

I agree with most of the comments made both in the past as well as tonight regarding land use so will concentrate on typos and other issues:

Page 11 - Ranson was originally founded in the late 1900s. Uh nope. Ranson was founded in 1910.

The Action Item under Objective 3.4 is a repeat of the Action Item under Objective 3.3.

Objective 6.2 Reword the objective to “Develop connectivity between existing National Park Service lands”.

Pages 48 and 105 - The maps show an existing Route 9 East Bike Path. I hate to break it to you but there is no Route 9 East Bike Path.

Page 52 – A reference to school impact fees being reduced to one dollar will probably need to be removed.

Objective 8.1 I find it interesting that “assessing” the county’s digital platforms has a 3-5 year timeframe given that this meeting was **not** on the calendar on the county’s website.

Some of the objectives under Goal 9 (watersheds) use the words encourage and voluntary. Given the water bottling plant idea I suggest words such as “required” and “shall” instead.

Flip Objectives 10.2 and 10.3. Then change Objective 10.3 to Increase funding for libraries and include the MCC Library in the funding.

Page 75 – Medical is misspelled.

Objective 12.2 focuses on vo-tech but there is no mention of the Job Corps.

Objective 14.3 Someone in this group really likes Dark Skys.

Objective 15. Action item 1 Due to a potential increase in population, EPTA will probably lose a lot of its federal funding so they will be hard pressed to improve services. See also Objective 7.4 action item number 2.

Objective 15.3 Add the following action item – Establish a Birthing Center in Jefferson County.

I heart Objective 16.2

Objective 16.5 Go big and change wording to “Develop a path connecting Ranson, Charles Town, Bolivar and Harpers Ferry to the AT and towpath”.

Objective 17.5 Action Item 1. Per WV Code §7.20.7a the county should have already enacted an affordable housing component with a discount impact fees schedule.

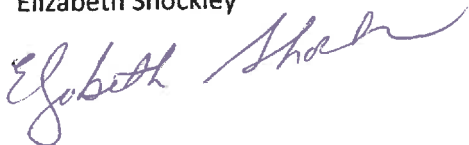
And last but not least, terrible things will NOT happen if you return the comp plan back to the Planning Commission for changes. There is a process in place for just such an action. A horde of litigious lawyers will not descend upon each of you to sue your butts off, I promise.

I attended the COMPREHENSIVE PLAN 2045 hearing on August the 27th. At that time I came to hear what the planning department and planning commission had to say about the plan. Several things surprised and disappointed me.

1. The question & answer period was a one on one time in the hall with one man rather than a format where all in attendance could hear the questions and answers.
2. There was a board of 9 people sitting on the stage. They were never introduced and never spoke other than to announce who the next citizen to speak would be. I could only assume they were the Planning Commission. The planning department sat to the side and never commented to the group either.
3. It appeared from the audience that no one on the stage or at the table was taking notes. If this was truly a hearing shouldn't there have been some recording? Shouldn't the public comments have been documented for reference when amending/finalizing this plan?
4. There was no discussion of expected population growth as part of this plan. How can you plan if you have no idea what the population will look like?
5. There appears to have been no collaboration between the planning part and other departments, organizations and agencies locally or at the state level. How can you build a plan if you haven't discussed with those responsible for development, water and other utilities, traffic planning, public parks, education and libraries etc. **According to the dictionary COMPREHENSIVE means Complete including all or nearly all elements or aspects of something.** In my mind, to be a comprehensive plan would have required meaningful discussion with other departments and entities that are key players in how our county looks in the coming years. Shouldn't this process have included the highway department, park authority, school board, library board, water conservation board etc? I was told point blank, that many of my questions couldn't be answered by planning because they were the responsibility of other agencies/boards.
6. This county is rich in history and natural resources yet very little was discussed about how to protect them. The bigger focus seemed to be on how to protect the developer.
7. In general, the "plan" looks more like you took the sticky notes from prior public meetings and stuck them together. There doesn't seem to be anything cohesive about this plan.
8. There are many things that have happened in this county over the past 15 years I've lived here which were NOT the will of the people. Time and time again, the county government has ignored the will of the people and made short sighted greedy choices. Some appear to be to the benefit of the very people who are expected to protect its citizens.
9. I strongly believe this "plan" should not be implemented in any way until serious discussion has taken place between individuals, agencies, municipalities and organizations that have a vested interest in this process and protection of the citizens of this county and its resources for the future.

Sincerely,

Elizabeth Shockley



RECEIVED

SEP 16 2024

JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING



Ms. Elizabeth Shockley
1285 Bloomery Rd.
Charles Town, WV 25414

HARRISBURG PA 171

12 SEP 2024 PM 2 L



RECEIVED

SEP 16 2024

JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING

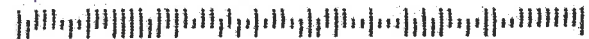
Jeff. Co. Planning Dept

116 E Washington St

PO Box 716

Charles Town, WV 25414

25414-011616



Dear Board,

I do not ask the following harsh questions because I question your ability, concern for the county or your vision. However, you are given the task to visualize what the county will need not what the county may need. While my comments may seem harsh and disrespectful, that is not the intent. I am here to awaken what the future does hold.

As the new homeowners age average 41 to 42 years old, in Jefferson County, think about 20 years from now and the citizens are now 61 or 62, medical needs change. That means the hospital needs to expand, more medical offices will be needed, adult daycare becomes a need, Hospice will need to grow and rehab centers will need to be enlarged. Senior Living will be needed.

Now, think about removing the phrase “by property right”, a neighborhood or a group of people that can offered private nurses or nursing assistants can **prevent** a 5 or 6 story medical building for doctor’s offices, rehab centers, or a senior assisted living facility. Because they will claim it effects their view shed or property value. The reason will be no one in their 30’s or 40’s wants to leave beside an assisted living facility. At that point do citizens move to Maryland for Homewood Senior Living, or do they move to Martinsburg? Now think about the process a landowner must go through to build one of these facilities. Need to obtain permission from the county, permitting, county workshops, delays by a group of people that can afford private services or are only thinking about life as it is now. At what point do you start thinking about how long I can keep mowing this lawn? How much longer can I climb stairs? Why do I have to drive to Martinsburg or Winchester for medical test? My elderly parent is having memory issues and can’t be alone during the day, where is a there a safe place for them? Here is the big question, why didn’t the county plan for or include this type of growth or need?

When roadblocks are built into a Comprehensive Plan, it only makes it easy for a person or group of persons to prevent anything they do not want in the county but these same people will move because taxes become too high, services are needed but not provided, tired of having to drive for medical needs.

Consider how shopping has changed, Amazon, Walmart, Macy's, Home Shopping channel and other major retailers have and are replacing brick and mortar stores. What happens to that tax dollar as business go online and needs warehouses closer to multiple types of transportation? Even Tractor Supply and NAPA ship products. No one thought Amazon would grow in the 1990's but a few people with vision did.

We don't know what is needed 8 years from now, so why limit the options for landowners.

A Farmer/Rancher could break down the operating cost and show how much money is being lost and the amount of debit that is incurred and there will always be someone that will make a claim and not think past themselves. Things like:

- 1) Farmers need to pivot
 - a. 70-year-old pivot to what occupation?
- 2) My property will be devalued
 - a. Exactly what type of development/building can prevent this claim?
- 3) My viewshed, I want to see the cows and the green pasture
 - a. Why didn't you buy a farm or larger lot?
 - b. Does your 2 or 3 story house now block the view of the prior single family, 1 story home?
 - c. Why is your view more important than mine?

A comprehensive plan is supposed to:

- Identify issues: A comprehensive plan can help communities identify issues **before** they arise and **anticipate changes** in **population** and **land use**.
- Preserve resources: A comprehensive plan can help preserve **natural resources, agricultural land, for future needs**.
- Foster economic development: A comprehensive plan can help foster sustainable economic development by considering the types of jobs needed in the community.
- Ensure efficient infrastructure: A comprehensive plan can help ensure more efficient and cost-effective infrastructure and public services.
- Protect property rights: **A comprehensive plan can help protect property rights.**

- Guide decision-making: A comprehensive plan can help county decision-making, local regulations, and **capital improvement projects**.
- Open funding opportunities: A comprehensive plan can help open new funding opportunities and grants.

A comprehensive plan is often an ongoing process that may need to be amended over time as demographics, market conditions, and other factors change.

Please do not let pressure from a portion of the county, a group of persons, or officials limit your power and vision. Farmers do not work 9:00 AM to 5:00 PM, so organizing neighbors is time consuming. That is time Farmers do not have. Do not shut down their voices. I often wonder if the opposing groups would protest if they wanted to subdivide their property and were told “NO”. Interesting question that needs to be asked. But, most of all do not let Planning and Zoning become a weapon.

The Fourteenth Amendment of the United States Constitution provides for landowners.:

This amendment states that no state can deprive a person of life, liberty, or property without due process of law.

The Framers of the Constitution believed that property was a **fundamental right** and a guarantee of personal independence. They believed that liberty and property were inseparable.

This vision took courage, and so does yours.

As a child, I watched my friends cry in school because one or both parents lost their jobs when Dixie Narco and Badger Powhatan closed. I watched rural children cry because JP Penny closed, and their mothers worked at night to help with farm or family income. Dollar General closed; Newberry's is gone. Yes, we now have Home Depot, but we still have vacant buildings that were not revitalized, Beautiful old houses owned by the Washington families have all been torn down except Happy Retreat but we have housing developments not land that can be returned to agriculture.

We need business for tax revenue and business needs to have an opportunity to grow and engage within the county.

In closing the second hardest task you have is defending the document you have written and why the verbiage was used. Just as our Founding Fathers of the United States of America but also of Jefferson County, it takes courage for the vision of the unknown.

Thank you for your time,
Jean Zigler Kotch



CORPORATION OF SHEPHERDSTOWN

104 NORTH KING STREET
P.O. BOX 248
SHEPHERDSTOWN, WEST VIRGINIA 25443-0248
TEL: (304)876-2312
FAX: (304) 876-1473

October 1, 2024

Mike Shepp, President
Jefferson County Planning Commission
116 E. Washington Street
Charles Town, WV 25414

Dear President Shepp:

Greetings from Shepherdstown! Thank you for the Commission's efforts over these past many months to produce the draft Jefferson County 2045 Comprehensive Plan.

Many thanks for making a change earlier this year to the draft plan so that Land Use Objective 2.4 (p. 29) would recommend that the County adopt a text amendment so that Shepherdstown staff and Planning Commission are treated as an agency that must be notified as a courtesy by an applicant when it submits to the County a concept plan for development within the Shepherdstown Growth Management Boundary. The change was responsive to our request, and we truly appreciate the spirit of collaboration, cooperation, and transparency that it evidenced.

In that same spirit, I wish to convey that we were surprised that the County Planning Commission quickly moved at its meeting on September 17, 2024, to alter the draft 2045 Comprehensive Plan Future Land Use Map guide on agricultural land contiguous to the Shepherdstown boundary in response to a comment letter dated August 27, 2024, from Victor Rushizky. Mr. Rushizky's rationale for requesting the Commission to change the designation from "Rural/Agriculture" to "Rural Residential" included inaccurate references to what the letter stated are the Town of Shepherdstown's "hope[s]" and "desire[s]." That letter was first made public in the September 17, 2024 meeting packet; Shepherdstown received no advance notice of it. We were disappointed that the County Planning Commission approved the request on September 17, 2024, without an opportunity for public review and comment.

In the future we respectfully ask that you accord Shepherdstown an opportunity to weigh in before changes like this are made by the Planning Commission, especially when a change is premised on a characterization of the Town of Shepherdstown's policies and plans. We recognize that the overall draft Plan will be set for a public hearing by the County Commission in the near future, and we look forward to offering our comments on this and other matters at that time.

Sincerely,

A handwritten signature in black ink, appearing to read "James Gatz", written in a cursive style.

James Gatz
Mayor
Corporation of Shepherdstown

Via email to: planningdepartment@jeffersoncountywv.org

From: [Daniel Casto](#)
To: [Nathan Cochran](#); [Edwina Benites](#); [Steve Stolipher](#); [Kelvin Upson](#); [Steve Stolipher](#); [Pasha Majdi](#); [Jane Tabb](#)
Cc: [ComPlan2045](#)
Subject: Comment to 2045 Comprehensive Plan
Date: Friday, October 11, 2024 1:49:20 PM
Attachments: [2024-10-11 Comments to Comprehensive Plan-Athey.pdf](#)

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

Dear County Commissioners and Staff,

Attached please find a comment to the proposed 2045 Comprehensive Plan prepared by our client Mrs. Lucy Athey. We are representing Mrs. Athey in condemnation litigation with the Department of Highways. Through that litigation we learned that under the proposed 2045 Comprehensive Plan a portion of their property's residue along new Route 340 is proposed to be zoned as Rural Residential, while the other portion is Commerical/Residential.

Given the property's proximity to the new highway our client no longer believes it is possible to develop it for residential use. As a result, our client is requesting that the 2045 Plan be modified to place the entirety of their property in the Commercial/Residential zone, along with an abutting residue owned by Stanley and Kina White.

Mrs. Athey is happy to provide any additional information that you may request.

Have a good weekend.

Thanks,

Daniel M. Casto, Esq.

Campbell Flannery, P.C.

One Village Plaza

1602 Village Market Boulevard, Suite 225

Leesburg, Virginia 20175

Telephone: (703) 771-8344

Cellphone: (202) 400-4430

Facsimile: (703) 771-8345

Email: dcasto@campbellflannery.com

Dear Jefferson County Commissioners:

My name is Lucy Athey, a long-time resident of Jefferson County, West Virginia. I was the owner of 9-approved building lots at Rippon Commons that have been destroyed by the WV Department of Highways due to the construction of the new Route 340. This destruction has left me with raw land that is no longer as desirable for residential development. My property is now bisected by 4-lane Route 340.

The legal descriptions of these 9-lots were:

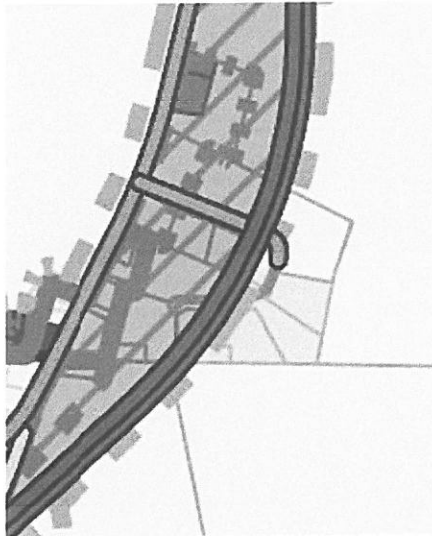
IDENTIFICATION OF THE SUBJECT PROPERTY	
Property One Legal Description	Berryville Pike LT #1 (2.05 AC) BIBER MINOR Parcel ID: 19-06-0010-0002-0009 Identified above as "10-2.9" District: Kabletown District Map 10/Parcel 2/Parcel Suffix 9 2.05 Acres of Land Jefferson County, West Virginia 25414
Property Two Legal Description	Berryville Pike LT #1A (3.72) COUNTY GREEN Parcel ID: 19-06-0010-0002-0006 Identified above as "10-2.6" District: Kabletown District Map 10/Parcel 2/Parcel Suffix 6 3.72 Acres of Land Jefferson County, West Virginia 25414
Property Three Legal Description	Berryville Pike LT #2 (1.99 AC) BIBER MINOR Parcel ID: 19-06-0010-0002-0008 Identified above as "10-2.8" District: Kabletown District Map 10/Parcel 2/Parcel Suffix 8 1.99 Acres of Land Jefferson County, West Virginia 25414
Property Four Legal Description	Berryville Pike LT #2A (2.74 AC) COUNTY GREEN Parcel ID: 19-06-0010-0002-0007 Identified above as "10-2.7" District: Kabletown District Map 10/Parcel 2/Parcel Suffix 7 2.74 Acres of Land Jefferson County, West Virginia 25414
Property Five Legal Description	Berryville Pike LT #3 (2.59 AC) BIBER MINOR Parcel ID: 19-06-0010-0002-0003 Identified above as "10-2.3" District: Kabletown District Map 10/Parcel 2/Parcel Suffix 3 2.59 Acres of Land Jefferson County, West Virginia 25414

Property Six Legal Description	Berryville Pike LT #1 (2.01 AC) RIPPON COMMONS Parcel ID: 19-06-0010-0002-0004 Identified above as "10-2.4" District: Kabletown District Map 10/Parcel 2/Parcel Suffix 4 2.01 Acres of Land Jefferson County, West Virginia 25414
Property Seven Legal Description	Berryville Pike LT #2 (2.12 AC) RIPPON COMMONS Parcel ID: 19-06-0010-0002-0005 Identified above as "10-2.5" District: Kabletown District Map 10/Parcel 2/Parcel Suffix 5 2.12 Acres of Land Jefferson County, West Virginia 25414
Property Eight Legal Description	Off Berryville Pike 1.34 AC Rippon-White-Tumblin Parcel ID: 19-06-010A-0032-0000 Identified above as "10A-32" District: Kabletown District Map 10A/Parcel 32 1.34 Acres of Land Jefferson County, West Virginia 25414
Property Nine Legal Description	Berryville Pike 1.34 AC RIPPON-NICODEMUS Parcel ID: 19-06-010A-0031-0000 Identified above as "10A-31" District: Kabletown District Map 10/Parcel 31 1.34 Acres of Land Jefferson County, West Virginia 25414

As mentioned above, the property is now bisected by the new road. The west side of my property now abuts a public road (Rippon Commons) whereby traffic from old 340 can access new 340. The east side contains lot fragments that are isolated, but that access to new 340 through a direct access point.

The proposed 2045 Comprehensive Plan recommends that the west side of my property be designated as "Residential or commercial." I agree with this proposed classification.

However, the proposed 2045 Comprehensive Plan recommends that the east side of my property be zoned as Rural Residential, with similarly landlocked property zoned by Stanley and Kina White being classified as Rural. The map from the proposed Plan is included below:



I request that my lots on the east of 340 along with the lot of Kina and Stanley White, be included as Residential or Commercial in the proposed 2045 Comprehensive Plan. The property on the east side of 340 is simply too close to the new 4-lane highway to be desirable or appropriate for residential development. A more appropriate use for this property is for some type of light commercial development.

Sincerely,

A handwritten signature in cursive script that reads "Lucy Athey".

Lucy Athey

Charles Town, West Virginia

Template Emails

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:51:52 PM

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

From: Ali Printz <aliprintz@gmail.com>
Sent: Wednesday, October 16, 2024 5:45 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Ali Printz
aliprintz@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:06:56 PM

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

From: Anna Cook <tigger7713@yahoo.com>
Sent: Wednesday, October 16, 2024 10:27 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Anna Cook
tigger7713@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:09:42 PM

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

From: Christina Melocik <chris.tiny@comcast.net>
Sent: Wednesday, October 16, 2024 8:36 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--

Christina Melocik
chris.tiny@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:03:58 PM

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

From: David Maxfield <dkmaxfield@frontiernet.net>
Sent: Wednesday, October 16, 2024 7:01 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

/s/

David Maxfield

--

David Maxfield
dkmaxfield@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:05:37 PM

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

From: Diana Mullis <dianamullis7@gmail.com>
Sent: Wednesday, October 16, 2024 10:59 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--

Diana Mullis
dianamullis7@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:06:22 PM

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

From: Doreen Voigt <piebald-rough0v@icloud.com>
Sent: Wednesday, October 16, 2024 10:47 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--
Doreen Voigt
piebald-rough0v@icloud.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:48:49 PM

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

From: Emily Dragon <emmilely@gmail.com>
Sent: Wednesday, October 16, 2024 6:09 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Emily Dragon
emmilely@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:18:29 PM

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

From: Greg Howle <greg.a.howle@gmail.com>
Sent: Wednesday, October 16, 2024 6:28 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Greg Howle
greg.a.howle@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:18:01 PM

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

From: Joanne Bario <joannebario@gmail.com>
Sent: Wednesday, October 16, 2024 6:32 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan. This is an important change to protect our county.

Sincerely,

--

Joanne Bario
joannebario@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:15:59 PM

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

From: John Arrowsmith <jarrowsmith@yahoo.com>
Sent: Wednesday, October 16, 2024 6:50 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

John Arrowsmith
jarrowsmith@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:15:26 PM

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

From: John Cisar <jocisarwv@gmail.com>
Sent: Wednesday, October 16, 2024 7:40 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

John Cisar
jocisarwv@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:16:36 PM

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

From: Kraig Benson <warp2speed@aol.com>
Sent: Wednesday, October 16, 2024 6:46 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element

--

Kraig Benson
warp2speed@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:14:12 PM

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

From: Laura Levesque <unextinguished@gmail.com>
Sent: Wednesday, October 16, 2024 8:07 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

We must have common sense zoning laws and regulations on land use for sustainable growth.

Laura Levesque and Russ Fry
Charles Town

Sincerely,

--

Laura Levesque
unextinguished@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:07:41 PM

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

From: Linda Zwobota <Zwobota@aol.com>
Sent: Wednesday, October 16, 2024 9:21 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Linda Zwobota
Zwobota@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:01:07 PM

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

From: Mark Muse <1xmmuse@gmail.com>
Sent: Wednesday, October 16, 2024 6:41 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Mark Muse
1xmmuse@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:19:55 PM

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

From: Sara Howle <sara.howle.8@gmail.com>
Sent: Wednesday, October 16, 2024 6:27 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Sara Howle
sara.howle.8@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:49:58 PM

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

From: STEPHEN BERZINSKAS <sberzinskas@comcast.net>
Sent: Wednesday, October 16, 2024 6:09 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

STEPHEN BERZINSKAS
sberzinskas@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:17:01 PM

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

From: Terry Tucker <terrytuckersunforest@gmail.com>
Sent: Wednesday, October 16, 2024 6:12 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Dear Jefferson County Commissioners and staff, Regarding the draft Comprehensive Plan presented to the County Commission on October 17, 2024. I see several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners. This current plan needs to be changed and here are my requests. r

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the "Future Land Use Guide" to its previous name of "Future Land Use Map". The new name of "Guide" down-plays the importance of this element of the comprehensive plan. It is a wussy name. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original, strong name.

Thank you, Best Wishes,

--

Terry Tucker
terrytuckersunforest@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:21:30 PM

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

From: Theresa Stogner <theresastogner@gmail.com>
Sent: Wednesday, October 16, 2024 6:20 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Theresa Stogner
theresastogner@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:13:31 PM

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

From: Toby Degenhardt <tobydegenhardt@hotmail.com>
Sent: Wednesday, October 16, 2024 8:36 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Toby Degenhardt
tobydegenhardt@hotmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:11:59 PM

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

From: Anne Teresa <ateresa@comcast.net>
Sent: Thursday, October 17, 2024 8:02 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Anne Teresa
ateresa@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:58:08 PM

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

From: Barbara Milleson <barblmilleson@gmail.com>
Sent: Thursday, October 17, 2024 5:01 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Barbara Milleson

--
Barbara Milleson
barblmilleson@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:00:45 PM

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

From: Beth Rosenberg <Brosenberg@frontiernet.net>
Sent: Thursday, October 17, 2024 4:44 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Beth Rosenberg
Harpers Ferry, WV

--
Beth Rosenberg
Brosenberg@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:05:00 PM

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

From: Carlo Olivares <Cboli0100@gmail.com>
Sent: Thursday, October 17, 2024 3:27 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Carlo Olivares
Cboli0100@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:58:58 PM

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

From: Dana Clark <hockylvr21@comcast.net>
Sent: Thursday, October 17, 2024 4:52 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

This commission has done a poor job of representing residents of Jefferson county. They have continued to push the agenda of industrial and big business. We all moved out of Northern VA to get away from these policies and this commission has demonstrated its continued willingness to advocate for big business at the expense of court residents.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Sincerely,
Dana Clark

--
Dana Clark
hockylvr21@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:12:38 PM

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

From: David Barrett <barrett20099@comcast.net>
Sent: Thursday, October 17, 2024 7:52 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element

--

David Barrett
barrett20099@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:10:07 PM

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

From: David Copper <davecinthewoods@gmail.com>
Sent: Thursday, October 17, 2024 8:40 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely, David Copper

--

David Copper
davecinthewoods@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:10:44 PM

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

From: Dennis Hatcher <dgeraldh@frontiernet.net>
Sent: Thursday, October 17, 2024 8:17 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Dennis Hatcher
dgeraldh@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:14:16 PM

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

From: Elizabeth Boone Wheeler <ewheelerwv@yahoo.com>
Sent: Thursday, October 17, 2024 6:55 AM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely, Elizabeth Boone Wheeler

--

Elizabeth Boone Wheeler
ewheelerwv@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:11:19 PM

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

From: Elizabeth Wisecarver <eawisecarver@yahoo.com>
Sent: Thursday, October 17, 2024 8:08 AM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
E.A. Wisecarver

--
Elizabeth Wisecarver
eawisecarver@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:08:54 PM

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

From: Esther Murphy <esther_murphy@comcast.net>
Sent: Thursday, October 17, 2024 9:40 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1. With Goal 1 objective 4 as it is now written, a savvy entity could argue that the comprehensive plan now supports any land use being added to any or all zones as a principal permitted use (by right) as long as it has been “researched and reviewed”. In so doing this objective completely undermines zoning.

- Please remove the second sentence of the first paragraph on page 18. “However, this should not infringe on the right of property owners to use and develop their land.” This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1’s intent to balance the rights of all property owners.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of “Guide” down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Esther Murphy
esther_murphy@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:03:14 PM

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

From: JENNIFER KING <jenxyking@comcast.net>
Sent: Thursday, October 17, 2024 2:29 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Jennifer King

--
JENNIFER KING
jenxyking@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:15:41 PM

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

From: Kathleen Lloyd <Sweens1205@gmail.com>
Sent: Thursday, October 17, 2024 6:39 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--

Kathleen Lloyd
Sweens1205@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:06:53 PM

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

From: Kathryn Bellacosa <kbella21@gmail.com>
Sent: Thursday, October 17, 2024 11:44 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Sincerely,

--

Kathryn Bellacosa
kbella21@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:05:42 PM

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

From: Kendra Clark <kendrarsc@hotmail.com>
Sent: Thursday, October 17, 2024 2:36 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Kendra Clark
kendrarsc@hotmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:16:17 PM

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

From: L. Hardy Mason <hardymason@yahoo.com>
Sent: Thursday, October 17, 2024 6:10 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

L. Hardy Mason

--

L. Hardy Mason
hardymason@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:08:19 PM

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

From: Lance Dom <lancealandom@gmail.com>
Sent: Thursday, October 17, 2024 10:19 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Lance and Susan Dom

--

Lance Dom
lancealandom@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:14:59 PM

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

From: Laura Degenhardt <lmeadv@ yahoo.com>
Sent: Thursday, October 17, 2024 6:48 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Laura Degenhardt
lmeadv@ yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:03:13 PM

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

From: Lori Simmons <Mapmaker3@comcast.net>
Sent: Thursday, October 17, 2024 4:03 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Lori Simmons
Mapmaker3@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:09:34 PM

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

From: nicola bastian <nicolashansy@aol.com>
Sent: Thursday, October 17, 2024 9:24 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--

nicola bastian
nicolashansy@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:01:52 PM

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

From: Patty Bain Bachner <impattyb@gmail.com>
Sent: Thursday, October 17, 2024 4:39 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Patty Bain Bachner
impattyb@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:04:07 PM

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

From: Rebecca Thompson <beccatmail@gmail.com>
Sent: Thursday, October 17, 2024 3:39 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Rebecca Thompson

--
Rebecca Thompson
beccatmail@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:13:35 PM

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

From: Ruth Hatcher <ruthhatcher756@hotmail.com>
Sent: Thursday, October 17, 2024 8:16 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--
Ruth Hatcher
ruthhatcher756@hotmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:02:37 PM

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

From: Sarah Burdick <seburdick25@gmail.com>
Sent: Thursday, October 17, 2024 4:33 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Sarah Burdick

--

Sarah Burdick
seburdick25@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:57:30 PM

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

From: Susan Snyder <Susan@snyder.us>
Sent: Thursday, October 17, 2024 5:35 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Susan Snyder
Susan@snyder.us

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 3:07:39 PM

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

From: Valerie Smith <vs901@comcast.net>
Sent: Thursday, October 17, 2024 11:29 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely, Val Cliff Smith

--

Valerie Smith
vs901@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:56:38 PM

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

From: John Bachner <john@bachner.com>
Sent: Friday, October 18, 2024 1:40 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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--

John Bachner
john@bachner.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:54:09 PM

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

From: Barbara Spicher <bspicher@frontiernet.net>
Sent: Sunday, November 24, 2024 3:23 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Barbara Spicher

--
Barbara Spicher
bspicher@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:52:46 PM

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

From: Nancy Adams <Redd69bugg@aol.com>
Sent: Sunday, November 24, 2024 7:19 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--

Nancy Adams
Redd69bugg@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:53:30 PM

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

From: Suzanne Patrick <Biltmore19@comcast.net>
Sent: Sunday, November 24, 2024 6:24 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely, Suzanne Patrick

--

Suzanne Patrick
Biltmore19@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:51:11 PM

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

From: George J. Caprio, Jr. <geocap@frontiernet.net>
Sent: Monday, November 25, 2024 2:07 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--

George J. Caprio, Jr.
geocap@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:50:30 PM

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

From: Joanne Masemer <joanneherrington@gmail.com>
Sent: Monday, November 25, 2024 8:50 AM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Please note we already have problems with water in Jefferson County. This plan further destroys our natural resources, by destroying our land and taking our water. Why dont you try to bring better resorces to our county instead of destroying it. This is where we live. Look around at how much destruction with no basic systems or structure that are required for us to function.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Joanne Masemer

--
Joanne Masemer
joanneherrington@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:52:09 PM

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

From: Miriam Caprio <dineywall@frontiernet.net>
Sent: Monday, November 25, 2024 2:06 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--

Miriam Caprio
dineywall@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:46:08 PM

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

From: Danielle Ford <Daniellefford@gmail.com>
Sent: Tuesday, November 26, 2024 9:25 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Sincerely,

--

Danielle Ford
Daniellefford@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:48:36 PM

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

From: Pamela Rowley <pamelakrowley@gmail.com>
Sent: Tuesday, November 26, 2024 5:55 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Pamela Rowley
pamelakrowley@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Wednesday, November 27, 2024 2:44:26 PM

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

From: Linda Layne <llayne53@gmail.com>
Sent: Wednesday, November 27, 2024 12:02 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

As a farmer resident with generations of family owned land which has provided jobs for our area but also sustained multiple families for lifetimes. Concern of our land usage is vitally important to preserve. My husband and I are doing our part, in fact we are so concerned that we have applied to put our land in Farmland Protection. We are not just talking but we are doing what we can to ensure our farm stays a farm. Proper and responsible zoning is of the utmost importance to our county and the future of our children. So I beseech you to please consider the importance of the following requests in the new comprehensive program.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Linda J. Layne

--
Linda Layne
llayne53@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:00:26 PM

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

From: david rampy <drampy48@gmail.com>
Sent: Thursday, November 28, 2024 4:08 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

david rampy
drampy48@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 12:53:19 PM

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

From: Leah Rampy <leah.rampy9@gmail.com>
Sent: Friday, November 29, 2024 10:29 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. As residents of Jefferson County, we look to you to provide zoning protections for our quality of life.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

We are counting on you to protect the collective rights of the citizens of this county and asking you to make decisions that consider the well-being of all who live here.

Sincerely,

--

Leah Rampy
leah.rampy9@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 12:46:24 PM

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

From: Rose Wilson <riewilson@me.com>
Sent: Saturday, November 30, 2024 4:20 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

I am a native West Virginian and 35-year Resident of Jefferson County. I am completely opposed to the Water Bottling Facility in Middleway. I am terribly concerned about ground water, the effect this plant could have on farming, and its impact on our beautiful county. We must be concerned about all of these issues in addition to attracting tourism to the county.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Rose Marie Wilson

--
Rose Wilson
riewilson@me.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 10:52:59 PM

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

From: Amy Piedrahita <Piedrahita@frontiernet.net>
Sent: Sunday, December 1, 2024 7:19 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Amy Piedrahita
Piedrahita@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 2:05:42 PM

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

From: Kathy Lloyd <Sweens1205@gmail.com>
Sent: Sunday, December 1, 2024 1:42 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Kathy Lloyd
Sweens1205@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 10:50:49 PM

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

From: Laurie Allen <lovejoy444@aol.com>
Sent: Sunday, December 1, 2024 8:43 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Laurie Allen
lovejoy444@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 2:06:26 PM

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

From: Marcie RHOADS <marcierhoads@gmail.com>
Sent: Sunday, December 1, 2024 1:12 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Marcie RHOADS
marcierhoads@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 10:54:31 PM

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

From: Margaret Tice <ticeml@aol.com>
Sent: Sunday, December 1, 2024 3:14 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Margaret Tice
ticeml@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 12:44:26 PM

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

From: Meghan Rucker <meghanrucker02@gmail.com>
Sent: Sunday, December 1, 2024 10:23 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Meghan Rucker
meghanrucker02@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 10:53:54 PM

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

From: Michael Simms <msimms7727@gmail.com>
Sent: Sunday, December 1, 2024 3:48 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Michael Simms
msimms7727@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 10:52:20 PM

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

From: Richard Urban <richardurban888@urbangrocery.com>
Sent: Sunday, December 1, 2024 8:19 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Sincerely,

--

Richard Urban
richardurban888@urbangrocery.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 10:51:37 PM

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

From: Susan Biggs <Susanbiggs@aol.com>
Sent: Sunday, December 1, 2024 8:35 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Susan Biggs
Susanbiggs@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Monday, December 2, 2024 11:15:36 AM

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

From: Cathy Luistro <Cluistro@aol.com>
Sent: Monday, December 2, 2024 8:46 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Cathy Luistro
Cluistro@aol.com

From: [agenda](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Monday, December 2, 2024 11:13:12 AM

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

From: Christine Marshall <Balmertmarshall@icloud.com>
Sent: Monday, December 2, 2024 6:28 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Christine Marshall
Jefferson County, WV

--

Christine Marshall
Balmertmarshall@icloud.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Monday, December 2, 2024 11:18:02 AM

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

From: E Temple <Lizettelobner@hotmail.com>
Sent: Monday, December 2, 2024 8:27 AM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan. Please keep our county rural!!

Sincerely,

--

E Temple
Lizettelobner@hotmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Monday, December 2, 2024 11:20:14 AM

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

From: Irene Yates <yatesfamily1987@gmail.com>
Sent: Monday, December 2, 2024 5:53 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Irene Yates
yatesfamily1987@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Monday, December 2, 2024 8:30:51 PM

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

From: James Wiltshire <mwilts@comcast.net>
Sent: Monday, December 2, 2024 7:31 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

Current landowners should be protected from intrusive or damaging development that affects their property values, health, and ability to live in freedom.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

James Wiltshire
mwilts@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Monday, December 2, 2024 8:29:37 PM

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

From: Jason Blough <Jh_blough@hotmail.com>
Sent: Monday, December 2, 2024 7:55 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Jason Blough
Jh_blough@hotmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Monday, December 2, 2024 8:31:51 PM

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

From: Leanna Casebere <Leanna.Casebere@gmail.com>
Sent: Monday, December 2, 2024 2:33 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Leanna Casebere
Leanna.Casebere@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Monday, December 2, 2024 8:24:38 PM

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

From: Michele Blough <Bloughmichele@gmail.com>
Sent: Monday, December 2, 2024 7:57 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Michele Blough
Bloughmichele@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:05:06 AM

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

From: Alana Flynn <flynn126@yahoo.com>
Sent: Tuesday, December 3, 2024 9:14 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Alana Flynn
flynn126@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:57:15 AM

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

From: Donna Eby <penny5@frontiernet.net>
Sent: Wednesday, December 4, 2024 5:10 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element

--

Donna Eby
penny5@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:01:42 AM

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

From: Ellen Murphy <Ellen.L.Murphy@comcast.net>
Sent: Wednesday, December 4, 2024 9:43 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please remember that the precious ground water resource in Jefferson County belongs to the residents that depend on it. It is not something that should be handed to a business that would devastate this resource. Please DO NOT approve this application.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Ellen Murphy
Ellen.L.Murphy@comcast.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:02:31 AM

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

From: Gaila Poston <gailaposton@gmail.com>
Sent: Wednesday, December 4, 2024 8:37 AM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Gaila Poston
gailaposton@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:56:18 AM

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

From: John Noel <jnoelwv@gmail.com>
Sent: Wednesday, December 4, 2024 7:01 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Commissioners and staff,

I have been a resident of Jefferson County for over 24 years and have raised my family here and hope to live out my days in the county that I love. It has been disheartening to see so much random development that has received a variance to the established land use and zoning. Don't let Jefferson County become Berkeley County. Use zoning in a responsible way to meet the goals of our comprehensive plan and do not let powerful development interests override property rights of existing residents. I want my children to raise their children here, but they will not do that if we do not grow in a responsible manner.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

John A Noel
Shepherdstown

--

John Noel
jnoelwv@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:59:54 AM

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

From: Kay Schultz <kay.nixschultz@gmail.com>
Sent: Wednesday, December 4, 2024 1:50 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners listed here as well as encouragement for initiatives related to our ground and surface waters.

First, accept my thanks for the thoroughness of the plan and its educational value. Thanks to public, agency, staff and Planning Commissioners for their good work.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" downplays the importance of this element

Regarding Water Quality and Quantity,

I also urge you to "reframe" your understanding of ground water as well as surface water in the County, considering it a "Common Good" rather than a commodity or private resource.

I agree with your intention to commission a quantity and quality water study that is current, looks ahead at drought and warming climate impacts on water, and also examines the projected water use by developments that are permitted and in the pipeline.

I agree with your intention to assist the Health Department with establishing standards for wells and septic's (recognizing that septic leach is a significant pollutant in ground water and thus wells, springs, and surface water as well).

--

Kay Schultz
kay.nixschultz@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:00:50 AM

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

From: Marie Uehling <meuehling@gmail.com>
Sent: Wednesday, December 4, 2024 9:45 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Marie Uehling
meuehling@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:58:55 AM

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

From: Nicole Lloyd <levelgreenfarmwv@gmail.com>
Sent: Wednesday, December 4, 2024 2:12 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Nicole Lloyd

--
Nicole Lloyd
levelgreenfarmwv@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:03:52 AM

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

From: Siri McDonald <sirimcdonaldwv@outlook.com>
Sent: Wednesday, December 4, 2024 6:38 AM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

As someone who was born and raised in this county and has had family here for many generations I have a great love and respect for the balance of growth and conservation in our county. I ask that you boldly sustain this commitment to sensible and sustainable growth so that our natural resources continue to be protected in a way that makes this area the treasure it is.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Siri McDonald

--
Siri McDonald
sirimcdonaldwv@outlook.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:03:14 AM

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

From: Terry Thorson & Jeff Bannon <overyonderfield@gmail.com>
Sent: Wednesday, December 4, 2024 8:34 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

This message is from Terry Thorson and Jeff Bannon:

We are in complete agreement with the prepared statement below. We've attended earlier meetings about the Plan, but are unable to attend tonight.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely, Terry Thorson and Jeff Bannon

--

Terry Thorson & Jeff Bannon
overyonderfield@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:55:04 AM

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

From: Walter chatham <walter@wfchatham.com>
Sent: Wednesday, December 4, 2024 7:34 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Walter chatham
walter@wfchatham.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:48:32 AM

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

From: Richard & Sara Everingham <sara.r.everingham@gmail.com>
Sent: Saturday, December 7, 2024 6:12 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Richard & Sara Everingham
sara.r.everingham@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:42:26 AM

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

From: Amy Hartman <Amywv@icloud.com>
Sent: Sunday, December 8, 2024 10:03 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan. Between Rockwool, solar farms, power lines and ton of houses please leave something of Jefferson county in tact. I'm watching everything I moved here for be destroyed, so sad.

Sincerely,
Amy Hartman

--
Amy Hartman
Amywv@icloud.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:45:25 AM

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

From: AnnaMary Walsh <gawalsh@frontiernet.net>
Sent: Sunday, December 8, 2024 3:51 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Below is my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. It is extremely important to all residents of Jefferson County that protections remain a strong goal of this plan. For this reason, it's imperative that property owners be given every protection and, to do so, the comprehensive plan and zoning need to remain solidly attuned to the agricultural and conservational aspects for the future of our county. I join in the belief that the following are imperative for the Comprehensive Plan to be in the interest of current residents and landowners:

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Your serious and conscientious consideration of these points put our future in your hands.

Sincerely,

--

AnnaMary Walsh
gawalsh@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:46:59 AM

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

From: George Rutherford <Gruther1@msn.cm>
Sent: Sunday, December 8, 2024 3:34 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

George Rutherford
Gruther1@msn.cm

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:46:13 AM

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

From: Kit McGinnis <kitmcginnis@gmail.com>
Sent: Sunday, December 8, 2024 3:41 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Kit McGinnis

--
Kit McGinnis
kitmcginnis@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:44:24 AM

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

From: Mike Briers <MB8210@yahoo.com>
Sent: Sunday, December 8, 2024 5:03 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Mike Briers
MB8210@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:41:38 AM

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

From: Peter Milcetic <peter.milcetic@me.com>
Sent: Sunday, December 8, 2024 5:11 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Peter Milcetic
peter.milcetic@me.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:43:43 AM

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

From: Rebecca Sarich <beccasarich@gmail.com>
Sent: Sunday, December 8, 2024 8:27 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Rebecca Sarich
beccasarich@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:43:06 AM

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

From: Sonya Evanisko <sevanisk@shepherd.edu>
Sent: Sunday, December 8, 2024 8:54 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

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- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

One of our most valuable resources is groundwater- please do not allow more extraction of natural resources to a for profit company! WV has a long history of giving away our resources.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely, Sonya Evanisko

--

Sonya Evanisko
sevanisk@shepherd.edu

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:32:28 PM

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

From: barbara bergman <bbergmanwv@yahoo.com>
Sent: Monday, December 9, 2024 6:47 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

I care about our natural resources. Water is very important for our families and our farmers,

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely, Barbara J Bergman

--

barbara bergman
bbergmanwv@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:33:09 PM

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

From: Carrie Messenger <carriemess@hotmail.com>
Sent: Monday, December 9, 2024 8:14 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Carrie Messenger
carriemess@hotmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:34:28 PM

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

From: Darlene Donaldson <rhea1957@aol.com>
Sent: Monday, December 9, 2024 6:37 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Darlene Donaldson

--
Darlene Donaldson
rhea1957@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 1:05:07 PM

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

From: Evelyn Gettys <Eg29803@yahoo.com>
Sent: Monday, December 9, 2024 10:05 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

I am submitting my comments, and request that the water bottle plant not be aloud to operate. Nor be built. It is not smart growth nor the type of business that is needed in this area. Having the water table reduced when the county has been in drought conditions is just irresponsible . Please kept the people, who have made this their homes and businesses, as needing to be of high consideration. This bottle water business is a threat.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. “However, this should not infringe on the right of property owners to use and develop their land.” This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1’s intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of “Guide” down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Evelyn Gettys
Eg29803@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:47:14 PM

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

From: Gale Seiler <galeslr@gmail.com>
Sent: Monday, December 9, 2024 9:35 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners. This is such an ill-conceived plan, I hardly know where to begin.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Gale Seiler
galeslr@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:46:42 PM

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

From: Gary Donley <ga_donley@yahoo.com>
Sent: Monday, December 9, 2024 11:16 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Gary Donley

--

Gary Donley
ga_donley@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:47:47 PM

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

From: Judith Wiles <Jvpwiles@gmail.com>
Sent: Monday, December 9, 2024 9:31 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Judith Wiles
Jvpwiles@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:46:10 PM

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

From: Loraine Strait <artinparis@gmail.com>
Sent: Monday, December 9, 2024 9:50 AM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Loraine Strait
artinparis@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 1:02:45 PM

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

From: Lorenzo Benedict <Dow.benedict@icloud.com>
Sent: Monday, December 9, 2024 11:18 AM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

As growth in the county continues with no real end point groundwater becomes an even greater issue. This proposed project threatens our water supply and could prevent the controlled and appropriate growth we all desire.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Lorenzo Benedict

--

Lorenzo Benedict
Dow.benedict@icloud.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 1:04:10 PM

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

From: Renny T Smith <rennyts@aol.com>
Sent: Monday, December 9, 2024 10:30 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

I'm suprised and disappointed that the planning commission seems to have stopped considering basic environmental truths when considering new projects in out delicate and valuable county!

Renny Smith

--

Renny T Smith
rennyts@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:33:44 PM

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

From: Robin Mullican <rjm54@mindspring.com>
Sent: Monday, December 9, 2024 1:21 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Robin Mullican
rjm54@mindspring.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:58:03 PM

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

From: Suellen Myers <willowsp@earthlink.net>
Sent: Monday, December 9, 2024 1:45 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

The Comprehensive Plan is a map not a Guide that can be followed or not. It's a Map that is supposed to be abided by. The above mentioned parts of the current draft are so vague and contradictory as to negate the purpose of the Plan.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Suellen Myers

--
Suellen Myers
willowsp@earthlink.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:58:44 PM

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

From: Susan W Topping <susan.w.topping@gmail.com>
Sent: Monday, December 9, 2024 1:15 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely, Susan Topping

--

Susan W Topping
susan.w.topping@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:44:19 PM

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

From: Chip Dorsey <bcdorsey46@gmail.com>
Sent: Tuesday, December 10, 2024 12:33 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Sincerely,

--

Chip Dorsey
bcdorsey46@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:45:01 PM

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

From: Christine Dorsey <bcdorsey@me.com>
Sent: Tuesday, December 10, 2024 12:28 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Christine Dorsey
bcdorsey@me.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:43:22 PM

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

From: Diana Oddenino <Oddenino@aol.com>
Sent: Tuesday, December 10, 2024 1:14 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Diana Oddenino
Oddenino@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:42:16 PM

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

From: Jonathan Moss <Jmoss54@aol.com>
Sent: Tuesday, December 10, 2024 1:17 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Sincerely,

--
Jonathan Moss
Jmoss54@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:48:22 PM

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

From: Maria Parisi <marias.stuff@yahoo.com>
Sent: Monday, December 9, 2024 9:06 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Hello, and please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

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Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Maria Parisi
15 Oriole Ct
Shepherdstown, WV 25443

--

Maria Parisi
marias.stuff@yahoo.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:29:29 PM

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

From: Natasha Baihly <natasha@rivertrail.com>
Sent: Tuesday, December 10, 2024 10:27 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Sincerely,

--
Natasha Baihly
natasha@rivertrail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:39:21 PM

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

From: Sharon Martin <shar6356@frontiernet.net>
Sent: Tuesday, December 10, 2024 7:33 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Sincerely,

--
Sharon Martin
shar6356@frontiernet.net

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:40:15 PM

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

From: Susan Cardella <loverofcats50@gmail.com>
Sent: Tuesday, December 10, 2024 2:15 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Susan Cardella
loverofcats50@gmail.com

Pre Public Hearing

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:08:21 PM

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

From: Charles Printz <Chazdog47@aol.com>
Sent: Wednesday, October 16, 2024 9:18 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

I must state that at every public meeting on the comprehensive plan, the size of the crowd and/or the substance of the comments indicated a clear preference for limited and controlled growth, a commitment to the zoning ordinance, and increased impact fees. Many of the planning commissioners, being appointed and not elected, may not have paid attention and seem to have a different agenda. Therefore, please accept my comments on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Charles Printz
Chazdog47@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:50:56 PM

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

From: Charlotte Fremaux <cmfremaux@gmail.com>
Sent: Wednesday, October 16, 2024 5:52 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

The County Commission seems dead-set on doing exactly what benefits the members and those they want to favor instead of listening to their constituents. I am adding my name to the commentary below regarding your desire to further weaken our zoning protections.

The point of zoning is to limit the uses in each zone to those uses that align with that zone so that we may improve quality of life, protection and efficient use of resources, and protection of the environment. Zoning is not new in Jefferson County, nor are there suddenly new, previously un contemplated land uses. Therefore, we do not need to be placing additional uses in one—or worse yet—all of the zones, especially not as principal permitted uses (by right). So why do we need to contemplate adding uses into zones that were previously not allowed? We don't.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. “However, this should not infringe on the right of property owners to use and develop their land.” This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1’s intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of “Guide” down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Charlotte Fremaux
cmfremaux@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:04:57 PM

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

From: Donna Printz <Wvbiker98@aol.com>
Sent: Wednesday, October 16, 2024 11:10 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

It is apparent from the previous public meeting concerning the Comprehensive plan that the citizens of Jefferson Co want to continue toward limited growth and follow zoning protocols. Also impact fees need to be considered in providing necessary infrastructure for any proposed growth. Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Donna Printz
Wvbiker98@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:17:08 PM

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

From: Jennifer A Jones <jenajones44@gmail.com>
Sent: Wednesday, October 16, 2024 6:33 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Dear county leaders,

I love this county. Please do not destroy it by over developing and loosening zoning designations. Jefferson County needs to remain rural. It's already gone way to far. Please don't accept Cara Key's direction. It's wrong for our county.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Jennifer Jones, WV native and Jefferson County landowner.

--
Jennifer A Jones
jenajones44@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:20:46 PM

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

From: Rebecca Phipps <beckyphipps502@gmail.com>
Sent: Wednesday, October 16, 2024 6:21 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Well. I never thought that I would find myself in the same camp with one of the defenders of the racist plaque of a few years ago. But, it's a crazy time. Perhaps the best thing is to scrap the enormous amount of effort on this plan that has been expended already and begin anew? At least, delete the terms such as "by right" and "guide" and others that allow for nearly anything to happen to the rural beauty of Jefferson County that you don't seem to recognize or care about. For the love of God, don't let this document become a reality in its current form. Keep working.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Rebecca Phipps
beckyphipps502@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:02:20 PM

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

From: Sharon and Michael Helman-Harman <Nharmanshelman@gmail.com>
Sent: Wednesday, October 16, 2024 10:05 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

I wholeheartedly endorse the recommendations stated in this letter but I feel I must add, once again, how dismayed and disappointed we are that this discussion continues in the way that it does. The public has been very clear about how they feel about these distortions to the comprehensive plan, and yet, the commissioners continue to ignore their constituents, appearing to favor non-resident business interest representatives instead, a tactic which will clearly energize local residents to vote the commissioners out.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Sharon and Michael Helman-Harman
Nharmanshelman@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 1:22:35 PM

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

From: Windsong Bergman <windsongbergman@yahoo.com>
Sent: Wednesday, October 16, 2024 6:14 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

I am a resident of Jefferson County. I was born here. And I care very much about preserving our quality of life for myself and my neighbors.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Windsong Bergman
windsongbergman@yahoo.com

From: [Mike K](#)
To: [ComPlan2045](#); [Jennifer Brockman](#)
Subject: 2045 Comprehensive Plan
Date: Sunday, November 24, 2024 9:08:24 PM

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I am requesting my property be classified as Rural/Agriculture and not be classified as Rural Residential for the following parcels as identified on the WV Parcel Viewer:

19-07-0021-0009-0001

19-07-0021-0009-0003

19-07-0021-0009-0004

19-07-0021-0009-0005

My property is listed with the US Department of Agriculture as a farm and by the WV Tax Commissioner in case No. 23-06 Legal Log No. 22-163ds.

The Rural Residential classification does not make reference to farming on the property as a primary use and the property located on three sides of me is listed as Rural/Agricultural in the 2024 Comprehensive Plan.

Thank you
Mike Kanehl

From: [ComPlan2045](#)
To: [JCCInfo](#)
Subject: RE: Public Comment for the recommended draft of the Comprehensive Plan
Date: Tuesday, December 3, 2024 10:33:00 AM

Good morning,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

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

From: JCCInfo <info@jeffersoncountywv.org>
Sent: Sunday, December 1, 2024 12:48 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan

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

From: Lindsay McLaughlin <lindsay.mclaughlin66@gmail.com>
Sent: Friday, November 29, 2024 7:14 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Hello,

I am unable to attend the public meeting on December 4, so I want to share my view with you now. I will be at the meeting in spirit, and I hope that many others who share my concern and can attend will do so. I am really concerned about the direction of Jefferson County toward "build, build, build" without, it seems, regard for the value of our farmland, groundwater, wild spaces, and bucolic scenery that attracts tourism, artists, and culturally creative entrepreneurs. Particularly in this time of economic uncertainty and climate instability it would be wise for Jefferson County to invest in building relationships with local farmers and businesses rather than developers from elsewhere and especially corporations based in California. These folks do not care about the wellbeing of the citizens of Jefferson County. They want to make a profit and have no stake in creating resilience and enduring relationships with people here, the people who matter. They will extract our water, tourist-attracting landscapes, fertile soil, and ability to thrive and sell it for as much money as they can get. Given the difficult and uncertain times we are in, it would be wise to consider another understanding of what we want to develop.

For example, let's be careful not to undermine the protections that the comprehensive plan and zoning are intended to provide.

- Please remove Goal 1 Objective 4. This objective is too broad and if it were narrowed appropriately it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Lindsay McLaughlin

--

Lindsay McLaughlin

lindsay.mclaughlin66@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 2:21:34 PM

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

From: Callie Fulmer <callie@calliefulmer.com>
Sent: Sunday, December 1, 2024 2:10 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

I am very concerned about this. Allowing a water bottle plant in an agricultural area is negligent. The residents need their water, not a company that steals it and sells it for profit.

Stop letting companies take our resources for their profits.

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Callie Fulmer
callie@calliefulmer.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Sunday, December 1, 2024 10:49:28 PM

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

From: Ralph Scorza <ralphscorza@gmail.com>
Sent: Sunday, December 1, 2024 10:24 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

The county commissioners are elected by the people and for the people. We live here, pay our taxes here and must suffer consequences of improper zoning (or lack thereof). We owe nothing to business adventurers looking for pliable populations and governance. Do not let this be Jefferson County West Virginia. Zoning must be prescribed so that there is stability in the community. The bottling company will do nothing for the county, instead will diminish a critical natural resource. Don't let this bottling plant be another domino that falls in the path towards unrestricted and essentially unregulated growth and development. The negative effects of such last for generations.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Ralph Scorza

--
Ralph Scorza
ralphscorza@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:22:54 AM

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

From: Andrew Long <andrewjlong304@gmail.com>
Sent: Monday, December 2, 2024 10:08 PM
To: Steve Stolipher <ssolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Andrew Long
andrewjlong304@gmail.com

From: [ComPlan2045](#)
To: ["Zach Holland"](#)
Subject: RE: Jefferson County 2045 Comp Plan Written Comment
Date: Tuesday, December 3, 2024 11:37:00 AM

Good morning,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

From: Zach Holland <zholland4@yahoo.com>
Sent: Monday, December 2, 2024 9:45 AM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Jefferson County 2045 Comp Plan Written Comment

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

Hello, I am listening my public/written comment for the proposed 2045 Comp Plan as written as of 12/2/2024:

1. I suggest removing or editing Objective 1.4 on page 21. This language of "propose text ammedments...in ALL zoning districts" opens the door for any type of heavy industry, solar farms, groundwater extraction, etc. to be allowed in in the permitted zones near homes, schools, etc. This will open "Pandoras' Box" down the road as the county continues to develop in the coming decades. This proposed objective allows out of state developers way too much leeway to further take advantage of our land and natural resources at the expense of the residents who actually live here and have to deal with the fallout.
2. I am not sure where exactly this should go, but overall, for objective 2 on page 28, I suggest the incorporation of public transit/alternative means if transportation into the term "infrastructure." When speaking about high density housing development, it is important to consider ways to help lessen road congestion and to avoid the impacts of a car-centric development pattern. I also suggest including some type of language referring to a "census" or "audit" of existing water/road/utility service capacity be conducted before any development commences, when a minor/major subdivision is proposed.
3. For objective 7 on page 55, in general, I suggest using text that will require a traffic study/analysis for ANY housing development in the "major" category. New proposed developments cannot simply "use" a nearby dev's traffic study. I also think we should add text about how to educate the public on these impacts in transparency and to help prepare people for incoming traffics changes/impacts in their community.
4. For objective 9 on page 62, we should require a ground water study every 5-10 years and/or as deemed by experts. This will be critical as the county grows and the state be polluted by outside companies and our natural resources extracted. Water in Jefferson County and America overall will be especially important in the coming decades as climate change worsens. We must protect our water as essential to all life. This means that each housing developer must conduct an audit of their specific

property and no requested waivers allowed. If you want to build here, you must confirm the water situation first.

5. For objective 11 on page 70, I suggest adding text about an audit and revaluation of impacts fees when it comes to parks every 2-5 years as the county continues to grow. The impact fees used for parks and rec should properly reflect the continued, rapid growth of Jefferson County. The adjacent states make much more money off these impacts fees than Jefferson, and it is time we get those fees from developers.

6. On objective 16 on page 102, include language on these new trails/paths being partially funded by developers, perhaps in stride with impact fees. Increasing bike/walkability from new, giant subdivisions, etc. will help lessen car congestion and reduce car dependency. Nobody should have to drive .5-1 mile down the road just to get to a park or go to a coffee shop, dining, etc. Different developers building close next to each other should have to communicate and discuss possible road/trail connections for better connectiveness. Include housing developers explicitly in the term "stakeholders."

Please contact me if you have questions. Thank you.

Zach Holland

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:18:22 AM

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

From: Addison Reese <addisonreese@gmail.com>
Sent: Tuesday, December 3, 2024 3:54 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comment on the draft Comprehensive Plan presented to the County Commission. I am first asking that you remove Goal 1 Objective 4. This objective is so broad that it would reduce the protections that zoning provides to property owners. The language in this plan should be absolutely clear. I also encourage you to remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This extremely broad statement prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner. Please also return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion.

Again, the language in this plan should be very clear and specific to avoid misinterpretation and/or exploitation.

Thank you,

--

Addison Reese
addisonreese@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:06:06 AM

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

From: Greg Yuhasz <gregyuhasz@gmail.com>
Sent: Tuesday, December 3, 2024 5:40 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Greg Yuhasz
Middleway, WV

--

Greg Yuhasz
gregyuhasz@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:19:57 AM

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

From: Jane Zinstein <Jane@mainstreetradionetwork.com>
Sent: Tuesday, December 3, 2024 3:09 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Why does the County and the local municipalities keep going against what the people want? It has been clear for the decade we have been living here that the citizens ARE NOT for the planned communities or manufacturing facilities that this commission and city councils keep trying to shove down our throats and make this bucolic area a congested hub of too much humanity!

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,
Jane Silk Zinstein

--
Jane Zinstein
Jane@mainstreetradionetwork.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:07:08 AM

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

From: John Allen <johnallenjr@me.com>
Sent: Tuesday, December 3, 2024 5:32 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

- John Allen

--

John Allen
johnallenjr@me.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:07:59 AM

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

From: Laurel Parker <pumpkinflower@gmail.com>
Sent: Tuesday, December 3, 2024 5:21 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--
Laurel Parker
pumpkinflower@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:16:54 AM

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

From: Lizz Temple <Ltemple030711@icloud.com>
Sent: Tuesday, December 3, 2024 5:19 PM
To: Steve Stolipher <ssstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.
- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan. Please consider this.

Sincerely,

--

Lizz Temple
Ltemple030711@icloud.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:20:36 AM

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

From: Martha Sullivan <sullivanmartha1@gmail.com>
Sent: Tuesday, December 3, 2024 2:50 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Martha Sullivan

--

Martha Sullivan
sullivanmartha1@gmail.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 6:17:41 AM

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

From: Sarah Burdick <areluctantnecessity@gmail.com>
Sent: Tuesday, December 3, 2024 5:05 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

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- Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
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- Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

Sarah

--

Sarah Burdick
areluctantnecessity@gmail.com

Subject: Comments on Jefferson County, Comprehensive Plan 2045

Thank you for the opportunity to comment. Please consider these proposed changes:

- It would be helpful to include the title and location of all maps in the Table of Contents (Percent of Land by Zoning on page 19, Zoning map-page 22, Land Use Map-page 23, Conservation Easements map/p.44, Parks & Trails p.105, etc.).
- **The following significant issues with the current comprehensive plan undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.**
 - **Please remove Goal 1 Objective 4.** This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.
 - **Please remove the second sentence of the first paragraph on page 18.** “However, this should not infringe on the right of property owners to use and develop their land.” This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1’s intent to balance the rights of all property owner.
 - **Please return the Future Land Use Guide to its previous name of Future Land Use Map.** The new name of “Guide” down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.
- **Please include the Mission of the Office of Planning and Zoning in the very beginning of the 2045 Comprehensive Plan. It is a great mission and sets the stage for the 2045 Plan** (“*The mission of the Office of Planning and Zoning is to provide a healthy, pleasant environment for those who live, work, and visit Jefferson County by blending the unique natural and built resources of our community with quality, sustainable development that ensures responsible and sound growth. We are a knowledgeable, respectful, dedicated staff who welcome community-based problem solving and public/private cooperation that assists the community in implementing standards which create a positive impact and achieves its ultimate vision*”).
- **The term “Conservation is first mentioned in the Executive Summary; however, it is never defined in the document. “Conservation”regarding wildlife and essential habitat need to be defined.** Page 112 states “*Conservation Area Primary Uses: This land use classification reflects the use of historic, **conservation**, and farmland preservation easements. Intensity: Residences on conservation areas are primarily served by on-site well and septic systems. Mobility: Agricultural equipment and auto orientated access are prioritized.*”

Is there any location in the Comprehensive Plan that specifically addresses conservation for native wildlife, designated habitat and its protection? We need to include this as it is a critical and very important part of the natural history and cultural history of our county. We want to see our wildlife healthy in their own and safe natural environment.

- **Below are two definitions suitable for your consideration for inclusion into the Plan.**

1. *“What does conservation mean? The protection, preservation, management, or restoration of natural environments and the ecological communities that inhabit them. Conservation is generally held to include the management of human use of natural resources for current public benefit and sustainable social and economic utilization.*

Conservation is the careful maintenance and upkeep of a natural resource to prevent it from disappearing. A natural resource is the physical supply of something that exists in nature, such as soil, water, air, plants, animals, and energy. The Natural Resources Conservation Service recognizes that we don’t want these things to diminish or disappear altogether, and that we must make an effort to protect and maintain natural resources.” Source: [https://www.nrcs.usda.gov/sites/default/files/2022-09/English%20Whats%20CONSERVATION%20Mean 4.pdf](https://www.nrcs.usda.gov/sites/default/files/2022-09/English%20Whats%20CONSERVATION%20Mean%204.pdf)

2. *“Conservation ecology is the branch of ecology and evolutionary biology that deals with the preservation and management of biodiversity and natural resource. It is a discipline that is emerging rapidly as a result of the accelerating deterioration of natural systems and the worldwide epidemic of species extinctions. Its goal is to find ways to conserve species, habitats, landscapes, and ecosystems as quickly, as efficiently, and as economically as possible. The theoretical base of conservation ecology is synthetic, based not only on principles of ecology but on those of genetics, systematics, population biology, and other disciplines.”* Source: <https://ecology.ucdavis.edu/conservation-ecology>

- **Designate and Increase Land for Wildlife Corridors**

- The amount of conservation land designated in the Comprehensive Plan does not provide dedicated conservation land for wildlife. Deer, bear, fox, birds, other migratory species, and other animals use specific designated routes/corridors for migration for traveling to specific areas for food, mating, during different seasons. A “wildlife corridor is a piece of undeveloped land connecting two habitats so wildlife can move safely between them.” (<https://www.fws.gov/story/wildlife-corridors>). They are also known as habitat corridors or green corridors. The Future Land Use Map p23 shows the Conservation area is last on the list with the least acres and consists of widely scattered parcels. The golf course land ranks above conservation land and may have more land. There is no continuity of land parcels or corridors for wildlife routes. This needs to be rectified to increase designated areas with larger, intact routes of designated wildlife corridors for wildlife. This land should be left in a natural state with no human disturbance.

- **This is current research from 2024: “Information on Conservation biology in small towns focuses on protecting local biodiversity within a smaller geographic area, often by engaging community members**

to manage and restore natural habitats, including small green spaces, waterways, and wildlife corridors, through practices like native plant restoration, wildlife-friendly landscaping, and community education initiatives, all while considering the unique ecological and social dynamics of the town.”

“Designing cities for everyday nature.” Abstract: “The motivations for incorporating nature into the design of cities have never been more compelling. Creating experiences with nature that occur every day (everyday nature) in cities could help reverse the fate of many threatened species and connect people with nature and living cultural traditions. However, this requires more than just urban greening; it involves ensuring daily doses of nature in a way that also supports nonhuman organisms. A major shift in the way nature is conceived of and is made part of the design of cities is required. Principles include reconsidering nature as a development opportunity rather than a constraint and eliminating offsetting of biodiversity site values....Processes include using biodiversity-sensitive design frameworks and establishing meaningful professional engagement among ecologists, planners, and designers.....It is through urban green spaces and green infrastructure that human populations benefit from and connect with nature in cities. The importance of this access to nature was highlighted during the COVID-19 pandemic and its associated lockdowns when recreational use of urban green spaces increased dramatically around the world...Nature in cities cannot just be about being green. Urban green spaces provide important ecosystem services.” (Elmqvist *Conservation Biology*. 2024;e14328. [wileyonlinelibrary.com/journal/cobi](https://onlinelibrary.wiley.com/journal/cobi) 1 of 9 <https://doi.org/10.1111/cobi.14328> “ Source: <https://conbio.onlinelibrary.wiley.com/doi/10.1111/cobi.14328>

- The proposed development of 30 000 -35,000 additional new homes by 2034 is extremely alarming! The dozens of development projects quickly installed in the last 2 years and new housing developments continually underway in Jefferson County do not *“provide nor enhance a healthy, pleasant environment for those who live, work, and visit Jefferson County”* as stated in the mission statement of the Jefferson County Office of Planning and Zoning. The once beautiful green and golden fields, forested roadsides, history under rolling hills, natural views, the quiet areas, the healthy ecosystems of our County are being destroyed. These are/were the very reasons people came to Jefferson County to visit, to experience a step back in time. No more. Our County is now changing into a crowded, unattractive area with massive walls of high-rise housing complexes covering land that once supported native wildlife and functioning ecosystems. People depend on these ecosystems as well- we are all connected.
- Sustainable Design is the way to build. Instead of bulldozing the entire surface of the proposed development, highly skilled builders educated and up -to date on sustainable practices, will examine a proposed building site and work with the landscape to retain sections of existing natural habitat such as forested lands, water drainage routes, within the proposed built environment, keeping ecosystems intact for native species to thrive. **Does Jefferson County implement specific sustainable building requirements in all contracts for new and revitalized structures? Or does it have the “sustainable building concept” be directed by parameters that individual builders develop?** I am doubtful the County has specific code for Sustainable Building. I see landscaping choices that are not sustainable in some of our large new developments. For example, cherry laurel, a native species, was planted quickly

to frame every front door in one new housing community I visited. This plant has toxic berries, is fast growing and requires repeated maintenance. Not a great choice for new families with kids. Landscaping is an important part of sustainable building design, and is just one parameter. Jefferson County needs to develop articulate, specific and current Sustainable Building language to be used in every contract for future building rather than leave decisions up to individual builders. Example:

<https://fontanarchitecture.com/sustainable-house-design-21-ideas/>

**Sincerely,
Carol DiSalvo**

From: [ComPlan2045](#)
To: ["T Noel"](#)
Subject: RE: Re Comprehensive Plan
Date: Wednesday, December 4, 2024 2:00:00 PM

Good afternoon,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

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

From: T Noel <wvnoels@gmail.com>
Sent: Wednesday, December 4, 2024 1:47 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Re Comprehensive Plan

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

To Whom It May Concern:

I believe strongly that the proposed plan should be rejected. I am particularly concerned with the subject of zoning and that the proposed plan effectively eliminates zoning. This is outrageous as we have already seen what lax or ignoring the zoning laws can happen - businesses popping up in agricultural and residential areas; developments not supported by roads or schools, etc. etc.

In addition, please strike Objective 4 of Goal 1 to protect farmland, water, and our future.

Objective 4 of Goal 1 is so broad it may support any new land use in any zone - effectively removing the protections zoning provides to land owners and residents. This would make it harder for the citizens of Jefferson County to protect our health, the natural resources we rely on, and our way of life - farming and historic preservation.

Thank you,

Theresa Noel

284 Brierly Spring Lane

Shepherdstown, WV

Sent from my iPad

Post Public Hearing

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:57:59 AM

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

From: Lisa Payne <lisagpayne@comcast.net>
Sent: Wednesday, December 4, 2024 5:05 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

Please accept my comments on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. Language in the current draft comprehensive plan clearly undermines the protections that a comprehensive plan and zoning are intended to provide to property owners. This language could also create future litigation, costing the county both money and its attractiveness as a desirable place to live or establish a business.

Goal 1 Objective 4 is so broad it would reduce the protections that zoning provides to property owners. Please narrow this objective so that it supports the other objectives listed in Goal 1 by putting forth the intention of Goal 1. Was the intent of the second sentence of the first paragraph on page 18, drafted to supersede Goal 1's intent to balance the rights of all property owners, by prioritizing development rights over all other land rights? ("However, this should not infringe on the right of property owners to use and develop their land.") Doesn't this jeopardize individual and existing property owners' rights and increase their risks of losing property values, by favoring future commercial and industrial rights?

Please revert to the previous name of the Future Land Use Map establishing the importance this map plays in reinforcing the authority held by the county to manage growth, giving current and future landowners a clear idea of whether their investments will be beneficial. If the Commission's intent is to weaken or remove the protections to individual property rights of current and future landowners, then "Future Land Use Guide" should be clearly defined, so as not to be interpreted as being deceptive by anyone owning or considering the purchase of property, after the fact.

Thank you for considering my comments as you deliberate on the final language in the new comprehensive plan.
Respectfully submitted,

--

Lisa Payne
lisagpayne@comcast.net

My comments concern Objective 5 under GOAL 1.

First, I want to voice my support for Objective 5 –which says “Encourage land conservation programs to help preserve the rural character of Jefferson County”

As you well know, many citizens of this County have expressed serious concerns about losing the beautiful bucolic character of our land --the loss of farmland and green open spaces -- with so many recent sprawling housing and other developments. We also know that tourism dollars to our County depend on maintaining that bucolic character.

In light of these realities, I have 2 small but important **revisions** to suggest for Objective 5.

The first one concerns 5.1. “Financially support county conservation agencies including but not limited to the Farmland Preservation Board & Historic Landmarks Commission.”

Under #1 where it says

“Continue” the efforts of identifying and protecting open space areas with prime soils for agricultural uses.

I request **changing the word “CONTINUE” to “EXPAND”**.

So it would read “Expand the efforts of identifying and protecting open space areas with prime soils for agricultural uses.”

Similarly, in #2 where it says

“Support” further development of farmland preservation easements[and so on].... I request **changing the word “SUPPORT” to INCREASE**.

As you know, monies to support agricultural preservation come from the real estate transfer tax. That fund has certainly been increasing with all the recent housing developments! So it’s reasonable to expect that our County can expand and increase its support for farmland preservation (in keeping with its stated goals).

Thank you,
Charlotte Baker-Shenk. (bakershenk@aol.com)

From: [Christine Marshall](#)
To: [Planning Department](#); [Luke Seigfried](#); [Edwina Benites](#); [ComPlan2045](#)
Cc: [carolineakeys@gmail.com](#); [Jane Tabb Commissioner](#); [Jack Hefestay](#); [Pasha Majdi](#); [Steve Stolipher](#); [Steve Stolipher](#); [moodforcommission@gmail.com](#)
Subject: Comprehensive Plan 2045 Public Comments
Date: Wednesday, December 4, 2024 3:37:57 PM

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Comments on Comprehensive Plan Draft 2045 - December 4, 2024

Christine Marshall

Jefferson County

Acknowledgments

Page 5, Partner Agencies and Organizations:

Proposed change:

Please include the Jefferson County Health Department with in the Partner Agencies and Organizations list.

Organizing a Comprehensive Plan

Page 7, paragraph 4:

Current language:

“Adoption of a Comprehensive Plan is not the end of long range planning. Text amendments, ordinances updates, ongoing collaboration are all part of the ongoing planning process and *are* contained as Action Items and Objectives within this plan.”

Concern:

The full disclosure of text amendments and ordinance updates are not in the document provided to the public for review at this time. It is incongruous to say that text amendments and ordinance updates *are* contained as Action Items and Objectives within this plan, when the entirety of the text is absent from the plan.

Proposed change:

Please remove the words “text amendments” and “ordinance updates” from the text above found on page 7 of the CP Draft. Approval of this CP should not approve text amendments or changes to ordinance when they are not available for the public to review.

Quality Land Use and Growth Management

From CP 2045 Draft, page 12, orange box, first through third sentence:

Current language:

“The Future Land Use Guide and the Zoning Map are different. The categories on each may bear some similarities, but the maps themselves are not the same. This Plan does not call for County initiated zoning map amendments, as it is anticipated that all zoning map amendments will be owner initiated. All property owners within Jefferson County have the right to request a zoning map amendment.”

Proposed changes to text and maps:

Please eliminate Future Land Use Guide and replace with Future Land Use Map.

Possible suggested additional language:

All property owners within Jefferson County have the right to request a zoning map amendment, however property owners have no right or guarantee that their request will be granted. All approvals for a zoning map amendments will be determined by the Planning Commission and County Commission based on compatibility with the Comprehensive Plan, neighboring properties and infrastructure available. Property rights of one owner will not adversely affect another. Property owners shall be bound to covenants listed on their deeds when properties are located within housing developments. Further, property owners whose property is located within a housing development shall not be permitted to request a zoning map amendment.

Goal 1 - Ensure that future land use regulations and policies support and balance the land rights of all land owners of all property types.

Page 18, third paragraph:

Current language:

.....In order to streamline development process and ensure that new growth brings a positive impact to the region, Jefferson County must confirm that its land use regulations are oriented with WV State Code and consider how to preserve the rights of neighboring people, properties, and the natural environment while still allowing property owners to progress with development.

Proposed language:

.....In order to streamline development process and ensure that new growth brings a positive impact to the region, Jefferson County must confirm that its land use regulations are oriented with WV State Code **as a minimum standard** and consider how to preserve **and protect** the rights of neighboring people, properties, and the natural environment while still allowing property owners to progress with development.

Objective 1.1.2, page 19:

Current language:

“Introduce text amendments to remove the Major Industrial and Planned Neighborhood Development zoning districts.”

Remove - please remove action item #2 under Objective 1.1. Please explain why there is an intention to remove Major Industrial and Planned Neighborhood zoning districts.

Objective 1.1.3, page 19:

Current language:

“Establish or modify zoning district options that allow residential and commercial land uses, residential and mixed land uses, and rural residential land uses.”

Concern:

The public has not been made aware of any proposals that clearly identify what the proposed changes in land uses would be for any zoning district. For example, would the county and its residents want to allow housing or schools next to major industry (would this be mixed use land uses?)? How is rural residential land uses defined; what uses will be permitted? Would a rural residential land use include commercial businesses such as salvage yards, saw mills, medical facilities, landfills, trucking, etc.?

Remove:

Please remove Objective 1.1.3 from the proposed Comprehensive Plan until after Jefferson County residents have been notified of what all “zoning district options” are proposed by the Planning Commission.

Page 20 - text

Concern:

The reference to additional land uses by Principal Permitted Use or Conditional Use in additional zoning districts “...if the use benefits the surrounding area and would not negatively impact any surrounding area in the County.” is very vague; how large is the surrounding area? Who defines what is negative (something that has a negative impact on an individual homeowner may be a benefit to a commercial business owner)? Vagueness removes all certainty from residents who may live in area or who may want to live in any zone with undefined uses.

Further, development of institutional uses in all zoning districts is too vague. Please remove all references to the term “principal permitted use development of institutional uses to all zoning districts”. If the desire is to develop medical facilities, please use very specific language. If other “institutions” wish to develop in a non-conforming zone, they may apply to do so by Conditional Use. The term “institutional” in this document is very loosely defined where a “nonprofit” or “publicly accessible facility” could mean almost anything, such as a gun club, airports, soup kitchen, YMCA, nursing homes, doctor’s office, wastewater treatment plants, hotels, grocery stores, etc.

Recommendation:

Please remove vague statements. Please remove references to development by “Principal Permitted Use” until the Comprehensive Plan identifies what additional uses are allowed in each zone.

Objective 1.3, page 21:

Current language:

“Align existing land use regulations with West Virginia State code and make the land development processes consistent with the County

ordinances and regulations.”

Proposed change:

Align existing land use regulations with West Virginia State code as a *minimum standard* and make the land development process consistent with the County ordinances and regulations.

Objective 1.4, page 21:

Recommendation:

Please remove Goal 1- Objective 1.4 in its entirety.

Objective 1.4 is too broad and opens the door to all types of development in all zones and effectively eliminates zoning and protections for all property owners.

Goal 2 - Concentrate high density development in the County’s Preferred Growth Areas (PGA), Villages, and Municipal Growth Boundaries (UGB & GMB) where infrastructure exists or is made available.

Objective 2.3

Current language:

“Coordinate with utility providers operating in Jefferson County to identify appropriate locations to provide new service based on existing and proposed development and infrastructure while supporting the enhancement, repair, and modernization of existing infrastructure.”

Recommendation:

Please consider removing the text: “...supporting the enhancement, repair and modernization of existing infrastructure”. While it is appropriate for the County to coordinate the placement and planning of utilities with growth, Jefferson County does not own sewer or water utilities and should not obligate themselves to paying for infrastructure it does not own. If at some time in the future it does acquire ownership of the water and sewer utilities, this language could be added to a future Comprehensive Plan.

Goal 3 - Support agricultural activities and promote agritourism.

Objective 3.1.1

Current language:

“Revise existing Jefferson County land use requirements and site plan standards to reduce regulatory barriers related to agricultural or artisan operations.”

Recommendation/Remove:

Please remove this action item 3.1.1. Regulations regarding site plans and land use standards are very important to protecting the integrity, financial well being and health of the county. I support helping and promoting the agricultural community and artisan operations, however, I believe there are other ways than reduced regulation.

Recommendation/Addition: to Objective 3.1 or 3.4 - Please consider adding an action item that will allow farm owners to partner with Parks and Recreation or other public or private entities to enter into long term lease agreements to create low impact parks (mountain bike, ball fields, etc.) or community gardens.

Goal 8 - Foster a culture of public engagement that effectively communicates policy making decisions.

Recommendation/Addition - Please add an action item to Objective 8.1 - Please include the general public as stakeholders and partners when developing policy, Comprehensive Plans and in committee meetings when creating text amendments and ordinance.

For example:

Objective 8.1.3 - Ensure that citizens of Jefferson County are included as working members of committee groups when creating documents such as the Comprehensive Plan and zoning and ordinance text amendments.

Goal 9 - Work with partners to protect the watersheds of Jefferson County and preserve the natural environment.

It is very important to create text in our ordinance that *requires* protective buffers from creeks, rivers, streams, wetlands and sinkholes. Doing so protects groundwater, drinking water, the health (aquatic life and water quality) of streams, creeks and rivers.

Objective 9.3:

Current language:

“Work with property owners and applicable agencies to identify voluntary ways to protect unique natural features and watersheds of Jefferson County.”

Recommendation/Remove:

Please remove the word “voluntary”.

Recommendation/Addition:

Objective 9.3 - Please add an action item #2 to read - Require adequate buffer areas along all creeks and rivers into the subdivision and land development regulations to provide additional protection for stream corridors and water quality.

Recommendation/Addition:

Objective 9.3 - Please add an action item #3 to read. Incorporate adequate stormwater management requirements into the subdivision and land development regulations to provide additional protection for sinkholes, stream corridors and water quality.

Recommendation/Addition:

Please add an Objective 9.5. Proposed language could read as follows.

Objective 9.5: Ensure that there is sufficient water resources available for county property owners.

Action item 1. Commission a water quantity and quality study.

Action item 2. Pursue funding sources to commission a water quantity and quality study be performed to assess available water resources in the County.

Action item 3. Encourage all county water users to reduce and conserve water usage.

Action item 4. Require future Large Quantity Users provide proof of adequate water supply for both proposed projects and current water users in the County.

Action item 5. Commission a regional water availability study to understand the implications of current conditions and future projections of the aquifer.

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

Objective 11.3

Current language:

“Support the expansion of park lands and adoption of Master Plans or existing park utilization.”

Recommendation/Change:

Objective 11.3

Support the expansion of park lands, adoption of Master Plans *and* existing park utilization.

Recommendation/Addition: Please consider including the Jefferson County Health Department (JCHD) as a “Partner Agency” (on page 5). The JCHD plays an important role in the health and well being of the county as it provides immunizations and healthcare, ensures food safety for food establishments through inspections and permitting and protects groundwater through permitting water wells and septic system installation.

Creating Livability

Goal 15 - Enhance Public Services & Public Safety to meet the needs of Jefferson County Residents.

Recommendation/Addition:

Please add another Objective. Below are some suggestions.

Objective 15.4 - Promote the Health and Wellbeing of Jefferson County.

Action Item - 1 - Support the JCHD and it’s programs.

Action Item - 2 - Support and protect, clean drinking water and clean groundwater through educational information.

Action Item - 3 - Support a clean environment through good septic system installation and management.

Action Item - 4 - Support food safety.

Action Item - 5 - Support Health Department efforts to provide health services to County residents.

Maps:

Recommendations/Additions:

Future land use is aided by knowing where sinkholes already exist. Although sinkholes may change in size over time, they will not become smaller. It will be helpful to landowners and their engineers to have a starting point when designing construction projects.

Including a soils map will help those interested in purchasing farmland for farming to know where the best soils in the county exist.

1 - Please include a sinkhole map.

2 - Please include a soils map.

From: [ComPlan2045](#)
To: ["David Wellington"](#)
Subject: RE: STRATEGIC PLAN
Date: Friday, December 6, 2024 11:08:00 AM

Good morning,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

From: David Wellington <dwellin707@icloud.com>
Sent: Friday, December 6, 2024 11:01 AM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: STRATEGIC PLAN

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Hello

Thanks for opening up to the public, who should have the most input. What I heard Wednesday night was consistent with my own thoughts.

First, the plan's principle authors failed to qualify or quantify the plan's objectives. Objectives should be measurable.

Several were not. The plan should fail for that reason alone.

Secondly, the plan should fail on inconsistencies. The definition of Rural Character is not applied within the objectives, which are thinly veiled to allow for Solar. Solar fields are not fields. They do not meet the definition of farmland. They are not farms. They are not open space.

Next, solar does nothing positive for the county. If we whored land to a government subsidized solar project, not only do we give up our control over our county, but we fail ourselves in getting jobs for the next generation. Jefferson county thwarted

the federal government in 1941 when they attempted to obtain lands for an ammunition depot. That proposal had a poor prospect for jobs and was destined to be an eyesore. That proposal failed. Loudoun County's data center fiasco has proven to be the same. Loss of valued land, no jobs and they are eyesores. Solar is not agriculture (tilling soil), it is not farmland, and it should specifically cited in the strategic plan as industrial.

Finally, goal #1 of the proposed plan states that growth should be positive. The language in Objective 1.4 is an open door for solar growth which is outside that stated goal.

The Strategic Plan's 5 themes:

1. Quality Land Use and Growth

(no jobs and an eyesore)

Solar farms fail

2. Management, Promoting Tourism and Conservation

Solar farms fail

3. Community Connections, Growing a Diverse Economy

Solar farms fail to help the economy (short money but no long term growth)

4. Creating Livability.

Solar farms do nothing for that.

Last thought (while sitting in the meeting).

European countries have integrated solar without destroying farmland. U.S. solar companies want easy open space which

cost them little in the development.

David & Lisa Wellington

Charles Town.

703-624-7306

Dwellin707@aol.com

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: 2045 Comprehensive Plan Comments and Concerns
Date: Friday, December 13, 2024 5:49:28 AM

From: Alden Roth <aldenroth@gmail.com>
Sent: Saturday, December 7, 2024 4:26 PM
To: JCCInfo <info@jeffersoncountywv.org>
Subject: 2045 Comprehensive Plan Comments and Concerns

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Dear County Commissioners,

I'm not smart enough to talk about zoning and the like, but I am a runner and cyclist and I'm on the Charles town Parks and Recreation board, so I'm gonna talk about recreation trails and parks.

When it comes to recreation, the comprehensive plan is simply not comprehensive. It doesn't have an adequate plan to expand the park system, recreational trails, or other activities for folks interested in the outdoors. Objective 6.2 says you want to develop connectivity to existing pedestrian and bike trails, but then don't outline any steps beyond developing a trail to work with stakeholders of the old standard quarry. What about the route 9 bike path?

The route 9 bike path is nice but it goes from the jail in Martinsburg and ends at an overpass outside of Ranson. It doesn't connect users to any communities, parks, or tourism opportunities. It would be amazing if there were protected bike lanes that allowed people from Charles town, Ranson, or Shepherdstown to safely walk or bike to the RT9 bike path and then use it without depending on a car or risking their lives on unsafe roads. Martinsburg has plans to connect their downtown to their end of the trail at the jail, and are actively working on expanding their trail system. Why can't Jefferson county do the same?

On top of that, the objective to expand the current Jefferson county park system is lackluster. I understand there is a lack of funding for this expansion. Perhaps if the impact fee had not been reduced to one dollar, there would be funds to expand the parks. The amount of land available for public recreation is pitiful compared to neighboring counties and states. If our increasing population doesn't have a way to recreate in Jefferson county, they will go elsewhere and spend their money there. I did last week, because we have no mountain biking trails in the county. But Maryland and Virginia have lots.

The comprehensive plan needs to have an actual vision for how the county will create new and expand existing recreation opportunities.

More focus needs to be put on multipurpose trails that actually connect parts of the county. If Jefferson County wants to welcome recreational tourism, we should focus on making it as friendly to cycling and other recreation as possible. The C&O canal has thousands of cyclists riding on it annually and we are missing a great opportunity to invite these cyclists to our wonderful county. Currently they can cross the Potomac and visit Harper's ferry, Bolivar, and

Shepherdstown, but they can't safely come further into WV. What if they could also visit Charles town, Ranson, and other wonderful parts of the county? We're leaving tourism dollars on the table that other communities along the C&O are actively pursuing.

And what about the RT9 east bike path? Just because there is a wide shoulder doesn't mean that a major high way is a bike path. I've ridden my bike on major trucking highways in Central Asia that are safer than this road. No one in their right mind would ride their bike on this fake bike path where people regularly exceed the posted speed limit, upwards of 75mph and faster. Not to mention that I have no idea how someone can safely get to this bike path? There are no parking lots to access it. It doesn't actually go anywhere. It starts in the middle of a highway interchange and ends at the Appalachian trail, where bikes are prohibited. it's unsafe and pointless as it currently sits. Calling it a bike path is a joke!

At the meeting on Wednesday, December 4, you heard from countless citizens concerned about the unchecked residential and industrial expansion in the county. I don't recall any industrial business owners or residential builders speaking, probably because they don't live here. So you must ask yourself, is it your responsibility to serve your constituents, or are you giving preferential treatment to business that want to use and abuse the county.

Thank you,

Alden Roth
Charles Town Citizen of 20 years

Alden Roth

Adventure Filmmaker

Owner & Cinematographer at [Rocketfuel Studios](#)

Co-owner & Executive Director of [Filmed By Bike](#)

[@aldenroth2](#)

[304-871-3050](#)

aldenroth@gmail.com

Remember to get some fresh air today!

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Comp Plan Comments - follow-up to my in-person comments Dec. 4th
Date: Friday, December 13, 2024 5:47:45 AM

From: Jeff Hertrick <jeffhert@gmail.com>
Sent: Saturday, December 7, 2024 7:55 PM
To: JCCInfo <info@jeffersoncountywv.org>
Subject: Comp Plan Comments - follow-up to my in-person comments Dec. 4th

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

Hello Commissioners:

It seems that most of you (4 elected just this year) have the opportunity to correct mistakes of the Planning Commission staff in what has been included in the draft 2045 Comprehensive Plan.

Did staff go rogue by re-writing the Comprehensive Plan when they only, and possibly SHOULD only have revised it a bit?

Was Staff *instructed* to re-write the Comprehensive Plan?

Why was the line "However, this should not infringe on the right of property owners to use and develop their land." added, which effectively eliminates any enforcement capability of the County to prevent detrimental development?

That line should be eliminated.

Objective 4 of Goal 1 is REALLY too broad, and inhibits the ability for the Planning Commission and County Commissioners to control growth.

Also, you should change the name of the "Future Land Use Guide" back to "Future Land Use Map." The word guide seems to diminish the authority of the county in use of the Comprehensive Plan.

Thank You,
Jeff Hertrick 151 Venice Way, 25443

Tamar Kavaldjian-Liskey
33 Farnsworth Court
Gerrardstown, West Virginia 25420
SENT BY EMAIL

December 8, 2024

Jefferson County Commission
Jefferson County, West Virginia

Re: 2045 Comprehensive Plan Update Comments

Dear Commission Members:

Thank you for the opportunity to provide written comments on the 2045 Comprehensive Plan (2045 plan). My father-in-law lives and farms in Jefferson County, and my husband and I spend a great deal of time on the farm. We have enjoyed the natural springs, woods, and pastures while birdwatching, hunting, and helping with the cattle. I am writing as a concerned in-law and person that has enjoyed the rural landscape and lifestyle of Jefferson County over the last ten years.

As I mentioned during the public comment period at the Public Hearing held at the Jefferson County High School recently, the 2045 plan appears to be a completely new 20-year plan vs. an update to the visionary 2035 Comprehensive Plan (2035 plan). The 2045 plan is disjointed and includes significant changes to previously defined land use classifications (additional land uses that are not sufficiently described) and how they are represented on the 2045 Future Land Use Guide (map) for Jefferson County. This is concerning and I urge the Commission to have an outside party review and compare the 2045 plan to the 2035 plan to determine how to more accurately and appropriately address public input and update the map to identify current land use classifications instead of future land use classifications and include 2035 growth boundaries.

Although Goal 3 of the 2045 plan states that one of the highest priorities of the County is the desire to preserve the rural landscape, heritage, and lifestyle, portions of Goal 1 completely undermine the ability of the County to manage where future growth and/or land uses will occur. In the opening paragraph of Goal 1 (on page 18), which is meant to be an aspirational introduction to the goal, the language in the second sentence essentially removes all protections for landowners who may be affected by their neighbor's ability to use and develop their land in

any way that they choose. I recommend that sentence two of paragraph one on page 18 be removed from the 2045 plan. This is further undermined in Goal 1, objective 1.4, which calls for researching and reviewing prospective additional land uses in all zoning districts. This objective is so broad that it could support any new land use in any zone, thus removing the protections to neighboring landowners. I recommend that Goal 1, objective 1.4 be removed from the 2045 plan.

In addition, while I understand that the planning department is concerned that there are gaps in the existing zoning districts, I do not support adding new zoning districts in the 2045 plan and recommend that Goal 1, Objective 1.1 be revised to remove item 3, which calls for establishing or modifying zoning district options that allow residential and commercial land uses, residential and mixed use land uses, and rural residential land uses. I also recommend that Land Use Classifications, located in the Appendix, be revised to remove new land uses that were not identified in the 2035 plan and add more language to each of the definitions to provide more clarity. Most importantly, the 2045 Future Land Use Guide (map) should be revised to identify current land use classifications instead of future land use classifications, and the 2045 map should identify the 2035 growth boundaries.

Finally, the 2045 plan should address the geohydrology of Jefferson County, including water availability, and quality. With the unique karst topography and underground streams and water sources and drought conditions, it is getting more and more urgent for the County to understand its underground water sources to ensure water is available for residents and agricultural users. I recommend that a comprehensive geohydrology, water availability, and water quality report be prepared by the U.S. Geological Survey, much like the water report the Jefferson County Commission and West Virginia Department of Natural Resources commissioned in 1991 (Kozar, M. D., et al. 1991) (Water-Resources Investigations Report 90-4118). An updated geohydrology, water availability, and water quality report would provide much needed information to citizens, planners, and Commissioners to inform future land uses and growth in Jefferson County.

Again, thank you for the opportunity to comment. If you would like additional information, please contact me at (703) 216-2565.

Sincerely,

Tamar Kavaljian-Liskey

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Thursday, December 12, 2024 12:57:03 PM

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

From: Barbara Milano Keenan <bmkeen@comcast.net>
Sent: Monday, December 9, 2024 5:10 PM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

Although my property is located in the Kabletown District, I am very concerned and oppose approval of a water bottling facility in the Middleway District. This is not the kind of land use that the County should be pursuing. Gross depletion of natural resources is never desirable, particularly when it is done for reasons to benefit corporate interests and not the general public. Also, why would the County change its comprehensive plan map to suggest it is only a guide. I think you should revert to the former designation of “map.” Property owners need more than a guide in making decisions that may irrevocably affect their property rights.

Also, I agree with the general comments regarding the draft comprehensive plan that follow. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

—Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners. If the Objective were sufficiently narrowed it would be redundant with the other objectives of Goal 1.

—Please remove the second sentence of the first paragraph on page 18. “However, this should not infringe on the right of property owners to use and develop their land.” This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1’s intent to balance the rights of all property owner.

—Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of “Guide” down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion. It should be returned to its original name.

Thank you for your consideration of my comments.

Thank you for considering these comments as you consider the new comprehensive plan.

Sincerely,

--

Barbara Milano Keenan
bmkeen@comcast.net

2045 COMPREHENSIVE PLAN-COMMENTS

GOAL 1

This Commission has a legal duty to promote and protect the health, safety and welfare of all citizens of the County. A Comprehensive Plan should be designed to improve the quality of life and well being of all citizens not just land owners.

AMEND GOAL 1 to read:

ENSURE THAT FUTURE LAND USE REGULATIONS AND POLICIES SUPPORT AND BALANCE THE RIGHTS OF ALL CITIZENS AND ALL LAND OWNERS.

Second sentence first paragraph Page 18 “However, this should not infringe on the right of property owners to use and develop their land.” DELETE.

This sentence is contrary to state law. Land use regulations and subdivision and zoning ordinances, will always limit and control the right to the use and development of land.

Delete Objective 1.4 State Law authorizes zoning text amendments by this Commission. There is no reason to reserve this right.

Adopt by Amendment a New Objective 1.4 as follows:

“PERMIT NON-AGRICULTURALLY RELATED COMMERCIAL USES BY THE CONDITIONAL USE PERMIT (CUP) PROCESS IN THE RURAL ZONE, OUTSIDE OF THE UGB AND PGA, IF THE USE IS AGRICULTURALLY AND RURALLY COMPATIBLE IN SCALE AND INTENSITY, POSES NO THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE, AND IF THE USE HELPS TO PRESERVE FARM LAND AND OPEN SPACE.”

1. Recommendation. Update the Zoning Ordinance by text Amendment as to the above changes.

Conservation

Add the following to text under Goal 5

Each year acres of land are removed from Agricultural production. Between 1974 and 2007 14,000 acres were removed with the vast majority of lands with prime soils or soils of state wide importance. One purpose of this plan is to maintain productive farmland soils and the rural character and economy of the County by reducing the conversion of farmlands to non-agricultural based uses. Thus the use of cluster residential subdivisions requiring the preservation of at least 50% of the land as open spaces is encouraged*. Similar limits should be placed on the size of non-agriculturally related commercial uses.

GOAL 5 Amend to read as follows:

ENCOURAGE LAND AND WATER CONSERVATION, VIEWSHED AND OPEN SPACE TO HELP PRESERVE THE RURAL CHARACTER OF JEFFERSON COUNTY.

Add a new Objective

5.4 CONSERVE FARMLAND AND OPEN SPACES BY LIMITING THE SIZE OF NON-AGRICULTURALLY RELATED COMMERCIAL USES, IN THE RURAL ZONE, OUTSIDE OF THE UGB AND PGA, REQUIRING A CONDITIONAL USE PERMIT, TO NO MORE THAN 50% OF THE PARCEL OF LAND TO BE OCCUPIED. NON-AGRICULTURALLY RELATED COMMERCIAL USES ON A PARCEL OF LAND OF 15 ACRES OR LESS SHOULD BE EXEMPT.

Recommendation 1. By text Amendment add this requirement to the Zoning Ordinance.

*See 2045 Comp. Plan Page 18; 2035 Comp. Plan Page 34

Amend the Definitions by adding:

TERM	DEFINITION*
INTENSITY	The permitted ratio of building size to land use. Intensity is often associated with the amount of non-residential structures on a site.
OPEN SPACE	Any land or area, the preservation of which in its present use would: (1) conserve and enhance natural or scenic resources; or (2) protect stream or water supply; or (3) promote conservation of soils, wetlands, beaches, or marshes; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or (5) steep slopes/hillside protection; or (6) enhance recreation opportunities.
RURAL	A sparsely developed area where the land is primarily used for farming and farm related activities, forestry, resource extraction, or large lot residential density.
QUALITY OF LIFE	The attributes or amenities that combine to make an area a good place to live. Examples include the availability of political, educational, and social support systems; good relations among constituent groups; a healthy physical environment; and economic opportunities for both individuals and businesses.
VIEWSHED	An area of land, water, or other environmental elements that is visible to the human eye from a fixed vantage point. Often a viewshed consists of a range of sights including pleasing vistas, landscapes, or scenes.

* See 2035 Comp. Plan Pages 244, 246, 247, 248 and 250.

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Public Comment for the recommended draft of the Comprehensive Plan
Date: Friday, December 13, 2024 5:40:48 AM

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

From: Cris Kinsella <criskinsel2@gmail.com>
Sent: Monday, December 9, 2024 9:53 AM
To: Steve Stolipher <sstolipher@jeffersoncountywv.org>; Kelvin Upson <kupson@jeffersoncountywv.org>; Jane Tabb <jtabb@jeffersoncountywv.org>; Pasha Majdi <pmajdi@jeffersoncountywv.org>; JCCInfo <info@jeffersoncountywv.org>
Subject: Public Comment for the recommended draft of the Comprehensive Plan

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Dear Commissioners,

The proposed plant affords insignificant value to our county as compared to the inconveniences and detriment to our locale/environment. The damage to the affected geologic infrastructure is irreparable and the extraction/removal of ground water will create as yet unknown, possibly permanent, damage to the “downstream” recipients, both fauna and flora.

Water is a commodity. Our resources and the water table need to be protected from being harvested by those unaffected by their actions - other than transient financial gain. We are the stewards for future generations, we should not squander their treasures

--

Cris Kinsella
criskinsel2@gmail.com

From: [ComPlan2045](#)
To: ["Elizabeth Shockley"](#)
Subject: RE: 2045 Comp Plan
Date: Wednesday, December 11, 2024 3:47:00 PM

Good afternoon,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

From: Elizabeth Shockley <shock4j@gmail.com>
Sent: Tuesday, December 10, 2024 11:03 AM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: 2045 Comp Plan

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

I attended the 2045 Comprehensive Plan meeting at Jefferson High School a couple months ago and the most recent one December 4th. My most recent takeaway is very similar to my past thoughts. This document is not a comprehensive plan. I went back and reviewed the Envision Jefferson 2035 Comprehensive Plan. It's very disappointing that the "2045 Comprehensive Plan" is truly a new plan, not an update of the previous plan. The Envision Jefferson 2035 Comprehensive Plan is by far a more comprehensive plan with vision that can be understood and followed. Interestingly, it was amended April 12, 2022 and I understand the current "updates" began in 2022. I am not sure how the Planning Commission and Board of Supervisors could even entertain the idea of approving the "2045 Comprehensive Plan". The fact that the very first speaker had to point out the misspellings and inaccuracies shows how far this plan is from being an approvable plan.

IF you were to consider approving this "plan" Objective 1.4 must be removed. It basically guts any and all means the county might have to manage and direct development over the next 20 years. In general, the speakers at the last meeting had very well thought out, well researched comments, so there is no need to rehash those specifics. I agree with almost every one of them!

I would think the overarching theme should have been to create a diverse quality of life for all the residents and businesses in Jefferson County. As a community, we should be expecting the very best of all parties involved. Our county has a lot to offer. We should be expecting businesses, especially developers to be adding amenities, rather than giving away everything to get them to do business here. We should expect them to improve the quality of life here, not add to the pollution: air, water, light or noise.

I really like theme Live Here, Work Here, Play Here. It was on billboards the year we moved here.

Live Here –This does require affordable housing, but I hope that doesn't create an environment of low quality. We need well built, well planned communities with affordable housing as a component. I loved the idea of a map of connecting trails throughout the county. Walkers, bikers and even

horseback riders could utilize them. Loudoun County is in the process of creating a trail network throughout the county. Sadly it should have been done long BEFORE all the development. I hope Jefferson can take a few lessons from neighboring county's mistakes and short sighted decisions.

Work Here – Our community needs good quality jobs. Not just manufacturing. There needs to be a diverse offering of businesses from small mom and pop shops to large corporations. Agriculture and tourism are already here but could definitely use some support from the county and community. There are lots of IT professionals here, so government contractors could be successful with adequate internet. We know the talent is here, but most of it commutes to other jurisdictions. If people aren't well educated they can't get jobs that pay well enough for them to afford higher quality housing.

Play Here -We have great natural resources. The river, hiking trails, battlefields. We need to take better care of them. The Shenandoah River below the hydro dam is a disgrace during the summer. People from out of state come by the hundreds. Even though there are porta potties and dumpsters they leave large amounts of trash everywhere. We could use some more options for youth like indoor pool, movie theatre, bowling alley, better restaurants and adult activities would be great too.

I could continue on with just how wrong this "plan" is for our county, but I am sure down in your hearts you all know the truth. Do not approve this "plan". Whatever it takes, do not just make more mistakes because something needs to be approved and maybe modify it later. Now is the time to stand up and protect our community, our citizens and our natural resources. You each have a responsibility to do this the right way. Please take it seriously and do not approve this "plan".

Sincerely,
Elizabeth Shockley

From: [ComPlan2045](#)
To: ["David Wellington"](#)
Subject: RE: Input to plan
Date: Wednesday, December 11, 2024 4:58:00 PM

Good afternoon,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

From: David Wellington <dwellin707@icloud.com>
Sent: Wednesday, December 11, 2024 4:44 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Input to plan

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Thanks for opening up to the public, who should have the most input. What I heard Wednesday night was consistent with my own thoughts.

First, the plan's principle authors failed to qualify or quantify the plan's objectives. Objectives should be measurable.

Several were not. The plan should fail for that reason alone.

Secondly, the plan should fail on inconsistencies. The definition of Rural Character is not applied within the objectives, which are thinly veiled to allow for Solar. Solar fields are not fields. They do not meet the definition of farmland. They are not farms. They are not open space.

Next, solar does nothing positive for the county. If we whored land to a government subsidized solar project, not only do we give up our control over our county, but we fail ourselves in getting jobs for the next generation. Jefferson county thwarted the federal government in 1941 when they attempted to obtain

lands for an ammunition depot. That proposal had a poor prospect for jobs and was destined to be an eyesore. That proposal failed. Loudoun County's data center fiasco has proven to be the same. Loss of valued land, no jobs and they are eyesores. Solar is not agriculture (tilling soil), it is not farmland, and it should specifically cited in the strategic plan as industrial.

Finally, goal #1 of the proposed plan states that growth should be positive. The language in Objective 1.4 is an open door for solar growth which is outside that stated goal.

The Strategic Plan's 5 themes:

1. Quality Land Use and Growth

Solar farms fail

(no jobs and an eyesore)

2. Management, Promoting Tourism and Conservation

Solar farms fail

3. Community Connections, Growing a Diverse Economy

Solar farms fail to help the economy (short money but no long term growth)

4. Creating Livability.

Solar farms

do nothing for that.

Last thought (while sitting in the meeting).

European countries have integrated solar without destroying farmland. U.S. solar companies want easy open space which

cost them little in the development.

David & Lisa Wellington

Charles Town.

703-624-7306

Dwellin707@aol.com

From: [ComPlan2045](#)
To: ["Donald Garrette"](#)
Subject: RE: 2045 Comprehensive Plan
Date: Wednesday, December 11, 2024 3:54:00 PM

Good afternoon,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

From: Donald Garrette <garrettinc@msn.com>
Sent: Wednesday, December 11, 2024 3:22 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: 2045 Comprehensive Plan

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Dear Planning Commissioners, Below please find some of the changes We think should be added or deleted from the new 2045 Comprehensive plan,

- **Remove** the Preferred growth area from the Middleway Village and surrounding area. This is a historic rural area without public water supply and has seen considerable growth in the past few years.
- **Return** the old 3M plant designation in Middleway back to **Office or Commercial** as it was in the 2035 plan. This area is not suitable for industrial uses considering the Rural nature of the area, the proximity to Opequon Creek, the Historic nature of the Village of Middleway, and the lack of infrastructure to support it.
- Lake Louise is an Environmental Treasure that should be protected by any means. It is one of only a few "Cavern Fed Lakes" in The US. The aquifer apparently runs all the way down from Charles Town, which also has underground caverns filled with water, and probably further to the north as aquifers can stretch for hundreds of miles. I think there should be something added to protect the waters from this lake and the aquifer supplying it.

- At Route 340 and Shepherdstown Pike/ Shipley School road, Eliminate this intersection and traffic light and improve the Shipley School Road/Border Patrol intersection so there is only one traffic light in that area. (Taken from another suggestion.)
- The population in the county is expected to double this coming decade. I would like to see the growth SLOWED down, more logical thought given for developments and lot sizes. The area needs the infrastructure to catch up. It is starting to look like Leesburg, Va. Around here!
- Stop any more Solar farms from being added to Jefferson county, adding solar farms in such a picturesque area detracts both from property values, as well as tourism dollars.
- **PROHIBIT** the building of DATA centers anywhere in Jefferson county! DATA centers will drive up the cost of land dramatically and while it may be good for some land owners wanting to sell, it will drive up land and housing costs for everyone! It will wipe out entire areas of Farm land that Jefferson county is so well Known for.

Thank you, Sincerely, Don Rebmenn

Jefferson County Foundation, Inc.

December 11, 2024

Via email

Jefferson County Commission
116 E Washington St
Charles Town, WV 25414

Re: Draft 2045 Comprehensive Plan

Dear County Commissioners,

After reviewing the comprehensive plan, we believe that there are changes that should be made so that the plan more accurately reflects the goals of the community and more effectively protects Jefferson County's resources.

Remove Objective 4 of Goal 1

Goal 1 objective 4 currently reads "Research and review prospective additional land uses in all zoning districts."

This objective is so broad that it could effectively eliminate zoning and the protections that zoning affords property owners and residents.

The objective seeks to add uses to any or all zones. Only those land uses associated with agriculture and land preservation are appropriate in all zones and these uses are already allowed in all zones. So, there is no need to add additional uses in all zones. Outside of uses associated with preservation, rural residential, and agricultural uses, there are not additional uses appropriate for the rural zone. So, why is this included?

There are no restrictions on the types of uses that may be added to one or all zoning districts. Originally objective 1.4 referred to institutional uses and objective 1.5 referred to commercial uses. Now the combined 1.4 simply refers to "land uses." It seems this would even support adding industrial uses to all zones.

There is not even a requirement for what the findings of the "research" or "review" need to be. This seems to be a check box exercise, where as long as some research and review was done on a land use, this objective would support the addition of that land use to any or all zones regardless of the outcome of the research and review. The research and review is really superfluous and only seems to be included to sound good.

Therefore, this objective and associated action item would seem to support the addition of any use to any or even all zones.

The Zoning Ordinance already allows applicants wishing to utilize a previously un contemplated use – and there for prohibited use – to seek a zoning text amendment to add the use as a permitted or conditionally permitted use through the process outline in Article 12 of the Zoning Ordinance. So why do we need this objective in the comprehensive plan? We don't.

Section 8A-7-8(a) of state code governs zoning text amendments and it requires that any such amendment align with the comprehensive plan of the jurisdiction. It seems clear that this objective was added to support uses that would otherwise be found to not align with the comprehensive plan. This objective will provide support for land uses that can find no other support in the comprehensive plan and land uses in locations that can find no other support in the comprehensive plan for that use in that location. The addition of this objective attempts to eliminate any argument that a land use or a land use in a particular zone does not align with the comprehensive plan.

It's clear this objective was added to allow any and all land uses in any and all zones to be added as permitted uses in the zoning ordinance by text amendments. Why are we doing this? If someone can add any land used to any zoning district, the zoning districts lose their use, and zoning no longer provides protections to land owners and residence. It no longer serves its purpose.

Land owners can no longer develop or preserve their land with some assurance that adherence to zoning will protect their investments from dissimilar uses being developed next door.

We believe that this was added to support the addition of uses like the water bottling plant in Middleway but will destroy our zoning ordinance.

Please remove objective 4 of goal 1 and the associated action item.

Remove the Second Sentence of the First Paragraph Under Goal 1

Goal 1 now states "Ensure that future land use regulations and policies support and balance the land rights of all land owners of all property types." On the following page, page 18, it starts, "[t]o ensure that any growth that occurs in Jefferson County is positive, the County must support land use regulations and policies that manage the types and locations of that growth. However, this should not infringe on the right of property owners to use and develop their land." (emphasis added)

We appreciate that the Planning Commissioners worked to make Goal 1 balanced and protective of all property owners right. However, the second sentence of this first paragraph seems to be antithetical to the goal by placing the rights of land owners interested in developing their land over the property rights of those interested in conserving their land. We are worried that property

owners interested in development will use this sentence to support their goals even if those goals infringe on the property rights of their neighbors.

We ask that the second sentence be struck from the comprehensive plan as it is not necessary and antithetical to goal 1.

Change the Name of the Future Land Use Guide Back to the Future Land Use Map

The WV state code 8A-3-4. Is entitled: Mandatory Components of a Comprehensive Plan. Section (b) states: A comprehensive plan shall meet the following objectives: (7) “Maps, plats, charts and/or descriptive material presenting basic information on the land included in the comprehensive plan, including present and future uses.” Please note that it says Maps, Plats, and Charts not “guides”. Also note it says “including present and future uses” it does not say “including a guide to future uses” or “guidance on future uses”

Further (c) of 8A-3-4 states: “The comprehensive plan shall have, but is not limited to, the following components” and number one under this section states: “(1) Land use. — Designate the current, and set goals and programs for the proposed general distribution, location and suitable uses of land, including, but not limited to:...”

The Future Land Use “MAP” not “guide” meets these requirements. The future land use map would be a: map of the land included in the comprehensive plan including future land uses, fulfilling the requirements of 8A-3-4(b)(7). The Future Land Use “MAP” not “guide” would: designate the suitable uses of land, fulfilling the requirement of 8A-3-4(c)(1).

The State code clearly indicates that these items should have the authority to direct orderly future land use and development patterns. Changing the name to guide seems to indicate that the authority of this element of the comprehensive plan, indicating that it may only need to be use to guide decisions not as an authoritative element.

We feel this will lead to approval of zoning map amendments that do not align with the future land use map and lead to disorderly development, wastage of resources, and decreased economic success and quality of life.

Elevate the Importance of Preserving the Beauty of the County

The beauty of or preserving the beauty of the county was referred to 9 times in the previous plan it’s not been referred to even once in this version. We encourage you to add a paragraph under the Goal 1 section that highlights the importance of maintaining the bucolic nature of the county and protect its historic and natural resources.

Add a Sinkhole or Karst Feature Map

Understanding the karst hydrogeology of the county is vital to appropriate development and preservation. Please add a sinkhole or karst feature map prepared by the USGS or the WVDEP there are several that could be added to the plan.

Clarify that the Water Study Should be a Comprehensive Groundwater Study

The new study needs to be a comprehensive study supported by new field work like the one performed in 1988. Not simply a desk top water usage study like the one done in 2012 that relies on data that is more than 20-year-old.

Groundwater is a critical resource and needs to be protected. To properly protect it we need to monitor it closely.

Include the Health Department as a “Key Player”

We believe this was simply an unfortunate oversight that needs to be corrected.

Thank you for considering these comments as you contemplate the draft 2045 Comprehensive Plan.

Best regards,

Christine L Wimer

Dr. Christine Wimer, President

From: [ComPlan2045](#)
To: ["Krista Edwards"](#)
Subject: RE: Comments on draft 2045 Comprehensive Plan
Date: Wednesday, December 11, 2024 3:52:00 PM

Good afternoon,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

From: Krista Edwards <kristaedwards2014@gmail.com>
Sent: Wednesday, December 11, 2024 12:55 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Cc: John Cline <johnacline59@gmail.com>
Subject: Comments on draft 2045 Comprehensive Plan

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

Please consider the following comments on the draft 2045 Comprehensive Plan:

I. Goal 1

1. Under Goal 1 of the Plan, future land use regulations and policies are to “support and balance the land rights of all land owners of all property types.” Goal 1 can be read to suggest that so-called “land rights” are the exclusive, primary, or paramount consideration in land use or that the interests of residents who do not own land (or own less land) deserve less weight. We suggest the Commission revise the text of Goal 1 as follows: “Ensure that future land use regulations and policies support and balance the interests of affected land owners and the public.” Our proposed text acknowledges the broad public interest in land use and zoning matters while giving due recognition to property rights. Protecting the value and use of private property clearly is a matter of public interest, but quality land use requires more than weighing competing claims of “land rights.”

2. We join the many commenters urging the Commission to strike Objective 1.4 on page 21 of the draft plan. By its terms, Objective 1.4 calls for “research and review [of] prospective additional land uses in all zoning districts” and the proposing of “text amendments, as deemed appropriate, to permit additional land uses by principal permitted use and conditional use in all zoning districts, after careful consideration of potential adverse effects on surrounding land use.” The language is so broad and far reaching as to constitute a poison pill, undermining the County’s existing zoning regime and most of the Plan’s stated goals.

The origins of Objective 1.4 are, to say the least, perplexing. The first draft of the plan presented to the public included a similar but narrower provision (then numbered 1.5), which would have invited “additional commercial uses by right in all zoning districts.” Objective 1.5 was by far the most controversial provision in the initial draft. Scores of Jefferson County

residents, ourselves among them, submitted comments criticizing that language and urging the Planning Commission to strike it on the ground that it would weaken the County's zoning standards

Astonishingly, the Planning Commission responded to public comments by adopting an even broader and more problematic version, what is now Objective 1.4 of the draft. This unfolded in the literal last seconds of the Planning Commission's two-year process, and let's just say it's hard to explain, certainly not as the outcome of a careful deliberative process. There was discourtesy and confusion, ending in laughter from those who believed they had gotten the better of the confusion. When the dust settled, the new Objective 1.4 clarified the controversial "by right" usage (replacing it with the more conventional but no less troubling "by principal permitted use and conditional use") and expanded it to cover all land uses, not only commercial use, in all zoning districts.

Whether intended or not, Objective 1.4 is a wink and a nod to development interest, signaling the County will weaken zoning across the board over the next two decades. Needless to say, that's a patently unpopular objective, violating the spirit if not the letter of the comprehensive planning process. To be sure, we aren't suggesting that current land uses must be preserved in amber for the duration of the twenty-year plan or that the planning process must somehow anticipate and provide for any and all specific land uses that might be "researched and reviewed" and "deemed appropriate" in the future. To say that the plan should not require the expansion of permitted land uses is not to foreclose future actions that might have that effect. Zoning maps and ordinances, and the comprehensive plan itself, are subject to revision under current law. In the meantime, it does not serve the public interest or any of the Plan's stated goals to signal that County officials are committed to wholesale weakening of land use restrictions.

For these reasons, if it does nothing else, the Commission should strike Objective 1.4. If the draft plan as a whole is referred back to the Planning Commission for further proceedings, the referral should include express direction to strike Objective 1.4.

3. For similar reasons, we urge the Commission to strike or revise the second sentence on page 18, which now reads: "However, this should not infringe on the right of property owners to use and develop their land." If that sentence has any meaning, it would negate the paragraph's first sentence entirely, undermining a fundamental precept of zoning — that property rights are not absolute and must to some extent yield to the public interest in quality land use. To make better sense of the paragraph, we would suggest inserting the qualifier "unduly" before the word "infringe."

II. Energy Demand and Utility Development

We propose that the Plan address increased interstate energy demand as it bears on quality land use in the County. The massive demand for electricity to fuel Northern Virginia's high-tech businesses will continue to influence Jefferson County land use for decades to come. Through the confluence of other factors — federal tax incentives, Virginia's so-called "clean energy" policies, and our own state's economic agenda. — Jefferson County finds itself in the path of energy demands that will only grow in the coming decades. Although this is not a matter of strict local control, we think it belongs in the Comprehensive Plan.

Recognizing that the Comprehensive Plan will communicate our needs and interests to the state, it would be helpful to point out how Jefferson County's relative prosperity serves the state's broader economic interests. The current draft refers to Jefferson County as a "geographic and economic outlier to the state," which strikes us as a less than collegial description, especially as it relates to the state's economic agenda. While energy-related

growth will be important to the state as a whole, Jefferson County can best contribute by playing to our strengths and assets, not by sacrificing them by devoting more land to energy generation or transmission. Although more could be said about these subjects, we're suggesting a few changes that at least lay a marker for future attention and action.

1. In the introduction to "Quality Land Use and Growth Management," on page 10, we suggest the following changes to the third paragraph:

~~As a geographic and economic outlier, Jefferson County often has very different issues that are not shared with the state. With these and other strengths, Jefferson County stands to play a unique and important role in the economic revitalization of West Virginia in the coming decades. One of the key concepts that the~~ The Comprehensive Plan aims to safeguard and build on the County's strengths by ~~addresses is how to better influence~~ influencing the location and type of development within Jefferson County. As the cost of providing utilities and services increases, it is important to identify specific areas where to focus infrastructure and community services will be focused into. Likewise, it is important to consider how growth and development beyond the County's borders can affect land use in Jefferson County. Ongoing data center development in neighboring Virginia is creating soaring demand for electricity that is projected to increase further in the coming decades. While recognizing that the County does not directly control utility development, the Plan supports efforts to minimize the adverse effects of utility projects, including overhead transmission lines.

2. On page 16, following the existing content, we suggest adding the following:

Electrical Generation and Transmission

This Plan also recognizes the importance of protecting land, structures, and open spaces from undue encroachment by electrical generation and transmission facilities that do not serve Jefferson County businesses and residences. In 2019 the County Commission amended the zoning ordinance to permit construction of utility-scale solar energy facilities in all zoning districts. To date the County has granted permits to five utility-scale solar projects totaling more than 3000 acres. These projects have generated significant public concern related to potential environmental hazards, loss of farmland and natural resources, foreign ownership, diminution in property values, and loss of scenic viewsheds. This Plan calls for a reassessment of the solar energy facility development process and adoption of regulations restricting such development outside of areas zoned for industrial use by requiring a site plan and additional conditions to protect the public interest, including green space, vegetative buffers, setbacks, agrovoltanics, prohibition on foreign ownership, US sourcing of components, ongoing environmental monitoring, and limitations on new substations and overhead transmission lines. The Plan also supports the protection of property rights in the face of efforts to create or enlarge interstate electrical transmission corridors through the County.

Note that this proposed amendment picks up and expands on content now set forth in the last paragraph on page 27 of the draft. If our proposed insertion is adopted, the language under Goal 2 on page 27 would be redundant and should be stricken. In any case, as a matter of organization, discussion of solar facilities would seem more appropriate where we have suggested it than under Goal 2, which addresses high density development.

3. Petition for Immediate Action to Suspend Consideration of Solar Projects Pending Adoption of the 2045 Comprehensive Plan and New Solar Facility Standards

Adopting new standards for permitting solar energy facilities warrants a full and transparent process and regulatory action beyond the comprehensive planning process. We request that the County Commission act immediately to suspend the solar text amendment or otherwise act to ensure that any newly proposed or expanded solar projects are processed under new standards.

III. Keep Jefferson County Beautiful

We agree with commenters who have urged the Commission to restore “beauty” to the Comprehensive Plan. Others have pointed out that the word “beauty” appears multiple times in the Envision Jefferson County 2035 Plan, including in the first sentence (“We envision Jefferson County in the year 2035 as a place of natural beauty and historic value”) but nowhere in the current draft. Beauty is closely tied to others of the Plan’s explicit goals, including promoting tourism, protecting natural resources, and livability. But beauty is a universal human value that unapologetically deserves protection in its own right. At a minimum we would urge that the mission statement from the 2035 plan be carried forward into the 2045 Comprehensive Plan (changing only the target date).

IV. Other Suggested Formatting Changes and Corrections

1. Executive Summary: This section should be retitled “Introduction,” a term that better reflects its content.

2. Table of Contents: In its current form, without topical headings at the level of goals, objectives and maps, this is virtually worthless. And the format including page numbers in colored blobs for each heading is awkward. We would condense it to a more conventional table of contents format, omitting the numbered objectives and either omitting or providing some summary content for each goal. Maps should be separately listed by their titles.

3. Edits and Corrections: Before it is published in final form the document could use a comprehensive line-edit with attention to consistency in hyphenation. We did not undertake this but noted a few typographical errors:

(1) Page 36: in the green box, second sentence: “attractions to found in the county” is missing the word “be.”

(2) Page 55: In the last sentence, the comma should be after “partners” rather than before it.

(3) Page 66, first column: correct or delete the sentence fragment reading: “As the JCBOE plans future schools.”

Thank you for your attention and consideration.

Respectfully submitted,
John Cline and Krista Edwards
904 Ann Lewis Road
Charles Town, WV 25414

From: [JCCInfo](#)
To: [ComPlan2045](#)
Subject: FW: Written comments for Comprehensive plan
Date: Friday, December 13, 2024 6:23:50 AM

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

From: beccatmail@gmail.com <beccatmail@gmail.com>
Sent: Wednesday, December 11, 2024 4:28 PM
To: JCCInfo <info@jeffersoncountywv.org>
Subject: Written comments for Comprehensive plan

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

Please accept my comments for the Comprehensive Plan

Please remove Goal 1 objective 4.

Please remove the second sentence of the first paragraph on page 18.

Please return the Future Land Use Guide to its previous name of Future Land Use Map.

In addition, I respectfully ask that you please listen to the people of Jefferson County and take action to protect and preserve our amazing natural resources. They are not yours to give away or sell to the highest bidder. As elected officials, you are responsible for looking out for the county as well as the people in it. What the county commission has been doing is exploiting the county and the people.

Please protect and preserve the precious, prime farmland we are blessed to have here in the county.

Please do not keep approving solar facilities to be built here. They do not benefit us and are a horrible waste of prime farmland.

The farmland and land used for horses and cattle, however, does benefit the county. They are an integral part of the economy and way of life for the county.

And the solar facilities come with an added danger of large battery storage facilities on every large scale solar site. This is a huge fire hazard and our all volunteer fire departments are already spread too thin and they have no way of putting out these kinds of fires. If one occurs, it would release hazardous chemicals into the air, land, and groundwater. If the groundwater is contaminated, there is simply no way of fixing it Ever.

Also, a fire from a solar battery facility could spread and endanger countless houses nearby.

Please do not allow more large scale housing developments that contain hundreds or even thousands of houses. We already have far too many brand new developments.

The county's infrastructure is already highly strained and cannot even support what has already been allowed to be built.

There's a reason people move here and a reason people stay. It's a beautiful place to live.

Over the past several years, there has been so much growth. It is UNSUSTAINABLE!

With Rockwool, numerous large scale solar facilities being approved, countless large scale housing developments, and now the proposal of a one million square foot water bottling facility which will jeopardize the groundwater and have dire consequences for farmers and residences on well water. Not to mention, reaking havoc on the town of Middleway. If built, it would be the largest water bottling facility in the US.

These things do not help or improve the county. They put a major strain on infrastructure, destroy precious farmland, put our groundwater in great jeopardy, and simply leave us with a huge mess to deal with!

All of these things are taking a beautiful, healthy place to live and turning it into an unhealthy, unsafe, and very soon, a very undesirable place to live and work.

This county needs stricter zoning laws in place, not ones that make it even easier to take advantage of the people and destroy our natural resources.

STOP EXPLOITING THE COUNTY!

Stop disregarding the public's pleas to protect the county from overdevelopment and light and heavy industrial use.

Please act wisely in your role as county commissioner.

The people that voted for you and got you elected didn't vote for you to destroy and degrade the county.

Thank you for your time and consideration.

Sincerely,

Rebecca Thompson

Summit Point resident

Sent from my iPhone

From: [ComPlan2045](#)
To: ["Robert Pitcher"](#)
Subject: RE: Strike objective 4 of goal 1
Date: Wednesday, December 11, 2024 4:56:00 PM

Good afternoon,

Thank you for submitting your comments regarding the Comprehensive Plan Update. They will be provided to the County Commission for their review.

Colin Uhry
Planning/Zoning Clerk
Office of Planning and Zoning
304-728-3228

From: Robert Pitcher <rhpitcher@gmail.com>
Sent: Wednesday, December 11, 2024 4:36 PM
To: ComPlan2045 <complan2045@jeffersoncountywv.org>
Subject: Strike objective 4 of goal 1

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

Please accept my comment on the draft Comprehensive Plan presented to the County Commission on October 17, 2024. There are several significant issues with the current comprehensive plan that undermine the protections that the comprehensive plan and zoning are intended to provide to property owners.

Please remove Goal 1 Objective 4. This objective is so broad it would reduce the protections that zoning provides to property owners and could support any new land use in any zones. It also does not indicate what findings of the research and review would need to be. This could lead to more industrial use, more industrial solar and large scale groundwater extraction. These would have a negative effect on our natural resources and health.

Please remove the second sentence of the first paragraph on page 18. "However, this should not infringe on the right of property owners to use and develop their land." This sentence prioritizes development rights over all other land rights, and thereby undermines Goal 1's intent to balance the rights of all property owner.

Please return the Future Land Use Guide to its previous name of Future Land Use Map. The new name of "Guide" down plays the importance of this element of the comprehensive plan. Those seeking a zoning map amendment may take advantage of this confusion.

Thank you for considering these comments as you consider the new comprehensive plan.

sincerely,

Robert Pitcher

Middleway District resident

Comprehensive plan comments:

Congratulations, to all, for being elected into the commissioner positions. I truly hope and expect that you will all do the right thing, by planning responsibly and with dignity; to maintain our beautiful rural Jefferson County. While I know that growth is inevitable, I'm certain it can be done respectfully!

-I am not in favor of high-density development. The housing being constructed along 340 and Flowing Springs Rd is hideous and unsightly. Where is the land and wildlife conservation? What provisions have been made for the wildlife habitat and ecosystems that have been destroyed? What studies have been conducted regarding environmental impact?

Has there been any consideration for developing open spaces, between the housing units, to preserve wildlife and native vegetation? This would create a more rural look to the development, as well as, conservation easements with which wildlife can transition into other habitat areas, through linking corridors.

Is it possible, to promote planting of native plants and pollinator plants, by homeowners, businesses and municipalities; to maintain natural habitats native to our area?

Are there any ideas or regulations concerning the utilization of green building materials?

-Has Light pollution been taken into consideration, from bright lights around residences, businesses, etc.? Are there any regulations about bright lights and preserving the night sky? The dark night sky preservation is important, to maintain wildlife circadian, as well as our own.

-Utilizing farmland for recreational use (Agritourism) would be a great alternative to the excessive housing. Perhaps, wineries, pollinator gardens, parks, bike and hike trails, miniature golf, public swimming pool and/or YMCA with indoor recreation and indoor swimming pool would be great choices. This would help elevate the health of our residents and serve as family recreation. What is there for a family to do in Jefferson County? We don't even have a movie theatre!

-The overload of traffic, on our roads, is a huge concern! How are you planning on handling all the traffic that these **thousands** of homes are going to generate?

-Water and sewage are in jeopardy, from the excessive housing developments. Will our water well be in jeopardy, at our residence? I'm worried!

-I am against any more solar farms. It appears that short term financing benefits has taken precedence over long term consequences and responsibility. Not only are they unsightly, but they pose a great pollution risk when the life cycle of the solar panels has come to an end.

-I am against the imminent bottled water industry out in Middleway. Middleway is a rural, historic area and the integrity of those attributes will be destroyed. Extracting millions of gallons of water is of great concern!

Thank you for allowing me to provide my comments and ideas. We have been living in Harpers Ferry, Jefferson County since 1988. We have a small backyard agriculture area in which we grow and preserve the majority of our own food. We are also beekeepers. I observe field after field of pollen and nectar, used for any of our pollinators, being destroyed and not replenished, in any way.

Best Regards,

Wendy Rodkey

304-261-7777

321 Oregon Trail Harpers Ferry, WV