

REVISED

AGENDA

JEFFERSON COUNTY COMMISSION SPECIAL SESSION AND WORKSHOP

TUESDAY, January 14, 2025

3:00 p.m.

County Commission Meeting Room

located at the Old Charles Town Library

200 E. Washington Street, Charles Town, WV

Zoom Broadcast (live):

<https://us06web.zoom.us/j/88164635379?pwd=TkWa9JSmgVZjNzviPaJR7BhPm7u6bE.1>

Meeting ID: 881 6463 5379

Passcode: 473085

If you are attending virtually and would like to speak during the public comment period, please use the “raise hand” icon.

Call to Order

Pledge of Allegiance

Announcements:

Report if there are changes in the agenda if applicable.

Special Session- It is expected that all items will include discussion and possible action

1. Comprehensive Plan: Consideration of the Comprehensive Plan (*Please note: public comment on this topic was received at a public hearing on December 4, 2024, and during the public comment period- November 21, 2024, through December 11, 2024*)

Commission Legislative Workshop: It is expected that all items will include discussion and possible action

1. Public Comment:

To participate in public comment in person, please sign the public comment sign-in sheet located on the table in the back of the room. To participate virtually, please “raise your hand” on the Zoom control panel. Please submit comments via email to info@jeffersoncountywv.org. Your name and any written comments submitted for the record will be included in the minutes.

2. Legislative Workshop

The Commission is expected to consider legislative priorities for the Commission, West Virginia Legislature, US Congress, and funding requests from these, Administrative entities, and other sources.

Public Hearing	Topic	Comment	Section in Draft Plan	Staff Comment
1	Interconnectivity and General Edits	Action Item 3.4 repeats Action 3.3, reword is necessary from Pg. 34, 1. "Work with stakeholders to provide educational opportunities to promote the business of farming from generation to generation." Reword Objective 6.2 from Current Objective 6.2 "Develop connectivity to existing pedestrian and bike trails." to "Develop connectivity between existing National Park Service lands." Parks & Trails of Jefferson County, WV and Surrounding Areas map inaccurately depicts a nonexistent Route 9 Bike Path East. The reference to impact fees needs to be removed due to recent County Commission actions. The County digital calendar needs to be used. Within Goal 9 the words "encourage" and "voluntary" should be improved to "require". Flip Objectives 10.2 and 10.3 and increase the funding to libraries including the MCC library. No mention of Job Corps was made despite the discussion of vocational education. Due to demographic changes and funding formulas, EPTA will likely lose a large amount of federal funding. Suggestion to add an Objective 15.3 - Establish a Birthing Center in Jefferson County. Objective 16.5 should be amended to "Develop a path connecting Ranson, Charles Town, Bolivar, and Harpers Ferry to the AT and towpath." Several additional grammatical changes and historical notes were recommended.	Goals 3, 6, 9, 10, 15, and 16 and the Parks and Trails Map	The original Act. Item 3.4 was "Assess the need for regulatory changes based on new development proposals." It appears this was accidentally removed during correspondence with the designer contracted to format the Plan. Staff does not advise retaining Action Item 3.4 and instead use new language to address concerns that were vocalized in public input about similar action items within Goal 1. Revise Action Item 3.4 to, "Work with stakeholders to provide recommendations on potential amendments to policy and ordinances to promote uses compatible and complementary to agriculture in rural areas." The suggested edit does match the action item 6.2.1 but is more limited in scope and prioritizes a different direction. The original language for impact fees was written before the County Commission increase of those fees. Staff agrees that the change impact fees should be mentioned in the text. The Rt. 9 East Bike Path is classified by HEPMPO as a Shared Lane or Bicycle Route and should be reflected on this map. No changes recommended to Objective 6.2, 9.1, 9.2, and 9.3, or the Parks & Trails map. The original intent of Planning Commission in making watershed related Objectives and Action Items as voluntary efforts was to not overstep what the county controls over what the state controls. Staff's understanding of the recommended change would be to better match action items 10.2.1 and 10.3.1 to the Objectives. If County Commission intends to increase funding to libraries, support in the Plan would provide additional credence for future requests over the next 20 years. If a birthing center objective is added an action item will also need to be written. No action is recommended regarding the birthing center and if it is a priority then the ground work needs to be set up. Staff agrees with all of the grammatical and historical notes.
2	Watersheds	Plan should include floodplains and streams on maps.	Hydrologic Map 2024, FLU	The FLU is a very visually complicated map and additional layers or zones would result in a less usable map. The floodplain layer can be enabled on the online map for those wishing to utilize both. No change recommended.

3	Land Use	Fix Goal 1 narrative regarding "not infringe on land rights of property owners" which would defeat zoning. Objective 1.4 too broad and should be removed. FLU Guide should be renamed FLU Map.	Goal 1, Future Land Use	The Goal 1 narrative specifically mentions the need to update the Subdivision Ordinance and the Zoning Ordinance. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended. The FLU was referred to as a Guide in the Envision Jefferson 2035 Plan. Staff originally referred to the FLU as a map but Planning Commission used guide to clarify its place in development. It is reasonable to rename the FLU to Future Land Use Map.
4	Land Use	Supports Goal 1 Objective 5 and land conservation(Goal 5) Edit 5.1, change continue to expand. Edit Action Item 5.1.2, change support to increase.	Goal 5	This is a reasonable request but needs to be determined by County Commission based on long term budget priorities.
5	General Edits, Land Use, & FLU	Completely rewrite the Plan, as it does not support values. Ask for a citizen's committee to review with County Commission. Remove Goal 1.4. Large lots should be Rural Agricultural and Rural Residential.	Goal 1, FLU	The Rural Residential and Rural Agricultural designations are based on the size of a parcel and are meant to provide a closer match to the existing Zoning Districts. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended.
6	Land Use and Watershed	Remove Goal 1.4, undermines zoning. Zoning is vital to protect JC. Weakens protection of water and groundwater. Encourages incompatible uses.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended.
7	Land Use	Remove Goal 1.4, opens too many changes. Make agriculture and conservation main goals.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. County Commission could reassess how to focus the Comprehensive Plan on agriculture and conservation. No change recommended.
8	Infrastructure and Solar Facilities	PATH needs to be addressed in comp plan, solar restrictions.	Goal 1	Transmission lines are considered essential utilities and the County does not have authority over them. The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.

9	Plan Recommendations	The Plan should not just call for updates to ordinances but it should also contain the proposed changes for public review. Action Item 1.1.3 should be removed because the public has not been made aware of what possible text amendments this item is calling for.	Goal 1	There is currently no draft to the ordinances prepared. The Plan recommends an update to the Subdivision and Zoning Ordinances so the process to revise the ordinances can be the next priority following the adoption of the Comprehensive Plan.
10	Land Use and FLU	Disappointed with lack of citizen's input. Pro development vs pro resources. Remove Goal 1.4. FLU Guide should be FLU Map. Add paragraph for perserving beauty of County. Add sinkhole or karst map. Comprehensive Water Study.	Goal 1 & 9	Action Item 9.1.2 speaks to holding a water study. Staff Language about preserving the beauty of the County could be added to the Plan but staff would need specific direction on how to proceed. It is a reasonable request to change the FLU from a guide to a map. County Commission should consider the intent of an additional map before looking to incorporate a sinkhole/karstic map.
11	Land Use	Remove Goal 1.4 as it opens the door to any and all text amendments by providing textual backing in the Comprehensive Plan. Agriculture and Land Preservation should remain in all zones.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.
12	FLU	FLU Guide should be FLU Map as explained in WV Code.	FLU	It is a reasonable request to change the FLU from a guide to a map.
13	Solar facilities	Add Objective 1.5 to prohibit all further development of utility solar projects that does not have a vested right to proceed with development of its project by 2025. Immediately enact a text amendment to County Zoning Ordinance to include utility scale solar facilities	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
14	Land Use	Update 2035 Comp Plan, not create new plan. Edit goal 1 to include land rights. Remove goal 1.4. Goal 1 discusses rural cluster but not common uses that are agriculture compatible in scale with intensity. Define intensity. Cut "Program" from Goal 5.	Goal 1 & 5	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. It is a reasonable request to define "intensity." The use of "Program" in Goal 5 is to speicifically refer to the current programs focused on conservation.
15	Conservation	No outreach for conservation. Completely redo comp plan. Nothing towards creating economic system with low impact jobs.	Goal 5 & 12	It is a reasonable request to add additional language regarding low impact jobs.
16	Land Use	Edit goal 3 to have more ag input. Account for transition areas. Remove Goal 1.4.	Goal 1 & 3	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. Transition areas between dissimilar Zoning Districts is not part of the Plan and such inclusion would require significant rewrites of the Plan and reconsideration of the FLU.

17	Land Use	Too different from 2035 Plan. Edit Goal 3 to value land. Remove Goal 1.4. Receive more public input on plan.	Goal 1 & 3	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.
18	Land Use & Watersheds	Remove Goal 1.4. Highlight the importance of protecting watersheds and groundwater.	Goal 1 & 9	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. It is a reasonable request to highlight watersheds but would require specific instruction to staff on the desired change.
19	Solar Facilities & Watersheds	Add karst topography to the maps. Impact of removing massive amounts of water will have huge impact. Wants solar in parking lots and on flat roof buildings before fields.	Goal 1 & 9	County Commission would need to provide specific instructions on which map would have karst topography added to it. The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
20	Tourism	Tourism and agriculture tourism need to be part of County's future. Objective 1.4 opens up the door to unchecked development and needs to be removed.	Goal 3 & 6	Agritourism is discussed in goals 3 and 5. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.
21	Watersheds	Objects to commercialization of natural resources. Pro historical character. Objects to bottling facility in Jefferson County and requests 3rd party EPA oversight of the project and depiction of the chemical plume present on the site. The Comprehensive Plan appears to support the bottling facility.	Goal 6	No change recommended.
22	Land Use and FLU	Remove Goal 1.4. Rewrite second sentence on page 18. Change FLU Guide to FLU Map. Include language to preserve natural resources, prime farmland, limit solar facilities, reduce large scale housing developments. Infrastructure is already strained.	Goal 1 & FLU	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
23	Infrastructure and Recreation	Remove Goal 1.4. Edit Objective 2 to say "Public transit". Require traffic study in Objective 7. Require groundwater study every 5-10 years in Objective 9. Wants more co-op with Parks & Rec	Goal 1, 2, 7, 9, & 11.	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. The need for a traffic study is project specific and determined by the DOH.

24	Recreation	Wants more co-op with Parks & Rec. Not comprehensive enough. No trail connectivity. More focus on bike safety. Establishment of mountain bike trails.	Goal 11 & 16	The Plan supports coordination with recreation providers and long term connectivity between trails and paths.
25	Land Use	Remove Objective 1.4. Zoning needs to be consistent. Zoning affects everyone.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.
26	Transportation and Agriculture	Pro rural and agricultural. Works in Ashburn, concerned over data centers and urbanization. Wants less traffic in County.	Goal 2 & 3	Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts. No change recommended.
27	Land Use and Watershed	Growth is too fast in county. Comp Plan sounds like sticky notes vs a full plan. Wants long term vision for County. Wants higher water quality.	Goal 2 & 9	Goal 2 speaks to focusing high density development in the preferred growth areas to prevent development where supporting infrastructure does not exist.
28	Land Use and General Edits	Past 2 years not stable. New County Commission can fix previous problems. Wants edits to 2035 vs rewritten plan. Need to not let people go rogue. Remove Objective 1.4	Goal 1	The 2045 Comprehensive Plan comes from 2 years of writing and public input. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.
29	Schools	Voted for zoning to preserve the character of the County. Impact fees should have lowered the tax burden on existing residents to fund the schools.	Goal 10	It is a reasonable request to modify the explanation of impact fees as a result of recent changes.
Written Comments	Topic	Comment	Section in Draft Plan	Staff Comment
27	Good Governance	There appears to be no collaboration between the Planning Department and other departments, organizations, and agencies in the County. The plan looks more like sticky notes from prior public meetings and stuck them together.	Goal 8	This is a reasonable request but inter department communication related Action Items need to be determined by County Commission.
27	Preservation	The county is rich in history and natural resources yet very little was discussed on how to protect them.	Goal 4	Goal 4 discusses historic sites and their importance to the County.
27	Good Governance	There have been many things that have happened in the past 15 years that were not the will of the people, but more the county government making short sighted decisions.	Goal 8	No change recommended.
30	Housing and Medical Care	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.	Goal 15 & 17	Housing in the County, particularly senior living is discussed in Goal 17.

30	Land Use	Remove the phrase "By Property Right"	Goal 2	In the recommended draft this phrase is not used.
31	Land Use	Consult with incorporated towns regarding properties in the surrounding area being changed on FLU Guide.	FLU	The FLU is not changed after the Comprehensive Plan is adopted unless by the full amendment process. County Commission can consult with the municipalities regarding the FLU prior to adoption if desired.
32	FLU	Designate Rippon Landing lots on the East Side of the Route 340 construction as "Residential or Commercial" on FLU Guide.	FLU	Based on the lot size and lack of access to water and sewer staff advises that the described Rippon Land lots should retain/be designated as Rural Residential. County Commission can identify the area as part of the Rippon/340 South PGA without designating the parcels as Residential Commercial.
9, 11, 17, 22, 28, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176	Land Use; 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.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.	

<p>9, 11, 17, 22, 28, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176</p>	<p>Land Use; 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.</p>	<p>Goal 1</p>	<p>This is a reasonable request but needs to be determined by County Commission based on long term priorities.</p>
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<p>9, 11, 17, 22, 28, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 131, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176</p>		<p>FLU; 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.</p>	<p>FLU Guide</p>	<p>It is a reasonable request to change the FLU from a guide to a map.</p>
Written Comments	Topic	Comment	Section in Draft Plan	Staff Comment
33	FLU	Classify certain parcels surrounded by Rural/ Agricultural designation as Rural/Agricultural on FLU Guide	FLU Guide	The Rural Residential and Rural Agricultural designations are based on the size of a parcel and are meant to provide a closer match to the existing Zoning Districts.

23	Transportation	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.	Goal 7	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.
23	Transportation	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.	Goal 7	Notice requirements for subdivisions and site developments can be increased and could be included in the update of the Subdivision ordinance. Per the Subdivision Regulations, DOH determines the need for a traffic impact study.
23	Watersheds	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.	Goal 9	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. It is a reasonable request to consider requirements for a water study in the Subdivision ordinance and such a requirement could be included in the update of the Subdivision ordinance.

23	Recreation	For Goal 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 grow 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.	Goal 11	It is a reasonable request to modify the explanation of impact fees as a result of recent changes.
23	Interconnectivity	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."	Goal 16	No change recommended.
34	General Edits	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.	Mission statement	This is a reasonable request. Planning Commission decided to not include a written letter at the beginning of the Plan as part of focusing the Plan.
34	Conservation	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.	Mission statement	No change recommended.
9	Partners and Agencies	Please include the Jefferson County Health Department with in the Partner Agencies and Organizations list.	Table of Contents	The Jefferson County Health Department is now included as a Key Player.
9	General Edits	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.	Theme 1	Adoption of the Comprehensive Plan will not approve any text amendments to the Subdivision or Zoning ordinances.

9	Land Use	Update language to ".....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."	Goal 1	Similar language is already present in Objective 1.3.
9	Land Use	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.	Goal 1	Removing the Major Industrial Zoning District is a result of public input asking to avoid industrial developments. The Planned Neighborhood zoning district is not in use and the concept needs to be reevaluated.
9	Land Use	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.	Goal 1	The Planning Commission has identified a gap in zoning districts, particularly for lower density residential zoning and mixed residential and commercial zoning districts. None of the text of these hypothetical districts have been written at this time and would go through the text amendment process prior to adoption.
9	Land Use	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.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended.
9	Land Use	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	Goal 1	Similar language is already present in Objective 1.3.
9	Infrastructure	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 2	No change recommended.

9	Land Use	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.	Goal 3	This Action Item came from meetings with the agricultural community on how to retain the viability of farming operations. No change recommended.
9	Recreation	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 11	This request would be most suited to be included in the narrative of Goal 11 as such an arrangement is not barred and would be undertaken by recreation providers who have not spoken to this opportunity in the past.
9	Good Governance	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 8	This Action Item is a reasonable request if this meets the long term priorities of County Commission.
9	Watersheds	Please remove the word “voluntary” from watershed regulations.	Goal 9	The original intent of Planning Commission in making watershed related Objectives and Action Items as voluntary efforts was to not overstep what the county controls over what the state controls.
9	Watersheds	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.	Goal 9	The County has a stormwater ordinance that utilizes best practices for management of karst terrain and the Chesapeake Bay.
9	Watersheds	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.	Goal 9	The County has a stormwater ordinance that utilizes best practices for management of karst terrain and the Chesapeake Bay.

9	Watersheds	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 9	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.
	Recreation	Support the expansion of park lands, adoption of Master Plans and existing park utilization.	Goal 11	This can be found in Objective 11.3.
	General Edits	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	Goal 15	The Jefferson County Health Department is now included as a Key Player.
130	Land Use	Solar and data center facilities do not benefit the county	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts. No change recommended.
17	Watersheds	2045 Plan should address the geohydrology of Jefferson County, including water availability and quantity.	Goal 9	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated.

132	Agriculture	Add the following to 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	Similar language regarding cluster subdivisions exist in the Goal 1 narative.
132	Preservation	Amend Goal 5 to "Encourage land and water conservation, viewshed and open space to help preserve the rural character of Jefferson County."	Goal 5	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated.
132	Agriculture	Add new objective saying "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."	Goal 5	This proposed objective could conflict with Objective 3.4. No change recommended.
132	General Edits	Add definitions for Intensity, Open Space, Rural, Quality of Life, and Viewshed	Table of Contents	It is reasonable to define Intensity and Open Space. Rural Character is defined. Viewshed is not used in the Plan.
133	FLU	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.	FLU	Water and sewer have the potential to be accessible in the area. No change recommended.
133	FLU	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.	FLU	Changing the desigantion of a parcel on the FLU does not change the Zoning of a parcel. The Envision Jefferson 2035 plan did reflect the parcel as Office Commercial.

133	Watersheds	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.	Goal 9	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.
133	Transportation	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.	Goal 7	This is a reasonable concern to add to the Highway Problem Areas map.
133	Infrastructure	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.	Goal 2	Goal 2 speaks to focusing high density development in the preferred growth areas to prevent development where supporting infrastructure does not exist.
133	Solar Facilities	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.	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
133	Land Use	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.	Goal 2	Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts. No change recommended.
11	Preservation	Elevate the Importance of Preserving the Beauty of the County	Goal 6	No change recommended.
11	Watersheds	Add a Sinkhole or Karst Feature Map	Goal 9	County Commission should consider the intent of an additional map before looking to incorporate a sinkhole/karstic map.
11	Watersheds	Clarify that the Water Study Should be a Comprehensive Groundwater Study	Goal 9	This is a reasonable request if this is the type of study intended by County Commission.
11	General Edits	Include the Health Department as a "Key Player"	Table of Contents	The Jefferson County Health Department is now included as a Key Player.

134	Land Use	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.	Goal 2	This is a reasonable request but if added should be placed in Goal 2's narrative as information.
134	Land Use	Include sentences "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." in the introduction to “Quality Land Use and Growth Management,” on page 10	Page 10	This is a reasonable request but if added should be placed in Goal 2's narrative. Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts.

134	Land Use	Add the following to page 16: "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."	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
134	Land Use	Petition for Immediate Action to Suspend Consideration of Solar Projects Pending Adoption of the 2045 Comprehensive Plan and New Solar Facility Standards	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. Should County Commission consider action to suspend consideration of projects, staff should be given specific instructions on how to proceed. No change recommended.
134	General Edits	Agree with commenters who have urged the Commission to restore "beauty" to the Comprehensive Plan which is nowhere in the current draft.	Goal 6	Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.

134	General Edits	This section should be retitled "Introduction," a term that better reflects its content.	Executive Summary	No change recommended.
134	General Edits	Without topical headings at the level of goals, objectives, and maps, the Plan is virtually worthless. The Plan should be condensed 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.	Table of Contents	This is a reasonable request but County Commission would need to provide specific instructions to staff.
134	General Edits	On page 36 the green box, second sentence: "attractions to found in the county" is missing the word "be."	Theme 2	Staff agrees with the recommended edits.
134	General Edits	In the last sentence of page 55, the comma should be after "partners" rather than before it.	Goal 7	Staff agrees with the recommended edits.
134	General Edits	Grammer error regarding plans for future schools on page 66.	Goal 10	Staff agrees with the recommended edits.
136	Lnad Use	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?	Goal 2	No change recommended.
136	Preservation	The dark night sky preservation is important, to maintain wildlife circadian, as well as our own.	Goal 14	This is discussed in Goal 14. No change recommended.
136	Agriculture	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.	Goal 5	This is discussed in Goal 5. No change recommended.
136	Transportation	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?	Goal 7	No change recommended.
136	Infrastructure	Water and sewage are in jeopardy, from the excessive housing developments.	Goal 2	The Plan highlights the importance of coordinating with utility providers on new areas for service and supports ongoing maintenance.

136	Solar Facilities	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.	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
136	Water Use, Historic	Opposed to the proposed bottled water industry 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.	Goal 9	No change recommended.

Public Hearin	Topic	Comment	Section in Draft Plan	Staff Comment	Commission Action	Speakers	
1	Interconnectivity and General Edits	Action Item 3.4 repeats Action 3.3, reword is necessary from Pg. 34, 1. "Work with stakeholders to provide educational opportunities to promote the business of farming from generation to generation." Reword Objective 6.2 from Current Objective 6.2 "Develop connectivity to existing pedestrian and bike trails." to "Develop connectivity between existing National Park Service lands." Parks & Trails of Jefferson County, WV and Surrounding Areas map inaccurately depicts a nonexistent Route 9 Bike Path East. The reference to impact fees needs to be removed due to recent County Commission actions. The County digital calendar needs to be used. Within Goal 9 the words "encourage" and "voluntary" should be improved to "require". Flip Objectives 10.2 and 10.3 and increase the funding to libraries including the MCC library. No mention of Job Corps was made despite the discussion of vocational education. Due to demographic changes and funding formulas, EPTA will likely lose a large amount of federal funding. Suggestion to add an Objective 15.3 - Establish a Birthing Center in Jefferson County. Objective 16.5 should be amended to "Develop a path connecting Ranson, Charles Town, Bolivar, and Harpers Ferry to the AT and towpath." Several additional grammatical changes and historical notes were recommended.	Goals 3, 6, 9, 10, 15, and 16 and the Parks and Trails Map	The original Act. Item 3.4 was "Assess the need for regulatory changes based on new development proposals." It appears this was accidentally removed during correspondence with the designer contracted to format the Plan. Staff does not advise retaining Action Item 3.4 and instead use new language to address concerns that were vocalized in public input about similar action items within Goal 1. Revise Action Item 3.4 to, "Work with stakeholders to provide recommendations on potential amendments to policy and ordinances to promote uses compatible and complementary to agriculture in rural areas." The suggested edit does match the action item 6.2.1 but is more limited in scope and prioritizes a different direction. The original language for impact fees was written before the County Commission increase of those fees. Staff agrees that the change impact fees should be mentioned in the text. The Rt. 9 East Bike Path is classified by HEPMPPO as a Shared Lane or Bicycle Route and should be reflected on this map. No changes recommended to Objective 6.2, 9.1, 9.2, and 9.3, or the Parks & Trails map. The original intent of Planning Commission in making watershed related Objectives and Action Items as voluntary efforts was to not overstep what the county controls over what the state controls. Staff's understanding of the recommended change would be to better match action items 10.2.1 and 10.3.1 to the Objectives. If County Commission intends to increase funding to libraries, support in the Plan would provide additional credence for future requests over the next 20 years. If a birthing center objective is added an action item will also need to be written. No action is recommended regarding the birthing center and if it is a priority then the ground work needs to be set up. Staff agrees with all of the grammatical and historical notes.		Amanda Stroud	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.
2	Watersheds	Plan should include floodplains and streams on maps.	Hydrologic Map 2024, Future Land Use Guide	The FLU is a very visually complicated map and additional layers or zones would result in a less usable map. The floodplain layer can be enabled on the online map for those wishing to utilize both. No change recommended.		Colin Stein	
3	Land Use	Fix Goal 1 narrative regarding "not infringe on land rights of property owners" which would defeat zoning. Objective 1.4 too broad and should be removed. FLU Guide should be renamed FLU Map.	Goal 1, Future Land Use	The Goal 1 narrative specifically mentions the need to update the Subdivision Ordinance and the Zoning Ordinance. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended. The FLU was referred to as a Guide in the Envision Jefferson 2035 Plan. Staff originally referred to the FLU as a map but Planning Commission used guide to clarify its place in development. It is reasonable to		John Doyle	
4	Land Use	Supports Goal 1 Objective 5 and land conservation(Goal 5) Edit 5.1, change continue to expand. Edit Action Item 5.1.2, change support to	Goal 5	This is a reasonable request but needs to be determined by County Commission based on long term budget priorities.		Charlotte Baker-Shenk	
5	General Edits, Land Use, & FLU	Completely rewrite the Plan, as it does not support values. Ask for a citizen's committee to review with County Commission. Remove Goal 1.4. Large lots should be Rural Agricultural and Rural Residential.	Goal 1, FLU	The Rural Residential and Rural Agricultural designations are based on the size of a parcel and are meant to provide a closer match to the existing Zoning Districts. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended.		Jackie Milliron	
6	Land Use and Watershed	Remove Goal 1.4, undermines zoning. Zoning is vital to protect JC. Weakens protection of water and groundwater. Encourages incompatible uses.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended.		Mary Gee	
7	Land Use	Remove Goal 1.4, opens too many changes. Make agriculture and conservation main goals.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. County Commission could reassess how to focus the Comprehensive Plan on agriculture and conservation. No change recommended.		Phil Baker-Shenk	
8	Infrastructure and Solar Facilities	PATH needs to be addressed in comp plan, solar restrictions.	Goal 1	Transmission lines are considered essential utilities and the County does not have authority over them. The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.		Krista Edwards	

9	Plan Recommendations	The Plan should not just call for updates to ordinances but it should also contain the proposed changes for public review. Action Item 1.1.3 should be removed because the public has not been made aware of what possible text amendments this item is calling for.	Goal 1	There is currently no draft to the ordinances prepared. The Plan recommends an update to the Subdivision and Zoning Ordinances so the process to revise the ordinances can be the next priority following the adoption of the Comprehensive Plan.		Christine Marshall
10	Land Use and FLU	Disappointed with lack of citizen's input. Pro development vs pro resources. Remove Goal 1.4. FLU Guide should be FLU Map. Add paragraph for preserving beauty of County. Add sinkhole or karst map. Comprehensive Water Study	Goal 1 & 9	Action Item 9.1.2 speaks to holding a water study. Staff Language about preserving the beauty of the County could be added to the Plan but staff would need specific direction on how to proceed. It is a reasonable request to change the FLU from a guide to a map. County Commission should consider the intent of an additional map before looking to incorporate a sinkhole/karstic map.		Lynne Dulles
11	Land Use	Remove Goal 1.4 as it opens the door to any and all text amendments by providing textual backing in the Comprehensive Plan. Agriculture and Land Preservation should remain in all zones.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.		Christine Wimer
12	FLU	FLU Guide should be FLU Map as explained in WV	FLU	It is a reasonable request to change the FLU from a guide to a map.		Julianna Branya
13	Solar facilities	Add Objective 1.5 to prohibit all further development of utility solar projects that does not have a vested right to proceed with development of its project by 2025. Immediately enact a text amendment to County Zoning Ordinance to include utility scale solar facilities.	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.		Bob Aitchison
14	Land Use	Update 2035 Comp Plan, not create new plan. Edit goal 1 to include land rights. Remove goal 1.4. Goal 1 discusses rural cluster but not common uses that are agriculture compatible in scale with intensity. Define intensity. Cut "Program" from Goal 5.	Goal 1 & 5			Doug Rockwell
15	Conservation	No outreach for conservation. Completely redo comp plan. Nothing towards creating economic system with low impact jobs.	Goal 5 & 12			Danny Lutz
16	Land Use	Edit goal 3 to have more ag input. Account for transition areas. Remove Goal 1.4.	Goal 1 & 3			Cheryl Middleton
17	Land Use	Too different from 2035 Plan. Edit Goal 3 to value land. Remove Goal 1.4. Receive more public input on plan.	Goal 1 & 3			Tamar Kavalidjian-Liskey
18	Land Use & Watersheds	Remove Goal 1.4. Highlight the importance of protecting watersheds and groundwater.	Goal 1 & 9			Bob Tabb
19	Solar Facilities & Watersheds	Add karst topography to the maps. Impact of removing massive amounts of water will have huge impact. Wants solar in parking lots and on flat roof buildings before fields.	Goal 1 & 9	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.		Martin Burke
20	Tourism	Tourism and agriculture tourism need to be part of County's future. Objective 1.4 opens up the door to unchecked development and needs to be removed.	Goal 3 & 6			Natalie Grantham
21	Watersheds	Objects to commercialization of natural resources. Pro historical character. Objects to bottling facility in Jefferson County and requests 3rd party EPA oversight of the project and depiction of the chemical plume present on the site. The Comprehensive Plan appears to	Goal 6			Tina Michael
22	Land Use and FLU	Remove Goal 1.4. Rewrite second sentence on page 18. Change FLU Guide to FLU Map. Include language to preserve natural resources, prime farmland, limit solar facilities, reduce large scale housing developments. Infrastructure is already strained.	Goal 1 & FLU	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.		Rebecca Thompson
23	Infrastructure and Recreation	Remove Goal 1.4. Edit Objective 2 to say "Public transit". Require traffic study in Objective 7. Require groundwater study every 5-10 years in Objective 9. Wants more co-op with Parks & Rec.	Goal 1, 2, 7, 9, & 11.			Zach Holland
24	Recreation	Wants more co-op with Parks & Rec. Not comprehensive enough. No trail connectivity. More focus on bike safety. Establishment of mountain bike	Goal 11 & 16			Alden Roth
25	Land Use	Remove Objective 1.4. Zoning needs to be consistent. Zoning affects everyone.	Goal 1			Jeffrey Foggy
26	Transportation and Agriculture	Pro rural and agricultural. Works in Ashburn, concerned over data centers and urbanization. Wants less traffic in County.	Goal 2 & 3			Don Redman
27	Land Use and Watershed	Growth is too fast in county. Comp Plan sounds like sticky notes vs a full plan. Wants long term vision for County. Wants higher water quality.	Goal 2 & 9			Elizabeth Shockley

28	Land Use and General Edits	Past 2 years not stable. New County Commission can fix previous problems. Wants edits to 2035 vs rewritten plan. Need to not let people go rogue. Remove	Goal 1			Jeff Hetrick
29	Schools	Voted for zoning to preserve the character of the County. Impact fees should have lowered the tax burden on existing residents to fund the schools.	Goal 10			Tim Smith
Pre Presentation to	Topic	Comment	Section and/or Current Language in	Staff Comment	Commission Action	
27	Good Governance	There appears to be no collaboration between the Planning Department and other departments, organizations, and agencies in the County. The plan looks more like sticky notes from prior public meetings and stuck them together.	Goal 8			Elizabeth Shockley
27	Preservation	The county is rich in history and natural resources yet very little was discussed on how to protect them.	Goal 6			Elizabeth Shockley
27	Good Governance	There have been many things that have happened in the past 15 years that were not the will of the people, but more the county government making short sighted decisions.	Goal 8			Elizabeth Shockley
30	Housing and Medical Care	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.	Goal 15 & 17			Jean Zigler
30	Land Use	Remove the phrase "By Property Right"	Goal 2			Jean Zigler
31	Land Use	Consult with incorporated towns regarding properties in the surrounding area being changed on FLU Guide.	FLU			James Gatz
32	FLU	Designate Rippon Landing lots on the East Side of the Route 340 construction as "Residential or Commercial" on FLU Guide.	FLU			Lucy Athey
9, 11, 17, 22, 28, 34, 36, 37, 28	Land Use	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.	Goal 1			
9, 11, 17, 22, 28, 34, 36, 37, 28	Land Use	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.	Goal 1			
9, 11, 17, 22, 28, 34, 36, 27	FLU	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.	FLU Guide	It is a reasonable request to change the FLU from a guide to a map.		
#	Topic	Comment	Section and/or Current Language in	Staff Comment	Commission Action	
33	FLU	Classify certain parcels surrounded by Rural/Agricultural designation as Rural/Agricultural on FLU Guide	FLU Guide	The Rural Residential and Rural Agricultural designations are based on the size of a parcel and are meant to provide a closer match to the existing Zoning Districts.		Mike Kanehal

23	Transportation	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	Goal 7	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.		Mike Kanehal
23	Transportation	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.	Goal 7			Mike Kanehal
23	Watersheds	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	Goal 9			Mike Kanehal
23	Recreation	For Goal 11 on page 70, I suggest adding text about am 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 grow of Jefferson County. The adjacent states make much more money off these impacts fees than Jefferson, and it is time we get those	Goal 11			Mike Kanehal
23	Interconnectivity	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	Goal 16			Mike Kanehal
34	General Edits	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.	Mission statement			Mike Kanehal
34		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.	Mission statement			Mike Kanehal
9	Partners and Agencies	Please include the Jefferson County Health Department with in the Partner Agencies and Organizations list.	Table of Contents			Christine Marshall
9	General Edits	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.	Theme 1			Christine Marshall

9	Land Use	Update language to "...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 appropriate growth to occur within	Goal 1			Christine Marshall
9	Land Use	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	Goal 1			Christine Marshall
9	Land Use	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	Goal 1			Christine Marshall
9	Land Use	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.	Goal 1			Christine Marshall
9	Land Use	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	Goal 1			Christine Marshall
9	Infrastructure	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 2			Christine Marshall
9	Land Use	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	Goal 3			Christine Marshall
9	Recreation	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 11			Christine Marshall
9	Good Governance	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 development regulations	Goal 8			Christine Marshall
9	Watersheds	Please remove the word "voluntary" from watershed regulations.	Goal 9			Christine Marshall
9	Watersheds	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	Goal 9			Christine Marshall
9	Watersheds	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	Goal 9			Christine Marshall

9	Watersheds	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 9			Christine Marshall
	Recreation	Support the expansion of park lands, adoption of Master Plans and existing park utilization.	Goal 11			Christine Marshall
	General Edits	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	Goal 15			Christine Marshall
130	Land Use	Solar and data center facilities do not benefit the county	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts. No change recommended.		David Wellington
17	Watersheds	2045 Plan should address the geohydrology of Jefferson County, including water availability and quantity.	Goal 9			Tamar Kavaldjan-Liskey
132	Agriculture	Add the following to 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			Carol Rockwell
132	Preservation	Amend Goal 5 to "Encourage land and water conservation, viewshed and open space to help preserve the rural character of Jefferson County."	Goal 5			Carol Rockwell
132	Agriculture	Add new objective saying "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."	Goal 5			Carol Rockwell
132	General Edits	Add definitions for Intensity, Open Space, Rural, Quality of Life, and Viewshed	Table of Contents			Carol Rockwell
133	FLU	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	FLU			Don Garrette

133	FLU	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.	FLU			Don Garrette
133	Watersheds	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.	Goal 9			Don Garrette
133	Transportation	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.	Goal 7			Don Garrette
133	Infrastructure	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	Goal 2			Don Garrette
133	Solar Facilities	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.	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.		Don Garrette
133	Land Use	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.	Goal 2			Don Garrette
11	Preservation	Elevate the Importance of Preserving the Beauty of the County	Goal 6			Don Garrette
11	Watersheds	Add a Sinkhole or Karst Feature Map	Goal 9			Don Garrette
11	Watersheds	Clarify that the Water Study Should be a Comprehensive Groundwater Study	Goal 9			Don Garrette
11	General Edits	Include the Health Department as a "Key Player"	Table of Contents			Don Garrette
134	Land Use	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.	Goal 2			Krista Edwards
134	Land Use	Include sentences "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." in the introduction to "Quality Land Use and Growth Management," on page 10	Page 10			Krista Edwards

134	Land Use	Add the following to page 16: "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, agrovoltaics, 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	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.		Krista Edwards
134		Petition for Immediate Action to Suspend Consideration of Solar Projects Pending Adoption of the 2045 Comprehensive Plan and New Solar Facility Standards		The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. Should County Commission consider action to suspend consideration of projects, staff should be given specific instructions on how to proceed. No change recommended.		Krista Edwards
134	General Edits	Agree with commenters who have urged the Commission to restore "beauty" to the Comprehensive Plan which is nowhere in the current draft.	Goal 6	Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.		Krista Edwards
134	General Edits	This section should be retitled "Introduction," a term that better reflects its content.	Executive Summary	No change recommended.		Krista Edwards
134	General Edits	Without topical headings at the level of goals, objectives, and maps, the Plan is virtually worthless. The Plan should be condensed 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	Table of Contents	This is a reasonable request but County Commission would need to provide specific instructions to staff.		Krista Edwards
134	General Edits	On page 36 the green box, second sentence: "attractions to found in the county" is missing the word	Theme 2	Staff agrees with the recommended edits.		Krista Edwards
134	General Edits	In the last sentence of page 55, the comma should be after "partners" rather than before it.	Goal 7	Staff agrees with the recommended edits.		Krista Edwards
134	General Edits	Grammar error regarding plans for future schools on page 66.	Goal 10	Staff agrees with the recommended edits.		Krista Edwards
136	Lnad Use	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?	Goal 2	No change recommended.		Wendy Rodkey
136	Preservation	The dark night sky preservation is important, to maintain wildlife circadian, as well as our own.	Goal 14	This is discussed in Goal 14. No change recommended.		Wendy Rodkey
136	Agriculture	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.	Goal 5	This is discussed in Goal 5. No change recommended.		Wendy Rodkey
136	Transportation	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?	Goal 7	No change recommended.		Wendy Rodkey
136	Infrastructure	Water and sewage are in jeopardy, from the excessive housing developments.	Goal 2	The Plan highlights the importance of coordinating with utility providers on new areas for service and supports ongoing maintenance.		Wendy Rodkey

136	Solar Facilities	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	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.		Wendy Rodkey
136	Water Use, Historic	Opposed to the proposed bottled water industry 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	Goal 9	No change recommended.		Wendy Rodkey

Amanda Stroud
Colin Stein
John Doyle
Charlotte Baker-Shenk
Jackie Milliron
Mary Gee
Phil Baker-Shenk
Krista Edwards
Christine Marshall
Lynne Dulles
Christine Wimer
Julianna Branya
Bob Aitchison
Doug Rockwell
Danny Lutz
Cheryl Middleton
Tamar Kavaldjian-Liskey
Bob Tabb
Martin Burke
Natalie Grantham
Tina Michael
Rebecca Thompson
Zach Holland
Alden Roth
Jeffrey Foggy
Don Redman
Elizabeth Shockley
Jeff Retrick
Tim Smith
Jean Zigler
James Gatz
Lucy Athey
Mike Kanehal
Carol DiSalvo
Theresa Noel
Ali Printz
Anna Cook
Charles Printz
Charlotte Fremaux
Christina Melocik
David Maxfield
Diana Mullis
Donna Printz
Doreen Voigt
Emily Dragon
Greg Howle
Jennifer Jones
Joanne Bario
John Arrowsmith
John Cisar
Kraig Benson
Laura Levesque
Linda Zwobota

Mark Muse
Rebecca Phipps
Sarah Howle
Sharon & Michael Helman-Harman
Stephen Berzinskas
Terry Tucker
Theresa Stogner
Tony Degenhardt
Windsong Bergman
Anne Teresa
Barbara Milleson
Beth Rosenberg
Carlo Olivares
Dana Clark
David Barrett
David Cooper
Dennis Hatcher
Elizabeth Boone
Elizabeth Wisecarver
Esther Murphy
Jennifer King
Kathleen Lloyd
Kathryn Bellacosa
Kendra Clark
L Hardy Mason
Lance Dom
Laura Degenhardt
Lori Simmons
Nicola Bastian
Patty Bain Bachner
Ruth Hatcher
Sandy Burdick
Susan Snyder
Valerie Smith
John Bachner
Barbara Spicher
Nancy Adams
Suzanne Patrick
George Caprio Jr
Joanne Masemer
Miriam Caprio
Danielle Ford
Pamela Rowley
Linda Layne
David Rampy
Leah Rampy
Lindsay McLaughlin
Rose Wilson
Amy Piedrahita
Callie Fulmer
Kathy Lloyd
Laurie Allen
Marcie Rhoads

Margaret Tice
Meghan Rucker
Michael Simms
Ralph Scorza
Richard Urban
Susan Biggs
Andrew Long
Cathy Luistro
E Temple
Irene Yates
James Wiltshire
Jason Blough
Leanna Casebere
Michele Blough
Addison Reese
Greg Yuhasz
Jane Zinstein
Josh Allen
Laurel Parker
Lizz Temple
Martha Sullivan
Sarah Burdick
Lisa Payne
David Wellington
Barbara Milano-Keegan
Carol Rockwell
Don Garrette
Krista Edwards
Robert Pitcher
Wendy Rodkey
Alana Flynn
Donna Eby
Ellen Murphy
Galia Poston
John Noel
Kay Schultz
Marie Uehling
Nicole Lloyd
Siri McDonald
Terry Thorson
Walter Chatham
Richard and Sara Everingham
Amy Hartman
AnnaMary Walsh
George Rutherford
Kit McGinnis
Mike Briers
Peter Milcetic
Rebecca Sarich
Sonya Evanisko
Barbara Bergman
Carrie Messenger
Darlene Donaldson

Evelyn Gettys
Gale Seiler
Gary Donley
Judith Wiles
Loraine Strait
Lorenzo Benedict
Renny Smith
Robin Mullican
Suellen Myers
Susan Topping
Chip Dorsey
Diana Oddenino
Jonathan Moss
Maria Parisi
Natasha Baihly
Sharon Martin
Susan Cardella

Public Hearing	Topic	Comment	Section in Draft Plan	Staff Comment
1	Interconnectivity and General Edits	Action Item 3.4 repeats Action 3.3, reword is necessary from Pg. 34, 1. "Work with stakeholders to provide educational opportunities to promote the business of farming from generation to generation." Reword Objective 6.2 from Current Objective 6.2 "Develop connectivity to existing pedestrian and bike trails." to "Develop connectivity between existing National Park Service lands." Parks & Trails of Jefferson County, WV and Surrounding Areas map inaccurately depicts a nonexistent Route 9 Bike Path East. The reference to impact fees needs to be removed due to recent County Commission actions. The County digital calendar needs to be used. Within Goal 9 the words "encourage" and "voluntary" should be improved to "require". Flip Objectives 10.2 and 10.3 and increase the funding to libraries including the MCC library. No mention of Job Corps was made despite the discussion of vocational education. Due to demographic changes and funding formulas, EPTA will likely lose a large amount of federal funding. Suggestion to add an Objective 15.3 - Establish a Birthing Center in Jefferson County. Objective 16.5 should be amended to "Develop a path connecting Ranson, Charles Town, Bolivar, and Harpers Ferry to the AT and towpath."	Goals 3, 6, 9, 10, 15, and 16 and the Parks and Trails Map	The original Act. Item 3.4 was "Assess the need for regulatory changes based on new development proposals." It appears this was accidentally removed during correspondence with the designer contracted to format the Plan. Staff does not advise retaining Action Item 3.4 and instead use new language to address concerns that were vocalized in public input about similar action items within Goal 1. Revise Action Item 3.4 to, "Work with stakeholders to provide recommendations on potential amendments to policy and ordinances to promote uses compatible and complementary to agriculture in rural areas." The suggested edit does match the action item 6.2.1 but is more limited in scope and prioritizes a different direction. The original language for impact fees was written before the County Commission increase of those fees. Staff agrees that the change impact fees should be mentioned in the text. The Rt. 9 East Bike Path is classified by HEPMPO as a Shared Lane or Bicycle Route and should be reflected on this map. No changes recommended to Objective 6.2, 9.1, 9.2, and 9.3, or the Parks & Trails map. The original intent of Planning Commission in making watershed related Objectives and Action Items as voluntary efforts was to not overstep what the county controls over what the state controls. Staff's understanding of the recommended change would be to better match action items 10.2.1 and 10.3.1 to the Objectives. If County Commission intends to increase funding to libraries, support in the Plan would provide additional credence for future requests over the next 20 years. If a birthing center objective is added an action item will also need to be written. No action is
2	Watersheds	Plan should include floodplains and streams on maps.	Hydrologic Map 2024, FLU	The FLU is a very visually complicated map and additional layers or zones would result in a less usable map. The floodplain layer can be enabled on the online map for those wishing to utilize both. <u>No change recommended.</u>
3	Land Use	Fix Goal 1 narrative regarding "not infringe on land rights of property owners" which would defeat zoning. Objective 1.4 too broad and should be removed. FLU Guide should be renamed FLU Map.	Goal 1, Future Land Use	The Goal 1 narrative specifically mentions the need to update the Subdivision Ordinance and the Zoning Ordinance. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended. The FLU was referred to as a Guide in the Envision Jefferson 2035 Plan. Staff originally referred to the FLU as a map but Planning Commission used guide to <u>clarify its place in development. It is reasonable to rename the FLU to Future</u>
4	Land Use	Supports Goal 1 Objective 5 and land conservation(Goal 5) Edit 5.1, change continue to expand. Edit Action Item 5.1.2, <u>change support to increase.</u>	Goal 5	This is a reasonable request but needs to be determined by County Commission based on long term budget priorities.
5	General Edits, Land Use, & FLU	Completely rewrite the Plan, as it does not support values. Ask for a citizen's committee to review with County Commission. Remove Goal 1.4. Large lots should be Rural Agricultural and Rural Residential.	Goal 1, FLU	The Rural Residential and Rural Agricultural designations are based on the size of a parcel and are meant to provide a closer match to the existing Zoning Districts. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process <u>prior to any changes. No change recommended.</u>

6	Land Use and Watershed	Remove Goal 1.4, undermines zoning. Zoning is vital to protect JC. Weakens protection of water and groundwater. Encourages incompatible uses.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. <u>No change recommended.</u>
7	Land Use	Remove Goal 1.4, opens too many changes. Make agriculture and conservation main goals.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. County Commission could reassess how to focus the Comprehensive <u>Plan on agriculture and conservation. No change recommended.</u>
8	Infrastructure and Solar Facilities	PATH needs to be addressed in comp plan, solar restrictions.	Goal 1	Transmission lines are considered essential utilities and the County does not have authority over them. The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. <u>No change recommended.</u>
9	Plan Recommendations	The Plan should not just call for updates to ordinances but it should also contain the proposed changes for public review. Action Item 1.1.3 should be removed because the public has not been made aware of what possible text amendments this item is calling for.	Goal 1	There is currently no draft to the ordinances prepared. The Plan recommends an update to the Subdivision and Zoning Ordinances so the process to revise the ordinances can be the next priority following the adoption of the Comprehensive Plan.
10	Land Use and FLU	Disappointed with lack of citizen's input. Pro development vs pro resources. Remove Goal 1.4. FLU Guide should be FLU Map. Add paragraph for perserving beauty of County. Add sinkhole or karst map. Comprehensive Water Study.	Goal 1 & 9	Action Item 9.1.2 speaks to holding a water study. Staff Language about preserving the beauty of the County could be added to the Plan but staff would need specific direction on how to proceed. It is a reasonable request to change the FLU from a guide to a map. County Commission should consider the intent <u>of an additional map before looking to incorporate a sinkhole/karstic map.</u>
11	Land Use	Remove Goal 1.4 as it opens the door to any and all text amendments by providing textual backing in the Comprehensive Plan. Agriculture and Land Preservation should remain in all zones.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.
12	FLU	FLU Guide should be FLU Map as explained in WV Code.	FLU	It is a reasonable request to change the FLU from a guide to a map.
13	Solar facilities	Add Objective 1.5 to prohibit all further development of utility solar projects that does not have a vested right to proceed with development of its project by 2025. Immediately enact a text amendment to County Zoning Ordinance to include utility scale solar facilities	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
14	Land Use	Update 2035 Comp Plan, not create new plan. Edit goal 1 to include land rights. Remove goal 1.4. Goal 1 discusses rural cluster but not common uses that are agriculture compatible in scale with intensity. Define intensity. Cut "Program" from Goal 5.	Goal 1 & 5	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. It is a reasonable request to define "intensity." The use of "Program" in Goal 5 is to <u>sneicifically refer to the current programs focused on conservation.</u>
15	Conservation	No outreach for conservation. Completely redo comp plan. Nothing towards creating economic system with low impact	Goal 5 & 12	It is a reasonable request to add additional language regarding low impact jobs.

16	Land Use	Edit goal 3 to have more ag input. Account for transition areas. Remove Goal 1.4.	Goal 1 & 3	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. Transition areas between dissimilar Zoning Districts is not part of the Plan and such inclusion would require significant rewrites of the Plan and
17	Land Use	Too different from 2035 Plan. Edit Goal 3 to value land. Remove Goal 1.4. Receive more public input on plan.	Goal 1 & 3	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any
18	Land Use & Watersheds	Remove Goal 1.4. Highlight the importance of protecting watersheds and groundwater.	Goal 1 & 9	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. It is a reasonable request to highlight watersheds but would require specific instruction to staff on the desired change.
19	Solar Facilities & Watersheds	Add karst topography to the maps. Impact of removing massive amounts of water will have huge impact. Wants solar in parking lots and on flat roof buildings before fields.	Goal 1 & 9	County Commission would need to provide specific instructions on which map would have karst topography added to it. The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change
20	Tourism	Tourism and agriculture tourism need to be part of County's future. Objective 1.4 opens up the door to unchecked development and needs to be removed.	Goal 3 & 6	Agritourism is discussed in goals 3 and 5. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.
21	Watersheds	Objects to commercialization of natural resources. Pro historical character. Objects to bottling facility in Jefferson County and requests 3rd party EPA oversight of the project and depiction of the chemical plume present on the site. The Comprehensive Plan appears to support the bottling facility.	Goal 6	No change recommended.
22	Land Use and FLU	Remove Goal 1.4. Rewrite second sentence on page 18. Change FLU Guide to FLU Map. Include language to preserve natural resources, prime farmland, limit solar facilities. reduce large scale housing developments.	Goal 1 & FLU	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
23	Infrastructure and Recreation	Remove Goal 1.4. Edit Objective 2 to say "Public transit". Require traffic study in Objective 7. Require groundwater study every 5-10 years in Objective 9. Wants more co-op with Parks & Rec	Goal 1, 2, 7, 9, & 11.	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. The need for a traffic study is project specific and determined by the
24	Recreation	Wants more co-op with Parks & Rec. Not comprehensive enough. No trail connectivity. More focus on bike safety. Establishment of mountain bike trails.	Goal 11 & 16	The Plan supports coordination with recreation providers and long term connectivity between trails and paths.
25	Land Use	Remove Objective 1.4. Zoning needs to be consistent. Zoning affects everyone.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any
26	Transportation and Agriculture	Pro rural and agricultural. Works in Ashburn, concerned over data centers and urbanization. Wants less traffic in County.	Goal 2 & 3	Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts. No change recommended.

27	Land Use and Watershed	Growth is too fast in county. Comp Plan sounds like sticky notes vs a full plan. Wants long term vision for County. <u>Wants higher water quality.</u>	Goal 2 & 9	Goal 2 speaks to focusing high density development in the preferred growth areas to prevent development where supporting infrastructure does not exist.
28	Land Use and General Edits	Past 2 years not stable. New County Commission can fix previous problems. Wants edits to 2035 vs rewritten plan. Need to not let people go rogue. Remove Objective 1.4	Goal 1	The 2045 Comprehensive Plan comes from 2 years of writing and public input. The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require <u>research and review followed by the full text amendment process prior to any</u>
29	Schools	Voted for zoning to preserve the character of the County. Impact fees should have lowered the tax burden on existing residents to fund the schools.	Goal 10	It is a reasonable request to modify the explanation of impact fees as a result of recent changes.
Written Comments	Topic	Comment	Section in Draft Plan	Staff Comment
27	Good Governance	There appears to be no collaboration between the Planning Department and other departments, organizations, and agencies in the County. The plan looks more like sticky notes <u>from prior public meetings and stuck them together.</u>	Goal 8	This is a reasonable request but inter department communication related Action Items need to be determined by County Commission.
27	Preservation	The county is rich in history and natural resources yet very little was discussed on how to protect them.	Goal 4	Goal 4 discusses historic sites and their importance to the County.
27	Good Governance	There have been many things that have happened in the past 15 years that were not the will of the people, but more the <u>county government making short sighted decisions.</u>	Goal 8	No change recommended.
30	Housing and Medical Care	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.	Goal 15 & 17	Housing in the County, particularly senior living is discussed in Goal 17.
30	Land Use	Remove the phrase "By Property Right"	Goal 2	In the recommended draft this phrase is not used.
31	Land Use	Consult with incorporated towns regarding properties in the surrounding area being changed on FLU Guide.	FLU	The FLU is not changed after the Comprehensive Plan is adopted unless by the full amendment process. County Commission can consult with the <u>municipalities regarding the FLU prior to adoption if desired.</u>
32	FLU	Designate Rippon Landing lots on the East Side of the Route 340 construction as "Residential or Commercial" on FLU Guide.	FLU	Based on the lot size and lack of access to water and sewer staff advises that the described Rippon Land lots should retain/be designated as Rural Residential. County Commission can identify the area as part of the Rippon/340 South PGA <u>without designating the parcels as Residential Commercial.</u>

<p>9, 11, 17, 22, 28, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176</p>	<p>Land Use; 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.</p>	<p>Goal 1</p>	<p>The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes.</p>
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<p>9, 11, 17, 22, 28, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176</p>	<p>Land Use; 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.</p>	<p>Goal 1</p>	<p>This is a reasonable request but needs to be determined by County Commission based on long term priorities.</p>
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<p>9, 11, 17, 22, 28, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 131, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176</p>		<p>FLU; 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.</p>	<p>FLU Guide</p>	<p>It is a reasonable request to change the FLU from a guide to a map.</p>
Written Comments	Topic	Comment	Section in Draft Plan	Staff Comment
33	FLU	Classify certain parcels surrounded by Rural/ Agricultural designation as Rural/Agricultural on FLU Guide	FLU Guide	The Rural Residential and Rural Agricultural designations are based on the size of a parcel and are meant to provide a closer match to the existing Zoning
23	Transportation	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	Goal 7	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.

23	Transportation	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.	Goal 7	Notice requirements for subdivisions and site developments can be increased and could be included in the update of the Subdivision ordinance. Per the Subdivision Regulations, DOH determines the need for a traffic impact study.
23	Watersheds	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.	Goal 9	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. It is a reasonable request to consider requirements for a water study in the Subdivision ordinance and such a requirement could be included in the update of the Subdivision ordinance.
23	Recreation	For Goal 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 grow 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.	Goal 11	It is a reasonable request to modify the explanation of impact fees as a result of recent changes.
23	Interconnectivity	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."	Goal 16	No change recommended.
34	General Edits	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	Mission statement	This is a reasonable request. Planning Commission decided to not include a written letter at the beginning of the Plan as part of focusing the Plan.
34	Conservation	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.	Mission statement	No change recommended.

9	Partners and Agencies	Please include the Jefferson County Health Department with in the Partner Agencies and Organizations list.	Table of Contents	The Jefferson County Health Department is now included as a Key Player.
9	General Edits	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.	Theme 1	Adoption of the Comprehensive Plan will not approve any text amendments to the Subdivision or Zoning ordinances.
9	Land Use	Update language to ".....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 "	Goal 1	Similar language is already present in Objective 1.3.
9	Land Use	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.	Goal 1	Removing the Major Industrial Zoning District is a result of public input asking to avoid industrial developments. The Planned Neighborhood zoning district is not in use and the concept needs to be reevaluated.
9	Land Use	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.	Goal 1	The Planning Commission has identified a gap in zoning districts, particularly for lower density residential zoning and mixed residential and commercial zoning districts. None of the text of these hypothetical districts have been written at this time and would go through the text amendment process prior to
9	Land Use	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.	Goal 1	The intent of Objective 1.4 and Action Item 1.4.1 is to call out how additional land uses could be appropriate in different Zoning Districts but would require research and review followed by the full text amendment process prior to any changes. No change recommended.
9	Land Use	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	Goal 1	Similar language is already present in Objective 1.3.
9	Infrastructure	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 2	No change recommended.
9	Land Use	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	Goal 3	This Action Item came from meetings with the agricultural community on how to retain the viability of farming operations. No change recommended.

9	Recreation	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 <u>community gardens</u> .	Goal 11	This request would be most suited to be included in the narrative of Goal 11 as such an arrangement is not barred and would be undertaken by recreation providers who have not spoken to this opportunity in the past.
9	Good Governance	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 <u>Plan and zoning and ordinance text amendments</u> .	Goal 8	This Action Item is a reasonable request if this meets the long term priorities of County Commission.
9	Watersheds	Please remove the word “voluntary” from watershed regulations.	Goal 9	The original intent of Planning Commission in making watershed related Objectives and Action Items as voluntary efforts was to not overstep what the <u>county controls over what the state controls</u> .
9	Watersheds	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 <u>protection for stream corridors and water quality</u> .	Goal 9	The County has a stormwater ordinance that utilizes best practices for management of karst terrain and the Chesapeake Bay.
9	Watersheds	Please add an action item #3 to read. Incorporate adequate stormwater management requirements into the subdivision and land development regulations to provide additional <u>protection for sinkholes, stream corridors and water quality</u> .	Goal 9	The County has a stormwater ordinance that utilizes best practices for management of karst terrain and the Chesapeake Bay.
9	Watersheds	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	Goal 9	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.
	Recreation	Support the expansion of park lands, adoption of Master Plans and existing park utilization.	Goal 11	This can be found in Objective 11.3.

	General Edits	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	Goal 15	The Jefferson County Health Department is now included as a Key Player.
130	Land Use	Solar and data center facilities do not benefit the county	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts. No change recommended.
17	Watersheds	2045 Plan should address the geohydrology of Jefferson County, including water availability and quantity.	Goal 9	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently
132	Agriculture	Add the following to 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	Similar language regarding cluster subdivisions exist in the Goal 1 narative.
132	Preservation	Amend Goal 5 to "Encourage land and water conservation, viewshed and open space to help preserve the rural character of Jefferson County."	Goal 5	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated.
132	Agriculture	Add new objective saying "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 "	Goal 5	This proposed objective could conflict with Objective 3.4. No change recommended.
132	General Edits	Add definitions for Intensity, Open Space, Rural, Quality of Life, and Viewshed	Table of Contents	It is reasonable to define Intensity and Open Space. Rural Character is defined. Viewshed is not used in the Plan.
133	FLU	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.	FLU	Water and sewer have the potential to be accessible in the area. No change recommended.

133	FLU	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	FLU	Changing the designation of a parcel on the FLU does not change the Zoning of a parcel. The Envision Jefferson 2035 plan did reflect the parcel as Office Commercial.
133	Watersheds	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	Goal 9	Moving to a land use planning model based around water planning would require changes to the Zoning and Subdivision ordinance not currently contemplated. Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.
133	Transportation	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.	Goal 7	This is a reasonable concern to add to the Highway Problem Areas map.
133	Infrastructure	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.	Goal 2	Goal 2 speaks to focusing high density development in the preferred growth areas to prevent development where supporting infrastructure does not exist.
133	Solar Facilities	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.	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.
133	Land Use	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	Goal 2	Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts. No change recommended.
11	Preservation	Elevate the Importance of Preserving the Beauty of the	Goal 6	No change recommended.
11	Watersheds	Add a Sinkhole or Karst Feature Map	Goal 9	County Commission should consider the intent of an additional map before looking to incorporate a sinkhole/karstic map.
11	Watersheds	Clarify that the Water Study Should be a Comprehensive Groundwater Study	Goal 9	This is a reasonable request if this is the type of study intended by County Commission.
11	General Edits	Include the Health Department as a "Key Player"	Table of Contents	The Jefferson County Health Department is now included as a Key Player.

134	Land Use	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.	Goal 2	This is a reasonable request but if added should be placed in Goal 2's narrative as information.
134	Land Use	Include sentences "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." in the introduction to “Quality Land Use and Growth Management” on page 10.	Page 10	This is a reasonable request but if added should be placed in Goal 2's narrative. Data Centers are addressed in the Goal 2 narrative as being appropriate in the Industrial Commercial and Major Industrial zoning districts.
134	Land Use	Add the following to page 16: "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	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.

134	Land Use	Petition for Immediate Action to Suspend Consideration of Solar Projects Pending Adoption of the 2045 Comprehensive Plan and New Solar Facility Standards	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. Should County Commission consider action to suspend consideration of projects, staff should be given specific instructions on how to proceed. <u>No change recommended.</u>
134	General Edits	Agree with commenters who have urged the Commission to restore “beauty” to the Comprehensive Plan which is nowhere in the current draft.	Goal 6	Language to this affect could be added to the Plan but staff would need specific direction on how to proceed.
134	General Edits	This section should be retitled “Introduction,” a term that better reflects its content.	Executive Summary	No change recommended.
134	General Edits	Without topical headings at the level of goals, objectives, and maps, the Plan is virtually worthless. The Plan should be condensed 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.	Table of Contents	This is a reasonable request but County Commission would need to provide specific instructions to staff.
134	General Edits	On page 36 the green box, second sentence: “attractions to found in the county” is missing the word “be.”	Theme 2	Staff agrees with the recommended edits.
134	General Edits	In the last sentence of page 55, the comma should be after “partners” rather than before it.	Goal 7	Staff agrees with the recommended edits.
134	General Edits	Grammer error regarding plans for future schools on page	Goal 10	Staff agrees with the recommended edits.
136	Lnad Use	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? <u>What studies have been conducted regarding environmental</u>	Goal 2	No change recommended.
136	Preservation	The dark night sky preservation is important, to maintain wildlife circadian, as well as our own.	Goal 14	This is discussed in Goal 14. No change recommended.
136	Agriculture	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	Goal 5	This is discussed in Goal 5. No change recommended.
136	Transportation	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?	Goal 7	No change recommended.
136	Infrastructure	Water and sewage are in jeopardy, from the excessive housing developments.	Goal 2	The Plan highlights the importance of coordinating with utility providers on new areas for service and supports ongoing maintenance.
136	Solar Facilities	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.	Goal 1	The County Commission has asked Planning Commission to reassess the solar energy facility development process and the Comprehensive Plan has similar language, specifically recommending site plan requirements and stronger buffers and setbacks. No change recommended.

136	Water Use, Historic	Opposed to the proposed bottled water industry 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.	Goal 9	No change recommended.
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