

AGENDA  
JEFFERSON COUNTY PLANNING COMMISSION  
July 10, 2012

**Planning Commission meetings are located in the Old Charles Town Library meeting room at 200 East Washington Street, at the side entrance on Samuel Street at 7:00 PM**

1. Approval of the minutes for the June 12, 2012 meeting.
  - Discussion of action on waiver with Briggs Concept Plan from the June 12, 2012 Planning Commission meeting.
2. Citizen Communications.
3. Request for postponement.
4. Request by Arcadia Development Co. for a variance from the Subdivision Ordinance Article 8, Section 8.1(d) to allow for an extension of time (24 months to July 23, 2014) to bond and record the Harvest Hills Subdivision (PC File #12-02). The property is located on the east side of Route 17 (Flowing Springs Road) and the south side of the CSX Railroad where the two intersect. The owner of the property is Arcadia Development Co. This property is designated as Tax District: Shepherdstown, Map: 24, Parcels: 12 and 13.
5. Discussion and possible vote regarding the US 340 Gateway Plan.
6. Discussion and possible vote regarding the placement of items on the agenda.
7. Reports from Legal Counsel and legal advice to PC.  
Active Litigation:
  - Far Away Farms
  - Cedar Meadows Airpark
8. Director's Report.
9. County Commission Liaison Report.
10. Planning Commission Exchange.
  - Report from the Health Department Meeting Liaison.
  - Report from the Public Service District Meeting Liaison.
  - Report from the Parks and Recreation Meeting Liaison.
  - Report from the Jefferson County Development Authority Meeting Liaison.
  - Report from the Water Advisory Committee Meeting Liaison.
11. President's Report.
12. Actionable Correspondence.

AGENDA  
JEFFERSON COUNTY PLANNING COMMISSION  
JULY 10, 2012  
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13. Non-Actionable Correspondence.

The Planning Commission welcomes written comments at any time. Our office is open Monday through Friday, 9:00 a.m. to 5:00 p.m., and is located at 116 East Washington Street, P.O. Box 338, Charles Town, WV 25414. Our phone number is (304) 728-3228; our fax number is (304) 728-8126; our email address is [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org) and our website is [www.jeffersoncountywv.org](http://www.jeffersoncountywv.org).

Any party desiring a transcript of these proceedings will be responsible for providing a competent stenographer at their own expense. Minutes and video recordings of past meetings, Subdivision Regulations, Zoning Ordinance, and the Comprehensive Plan can be found on the website. The office has a file on each project as well as aerial photos of the county. Minutes and audio recordings of older meetings not on the website are available for review in the office.

MINUTES  
JEFFERSON COUNTY PLANNING COMMISSION  
JUNE 12, 2012

The Jefferson County Planning Commission met on Tuesday, June 12, 2012 with the following Commission members present: Paul Taylor, President; Eric Smith, Vice-President; Morgan Eppers, Secretary; Kelly Baty, Ed Burns, Gene Taylor, Steve Stolipher and Walt Pellish. Staff members present included Jennifer Brockman, Director of Planning and Zoning; Seth Rivard, Planner; Steve Barney, Zoning Administrator; Jonathon Saunders, County Engineer; Steve Groh, Prosecuting Attorney; and Amy Puetz, Planning Clerk.

Mr. Daniel Hayes was absent with notification.

Mr. P. Taylor called the meeting to order at 7:02 PM.

**1. Approval of the minutes for the May 15, 2012 meeting.**

Mr. Rivard identified an error on page 4, item #9, 3<sup>rd</sup> paragraph. He stated that the date should read June 7, 2012, not June 6, 2012. Mr. Stolipher moved to approve the minutes of the May 15, 2012 Planning Commission meeting with the correction as stated by Mr. Rivard. Mr. Burns seconded the motion which carried unanimously.

**2. Citizens Communication.** None.

**3. Request for postponement.**

Ms. Brockman stated that the applicants for both items #6 and #7, which were requesting time extensions, requested to be postponed to the June 26, 2012 Planning Commission Meeting. There was no opposition from members of the Planning Commission.

**4. Concept Plan Review and Public Workshop for Briggs Animal Adoption Center (PC File #S12-01). This property is located on the west side of US Route 340 approximately 1300 feet north of its intersection with Route 340/2 (Wheatland Road). This project consists of a 10,000 square foot building designated as a cat house and additional parking area. The property is located in Tax District: Kabletown; Tax Map: 11; Tax Parcel: 1.**

Mr. Rivard described the location of the property and reported that this project would be considered a minor site plan once the concept plan is approved and would process administratively.

Mr. Randy Keppler, of Greenway Engineering, gave a short presentation describing the project. He explained that there was a maintenance building depicted on the original site plan that was never built. He reported that the applicant would place the 1,000 square foot maintenance building on this site plan with a slight change in location.

Mr. Rivard reviewed the request and presented the staff report. He stated that staff would support a request for a waiver of sidewalk requirements if the applicant were willing to

provide an easement in the event that future development of the area would generate a need for a sidewalk on that property. He also reported that the waiver request would only be applicable to this site plan and would be reevaluated with any future submissions.

Mr. Eric Smith entered the room at 7:12 PM.

Mr. P. Taylor opened the public workshop. There was no comment. The public workshop was closed.

Mr. Keppler stated that the applicant would prefer not to incur the expense to provide an easement for development that may occur 20 to 30 years in the future although this would be considered if not providing an easement would inhibit the project in any way.

Mr. Stolipher commented that the property is located in a very rural area and that he did not foresee that there would be any need for a sidewalk or an easement at this time. He also implied that there may be a future possibility of a lane expansion on US 340 in that area which may take part of the property.

Mr. Keppler stated that the applicant had suggested providing a note on the site plan which stated that the easement would be given at such a time that a hiker/biker trail or a sidewalk were necessary in development at no cost to the County.

Mr. Smith stated that the applicant should be allowed to keep the land and that, if a sidewalk would be necessary in the future, the County or the State would need to purchase it allowing the money to go toward the Human Society.

Mr. Smith moved to grant the waiver of sidewalks without restrictions. Mr. Stolipher seconded the motion which carried unanimously.

Mr. Stolipher moved to approve the Concept Plan. Mr. Burns seconded the motion which carried unanimously.

Mr. Pellish asked that requirement that 16 full size copies of the Concept Plan be provided to the Planning Department be a burden that is removed from future applicants due to the substantial cost.

- 5. Final Plat Public Hearing for the Aspen Greens Subdivision (PC File #07-15). The property is to consist of 20 single-family lots on 17.054 acres. The property is located northeast of the intersection of Route 24 (Old Country Club Road) and Route 17 (Flowing Springs Road). The owner of the property is Maurice Gladhill. This property is designated as Tax District: 2, Map: 4, Parcel: 19.**

Mr. Rivard described the request and read from his staff report recommending approval. He reminded the Planning Commission that this project did not fall under the provisions of Senate Bill 595.

Mr. Fred Gates, of Gates Associated, gave a presentation describing the project.

Mr. P. Taylor opened the public hearing. There was no comment. The public hearing was closed.

Mr. Stolipher moved to approve the Aspen Greens Final Plat. Mr. G. Taylor seconded the motion which carried unanimously.

6. **Request by James and Barbara Gibson for a variance from the Subdivision Ordinance Article 8, Section 8.1(d) to allow for an extension of time (24 months) to bond and record the Allstadts Corner Subdivision (PC File #07-10). This property is located on the south side of Route 340 (William L. Wilson Freeway); the east side of Route 27 (Millville Road) and on the north side of Route 27/2 (Allstadt's Hill Road) and is designated as Tax District: Harpers Ferry, Map: 9, Parcel: 39.1.**

This item was postponed to the June 26, 2012 Planning Commission meeting.

7. **Request by Wild Goose Farm, LLC for a variance from the Subdivision Ordinance Article 8, Section 8.1(d) to allow for an extension of time (24 months) to bond and record the Wild Goose Subdivision (PC File #08-18). The property is located on Shepherd Grade Road. The site is located across from Terrapin Neck Road and the National Training Conservation Center and is designated as Tax District: Shepherdstown; Map: 3; Parcel: 13 & 13.6.**

This item was postponed to the June 26, 2012 Planning Commission meeting.

Mr. P. Taylor moved item #9 before item #8 since item #8 was given a specific start time of 8 PM.

9. **Continued from the 04/24/2012 PC Meeting: Discussion regarding Proposed Additional Commercial and Industrial Zoning Categories and related amendments to the Jefferson County Zoning and Land Development Ordinance.**

Mr. Barney discussed the proposed amendments and significant changes that were made from the previous draft.

Mr. Pellish inquired as to why commercial uses were limited by the square footage of the building when residences were not in the Neighborhood Commercial district. Mr. Barney explained that traffic impact and parking implications that commercial uses had that residences do not were taken into consideration when determining the square footage requirements. Mr. Pellish asked if an applicant applied for a building somewhat larger than the maximum requirements, would that be defensible. Mr. Groh replied that a variance or waiver is always an option for the applicant.

Mr. Stolipher suggested eliminating distance requirements. He also commented that higher square footage requirements for the Neighborhood Commercial district were needed. He

stated that he would like to see maximum square footages of 7,000 to 8,000 in that district. Mr. Barney explained that staff supports retaining distance requirements within the Zoning Ordinance due to the sensitive nature of some commercial uses. He stated that the staff does understand that changes to the distance requirements may be necessary and suggested pursuing those changes as separate amendments to allow for additional public comment.

Mr. Baty questioned whether these amendments were similar to the type of zoning that was presented a few years ago and placed in a referendum. He reminded the Planning Commission that, at that time, the proposed zoning was voted down. He stated that he felt that the zoning being proposed currently needed to be simplified.

Ms. Brockman discussed the referendum and stated that the zoning map at that time was attached to an entire Zoning Ordinance which was what failed. She explained that the current proposed categories were requested in order to resolve issues regarding rezoning requests that were asking for the broad category of Residential/Light Industrial/Commercial.

Mr. Baty raised concern that the proposed categories allowed spot zoning and bypassed the LESA scoring system.

Mr. Stolipher moved to recommend approval of the draft amendments to the County Commission removing the distance requirements and increase the maximum square footage in the Neighborhood Commercial category to 7000 square feet. There was no second, the motion failed.

Ms. Eppers moved to recommend approval of the draft amendments, as written, to the County Commission. Mr. Pellish seconded the motion which passed 7 for and 1 opposed (Mr. Baty).

Mr. P. Taylor called for a break at 8:20 PM. He called the meeting to back to order at 8:35 PM.

#### **8. Public Hearing regarding the US 340 East Gateway Plan.**

Ms. Brockman described the US 340 East Gateway Plan and the public process that occurred in order to create the document.

Mr. Rivard reviewed the US 340 East Gateway Plan.

Mr. P. Taylor opened the public hearing.

Ms. Janice Schiltz, a member of the Shore Keepers of Jefferson County, read a letter written by Mr. J. Michael Cassell, the Shore Keepers attorney. The letter stated several points of concern:

- The Bakerton Underpass was described in the 2004 Comprehensive Plan as a "Highway Problem Area". The underpass contains a sharp curve, poor sight distance and is one lane. The same concerns and safety issues described in 2004 still exist today.

- Due to the high probability of accidents on Bakerton Road due to hazards such as the narrowness of the road and blind turns, the Shore Keepers feel it would be useful to have statistics on all motor vehicle accidents which have occurred in the entire US 340 Study Area.
- A zip line facility had recently been constructed on the Potomac River which uses the Bakerton Underpass as an access point. The Shore Keepers recommend that there be an official investigation and review of the Zoning Certificate issued for this facility.
- The Bakerton underpass is a single land underpass with no line of sight for traffic flow and is located on a small two lane secondary road. There are no solutions to these safety hazards presented in the US 340 East Gateway Plan. There is also no strategy identified to obtain funding for correcting these issues.
- The Shore Keepers request eliminating and preventing future commercial traffic to improve safety on Bakerton Road.

Ms. Suzanne Malesic, speaking on behalf of Patrick Henry Estates Homeowners Association, had the following comments:

- On page 117, “At the public work session, potential options regarding connections to existing roadways within the Patrick Henry Estates development were also discussed”, Ms. Malesic reported that Patrick Henry Estates roads would not tolerate additional traffic.
- After a substantial court battle with the developer, Patrick Henry Estates now own the development’s roads and they will continue to object to additional traffic.
- Patrick Henry Estates would be in favor of apron roads or connector roads that run along US 340 to assist in solving access issues. However no support will be given to roads connecting to roads within the subdivision.
- Ms. Malesic pointed out that several times the acronym of UGB was transposed to UBG.
- On page 103, points 7, 8, or 11, if the new road construction implies any sort of connection to Patrick Henry Estates roads, residents will object.
- On page 140, a major subdivision is defined as any subdivision containing more than 3 lots according to the *1979 Jefferson County Subdivision Regulations*. Ms. Malesic stated that section should be clarified to state the current definition that a major subdivision contains no more than 5 lots.
- Page 141 contains a list of subdivisions. Ms. Malesic suggested adding information such as how many homes are in each subdivision and which subdivisions are not fully built out.
- On page 142, where it states, “The scenarios are not intended to represent a plan to rezone any individual property or locate land uses on individual parcels”, Patrick Henry Estates residents would like to know how many homes or how many parcels **could** be involved in those scenarios.
- On page 144, end of the first sentence, “...significant properties that have vested development rights”, Patrick Henry Estates residents would like a list of properties that have vested rights.
- On page 149, a definition of Eminent Domain and of Home Destruction Proposal is needed.

Mr. Chip Dorman commented that frontage roads are a great idea. He stated that one solution to the bottleneck of the Bakerton Road underpass would be to adjust the US 340 Corridor Study boundaries to eliminate the Bakerton Road underpass from possible development. He raised concern of the cost of development and infrastructure.

Mr. Carl Jackson commented that acceleration/deceleration lanes were needed on highways. He suggested building overpasses/underpasses to eliminate the need for traffic lights. He also raised concern of how transportation projects would be funded. He requested that a 4 lane highway be built from Bolivar to the Virginia Line where there is currently a bottleneck.

Mr. Grant Smith, representing the Eastern Panhandle Trailblazers, commented that there is a need for more walking/biking connections between Harpers Ferry, Charles Town, Ranson and the existing Route 9 trail. He reported the importance of trails to tourism. He stated that the Trailblazers had identified a Harpers Ferry loop which could be easily put in place from Potomac Street to the Bakerton underpass, then through to School House Ridge North, back to the access road and across the road at the traffic light, then to eventually complete the loop. He stated that the trail is almost in existence currently.

Mr. Bill Yearout, also representing the Eastern Panhandle Trailblazers, stated that the trail vision that the Trailblazers had for US 340 would be a part of a larger regional network which would extend through 3 counties from Harpers Ferry to Berkeley Springs. He commented that the Trailblazers would like to see a pedestrian path and a shared bike path from Harpers Ferry to Ranson along US 340 but not on US 340 in addition to the loop. He suggested that the Planning Commission work with the Department of Highways to ensure safe pedestrian and cycling crossing along US 340 wherever traffic lights are added. He asked that trails be a part of a green space agreement to future developments.

Mr. Tom Cardamone, representing the Sheridan Subdivision, suggested providing sensors for traffic lights that provide for 3 minutes each way to assist in solving issues such as the Bakerton underpass.

Ms. Lyn Widmyer, speaking as a Jefferson County resident, raised concern that no parkland and open space map had been made available. Mr. Rivard stated that a map had been posted to our website although technical issues with the website had made access unavailable and that a map could be made available to her. Ms. Widmeyer continued that the land use map does not capture the intent of the text of the document and that there is too much sprawl. She urged that the map be more specific as a master plan especially if floating zones will be proposed in the future.

Mr. David Tabb, member of the US 340 East Corridor Study Citizen's Committee, stated that he had proposed several years ago to the Highway Department to eliminate every stop light along US 340 and utilize elevations and structures and service roads. He commented that the US 340 Gateway Plan would potentially take 50 to 100 years to complete. He stated that he felt too much emphasis was being placed on bike and pedestrian trails and that more emphasis needed to be placed on traffic issues and safety.

Mr. John Maxey, Harpers Ferry resident, commented that there needs to be closer coordination with outside agencies such as the Division of Highways. He stated that the plan needed to be extended to US 340 South. He commented that by ignoring the southern end of US 340, Jefferson County is losing many opportunities and losing money and he urged that this study be done quickly.

Mr. Chris Craig, on behalf of the Trail and Town Alliance of Harpers Ferry and Bolivar, expressed that a high priority needed to be place on trails that provide a safe byway and preserve scenic corridors.

Ms. Kathryn Reim, Harpers Ferry resident, commented that the Bakerton underpass is dangerous due to the people who try to rush through the tunnel. She stated that more signage may be necessary.

Ms. Betsy Bainbridge, Harpers Ferry resident, asked for support of the suggestions given previously by the Eastern Panhandle Trailblazers. She stated that improved interconnectivity of bike and pedestrian trails would increase tourism to our area. She reported that focusing on these paths would accomplish four positive aspects of the US 340 Gateway Plan by diversifying transportation modes, providing more attractive greenspaces, providing a welcoming environment for residents and visitors, and improve economic development by promoting tourism.

#### **10. Reports from Legal Counsel and legal advice to PC.**

##### **Active Litigation:**

- **Far Away Farms**
- **Cedar Meadows Airpark**

Mr. Groh reported that litigation regarding Cedar Meadows Airpark had been postponed to October.

#### **11. Director's Report.**

Ms. Brockman stated that the County Commission held a public hearing on May 31, 2012 regarding JCCEP's request to extend the provisions of Senate Bill 595 to July 1, 2015. She reported that she would be summarizing comments from that meeting for discussion and possible action at the June 21, 2012 County Commission meeting. She commented that if the County Commission votes to accept the amendment at that time, the June 26, 2012 Planning Commission meeting could be cancelled.

Ms. Brockman stated that Thursday, June 14, 2012 would be the County Commission public hearing for the rezoning of the Capriotti property.

Ms. Brockman stated that she would be working on a proposed timeline related to the 2014 Comprehensive Plan and whether or not the US 340 South study would be included as a part of the Comprehensive Plan or as its own separate process. She stated she would like to discuss this with the Planning Commission before it goes before the County Commission.

12. **County Commission Liaison Report.** None.

13. **Planning Commission Exchange.**

- **Report from the Health Department Meeting Liaison.**  
Mr. Burns reported that there was a discussion regarding records and how they would store well and septic and GIS information. He stated that the Health Department was attempting to get a new system that would integrate with the County to store that information.
- **Report from the Public Service District Meeting Liaison.** None.
- **Report from the Parks and Recreation Meeting Liaison.** None.
- **Report from the Jefferson County Development Authority Meeting Liaison.**  
Ms. Brockman explained that the summer intern hired by the Planning and Zoning Department would be meeting with the Development Authority along with Planning and Zoning staff to compare data for the 2014 Comprehensive Plan.
- **Report from the Water Advisory Committee Meeting Liaison.** None.

Mr. Burns suggested formalizing a policy regarding how items are placed on the agenda to avoid future confusion.

14. **President's Report.** None.

15. **Actionable Correspondence.** None.

16. **Non-Actionable Correspondence.** None.

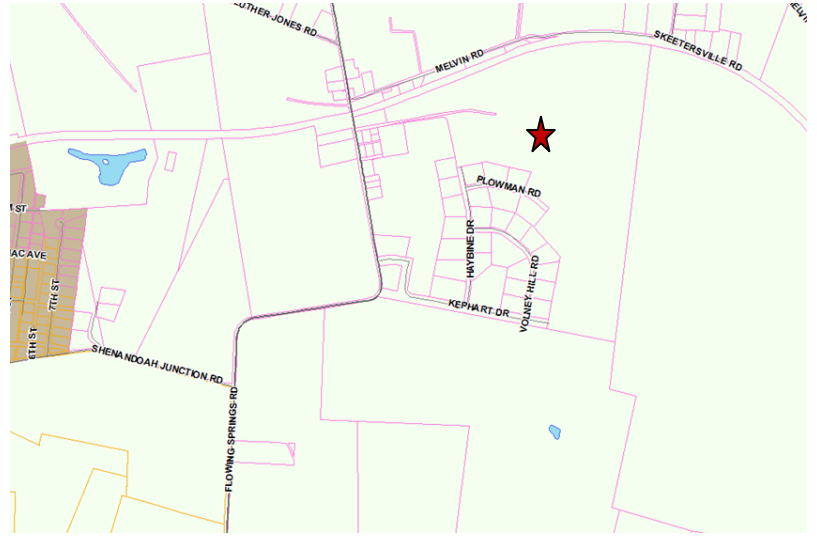
Mr. Burns moved to adjourn the meeting at 10:15 PM. Mr. Stolipher seconded the motion which carried unanimously. An audio recording and/or a video recording of the meeting may be found on our website. These minutes were prepared by Amy Puetz, Planning Clerk.

# STAFF REPORT

## Jefferson County Planning Commission Meeting

July 10, 2012

Item #6 Request by Arcadia Development Co., owner/developer, for a variance to extend the time to bond and record the Harvest Hills Subdivision, Phase 2, Section 2 (PC File #12-02). The applicant is requesting an extension of time from July 23, 2012 to July 23, 2014.

OWNER:	Arcadia Development Co.
DEVELOPER:	Same
SURVEYOR/ENGINEER:	Greenway Engineering, Inc.
PROPERTY LOCATION:	This property is located east side of Route 17 (Flowing Springs Road) and the south side of the CSX Railroad where the two intersect.
LEGAL DESCRIPTION:	District: Shepherdstown, Map: 24, Parcels: 12 and 13. 
ZONING DISTRICT:	Zoning Map Designation: Rural
SURROUNDING PROPERTIES:	Zoning Map Designation: <i>North:</i> Rural <i>South:</i> Rural <i>East:</i> Rural <i>West:</i> Rural
LOT AREA:	326.067 acres
PROPOSED ACTIVITY:	Variance to extend the time to bond and record the Harvest Hills Subdivision, Phase 2, Section 2 from July 23, 2012 to July 23, 2014.
DEVELOPMENT HISTORY:	<p><u>Harvest Hills Subdivision (PC File # 12-02)</u></p> <ul style="list-style-type: none"> <li>• April 23, 2012 – Harvest Hills Subdivision, Phase 2, Section 2 was approved by the Planning Commission with the following conditions: <ul style="list-style-type: none"> <li>▪ No construction would commence and no sale of lots platted in this phase to any outside entities will be allowed until the tolled bond for Phase II, Section 1 and also for this phase has been posted.</li> <li>▪ A merger deed will be submitted to the Engineering Department for the lots being final platted to allow for the lots of this phase</li> </ul> </li> </ul>

# STAFF REPORT

## Jefferson County Planning Commission Meeting

July 10, 2012

	<p style="text-align: center;">to be merged and for this phase and the previous phase to be merged if the applicant defaults on the tolling agreement.</p> <ul style="list-style-type: none"> <li>• March 26, 2010 – Enactment of SB 595 extended the time to hold a public hearing on the Final Plat of the next phase by July 1, 2012.</li> <li>• February 24, 2009 – Variance to extend the time to bond and record to February 25, 2010.</li> <li>• November 25, 2008 – Harvest Hills Subdivision, Phase II, Section 1 was approved by the Planning Commission.</li> <li>• February 16, 2007 – Staff Review Meeting for Preliminary Plat.</li> <li>• September 12, 2006 – Harvest Hills Subdivision, Section 1, Phase 1, Lots 28-50 was approved by the Planning Commission</li> <li>• January 13, 2004 – The Planning Commission reinstated the CUP/CIS with extended deadlines of 567 days with a new expiration date of July 13, 2005.</li> <li>• January 8, 2002 – CIS accepted by the Planning Commission.</li> <li>• May 22, 2001 – CUP approved by the Planning Commission with conditions.</li> </ul>
FINAL PLAT	<p>Submitted: 03/5/12            Public Hearing Scheduled: 4/24/12            90 Day Deadline to Bond and Record: 07/23/2012</p>

**Background:**

Harvest Hills is located on the east side of Flowing Springs Road and south of railroad tracks near Duffields. Since this subdivision started before the 2008 Subdivision Regulations were adopted, the subdivision is being reviewed under the 1979 Subdivision Regulations. The subdivision consists of 387 single family number of lots. The most recent Final Plat approved at Planning Commission for this project is for 22 lots.

**The Request:**

The applicant is requesting a 24 month extension, from July 23, 2012 to July 23, 2014, to bond and record the Final Plat. Per Section 8.1(d) of the Jefferson County Subdivision Ordinance of 1979, an approved Final Plat shall be bonded and recorded within 90 days. The applicant received Final Plat approval at the April 23, 2012 Planning Commission meeting. While the Planning Commission has approved an extension of all development that met the terms of Senate Bill 595 to July 1, 2015, the applicant has chosen to process this variance to be assured of their continued vested rights.

The variance process in the 1979 Subdivision Ordinance is different from the waiver process outlined in the 2008 Subdivision Regulations. In order to grant a variance the following four criteria must be met:

# STAFF REPORT

## Jefferson County Planning Commission Meeting

July 10, 2012

***The request is not contrary to the public interest.***

The request for a variance of 24 months to extend the time limit to bond and record the Final Plat is not contrary to the public interest. In view of the fact that the applicant intends to continue the development as approved by the Planning Commission, no change has occurred to the site which would negatively impact the public interest.

***A literal enforcement of this Ordinance will result in unnecessary hardship.***

A literal enforcement of the ordinance would require the applicant to start the project anew if it is not bonded and recorded by July 23, 2012. As outlined in the applicant's submittal and above, Arcadia Development Co. has completed the preliminary and Final Plat approval process and is requesting a delay in the recordation and bonding of the approved project. If the appellant is denied an extension, the process would have to start over as outlined in the new Subdivision Regulations. Beginning the process over would not be likely to change the layout of proposed use of the project from the currently approved Final Plat.

***The request is not the result of a self-imposed hardship.***

The request is not a self-imposed hardship. As noted above the applicant has received approval of the Final Plat for this development. The applicant's efforts required to process the approvals shows a vested interest to proceed forward.

***The spirit of this Ordinance will be observed and substantial justice done.***

Since the variance is for a time extension and not a variance of the site layout, the spirit of the ordinance will be observed.

**Recommendation**

Due to the significant applicant investment to get through the Final Plat approval, Staff believes the request is reasonable. However, this is also a policy decision for the Planning Commission to consider. Does the Planning Commission feel comfortable extending projects into the future, without being sure when and how the development may occur in the future? Throughout the County, there is a significant number of lots that are either preliminarily approved, Final Platted, and/or in a tolling agreement. It is the Planning Commission's role to determine if leaving so many potential lots around the County is the best option for the County.



JEFFERSON COUNTY, WEST VIRGINIA

Application Number: \_\_\_\_\_

Departments of Planning and Zoning

Fees Paid: \$ \_\_\_\_\_

116 East Washington Street, 2<sup>nd</sup> Floor, P.O. Box 338

Date Application Received: \_\_\_\_\_

Charles Town, WV 25414

Staff Initials: \_\_\_\_\_

www.jeffersoncountywv.org/government/departments/planning-and-zoning-department.html

Email [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org)

Phone: (304) 728-3228

Email [zoning@jeffersoncountywv.org](mailto:zoning@jeffersoncountywv.org)

Fax: (304) 728-8126

Subdivision Ordinance Variance Request

To be used in accordance with the 1979 Subdivision Ordinance - 8/94 Salvage Yard Ordinance

Please note variances to the Subdivision Ordinance must comply with Article 17 of the Ordinance. Sketch on a separate sheet of paper the shape and location of the lot. Show the location of the intended construction or land use indicating building setbacks, size and height. Identify existing buildings, structures or land uses on the property. Sign and date sketch. Provide a vicinity map.

I/We request a variance from the provisions of the 1979 Jefferson County Subdivision Ordinance

Property owner information

Name of Property Owner: Arcadia Development Co.
Mailing Address: PO Box 1800
City: Leesburg State: VA Zip Code: 20177
Phone Number: (703) 840-4585 Email: ccoffey@arcadiacompanies.com

Applicant contact information

Applicant Name: Same as above
Mailing Address:
City: State: Zip Code:
Phone Number: Email:

Applicant Representatives

Name of Registered Engineer(s) or Surveyor(s): Greenway Engineering
Mailing Address of Engineer(s) or Surveyor(s): 151 Windy Hill Lane
City: Winchester State: VA Zip Code: 22602
Phone Number: (540) 662-4185 Email: rkepler@greenwayeng.com

Physical property details

Physical Property Address: Harvest Hills Subdivision, Section 2 - Phase 2
City: Shenandoah Junction State: WV Zip Code: 25442
Tax District: Shepherdstown District Map No: 9 Parcel No: p/o 12 and 13
Parcel Size: 8.8425 acres Deed Book: 985 Deed Bk. No: 363

Zoning District: Residential Growth Industrial Light Industrial- Commercial Village
(R-A) (R-G) (I-C) (R-L-C) (V)
[Checked box for Rural (R-A)]

**Section of Ordinance for which the variance is requested:**

**Please describe the nature of the variance request:**

See attached

**Explain why this request is NOT contrary to the public interest:**

See attached

**Explain how enforcement of this Ordinance will result in unnecessary hardship:**

See attached

**Explain how this request is NOT the result of a self-imposed hardship:**

See attached

**Explain how the spirit of this Ordinance will be observed and substantial justice will be done:**

See attached

**Original signature is required. The information given is correct to the best of my knowledge.**

Alice Anne Chakrabarti      6/19/12  
Signature of Property Owner      Date  
Attorney for Property Owner

\_\_\_\_\_  
Received By      Date

Approved/Denied by a vote of \_\_\_\_\_ for and \_\_\_\_\_ against this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (Year)

**Approved**       **Denied**

**HARVEST HILLS SUBDIVISION SECTION 2-PHASE 2 (FILE #12-02)  
REQUEST FOR A 24 MONTH EXTENSION TO BOND AND RECORD  
ARTICLE 8, SECTION 8.1(d)  
JEFFERSON COUNTY SUBDIVISION ORDINANCE  
JUNE 26, 2012**

**BRIEF DESCRIPTION OF THE VARIANCE REQUEST**

The Applicant is requesting a variance from Article 8, Section 8.1(d) of the Jefferson County Subdivision Ordinance to allow a 24 month extension to bond and record Section 2-Phase 2 of the Harvest Hills Subdivision. Article 8, Section 8.1(d) of the ordinance requires that a subdivision be bonded and recorded within 90 days after the Planning Commission's approval of the Final Plat. The Planning Commission approved the Final Plat of Section 2-Phase 2 on April 24, 2012. The Applicant has until July 23, 2012, to bond and record the Final Plat. The Applicant is requesting an additional 24 months (July 23, 2014) to bond and record Section 2-Phase 2. This section consists of 8.8428 acres.

The Applicant is aware of a similar request being granted at a previous Planning Commission Meeting and also understands that the County Commission is considering a policy that will allow all project files to be extended through July 1, 2015. Although the Applicant is requesting a variance for an extension of 24 months to bond and record Harvest Hills Subdivision Section 2-Phase 2, the Applicant would also like to be included in the July 1, 2015 policy, if adopted by Jefferson County.

**HARVEST HILLS SUBDIVISION SECTION 2-PHASE 2 (FILE #12-02)  
REQUEST FOR A 24 MONTH EXTENSION TO BOND AND RECORD  
ARTICLE 8, SECTION 8.1(d)  
JEFFERSON COUNTY SUBDIVISION ORDINANCE  
JUNE 26, 2012**

**1. THE REQUEST IS NOT CONTRARY TO THE PUBLIC INTEREST.**

The Applicant believes that the public's interest will not be affected since this project has already been vetted through the Subdivision Process. Harvest Hills went through the normal subdivision process that included several public hearings.

Furthermore, since it is not the Applicant's intention to change the project from what the Planning Commission approved in April, there should be absolutely no effect on the public health, safety or welfare. The Applicant plans to continue the development as it was approved by the Planning Commission. In addition, because this plat is conditioned upon the development of other sections of the subdivision, a variance allowing the extension will give time for the previous section to be developed.

**2. A LITERAL ENFORCEMENT OF THIS ORDINANCE WILL RESULT IN UNNECESSARY HARDSHIP.**

The literal enforcement of the Ordinance will result in considerable hardship to the applicant. If the variance is denied, the Applicant would have to bond and record the final plat for a section that will not be developed prior to Phase 2-Section 1, which is subject to a tolling agreement with the County, or reprocess the section under the new Subdivision Ordinance. This would serve no purpose since it is not the applicant's intention to change the project or develop this section prior to Phase 2-Section 1 of Harvest Hills. The reprocessing of the development would cost the applicant tens of thousands of dollars and require additional County Planning and Zoning staff time and resources to re-review the subdivision under the new Ordinance.

**3. THE REQUEST IS NOT THE RESULT OF A SELF-IMPOSED HARDSHIP.**

The request is due to a slow economy and poor housing market conditions making the sale of new home lots and the arrangement of bonding much more difficult, both of which are beyond the applicant's control.

**4. THE SPIRIT OF THIS ORDINANCE WILL BE OBSERVED AND SUBSTANTIAL JUSTICE DONE.**

The spirit of the Ordinance is to ensure each subdivision in the County is planned and built pursuant to specific uniform standards. Section 2-Phase 2 meets all those standards. This is a variance to allow additional time. It is not a variance from any of the standards of the ordinance. Therefore, the Applicant believes that the spirit and intent of the ordinance will continue to be met if they were given more time to bond and record the Final Plat.

Although the Applicant is seeking a variance to extend the time to bond and record Harvest Hills until July 23, 2014, they would also like to be under the new County policy, if adopted, which will extend the project file until July 1, 2015.

Based on the above, the Applicant feels that substantial justice would be done if a variance is granted for an additional 24 months to bond and record the subdivision. Furthermore, if the County adopts the extension policy through July 1, 2015, the Applicant respectfully requests that Harvest Hills be included in that policy. Thank you for your consideration of this request.

**NOTES**

- NO TITLE REPORT FURNISHED.
- BOUNDARY INFORMATION IS BASED ON A CURRENT FIELD SURVEY BY GREENWAY ENGINEERING, COMPLETED IN MAY 2005 AND CURRENT DEEDS AND PLATS OF RECORD.
- ALL CORNERS ARE 5/8" IRON REBAR SET W/ CAP UNLESS OTHERWISE NOTED.
- CURRENT OWNER OF RECORD: ARCADIA DEVELOPMENT CO.; DEED BOOK 985, PAGE 363 PLAT RECORDED IN PLAT BOOK 22 ON PAGE 00002A. TAX MAP 9-24 - PARCEL 12.
- THIS PROJECT MEETS THE JEFFERSON COUNTY FLOODPLAIN ORDINANCE. DETERMINED BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONES "A" & "C" AS SHOWN ON F.I.R.M. COMMUNITY PANEL #540065 0035C, DATED AUGUST 2, 1993. BASED ON THIS INFORMATION, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL HAZARD AREA; APPROXIMATE LOCATION SHOWN HEREON, WITH A PORTION LYING WITHIN LOT A AND B OF THIS SECTION. ALL CONSTRUCTION WORK IN THE FLOODPLAIN SHALL BE COVERED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS (E.G. ARMY CORPS OF ENGINEERS, PUBLIC LANDS, JEFFERSON COUNTY IMPROVEMENT LOCATION PERMITS, ETC.) BEFORE WORK IN THE FLOODPLAIN SHALL COMMENCE.
- JEFFERSON COUNTY PUBLIC SERVICE DISTRICT IS THE PROVIDER OF PUBLIC SEWER SERVICE. JEFFERSON UTILITIES, INC. IS THE PROVIDER OF PUBLIC WATER SERVICE.
- CONDITIONS OF PLANNING COMMISSION APPROVAL: EACH PARCEL SHOWN ON THIS PLAT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENCE UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION IN CONFORMANCE WITH THE PREVAILING COUNTY LAND DEVELOPMENT LAWS.
- A BLANKET EASEMENT SHALL BE GIVEN TO THE APPROPRIATE PSD IN ALL SUBDIVISION RIGHTS-OF-WAY FOR THE PURPOSE OF CONSTRUCTING WATER, SEWER, OR OTHER UTILITY LINES AND FACILITIES.
- ALL SANITARY SEWER EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO THE JEFFERSON COUNTY PUBLIC SERVICE DISTRICT.
- ALL STORM SEWER AND DRAINAGE EASEMENTS AS WELL AS ALL STORM WATER MANAGEMENT AREAS SHOWN HEREON SHALL BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
- BUILDING SETBACK LIMITS: 25' FRONT, 12' SIDE, 20' REAR. DETACHED ACCESSORY STRUCTURES UNDER 144 S.F. IN SIZE SHALL HAVE A 6' SETBACK LIMIT. ATTACHMENTS TO UNIT MAY NOT PROJECT INTO REQUIRED YARDS MORE THAN 4' WITH 10' MAXIMUM LENGTH, EXCEPT AS PROVIDED FOR IN THE EXCEPTIONS WITHIN ARTICLE 9 OF THE JEFFERSON COUNTY ZONING ORDINANCE.
- A COMMON INTEREST OWNERSHIP AGREEMENT MUST BE ESTABLISHED TO PROVIDE FOR THE MAINTENANCE OF COMMONLY-OWNED LAND, INCLUDING, BUT NOT LIMITED TO THE PRIVATE ROAD SYSTEM WITHIN THE SUBDIVISION. THIS COMMON INTEREST OWNERSHIP AGREEMENT MUST BE DEVELOPED IN ACCORDANCE WITH THE UNIFORM COMMON INTEREST OWNERSHIP ACT OF WEST VIRGINIA.
- STORM WATER MANAGEMENT AREAS SHALL BE RESTRICTED TO STORM WATER MANAGEMENT ONLY.
- A HOMEOWNER'S ASSOCIATION MUST BE ESTABLISHED WITHOUT DELAY AS SOON AS 50% OF PROPERTIES ARE SOLD. MEMBERSHIP IN THE ASSOCIATION IS MANDATORY FOR ALL PROPERTY OWNERS WITHIN THE SUBDIVISION. ALL DEVELOPERS SHALL DEDICATE ALL COMMON LANDS (SWM BASIN, ROADS, RIGHT OF WAYS, ETC.) TO THE HOMEOWNER'S ASSOCIATION.
- UPON FORMING A HOMEOWNER'S ASSOCIATION, THE ASSOCIATION SHALL PETITION THE COUNTY COMMISSION TO ADOPT A LEASH LAW.
- ALL PROPOSED EASEMENTS ARE SHOWN HEREON AND NO FUTURE EASEMENTS WILL BE REQUIRED FOR THIS SECTION, THEREFORE, NONE HAVE BEEN SHOWN.
- THIS SITE DOES NOT FALL UNDER THE HILLSIDE DEVELOPMENT REGULATIONS.
- THE FOLLOWING ARE THE PERMIT NUMBERS FOR THE SITE:  

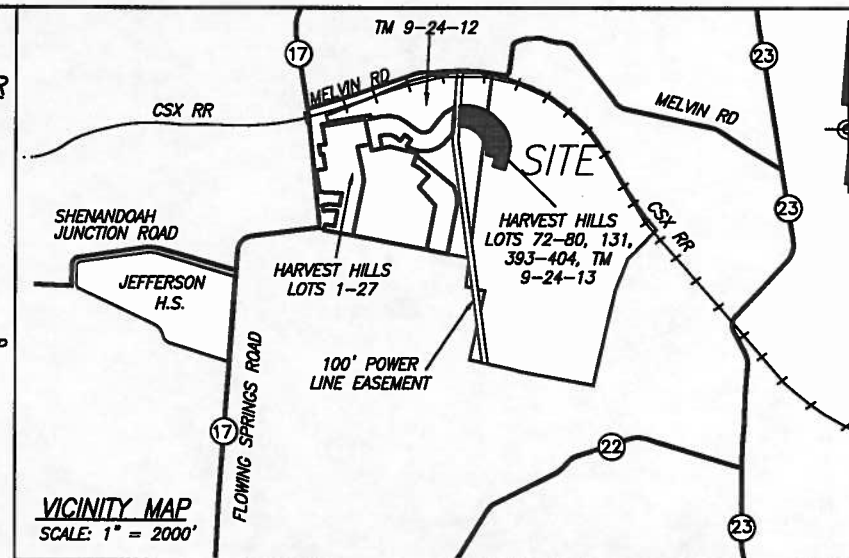
HEALTH DEPARTMENT WATER PERMIT: 17,598	HEALTH DEPARTMENT SEWER PERMIT: 17,597
HEALTH DEPARTMENT SEWER ADDENDUM: 17,781	
WV DOH DISTRICT 5 ENTRANCE PERMIT: ORIGINAL PERMIT #5-99-0397 ADDENDUM DATED NOVEMBER 1, 2007	
BRASS HARNESS ENTRANCE #5-07-1083 DATED NOVEMBER 1, 2007 APPROVED NOVEMBER 6, 2007	
SWEETBRIAR ROAD ENTRANCE #5-07-1082 DATED NOVEMBER 1, 2007 APPROVED NOVEMBER 6, 2007	
- SCHOOL BUS SHELTER, MAIL BOX CLUSTER AND ENTRANCE SIGNS NEED NOT BE BUILT. THE SCHOOL BUS SHELTER AND MAIL BOX CLUSTER HAVE BEEN DEDICATED IN A PREVIOUS SECTION. THE GENERAL LOCATION OF SAID SCHOOL BUS SHELTER AND MAILBOX CLUSTER ARE SHOWN ON SHEET 6 OF 8 OF THE PLAT OF CORRECTION AND MERGER PLAT OF HARVEST HILLS SUBDIVISION SECTION 1 - PHASE 1 (LOTS A, B, AND 28-50) RECORDED IN PLAT BOOK 25 ON PAGE 70.
- A MODEL HOME CAN ONLY BE BUILT ON THE FIRST LOTS LOCATED AT THE INTERSECTION OF A PUBLIC ROAD.
- ALL DRIVEWAY CULVERTS TO BE 15" ROUND CMP OR EQUIVALENT ARCH CMP.
- A VARIANCE WAS APPROVED FOR THIS PROJECT BY THE JEFFERSON COUNTY PLANNING COMMISSION ON JULY 25, 2006, ALLOWING ALL LOTS TO BE SERVED BY INDIVIDUAL MAILBOXES INSTEAD OF A CLUSTER MAILBOX.
- SEE SHEET 4 FOR COPY OF THE CONDITIONAL USE PERMIT FOR THIS PROJECT.
- ALL LOTS TO BE ACCESSED BY INTERIOR ROADS ONLY.
- NO WETLANDS ARE LOCATED WITHIN THIS PHASE.
- ALL POTENTIAL HOME BUYERS SHALL BE ADVISED BY THE DEVELOPER/BUILDER/REAL ESTATE AGENT OF THE INTENSE TRAIN TRAFFIC ADJACENT TO THE PROPERTY.
- ALL POTENTIAL HOME BUYERS SHALL BE ADVISED BY THE DEVELOPER/BUILDER/REAL ESTATE AGENT OF THE VARIOUS SMELLS AND NOISES ASSOCIATED WITH FARMING ACTIVITIES ADJACENT TO THE PROPERTY AND THAT THESE FARMERS RETAIN THE "RIGHT TO FARM" THEIR PROPERTY AFTER CONSTRUCTION OF EACH INDIVIDUAL HOME AND FULL BUILDOUT OF THE SUBDIVISION.
- NO SETBACK VIOLATIONS HAVE BEEN CREATED BY THIS PLAT.

**OWNER / DEVELOPER**

ARCADIA DEVELOPMENT CO.  
P.O. BOX 1800  
LEESBURG, VA 20177  
(703) 840-4560

**LEGEND**

- IRF = 5/8" IRON REBAR FOUND W/CAP
- o = 5/8" IRON REBAR & CAP SET UNLESS OTHERWISE NOTED
- = CONCRETE MONUMENT SET
- CL = CENTER LINE OF ROAD
- BRL = BUILDING RESTRICTION LINE



**VICINITY MAP**  
SCALE: 1" = 2000'

**NOTE**

THE FINAL PLAT OF PHASE II, SECTION 1 OF HARVEST HILLS SUBDIVISION BY WILLIAM H. GORDON AND ASSOCIATES, INC. DATED JUNE 30, 2008 AND RECORDED IN P.B. 25 AT P.G. 198 SHOWS A TOTAL RESIDUAL AREA OF 68.4475 ACRES. THIS AREA INCLUDES RESIDUAL PORTIONS OF 9-24A-16 & 9-24A-17 AS WELL AS THE RESIDUAL PORTION OF 9-24-12. PARCELS 9-24A-16 & 9-24A-17 WERE NOT MERGED INTO THE RESIDUAL OF 9-24-12, HOWEVER THEIR ACREAGE WAS NOT CALLED OUT SEPERATELY, NOR WAS THE RESIDUAL PORTIONS OF SAID PARCELS SHOWN GRAPHICALLY ON THE FINAL PLAT NOTED ABOVE.

**TOTAL ACREAGE SUMMARY**

ORIGINAL (9-24-12) = 68.4468 ACRES  
- SUBDIVIDED PORTION OF (9-24-12) = 3.7213 ACRES  
OPEN SPACE 1 OF (9-24-12) = 33.5781 ACRES  
OPEN SPACE 2 OF (9-24-12) = 29.7000 ACRES  
PORTION OF (9-24-12)  
ACROSS R.R. = 0.6718 ACRES  
PORTION OF (9-24-12)  
FUTURE DEVELOPMENT = 0.0486 ACRES  
(9-24A-16) = 0.5986 ACRES  
± (9-24A-17) = 0.1314 ACRES  
TOTAL RESIDUE/OPEN SPACE (9-24-12) = 64.7285 ACRES

**TOTAL SUBDIVIDED AREA = 8.8428 ACRES**

ORIGINAL (9-24-13) = 257.6202 ACRES  
- SUBDIVIDED PORTION OF (9-24-13) = 5.1215 ACRES  
TOTAL RESIDUE OF (9-24-13) = 252.4987 ACRES

**SUBDIVISION ACREAGE SUMMARY**

RIGHT OF WAY = 1.8443 ACRES  
RESIDENTIAL LOTS = 6.9985 ACRES  
**TOTAL = 8.8428 ACRES**

**LOT SUMMARY**  
22 RESIDENTIAL LOTS

**MINIMUM SETBACK REQUIREMENTS**

(UNLESS OTHERWISE NOTED)  
FRONT - 25'  
REAR - 20'  
SIDE - 12'

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE LAND CONTAINED IN THIS SUBDIVISION IS PART OF THE LAND CONVEYED TO ARCADIA DEVELOPMENT CO. BY A DEED DATED FEBRUARY 12, 2004 AND RECORDED IN DEED BOOK 985 AT PAGE 363 AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA. I FURTHER CERTIFY THAT THE PERIMETER AND ALL LOT BOUNDARIES HAVE BEEN ESTABLISHED BY A NETWORK OF STATIC GPS AND TRAVERSE CONTROL HAVING A RELATIVE ERROR OF 1:7,500 OR BETTER AND ARE REFERENCED TO THE WEST VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. I CERTIFY THAT ALL MONUMENTS REQUIRED BY THE JEFFERSON COUNTY SUBDIVISION ORDINANCE AND THE STATE OF WEST VIRGINIA, AND SHOWN ON THIS PLAT, ARE IN PLACE OR WILL BE PLACED, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE UNIFORM COMMON INTEREST OWNERSHIP ACT AS STATED IN §36B-2-109 OF THE WEST VIRGINIA CODE AND ALL OTHER REQUIREMENTS WITH RESPECT TO PLATTING.

ANDREW M. MARTIN, P.S.

**STATEMENT OF ACCEPTANCE**

THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

PRESIDENT, ARCADIA DEVELOPMENT CO.  
P.O. BOX 1800  
LEESBURG, VA 20177  
(703) 840-4560

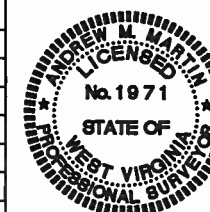
**APPROVALS**

JCPC APPROVAL

DATE

JEFFERSON COUNTY DEPARTMENT OF PLANNING, ZONING, AND ENGINEERING.

DATE	REVISION
02-23-12	ARCADIA COMMENTS
03-26-12	COUNTY COMMENTS
04-24-12	COUNTY COMMENTS



**GREENWAY ENGINEERING, INC.**  
161 Windy Hill Lane  
Winchester, Virginia 22802

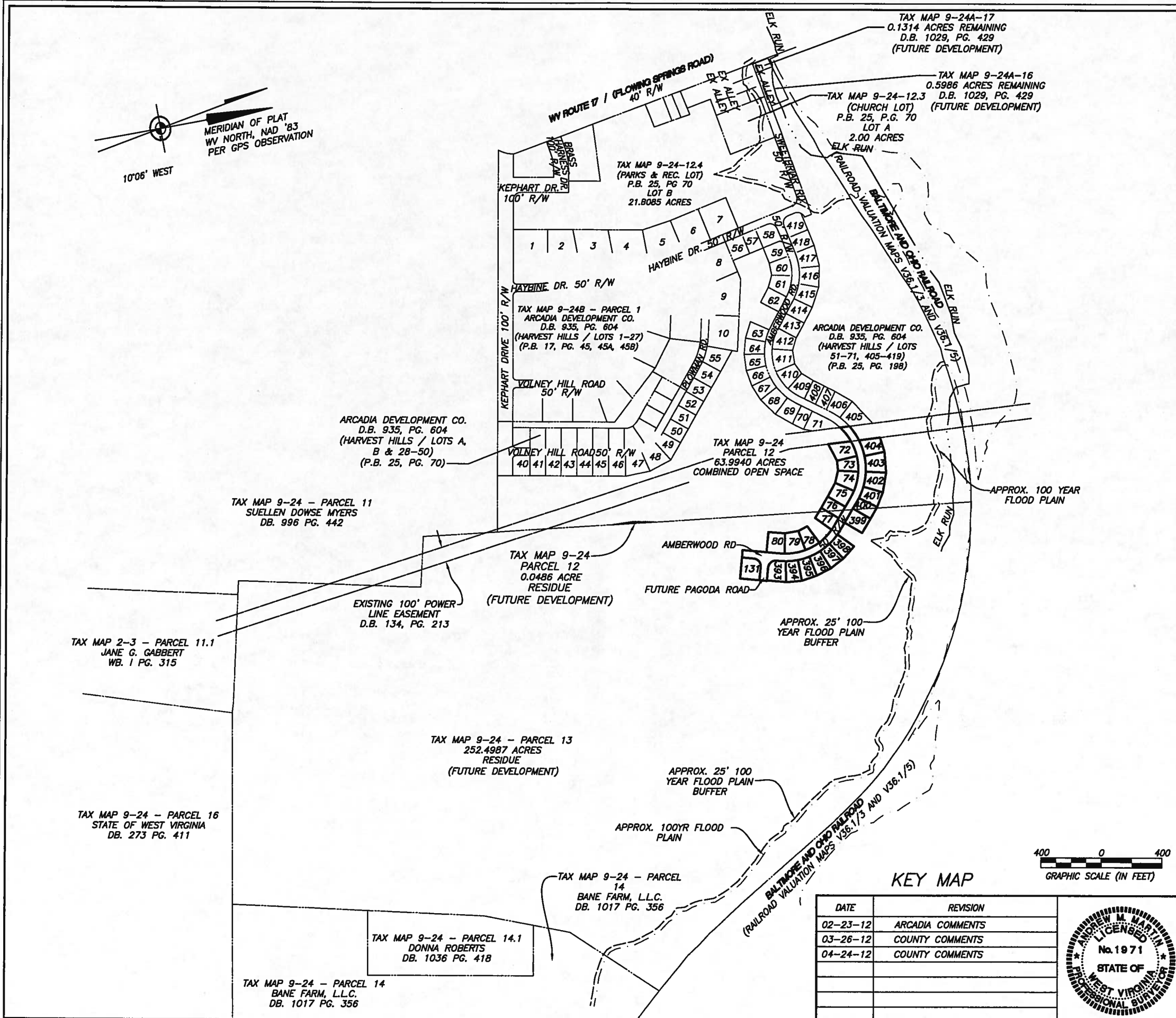
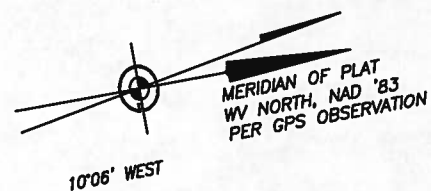


Founded in 1971  
Engineers  
Surveyors

DATE: 08/24/10
SCALE: AS NOTED
DESIGNED BY: JAM
FILE NO. 3379
SHEET 1 OF 4
010-01

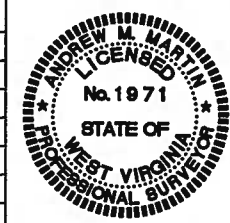
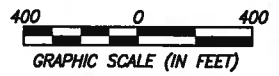
**HARVEST HILLS SUBDIVISION**  
SECTION 2 - PHASE 2

TAX MAP 9-24 - PARCEL 12 & 13 - DEED BOOK 985 PAGE 363  
SHEPHERSTOWN DISTRICT, JEFFERSON COUNTY WEST VIRGINIA



**KEY MAP**

DATE	REVISION
02-23-12	ARCADIA COMMENTS
03-26-12	COUNTY COMMENTS
04-24-12	COUNTY COMMENTS



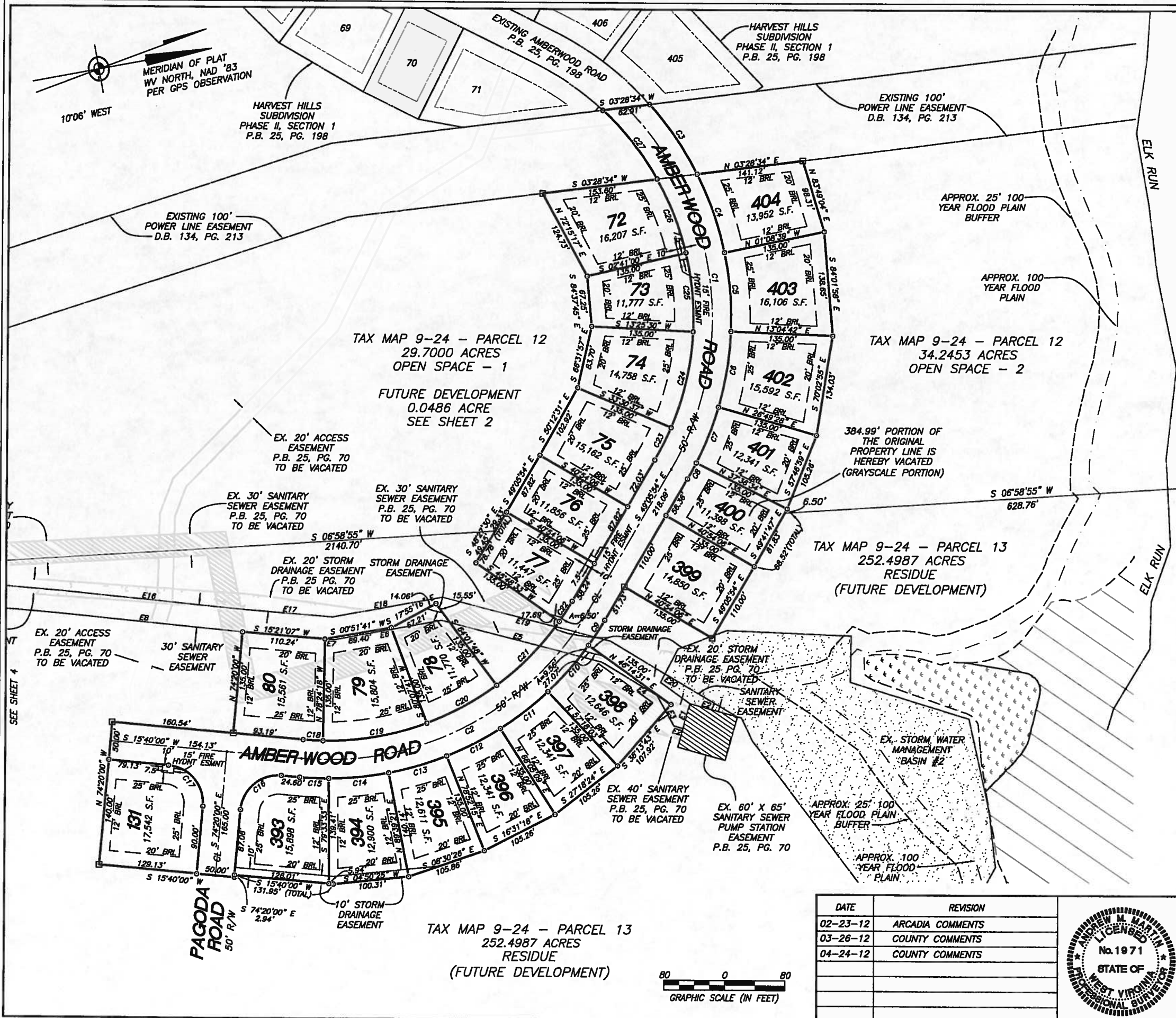
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DESIGNED BY:	JAM
FILE NO.:	3379
SHEET	2 OF 4
	010-01

**GREENWAY ENGINEERING, INC.**  
 151 Windy Hill Lane  
 Winchester, Virginia 22602  
 Telephone 540-662-4185  
 FAX 540-722-9838  
 www.greenwayeng.com



**FINAL PLAT**  
**HARVEST HILLS SUBDIVISION**  
**SECTION 2 - PHASE 2**

TAX MAP 9-24 - PARCEL 12 & 13 - DEED BOOK 985 PAGE 363  
 SHEPHERSTOWN DISTRICT, JEFFERSON COUNTY WEST VIRGINIA



10°06' WEST  
 MERIDIAN OF PLAT  
 WV NORTH, NAD '83  
 PER GPS OBSERVATION

HARVEST HILLS  
 SUBDIVISION  
 PHASE II, SECTION 1  
 P.B. 25, PG. 198

HARVEST HILLS  
 SUBDIVISION  
 PHASE II, SECTION 1  
 P.B. 25, PG. 198

EXISTING 100'  
 POWER LINE EASEMENT  
 D.B. 134, PG. 213

EXISTING 100'  
 POWER LINE EASEMENT  
 D.B. 134, PG. 213

TAX MAP 9-24 - PARCEL 12  
 29.7000 ACRES  
 OPEN SPACE - 1  
 FUTURE DEVELOPMENT  
 0.0486 ACRE  
 SEE SHEET 2

TAX MAP 9-24 - PARCEL 12  
 34.2453 ACRES  
 OPEN SPACE - 2

TAX MAP 9-24 - PARCEL 13  
 252.4987 ACRES  
 RESIDUE  
 (FUTURE DEVELOPMENT)

TAX MAP 9-24 - PARCEL 13  
 252.4987 ACRES  
 RESIDUE  
 (FUTURE DEVELOPMENT)

DATE: 08/24/10  
 SCALE: 1"=80'  
 DESIGNED BY: JAM  
 FILE NO. 3379  
 SHEET 3 OF 4  
 010-01

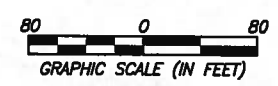
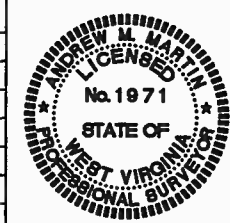
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**FINAL PLAT**  
**HARVEST HILLS SUBDIVISION**  
**SECTION 2 - PHASE 2**

TAX MAP 9-24 - PARCEL 12 - DEED BOOK 985 PAGE 363  
 SHEPHERSTOWN DISTRICT, JEFFERSON COUNTY WEST VIRGINIA

DATE	REVISION
02-23-12	ARCADIA COMMENTS
03-26-12	COUNTY COMMENTS
04-24-12	COUNTY COMMENTS



**CONDITIONAL USE PERMIT**

**JEFFERSON COUNTY  
DEPARTMENT OF PLANNING, ZONING & ENGINEERING  
CONDITIONAL USE PERMIT  
HARVEST HILLS SUBDIVISION #Z00-06**

This is to certify that effective May 22, 2001, the property described as:

Developer/Owner: William P. Henderson, owner  
P. O. Box 64  
Shenandoah Junction, West Virginia 25442  
Telephone Number: (304)-876-0605  
Developer/Owner: Arcadia Building Company, developer  
P. O. Box 1728  
Leesburg, Virginia 20177  
Telephone Number: (703)-771-2626  
Tax Map Reference: Shepherdstown District, Map 24, Parcels 12 & 13  
Deed Book Reference: Deed Book 927, Page 239  
Subdivision Name: Harvest Hills  
Zoning District: Rural

has been granted permission to use said property in the following way: 392 single family lots; 23 acre school site; Duffield's Train Station relocation; 2.00 acre church site; and, minimum of 141 acres of open space.

**CONDITIONAL UPON:**

- Cooperation with nonprofit groups to preserve the historic train station with the permission of the record owner of the property;
- Execute a bond to fix the curve on Route 17 (Flowing Springs Road) if title is obtained by the West Virginia Department of Highways to do so;
- No street lighting;
- Disclose to potential buyers the intensity of the train traffic;
- Build a fence between the development and the railroad tracks;
- Discuss and encourage telecommunications link-ups with utility companies;
- Inform potential buyers of farming activities in the area (i.e. smells, noises, animals, equipment) and the farmers right to farm;
- Prepare a traffic study;
- Install a traffic light at the intersection of Route 17 (Flowing Springs Road) and Route 17/2 (Melvin Road) if warranted by the West Virginia Department of Highways;
- Provide quality control of storm water management to County standards;
- Provide buffers to lessen the impact of the development on the Duffield's historic area;
- Density not being increased by more than what is currently proposed;
- Property not being relinquished that is not owned by the owner/developer;
- Provide a fence between the development and Sullen Myers property;
- Provide an economic study to determine the cost of services versus tax collections;
- Not locating a water tank on the property;
- Give the land earmarked for the School Board to the Jefferson County Parks and Recreation Commission or other sports organization if not used by the School Board;
- Provide a historic and archeological study of the property;
- Any further change in use or expansion processing through the Jefferson County Department of Planning, Zoning and Engineering to update this certificate; and, all other applicable County regulations being followed.

In the event construction is not commenced by November 22, 2002, said permission will expire unless an extension is granted. Extensions must be formally requested of the Jefferson County Department of Planning, Zoning and Engineering prior to the expiration date.

This certificate in no way relieves the owner, applicant or user from any requirements of the Jefferson County Ordinances unless appropriate variances are granted by the appropriate County authority.

*[Signature]*  
Zoning Administrator

Date: 5/22/01 (orig.)  
revised & reinstated on 11/13/04  
*[Signature]*

Department of Planning, Zoning & Engineering Seal:

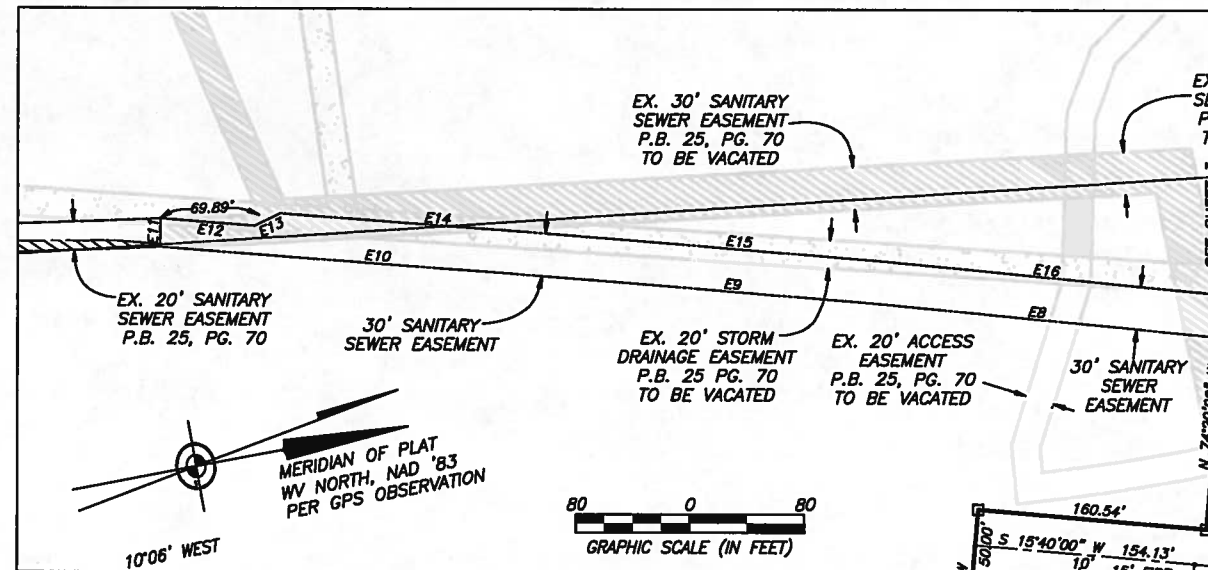


**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	400.00'	74°39'33"	521.22'	305.05'	485.12'	S 86°25'41" E
C2	400.00'	64°45'54"	452.14'	253.68'	428.46'	S 16°42'57" E
C3	425.00'	15°11'27"	112.68'	56.67'	112.35'	N 66°21'29" E
C4	425.00'	14°54'09"	110.54'	55.58'	110.23'	N 81°24'17" E
C5	425.00'	14°13'21"	105.50'	53.02'	105.23'	S 84°01'58" E
C6	425.00'	13°44'46"	101.96'	51.23'	101.72'	S 70°02'55" E
C7	425.00'	10°47'06"	80.00'	40.12'	79.88'	S 57°46'59" E
C8	425.00'	3°17'32"	24.42'	12.21'	24.42'	S 50°44'40" E
C9	425.00'	5°20'25"	39.61'	19.82'	39.60'	S 46°25'42" E
C10	425.00'	11°03'32"	82.03'	41.14'	81.90'	S 38°13'43" E
C11	425.00'	10°47'06"	80.00'	40.12'	79.88'	S 27°18'24" E
C12	425.00'	10°47'06"	80.00'	40.12'	79.88'	S 16°31'18" E
C13	425.00'	10°47'06"	80.00'	40.12'	79.88'	S 05°44'12" E
C14	425.00'	10°47'06"	80.00'	40.12'	79.88'	S 05°02'54" W
C15	425.00'	5°13'33"	38.76'	19.40'	38.75'	S 13°03'13" W
C16	50.00'	90°00'00"	78.54'	50.00'	70.71'	S 29°20'00" E
C17	50.00'	90°00'00"	78.54'	50.00'	70.71'	S 60°40'00" W
C18	375.00'	4°04'18"	26.65'	13.33'	26.64'	N 13°37'51" E
C19	375.00'	21°28'01"	140.50'	71.08'	139.88'	N 00°51'41" E
C20	375.00'	16°05'53"	105.36'	53.03'	105.02'	N 17°55'16" W
C21	375.00'	18°13'15"	119.26'	60.14'	118.75'	N 35°04'50" W
C22	375.00'	4°54'27"	32.12'	16.07'	32.11'	N 46°38'41" W
C23	375.00'	7°23'29"	48.38'	24.22'	48.34'	N 52°47'39" W
C24	375.00'	20°05'07"	131.46'	66.41'	130.79'	N 66°31'57" W
C25	375.00'	16°06'30"	105.43'	53.06'	105.08'	N 84°37'45" W
C26	375.00'	16°05'46"	105.35'	53.02'	105.00'	S 79°16'07" W
C27	375.00'	17°56'26"	117.42'	59.19'	116.94'	S 62°15'01" W

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	S 63°49'07" E	34.22'
E2	S 26°10'53" W	12.43'
E3	S 71°41'30" W	46.29'
E4	S 41°31'25" W	85.82'
E5	S 25°10'32" W	219.54'
E6	S 00°17'28" W	145.40'
E7	S 15°21'07" W	11.63'
E8	S 16°20'07" W	239.97'
E9	S 15°29'26" W	203.55'
E10	S 15°01'04" W	305.46'
E11	N 78°11'55" W	20.03'
E12	N 15°01'04" E	67.12'
E13	N 15°19'28" W	19.80'
E14	N 15°01'04" E	222.51'
E15	N 15°29'26" E	203.90'
E16	N 16°20'07" E	239.93'
E17	N 15°21'07" E	117.64'
E18	N 00°17'28" E	148.05'
E19	N 25°10'32" E	230.47'
E20	N 41°31'25" E	194.98'
E21	S 26°10'53" W	64.18'



DATE	REVISION
02-23-12	ARCADIA COMMENTS
03-26-12	COUNTY COMMENTS
04-24-12	COUNTY COMMENTS



DATE: 08/24/10  
SCALE: 1"=80'  
DESIGNED BY: JAM  
FILE NO.: 3379  
SHEET 4 OF 4  
010-01

**GREENWAY ENGINEERING, INC.**  
151 Windy Hill Lane  
Winchester, Virginia 22602  
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**SECTION 2 - PHASE 2**

TAX MAP 9-24 - PARCEL 12 - DEED BOOK 985 PAGE 363  
SHEPHERDSTOWN DISTRICT, JEFFERSON COUNTY WEST VIRGINIA

**JEFFERSON COUNTY, WEST VIRGINIA**  
**Departments of Planning & Zoning**  
116 East Washington Street, 2<sup>nd</sup> Floor  
P.O. Box 338  
Charles Town, West Virginia 25414

**Email:** [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org)

**Phone:** (304) 728-3228  
**Fax:** (304) 728-8126

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MEMORANDUM

**TO:** Jefferson County Planning Commission  
**FROM:** Seth Rivard, County Planner  
**DATE:** July 10, 2012  
**SUBJECT:** Discussion of Comments Received at June 12, 2012 Public Hearing for the US 340 Corridor East Gateway Plan

Attached are the comments received at the June 12, 2012 Planning Commission public hearing regarding the US 340 Corridor East Gateway Plan. The chart has been generated based on citizens' requests for information added to the Plan. The chart provides the section and page where specific information related to the request can be found; the current language in the Plan; Staff comment regarding the request; and staff recommendation as to whether the document should be amended based on the comment or that no change is necessary.

The chart is intended to provide the Planning Commission with the information needed to determine if any request provided by the public is appropriate for inclusion within the US 340 Plan. At the July 10, 2012 Planning Commission meeting, Staff will present the information in the chart. Staff will state whether Staff agrees with a particular request and change to the document is necessary or does not recommend a change based on the request. Staff is looking for Planning Commission direction regarding each request. The Planning Commission may choose to vote to recommend approval of the US 340 East Gateway Plan at this meeting or at a future meeting (date certain).

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
1	Bakerton underpass	Section 5.7 Transportation Recommendations Table 11 Page 104 Page 120	Railroad underpass: Widening of Bakerton Road railroad underpass.	Incorporate need for Railroad underpass to be widened into document.	The Plan has identified the this as a needed improvement.	No change recommended.
2	Bakerton underpass funding	Section 5.7 Transportation Recommendations	Railroad underpass: Widening of Bakerton Road railroad underpass.	Identify specific funding sources.	The Plan does not specify any funding sources for any transportation, other than Old Country Club Road intersection with US 340. That project is in the HEPMPO Long Range Transportation Plan.  It should be noted that one of the first steps toward funding transportation projects is inclusion in a local plan which allows for adoption into a future State or Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO)	No change recommended.
3	Bakerton Tunnel	Section 5.7 Transportation Recommendations	Railroad underpass: Widening of Bakerton Road railroad underpass.	The tunnel is not a problem; it's the people trying to rush through the tunnel. Tunnel has value in that it requires people to slow down and acknowledge other drivers.	No suggestion.	No change recommended.
4	UGB vs. GBU	Throughout the document	Urban Growth Boundary (UGB)	Correct any misspelling where UBG may have been used rather than the proper UGB acronym		Staff will address any errors for this acronym.

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
5	Major Subdivisions within the study area	Appendix B Major Subdivisions within the Corridor Map 27 Page 141	A map depicts the number of subdivisions within the study area.	Add the number of approved homes next to each development.	The list is only to represent the number of residential developments in the corridor, not necessarily the number of homes.	No change recommended.
6	Definition of Major Subdivision	Appendix B Major Subdivisions within the Corridor Map 27 Page 140	“According to the 1979 Jefferson County Subdivision Regulations, a Major Subdivision is a subdivision containing more than three lots.”	Define Major Subdivision as more than 5 lots per the 2008 Subdivision Regulations.	All major subdivisions shown on Map 27, page 140, were approved under the 1979 Subdivision Regulations. There are no major subdivisions within the study area that were approved under the 2008 Subdivision Regulations.  The 1979 Subdivision Regulations define a major subdivision as more than 3 lots, while the 2008 defines a major subdivision as more than 5 lots.	To clarify any confusion, Staff recommends adding a short statement below Map 27 acknowledging the change in the definition of a major subdivision between the 1979 and 2008 Subdivision Regulations.
7	Vested Property Right	Section 5.5 Page 81	The Plan details vested property rights. Vested property rights are developments that have not yet started construction or have a partially completed development, but yet have the right, by approval of the Planning Commission, to continue to move the project forward.	List the number of developments with vested rights and the number of homes within each approved development.	The land use is intended to show currently approved and permitted uses within the study area and maintained rights to those developments.  The purpose is to depict those developments with vested rights, not necessarily the number of housing units.  The map does show and name the projects with vested property rights. When the Plan is printed with 11x17 maps, the name of the developments are shown.	The first half of the request has already been satisfied as the names of the developments with vested rights have been identified.  Regarding the second portion of the request, the purpose of the map is more general than outline the exact number of homes approved.
8	Eminent	N/A	The words “eminent domain” or “home	Define “eminent domain” and	Since these words are not in the Plan,	No change recommended.

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
	domain and home destruction		destruction” are <u>not</u> in the plan.	“home destruction.”	there is no need to define the terms.	
9	Patrick Henry Estates (PHE)	Section 5.7 Transportation Recommendations Page 117	“At a public workshop discussion was held regarding connections to existing roadways within the Patrick Henry Estates development. However, the Patrick Henry Estates Homeowners Association is opposed to such options and has sued their developer to obtain the deeds to the roads and common areas in the development.”	Opposes any future roads connections into Patrick Henry Estates.	Staff has work with the Patrick Henry Estates HOA President. There are no proposed roadway connections into PHE.	The Plan as currently drafted has no connection into PHE roadways reflecting the comments provided at previous meetings.  However, Staff continues to believe that interconnection of any development is helpful in dispersing traffic across multiple street networks versus loading all traffic onto the main road.
10	Recommendation of transportation improvements	Section 5.7 Transportation Recommendations Table 11 Page 103 Project ID 7, 8 and 11	Project ID 7 “Road Connection from Shenandoah Springs to Old Country Club Road and Wal-Mart”  Project ID 8 Signal flashers warning of approaching intersection on west-bound US 340 approaching Patrick Henry Way and Shepherdstown Pike (230).  “Aggressive driving and high speed limits on portions of US 340 create safety concerns at several intersections along the corridor. In particular, westbound approaches to both Patrick Henry Way and Shepherdstown Pike Intersection were highlighted as major concerns by the public. Vehicles approach these particular intersections at high speeds, resulting in quick decelerations.” (Page 106)	This request was presented by the Patrick Henry Estates HOA.  Patrick Henry Estates HOA would not support the project ID’s listed to the left.	The proposed projects do not connect into Patrick Henry Estates residential development. Staff has previously worked with the HOA to ensure that new roadways would not connect into the residential development.  Project ID 7 This proposed road bypasses PHE estates to the north with no connection. However, the “and Wal-Mart” references a long term potential connection of a frontage road paralleling 340 from Old Country Club Rd. to Patrick Henry Way. This proposed road is designed to strictly go between Wal-Mart and 340, not near the residential area of PHE. The purpose of this connection is to relieve the congestion at 340 and Patrick Henry Way.	Project ID 7 and 11 are designed to alleviate the traffic at 340 and Patrick Henry Way.  Regarding Project ID 7, Staff suggests rephrasing “Road Connection from Shenandoah Springs to Old Country Club Road and Wal-Mart” to “Road Connection from Shenandoah Springs to Old Country Club Road” and creating a separate line for “Frontage Road from Old Country Club to Patrick Henry Way.” By separating the Wal-Mart connection onto its own line, it reduces the appearance that the connection from “Road Connection from Shenandoah Springs to Old

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
			Project ID 11 East-West road north of the rail line connecting Old Country Club Road and Shepherdstown Pike.		Project ID 8 Flashing signals are designed to warn drivers to be aware and slow down as they enter areas of higher traffic volume.  Project ID 11 This project has no bearing on Patrick Henry Estates and is designed to reduce traffic volumes on US 340 by dispersing the traffic to other networks. Further, the approved development of Breckenridge nearly completes a connection between Old Country Club Road and Shepherdstown Pike.	Country Club Road and Wal-Mart” implies a connection through the residential section of Patrick Henry Way.  Project ID 8 No change recommended.  Project ID 11 No change recommended.
11	Transportation recommendations	Section 5.7 Transportation Recommendations Table 11 Page 104 Pages 106, 107, 108, 113, and 123	“Intersection reconfiguration and/or signalization at US 340 and Bakerton-Millville Roads. Address concerns for left-turn vehicles during peak periods.”  “Improvement projects at US 340 and Millville/Bakerton Roads intersection were rated as the highest priority projects in the corridor (per public input received from meetings and websites).”	The safety of the Millville/Bakerton and US 340 intersection is a concern.	The Plan identifies several short and long term options for improvements to this intersection.	No change recommended.
12	Motor vehicle statistics of accidents within the Study area	Section 3.7 Transportation Recommendations Page 50	Plan notes the number of fatalities along the corridor.	Provide statistics on all motor vehicle accidents within the Study area.	Staff believes the number of transportation recommendations for the corridor indirectly addresses this request. While the statistics are interesting, it is not anticipated to change any of the transportation needs	No change recommended.

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
13	Cost of transportation projects	Section 5.7 Transportation Recommendations Pages 124 and 125	<p>“These funding constraints indicate that it may not be possible to fund many of the identified projects. These issues have prompted the HEPMPO to include a more robust prioritization process as part of the LRTP (Long Range Transportation Plan) development process.”</p> <p>“As Jefferson County continues to assess regional transportation strategies, other potential funding mechanisms will need to be evaluated. These may include public-private partnerships, developer funded projects or land donation, or development fees and tolls.”</p>	Concern regarding how projects will be funded	<p>Staff acknowledges that funding is a real concern and not all projects may be funded. However, projects need to be on a priority list before they are eligible for funding. This will assist in placing needed improvements on inventory list for future state and federal funding.</p> <p>It may be important to remember that some roads will be constructed as part of future developments. For example, as noted above, there is an approved development that provides nearly a complete street network connection between Old Country Club Rd. and Shepherdstown Pike.</p>	No change recommended.
14	Cost of transportation projects	Section 5.7 Transportation Recommendations Pages 124 and 125	As Jefferson County continues to assess regional transportation strategies, other potential funding mechanisms will need to be evaluated. These may include public-private partnerships, developer funded projects or land donation, and/or development fees and tolls.	Create a transportation impact fee.	<p>While the plan notes the possibility of a transportation improvement levy, the Plan does not rely on this as a preferred funding source. State law does permit local jurisdictions to establish taxing district for transportation improvements.</p> <p>The MPO has stated the importance of a locally created priority list receiving consideration as Long Range Transportation Plans are updated.</p> <p>It may be important to remember that some roads will be constructed as part of future developments. For example, as noted above, there is an approved development that provides nearly a complete street network connection</p>	No change recommended.

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
					between Old Country Club Rd. and Shepherdstown Pike.	
15	Overpasses and lights on US 340	Section 5.7 Transportation Recommendations Pages 117 and 113	Old Country Club Road and US 340 AND Millville/Bakerton Road and US 340 are shown to have grade separated intersections.	US 340 should have over/underpasses to eliminate lights on US 340.	The plan does outline a few locations where under/overpasses could be implemented. However it's not envisioned that all points of access will be by an under/overpass due to cost and limited right of way.	No change recommended.
16	Acceleration lanes	Section 5.7 Transportation Recommendations Pages 111 and 119	<p>"Map 20 illustrates the possible extension of existing turning lanes between WV 9 and Jefferson Terrace Road."</p> <p>Regarding the ramp onto Rt. 9 from Flowing Springs Road, the Plan notes, "With future increase in WV 9 traffic and high speeds along this corridor, a merge lane has been recommended."</p>	Improve acceleration lanes.	Plan details improvements to some acceleration and deceleration lanes along 340, including the locations mentioned to the left.	No change recommended.
17	340 Bottleneck	Section 5.7 Transportation Recommendations Page 102	<p>"As indicated in the transportation needs section, the US 340 river crossings are primary bottlenecks just outside the East Gateway Corridor study area. The existing two-lane bridge (Figure 13 shows the Harpers Ferry Bridge) is a source for significant congestion that affects regional access. Although very important to corridor operations, studies of alternative bridge crossings, which require substantial data collection efforts and a detailed assessment of environmental and construction options, were beyond the scope of this land use vision plan. West Virginia will be working with Maryland and Virginia in conducting future studies to address these, and other operational issues along US</p>	Provide 4 lanes on US 340 where there is currently a bottleneck.	<p>While it has been acknowledged that the bottleneck is a real problem, the study area starts at the west end of the Shenandoah. The scope of a bridge improvement is well beyond the scope of this plan. The problem is well known, but the regulatory authority of Jefferson County is limited in addressing this problem.</p> <p>Clearly this topic has been outlined in the Plan, as the statement to the left details.</p>	No change recommended. The problem of the bottleneck is universally recognized and is being addressed by the states of WV, MD and VA.

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
			340. Due to the excessive cost and environment concerns, such projects, even if planned, may not be built for years.”			
25	Traffic sensors	N/A	N/A	Provide sensors in road to detect traffic volume for signal change.	Staff agrees.	Staff suggests a sentence stating, “At signalized intersections sensors should be installed to allow for better flow of traffic depending upon traffic volume.”
18	Crossing Signals	Section 4.6 Goals and Objectives and Section 5.6 Parks, Trails and Greenways	“Install pedestrian/bike crossings at intersections along US 340.”	Provide pedestrian walkways at stoplights.	Staff agrees.	Staff suggests a sentence stating, “Signalized intersections should be upgraded to include pedestrian crosswalks and signals.”
19	Parks, Trails, and Greenways	Section 4.6 Goals and Objectives and Section 5.6 Parks, Trails and Greenways	Sections 4.6 and 5.6 details trail connection opportunities.	Provide connections from Harpers Ferry to Charles Town with a connection to the existing Rt. 9.	These connections have been identified in the plan.	No recommended change.
20	Parks, Trails, and Greenways	Section 4.6 Goals and Objectives	“It was also noted that roadways should be accompanied by adjacent bike lanes to provide additional transportation options. The appropriate regional and state transportation	Trails to be separated from the roadway for safety.	Staff agrees.	Staff suggests adding a sentence stating, “Where possible, trails should be separated by a green median from the road for safety of

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
		and Section 5.6 Parks, Trails and Greenways	planning entities should be made aware of the proposed trail plans so that they can be utilized as part of the design of future road improvements.”			the users of the trail.”
21	Parks, Trails, and Greenways	Section 4.6 Goals and Objectives and Section 5.6 Parks, Trails and Greenways	“Members of the Eastern Panhandle Trailblazers, a non-profit organization dedicated to facilitating ‘walking, running, bicycling, and wheeling opportunities’ in West Virginia’s Eastern Panhandle, attended public meetings for the US 340 Corridor Plan and contributed comments regarding trails.”	Note that trails connect to a larger regional network.	While it is implicit in the document, Staff suggests a sentence making this statement more explicit.	Staff suggests adding a sentence stating, “Local trails in the County would assist in creating a regional Eastern Panhandle network that stretches across multiple counties and states.”
22	Parks, Trails and Greenways	Existing Conditions – Section 3.6. Goals and Objectives – Section 4.6. Recommendation – Section 5.6	N/A	Too much focus on bikes and trails.	There are 7 pages dedicated to Parks, Trails, and Greenways in the Plan, compared to 61 pages for Transportation.  While there is a dedicated group of citizens concerned about parks, trails and greenways, the Plan focuses heavily on automobile transportation improvements and land uses.	No change recommended.
23	Parks, Trails and Greenways	N/A	N/A	Require that trails, parks and greenways be dedication during the rezoning process.	State law does not permit this type of request with a rezoning.  The Subdivision Regulations should be amended require the dedication of trail	No change recommended.

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
					easements or trail improvements as part of a new developments open space requirement.	
24	Parks, Trails, and Greenways	Section 4.6 Goals and Objectives and Section 5.6 Parks, Trails and Greenways	“Provide new connecting trails with all new developments.”	Provide new trails in all new developments.	Request is identified in the document.	No recommended change.
26	Land Use and Zoning	Section 5.5 Page 82	<p>“The preferred Land Use Scenario was developed in an interactive process that included multiple public meetings.</p> <p>“The following Preferred Land Use Scenario was developed after significant public participation and input resulted in the refinement of 3 proposed growth scenarios.”</p> <p>“The Future Land Use Map (Map 17) is an attempt to strike a balance by allowing additional growth beyond the urban growth boundary, while also respecting the area’s rural character, environment and history. The scenario combines commercial, housing, rural development and employment.”</p>	<p>The Future Land Use scenario does not specify intent, and permits too much sprawl.</p> <p>Development should be clustered at intersections.</p> <p>Plan should preserve rural heritage.</p>	<p>Land use has been developed in participation with public input.</p> <p>The Future Land Use Map does strike a balance between competing interests and, to a certain extent, does cluster the highest level development at the intersections.</p>	No changes recommended.
27	Land Use and Transporta	Section 4.7 – Goals and	“This study focuses on addressing key transportation operation, safety and mobility options within the East Gateway Corridor as	Land use and transportation decisions should occur together. Additional development should not	The current language in the document addresses this request.	No change recommended.

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
	tion	Objectives Section 5.7 Transport ation Recomme ndations	related to future land use growth.”  “Promote a land use pattern that is consistent with the capacity of the roadway networks.”  “Ensure that any required improvements to US 340 and surrounding roads occur concurrent with development activity.”	overburden US 340.	Actual implementation may require changes to local ordinances and regulations.	
28	Commercia l developme nt beyond Bakerton underpass	Land Use Map Section 5.5 Pg. 83	Plan acknowledges existing land use north of the Bakerton underpass. No change in existing land use is shown or proposed.	No commercial development beyond the Bakerton underpass.	No commercial land use is proposed north of the underpass other than the non-conforming campground and river access.	No change recommended.
29	Land Use and Zoning  &  Economic Opportunit ies	Section 5.2 Page 77  Section 5.5 Page 82	“The preferred Land Use Scenario was developed in an interactive process that included multiple public meetings.”  “The following Preferred Land Use Scenario was developed after significant public participation and input resulted in the refinement of 3 proposed growth scenarios.”  “The Future land Use Map (Map 17) is an attempt to strike a balance by allowing additional growth beyond the urban growth boundary, while also respecting the area’s rural character, environment and history. The scenario combines commercial, housing, rural development and employment.”  “Regarding business development, participants identified several types of businesses and industries for potential location within the	Protect corridor from non-tourist businesses by placing non-tourist businesses elsewhere in the County.	Land use has been developed in participation with public input.  The Future Land Use Map does strike a balance between competing interests.	No changes recommended.

**Draft US 340 Corridor East Gateway Plan  
Comments Received at June 12, 2012 Planning Commission Meeting**

#	Topic	Section	Current Language in Draft Plan	Citizen Request	Staff Comment	Staff Recommendation
			<p>corridor. These include:</p> <ul style="list-style-type: none"> <li>• Tourism/historical/entertainment”</li> <li>• (the list continues to enumerate other business opportunities)</li> </ul>			
30	Land Use Study Area	Section 1.3 Page 10	“There are two boundaries that frame the study area. The first boundary is one mile on either side of the corridor. This is considered the primary impact area. The second boundary, defined as the scenic view, is much larger and follows the new WV 9 to the south and Job Corps Road and Engle Switch Road to the north.”	Study area should not be along the Potomac River.	The Study area was established before the first meeting in March 2011. The scenic viewshed area detailed in the Plan, essentially recognizes the existing land use in the viewshed area. No proposed changes are shown on the Future Land Use Map that would change the existing conditions where concern has been expressed. Until fall of 2011, concerns regarding the study area were not presented.	No change recommended.
31	340 South	N/A	N/A	Need to study US 340 South.	Within the 2014 Comprehensive Plan, US 340 south is proposed to have a special focus.	No change recommended.



# JEFFERSON COUNTY, WEST VIRGINIA

## Departments of Planning & Zoning

116 East Washington Street

P.O. Box 338

Charles Town, West Virginia 25414

Phone: (304) 728-3228

Fax: (304) 728-8126

Email: [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org)

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## MEMORANDUM

Date: July 10, 2012

To: Planning and Zoning Staff and Planning Commission

From: Jennifer Brockman, Director of Planning and Zoning

RE: Placement of Items on the Planning Commission Meeting Agenda - Policy

Approval of the minutes, Citizen's Communication, and Requests for Postponement shall remain as the first three items on every Planning Commission agenda. Following these items shall be any applicant requested item such as, but not limited to: Variance/Waiver requests, Concept Plan Public Workshops, Final Plat and Site Plan Public Hearings, and Rezoning requests. These items shall be placed on the agenda in the order in which they were submitted. Any staff initiated items shall follow such as, but not limited to: Discussions or Public Hearings regarding Amendments, Discussions regarding Policies, and workflow discussions. The final items on the agenda are standing items and shall occur in the following order: Reports from Legal Counsel and Legal Advice to PC, Director's Report, County Commission Liaison Report, Planning Commission Exchange, President's Report, Actionable Correspondence, and Non-Actionable Correspondence. Agendas for special called meetings are subject to be shortened with the final standing items on the agenda eliminated.

## Amy Puetz

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**From:** Ed Burns <elburns@gmail.com>  
**Sent:** Thursday, June 28, 2012 10:43 AM  
**To:** Amy Puetz  
**Subject:** Re: Agenda Policy

Amy,

As I read your policy it seems that it is a restatement of the existing way we do things. I was more interested in setting a policy on how headings are ordered on the agenda.

Things such as hearings that are of a usual matter will be placed first, then hearings that are large in scope will be held in the order in which staff has concluded will serve the public interest the best.

Please pass this on to Jenny for her review.

Thanks,  
ED

On Wed, Jun 27, 2012 at 12:28 PM, Amy Puetz <[apuetz2@jeffersoncountywv.org](mailto:apuetz2@jeffersoncountywv.org)> wrote:



Hi Ed,

Attached is the draft policy regarding placement of items on the agenda as discussed at the last meeting. Let me know if you have any questions or concerns. I am here the rest of this week but will be out all next week.

Thanks,

*Amy Puetz*

Amy Puetz

Planning Clerk

Planning and Zoning Department

[\(304\) 728-3228](tel:(304)728-3228)



# JEFFERSON COUNTY, West Virginia

## Departments of Planning and Zoning

116 East Washington Street, 2<sup>nd</sup> Floor  
Charles Town, WV 25414

Email: [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org)

Phone: (304) 728-3228

Email: [zoning@jeffersoncountywv.org](mailto:zoning@jeffersoncountywv.org)

Fax: (304) 728-8126

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## Director's Report July 10, 2012 Planning Commission Meeting

- 1) Activity Report (attached)
- 2) 4<sup>th</sup> Quarterly Report (Annual 2011-2012 Fiscal Year Report) – Due to the fact that the Departments of Planning and Zoning's server has been down for the month of June, there will be a delay in the production of this report. If it is available at the time of the meeting, it will be distributed then.
- 3) Powerpoint Presentation from the "Tourism Works for Jefferson County" speaker hosted by the Jefferson County CVB on June 28, 2012 (attached)
- 4) Recent CC Actions:
  - a) Vote to Approve a Policy extending vesting provisions of the Subdivision Regulations and/or Zoning Ordinance (*Approved, 6/21/12*) -- NOTE: June 26, 2012 special called PC meeting) was canceled due to approval of time extension policy
  - b) Public Hearing on the landowner-initiated petition to amend the County Zoning Map for a 8.98 acre property owned by Gene Capriotti (*held June 14, 2012 7 pm*)
- 5) Upcoming CC Actions:
  - a) Vote on the landowner-initiated petition to amend the County Zoning Map for a 8.98 acre property owned by Gene Capriotti (July 12, 2012)
  - b) Request to County Commission to schedule a Public Hearing on Potential Amendments to the Zoning Ordinance Text regarding the Creation of New Commercial and Industrial Zoning Categories and Related Amendments (July 12, 2012)
  - c) Discussion of Proposed Timeline for Comp Plan (after PC's August 2012 meeting)
- 6) Upcoming PC meetings:
  - a) August 14, 2012
    - Discussion of Proposed Timeline for Comp Plan
    - Concept Plan for Sheetz Expansion
    - Sidewalk waiver for Briggs Animal Center
  - b) September 11, 2012

## Christine Chalmers

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**To:** PLANNING COMMISSION  
**Subject:** RE: WEEKLY CALENDAR / 6.11.12- 6.15.12

### MONDAY, JUNE 11, 2012

10:00 am STEVE & JENNILEE – SITE VISITS / PLACARD CK – BZA JUNE MTG AGENDA ITEMS  
2:00 pm PLANNING & ZONING STAFF – MTG IN TODD’S OFFICE / RE: DOC MANAGEMENT

### TUESDAY, JUNE 12, 2012

10:00 am – 11:00 am STAFF MEETING  
2:00 pm STEVE & MASON – SITE VISIT TO SCOTT BEARUP’S PROPERTY  
2:00 pm JENNIE & JENNILEE – ANNUAL EVALUATION / ONE-ON-ONE MEETING  
3:30 pm JENNIE & DAWN – ANNUAL EVALUATION / ONE-ON-ONE MEETING  
7:00 pm JENNIE, STEVE, SETH & AMY – PLANNING COMMISSION MEETING

### WEDNESDAY, JUNE 13, 2012

9:30 am STEVE & MASON – SITE VISIT TO AVON BEND / RE: POSSIBLE VIOLATION  
10:00 am – 12:00 am JENNIE, STEVE & SETH – MEETING WITH JOHN REISENWEBER & WHITNEY BURCH /  
RE: CENSUS DATA & EMPLOYMENT DATA FOR 2014 COMP PLAN  
1:30 pm – 3:00 pm JENNIE & STEVE – WEEKLY ZONING MEETING  
3:00 pm – 4:00 pm JENNIE, SETH & AMY – WEEKLY PLANNING MEETING

### THURSDAY, JUNE 14, 2012

(FLAG DAY)

9:00 am COUNTY COMMISSION MEETING  
2:00 pm JENNIE, STEVE, SETH & DAWN – WEEKLY UPDATE MEETING WITH OLIVIA  
7:00 pm JENNIE – COUNTY COMMISSION MTG / RE: CAPRIOTTI REZONING

### FRIDAY, JUNE 15, 2012

### BOARD OF ZONING APPEALS PACKET DAY

8:00 am – 5:00 pm JENNIE – 2<sup>nd</sup> ANNUAL WOMEN’S NETWORK CONF/ HOLIDAY INN, MARTINSBURG  
12:45 pm – 1:45 pm STEVE & SETH – PLANNER’S LUNCH  
2:00 pm STEVE, MASON & MIKE – MEETING WITH DAN ROWZIE / RE: GOOD SHEPHERD

## Christine Chalmers

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**To:** PLANNING COMMISSION  
**Subject:** RE: WEEKLY CALENDAR / 6.18.12- 6.22.12

### MONDAY, JUNE 18, 2012

10:00 am – 11:00 am STAFF MEETING  
11:00 am – NOON JENNIE, STEVE, SETH & DAWN – WEEKLY UPDATE MEETING WITH OLIVIA  
  
2:00 pm – 3:00 pm JENNIE & SETH – WEEKLY PLANNING MEETING  
3:00 am - 4:30 pm JENNIE & STEVE – WEEKLY ZONING MEETING

### TUESDAY, JUNE 19, 2012

10:00 am – 11:00 am STAFF MEETING - WELLNESS PROGRAM MEETING WITH FRANCES MORGAN

WEDNESDAY, JUNE 20, 2012 WEST VIRGINIA DAY – OFFICES CLOSED

### THURSDAY, JUNE 21, 2012

9:00 am COUNTY COMMISSION MEETING  
2:00 pm JENNIE & SETH – MEETING WITH MATT ARMSTRONG (“JOURNAL” REPORTER)  
3:00 pm JENNIE, STEVE & JENNILEE – BOARD OF ZONING APPEALS MEETING

FRIDAY, JUNE 22, 2012 PLANNING COMMISSION PACKET DAY

11:00 am JENNIE, JENNILEE & DAWN – UPDATE MEETING WITH MINDY

## Christine Chalmers

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**To:** PLANNING COMMISSION  
**Subject:** RE: WEEKLY CALENDAR / 6.25.12- 6.29.12

### MONDAY, JUNE 25, 2012

10:00 am – 11:00 am STAFF MEETING  
11:00 am – 12:30 pm JENNIE & STEVE – WEEKLY ZONING MEETING  
3:30 pm – 4:30 pm JENNIE & SETH – WEEKLY PLANNING MEETING

### TUESDAY, JUNE 26, 2012

10:00 am – 11:00 am JENNIE, STEVE, SETH, TODD & OLIVIA – MEETING IN TODD'S OFFICE  
11:00 am STEVE & SETH – MEETING WITH ROBERT ALLEN /  
RE: BOBBY'S BLUE RIDGE EMPORIUM  
2:30 pm – 5:00 pm JENNIE – EDA MEETING

### WEDNESDAY, JUNE 27, 2012

10:00 am JENNIE & TODD – MEETING WITH ANGIE BANKS / RE: LAND USE CATEGORIES  
10:00 am – 11:00 am STEVE/JENNILEE, SETH/AMY & JONATHAN – MSD PPC / RE: JAMES SONABEND  
1:00 pm JENNIE, STEVE & SETH – MTG W/GEORGIANNA PARDO & CLIENT  
RE: RIVER & TRAIL OUTFITTERS FOOD TRAILER  
2:00 pm JENNIE, STEVE & SETH – MTG W/PAUL RACO / RE: 340 BUSINESS CENTER

### THURSDAY, JUNE 28, 2012

9:00 am COUNTY COMMISSION MEETING  
9:30 am JENNIE, STEVE & SETH – TOURISM WORKS FOR JEFFERSON COUNTY /  
SPEAKER: DR. STEVE MORSE (LOCATION: VISITOR'S CONVENTION CENTER)  
2:00 pm STEVE & MASON – SITE VISIT TO BARDANE INDUSTRIAL PARK /  
RE: POSSIBLE VIOLATION  
3:30 pm JENNIE, STEVE, SETH & DAWN - WEEKLY UPDATE MEETING WITH OLIVIA

### FRIDAY, JUNE 29, 2012

## Christine Chalmers

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**To:** PLANNING COMMISSION  
**Subject:** RE: WEEKLY CALENDAR / 7.02.12- 7.06.12

### MONDAY, JULY 02, 2012

10:00 am – 11:00 am STAFF MEETING  
2:00 am – 3:30 pm JENNIE & STEVE – WEEKLY ZONING MEETING

### TUESDAY, JULY 03, 2012

10:30 am – 11:00 am JENNIE, STEVE & DAWN – WEEKLY UPDATE MTG W/ OLIVIA & DR. CLARRISA MATHERS

### WEDNESDAY, JULY 04, 2012 INDEPENDENCE DAY HOLIDAY – OFFICES CLOSED

### THURSDAY, JULY 05, 2012

10:00 am STEVE & JENNILEE – MONTHLY BZA APPLICATION REVIEW MEETING

### FRIDAY, JULY 06, 2012 PLANNING COMMISSION PACKET DAY

1:00 pm – 3:00 pm JENNIE – BOARD OF HEALTH MEETING

**TOURISM WORKS FOR JEFFERSON COUNTY**

**Economic Impact • Jobs • Taxes**

Dr. Steve Morse, Economist  
University of Tennessee • Knoxville, TN

**TOURISM WORKS FOR JEFFERSON COUNTY**

**Economic Impact • Jobs • Taxes**

Dr. Steve Morse  
Economist

University of Tennessee  
Knoxville, TN

June 28, 2012

**Presentation Agenda – 3 Topics**

1. Tourist spending generates jobs, paychecks & taxes
2. Not all tourism jobs are low-skill, low-paying jobs
3. Tourism creates a higher quality of life & attracts businesses for more Econ Development

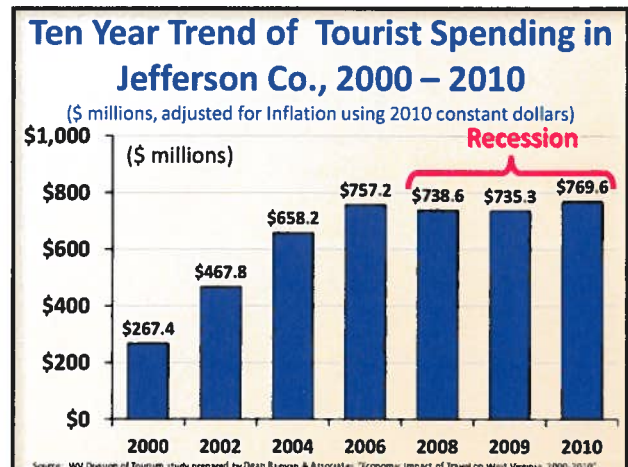
**Presentation Agenda**

1. Tourist spending generates jobs, paychecks & local taxes
2. [Redacted]
3. [Redacted]

**Top 10 West Virginia Counties Ranked by Tourist Spending, 2010**

1) Jefferson Co.	\$769.6 million
2) Kanawha Co.	\$579.8 million (Charleston)
3) Hancock Co.	\$368.0 million (New Cumberland)
4) Ohio Co.	\$361.3 million (Wheeling)
5) Greenbrier Co.	\$181.7 million (Lewisburg)
6) Raleigh Co.	\$155.6 million (Beckley)
7) Cabell Co.	\$133.2 million (Huntington)
8) Monongalia Co.	\$128.8 million (Morgantown)
9) Berkeley Co.	\$118.8 million (Martinsburg)
10) Harrison Co.	\$111.1 million (Clarksburg)

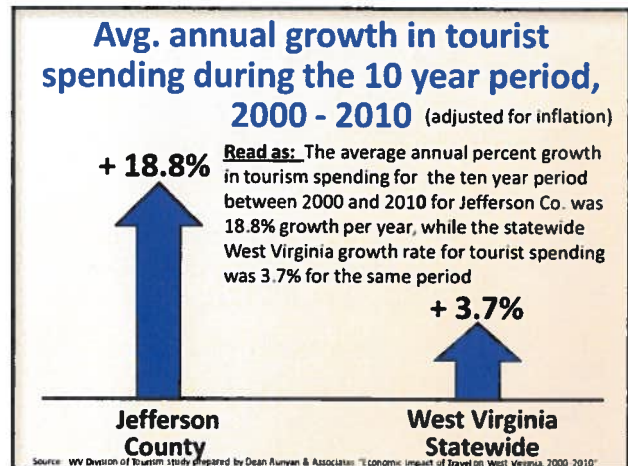
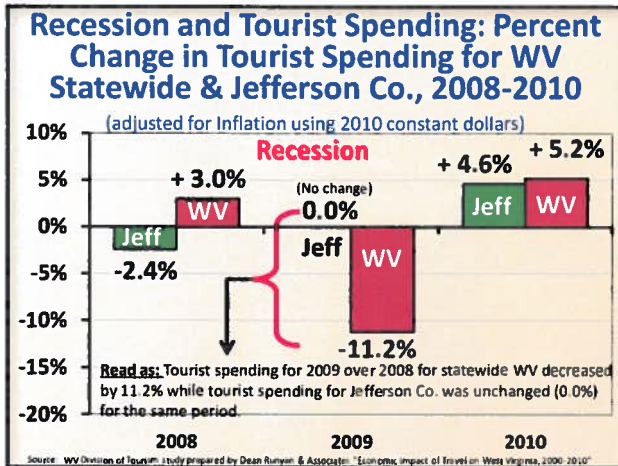
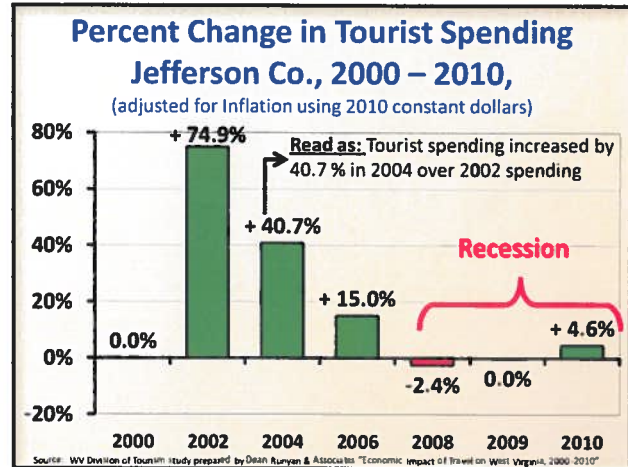
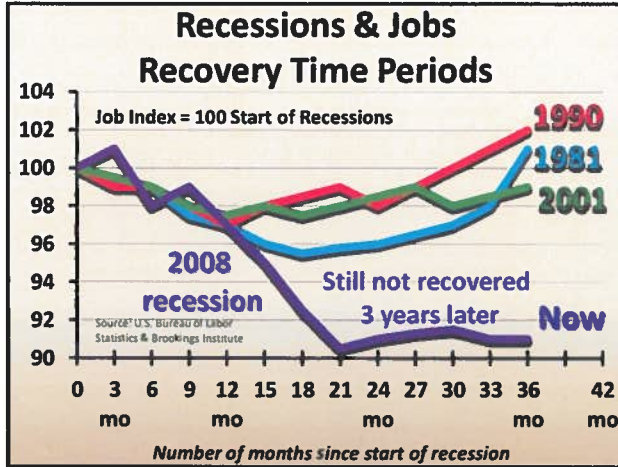
Source: WV Division of Tourism study prepared by Dean Runyan & Associates: "Economic Impact of Travel on West Virginia, 2000-2010"



**Dr. Steve Morse, Economist**

Dept. of Retail, Hospitality and Tourism Mgt.; University of Tennessee  
Knoxville, TN; Ph: (865) 850-9319; Email: smorse@utk.edu

**TOURISM WORKS FOR JEFFERSON CO.: Economic Impact, Jobs & Taxes**  
 Presented to the Jefferson County Convention & Visitors Bureau  
 June 28, 2012



### How have Jefferson Co., Employment Trends Changed From 2001 to 2011?

Industry (% of all jobs)	2001	2011
Tourism & Hospitality (Lodging, food service, entertainment, gaming, recreation, arts)	25.1%	35.0%
Retail Trade	21.9%	16.9%
Manufacturing	15.5%	7.8%
Health Care & Social Asst.	8.7%	10.0%
Construction	5.8%	3.9%
Finance & Insurance	3.7%	2.8%

Source: U.S. Dept. of Commerce, Bureau of Labor Statistics

### More than 1 out of 3 workers (or 35%) in Jefferson County work in the hospitality and tourism industry

35% work in hospitality and tourism

Source: U.S. Dept. of Labor, Bureau of Labor Statistics

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**In summary: Tourism works for Jefferson County in 2010**

<b>Tourist Spending</b>	<b>\$769.6 million</b>
<b>Jobs Created</b>	<b>7,170 jobs</b>
<b>Worker Paychecks</b>	<b>\$172.6 million</b>
<b>State Taxes</b>	<b>\$198.6 million</b>
<b>Local County Taxes</b>	<b>\$12.6 million</b>

Source: WV Division of Tourism; Study prepared by Dean Runyan & Associates; "Economic Impact of Travel on West Virginia, 2000-2010"


On an average day in Jefferson Co., tourists spent ...

**\$234,863**

daily in

**Transportation**

(including air, car/truck, taxi, gas, rentals)


Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon; & Dr. Steve Morse, University of Tennessee

On an average day in Jefferson Co., tourists spent ...

**\$475,005**

daily in

**Restaurants**

(including drinking places)




Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon; & Dr. Steve Morse, University of Tennessee

On an average day in Jefferson Co., tourists spent ...

**\$97,640**

daily on

**Hotels & Lodging**

(including motels, campgrounds, vacation homes & condos, bed & breakfasts)






Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon; & Dr. Steve Morse, University of Tennessee

On an average day in Jefferson Co., tourists spent ...

**\$250,697**

daily on

**Retail Trade**

(including gifts, clothes, souvenirs, incidental retail)




Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon; & Dr. Steve Morse, University of Tennessee

On an average day in Jefferson Co., tourists spent ...

**\$47,500**

daily on

**Entertainment & Recreation**

(including parks, museums, historical sites, amusements, performing arts & shows, golf, fishing, water sports, spectator sports, theme parks)






Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon; & Dr. Steve Morse, University of Tennessee

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**Tourism Works for Jefferson Co.: Economic Impact, Jobs & Taxes**  
 Presented to the Jefferson County Convention & Visitors Bureau  
 June 28, 2012

On an average day in Jefferson Co., tourists spent ...

**\$92,362**  
 daily in  
**Food Stores**



Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon, & Dr. Steve Morse, University of Tennessee

On an average day in Jefferson Co., tourists spent ...


**\$910,426**  
 daily on  
**Gaming**



Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon, & Dr. Steve Morse, University of Tennessee

On an average day in Jefferson Co., tourists spending generates...

**\$544,142**  
 daily in West Virginia State tax revenues



Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon, & Dr. Steve Morse, University of Tennessee

On an average day in Jefferson Co., tourists spending generates...

**\$34,523** daily in local Jefferson Co. taxes



Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon, & Dr. Steve Morse, University of Tennessee

On an average day in Jefferson Co., tourists spending generates...

**\$472,877**  
 daily in worker paychecks



Source: Study prepared for the West Virginia Department of Tourism "Economic Impact of Travel on West Virginia, 2010" by Dean Runyan Associates, Portland, Oregon, & Dr. Steve Morse, University of Tennessee

**Tourism Tax Relief for Jefferson Co.**

- Tourists are considered "**Temporary Tax Payers**" paying taxes when they visit and spend money in an area, thus relieving county residents of some tax obligation
- Each of the 21,608 households in Jefferson Co. **pay \$9,775 less in State and local taxes** as a result of taxes generated by tourist spending

Source: WV Division of Tourism study prepared by Dean Runyan & Associates "Economic Impact of Travel on West Virginia, 2000-2010"

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### Presentation Agenda

1. [Redacted]
2. Not all tourism jobs are low-skill, low-paying jobs
3. [Redacted]

### Tourism jobs are like an Iceberg

**Tip of the Iceberg:**  
Front-line jobs in restaurants, hotels, transportation



**Under the Surface:**  
Professional Business Support Jobs in Advertising, Finance, Legal, Management

Tourism & Hospitality Jobs



**Tourism jobs are sustainable because unlike some jobs ... Tourism jobs will never be exported to another country**

### Presentation Agenda

1. [Redacted]
2. [Redacted]
3. Tourism creates a higher quality of life & attracts businesses for more Econ Development

### Tomorrow's High Quality Workforce:



**Tomorrows "Creative Class" of workers**

### Who are the new creative class of workers?



- ✓ Technology Professionals
- ✓ Arts & Culture Experts
- ✓ Managerial & Analytical
- ✓ Education & Training Professionals

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Measures of "Quality of Life" attracting next generation of innovators & entrepreneurs

Last 30 years Quality of Life	Next 30 years Quality of Life
Low Home Prices	Diverse Cultures
Good Schools	Natural Resources
Low Tax Rates	Sense of Community
Low Crime Rate	Open Space & Greenways
Available Transp	Local Unique Flavor

*Note: Yellow arrows labeled '+ Plus' point from the 'Last 30 years' column to the 'Next 30 years' column.*

**The next generation of creative class workers and entrepreneurs are attracted to locations that offer:**  
 (the same characteristics that make a great tourism destination)

Music	Arts	History & Heritage
Nature & Outdoors	Shopping	Agri-tourism
Food	Attractions & Gaming	Sports & Recreation

**In Charles Town, Harpers Ferry, Shepherdstown, or Bolivar ...**

 Today's Visitor could be ....	 Tomorrow's Business Investor
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*Note: A large grey arrow points from the 'Today's Visitor' box to the 'Tomorrow's Business Investor' box.*

**Main Message - Perfect Fit: Tourism and Economic Development For Jefferson Co.**

**Thank You for Inviting me!**

**Steve Morse, Ph.D.**  
 Economist  
 University of Tennessee  
 Ph: (865) 850-9319  
 Email: [smorse@utk.edu](mailto:smorse@utk.edu)

**My 10 yr. old son Chance's 4 oz. bream!**

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