

**Comment
Given**

Topic

Comment

Input Meeting Survey

Action Items

Investigate additional opportunities for public river access. The action plan itself makes sense, however, these access points should be in non-residential areas as according to Chesapeake Bay Initiative development should not Change local heritage and character. Building outside of existing urban centers can change the heritage of existing communities. Development in small towns can impact local farming, fishing and forestry industries, and alter the visual character and “sense of place” that make the region unique. Some of the residential areas have been in place along the river for over 60 yrs. Public access through the development would harm the sense of place. There are many other areas along the river that can be looked at as possible access locations.

Action Items

Goal 6, Objective 1, Action Item 3 - I think this should be changed to be Develop additional public access points to the Potomac and Shenandoah Rivers without impacting existing property owners or the environment.

Action Items

Goal 6, Objective 1, Action Item 3.
Concerning public river access On McShane's Landing in Shepherdstown, WV. I disagree with this change because it is a private residential area. Our children and dogs run back and forth from the homes to the river all summer long. If the private boat ramp becomes public it will increase traffic and risk of injury or death to our kids and pets. The homeowners all know to drive slow and keep an eye out for one another. People that don't live there will not be conscious of this. And although there is a boat ramp, there is no parking except for in private driveways. No one wants their land taken away for a parking lot to be placed. The road is a gravel and one lane. In order to make it a public access point, there would be lots of funding needed to make the road wider, paved, and to add parking. None of which us home owners want to see happen.

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Action Items

Goal 3/Objective 5/Action item 1:

(Encourage attracting a meat processor)

The hazards for workers include exposure to high noise levels, dangerous equipment, slippery floors, musculoskeletal disorders, exposure to pathogens and parasites, and hazardous chemicals (including ammonia that is used as a refrigerant).

Environmental: uses dwindling resources of fresh water, destroys forested or rural lands and grasslands; causes runoff pollution including animal waste that pollute our many streams and invade groundwater and wells.

If the facility included a “feed lot,” the runoff and water/air pollution from a CAFO are significant; in addition to the inhumane crowding and stress on the animals, it creates a biohazard threatening the environment and human health.

Action Items

Goal 12/Objective 1/Action item 3:

Meat processing:

The hazards for workers include exposure to high noise levels, dangerous equipment, slippery floors, musculoskeletal disorders, exposure to pathogens and parasites, and hazardous chemicals (including ammonia that is used as a refrigerant).

Environmental: uses dwindling resources of fresh water, destroys forested or rural lands and grasslands; causes runoff pollution including animal waste that pollute our many streams and invade groundwater and wells.

If the facility included a “feed lot,” the runoff and water/air pollution from a CAFO are significant; in addition to the inhumane crowding and stress on the animals, it creates a biohazard threatening the environment and human health.

Input Meeting Survey

- Action Items Goal 14/Objective 2/Action item 1:
- Ensure wireless services:
- Instead of allowing profit-driven cell tower companies to build towers in inappropriate areas that are residential, rural, or sensitive areas (WMA, preservation areas, or woodland), require that all other alternative methods are utilized first (small cell add-ons to power poles or existing structures).
- Ensure that the JCPC is bound to abide by decisions reached in a public hearing rather than reversing itself in private and disallowing any further public input. These industrial structures present a hazard to human and animal health, degrade property values, and create an eyesore.
- Action Items Goal 6 objective one action items 1,2 and 3
- Action item
- One. It is precisely because of limited access to the Potomac that it has achieved its current revitalization- you cannot allow more public access without an meaningful process that ensures compliance with the Chesapeake Bay initiative- since 1999 when I fire moved here we have seen an abundance of wildlife return and thrive- if you allow more public access without over sight pollution will occur - as will poor behavior that destroys habitat and wild life -
2. Are there studies that demonstrate the economic benefits of recreational tourism? Again, how do you ensure that those who conduct such businesses will be good caretakers of our natural resources
-
- Action Items Goal 6 objective, action item 3
- 3.- unless you limit access times and ensure those access points are monitored you will get more people left to their own devices on the river at all times of the day - how could that possibly protect the rights of property owners along the river who have to pick up trash , listen to roost river goers at all hours already- the resident along the water already have a huge burden picking up after those using the river or dumping their gear in the river already - you make access more readily available and we are the ones who have to care take our natural resources

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- Action Items Goal 6, objective 1, action item 2&3:
 I live at 598 Mc Shanes Landing Ln and a wedding venue was allowed to be put in place on Duncan Rd, directly up hill behind my property. The noise and activities of that commercial entity changes the residential enjoyment of the area. Even just 15 weddings in a year - that's 15 weekends, and that equals most of the enjoyable weekends on the river during the year.
 Please reconsider the changes from residential to commercial in residential areas - the negative impact on the lives of the people living there far outweighs and immediate benefit reaped by the commercial entities.
 The property changed from residential to commercial is a quick stop in the line and lives of the person making money off the commercialism - leaving the residents to deal with the impact of the decision. The day to day lives and home comforts changed. It's not right.

- Action Items I really like Goal 10 about increasing impact fees for schools because our schools need far more than the current nominal impact fee to support growth. I wonder how it relates though to Goal 17 around reducing impact fees for affordable housing. Which would take priority? Could non-school impact fees be reduced first?

- Action Items I would like to see an action item on the future use of the legacy Shepherdstown and Ranson elementary school sites. Also North Jefferson if the BoE decides to close it. These buildings are deep in residential areas and need to continue to support those communities.

- Action Items Goal 1. Action item 5. Delete the proposal to permit commercial development uses by right in all land use categories.

- Action Items Goal 2. Action Item 3.1. Please delete the promotion of the importance of extending natural gas.

- Action Items Goal 3. Action item 3.1 Add Enhance the viability of agriculture by prohibiting intense residential, commercial and industrial development in agricultural areas.

- Action Items Add new action item. Related to goal 9. Require stream corridor vegetated buffers along streams generally and more extensively along streams in Source Water Protection areas.

- Action Items Regarding goal 14, Action item 2.2. I am in agreement with updating the regulations for tree preservation buffering and landscape standards. I would like it to read by the preference for protection of forested areas, widening of vegetated buffers along streams, and planning primarily native trees and shrubs and perennials while minimizing turf grass which wastes, water, fossil fuels polluting the air while mowing, and fertilizers which pollute waterways.

- Action Items Goal 7, Objective 1, Action 3. The wording should ensure this is NOT benefiting a board member as as one of the access points is owned by a holding company owned by a commissioner. Seems like bad faith. Don't disagree with the plan it should just be in a none residential area for the access.

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Action Items Goal 3, objective 2, action item 1. I think this should have stronger language on services. Not just encourage but ensure high speed internet for all, cell service through the county, etc. we are bringing more residents and businesses into the country we need to ensure the services are available to encourage them to come. Also cell signal on the river is spotty so with the expansion of access to tourism we want to have better access to medical services through cell service if needed.

Action Items Goal 2, Objective 4,
Action Items 1,3 - The "Shepherdstown South PGA" area does not currently have water or sewer services available. There appears to be no cozies of the impact to current families/ communities well or septic.

Action Item 4 - Taking prime agriculture land and changing it high density residential/ commercially zoned areas seems to be the least complimentary use of this rich soil.

Action Items Goal 5, add action item 4.

Incorporate design elements into subdivision concept plans in urban and suburban areas that reduce the visual block effect of standard layouts, long streets unbroken by any alternative design than to maximize density, to enhance the rural character of the county inside subdivisions.

Action Items Goal6, add action item 4

Incorporate recreational areas within urban and suburban development concept plans to reduce the necessity of car trips to central recreational areas like parks.

Amend action item 2,

Develop connectivity to all recreation and open among and between developments that are contiguous to each other.

Action Items Goal 9, objective 1,

Encourage developers to build subdivisions that go beyond standard, and that incorporate innovative and creative design elements that enhance the character of the surround landscape and improve livability by reducing the average nature of subdivision layouts.

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Action Items	Goal 11, add objective 4 Take opportunities to integrate parks and recreation areas into development plans and areas. Add action item 3 Include parks areas into planning and zoning regulations that go beyond minimal green space, and use more than residual land for these purposes.
Action Items	remove all of the following: Goal 1 obj. 1 Action 3&4; Goal 1 obj4 item 1and Goal 1 obj5 Action 1 Also remove all references to "stakeholders" ---the term is exclusionary.
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.
Action Items	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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- Action Items
- 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.
- 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.
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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.

Action Items Goal 1, Objective 2, Action Item 2. - Encourage areas with water and sewer to cluster development within parcels to allow for some common green space for neighborhood residents to use. The green space could be used for some necessary infrastructure such as storm water, but could also have open areas, forested areas, playgrounds, community gardens, etc.

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- Action Items Goal 2, Objective 4, Action Item 1. Direct new urban level residential development to locate in preferred areas within the municipalities or villages where water and sewer services are available. This does NOT include the new Shepherdstown School area, which does not have water and sewer services available.

- Action Items Goal 10, Objective , Action Item 1. The Jefferson County Board of Education school siting process should not dictate preferred growth areas. The school sighting process should be incorporated into the county planning process.

- Action Items Goal 9, Objective 4, Action Item 1. The county needs to work with private landowners to come up with a strategy that allows for a landowner to enter into agreements with solar companies while disincentivizing the development of prime farmland soils. Similar to adjacent counties in other states, Jefferson County should levy a fee on solar developers for each acre of prime farmland soil that is converted to solar. In this way, revenue can be generated and soils that are not as valuable for agriculture will be prioritized for solar as the higher cost to develop solar on non-prime farmlands will be offset by the fee.

- Action Items Goal 1: Objective 1: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones.

- Action Items Goal 1, Objective . Work to maintain and improve public engagement in the land development process.

- Action Items Goal 1, Objective 4. better define “other institutional uses.”

- Action Items Goal 2: Objective 3: Action item 1: Natural gas is a legacy home scale utility that is soon to be replaced. This goal could be used to justify pass through pipelines intended for natural gas export as opposed to a resource that benefits the residents of the county. by more environmentally friendly substitutions, and therefore the infrastructure should not be extended. Please remove this goal.

- Action Items Goal 9, Objective 1. Contamination of groundwater in Karst topography is real. Look at contamination case studies in Washington County, MD and Clarke County, VA. Please add an action item to amend the appropriate ordinances to require that developments of all types 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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- Action Items Rezoning the Jefferson Orchard to permit industrial use.:
The area appears to be geologically Karst, and Rockwool itself shouldn't be there! How did this happen?
Is anyone paying attention to the health of our community? Not only is it geologically sensitive but apple trees have been sprayed there for years and some of it might already be unsafe for residential use as well.
The Planning Commission used to find out where the spray trucks were loaded and keep development/people away from that area but allow residential development elsewhere in the property. I'm not aware that this caused health problems but it might be a good idea to find out.
- Action Items Objective 1: add an action item 5: Establish in the Subdivision ordinance required buffers in development plans at the junction of dissimilar zones.
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.
Objective 3: Please add that groundwater-based utilities should be limited to those serving existing housing developments to preserve groundwater availability
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,
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.
Add goal to add impact fees.
- Comprehensive Plan Text You have added a new "residential or commercial" development area on the future land use map encompassing the land currently zoned Rural around the new elementary school in Shepherdstown. This future land use designation would allow rezoning of this land to accommodate these uses. The designated area is much larger than Shepherdstown itself.
The only purely residential zone in Jefferson County is "Residential Growth" which allows urban level housing (apartments and town houses). The only commercial zone in Jefferson County also allows light industrial development. This amount of development in this area would quickly overwhelm Shepherdstown drawing business out of down town, detracting from tourism, and making agricultural pursuits less and less viable. Equally bad is the newly designated area in Summit Point for industrial use. All of this land was designated Rural on the previous land use map. I do not support further industrial growth in the rural areas of the county.

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Comprehensive Plan Text	<p>Goal 1 Objective 2 Action Item 2</p> <p>This wording is vague and left open for misinterpretation. What constitutes a rural subdivision or minor development?</p> <p>There are plenty of areas set aside for residential growth and lots of unchecked residential building is already occurring throughout the county. We should leave rural areas alone. We do not need more subdivisions of any size in rural zoned areas.</p>
Comprehensive Plan Text	<p>Related to goal 10 and others, Increase impact fees significantly to require new development to pay its per unit share of costs for public services including schools, libraries, parks, police, fire protection and other related services. Building Shepherd Village in 2017, we paid \$6778 per lot in impact fees. My understanding is that such fees have been virtually eliminated, just when we need sufficient funds for critical public services. It makes no sense. I am in agreement with some fee reduction for affordable housing.</p>
Comprehensive Plan Text	<p>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.</p> <p>Goal 1: Objective 3: add an action item 2: Work to maintain and improve public engagement in the land development process.</p> <p>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.</p>
Comprehensive Plan Text	<p>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.</p> <p>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.</p> <p>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.</p>

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Comprehensive Plan Text 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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Comprehensive Plan Text It would be nice if ya'll would STOP selling our air, ground water, and land to people to develop on. Perhaps your time would be better spent trying to figure out how improve our infrastructures in schools by providing heating and cooling, updating HVAC systems, and raising the pay for teachers so they stay here rather than going to MD and VA. We have too many kids in schools and you want to build more than 700 new family homes to excacerbate that issue. We have roads that are falling apart, not enough water, and no recent surveys of natrual resources that indicate this area CAN support the trash industry your trying to bring in. I wanted my kids to be able to have our home for generations to come, but ya'll are destroying the natural resources and selling it off for your own greed. Rockwool pays a pittance in taxes and I am ashamed of the entire Couny. Also, I know that you ASKED the developer in Kearneysville to build more homes. He didn't come to you to ask; you went to him.

Comprehensive Plan Text The possibility of my beautiful rural and agricultural home being turned into an industrial polluting corporate outsider scheme.

Future Land Use Map The “Residential or Commercial” area near Shepherdstown jeopardizes the town’s distinct character as a tourist destination and would have a negative impact on both existing businesses in Shepherdstown, not to mention overwhelm public services if the other alternative, massive housing developments, are allowed. Shepherdstown is a unique attraction in the Eastern Panhandle. Don’t ruin it with cheap commerce and cookie-cutter homes.

Future Land Use Map How on earth can the broader community participate in this process with such short notice regarding proposed NEW CHANGES to the land use map? The main reason the community reacts in opposition is because everyone is caught off guard. It is a natural reaction.

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Future Land Use Map	I believe the Commission is acting on greed and is making too many changes to the rural nature of our county too quickly. What are the plans to provide adequate roads for all these new residents? Our schools are barely functional for the current number of students. What about our water supply — how do we accommodate all this development? This feels like bad planning and too much speed.
Future Land Use Map	Please do not change the designation around the new elementary school to commercial/residential. Keep it as rural. I grew up near Shepherdstown and am farming here. We cannot afford to lose what little farmland we have left here in Jefferson County! Bigger is not better and neither Shepherdstown or surrounding areas will be improved by such massive, rushed development.
Future Land Use Map	Like Loudoun County has done, we need to protect our historic farmland and the integrity of Shepherdstown by keeping it small and accessible. In the process of allowing considerable residential and commercial develop in rural areas close to the city limits, it will destroy the value and aesthetic on the town.
Future Land Use Map	The designated preferred growth area which stretches the furthest west from Shepherdstown... there is a weird 'hook' to the map which makes no sense. That property is surrounded on 3 sides by residential growth.
Future land use map	We do not want to live in a city. We moved to this county so we could live in a semi-rural area. Many citizens of the scummy are not in agreement with this proposed plan. Please do not appease to the developers for money. Please keep our town small.
Future land use map	This is a historic area. Oldest town in wv. We need to preserve our rural land. I thought the new area that is being proposed as residential and commercial is forever land. Why did it change? Please don't over build our town. We don't want widening roads. Housing and commercial areas near rural residential
Future Land Use Map	I believe that this land use change should be deleted because it has negative impacts and is inconsistent with at least six of the County Comp Plan goals including, goal 4, enhance the viability of agriculture; goal 5, preserve the rural character of the County; goal 6, promote outdoor recreation; goal 7, reduce traffic congestion; goal 9, protect watersheds and preserve the natural environment (the change impacts the Town Run and the Rattlesnake Run watersheds; goal 13, promote existing business (the change would undermine the strength of small businesses in downtown Shepherdstown).

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- Future Land Use Map Mcshane's Landing-Can't believe that the news of possible rezoning of mcshane's Landing came out at the last minute with little to no public notice. Information like this should be posted at least 90 days ahead of time...on billboards or posters around the area that is going to affect. No excuse for trying to slip something like this by the residence of this area. There is absolutely no good reason to rezone this commercial other than a few greedy businesses trying to exploit the nature in our neighborhood.
- Future Land Use Map Mcshane's Landing is a very quiet rural neighborhood and should in no way be considered as a commercial area. There are a few greedy individuals that have bought property nearby and are attempting to viciously change our neighborhoods. My understanding is these individuals are affiliated with Harpers Ferry Holdings ie River Riders and River Chase wedding venue. There has been several lawsuits launched on our neighbors and neighborhood attempting to change our area. We were told by these New individuals that they were planning their forever home and that they were looking forward to living in our neighborhood. Shortly thereafter there attempting to turn the property into a major rental and Event Center exploiting everything around us !Myself an surrounding Neighbors implore the planning Commission and whoever else is involved with the possibility of this change; to decline those requests so we may insulate and protect our wonderful neighborhood and surrounding rural farming area.
- Future Land Use Map McShane Landing is a quiet rural area along the river. Matt Knott and River Riders purchased a boat ramp in our neighborhood from an old timer several years ago. My understanding is the old timer did not realize that Mr. Knott/ Harpers Ferry holding was affiliated with River Riders . The Old Timer was under the impression that he was the local Farm owner just up the street with the same name. Since then Mr Knott has made multiple attempts to make a commercial footprint in our small rural neighborhood. He has a major conflict of interest regarding this property and should not should be recused of making any changes zoning or otherwise!
- Future Land Use Map All land use and zoning for industrial should be removed from Jefferson County as this county is rural we would like to leave it rural as possible. Also, Jefferson is perfect place to raise a family and makes a better residential location. The impact of having industrial zoning in the county will have huge impact on the water and environment. Stop pushing the county for more pollution and damaging this land further.
- Future Land Use Map I do not believe that the Town of Shepherdstown could handle development of the 500 acres south of Shepherdstown next to the elementary school. Please change the land use map to reflect a more realistic use such as parkland for the citizens of Jefferson county.

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- Future Land Use Map As a resident of Shepherdstown I am concerned about the proposal to change designation to allow growth and development surrounding the current town limits. The current center has the right amount of shops and restaurants to draw tourist to an area with the older and historic buildings. German Street is pleasant and easily reached. The same vibe would not be there if other growth is added. At the same time, Shepherdstown has been a place to retire because of its size and vibe. I
- Future Land Use Map Please act responsibly, consider infrastructure, services, water access and safety, and quality of life for the people who live here rather than developers profiting while ruining our beautiful county.
- Future Land Use Map As a Jefferson County homeowner, I am writing to voice my opposition to the newly proposed County Future Land Use map that adds a PGA designation to a new large block of land surrounding the new elementary/middle school site south of Shepherdstown and to the proposed change of this newly added PGA from Rural/Agricultural to Residential/Commercial use. This new PGA poses a threat to agriculture, conservation, and green space preservation efforts south of Shepherdstown. Sincerely, Martha Sullivan
- Future Land Use Map My name is Linda Walker and I am writing to express my strongest opposition to the last-minute addition of a proposed residential/commercial zoning designation outside of Shepherdstown. That area should remain Rural/agricultural use. The proposed zoning change would dramatically and negatively affect traffic and the rural character of the area. The thing I am most concerned about is this "11th hour" addition, which feels incredibly disrespectful to residents of the area.
- Future Land Use Map Not enough infrastructure to support so many houses. STOP! Enough already!!!
- Future Land Use Map The "Residential or Commercial" development area on the future land use map encompassing the land currently zoned Rural around the new Shepherdstown elementary school would allow intense development in an area much larger than Shepherdstown itself. It is harmful, in that it would overwhelm Shepherdstown, drawing business out of town, detract from tourism, and make farming less and less viable. . I'm strongly opposed to this change in zoning.
- Future Land Use Map No combo residential/commercial near 25443. Residential fine, but not commercial, ie, light industrial to heavy industry thanks to Eric Lewis.
- Future Land Use Map I OPPOSE the plan for putting a ramp into the Potomac River off of Knott Rd. This is a single lane road and then turns into a private road. School buses don't even go down that far as the road is too narrow and had calverts on both sides.
- Future Land Use Map Access to the river should be in non-residential areas as new traffic patterns may cause problems with existing septic systems and further erode the riverbank. Would recommend purchasing land that is not surrounded by homes to put in a public boat access.

Input Meeting Survey

- Future Land Use Map The Future Land Use mapper Jefferson County favors large suburban development-that will forever change the beauty of our county-and only favor developers who come from outside the county. This just wants to expand the sprawl that we now have along Rt 9 and and onto the smaller roads between Ranson and Shepardstown. This doesn't favor farmers or residents who want to preserve the natural beauty or land use. It favors corporate development, automobile use, industrial pollution, and ugliness.
- Future Land Use Map Building up Greater Shepherdstown in an environmentally sensitive area, especially with no public plans for improved infrastructure, is impractical. It should not be the responsibility of the residents to ensure the success of an incorporated area. Every plan and public comment period includes an overwhelming response for agriculture and open land. Yet, each subdivision amendment seems to be approved and less and less rural land is available.
- Future Land Use Map Rattlesnake Run is a 303(d) listed stream. Further development will only degrade the water quality of a stream that once sustained fish and fish habitat. Increased sedimentation and fecal coliform levels will affect the entire chain of life and also further put WV behind in meeting watershed quality improvement goals.
- Future Land Use Map Rural ag land needs to remain rural.
- Future Land Use Map Objection: The new "residential or commercial" designation for Shepherdstown will allow for an area much larger than the existing town to be densely developed residential, or allow light industrial development - both of which are inappropriate and lack existing infrastructure, will deter agriculture & draw business & tourism away from Shepherdstown.
- Future Land Use Map I am concerned about adding more condensed residential zoning near the new Shepherdstown school area. I believe that rezoning is necessary but before it is changed from Agricultural the county should see the impact that the new developments, especially Birdhill, will have on the traffic in town because the four-way stops in particular are **very** dangerous and adding a residential zone larger than Shepherdstown will require road modifications in order to keep the town from being overwhelmed.
- Future Land Use Map Objection: the new portion of land near Summit Point you designate for industrial use. Currently designated rural, and lacking infrastructure to support industrial use. I do not support industrial growth in rural areas. As is illustrated by Rockwool, air and water quality is jeopardized by industrial development in karst hydrology.

Input Meeting Survey

- Future Land Use Map I am concerned about the last-minute addition of a preferred growth area to the south of Shepherdstown. The current PGA, to the West, is sufficient for the next decade. There is no reason to create a new PGA to the south at this time. The vast majority of this area should remain rural/conserved; the mere presence of the elementary school is not sufficient reason to create this new PGA and certainly not at the last minute of the public input process.
- Future Land Use Map This change to higher density residential and commercial use will negatively impact the quality of life, traffic patterns, and valuable views, and agricultural value of the area. We should strive to have higher value residential (larger low density lots) and light commercial that meets the architectural aesthetics of the area. We also don't want to overrun the school before it's even finished. Growth is good, slow and steady, quality growth.
- Future Land Use Map Where: Knott Road, Shepherdstown. Land Use Classification should be: Rural Residential. Why: Proposed as General Commercial while surrounded by proposed Rural Residential, Rural/Agriculture and Conservation Area. Will impede quiet enjoyment of private residents. Commercial use poses a significant risk to the integrity of the land (damaged adjacent roads and exposed tree roots, causing healthy trees to topple). The land also does not have room for a parking lot to accommodate commercial activity.
- Future Land Use Map You have just now proposed to make McShanes Landing Lane commercial so the boat ramp can be public. This is a private community and even school buses don't come down that road. We managed to talk the commission out of this for the last plan. I urge you to leave this private community as rural residential. There is no parking and it's a private one lane road. If you want to annex private property the area by the railroad underpass on Bakerton Rd is a much better option.
- Future Land Use Map As a resident of McShanes Landing I have an objection to the proposed Commercial Zoning in our area. Specifically In regards to RiverRiders & Mr. Knott using the water access in the private neighborhoods surrounding it as commercial access for his business. (Knott Road and Mcshanes Landing) Based on my quick citizens google search it seems marginally legal by WV law that the proposed area would be used commercially.
- Future Land Use Map To what extent it will be used is yet to be determined and our residents are generally ignorant of the exact details. Please don't accept this proposal (map) of commercial viability to be sufficient in adding value to the land for its residents or value to residents by providing employment. It will only enrich the business/property owner solely and further clog up the quaint country roads with River Riders Buses and pollute the river that the local residents enjoy access to.

Input Meeting Survey

- Future Land Use Map (by being home owners). The river is for everyone to share but private property that lines the river is for its lawful residents not commercial business or the general public who is not invited by one of the property owners. We already accept visitors via the few AirBnB properties which are tolerated by the majority home owners. For the most part all of the AirBnB visitors have been respectful, but I do not expect as much from a Canoe/Raft business who is operating all day on a daily basis
- Future Land Use Map Please consider this proposal of Commercial Land not viable for the success of the current residents or the success of a potential business who may try to occupy the land. The amount of Jefferson County people who will benefit from its commercial zoning may be one and likely by where it is positioned be zero. It is a poor business decision for business and local autonomy.
- Future Land Use Map PS : The color coded zoning feature is helpful but, this map needs to be updated to reflect the street addresses in question by some system of street labeling for new zonings in question. Please & Thank You. -Sky Ferren
- Future Land Use Map I have owned a property in Mcshanes Landing (previously Potomac Estates) for 40 years and I don't think the proposed commercial zoning is suitable for Commercial Use by any metric especially Based on your definition of "General Commercial" What you have defined under "Mobility" is not feasible in our quaint country neighborhood. It's common sense. -Diane Ferren
- Future Land Use Map Where: Knott Road, Shepherdstown, Land Use Classification should be: Rural Residential. Why: Proposed as General Commercial while surrounded by proposed Rural Residential, Rural/Agriculture and Conservation Area. Will impede quiet enjoyment of private residents. Commercial use poses a significant risk to the integrity of the land (damaged adjacent roads and exposed tree roots, causing healthy trees to topple). The land also does not have room for a parking lot to accommodate commercial activity.
- Future Land Use Map I am opposed to the Preferred Growth Area designation of proposed re-zoning of land south of Shepherdstown. I object to its last minute addition to the map. How can you proceed with a plan that has not been vetted by the community affected. Has the county considered all the impacts of this zoning change—on water, traffic, existing businesses, rural character, the new school, etc.? I oppose this development without community consultation. And I know that I am not alone.
- Future Land Use Map Where: Knott Road, Shepherdstown. Land Use Classification should be: Rural Residential. Why: Proposed as General Commercial while surrounded by proposed Rural Residential, Rural/Agriculture and Conservation Area. Will impede quiet enjoyment of private residents. Commercial use poses a significant risk to the integrity of the land (damaged adjacent roads and exposed tree roots, causing healthy trees to topple). The land also does not have room for a parking lot to accommodate commercial activity.

Input Meeting Survey

- Future Land Use Map Knott Road, Shepherdstown. Land Use Classification should be: Rural Residential. Why: Proposed as General Commercial while surrounded by proposed Rural Residential, Rural/Agriculture and Conservation Area. Will impede quiet enjoyment of private residents. Commercial use poses a significant risk to the integrity of the land (damaged adjacent roads and exposed tree roots, causing healthy trees to topple). The land also does not have room for a parking lot to accommodate commercial activity.
- Future Land Use Map The "Commercial" boat ramp proposed at the entrance of McShanes Landing should not be commercial. It is in a private neighborhood
- Future Land Use Map The county can not create a PGA on flowing spring road
- Future Land Use Map The county can not handle all the housing developments planned and built now and in the future. You are tearing this county apart by destroying all the farm land in the county. As well as water and septic in the areas. This area does not need to be rezoned
- Future Land Use Map This is not what Sheoherdstown or Jefferson county wants. We need to slow down the amount of people looking to move into this area not speed it up! We want to KEEP WV beautiful and that means more land and green spaces are preserved
- Future Land Use Map I live within earshot to the Y intersection of 230/17/Gardners Ln (long ago this intersection was called 5 points). I don't want it changed from Agricultural. Changing it to Residential or Commercial Primary Uses would cause light pollution at night, and increase the noise. We chose to live here because of the agricultural peaceful, quiet surroundings. This would change the area to loud & noisy. No one who lives within earshot of this intersection would want this change. Please do not do it.
- Future Land Use Map Thank you for putting this map forward so people can see it and comment on it. I hope you will have it in the paper also - multiple times - so more people can see it and comment on it. Thank you.
- Future Land Use Map The commercial/residential area south of Shepherdstown surrounding the land that will be the new elementary and jr high schools should remain agricultural. The Friday addition of this preferred growth area with only one day for county residents to review was clearly an effort to bypass criticisms on the proposal.
- Future Land Use Map I'm against with the industrial zoning at Summit Point. I believe there is no capacity for future industrial pursuits in that region. I also want to voice concern for the increased commercial/residential zoning at Millville road. The changed zoning is right across the schoolhouse ridge south area and it would totally just ruin the landscape to see commercial businesses or homes. It would also lead to more habitat fragmentation for the animals that find haven at the Schoolhouse Ridge area.

Input Meeting Survey

- Future Land Use Map I want to voice opposition for the increased commercial/residential area south of 480 route 9 interchange in Kearneysville.
- Future Land Use Map There is no way McShanes landing lane boat ramp should be made commercial.
- Future Land Use Map I object to the South Shepherdstown preferred growth area.
- Future Land Use Map This comment is in reference to the proposed future urban area along Daniel Road in Shenandoah Junction. This should not be zoned urban. There is plenty of suburban and commercial areas in Shenandoah Junction already and opportunities to redevelop and revitalize existing areas. Let’s retain some rural or conservation land use in this area.
- Future Land Use Map I oppose the changes that you want to make to the land use map on the Rt 230 / FLOWING SPRINGS / TROUGH RD / GARDENER LANE AREA . The changes will destroy the rural / agricultural green space that remains outside of Shepherdstown The new school is enough . Our taxes will skyrocket and our private wells will be strained . I object to this change in land use permit and I will fight you to Hell and back to save what I have worked so hard to protect . We will all fight you to stop this .
- Future Land Use Map The proposed move along 230, Gardner Lane and Trough Road is unacceptable. There is no water or sewer and such use is incompatible with the current land use. You have designated a large parcel of land use just because it is adjacent to planned new schools
- Future Land Use Map I believe that the PGA south of Shepherdstown should be deleted and the land use plan returned to rural agricultural uses.
- Future Land Use Map On the map, I would request the removal of the land surrounding the Shepherdstown new schools as Residential/Commercial. I would change the land to low density residential or rural large lot residential (even if you must create a new designation).
- Future Land Use Map Where: Knott Road, Shepherdstown. Land Use Classification should be: Rural Residential. Why: Proposed as General Commercial while surrounded by proposed Rural Residential, Rural/Agriculture and Conservation Area. Will impede quiet enjoyment of private residents. Commercial use poses a significant risk to the integrity of the land (damaged adjacent roads and exposed tree roots, causing healthy trees to topple). The land also does not have room for a parking lot to accommodate commercial activity.
- Future Land Use Map The county should purchase land to create public access to the two rivers that allows for adequate parking, turn around, and safety. Not in residential communities
- Future Land Use Map Proposed public access to the river on Knott road would be unsafe for all due to the culvert on both sides. It would also cause problems for residents getting in and out of their homes as there is only one way in and out.

Input Meeting Survey

- Future Land Use Map Drop the proposed change to residential or commercial on Rt. 230 south of Shepherdstown.
- Future Land Use Map I strongly object to reclassifying the southern "entrance" to Shepherdstown to "residential or commercial." I do not believe it is a good idea to have commercial installations surrounding our schools. Keep this area rural/residential. By all means, add sidewalks and bike lanes to make the area walkable, but do not add commerce.
- Future Land Use Map We are allowed to vote for the people who represent our concerns for our community. The actions of these individuals in high regard are not listening to the community. Rockwool was a prime example of corruption. These developments are being controlled by the influx of money.
- Future Land Use Map I am AGAINST changing the PGA designation for the area south of Shepherdstown from rural/agricultural to residential/commercial. The thought of the word commercial being affiliated with this land makes me sick to my stomach. Thank you. Dana Cifala Kearneysville resident who works in Shepherdstown.
- Future Land Use Map I am writing to reinforce the strong message that was conveyed at Monday's "final" public input meeting in which participants rejected the last minute creation of a Preferred Growth Area south of Shepherdstown. This would be inimical to the values expressed in the text of the proposed plan. In view of the negative response at the public meeting, I assume that this PGA designation will not be considered in the process going forward.
- Future Land Use Map Allow Shepherdstown to decide what to give in their Urban Growth Boundary instead of planning more crappy plastic cheap housing in suburban developments. Give us a chance to design an Urban expansion of decent housing and a connected grid of streets!
- Future Land Use Map 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 the infrastructure does not exist to support this development,
- Future Land Use Map 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.
- Future Land Use Map 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".

Input Meeting Survey

- Future Land Use Map Remove the Preferred Growth Area around new Shepherdstown Elementary School on Flowing Springs Rd, Trough Rd, Shepherdstown Pike, and Gardner’s Lane. Proposed development here will have negative impacts because: a. infrastructure does not exist to support this development, b. 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,

- Future Land Use Map Remove the Industrial designation in Summit Point as this isn’t an appropriate location for industrial uses due to lack of infrastructure to support such uses, and that industrial development will negatively impact agricultural uses. Either leave this land zoned rural or change the designation to general commercial. Remove the preferred growth area expansion to the southwest of Kearneysville due to groundwater use issues. Further development in this area shouldn’t be considered “preferred”.

- Future Land Use Map Remove the Preferred Growth Area around new Shep Elem Sch on Flow Spr Rd. This will severely negative impact: infrastructure does not exist. Current zoning classifications allow urban level housing or light industrial uses, neither are appropriate. Remove the Industrial designation in Summit Point. No infrastructure negatively impacts surrounding agricultural uses. Leave this land zoned rural. Until a groundwater availability study is performed, development should not be considered “preferred”.

- Future Land Use Map keep JC rural. NO Industry! Stop adding residential developments. we don't have the infrastructure or teachers. This is a rural, HISTORIC, eco tourism dense county. the best of WV History is HERE! Keep JC rural! This is madness.

- Future Land Use Map 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 the infrastructure does not exist to support this development,

- Future Land Use Map 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.

- Future Land Use Map 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”.

- Future Land Use Map Keep the UGB and the PGA as in the 2035 plan land use map. All new Commerical uses should locate in these areas.

Input Meeting Survey

- Future Land Use Map Shepherdstown South preferred growth area is not served by water or sewer lines. Currently this should be designated or residential instead of sprawling growth.
- Future Land Use Map Remove the Preferred Growth Area around new Shepherdstown Elementary School on Flowing Springs Rd, Trough Rd, Shepherdstown Pike, and Gardner’s Lane. Proposed development here will have negative impacts because: a. infrastructure does not exist to support this development, b. 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,
- Future Land Use Map Remove the Industrial designation in Summit Point as this isn’t an appropriate location for industrial uses due to lack of infrastructure to support such uses, and that industrial development will negatively impact agricultural uses. Either leave this land zoned rural or change the designation to general commercial. Remove the preferred growth area expansion to the southwest of Kearneysville due to groundwater use issues. Further development in this area shouldn’t be considered “preferred”.
- Future Land Use Map Remove the Preferred Growth Area around new Shep Elem Sch on Flow Spr Rd. This will severely negative impact: infrastructure does not exist. Current zoning classifications allow urban level housing or light industrial uses, neither are appropriate. Remove the Industrial designation in Summit Point. No infrastructure negatively impacts surrounding agricultural uses. Leave this land zoned rural. Until a groundwater availability study is performed, development should not be considered “preferred”.
- Future Land Use Map I believe the growth that is proposed near Shepherdstown is too much, we are a county that is rich in agriculture. We moved here to live in a rural setting this would destroy our area. We do not want more developments of housing, commercial use, with growth comes more crime, traffic more destruction of our environment, I urge to reconsider this proposal, it is too big and would be bigger than old town Shepherdstown, That fork on the road cannot hold that much traffic. It would devastate us!
- Future Land Use Map I believe the growth that is proposed near Shepherdstown is too much, we are a county that is rich in agriculture. We moved here to live in a rural setting which would destroy our area. We do not want more developments of housing, or commercial use, with growth comes more crime, traffic more destruction of our environment, I urge you to reconsider this proposal, it is too big and would be bigger than the old town Shepherdstown, that fork on the road cannot hold that much traffic.

Input Meeting Survey

- Future Land Use Map I am against creating a Preferred Growth Area around the new Shepherdstown Elementary School on Flowing Springs Road. There is not the infrastructure to support this development. This development would result in road expansions and repairs that are not reflected in the county’s budget. It is not true that the area fits the model of a Preferred Growth Area near a school, because there is not any water or sewer infrastructure associated with the schools that would support residential development.
- Future Land Use Map I do not support further industrial growth in the rural areas of the county, such as the new industrial area designation in Summit Point. This type of development may lead to higher risk of air and water pollution.
- Future Land Use Map 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.
- Future Land Use Map 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 the infrastructure does not exist to support this development.
- Future Land Use Map 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 this would draw business out of downtown Shepherdstown harming the economy and character of the town.
- Future Land Use Map 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 The current zoning classifications would allow either urban level housing or light industrial uses, neither of which are appropriate in this location.
- Future Land Use Map 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.

Input Meeting Survey

Future Land Use Map 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".

Future Land Use Map I object to the newly identified Preferred Growth Area south of Shepherdstown. This is a rural area with many properties in the basic vicinity or even abutting this area as being conservation land. It undermines the character of the conservation to develop immediately around it. This area should stay rural. The county should create zoning ordinances that require larger lot sizes and more green space such that we don't become like NOVA. If we wanted that lifestyle we would have moved there.

Future Land Use Map I have submitted by email to the Planning Department a May 27th memo containing my objections, on procedural and substantive grounds, to the proposed new Preferred Growth Area designation surrounding the new Shepherdstown elementary and middle school site. For the reasons stated in the memo, I urge the immediate withdrawal of that PGA designation. Phil Baker-Shenk, Shepherdstown (former Chair, 2024 Shepherdstown Comprehensive Plan Review Steering Committee)

Future Land Use Map I oppose the change in future land use in the area of Kearneysville that the Comp. Plan has changed to Residential or Commercial. The county needs to do more studies on water availability and aquifer levels before designating areas for large commercial operations. Keep this area around Kearneysville the same designation as it is now; farm or residential. Thank you, Brown Truslow

Input Meeting Survey

other

FROM THE JEFFERSON COUNTY TOURISM SUMMIT....

WHY BOTHER WITH ALL THIS IF WE ARE GOING TO BECOME JUST ANOTHER SUBURB OF DC

- [?]
- [The Eastern Panhandle is the number one visitor destination in West Virginia with 1.2 billion visitors annually; 838 million of whom visit Jefferson County.
- [In a six-month period last year, a Jefferson County video that The Folkway produced got 416,000 views.
- [The state has a \$4.96 billion budget for tourism promotion.
- [Motto: “Wild, Wonderful and Welcoming”
- [Bills of interest to WV tourism industry: [? S690: Establishes a new WV Agri-Tourism Commission
- [West Virginia receives approximately \$7 billion in visitation spending annually
- [Last year] West Virginia had a 17 percent increase [in tourism numbers?] over 2019, whereas the U.S. as a whole only increased 1 percent.
- [87 percent of tourists who visit West Virginia come back here.
- [Under Governor Justice the state’s tourism budget has tripled.
- [Tourism supports 7,500 jobs in West Virginia.

other

This plan is absurd. Stop the growth. We don’t another Loudon county or a California. Keep the farm land. Stop building and making homes. We do not want this!!

other

Stop the growth Please don’t allow this.

This future land use designation would allow rezoning of this land to accommodate these uses. This is wrong. The designated area is much larger than Shepherdstown itself. Why do this to this historic town?

The only purely residential zone in Jefferson County is “Residential Growth” which allows urban level housing (apartments and town houses).

The only commercial zone in Jefferson County also allows light industrial development. Stop the growth.

This amount of development in this area would quickly overwhelm Shepherdstown drawing business out of down town, detracting from tourism, and making agricultural pursuits less and less viable. This is a selfish act and we don’t want it as citizens.

Thanks

Input Meeting Survey

other stop this NEW proposed County Future Land Use map 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? The lands around the new school site were designated Rural/Agriculture. Keep it 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.

other Shepherdstown South Preferred Growth Area; Being double the area of the incorporated town of Shepherdstown, the Shepherdstown South Preferred Growth Area is a bit extreme. I understand being adjacent to the elementary school and the new water and sewer lines that will be installed make this area appealing to develop. However, 500 acres will significantly alter the character of this area (from what is now all rural farmland to highly developed residential), it will overshadow any other developments around Shepherdstown, and it will create substantial traffic congestion. The intersection where Route 230, Flowing Springs, Gardners Lane, and Trough Road all come together will be problematic -- not only from a congestion standpoint -- but also for safety reasons. I suggest you reconsider the size of this preferred growth area (maybe 200 acres instead?), adjust the boundary so it oriented more along Trough and Gardners and not directly along 230/Flowing Springs, and consider installed a traffic circle to handle the increased traffic.

other Please stop commercial growth
New Industrial area designation in Summit Point. A large portion of land including and around the summit point raceway has been designated for Commercial use. We don't want this. Go to another town!!

Input Meeting Survey

- other

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!!
- other

We like our rural town. No need to do any of this. Please don't ruin our county like Virginia and Maryland and California did. Leave well enough alone. If it's about money then find another job. We want our small town feel and having commercial shops and crowded housing developments is not our goal and mission. It won't be a quaint town. I beg you to listen to the citizens of this county. Look how Charles todo is growing. It's terrible. I pray you reduce this growth. Why build. Keep our town small. please !!!
- other

The commercial land use of the riverfront near McShane's Landing.
- other

Goals, objectives, and action plans are great but not followed. Ex. Goal 1, Objective 5, Action 1. The community should have been informed of the future land use development near the site of the new school on rt. 230.

Potential adverse effects of surrounding areas were not addressed.
- other

Terrible format for tonight's meeting. The unstructured format led to Disorganized chaos with no opportunity to voice concerns to all people attending.
- other

The comprehensive plan text has many goals that are shared by the majority of the community but so many of the land use changes don't seem to align with those goals. How are we going to support farms and agritourism if we're rezoning so many large tracts of land as everything but rural? And how are the land use maps allowing for the worthy goal of redeveloping and revitalizing parcels already zoned residential and commercial? It seems that land is just being converted to allow for more development rather than encouraging redevelopment in existing areas.
- other

There is a mismatch in the land use and comprehensive plan text.

Goal 2 Objective 4 Action Item 1

This says we should be directing urban level residential development to areas with existing water and sewer infrastructure. There are numerous land use change proposals that are promoting heavy development in areas that would have to be served by wells and septic. The large tracts surrounding the future Shepherdstown school sites are just one example of an area that the draft land use allows for major growth where there are NO municipal services.

How can we contradict our own goals here? The land use map should match the comprehensive plan text goals!

Input Meeting Survey

- other The plan should include language that requires consideration of the Comprehensive Plan in all matters of zoning, land use, and waivers. In those instances where exceptions or waivers are granted, the granting agency or authority must provide a written rationale for the exception or waiver granted prior to approval.

- other I disagree with the goals, in general. We should not be encouraging growth and development at all.

- other I'm not sure what I witnessed Monday the 14th of May at Jefferson High School was even close to comprehension.

- other Traffic around Shepherdstown-Today is May 16th It's 3 And they just posted a report about traffic packed At 480 in and out of Shepard's town Period What's it going to be like If they build more houses and schools and everything else You guys aren't using your

- other The high density housing along 480 near Kearneysville is beyond comprehension. We fought Paynes Ford subdivision years ago to stop the postage stamp lots placed on parcels of land with inadequate roadways. Please stop this knee jerk political nonsense.

- other I would like to make two comments following my participation in Monday's public input meeting.
1) Please provide for a public address system in future public meetings. It would help you in facilitating an effective meeting, and would make it possible for folks to express their opinions rather than shouting over the crowd.
2) I would caution against further introductions of significant changes to the draft plan and FLU map at this late stage. Such changes seemingly coming out of the blue will impair the public's opinion of the entire process. It leads to suspicion that the "fix is in", and that things are being slipped in to avoid real consideration by the citizens.

- other Today is May 16th It's 3 And they just posted a report about traffic packed At 480 in and out of Shepard's town Period What's it going to be like If they build more houses and schools and everything else You guys aren't using your

- other Can't believe that the news of possible rezoning of McShane's Landing came out at the last minute with little to no public notice. Information like this should be posted at least 90 days ahead of time...on billboards or posters around the area that is going to affect. No excuse for trying to slip something like this by the residence of this area. There is absolutely no good reason to rezone this commercial other than a few greedy businesses trying to exploit the nature in our neighborhood.

Input Meeting Survey

- other
Please stop the Complan 2045 proposal, especially near Shepherdstown WV
I believe the growth that is proposed near Shepherdstown is too much, we are a county that is rich in agriculture. We moved here to live in a rural setting which would destroy our area. We do not want more developments of housing, or commercial use, with growth comes more crime, traffic more destruction of our environment, I urge you to reconsider this proposal, it is too big and would be bigger than the old town Shepherdstown, That fork on the road cannot hold that much traffic. It would devastate us!
- other
From a general standpoint, studies in area counties have shown that it is a fallacy that rapid growth in an area leads to a far better revenue base. In fact, the amount of increased demand on services, including roads, schools and police and emergency personnel often outpaces the revenue needed to pay for them. If this is a problem for counties in states like Virginia, then we can expect even worse problems in West Virginia, as the political theme in Charleston seems most focused on cutting taxes. In this county, we had a recent battle about how to afford ambulance services. This demonstrates that too much growth too fast is going to overwhelm this county's budget and lead to a decline in safety, infrastructure, and student learning.

other

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.

3. Please remove the preferred growth area expansion to the southwest of Kearneysville.

Against Commercial Boat
Ramp @ M. Shanes Landing
and possible rezoning of
M^cShanes Landing
Never saw a public notice
@ property

M^cShanes Landing Lane Ramp - Zoned as Commercial
- I am very against the area being rezoned as Commercial.
there is no parking, no turn arounds, the lanes are gravel.
The area is also underwater anytime there is heavy rains.
It is the drainage path for two farms. The trees
in place are currently holding the bank in tact.
Also, the site is 10 yards from two homes. The area
is also frequently walked by neighbors with young children,
dogs, and lots of elderly people.

Are goals listed by priority
to the commission?

Putting these changes all on
the school system is cowardly
and unmerited.

Where might we access current
land use maps compared to
the proposed changes?

Joyce DAILEY
4428 M^cSHANES
LANDING LANE 25443
Shepherdotomy

Been Resident of McShanes Landing for 100+ years

4428 A
No commercial in area

We have MAINTAINED ROAD
NO STATE NV ROAD WORK.

DO NOT WANT COMMERCIAL
BUSINESS ~~that~~ ^{at} our quiet
Ponce Dailey residence

Happy Hallow/McShanes Landing

Do not allow commercial
designation ~~of~~ in rural residential
neighborhood

- inappropriate use of this
land - no structural support
of commercial business!

Happy Hallow/McShanes Landing

Do not allow commercial
designation in rural residential
neighborhood

Why didn't you build the schools by the new library.
Would've made so much more sense.

Also maybe invest in a microphone for the next
meeting.

J. Bryarly-Benaud

I object to the changes that are going to be made next to my property.

I like the views I have from my place and the piece and quiet not house tops.

Merv Nesselrodt
Trough Rd
Shepherdstown

I object to this. I put my farm in the farm preservation to keep this very thing from happening. I have lived in Jefferson Co all my life and all the farm land is being built up in houses. Where are the water supplies coming from. Where will our farmers plant? Are you going to let them plant crops in your back yard? I don't think so.

Linda Renacci - Shepherdstown - 25443
Trough Road

I object to these proposed changes coming to literally my back yard! I moved here 20 years ago to have the quiet rural life and you want to take that away from me and my family? Do not let this happen in my community, my town and my home.

JULIE NESSELRODTE - Trough Rd Shepherdstown
25443

It is incredibly concerning that these changes are made with no notification to the current residents that would be impacted. This would negatively impact current wells, agriculture and land use. Absolutely despicable.

- Carrie Krest

When using a school as justification for these incredible land use changes, why is it not considered to keep the school in the area it is currently in. The infrastructure is already there!

-Brian Hagberg

Will cause well problems for me. I have lived in this County for 40 years. I have also had an agricultural based business here for 35 years. In my opinion, this whole process is a farce and only benefits development and developers. Money talks concerns of the public go unnoticed! What a shame this beautiful county is being sold to the highest bidder.

Paul Elliott
4192 Shepherdstown Pike
Shenandoah, Junction WV 25442
304-876-3634

GOAL #2 #4

I was very disappointed in the last minute decision to add the Shepherdstown Provision to the Comprehensive Plan. I view this as a vote of no confidence with anything concerning the new plan. This provision should be struck from the plan since this meeting is the last for public input. The addition of the PGA will reduce the vision of green space and agricultural land. Not to say if this is built without public water and sewer

Against the possible Rezoning of
Meshones Landing!

Property owner Charles Axline

Matt Knott should not Be allowed to Vote

- expanding conservation easements
- Middleway historic redevelopment
- MARC redevelopment
- Proposed MARC expansion
- Mixed use suburban expansion ← needed (fronting roads)
- RT. 9 - 340 future development
- Milville Rd. future Residential/Commercial dev.
- Bike access: future upgrade of roads

Jeff. Co. must participate in DOE comment period that closes June 24, 2024. Do not plan growth in these 2-mile wide corridors!

Kenynastoppath.wv.com

Kenyn Newman
304-876-3497

Ken Lowe

* UGB/PGA highest density growth

* encourage High Tech/AI instead of residential outside UGB/PGA

National Interest Electric Transmission Corridors (NIETC)

National land use planning to create preferred corridors for high-voltage Electric Transmission in Jefferson Co. Corridors usurp state authority to approve transmission and access federal eminent domain authority →

Object to Residential or Commercial around Flaming Spring Rd,
Shepherdstown Pike, Trough + Garber Ln. Daniel + Country Club
Need to shrink Preferred Growth Area to west of Flaming Springs Rd. Rds
Keep preferred growth in the Incorporated Towns of Ransom +
Charles Town

- No commercial in South Shepherdstown.
- No more Solar in Jefferson County
- No high density developments
- More transparency

- No commercial in South Shepherdstown
- MORE TRANSPARENCY - please follow open meetings act, at least
- Follow the code and stop interpreting it creatively. Its really shady.
- Self-enrichment of yourself or your family is unethical

OVERLOADED FROM VOLUME OF DISCHARGE FROM CTURB AND WATER TESTS SUBMITTED TO CERTIFIED LABS SHOW HUMAN E-COLI IN EDITHS RUN

I object to Goal #2

THE COUNTY DOES NOT NEED
HIGH DENSITY DEVELOPMENT
IN ALL GROWTH AREAS. THE
COUNTY DOES NOT HAVE THE
INFRASTRUCTURE TO SUPPORT
THIS AND IS NOT COMMON SENSE
OUR WATER RESOURCES, ROADS
AND SEWAGE CANNOT SUPPORT THIS
EVENTS RUN IS ALREADY →

I OBJECT TO THE FOLLOWING:

GOAL #1. THE PUBLIC INPUT MEETING
I ATTENDED GOAL #1 WAS HIGHLY
CONTESTED !!! - I SEE NO CHANGE
OR REMOVAL OF THIS GOAL
ALONG WITH GOAL #1 OBJECTIVES
#4 & #5 EFFECTIVELY STRIP
JEFFERSON COUNTY OF ZONING

I OBJECT TO THE FOLLOWING:

GOAL #1 OBJECTIVE 2, ACTION ITEM
#2

THIS GOES AGAINST GOAL #3

ALLOWING RESIDENTIAL DEVELOPMENT
OUTSIDE URBAN GROWTH BOUNDARIES
OR PREFERRED GROWTH AREAS TO
DEVELOP RURAL? CLUSTER

SUBDIVISIONS IS AGAINST GOAL #3
THEY ARE NOT COMPATIBLE!!!

NO Boat Ramp

NO Matt Knott Heis Byiss

NO more Blding ●

NO Rezoning Meshanes Laiding

Office or Commercial proposal for intersection of Rt 9 & Leetown Road

It is my understanding that there are protective easements on the Moore Trust property. How do easements or land use restrictions affect proposed use?

GOAL 1 4. 1.

BETTER TO KEEP MEDICAL FACILITIES CLUSTERED IN URBAN/TOWN AREAS

GOAL 1 2. 2 - KEEP RESIDENTIAL GROWTH CLUSTERED INSIDE UGBs

GOAL 1 5. 1 NEED TO PRIORITIZE RURAL LAND USE. (PANDORA'S BOX OTHERWISE)

GOAL 2. 3. 1. NATURAL GAS ANOTHER DRIVER OF TOO MUCH INDUSTRIAL DEVELOPMENT

→

GOAL 3. CREATE A FUNDED WELL-STAFFED OFFICE TO PROMOTE & DEVELOP RURAL AGRICULTURAL BUSINESS. STAFF SHOULD BE EXPERIENCED.

Name: Lee Doty Email: ^{RTDLWD} @outlook.
COM

Can we have an additional meeting where the proposed plan is explained with a detailed explanation of the purpose + consequences of the changes are

What existing plans exist to provide utilities to the new elementary school -

criskinsel@yahoo.com

WHICH DOES NOT HAVE APPROPRIATE ACCESS TO THE ROAD, NOR SPACE FOR A COMMERCIAL PARKING LOT.

* ANY REFERENCE TO "ZONING", SHOULD SAY "FUTURE LAND USE".

Neil Gentile 308 McShanes Landing Ln, 25443

Where: Knott Rd ^{300ft} Ramp, Shepherdstown

Land Use: should be Rural Residential

Why: Not reasonable to propose General Commercial when completely surrounded by Rural Residential, Rural Agriculture & Conservation

Area. This will risk the integrity of the riverbank due to erosion from damaged/exposed tree roots. Commercial use will also create significant disturbance to the surrounding area as no public parking is available. There is no reasonable argument to locate commercial in this location which is ecologically sensitive and disturbance-free w/ current zoning.

PUBLIC COMMENT FROM MCSHANES LANDING LANE / KNOTT RD. SHEPHERDSTOWN -

RE: REZONING OF PARCEL ON KNOTT/MCSHANES FROM CURRENT USE OF "LARGE LOT RESIDENTIAL" TO "GENERAL COMMERCIAL" IN PROPOSAL. WHAT THE ZONING* SHOULD BE - RURAL RESIDENTIAL. WHY - THE SURROUNDING ZONING* IS 100% RESIDENTIAL/AGRICULTURAL/CONSERVATION. THE REZONING* WOULD ELIMINATE RESIDENTIAL QUIET ENJOYMENT, DAMAGE STREAMLAND INTEGRAL TO RIVER & STREAM BANK "INFRASTRUCTURE" SUCH AS TREE ROOTS, PLANTS, CURRENT ROADS AND GRASSES. THE PLOT IS ALSO ONLY .54 ACRES

* School by car/bus
on our road system
originally designed for
horse + wagons in
the 1800's ?
It's dangerous now.

Is the Potomac River
the only source +
discharge area
for the future
development. We cannot
draw down wells + pollute
streams.

Jim Siegel
Stephens

How will the new
growth area be
served by roads, bike
paths, walking trails?
How will children get

How will
the school +
suburban neighborhoods
planned be served
by our limited
water/sewer infrastructure?
(over)

Valuable as the
County increases in
population. Our
battlefields / NHS
both in WV / MD
are true jewels. for
heritage + open space

The Rt 9 Preferred Growth Plan
does not appear to take into
consideration the barriers to
access and egress for residents
to the west of Rt 9 and Leetown
Road, specifically Bowers Road and
its feeders. Commercial and Office
development should be restricted
to the east and south of the
intersection.

~~Jim Siegel Shepherdstown~~
Jefferson County needs
more wild / semi-
wild conservation
land. Harpers Ferry,
Metc + a few other
places will become increasingly

THERE ARE GENERATIONS OF FAMILIES THAT HAVE
LIVED DOWN HERE FOR DECADES.

McSHANES LANDING LANE, KNOTT ROAD SHEPHERDSTOWN

THE IDEA OF A COMMERCIAL VENTURE IN OUR SMALL QUIET NEIGHBORHOOD IS UNACCEPTABLE. WE ARE A TINY COMMUNITY WITH PEOPLE OF ALL AGES, INCLUDING THE ELDERLY AND YOUNG CHILDREN. THERE ARE ALSO MANY ANIMALS, BOTH PETS AND WILDLIFE. A COMMERCIAL PROPERTY WOULD RUIN OUR NEIGHBORHOOD. WE ARE NOT COMING TO YOUR NEIGHBORHOOD AND TRYING TO START A BUSINESS. PLEASE DO NOT COME TO OURS

Comment at 5/13/24 "Final" input meeting
by Greg Welter - 25443
jwelterg@gmail.com

I object to the late-stage proposal for a "Preferred Growth Area" south of Shepherdstown. The area should remain rural and agricultural in nature.

(over)

I am also very suspicious on how a proposed change of this significance came into the process this late. It makes one suspicious of the whole planning exercise.

(P.S. why no public address system!)

I will fill out a survey and give more specific comments & criticisms.

Billy McLaughlin 25443
BMcLaughlin55@gmail.com

Why so LAST MINUTE. IT Smells
of wanting to hide who
initiated, who most benefits
AND MINIMIZES community
input - despite what the Power
Chart says.
Very BAD Form letters +
gentle non. We/you need to do better

Objective 1
Goal 4 #2 Action Item
Yes, support farmland preservation easements
→ Stop threatening our farmland / "rural
character" by plopping new housing developments
in the middle of them.

Goal 12 # Objective 1 Action Item 3
"Promoting tourism" - requires preserving "rural
character". The way development has been happening
to date indicates developer profit has taken precedence,
not all these lovely goals

Nancy Stewart
nrestewart826@gmail.com
poorly planned event

- we oppose new growth plan -
no notice, no explanation

Didn't you realize how many
people might show up? Needed
microphones and better way of
handling questions

Objective 4
Goal 2 #1 #3

You need to remove any designation
of PGA in relation to new high school
south of Shepherdstown. There is no
public water + sewer.

better and need more comment
time. Thank you.

Melli.winter@
gmail.com

A LOW BLOW,
LATE; A VILE POWER
MOVE BY THE
PLANNING COMMISSION.
MARK KOHUT markkohut@
yahoo.com

Melanie Winter 25/4/13

I oppose the preferred
growth area outside
Shepherds town and the
way it was added at the
last minute. We deserve →

Frank McCluskey Shepherds town
FrankMcCluskey11@gmail

How can this change be made
in just 3 days

WHO MADE THIS CHANGE?

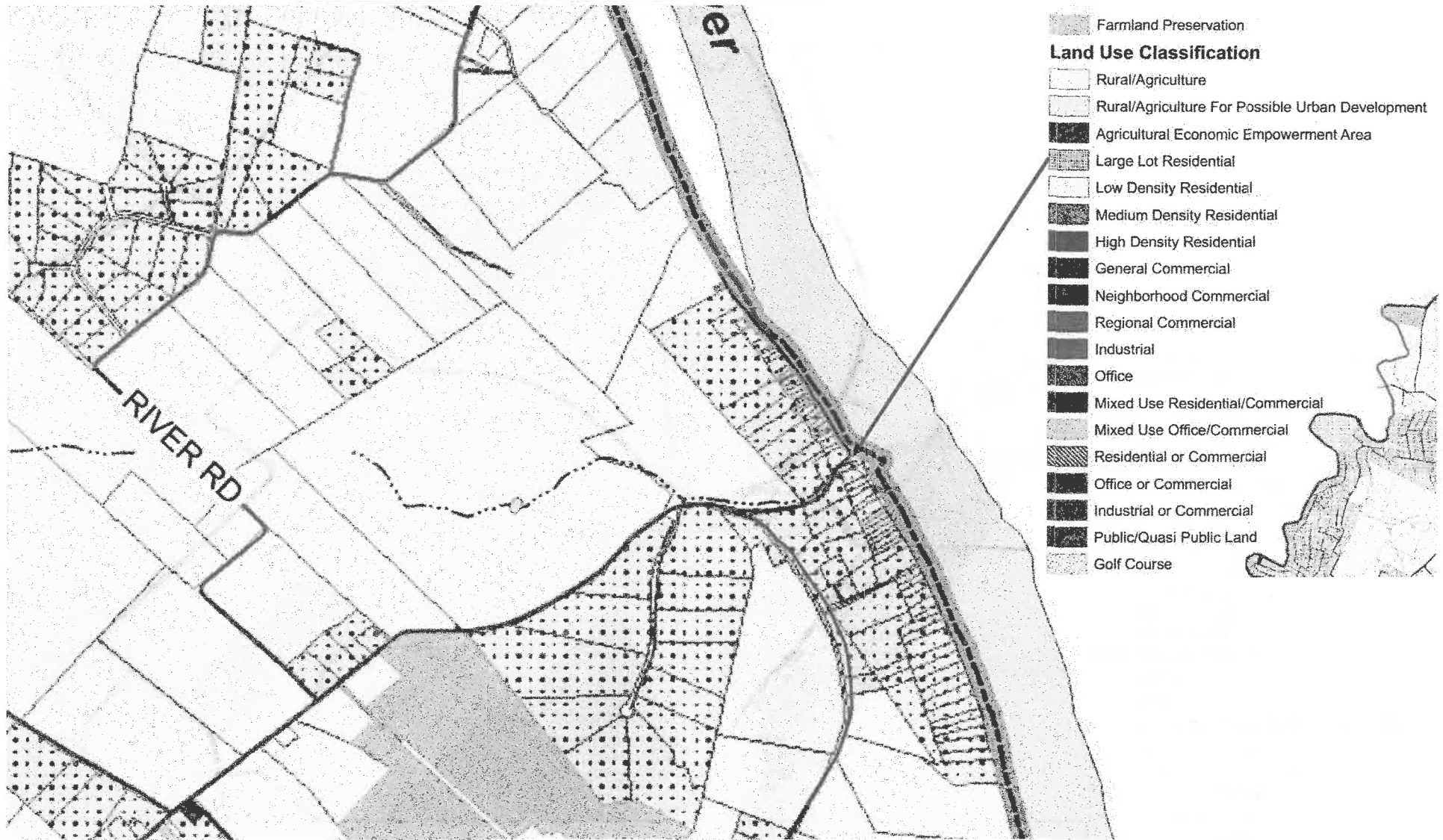
PROPOSED: EXCEPT FROM Draft Future Land Use Map



- Legend
- Route 340 New Highway
 - Route 340 New Roads
 - Route 340 Realigned Roads
 - Growth Management Boundary
 - Urban Growth Boundary
 - Preferred Growth Area (Envision Jefferson 2035)
 - Village
 - Village Expansion
- 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
- CLARK COUNTY
- 0 1

JUNE 25 2024 - PLANNING COMMISSION WORKSHOP
JULY 16 2024 - PLANNING COMMISSION PUBLIC HEARING

CURRENT: EXCEPRT FROM [Click Here to view the approved Future Land Use Guide](#)



Lindsay McLaughlin
66 Shepherd Village Circle
Shepherdstown, WV 25443
May 13, 2024

Response to the 2045 Comprehensive Plan Update: ***Let's look wisely at what's at stake: are we heading in the wrong direction?***

In the late 1990s, I began spending significant amounts of time in Jefferson County. In 2002 I lived in the county part-time, and in 2008 I moved to Jefferson County fulltime and, as far as I'm concerned, for forever. I lived at Rolling Ridge, a 1,600-acre nature preserve open to the public and located at the end of Mission Road, past Shannondale and before Riverside, "on the mountain", as we say. In 2021 I moved from there to Shepherdstown. That's a quarter century of loving this place, the land, the people, the history, culture, the stories of this amazing, beautiful county.

I don't know much about comprehensive plans or how they work in real time, nor about the minutia of zoning regulations. I do know that the land of Jefferson County, the soil, the wondrous rocks, the geology of karst formations that give rise to mysterious and magnificent caves, the storied rivers, the water that is the gift of astonishing creeks and springs...all of it, is a treasure, a very special and unique sort of wealth, offered to all who call this place home. Indeed, the very founders of our nation considered it so; Jefferson County is rich with history of the Washington family, and others, including Thomas Jefferson; we know this place is saturated with history important to who we are as a nation, history that can be offered to our children and our children's children—all future generations—if it is not demeaned and destroyed by encroaching development.

The soil and water of Jefferson County, giving rise to bountiful farms, are gifts not to be spurned and easily cast aside, particularly in this time of climate instability. We should be coming together to create resilience, encouraging local farmers, building relationships for an uncertain future, not selling off land to developers who will not be there for us once their bucks have been made.

My husband and I drove into D.C. on Friday, crawling down 270 on a rainy morning, past suburban sprawl with its ugly malls and boring look-alike crammed-in houses. A commercial came on the radio about West Virginia, telling listeners about almost heaven—the vistas, the rivers, mountains, rolling farms, the quaint towns, the mountain music, the history. In my mind I pictured Rolling Ridge and the mountain as well as charming Shepherdstown and realized—along with the ad writers—that in addition to being gorgeous in its own right all this "wild and wonderfulness" is a powerful local economic foundation for a thriving Jefferson County. It is a foundation that will crumble if we become Germantown. It's a slippery slope from building a new school to building dense housing and commercial spaces that eradicate farms and imperil groundwater and render Jefferson County just another congested, exploited suburban space.

My plea is that we come together to plan and grow our local economy and protect our precious land, soil, water, history, and culture and ensure a vibrant future for residents of Jefferson County. For this reason, I support the protection and preservation of farmland, water ways and groundwater and I oppose changing areas that are zoned rural to other zoning, such as residential and/or commercial. Specifically, I oppose the new designation for preferred growth near Shepherdstown. I oppose further industrial growth in rural areas of the county, including near Summit Point. I oppose increased commercial residential zoning south of 480/route 9 interchange in Kearneysville and the area south of 340 east of the Homeland Security complex. Let's be wise about this. Let's not take even one step further in a short-sighted direction.



Alex Bain

678
Kearneysville
Rike

Archaeological Study
Woppers Bottom

Not only a water hole
but a camp for soldiers
* Burial sites

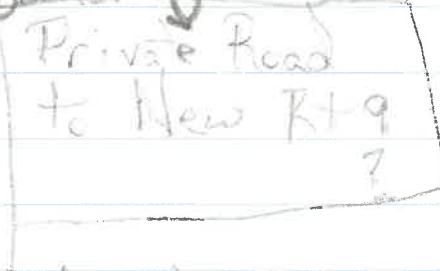
Wells & Sink holes

Rockwell has already changed
the taste of the well water
NOT just me, family
that loved to take some
home, have noticed the diff

Entrance --- to facility

Blasting

Build



Animals Displest

3 story audience to
Back yard

Archaeological & Water Runoff plans
must be in place before we accept new
members

you concerni

Zoning around Kearneysville

Concerning the proposed 720 unit development on Rt. 480

Apparently the zoning of this farmland was changed from agricultural to residential at the request of the owner or developer, not the farmers and residents of the area who will be affected. It should be changed back to agricultural.

If it is ok to change the rules at the request of the developer, as was done concerning streets and perimeter fencing at the development authority meeting on May 7, then it must be ok to change the rules at the request of persons or people of the county.. Therefore I request that this development be denied in toto.

This sort of high density development is inappropriate and detrimental for the location.

This plan is a travesty. There is no advantage to the surrounding area.

- >The density and large size of the population would overburden the roads. Although I guess this could be remedied - at great expense to the citizenry and little or none to the developer.
- >There is not enough recreational area and the little there is on an arsenic and other poisonous chemicals polluted area. (Apparently the developers have no qualms with children being poisoned.) The smallness of the recreation area and lack of recreational facilities will no doubt encourage the children to escape the compound, endangering themselves and causing insurance problems to the surrounding farmers.
- >There would be a great number of people crammed into a relatively small area, with no safe way to walk out. Walking along Rt. 480 without a sidewalk to somewhere would be life threatening given the enormous increase in traffic caused by the development itself. In fact
- >It rests in a Civil War battle area. (And yet the developers requested that no archaeological investigation be done. Probably for that reason or perhaps they are ignorant that a Civil War raged in this area.)

There are numerous details and problems unaddressed in the plan which can be solved by rezoning back to agricultural.

Ned Marshall