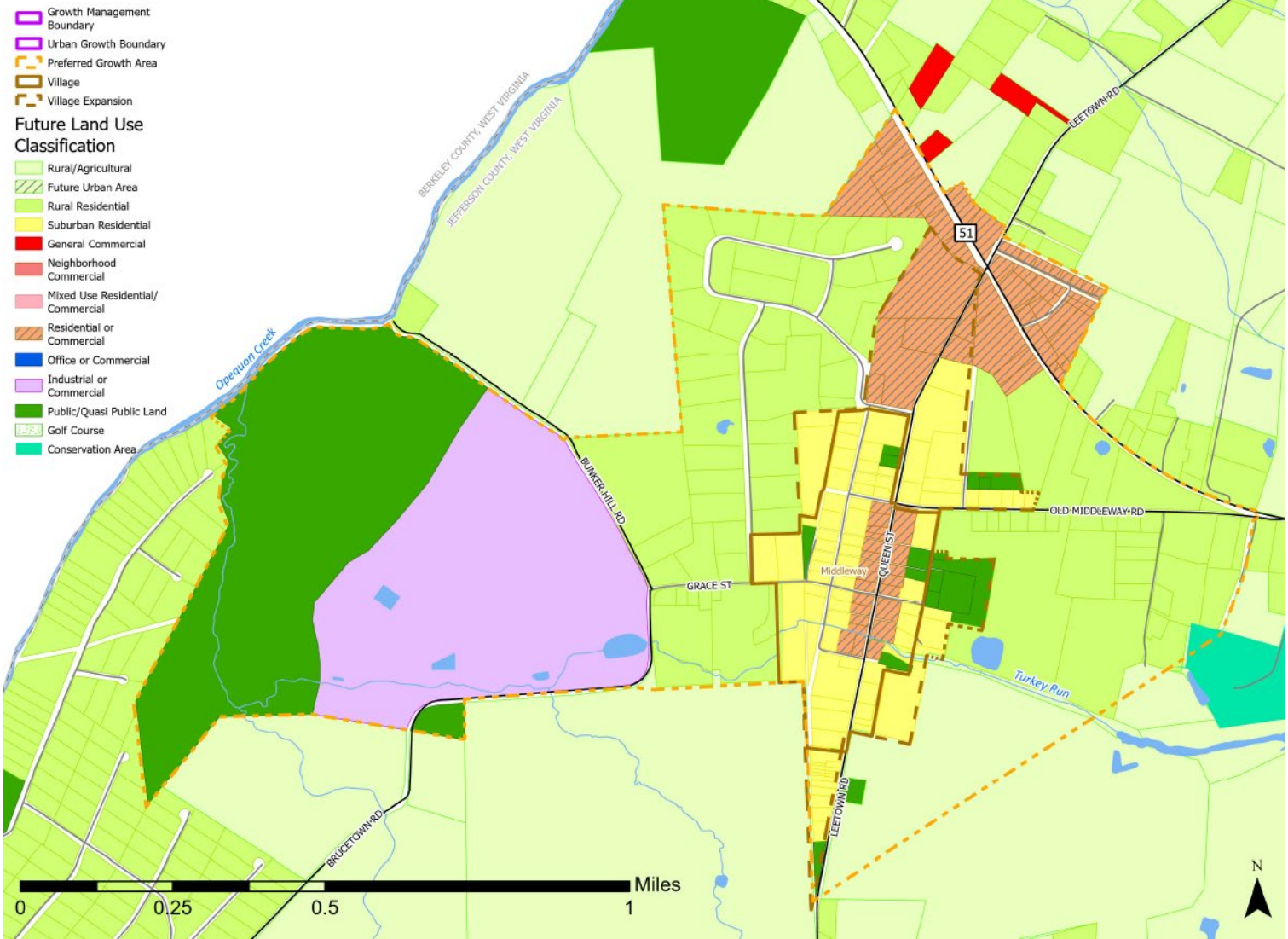


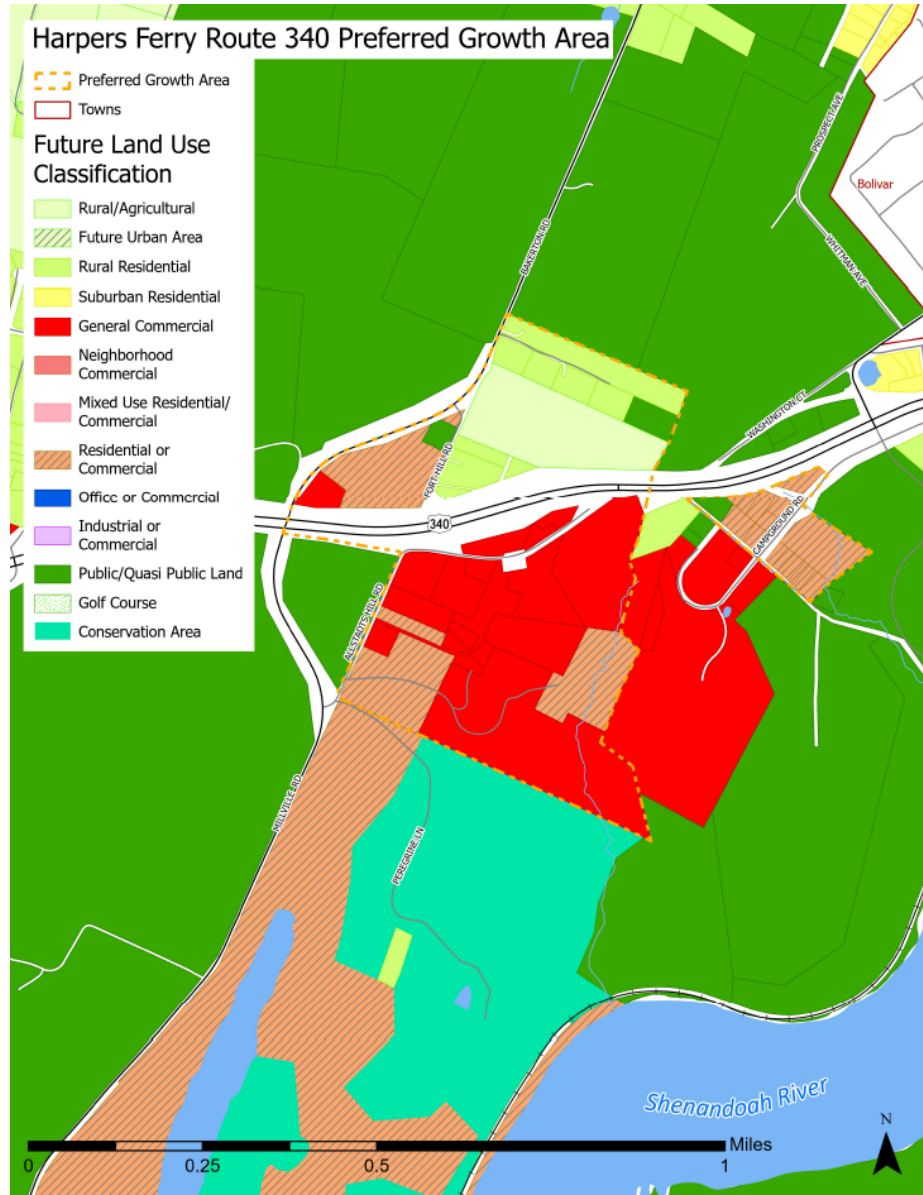




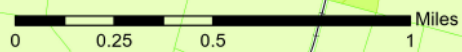


Middleway Preferred Growth Area





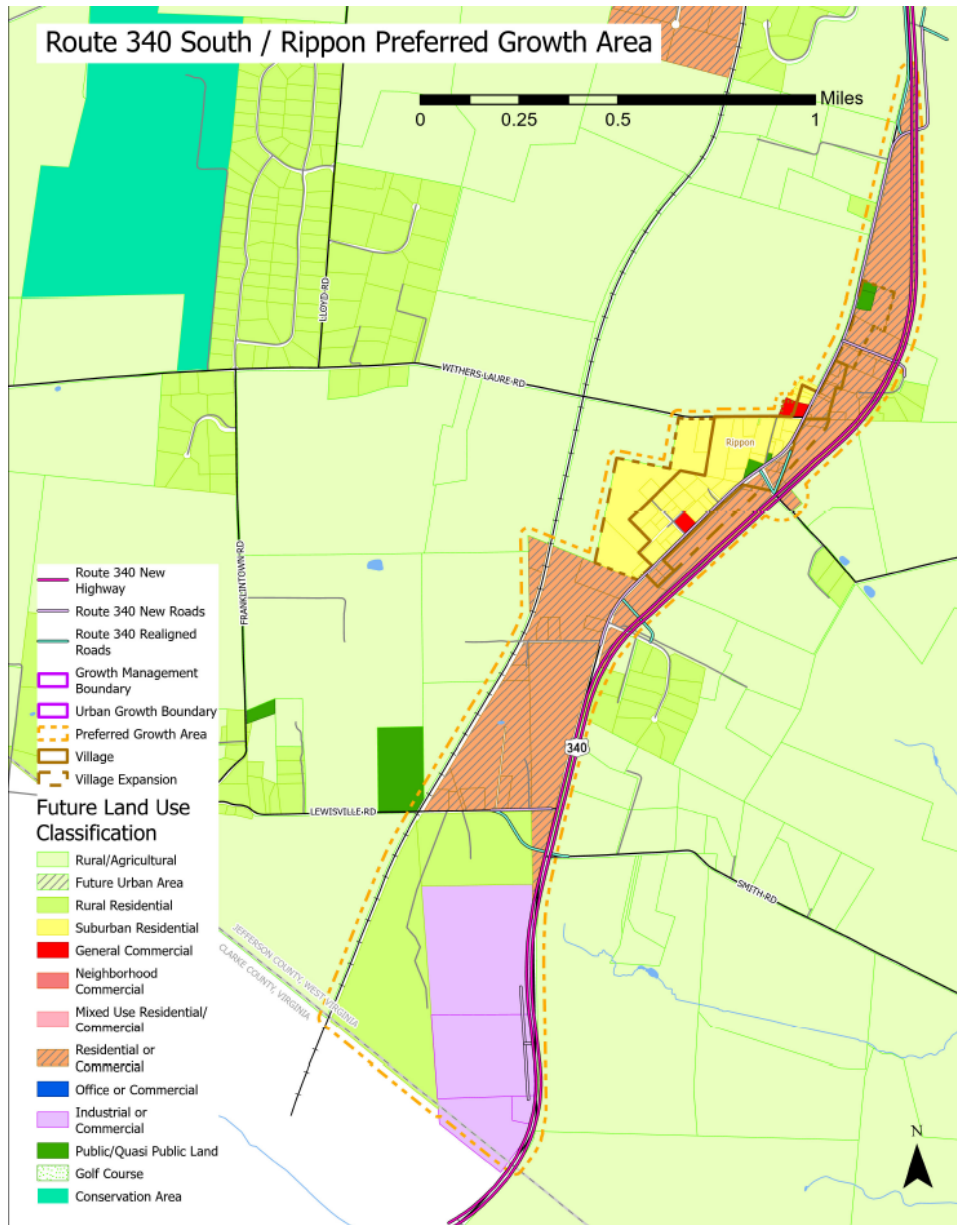
Route 340 South / Rippon Preferred Growth Area



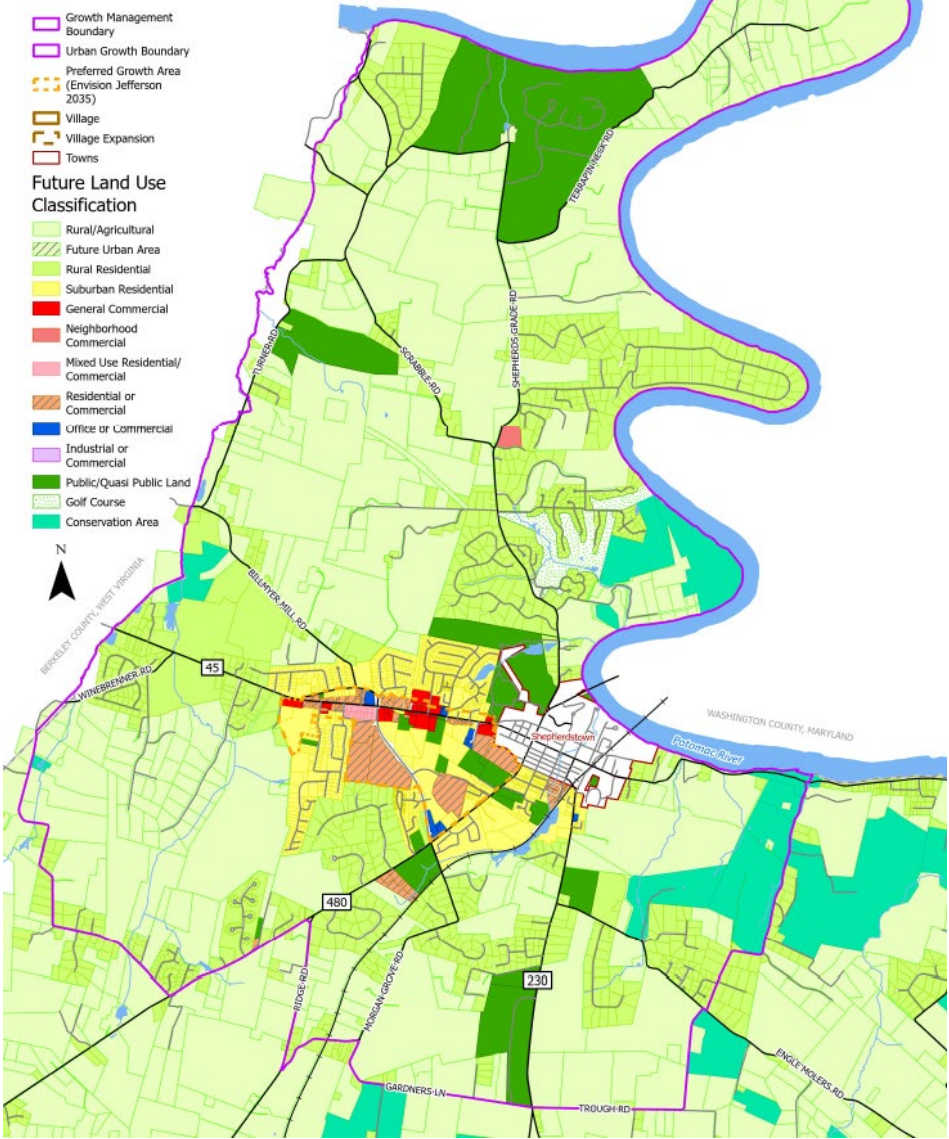
- Route 340 New Highway
- Route 340 New Roads
- Route 340 Realigned Roads
- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area
- Village
- Village Expansion

Future Land Use Classification

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



Shepherdstown - Growth Management Boundary



PROPOSED NEW DISTRICTS AND CLASSIFICATIONS

Zoning Map following 2045 Action Items

- Light Industrial
- Industrial/Commercial
- Office/Commercial Mixed-Use
- General Commercial
- Highway Commercial
- Neighborhood Commercial
- Residential-Light Industrial-Commercial
- Residential Growth
- Rural
- Rural Residential
- Residential Commercial
- Residential/Commercial Mixed-Use
- Village

Future Land Use Map

- Rural/Agriculture
- Future Urban Area
- Rural Residential
- Suburban Residential
- General Commercial
- Neighborhood Commercial
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DRAFT TEXT



What we need from the Planning Commission tonight...

- Staff intends to intersperse the maps throughout the plan where they are most relevant to specific Goals (ex. Highway Problem Areas map in Goal 7)
- Are there any comments on the Future Land Use Map?
- Are we missing Action Items that should be added?
- Future Meetings will be discussed in the Planner's Memo during the Regular Session.

What format would Planning Commission like for the June 25th Meeting?



June 25th, 2024

Next Meeting



Index Acronyms

Key Players: Are County affiliated organizations that are responsible for undertaking an Action Item.

P&Z-Planning and Zoning

PC-Planning Commission

CC-County Commission

JCDA-Jefferson County Development Authority

EO-Elected Officials

CVB-Jefferson County Convention and Visitors Bureau

HLC-Historic Landmarks Commission

FPB-Farmland Protection Board

JCPR-Jefferson County Parks and Recreation

JCS-Jefferson County Schools

EPTA-Eastern Panhandle Transit Authority

ESA-Emergency Services Agency

Timeframe: The estimated time it will take to complete an Action Item.

Ongoing 1-2 years 3-5 years 6-10 years Yearly

Format of the Comprehensive Plan; The Comprehensive Plan is organized into Themes, Goals, Objectives, and Action Items.

Themes organize the priorities of the Comprehensive Plan into understandable segments.



Goal	Objectives	Action Item	Key Players	Timeframe
1				
Ensure that future land use regulations and policies support the development rights of residential and non-residential properties.	1. Establish a simplified variety of commercial, residential, and mixed-use zoning categories and Land Use Classification appropriate to the County’s needs.	1. Educate the public about the County's Zoning, Subdivision, and land development processes and regulations through educational materials, presentations, and digital tools.	P&Z	1-2 years
		2. Introduce text amendments to remove the Major Industrial and Planned Neighborhood Development Zoning Districts.	PC,CC	1-2 years
		3. Establish or modify zoning district options that allow residential and commercial land uses, residential and mixed use land uses, and rural residential land uses.	PC,CC	1-2 years
		4. 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 Update.	P&Z,PC,CC	1-2 years
Goal 1	2. Continue to encourage the utilization of cluster subdivisions as the preferred form of residential development within rural areas.	1. Avoid future use of the Residential-Light Industrial-Commercial district as a zoning district for Zoning Map amendment requests.	PC,CC	Ongoing
		2. Allow residential development outside of the Urban Growth Boundaries or Preferred Growth Areas to develop as rural cluster subdivisions or minor subdivisions, in accordance with existing land use rights.	P&Z,PC	Ongoing
Goal 1	3. Align existing land use regulations with West Virginia State code and streamline land development process.	1. Perform a yearly review of relevant changes to West Virginia Code 8A following the end of the West Virginia state legislative session.	P&Z	Yearly

Goal 1	4. Allow institutional uses in all zoning districts by right including medical facilities.	1. Introduce text amendments to allow medical facilities and other institutional uses by right in all Zoning Districts.	PC,CC	1-2 years
Goal 1	5. Research and review prospective additional commercial uses in all zoning districts by right.	1. 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.	PC,CC	1-2 years
2				
Concentrate high density development in the County's Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB) where infrastructure exists or is made available.	1. Encourage and support the adaptive reuse of existing buildings, previously used sites, dilapidated structures, and vacant buildings within Jefferson County, paying particular attention to brownfield and greyfield sites.	1. Support the redevelopment of the Hill Top House Hotel site in Harpers Ferry.	CC	1-2 years
		2. 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.	JCDA	6-10 years
		3. Create, publish, and maintain a directory of previously used sites, including brownfield and greyfield sites, that are good candidates for redevelopment.	JCDA, HLC	Yearly
	2. Encourage expansions to the village areas and to provide a continuation of village scale and design in these areas.	1. Identify opportunities for restoration, rehabilitation and adaptive reuse of structures within village areas.	HLC	Yearly

<p>Goal 2</p>	<p>3. Coordinate with utility providers operating in Jefferson County to identify appropriate locations to provide new service based on existing and proposed development and infrastructure while supporting the enhancement, repair, and modernization of existing infrastructure.</p>	<p>1. Promote the importance of extending natural gas services and alternative energy sources into Jefferson County and encourage the extension of these services into new subdivisions.</p>	<p>JCDA</p>	<p>Ongoing</p>
<p>Goal 2</p>	<p>4. Reevaluate the Preferred Growth Areas to reflect infrastructure expansions and land use changes.</p>	<p>1. Direct new urban level residential developments to locate in preferred areas within the municipalities, UGBs, PGAs, or Villages where water and sewer services are available.</p>	<p>P&Z,PC</p>	<p>Ongoing</p>
		<p>2. Support the annexations of parcels located in UGBs and the GMB, focusing on parcels that are primarily surrounded by parcels already incorporated into the municipality.</p>	<p>CC</p>	<p>Ongoing</p>
		<p>3. Direct new development to be contained in municipalities, UGBs, PGAs, Villages, and areas zoned for Residential Growth (RG), where public water and sewer will be available.</p>	<p>P&Z,PC</p>	<p>Ongoing</p>
		<p>4. Coordinate planning efforts with the municipalities to ensure that the development complements the future land uses in Jefferson County.</p>	<p>P&Z</p>	<p>Ongoing</p>

		5. Adopt a text amendment to include Bolivar, Charles Town, Harpers Ferry, Ranson, or Shepherdstown staff and Planning Commission as an agency that must be notified as a courtesy by the applicant when submitting a concept plan for development within the relevant municipality's UGB or GMB.	PC	1-2 years
3				
Support agricultural activities and promote agritourism.	1. Enhance the viability of existing farmlands within Jefferson County by allowing a flexible range of agricultural and/or artisan uses within existing rural areas.	1. Revise existing Jefferson County land use requirements and site plan standards to reduce regulatory barriers related to agricultural or artisan operations.	P&Z	3-5 years
Goal 3	2. Encourage potential economic development opportunities related to agriculture and agricultural products in Jefferson County.	1. Advocate for new legislation to the relevant bodies to allow agricultural grant and loan funds be an approved use for agritourism and advocate for regulatory changes that promote and support the growth of craft beverage producers and sellers.	JCDA, EO	Yearly
		2. Coordinate with local businesses to brand and market Jefferson County farms and products by identifying and linking potential partnerships and matching suppliers with potential local and regional markets.	JCDA	Ongoing
		3. Encourage the expansion of off-site farmers' markets to provide marketplaces for farmers and artisans to sell their goods within a variety of Jefferson County commercial venues;	JCDA	6-10 years
		4. Support economic opportunities relating to the aggregation, processing, and distribution of agricultural products.	JCDA	Ongoing

		5. Promote the agritourism businesses and events of Jefferson County.	CVB	Ongoing
Goal 3	3. Support programs for the education of and resources for the creation and viability of new generations of farmers.	1. Work with stakeholders to provide educational opportunities to promote the business of farming from generation to generation.	P&Z,JCDA	6-10 years
Goal 3	4. Update existing land use regulations to allow for diverse compatible and complementary uses on agricultural properties and within rural areas of Jefferson County.	1. Assess the need for regulatory changes based on new development proposals.	P&Z	Ongoing
Goal 3	5. Support on farm agricultural processing businesses.	1. Encourage farm operators to collaborate with County officials in identifying potential economic development opportunities including attracting a meat processor to Jefferson County.	JCDA	Ongoing

Goal	Objectives	Action Item	Key Players	Timeframe
4				
Encourage the preservation of historical sites and leverage heritage and cultural tourism to foster local business growth and development.	1. Encourage the utilization of existing historic and agricultural areas for a variety of uses in ways that respect their historical function or setting.	1. Create a public art program working with municipalities that would encourage the installation of locally produced art in publicly owned facilities and sites.	Research Ongoing, CVB, Arts Council	Ongoing
		2. Educate county residents and visitors about historic preservation efforts and current projects in Jefferson County.	HLC, CVB	Ongoing
		3. Expand upon the existing interconnected marketing of the County’s multiple historic resources and the National Historical Park to encourage visitation to multiple locations in the County.	HLC, CVB	Yearly
Goal 4	2. Encourage the adaptive reuse of existing structures.	1. Encourage the state legislature to include adaptive reuses of historic structures in the state code.		
		2. Develop and maintain a public catalog of existing non-residential structures that are adaptable for reconfiguration as housing or other uses.	P&Z,JCDA	Yearly
		3. Revise existing Jefferson County land use requirements and site plan standards to promote adaptive reuse.	P&Z	3-5 years
Goal 4	3. Identify and implement feasible strategies to ensure short term rental compliance with local ordinances.	1. Perform a yearly review of short term rental offerings in the county and cross check adherence to local ordinances then work to bring offenders into compliance.	P&Z	Yearly
5				
Encourage land conservation programs to help	1. Financially support county conservation agencies including but not	1. Continue the efforts of identifying and protecting open space areas with prime soils for agricultural uses.	FPB	Ongoing

preserve the rural character of Jefferson County.	limited to the Farmland Preservation Board and Historic Landmarks Commission.	2. Support further development of farmland preservation easements and educate the public on the value of preserving historic sites and open space.	HLC,FPB	Ongoing
Goal 5	2. Support agricultural cooperatives and food hubs in Jefferson County.	1. Collaborate with stakeholders to identify the needs of the agricultural community, assist in establishing cooperative structures, and market the initiative.	JCDA	3-5 years
Goal 5	3. Provide equal opportunity to small and large farms.	1. Assess disparity in potential land uses for small and large farms and adopt policies to ensure equal opportunities.	P&Z,FPB	3-5 years
6				
Balance the existing preservation of Jefferson County's natural resources with providing additional access to and utilization of outdoor recreational tourism.	1. Investigate additional opportunities for public river access.	1. Encourage all river recreation activities to occur in a manner which supports the Chesapeake Bay Initiative.	P&Z	Ongoing
		2. Support and promote rural and recreational tourism for its economic benefits.	CVB	Ongoing
		3. Develop additional public access points to the Potomac and Shenandoah Rivers while taking into account the rights of property owners and environmental concerns.	PC,JCPR	6-10 years
	2. Develop connectivity to existing pedestrian and bike trails.	1. Collaborate with stakeholders to develop a path on the Old Standard Quarry property to potentially connect Schoolhouse Ridge South and Murphy's Farm.	P&Z,PC	6-10 years
Goal 6	3. Increase the visibility and accessibility of tourism opportunities.	1. Increase awareness of public and private recreational opportunities that are available to visitors and residents of Jefferson County.	CVB,JCPR	Ongoing
		2. Create and maintain a community calendar of events.	CVB	Ongoing
		3. Encourage County businesses and service stations to provide electric vehicle recharging stations within Jefferson County	PC,CC	Ongoing

Goal	Objectives	Action Item	Key Players	Timeframe
7				
Collaborate with state and regional transportation partners to enhance the built environment to promote safety on and around state and municipal roads and lessen congestion.	1. Continue to coordinate with WVDOH related to access and transportation improvement decisions regarding local development review.	1. Collaborate with HEPMPO and other transportation agencies to identify ways to improve transportation (commuter, air, rail, and bus services) connectivity and roadways between Jefferson County and nearby states.	P&Z,PC	Ongoing
	2. Actively coordinate with HEPMPO, WVDOH, Municipalities and other appropriate stakeholders to identify potential highway, rail, bike, and pedestrian safety concerns within Jefferson County and promote safety measures.	1. Encourage municipalities to adopt a Complete Streets Policy following Federal Highway Administration suggestions.	CC	Ongoing
		2. Participate in conferences and meetings with HEPMPO and WVDOH regarding transportation planning in the Eastern Panhandle.	P&Z,CC,EO	Ongoing
Goal 7	3. Advocate for new developments to utilize traffic calming measures and building safe roads for pedestrians, cyclists, and motorists.	1. Advocate for HEPMPO and WVDOH to prioritize new safety measures based on the Highway Safety Areas Map.	PC,CC	Ongoing
Goal 7	4. Identify methods to improve public transportation and highway connectivity into adjoining	1. Coordinate with Virginia and Maryland state transportation agencies to identify ways to improve mobility within the US 340 corridor in the Harpers Ferry area.	P&Z,CC,EO	Ongoing

	states by working with HEPMPO, WVDOT, EPTA, and agencies in Maryland, Pennsylvania, the District of Columbia, and Virginia.	2. Collaborate with EPTA, HEPMPO, and the Northern Virginia Transportation Authority to study the feasibility of providing commuter bus service between the Charles Town/Ranson area into Leesburg and the future Washington Metropolitan Area Transit Authority (WMATA) Silver Line terminus.	P&Z,CC,EO	6-10 years
		3. Coordinate with state officials to identify funding sources and mechanisms that would encourage additional MARC service into West Virginia, as identified in the HEPMPO Long Range Transportation Plan.	P&Z,CC,EO	6-10 years
8				
Foster a culture of public engagement that effectively communicates policy making decisions.	1. Ensure public hearing and workshops are held in accordance with state code and local regulations.	1. Continue to develop discussion between the various local and regional agencies that are looking at similar issues for ways to increase collaboration.	P&Z,CC	Ongoing
		2. Assess the need for upgrades to County digital platforms to improve ease of access to information.	CC	3-5 years
9				
Work with partners to protect the watersheds of Jefferson County and preserve the natural environment.	1. Encourage developers to build new subdivisions to meet standards set by regional or national sustainable building organizations.	1. Encourage ordinances that require developers to meet sustainable building standards including model standards.	CC	3-5 years
		2. Pursue funding sources to commission a water quantity and quality study be performed to assess available water resources in the County.	CC	Ongoing
	2. Coordinate with local and regional partners regarding information and activities related to meeting the Chesapeake Bay Watershed Implementation	1. Work with state and regional groups to address water quality issues related to failing water wells and septic tanks.	P&Z,CC	Ongoing

	Plan goals and property owners to enact voluntary recommendations.	2. Continue to monitor and participate in planning efforts related to the implementation of the Chesapeake Bay Watershed Improvement Plan	P&Z	Ongoing
Goal 9	3. Work with property owners and applicable agencies to identify voluntary ways to protect unique natural features and the watersheds of Jefferson County.	1. Incorporate best management practices for areas along all creeks and rivers into the subdivision and land development regulations to provide additional protection for stream corridors and water quality.	P&Z	1-2 years
Goal 9	4. Collaborate with applicable agencies, local watershed groups, and private property owners to identify funding for the maintenance and upgrade of existing septic systems.	1. Work with the Eastern Panhandle Conservation District and other stakeholders to promote their cost share programs for septic pumping.	CC	Ongoing
		2. Utilize allocated funds from the state and other sources to support local water service providers in administering remediation efforts to minimize the amount of per-and poly-fluoroalkyl substances (PFAS) in finished water from their systems.	CC	Ongoing
		3. Support efforts of the local Board of Health to establish standards related to regular septic tank pumping and inspections.	CC	Ongoing
10				
Support a variety of public and private educational opportunities in Jefferson County.	1. Coordinate with the Jefferson County School Board to identify appropriate locations to develop new schools based on existing and proposed residential development and infrastructure.	1. Request the Jefferson County Board of Education (JCBOE) to include County and municipal agencies on future facility plans and redistricting efforts.	PC,CC,JCS	Ongoing
		2. Evaluate potential walking and bike paths that could connect new and existing public and private schools to nearby neighborhoods, and create them where feasible.	P&Z,PC,JCS	6-10 years

Goal 10	2. Support the efficient enhancement and renovation of existing Jefferson County School buildings.	1. Advocate for the state to re-evaluate the funding formula related to state based educational aid schools in order to create a quality Jefferson County public school system.	EO,JCS	Ongoing
Goal 10	3. Continue to assess school impact fees as development occurs.	1. Reevaluate school impact fees and then assess fees commensurate with the impact of development and increased population on school buildings.	CC	Yearly
11				
Align expansion of County park facilities and programs with federal, state, municipal, and non-profit recreation providers to ensure that a wide variety of park and recreation opportunities are available throughout Jefferson County.	1. Continue to evaluate the need for and financing of a public or non-profit pool or aquatic center.	1. Support efforts to create an aquatic center that includes a competition pool and aquatic programming for swimmers of all ages.	JCPR,JCDA	6-10 years
	2. Coordinate with local, state, and regional governments, non-profits, and community groups to identify funding sources for recreational facilities.	1. Expand park and recreational programming options for children, teenagers, and young adults living in Jefferson County.	JCPR	Yearly
	3. Support the expansion of park lands and adoption of Master Plans or existing park utilization.	1. Encourage the location of new community public facilities (such as schools, libraries, parks) within Municipalities, UGBs, PGAs, or Villages.	P&Z,PC,CC	Ongoing
		2. Annually update and implement the recommendations of the County's Parks and Recreation Master Plan.	P&Z,JCPR	Yearly

Goal	Objectives	Action Item	Key Players	Timeframe
12				
Foster job development in Jefferson County by promoting diverse businesses; employment opportunities; local business entrepreneurship; and professional service jobs.	1. Collaborate with stakeholders to build and expand existing local businesses, support the start-up of new businesses, and attract new businesses to Jefferson County.	1. Organize and host small business development, entrepreneurship, financial assistance, and urban site selection classes in collaboration with stakeholders.	JCDA	Yearly
		2. Conduct business retention and expansion visits of interested businesses including assesments of future challenges and opportunities.	JCDA	Yearly
		3. Attract local development with a focus on government contracting, meat processing, agribusiness, tourism, and community development.	JCDA	Ongoing
		4. Collaborate with stakeholders and municipalities to provide awareness programs about the availability of financing and the boons for businesses that locate in existing Federal Opportunity Zone census tracts.	JCDA	Ongoing
		5. Develop partnerships with area financial institutions, including non-profit lenders that specialize in providing business financing to new and emerging businesses that are in the Federal Opportunity Zone census tracts and other eligible businesses.	JCDA	3-5 years
		6. Coordinate with local and state economic development agencies to identify potential funding sources for economic development efforts.	JCDA	3-5 years
		7. Plan with stakeholders' co-work facilities or business incubators that provide space for start-up companies along with a small network of entrepreneurs to collaborate.	JCDA	3-5 years
		8. Identify opportunities for public/private partnerships investment that would result in the creation or expansion of employment opportunities and infrastructure.	JCDA	3-5 years

Goal	Objectives	Action Item	Key Players	Timeframe
Goal 12	2. Support vocational training opportunities for students of all ages in skilled trade programs and higher education to create a flexible, resilient workforce.	1. Grow relationships with local businesses and local/regional education institutions to increase availability of co-op and mentoring programs between students and businesses in the Eastern Panhandle.	JCDA	3-5 years
		2. Collaborate with key business and economic stakeholders to identify and create programs that would encourage the retention of highly skilled young graduates from the County’s institutions of higher learning.	JCDA	3-5 years
		3. Coordinate with key business stakeholders to improve employer outreach and collaboration with regional and state university/college career centers to promote Jefferson County employment and internship opportunities to students on all academic levels.	JCDA, JCS	3-5 years
13				
Develop an environment that promotes existing and new businesses by expanding necessary infrastructure within the Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB).	1. Utilize existing infrastructure to allow construction of village-scaled businesses, residential uses, and community facilities with Village areas and potential	1. Promote available sites in villages for new buisnesses.	JCDA	Ongoing
		1. Support the Zoning Map amendment of properties wishing to be Zoned Village that are adjacent to Village or Village expansion areas.	PC,CC	Ongoing
		1. Work with the County’s municipalities to create a unified economic development strategy.	JCDA	1-2 years

Goal	Objectives	Action Item	Key Players	Timeframe
	to relocate or expand their operations within the County.	2. Encourage local non-profit organizations and local and regional economic development agencies to create a regular forum where all County artisans, businesses, and members of the non-profit and arts communities can meet to network and collaborate.	JCDA,CVB	3-5 years
Goal 13	4. Work with utility providers to ensure public and private infrastructure is in place within UGBs, PGAs, and Villages to enable economic development.	1. Identify partners and funding sources for the expansion of natural gas services.	JCDA	6-10 years
		2. Request state and federal agencies to consider the location of new facilities in Jefferson County within the growth areas identified in this Plan.	JCDA	Ongoing
		3. Request the deployment of infrastructure, including water and sewer, in all UGBs and the PGAs.	P&Z,CC	Ongoing

Goal	Objectives	Action Item	Key Players	Timeframe
14				
Promote a countywide expansion of activities, amenities, and entertainment for all Jefferson County residents.	1. Collaborate with local businesses to identify opportunities and programs to aid in retaining and attracting families, early-career adults, and seniors to Jefferson County.	1. Develop and administer an initiative of feasibility and marketing studies for private entities that are exploring launching new commercial businesses or expanding existing commercial businesses from within or outside the County, particularly commercial businesses that provide entertainment and recreational opportunities for families and youth.	JCDA	3-5 years
		2. Work with local lenders and other stakeholders to identify financing for businesses that provide essential services, entertainment, and recreational opportunities.	JCDA	3-5 years
Goal 14	2. Support programs that provide services and entertainment for residents of Jefferson County.	1. Ensure that all areas of Jefferson County are served by high speed wireline and/or wireless services and other advanced communication technologies.	CC	3-5 years
		2. Review and update the Zoning Ordinance and Subdivision Regulations related to tree preservation, buffering, and effective landscaping standards.	P&Z,PC	3-5 years
Goal 14	3. Explore DarkSky International and Illuminating Engineering Society recommended standards to reduce light pollution.	1. Adopt text amendments to minimize light pollution as recommended by the DarkSky International and Illuminating Engineering Society (IES) and their current Model Lighting Ordinance Template.	PC,CC	3-5 years
		3. Support education and outreach programs for property owners and citizens to raise awareness about the impacts of light pollution, potential energy savings by reducing light pollution, and potential solutions to light pollution.	Research, CC	Yearly
		4. Urge municipalities to implement a Street Lighting Master plan to convert existing and future street lighting to reduce light pollution and follow DarkSky International recommended standards.	Research, CC	Ongoing

15				
Enhance public services and public safety to meet the needs of Jefferson County residents.	1. Coordinate with EPTA to improve transit service within Jefferson County and the Eastern Panhandle as a whole.	1. Support Eastern Panhandle Transit Authority's programs to provide additional transit services that address the transportation needs of the county and the disabled population in particular.	CC	Yearly
Goal 15	2. Ensure access to emergency services in Jefferson County.	1. Explore all funding options to support and enhance County emergency services.	ESA	Yearly
		2. Implement improvements of County facilities and grounds for better access and safety.	CC	Yearly
Goal 15	3. Identify ways to expand medical services and wellness programs.	1. Identify and expand the utilization of state and/or federal grants that might be available for capital projects in Jefferson County.	CC	Yearly
16				
Improve interconnectivity by enhancing and expanding pedestrian and bike paths.	1. Establish that new development adjacent to municipal boundaries, Villages, or within UGBs is designed and built in a way that enables connectivity to the existing street and infrastructure network or for future connectivity as development is extended to these areas.	1. Collaborate with key stakeholders and developers to encourage adjoining developments to provide interconnections.	P&Z,PC	Ongoing
		2. Collaborate with stakeholders to construct sidewalks and/or multi-use pathways in order to connect public and private schools to nearby communities, neighborhoods, and to countywide trail, park and recreational facilities.	P&Z,PC	Ongoing
Goal 16	2. Collaborate with WVDOH to connect the Route 9 bike path into Ranson.	1. Collaborate with the WVDOH to allow pedestrian and bike trails to be constructed within the right-of-way where appropriate.	P&Z	6-10 years

Goal 16	3. Continue to support construction of Shepherdstown bike path from Shepherdstown Middle School to Morgan Grove Park and Shepherdstown Library.	1. Coordinate with key stakeholders and property owners to identify potential routes and create a usable pedestrian and bike path.	PC	3-5 years
Goal 16	4. Require sidewalks to be constructed or easements for their implementation be included within and connecting to existing and new development.	1. Strive to provide connectivity between bike and pedestrian paths that pass through or connect to adjacent new and existing residential developments.	P&Z	Ongoing
		2. Support the development of a pedestrian path between the Shenandoah Springs subdivision and the Patrick Henry Estates subdivision.	PC	6-10 years
Goal 16	5. Develop a path connecting Ranson to Sam Michaels Park.	1. Coordinate with key stakeholders to develop a Countywide Trail Plan.	JCPR	6-10 years
17				
Encourage a diversity of housing options including attainable and senior housing availability and accessibility to current and incoming residents.	1. Work with county residents, members of the development community, and local and regional non-profit organizations to identify ways to integrate attainable housing with existing and new communities in Jefferson County.	1. Create a Planning Commission committee to review national attainable housing reports and make recommendations for a coordinated Jefferson County attainable housing initiative.	PC	3-5 years
	2. Identify and utilize private and public funding for the development of attainable housing in Jefferson County.	1. Research and assess the viability of grants and programs that would create attainable housing.	P&Z	Yearly

Goal 17	3. Encourage developers, contractors, and homeowners to build and renovate residential developments to meet the needs of residents across the entire lifecycle.	1. Actively support and enable the development of a wide range of affordable, workforce, senior and disabled housing units.	P&Z,PC,CC	Ongoing
		2. Identify and utilize funding sources that that would assist in maintaining and providing energy efficient upgrades to homes.	P&Z	Yearly
Goal 17	4. Encourage the development of communities that provide a variety of care for elderly and/or disabled residents within Jefferson County in close proximity to transportation corridors, medical facilities, and	1. Create a Planning Commission committee to review national aging-in-place reports and make recommendations for a coordinated Jefferson County aging-in-place initiative.	PC	3-5 years
Goal 17	5. Identify methods to lower the cost of constructing attainable housing within Jefferson County while ensuring a high quality of housing in conjunction with local non-profits and housing providers.	1. Evaluate mechanisms to permit an amount of affordable units to be constructed at a reduced impact fee rate.	P&Z	3-5 years

CreationDate	How are you affiliated with Jefferson County, West Virginia?	Where in the county do you live?	Which of the Comprehensive Plan components do you believe requires the most attention?	What would you like to see in the county moving forward?	Do you have any comments you would like to share regarding the 2045 Comprehensive Plan Update?	Where do you think the most beautiful part of Jefferson County is located?
5/13/2024	I live in the county	Shepherdstown District	Land_Use,Infrastructure,Historic_Preservation,Environmental	Protection of areas where our streams exist; protection of open areas to allow for future use under environmental protections, since industrial waste has become a problem nationally.	We need to be cognizant of where the county is headed as we examine population, industry, infrastructure, and protection of waterways. Once mistakes are made that affects groundwater and acreage that cannot be restored for future use in a positive manner, the damage is done.	As more development arrives, this answer changes. Rural farmland, historical areas, parklands.
5/13/2024			Renewal_and/or_Development,Historic_Preservation,Conservation,Natural_Resource_Use	Stop the conversion of rural land to residential/commercial/industrial development. We do not have the water resources or infrastructure to support this intensive conversion of land. Enhance and support rural economic development & viability.	The conversion of the county to intensive development is a short-sighted squandering of the qualities and resources of the area. Developers cash in with slapped-together structures that will deteriorate in 20 years. The cost of services far outstrip residential & commercial taxes. How is water protected? How can the rural roads support thousands of new vehicles? How will hospitals and schools serve thousands of new people? Emergency services are already overwhelmed.	Why ask this question when the plan is to convert the county's natural, agricultural and historical resources into unsustainable uses?
5/13/2024			Land_Use,Environmental,Conservation,Natural_Resource_Use	The county should protect and enhance conservation areas for wildlife protection and use. Wildlife corridors should be connected pieces of land. Natural areas are vital for wildlife and real estate values.	I am new to the area, and I don't see any environmental documents posted on the commission site. How will groundwater be impacted by development? Did a comprehensive assessment of how continued development will affect groundwater occur? Also, if this area is developed without proper science to assess wildlife and wildlife corridors, it will be devastating. Dark night skies are important too. Money comes and goes, so I hope much foresight is given to future development and its impacts on nature.	All of it is beautiful, so we need to protect it before it's too late, and we can't turn back. Science and critical thinking are very important for large scale planning efforts.
5/14/2024	I live in the county	Shepherdstown	Land_Use,Economic_Development,Renewal_and/or_Redevelopment,Environmental	More attention to dilapidated structures and trash removal throughout the county		Along the rivers
5/14/2024	I live in the county	Charles Town	Infrastructure,Recreation,Community_Design,Historic_Preservation	A more walkable downtown that has been rejuvenated from its run down appearance. Also the addition of sidewalks from WHS and those communities near it.	Stop destroying the beautiful land and filling it with hideous solar farms and industrial plants. Bring shopping and dining that you know will be needed as we are the next closest to Loudoun county, especially if you keep building more homes/apartments/etc. what do these families have to do but funnel money back into LOCO, Winchester and Martinsburg or worse MD while stagnating WV financial growth.	Charles town
5/14/2024	I live and work in the county	Harpers Ferry	Land_Use,Recreation	If the land is to be sold and used for anything I feel it should be used for bringing entertainment type things to the area instead of solar farms that are an absolute eye sore to our beautiful county.		Shannondale
5/14/2024	I live in the county	Charles Town	Land_Use,Housing,Public_Services,Preferred_Development_Areas	More places to shop and eat and things for the kids to do	I hate all the solar panels by my development..They ruined a beautiful piece of property..	Harpers Ferry
5/14/2024	I live in the county	Charles Town	Land_Use,Infrastructure	More restaurants		Harpers Ferry
5/14/2024	I live and work in the county	Shepherdstown District	Recreation,Historic_Preservation,Environmental,Conservation	less development in rural areas	don't turn jefferson county into an extension on northern va	along the river in Shepherdstown
5/14/2024	I live in the county	Shepherdstown District	Community_Design,Historic_Preservation,Environmental,Conservation	Less steamroll endless development, more thoughtful community engaged input with consideration of the ecosystem and historical preservation.	I know development is inevitable, but the last few years with reckless greedy overdevelopment, has left little time to process what is happening at lightning speed in our beautiful area. Rockwool, and the potential DOE high tension power lines taking my neighborhood, the rural wild state I raised my child is quickly becoming a huge DC suburb with ugly subdivisions and factories ruining the beauty with no thoughtful community planning. I may have to leave my organic home for greener pastures.	The wild untouched places. Shepherdstown, the river and streams, anywhere away from RT 9 and ranson .Bakerton area.
5/14/2024	I live and work in the county	Shepherdstown	Land_Use,Rural,Preferred_Development_Areas,Environmental	Land conservation	No PATH, no boat ramp, and no more townhouses. Period. We dont want our county to become overdeveloped, there are already public access points to the river that are NOT in neighborhoods, and green spaces are imperative to survival of species, not least of which are humans. Stop zoning for profit and start preserving this place	Along the potomac and Shenandoah rivers, along 230 where proposed development is planned, and green spaces all over the county
5/14/2024	I live in the county	Shepherdstown District	Land_Use,Infrastructure,Economic_Development,Conservation	More attention to our education system. It is definitely not working.		Harper's Ferry overlook.
5/14/2024	I live and work in the county	Shepherdstown	Land_Use,Historic_Preservation,Environmental,Conservation	Less development		Potomac River, shepherdstown and Harpers ferry
5/14/2024	I live in the county	Shepherdstown District	Land_Use,Infrastructure,Environmental,Conservation	I would like to see smart, controlled, sustainable growth that capitalizes on the best of this area: tourism, agriculture and beauty.	The Comprehensive Plan moves the county 180-degrees from where we should be headed. It will erode or destroy all of the county's historic and natural strengths, making it just the latest beautiful place sacrificed to reckless development. And in the process, it will pollute our water, drain our aquifers, scar our land, and starve our farmers. AND FOR WHOSE BENEFIT???? The financiers, developers, lobbyists and lobbied legislators. The rest of us, apparently can go to (or live in) hell.	Every undeveloped acre.
5/14/2024	I live in the county		Land_Use	More green space	We do not have an unlimited amount of resources. Better conservation and focus on clean economy	Adore Shepherdstown

5/14/2024	I live in the county	Shepherdstown District	Land_Use,Housing,Infrastructure	Maintain the rural feel with appropriate development (i.e., no more solar farms). Consider the impact of future development on our narrow county roads - they are very dangerous now - like a roller coaster ride.	Concern about sufficient infrastructure for adequately handling traffic.	Rt 230 from Shepherdstown to Rt 340.
5/14/2024	I live in the county	Harpers Ferry District	Land_Use,Housing,Recreation,Economic_Development	Clean companies like tech ones in VA and MD; wineries instead of housing developments; recreational facilities for kids: baseball fields, soccer fields, swimming pool, bowling alley, arts center, ANYTHING would be beneficial	Yes, stop building ugly development houses and stop thinking about 3SM bond for Hilltop House. If a bond is doable, get one to provide senior and child services and recreation per my previous answer. DO SOMETHING THAT IMPROVES QUALITY OF LIFE FOR RESIDENTS.	National Park land, C&O Canal, Potomac River, farmland.
5/14/2024	I live in the county	Shepherdstown District	Land_Use,Infrastructure,Public_Services,Environmental	Common sense planning for residents and business rather than helping developers make money and move elsewhere.	We are pushing change too fast. Roads, sewers and water take time. That should help identify growth zones not schools. There is no way to walk to the new elementary schools. What is the state of our underground aquifer? I do not want to cover our beautiful scenery with asphalt, high density housing and solar farms. The residential/commercial designation does not fit in the Rt 230 area. Bring back impact fees or have developers build schools, recreation, medical, and utilities that are needed.	Our whole county is beautiful. I especially like the views of the rivers and mountains.
5/14/2024	I live and work in the county	Charles Town District	Land_Use,Community_Design,Environmental,Conservation	Less growth and less development. Protection and better planning with water usage. Keep existing wells active in communities that have them. Make sure the water stays clean for everyone.	Please limit growth and development. there are too many houses and schools are over crowded, infrastructure is over taxed and water usage is threatened. Keep our farmlands and open space.	Farmland
5/14/2024	I live in the county	Shepherdstown	Land_Use	Reduce massive developments in the county. Sustain and put in preservation agricultural use. We do not have the infrastructure to support over development.	Do not allow the boat ramp to allow business to launch from that area! Adventure groups. That is ridiculous as the road is narrow what a burden the people would endure. don't live in that area but I know the location very well,	Off of 230 headed into Shepherdstown.
5/14/2024	I live in the county	Shepherdstown	Infrastructure,Preferred_Development_Areas	Transparency. Not trying to sneak things in at the last minute. Smart growth with appropriate services in place. Impact fees if you must develop.	Not in favor of the commercial status change at McShane's Landing. Leave it alone. Not in favor of preferred growth area around new elementary school. Not in favor of the chaos of your poorly thought out meetings.	All of Jefferson County is beautiful. I would like for some thought to go into how we plan, to preserve some of this beauty.
5/14/2024	I live and work in the county	Shepherdstown	Land_Use,Tourism,Conservation,Natural_Resource_Use	A greater focus on agrotourism (see Western Loudoun County). Bike lanes and comprehensive community development.	This plan should contemplate comprehensive community development rather than the piecemeal approach. Farms are being developed into housing developments with NO connectivity to schools, existing infrastructure or other housing developments.	It's equal access to the mountains and the rivers.
5/14/2024	I live in the county	Charles Town	Land_Use,Infrastructure,Public_Services,Community_Design	Fewer high density housing developments and much more thought given to planning for the infrastructure to support them. Also more priority given to environmental and historical preservation.	I think the goals are admirable and address a lot of concerns. I think the most important are: 1. To not allow the county to grow too fast or become too densely populated. We don't want to be Loudoun County! 2. To be sure to provide affordable housing choices so that locals don't get priced out 3. Make sure services (hospitals, schools, fire & ambulance) are ready for the planned influx 4. Protect the environment 5. Plan for roads and public transportation to be improved county-wide.	All of it, until it is allowed to become chock full of housing developments.
5/14/2024	I live and work in the county	Shepherdstown District	Rural,Historic_Preservation,Environmental,Conservation	No more 'development'!	That was a sneaky move inserting Shepherdstown South PDA at the last minute. DO NOT CREATE THE SHEPHERDSTOWN SOUTH PDA!	Anyplace where there isn't a housing 'development'.
5/14/2024	I live in the county	Shepherdstown District	Land_Use,Infrastructure,Preferred_Development_Areas,Environmental	Comprehensive and smart-growth	Reinstate the \$10,000 per home impact fee, conduct a comprehensive study of the impact of large, new developments on our community, restrict development where sewer and water do not exist. Because of the secrecy associated with the Rockwool permit, have Planning Commission members address any financial compensation for their approval of these new zoning initiatives.	It's all beautiful and at a real danger of becoming another Loudoun and losing our very special place.
5/14/2024	I live in the county	Shepherdstown District	Infrastructure,Public_Services,Environmental,Tourism	Shrewd development that maintains the County's character without transforming its key districts into bedroom communities. Roads are already crowded. WVU Berkeley lacks the space and staff to keep up with today's demands. Water, sewer, first responders?	A plan as impactful as the 2045 CPU needs far more study. The manner in which it was sprung creates suspicion about motives. Why so fast? Given recent development, what can we learn about incoming family sizes (4.2 persons per household?), automobile usage, etc. If development occurs faster than the County can support new citizens' needs, all citizens will be affected, and not in a positive way. We need to determine what we want the future to look like and how to accommodate inevitable growth.	The Shepherdstown/Charles Town/Harpers Ferry historic area, and its wild and wonderful environment.
5/14/2024	I live in the county	Shepherdstown District	Land_Use,Economic_Development,Preferred_Development_Areas,Financing	Less unplanned development		The whole county
5/15/2024	I live in the county	Shepherdstown District	Land_Use,Environmental,Conservation,Natural_Resource_Use	An investment in protecting our remaining agricultural resources.	The process of adding the Preferred Growth Area in the Shepherdstown District (at Intersect Trough Rd and Rte 230) at the last second probably approaches criminal in its abuse of securing public input. At a minimum it is grossly incompetent and a breaking of public trust.	The area incorporated in a five mile radius of the confluence of Shenandoah and Potomac rivers
5/17/2024	I live in the county	Shepherdstown	Land_Use,Infrastructure,Rural,Conservation	Less building of mega neighborhoods.	Converting farms to commercial/ residential in Shepherdstown is wrong. The farms need to exist and we don't need more residential as we can not house/educate/travel/shop now!! We need to slow the greed of developers and think about the county.	Shepherdstown

5/17/2024	I live and work in the county		Land_Use,Infrastructure,Economic_Development,Renewal_and/or_Redevelopment			
5/22/2024	I live and work in the county	Shepherdstown District	Land_Use,Housing,Preferred_Development_Areas,Environmental	Slower, better planned growth.	Too much of our farmland and open spaces are being rapidly developed, drastically changing the character of Jefferson County. This obsession with massive growth also brings with it challenges with proper infrastructure and maintaining environmental quality. I chose this area to live years ago precisely because it was a less densely populated agricultural and tourist area, in stark contrast to Loudoun or Fairfax County. Please don't let us become another generic suburb like those places.	The Shepherdstown District
5/25/2024	I live in the county	Shepherdstown	Land_Use,Community_Design,Tourism,Conservation	Preserve the rural beauty and tourist destination aspects of the county. Stop heavy industry. Stop dense residential development. Promote the fact that we have two rivers on which to build recreational and tourist destination planning.		All of it. Except Rockwool, which has marred our community.
5/25/2024	I live in the county	Shepherdstown	Land_Use,Rural,Environmental,Natural_Resource_Use	Concern for preservation of land, concern for those already on well water. No more allowing underhanded deals without public warning. Putting our aquifers in danger and forcing people to seek city or county water use is unfair.	Stop ignoring need for trees and green areas. Insist on three trees per new homes built. Insist on wide natural land buffers between subdivisions and business development. Maintain the season why this county was once considered a jewel for 'over the mountains visitors. Making it look like an extension of Martinsburg isn't going to attach anyone.	Shepherdstown, harpers ferry, Shenandoah junction, Kearneysville.
5/26/2024	I live in the county	Shepherdstown	Land_Use,Infrastructure,Preferred_Development_Areas,Conservation	As a historical location between beautiful Antietam and Harpers Ferry, it is important to maintain that essence. Preservation of the town is crucial moving forward. Developments should be at least 1.5 acres or more, minimize light pollution, etc.	*JHS, Wildwood Middle, TA Lowery, etc. do not have sidewalks/accessibility for walkers. The point related to land use updates to allow for walkers with new elementary and middle schools are not valid. Remodel vs build new in that case. *Road safety: growing means roads will be more heavily used and what are plans to allow for safety/maintain essence of community at the same time? *Maintain surrounding environment: lots of 1.5 acres+ (have you talked to the new builders re: lack of choices?)	All of it - the best part of this county is being able to drive (no congestion / stress and really appreciate the view).
5/27/2024	I live in the county	Shepherdstown District	Land_Use,Historic_Preservation,Tourism,Conservation	DC metro-integration growth - NO HEAVY INDUSTRY	Jefferson County is uniquely positioned to be an affluent part of the northern Virginia metro area, but we need to intelligently balance growth with preserving our historical and natural resources. Heavy industry is a net negative for our county.	Harpers Ferry
5/29/2024	I live in the county	Shepherdstown District	Land_Use,Rural,Conservation,Safety	Limited Commercial and Housing Growth protecting Rural/Historical land use		The land

2045 Comprehensive Plan Update Work Session Notes

May 7, 2024

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

Staff: Alexandra Beaulieu, Zoning Administrator; Jennifer Brockman, Chief County Planner; Luke Seigfried, County Planner; Jennilee Hartman, Zoning Clerk; were present in person.

Executive Summary

On 5/7/24, the Planning Commission held a work session to prepare draft Goals, Objectives, and Action Items for the Final Public Input Meeting.

Agenda

1. Comprehensive Plan Text
 - a. Review of Edits to the Goals and Objectives
 - b. Review of Draft Action Items
 - c. Review of Draft Future Land Use Map

Item 1: Comprehensive Plan Text

Mr. Seigfried went through a number of action items and asked Planning Commission to provide direction on.

Commissioner Shepp noted that the minor subdivision process should be retained for rural residential development. Planning Commissioners also spoke about potential changes to zoning districts. Commissioner Keys mentioned the JCCVB as an organization with an interest in public art and could serve as a key player on the relevant action item. .

Staff stressed the importance of future text amendments, the rewrite of the subdivision regulations, and the update of the zoning ordinance. The commissioners and staff discussed supporting sustainable building standards as an ordinance. Commissioners also discussed how to fund a study of the County's water resources. Conversation continued on infrastructure deployment and the limited role of the County in determining the location of utilities. Commissioner Keys advised the time frame be changed to Ongoing regarding utility deployment.

Ms. Brockman explained the ongoing progress on the Grove Park to Shepherdstown Library Path. Staff and commissioners discussed a formatting issue of including the responsible party in the county or the key players that are relevant to the issue. After conversing, Planning Commission agreed to stay with the current format and in text mention outside groups that are relevant to action items.

Work Session Notes

May 7, 2024

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Commissioner Hefestay stated that he would want Planning Commission fact finding committees to include a wide range of people and not be Planning Commission members exclusively. Commissioner Shepp agreed that future committees could be formatted at the discretion of the Planning Commission.

Staff identified the areas around the new Shepherdstown Elementary school and around Route 115 as potential places for new development. Commissioner Shepp asked staff to make a layout of the Future Land Use Map with a Shepherdstown South Preferred Growth Area and an expansion to the Route 9 Preferred Growth Areas for the public to comment on at the Final Public Input Meeting. Commissioner Keys and Commissioner Shepp discussed the lack of water and sewer at the new Shepherdstown Elementary school location.

These notes were prepared by Luke Seigfried.