

**Minutes**  
**Special Session and Comprehensive**  
**Plan Public Workshop**  
**Jefferson County Commission**  
**Wednesday, December 4, 2024**

---

A Special Session of the Jefferson County Commission was held on Wednesday, December 4, 2024, during the fourth quarterly session at Jefferson High School, 4141 Flowing Springs Road, Shenandoah Junction, WV. The meeting was held via Zoom and in-person. Present were President Steve Stolipher, Vice President Jane Tabb, Commissioner Pasha Majdi, Commissioner Cara Keys, and Commissioner Jack Hefestay. Also present were Edwina Benites-LM, County Administrator, and Lynn Dillow, Administrative Clerk. The archived meeting of the Wednesday, December 4, 2024, meeting is available on the Jefferson County Commission website.

Call to Order

Pledge of Allegiance

1. Luke Seigfried, County Planner

Mr. Seigfried provided an overview of the Comprehensive Plan.

2. Public Comment

The following individuals made public comment during the meeting:

# Jefferson County Commission

## COMPREHENSIVE PLAN MEETING

### SIGN-IN SHEET TO SPEAK DURING PUBLIC HEARING

Wednesday, December 4, 2024

NAME	NAME OF GROUP REPRESENTED
Bob Aitcheson	self *
Doug Rockwell	self *
Amanda Stroud	self
Colin Stine	self *
John Doyle	self
Charlotte Baker-Shenk	self
Jacquelyn Milliron	self
Mary Gee	self
Phil Baker-Shenk	self
<del>Wend</del> Krista Edwards	self
Christine Marshall	self
LYNN Delles	Jefferson County Foundation

\*THE COMMISSION IS ALLOWING THREE (3) MINUTES FOR EACH PERSON WISHING TO MAKE PUBLIC COMMENT\*

# Jefferson County Commission

## COMPREHENSIVE PLAN MEETING

### SIGN-IN SHEET TO SPEAK DURING PUBLIC HEARING

Wednesday, December 4, 2024

NAME	NAME OF GROUP REPRESENTED
CHRISTINE WINTER	JEFFERSON County Foundation
Giuliana Blasna	JEFFERSON County Foundation
Danny Lutz	E. Panhandle Conservation D
Chen/ Middleton	self / farming community
Tamar Kavaldjian	usky Self / family
BOB TABB	Self
MARTIN BURK	Self
Natalie Freund	Self

**\*THE COMMISSION IS ALLOWING THREE (3) MINUTES FOR EACH PERSON WISHING TO MAKE PUBLIC COMMENT\***

# Jefferson County Commission

## COMPREHENSIVE PLAN MEETING

### SIGN-IN SHEET TO SPEAK DURING PUBLIC HEARING

Wednesday, December 4, 2024

NAME	NAME OF GROUP REPRESENTED
John Michael	Self
Rebecca Thompson	Self

**\*THE COMMISSION IS ALLOWING THREE (3) MINUTES FOR EACH PERSON WISHING TO MAKE PUBLIC COMMENT\***

# Jefferson County Commission

## COMPREHENSIVE PLAN MEETING

### SIGN-IN SHEET TO SPEAK DURING PUBLIC HEARING

Wednesday, December 4, 2024

NAME	NAME OF GROUP REPRESENTED
Zach Holland	Self
Alden Roth	Self

**\*THE COMMISSION IS ALLOWING THREE (3) MINUTES FOR EACH PERSON WISHING TO MAKE PUBLIC COMMENT\***

52

**Jefferson County Commission December 4, 2024 Public Hearing on the DRAFT  
2045 Comprehensive Plan – offered by Jacquelyn Milliron**



**There are several major problems with the DRAFT 2045 Comprehensive Plan**

1. The Draft 2045 plan is not an update. It is a new plan with workarounds for the unchecked industrialization of Jefferson without the interference of intelligent planning. Instead of Wild and Wonderful, this plan fosters uglier and uglier incompatibility. This Commission has an opportunity, an obligation even, to revisit this plan and restore the values that were embedded in the old plan that made this county attractive and beautiful.
2. I am asking that the JCC create a real citizens' committee to review the Plan with you and make recommendations. I have not seen any code provisions for penalties on late comprehensive plan submittals or prohibitions to reasonably delay submittals.
3. Goal 1 seems to be a free pass to allow anything anywhere as long as boxes are checked. What you may not know is that the planning commission created different boxes to check that remain hidden within a Rewritten and Reorganized DRAFT Zoning Ordinance, initiated in 2019, that the public paid for but has not seen. Was the comprehensive plan crafted a certain way to lockstep with the concepts of the draft zoning ordinance that was not provided for public inspection? Zoning Ordinances must be consistent with the Comprehensive Plan. A diluted comprehensive plan and an undisclosed zoning ordinance from the government is a clear disadvantage to the public. The comprehensive plan should be the inspiration of the people not from a stacked commission hand-picking winners at the expense of losers.
4. It would be more dignified to please replace the Phrase "Key Players" (page 7) with "Key Organizations." At a minimum, Objective 1.4 and action item 1.4.1 need to be removed from the Draft 2045 Plan. This isn't a game of players or a free pass.
5. The 2045 Future Land Use Guide contains many extensive changes. One blatant change, is that dozens of "Large Lot residential" subdivisions designated in Envision 2035 throughout the county have been broken up into two future land use categories, Rural Residential and Rural/Agriculture denoted in the new guide as lime green and pale green, respectively. The county government appears to have reclassified under some unknown criteria, the future land use of private land in many cases without consulting the actual land owners. Arbitrarily reassigning future land use from residential to agriculture, especially within rural subdivisions, can affect property value and lead to unnecessary legal battles. How did certain land owners know and others didn't? In what universe is creating future land use swiss cheese in comprehensive planning, the pinnacle of achievement? This inconsistency should be evaluated and corrected. I have provided this commission with the following four examples as proof of my claim and concern.

## EXAMPLES OF SWISS CHEESE LAND USE INCONSISTENCIES

### A. Bakerton Area: went from large lot residential to swiss cheese

- Envision 2035 Area mostly Large Lot Residential (light green dot)
- 2045 Draft CP Area is now a mix of Rural/Agriculture (pale green) and Rural Residential (lime green). Did every land owner pick? What will be the implications of that change to the land owners?

#### Envision 2035

Comprehensive Plan

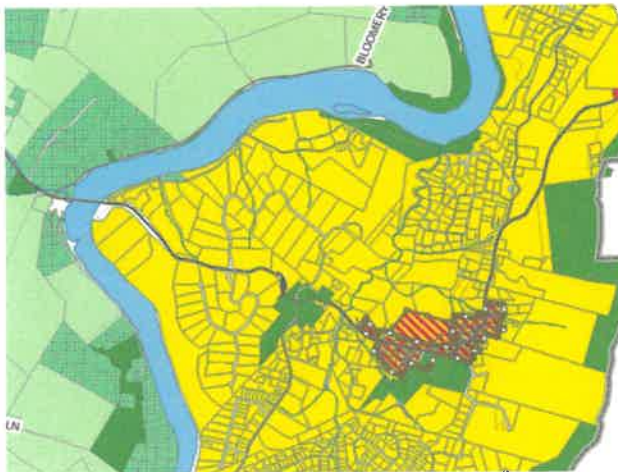


#### Draft 2045

Comprehensive Plan



### B. Mission Ridge Area: low density to complete rural residential



#### Land Use Classification

- Rural/Agriculture
- Rural/Agriculture For Possible Urban Development
- Agricultural Economic Empowerment Area
- Large Lot Residential
- Low Density Residential

#### Future Land Use Classification

- Rural/Agricultural
- Future Urban Area
- Rural Residential
- Suburban Residential



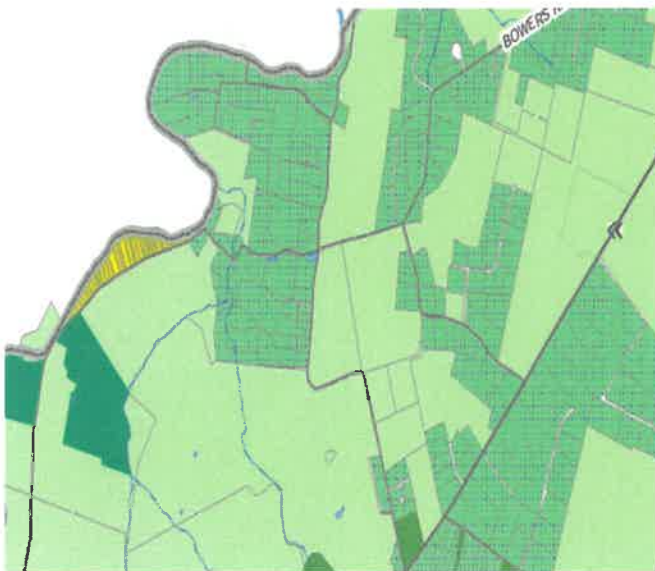
## C. Wide Horizons Rd Area: from large lot residential to swiss cheese

**Envision 2035**  
Comprehensive Plan

**Draft 2045**  
Comprehensive Plan



## D. Bowers Rd Area: went from large lot residential to swiss cheese



**Future Land Use Classification**

- Rural/Agricultural
- Future Urban Area
- Rural Residential
- Suburban Residential

**Land Use Classification**

- Rural/Agriculture
- Rural/Agriculture For Possible Urban Development
- Agricultural Economic Empowerment Area
- Large Lot Residential
- Low Density Residential



*Amanda Stroud*

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

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

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

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

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

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

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

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

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

Page 75 – Medical is misspelled.

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

Objective 14.3 Someone in this group really likes Dark Skys.

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

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

I heart Objective 16.2

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

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

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

Mary Gee, Jefferson County resident  
Jefferson County Commission Public Hearing  
Wednesday, December 4, 2024

### Comprehensive Plan Public Comment

Please strike Objective 4 of Goal 1 from the comprehensive plan. Its vague language will undermine existing zoning protections that safeguard property owners. This change will weaken our community's ability to protect vital natural resources, including our groundwater that we depend on for our wells.

The objective's broad wording will enable outside developers to purchase land in Jefferson County specifically to pursue new land uses not meant for the designated zone. This will result in incompatible business developments adjacent to established residential and agricultural properties. We will have foreign governments buying Jefferson County, just like China and Canada are buying American farmland.

Zoning regulations are vital for protecting property values and maintaining Jefferson County's community character. Objective 4 takes away those protections. No one wants a concrete plant in downtown Shepherdstown, a data center in historic Harpers Ferry, utility scale solar off of West Washington Street in Charles Town, or a vape shop next to South Jefferson Elementary school. Objective 4 doesn't just allow these incompatible businesses in our community, it encourages them to happen.

Charles Town's government and community organizations like the city council, the Visit Jefferson County WV, and Charles Town Now group have worked tirelessly to revitalize Charles Town into a thriving community that is family and small business friendly.

Objective 4 undoes all their hard work. Please remove Objective 4 of Goal 1. Don't allow its purposefully vague wording to take away the only zoning protections we have.

Thank you

**From:** Christine Marshall balmertmarshall@icloud.com  
**Subject:** Fwd: Comprehensive Plan 2045 Public Comments  
**Date:** December 4, 2024 at 4:51 PM



Sent from my iPad

Begin forwarded message:

**From:** Christine Marshall <balmertmarshall@icloud.com>  
**Date:** December 4, 2024 at 3:37:37 PM EST  
**To:** Planning Department <PlanningDepartment@jeffersoncountywv.org>, Luke Seigfried <lseigfried@jeffersoncountywv.org>, Edwina Benites <ebenites@jeffersoncountywv.org>, ComPlan2045 <complan2045@jeffersoncountywv.org>  
**Cc:** carolineakeys@gmail.com, Jane Tabb <vinemont.farm@gmail.com>, Jack Hefestay <hefestay@yahoo.com>, Pasha Majdi <pmajdi@jeffersoncountywv.org>, Steve Stolipher <stolipherjcc@gmail.com>, Steve Stolipher <stolipherjcc@gmail.com>, moodforcommission@gmail.com  
**Subject:** Comprehensive Plan 2045 Public Comments

Comments on Comprehensive Plan Draft 2045 - December 4, 2024  
Christine Marshall  
Jefferson County

-----  
**Acknowledgments**

Page 5, Partner Agencies and Organizations:

**Proposed change:**  
Please include the Jefferson County Health Department with in the Partner Agencies and Organizations list.

-----  
**Organizing a Comprehensive Plan**

Page 7, paragraph 4:

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

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

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

-----  
**Quality Land Use and Growth Management**

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

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

the right to request a zoning map amendment.

**Proposed changes to text and maps:**

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

**Possible suggested additional language:**

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

-----

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

Page 18, third paragraph:

**Current language:**

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

**Proposed language:**

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

-----

Objective 1.1.2, page 19:

**Current language:**

"Introduce text amendments to remove the Major Industrial and Planned Neighborhood Development zoning districts."

**Remove** - please remove action item #2 under Objective 1.1. Please explain why there is an intention to remove Major Industrial and Planned Neighborhood zoning districts.

-----

Objective 1.1.3, page 19:

**Current language:**

"Establish or modify zoning district options that allow residential and commercial land uses, residential and mixed land uses, and rural residential land uses."

**Concern:**

The public has not been made aware of any proposals that clearly identify what the proposed changes in land uses would be for any zoning district. For example, would the county and its residents want to allow housing or schools next to major industry (would this be mixed use land uses?)? How is rural residential land uses defined; what uses will be permitted? Would a rural residential land use include commercial businesses such as salvage yards, saw mills, medical facilities, landfills, trucking, etc.?

**Remove:**

Please remove Objective 1.1.3 from the proposed Comprehensive Plan until after Jefferson County residents have been notified of what all "zoning district options" are proposed by the Planning Commission.

-----

Page 20 - text

**Concern:**

The reference to additional land uses by Principal Permitted Use or Conditional Use in additional zoning districts "...if the use benefits the surrounding area and would not negatively impact any surrounding area in the County." is very vague; how large is the surrounding area? Who defines what is negative (something that has a negative impact on an individual homeowner may be a benefit to a commercial business owner)? Vagueness removes all certainty from residents who may live in area or who may want to live in any zone with undefined uses.



Further, development of institutional uses in all zoning districts is too vague. Please remove all references to the term "principal permitted use development of institutional uses to all zoning districts". If the desire is to develop medical facilities, please use very specific language. If other "institutions" wish to develop in a non-conforming zone, they may apply to do so by Conditional Use. The term "institutional" in this document is very loosely defined where a "nonprofit" or "publicly accessible facility" could mean almost anything, such as a gun club, airports, soup kitchen, YMCA, nursing homes, doctor's office, wastewater treatment plants, hotels, grocery stores, etc.

**Recommendation:**

Please remove vague statements. Please remove references to development by "Principal Permitted Use" until the Comprehensive Plan identifies what additional uses are allowed in each zone.

-----  
Objective 1.3, page 21:

**Current language:**

"Align existing land use regulations with West Virginia State code and make the land development processes consistent with the County ordinances and regulations."

**Proposed change:**

Align existing land use regulations with West Virginia State code as a *minimum standard* and make the land development process consistent with the County ordinances and regulations.

-----  
Objective 1.4, page 21:

**Recommendation:**

Please remove Goal 1- Objective 1.4 in its entirety.

Objective 1.4 is too broad and opens the door to all types of development in all zones and effectively eliminates zoning and protections for all property owners.

-----  
**Goal 2** - Concentrate high density development in the County's Preferred Growth Areas (PGA), Villages, and Municipal Growth Boundaries (UGB & GMB) where infrastructure exists or is made available.

-----  
Objective 2.3

**Current language:**

"Coordinate with utility providers operating in Jefferson County to identify appropriate locations to provide new service based on existing and proposed development and infrastructure while supporting the enhancement, repair, and modernization of existing infrastructure."

**Recommendation:**

Please consider removing the text: "...supporting the enhancement, repair and modernization of existing infrastructure". While it is appropriate for the County to coordinate the placement and planning of utilities with growth, Jefferson County does not own sewer or water utilities and should not obligate themselves to paying for infrastructure it does not own. If at some time in the future it does acquire ownership of the water and sewer utilities, this language could be added to a future Comprehensive Plan.

-----  
Goal 3 - Support agricultural activities and promote agritourism.

-----  
Objective 3.1.1

**Current language:**

"Revise existing Jefferson County land use requirements and site plan standards to reduce regulatory barriers related to agricultural or artisan operations."

**Recommendation/Remove:**

Please remove this action item 3.1.1. Regulations regarding site plans and land use standards are very important to protecting the integrity, financial well being and health of the county. I support helping and promoting the agricultural community and artisan operations, however, I believe there are other ways than reduced regulation.

-----

**Recommendation/Addition:** to Objective 3.1 or 3.4 - Please consider adding an action item that will allow farm owners to partner with Parks and Recreation or other public or private entities to enter into long term lease agreements to create low impact parks (mountain bike, ball fields, etc.) or community gardens.

-----

**Goal 8** - Foster a culture of public engagement that effectively communicates policy making decisions.

**Recommendation/Addition** - Please add an action item to Objective 8.1 - Please include the general public as stakeholders and partners when developing policy, Comprehensive Plans and in committee meetings when creating text amendments and ordinance.

For example:

Objective 8.1.3 - Ensure that citizens of Jefferson County are included as working members of committee groups when creating documents such as the Comprehensive Plan and zoning and ordinance text amendments.

-----

**Goal 9** - Work with partners to protect the watersheds of Jefferson County and preserve the natural environment.

It is very important to create text in our ordinance that **requires** protective buffers from creeks, rivers, streams, wetlands and sinkholes. Doing so protects groundwater, drinking water, the health (aquatic life and water quality) of streams, creeks and rivers.

Objective 9.3:

**Current language:**

"Work with property owners and applicable agencies to identify voluntary ways to protect unique natural features and watersheds of Jefferson County."

**Recommendation/Remove:**

Please remove the word "voluntary".

**Recommendation/Addition:**

Objective 9.3 - Please add an action item #2 to read - Require adequate buffer areas along all creeks and rivers into the subdivision and land development regulations to provide additional protection for stream corridors and water quality.

**Recommendation/Addition:**

Objective 9.3 - Please add an action item #3 to read. Incorporate adequate stormwater management requirements into the subdivision and land development regulations to provide additional protection for sinkholes, stream corridors and water quality.

**Recommendation/Addition:**

Please add an Objective 9.5. Proposed language could read as follows.

Objective 9.5: Ensure that there is sufficient water resources available for county property owners.

Action item 1. Commission a water quantity and quality study.

Action item 2. Pursue funding sources to commission a water quantity and quality study be performed to assess available water resources in the County.

Action item 3. Encourage all county water users to reduce and conserve water usage.

Action item 4. Require future Large Quantity Users provide proof of adequate water supply for both proposed projects and current water users in the County.

Action item 5. Commission a regional water availability study to understand the implications of current conditions and future projections of the aquifer.

-----

**Goal 11** - Align expansion of County park facilities and programs with federal, state, municipal and non-profit recreation providers to ensure that a wide variety of park and recreation opportunities are available throughout Jefferson County.

Objective 11.3

**Current language:**

"Support the expansion of park lands and adoption of Master Plans or existing park utilization."

**Recommendation/Change:**

Objective 11.3

Support the expansion of park lands, adoption of Master Plans **and** existing park utilization.

-----  
**Recommendation/Addition:** Please consider including the Jefferson County Health Department (JCHD) as a "Partner Agency" (on page 5). The JCHD plays an important role in the health and well being of the county as it provides immunizations and healthcare, ensures food safety for food establishments through inspections and permitting and protects groundwater through permitting water wells and septic system installation.

Creating Livability

**Goal 15** - Enhance Public Services & Public Safety to meet the needs of Jefferson County Residents.

**Recommendation/Addition:**

Please add another Objective. Below are some suggestions.

Objective 15.4 - Promote the Health and Wellbeing of Jefferson County.

Action Item - 1 - Support the JCHD and it's programs.

Action Item - 2 - Support and protect, clean drinking water and clean groundwater through educational information.

Action Item - 3 - Support a clean environment through good septic system installation and management.

Action Item - 4 - Support food safety.

Action Item - 5 - Support Health Department efforts to provide health services to County residents.

-----

**Maps:**

**Recommendations/Additions:**

Future land use is aided by knowing where sinkholes already exist. Although sinkholes may change in size over time, they will not become smaller. It will be helpful to landowners and their engineers to have a starting point when designing construction projects.

Including a soils map will help those interested in purchasing farmland for farming to know where the best soils in the county exist.

1 - Please include a sinkhole map.

2 - Please include a soils map.

Add Objective 1.5

1. Prohibit all further development of any utility scale solar facility project that does not have a vested right to proceed with development of its project as of January 1, 2025.
2. Immediately enact a text amendment to the County Zoning Ordinance to carry into full force and effect paragraph 1 of Objective 1.5.

Respectfully,

Robert D. Aitcheson

### Add Definition

#### Utility Scale Solar Facility:

A large scale solar array project occupying 10 acres or more in the aggregate and having a potential output of 1 (one) MW or greater, consisting of photovoltaic panels and support structures such as control, storage, conversion and transmission hardware, for the primary purpose of sale or use of power output to or by a public utility.



12/4/2024

Doug Rockwell's notes on 2045  
Comp Plan

State law - "Review the Comp Plan  
and make updates at least every ten  
years"

Defective process - in the beginning  
Reject the Plan

Many Amendments necessary here  
Are a few:

Goal 1

Delete the "word" "and" in front  
of rights.

Residential in  
Rural zone

Objective 1.4 - Delete

Add new objective 1.4

" Permit non-agriculturally related  
commercial uses by the Conditional Use Permit (CUP)  
process in the Rural zone if the use is agriculturally  
and really compatible in scale and intensity, poses  
no threat to public health, safety and welfare, and if  
the use helps to preserve farmland and open space.

And continue agricultural operations,"

2023 Comp Plan p.77 para 5(b)  
2035

Add to Definitions - the word "intensity"  
and its definition on page 244 of the 2035 Comp  
Plan

Recommendation - Add these Amendments to  
the land use regulations.

~~Conservation~~

Conservation -

"One goal of this plan (2035) is to  
maintain productive farmlands & soils and the  
rural character and economy of the County by  
reducing the conversion of farmland to  
non-agricultural based uses" (last sentence of  
first para on page 72 - 2035 Plan)

See also pp 34, 35 and first full  
paragraph on page 37.

Goal 5

Delete the word "programs"

Add a new objective -

Conserve farmland and open spaces by  
limiting the size of non-<sup>agriculturally</sup> related  
commercial uses in the rural zone. whether

by right or a CUP - to no more than <sup>3,</sup> 25 Ac.  
Camp groups are exempt.  
Recommendation

Add this requirement to the  
land use regulations

Doug Rockwell  
304-724-6845

~~Roads - problem Areas - safety~~

My name is Lynn Delles and I am a county resident. We are disappointed that the comprehensive plan was completely rewritten rather than updated, that it was written by staff rather than a citizen committee, and that the drafting lacked effective citizen engagement. Unfortunately, the planning staff collated and interpreted the citizen input, and many of us feel the staff - deliberately or otherwise - misinterpreted the citizen input to support their own agenda.

We appreciate that after hearing directly from the citizens at the public hearing the planning commissioners worked to introduce changes in an attempt to address some citizen concerns.

Unfortunately, the overall result is a completely new document that while giving lip service to balance, prioritizes development over all else, and does not do enough to protect resources and plan for smart growth.

While we feel that the process that led to this plan was deeply flawed and that the public would be best served by a new process that more closely resembled the one for the 2035 plan we understand at this late juncture this is likely not possible.

So, we are asking you to make several critical changes that will provide more balance and protections to the plan. Please:

- Remove objective 4 of goal 1
- Remove the second sentence of the first paragraph of the land use narrative on page 18
- Change the name of the future land use guide back to the future land use Map

The next few speakers will address these further.

*Additional*

- Add a paragraph to the Land use section that states that the beauty of the county should be preserved – the beauty of or preserving the beauty of the county was referred to 9 times in the previous plan, it's not been referred to even once in this version.
- Add a sinkhole or karst feature map – developed either by the WV Department of Environmental Protections or the USGS.
- Clarify that the water study should be a comprehensive groundwater study like the one performed in 1988 not simply a desk top water usage study that relies on ~~more than 20~~ year-old data like the study done in 2012.
- And, Include the health department as a "key player"

We feel that without these critical changes this comprehensive plan will undermine zoning the very thing it is meant to support and lead to disorderly development, wastage of resources, decreased quality of life and economic hardship in the county.

Thank you.



Mr. Sheek

PUBLIC HEARING – JEFFERSON COUNTY COMMISSION  
Regarding the 2045 Recommended Comprehensive Plan  
December 4, 2024

and its Action Item #1

Good evening. I urge you to remove Objective 1.4 from Goal 1 of the Comp Plan.

1.4 would gut zoning restrictions on land use quicker than you can field dress a deer. No property owners will be protected against any kind of use that big money decides to drop-kick into their neighborhood. In effect, 1.4 says you're open to approving any land use, anywhere. Its last clause about giving "careful consideration of potential adverse effects to surrounding land uses" is toothless and easily evaded.

Even if you yourself never use Objective 1.4 to riddle zoning decisions with exceptions that will make our County look like Swiss cheese, what makes you think you won't be outvoted? Or that those who follow you in office over the next 20 years won't use 1.4 to evade zoning restrictions?

Objective 1.4 will invite big money interests to replace more farms with more Dollar Generals, sprawling subdivisions, industrial factories, smokestacks, thirsty water bottling plants, gigantic warehouses, utility-scale solar fields, and on and on.

Most of our County today is rural agriculture in nature. But we won't be able to say that in 2045 if 1.4 is adopted – because it will simply quicken the County's pace on its road-to-ruin.

Our farms are disappearing in large part because we all have looked at "growth" and "development" as if we are near-sighted without corrective lenses. This Comp Plan offers us a chance to shake off our

blinders, put on our glasses and make agricultural and conservation land uses the main priority focus of what we consider to be “growth” and “development.”

There is no reason why smart agriculture development and growth cannot be economically viable, given how close we are to major urban population centers hungry for bucolic vistas, locally-produced fresh food, regenerative agriculture products, outdoor recreation, vineyards, as well as all the agricultural and conservation enterprises that support a robust farm economy.

In conclusion, the only way we will meet the aspirations of Goal 3 – to support agricultural activities and promote agritourism — is if we make agricultural land use our “highest and best” land use priority. If left in the Comp Plan, Objective 1.4 will completely neuter Goal 3.

So, I urge you to remove Objective 1.4, <sup>and its Action Item #1.</sup> Otherwise, there will be little left to attract tourism dollars to the County in 2045.

Phil Baker-Shenk  
Shepherdstown

PATRICIA A STINE

To the:  
Planning Commission,

I stand apposed to  
granting a special  
exception to our zoning.

What good is zoning  
if you make exceptions.  
I know from experience  
that once an exception  
is made, it gets  
harder to hold your  
ground for the next  
request for such a  
change.

Please do the right  
thing here. Our county  
is too vulnerable now,  
and you know this!

Patricia Stine  
111 Lynmouth Lane  
Shepherdstown

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Meghan Rucker  
meghanrucker02@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Michael Simms  
msimms7727@gmail.com



## JCCInfo

---

**From:** Nancy Adams <Redd69bugg@aol.com>  
**Sent:** Sunday, November 24, 2024 7:19 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Nancy Adams  
Redd69bugg@aol.com

## JCCInfo

---

**From:** nicola bastian <nicolashansy@aol.com>  
**Sent:** Thursday, October 17, 2024 9:24 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

nicola bastian  
nicolashansy@aol.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Pamela Rowley  
pamelakrowley@gmail.com

## JCCInfo

---

**From:** Patty Bain Bachner <impattyb@gmail.com>  
**Sent:** Thursday, October 17, 2024 4:39 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Patty Bain Bachner  
impattyb@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

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

Sincerely,  
Ralph Scorza

--  
Ralph Scorza  
ralphscorza@gmail.com

## JCCInfo

---

**From:** Rebecca Phipps <beckyhipps502@gmail.com>  
**Sent:** Wednesday, October 16, 2024 6:21 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

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

Sincerely,

--  
Rebecca Phipps  
beckyhipps502@gmail.com

## JCCInfo

---

**From:** Rebecca Thompson <beccatmail@gmail.com>  
**Sent:** Thursday, October 17, 2024 3:39 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,  
Rebecca Thompson

--  
Rebecca Thompson  
beccatmail@gmail.com



## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Richard Urban  
richardurban888@urbangrocery.com



## JCCInfo

---

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

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

Dear Commissioners,

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

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

Sincerely,  
Rose Marie Wilson

--  
Rose Wilson  
riewilson@me.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

Sincerely,  
Rose Marie Wilson

--  
Rose Wilson  
riewilson@me.com

## JCCInfo

---

**From:** Ruth Hatcher <ruthhatcher756@hotmail.com>  
**Sent:** Thursday, October 17, 2024 8:16 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Ruth Hatcher  
ruthhatcher756@hotmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Sara Howle  
sara.howle.8@gmail.com

## JCCInfo

---

**From:** Sarah Burdick <seburdick25@gmail.com>  
**Sent:** Thursday, October 17, 2024 4:33 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

Sarah Burdick

--

Sarah Burdick  
seburdick25@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

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

Sincerely,

--

Sharon and Michael Helman-Harman  
Nharmanshelman@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

STEPHEN BERZINSKAS  
sberzinskas@comcast.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Susan Biggs  
Susanbiggs@aol.com



## JCCInfo

---

**From:** Susan Snyder <Susan@snyder.us>  
**Sent:** Thursday, October 17, 2024 5:35 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Susan Snyder  
Susan@snyder.us

## JCCInfo

---

**From:** Suzanne Patrick <Biltmore19@comcast.net>  
**Sent:** Sunday, November 24, 2024 6:24 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely, Suzanne Patrick

--

Suzanne Patrick  
Biltmore19@comcast.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

Thank you, Best Wishes,

--

Terry Tucker  
terrytuckersunforest@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

Thank you, Best Wishes,

--

Terry Tucker  
terrytuckersunforest@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Theresa Stogner  
theresastogner@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Toby Degenhardt  
tobydegenhardt@hotmail.com

## JCCInfo

---

**From:** Valerie Smith <vs901@comcast.net>  
**Sent:** Thursday, October 17, 2024 11:29 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely, Val Cliff Smith

--

Valerie Smith  
vs901@comcast.net



## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

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

Sincerely,

--

Windsong Bergman  
windsongbergman@yahoo.com



## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Ali Printz  
aliprintz@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Amy Piedrahita  
Piedrahita@frontiernet.net

## JCCInfo

---

**From:** Anne Teresa <ateresa@comcast.net>  
**Sent:** Thursday, October 17, 2024 8:02 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Anne Teresa  
ateresa@comcast.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Anna Cook  
tigger7713@yahoo.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,  
Barbara Milleson

--  
Barbara Milleson  
barblmilleson@gmail.com

## JCCInfo

---

**From:** Barbara Spicher <bspicher@frontiernet.net>  
**Sent:** Sunday, November 24, 2024 3:23 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,  
Barbara Spicher

--  
Barbara Spicher  
bspicher@frontiernet.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,  
Beth Rosenberg  
Harpers Ferry, WV

--  
Beth Rosenberg  
Broserberg@frontiernet.net



## JCCInfo

---

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

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

Dear Commissioners,

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

Stop letting companies take our resources for their profits.

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

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

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

Sincerely,

--  
Callie Fulmer  
callie@calliefulmer.com



## JCCInfo

---

**From:** Carlo Olivares <Cboli0100@gmail.com>  
**Sent:** Thursday, October 17, 2024 3:27 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Carlo Olivares  
Cboli0100@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Cathy Luistro  
Cluistro@aol.com

## JCCInfo

---

**From:** Charles Printz <Chazzdog47@aol.com>  
**Sent:** Wednesday, October 16, 2024 9:18 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Charles Printz  
Chazzdog47@aol.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

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

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

Sincerely,

--  
Charlotte Fremaux  
cmfremaux@gmail.com

## JCCInfo

---

**From:** Christina Melocik <chris.tiny@comcast.net>  
**Sent:** Wednesday, October 16, 2024 8:36 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Christina Melocik  
chris.tiny@comcast.net

## JCCInfo

---

**From:** Christina Melocik <chris.tiny@comcast.net>  
**Sent:** Wednesday, October 16, 2024 8:36 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Christina Melocik  
chris.tiny@comcast.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

Christine Marshall  
Jefferson County, WV

--  
Christine Marshall  
Balmertmarshall@icloud.com



## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,  
Dana Clark

--  
Dana Clark  
hockylvr21@comcast.net



## JCCInfo

---

**From:** Danielle Ford <Danielleford@gmail.com>  
**Sent:** Tuesday, November 26, 2024 9:25 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Danielle Ford  
Danielleford@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

--  
David Barrett  
barrett20099@comcast.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely, David Copper

--

David Copper  
davecinthewoods@gmail.com

## JCCInfo

---

**From:** David Maxfield <dkmaxfield@frontiernet.net>  
**Sent:** Wednesday, October 16, 2024 7:01 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

/s/

David Maxfield

--

David Maxfield  
dkmaxfield@frontiernet.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

david rampy  
drampy48@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

david rampy  
drampy48@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Dennis Hatcher  
dgeraldh@frontiernet.net



## JCCInfo

---

**From:** Diana Mullis <dianamullis7@gmail.com>  
**Sent:** Wednesday, October 16, 2024 10:59 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Diana Mullis  
dianamullis7@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Donna Printz  
Wvbiker98@aol.com

## JCCInfo

---

**From:** Doreen Voigt <piebald-rough0v@icloud.com>  
**Sent:** Wednesday, October 16, 2024 10:47 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Doreen Voigt  
piebald-rough0v@icloud.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

E Temple  
Lizettelobner@hotmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely, Elizabeth Boone Wheeler

--

Elizabeth Boone Wheeler  
ewheelerwv@yahoo.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,  
E.A. Wisecarver

--  
Elizabeth Wisecarver  
eawisecarver@yahoo.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Emily Dragon  
emmilely@gmail.com



## JCCInfo

---

**From:** Esther Murphy <esther\_murphy@comcast.net>  
**Sent:** Thursday, October 17, 2024 9:40 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

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

Sincerely,

--

Esther Murphy  
esther\_murphy@comcast.net

## JCCInfo

---

**From:** George J. Caprio, Jr. <geocap@frontiernet.net>  
**Sent:** Monday, November 25, 2024 2:07 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

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

## JCCInfo

---

**From:** Greg Howle <greg.a.howle@gmail.com>  
**Sent:** Wednesday, October 16, 2024 6:28 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Greg Howle  
greg.a.howle@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Irene Yates  
yatesfamily1987@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

Dear county leaders,

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

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

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

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

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

--  
Jennifer A Jones  
jenajones44@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,  
Jennifer King

--  
JENNIFER KING  
jenxyking@comcast.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--  
Joanne Bario  
joannebario@gmail.com



## JCCInfo

---

**From:** Joanne Masemer <joanneherrington@gmail.com>  
**Sent:** Monday, November 25, 2024 8:50 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

Please note we already have problems with water in Jefferson County. This plan further destroys our natural resources, by destroying our land and taking our water. Why dont you try to bring better resorces to our county instead of destroying it. This is where we live. Look around at how much destruction with no basic systems or structure that are required for us to function.

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

Sincerely,  
Joanne Masemer

--  
Joanne Masemer  
joanneherrington@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

John Arrowsmith  
jarrowsmith@yahoo.com

## JCCInfo

---

**From:** John Bachner <john@bachner.com>  
**Sent:** Friday, October 18, 2024 1:40 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

--  
John Bachner  
john@bachner.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

John Cisar  
jocisarwv@gmail.com

## JCCInfo

---

**From:** Kathleen Lloyd <Sweens1205@gmail.com>  
**Sent:** Thursday, October 17, 2024 6:39 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Kathleen Lloyd  
Sweens1205@gmail.com

## JCCInfo

---

**From:** Kathleen Lloyd <Sweens1205@gmail.com>  
**Sent:** Thursday, October 17, 2024 6:39 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Kathleen Lloyd  
Sweens1205@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Kathryn Bellacosa  
kbella21@gmail.com



## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Kathy Lloyd  
Sweens1205@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Kendra Clark  
kendrarsc@hotmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

--  
Kraig Benson  
warp2speed@aol.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

L. Hardy Mason

--

L. Hardy Mason  
hardymason@yahoo.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

L. Hardy Mason

--

L. Hardy Mason  
hardymason@yahoo.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,  
Lance and Susan Dom

--  
Lance Dom  
lancealandom@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Laura Degenhardt  
lmeadv@yahoo.com



## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Laura Degenhardt  
lmeadv@yahoo.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

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

Laura Levesque and Russ Fry  
Charles Town

Sincerely,

--

Laura Levesque  
unextinguished@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Laurie Allen  
lovejoy444@aol.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Leah Rampy  
leah.rampy9@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Leah Rampy  
leah.rampy9@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

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

Sincerely,  
Linda J. Layne

--  
Linda Layne  
llayne53@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Linda Zwobota  
Zwobota@aol.com



## JCCInfo

---

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

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

Dear Commissioners,

Hello,

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

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

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

## JCCInfo

---

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

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

Dear Commissioners,

Hello,

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

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

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

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Lori Simmons  
Mapmaker3@comcast.net

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Marcie RHOADS  
marcierhoads@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Margaret Tice  
ticeml@aol.com

## JCCInfo

---

**From:** Miriam Caprio <dineywall@frontiernet.net>  
**Sent:** Monday, November 25, 2024 2:06 AM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Miriam Caprio  
dineywall@frontiernet.net

**From:** [Mark Muse](#)  
**To:** [Steve Stolicher](#); [Kelvin Upson](#); [Jane Tably](#); [Pasha Majidi](#); [JCCInfo](#)  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan  
**Date:** Thursday, October 17, 2024 5:24:44 AM

---

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

Dear Commissioners,

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

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

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

Sincerely,

—

Mark Muse  
[1xmmuse@gmail.com](mailto:1xmmuse@gmail.com)



## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

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

Sincerely,

--

James Wiltshire  
mwilts@comcast.net

## JCCInfo

---

**From:** Jason Blough <Jh\_blough@hotmail.com>  
**Sent:** Monday, December 2, 2024 7:55 PM  
**To:** Steve Stolipher; Kelvin Upson; Jane Tabb; Pasha Majdi; JCCInfo  
**Subject:** Public Comment for the recommended draft of the Comprehensive Plan

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

Dear Commissioners,

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

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

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

Sincerely,

--

Jason Blough  
Jh\_blough@hotmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Leanna Casebere  
Leanna.Casebere@gmail.com

## JCCInfo

---

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

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

Dear Commissioners,

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

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

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

Sincerely,

--

Michele Blough  
Bloughmichele@gmail.com

**Adjourn**

Having no further business, Commissioner Majdi motioned to adjourn the meeting. The motion was seconded and unanimously approved.

---

Steve Stolipher, PRESIDENT

Respectfully submitted  
Lynn Dillow  
Administrative Clerk