

AGENDA

Jefferson County Planning Commission

Tuesday, February 25, 2014

Planning Commission meetings are held in the Old Charles Town Library Meeting Room located at 200 East Washington Street, at the side entrance on Samuel Street at 7:00 PM.

All Citizens that desire to speak must sign-in prior to the Agenda Item being addressed.

1. Citizen Communications: If you wish to comment, please sign-in to speak for issues that are not on the agenda or items that are not open for public comment. Items not open for public comment will be so noted.

2. Request for postponement.

3. Public Workshop: Concept Plan Review for River Riders, Inc. (PC File #S13-07). This property is located at 408 Alstadts Hill Road in Harpers Ferry. This project consists of expanding the existing facility to incorporate an all-inclusive family adventure center. The property is located in Tax District: Harpers Ferry (04); Tax Map: 7; Parcel 10.1; Tax Map: 9; Parcels: 61, 62, 63, 63.1, 66.1, 69, 70, 71, 74, & 75; Zoned: Residential-Light Industrial-Commercial. Lots under negotiation for purchase: Tax Map: 7; Parcel: 10; Tax Map: 9; Parcels 72 & 73; Zoned: R-LI-C. Total acreage: 45.15 acres.

There is no public comment for the remaining items.

4. Discussion and possible recommendation regarding the proposed text amendment to Section 4.11 of the Zoning and Land Development Ordinance regarding landscaping between similar non-residential uses.

5. Review and approve revised letter to the Division of Highways regarding US 340 South alignments for the Planning Commission President's signature.

6. Reports from Legal Counsel and legal advice to the Planning Commission.

Active Litigation:

- Far Away Farms

7. Director's Report.

- Update on 2014 Comprehensive Plan.

8. Planning Commission Exchange and Liaison Reports:

- County Commission Meeting
- Health Department Meeting
- Public Service District Meeting
- Parks and Recreation Meeting
- Jefferson County Development Authority Meeting
- Water Advisory Committee Meeting
- Planning Commission Exchange

9. President's Report.

10. Actionable Correspondence.

11. Non-Actionable Correspondence.

All files are made available for public review Monday through Friday, 9:00 AM to 5:00 PM (excluding Holidays). The Planning Commission welcomes written comments at any time. Submitting a document no later than the Thursday before a scheduled meeting will provide the Commission an advanced opportunity to review your comments prior to the meeting. Please note that documentation and exhibits submitted at a Planning Commission meeting are retained as part of the official record.

Feel free to submit your comments to any of the addresses below:

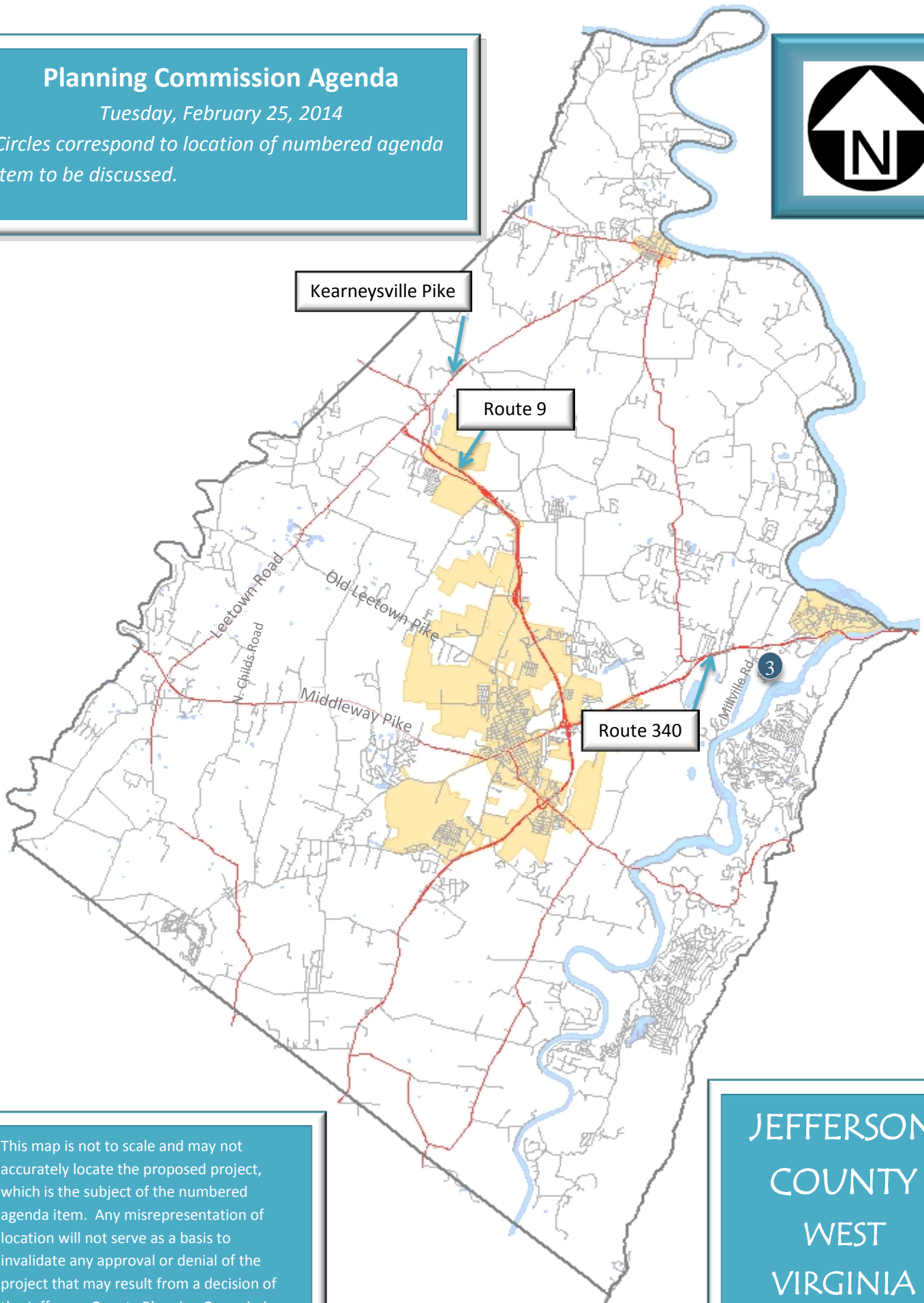
Physical Address: 116 E. Washington St., Charles Town, West Virginia 25414
Mailing Address: P.O. Box 338, Charles Town, West Virginia 25414
Email Address: planningdepartment@jeffersoncountywv.org
Fax Number: 304-728-8126

Any party desiring a transcript of these proceedings will be responsible for providing a competent stenographer at their own expense. Minutes, video and/or audio recordings of past meetings, the Jefferson County Subdivision Regulations, Zoning Ordinance and Comprehensive Plan, as well as any working proposed amendments are located on the Departments page within the County's website at www.jeffersoncountywv.org. Minutes and audio recordings of older meetings that are not on the County's website are available for review in the office.

Planning Commission Agenda

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Circles correspond to location of numbered agenda item to be discussed.



Kearneysville Pike

Route 9

Route 340

JEFFERSON
COUNTY
WEST
VIRGINIA

This map is not to scale and may not accurately locate the proposed project, which is the subject of the numbered agenda item. Any misrepresentation of location will not serve as a basis to invalidate any approval or denial of the project that may result from a decision of the Jefferson County Planning Commission.

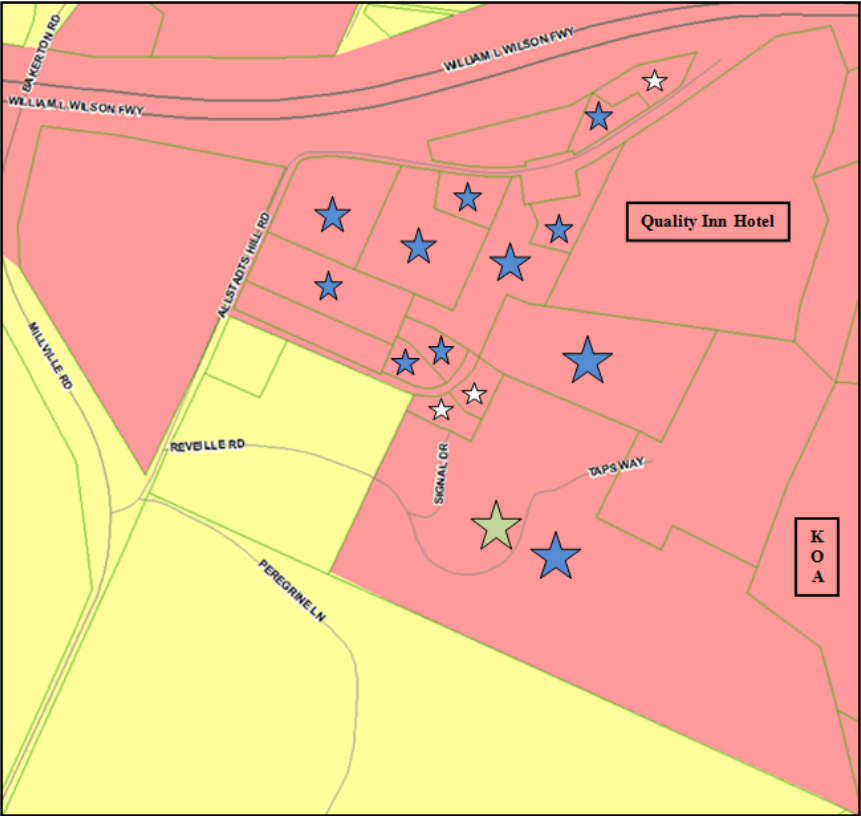
This information is
Tab #3 in your binder.

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Item #3 Public Workshop: Concept Plan Review for applicant River Riders, Inc. (File # S13-07).
 Proposed project: Expand existing facility to incorporate an All-Inclusive Family Adventure Resort. (Subdivision Regulations Section 24.116 – 24.118).

APPLICANT:	Matt Knott, River Riders, Inc.						
OWNER:	Harpers Ferry Holdings, LLC						
CONSULTANT:	Paul Raco, P.J. Raco Consulting, LLC						
SURVEYOR/ENGINEER:							
PROPERTY LOCATION:	408 Alstadts Hill Road, Harpers Ferry, WV 25425						
LEGAL DESCRIPTION & ZONING DISTRICT:	<p style="text-align: center;">Tax District: Harpers Ferry (04); Tax Map: 7; Parcel 10.1 Tax Map: 9; Parcels: 61, 62, 63, 63.1, 66.1, 69, 70, 71, 74, & 75 <u>Lots under negotiation for purchase:</u> Tax Map: 7; Parcel 10; Tax Map: 9; Parcels: 72 & 73 Total Acreage: ~43.57 acres / ~45.15 acres Zoning Map Designation: Residential-Light Industrial-Commercial (R-LI-C)</p> <div style="text-align: center;">  </div> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 5px;">☆</td> <td style="padding: 5px;">= Lots under negotiation for purchase</td> </tr> <tr> <td style="padding: 5px;">★</td> <td style="padding: 5px;">= Proposed Area for Project</td> </tr> <tr> <td style="padding: 5px;">★</td> <td style="padding: 5px;">= Lot requesting Single-Family restriction to be lifted.</td> </tr> </table>	☆	= Lots under negotiation for purchase	★	= Proposed Area for Project	★	= Lot requesting Single-Family restriction to be lifted.
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★	= Proposed Area for Project						
★	= Lot requesting Single-Family restriction to be lifted.						

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SURROUNDING PROPERTIES:	Zoning Map Designation: <i>North:</i> R-LI-C and R-G <i>South:</i> R-LI-C and R-G <i>East:</i> R-LI-C <i>West:</i> R-LI-C and R-G
ZONING CERTIFICATE(S):	ZC 12-02: Aerial Adventure Park as an accessory use.
ZONING VARIANCE(S):	ZV 98-38: Variance from sign provisions (denied 01-21-99)
PROPOSED ACTIVITY:	Expand existing facility to incorporate an All-Inclusive Family Adventure Center.

1. Summary of Request

River Riders proposes to expand the existing Adventure Center and Outfitter to incorporate an All-Inclusive Family Adventure Center comprised of additional zip lines, paintball, laser tag, zorbing, miniature golf, and other adventure related activities. Additionally, the plan includes the expansion of existing lodging, dining, meeting, and storage facilities. A new parking area will be created to accommodate increased visitors.

As part of the Concept Plan request, the applicant is asking that the single family restriction be removed from Parcel 66.01, Tax Map 9 of the Harpers Ferry District. This parcel can be seen in the image above as identified with a green star. When Parcel 66.01 was created on March 31, 1994, it was platted as part of a minor residential subdivision. The Final Plat that created the lots had a single family restriction. This ensured that only residential uses would be conducted on the property. Since the Final Plat has this restriction, the proposed uses cannot occur on the property, even though the property is zoned Residential-Light Industrial-Commercial. The Final Plat restrictions supersede the zoning uses.

Further, the property was platted as a residential subdivision and not a non-residential subdivision. Non-residential subdivisions often require greater site development standards than residential subdivisions. In order to prevent applicants from using the lesser residential standard for residential subdivisions and then attempt to use the property for commercial uses, any property platted using the residential subdivision standards will be considered a residential subdivision, regardless of zoning classification.

2. Site Plan Category

The site plan associated with this Concept Plan is governed by the Subdivision Regulations. The amended definition allows all site plans with a building area of less than 5,000 square feet to process administratively; site plans with a building area between 5,000 and 50,000 square feet are required to submit a Concept Plan and then process as a Minor Site Plan; and all site plans with a building area above 50,000 square feet to process as a Major Site Plan.

Additionally, the Subdivision and Land Development Regulations further define Minor Site Developments as “those proposals that do not require the development of new infrastructure or the extension of existing off-tract infrastructure.” Since this site plan includes a building area greater

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than 5,000 square feet, a Concept Plan is required. With the submission of the site plan, it will be determined if the proposed project will process as a major or a minor site plan. There are possible off-site infrastructure utilities the applicant may include with the plan and that would make the plan a major process. If the site plan is a minor, it would be reviewed and approved by staff, and if it is a major, it would be reviewed by staff and approved by the Planning Commission. It is important to note that standards required on the site plan are the same for a major and minor site plan. Whether the site plan is major or minor, any direction given by the Planning Commission at the Concept Plan Workshop shall be implemented. The approval of the Concept Plan and direction given by the Planning Commission is good for two years. However, the site plan shall be submitted before the two years end.

3. Staff Determination of Application Sufficiency

During the time period between formal receipt of the application and the Public Workshop, the Concept Plan Completeness Review process occurs at the staff level. Sec. 24.116 provides the standard requirements for Completeness Review. Staff determined that the Concept Plan application was “sufficient and complete” on December 17, 2013. The requirements are as follows:

Required Item from Section 24.116(B)	Description	Status
1. General location	A map or aerial photograph showing an area of 500 feet around the property. Zoning boundaries shall be located on this document.	Provided
2. Concept Plan	A Concept Plan shall be submitted in accordance with the content and formatting guidelines provided in Appendix A, <i>Plan & Plat Standards</i> .	Provided
3. Zoning Information	This shall include: <ul style="list-style-type: none"> a) Determination of the zoning district in which the proposed subdivision or development project is situated. b) Density calculations. c) Site resource map. 	Provided
4. Proposal Description	This shall be a written description of the proposal with general identification of the number of dwelling units or floor area proposed, commentary, zoning, and development option selected if the development is residential.	Provided
5. Traffic Impact Data	This shall include: <ul style="list-style-type: none"> a) Average Daily Trip figures for the adjoining or accessible State road. b) Trip generation figures c) Nearest key intersection that will serve the proposed project. A “key intersection” is defined as any intersection with a primary or secondary highway as classified by the current Comprehensive Plan. d) “Highway Problem Areas” according to the current Comprehensive Plan that falls within a one-mile radius of the project. 	Provided

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6. Trip Generation	In the event trip generation in the peak hour exceeds 100 or the limitation designated in the most current DOH Traffic Engineering Directive, a traffic study will be required which includes generators, etc. This type of study should be performed by a traffic engineering consultant. The effect of phasing the subdivision shall be cumulative.	Provided
7. Agency Reviews	The reviewing agencies shall conduct reviews of the proposed concept plan. Agency comments shall be received by the Department fourteen (14) days prior to the schedule public workshop. The applicant shall distribute the concept plan to all reviewing agencies no later than 7 days after the review. Reviewing agencies are found in Section 23.203 and 23.204. Applicant shall provide copy of letters sent to outside agencies to the Departments of Planning and Zoning within 7 days of submission of Concept Plan. If any review agency fails to respond, they shall be deemed by these Regulations to have approved the plan.	See below
8. Other Data	Any other data or information the applicant believes will assist in the review.	Provided
9. Other Reviews	Any other staff or agency reviews of the plans.	Provided
C. Review Content	The Department and agency reviews shall address the areas indicated in D through G below and any other areas of concern to the agencies.	See below
D. Department	<p>The Department review shall include the following:</p> <ol style="list-style-type: none"> 1. Whether the density, use, and plan meet the requirements of the Zoning Ordinance and any other zoning issues that can be identified at the concept plan submission. (Landscaping, for instance, is not generally available at this stage). Staff shall identify conditions that would enable the plan to meet the standards. It shall also identify any other zoning issues the developer shall address in a preliminary plat submittal. 2. Staff opinion as to whether the plan meets the site development planning or subdivision criteria of these Regulations. The Department shall review the concept plan for modifications that would improve the plan. 	Staff has determined that the requirements of the Zoning Ordinance and Subdivision and Land Development Regulations are met in the proposed Concept Plan. (or can be met with approval of a Board of Zoning Appeals variance(s) or Planning Commission waiver(s)) With the site designed around the multiple lot lines, variances and waivers may be required.
E. WVDOH	When appropriate, the WVDOH shall submit a letter to the Department of Planning indicating issues and data requirements or notice that there are no issues or data requirements. If WVDOH determines that a traffic study	No letter has been received from the WVDOH to date.

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	needs to include more area than required by these Regulations or the Zoning Ordinance, it shall specify the expanded area. Any issues regarding sight distances, access location, road configuration, or off-site improvements shall be noted with recommendations or required changes. The purpose is to ensure that, at preliminary plan review, all transportation information is available so the agency does not have to seek additional data for a qualitative review.	
F. Traffic Impact	The review shall indicate whether the traffic impact study follows the generally accepted methodology for a traffic impact study, outlines the traffic impact, and recommends alternatives for mitigating the impact.	See below
G. Public Service	The review shall indicate whether there are existing water and sewer systems in place that can handle the development. If not, the review shall indicate the type or extent of a system that shall be proposed by the developer to best meet the County's needs in that area of the County.	See below
H. Recommended Conditions	All reviews shall contain recommended conditions for moving forward to a site plan or reasons why the plan should be denied.	See below
I. Approval	Unless there are reviews indicating that the development cannot conform to the Zoning Ordinance, be serviced by public services, or provide its own utilities, or other factors that make the development impossible, Planning staff shall accept or deny the concept plan as complete.	
J. Effect	Upon accepting the application as complete, Planning staff shall place it on the next possible Planning Commission agenda as a public workshop. Staff shall advertise the public workshop at least fourteen (14) days in advance of the meeting and the applicant shall post notice on the property.	The Concept Plan was scheduled for a public hearing consistent with this requirement.

4. External Agency Reviews

No external agency reviews have been submitted

5. Staff Recommendation related to Concept Plan

The Planning and Zoning Department Staff finds River Riders' Concept Plan complete based on the information provided related to the above criteria.

Based on the projected traffic counts, River Riders, Inc. will not be required to complete a traffic study.

Staff recommends that between the expanded vacation rental on Allstadts Hill Road and the parking lot, coniferous trees be planted. A complete screening or hedge row is not the intended purpose.

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The purpose is to make the area more visually appealing by providing some trees that have year round needles/leaves to reduce but not totally eliminate the view of the parking area from the public right-of-ways. The area in question is about 360 feet long. The recommendation would be planting a minimum of 1 tree per 50 feet from the starting point of the first tree. This would result in 8 trees. Such trees shall be a minimum of 6 feet in height at time of planting and grow a minimum of 25 feet and 8-10 feet in diameter.

Staff recommends lifting the single family restriction from Parcel 66.01, Tax Map 9 of the Harpers Ferry District

Based on the Subdivision Regulations, noted above, the site plan may process as either a Minor or Major Site Plan.

6. Planning Commission Direction

The Site Plan Concept Plan Public Workshop allows for the Planning Commission and the general public to comment on the proposed plan before complete engineering design and cost are incurred. The Subdivision and Land Development Regulations outline the procedure:

1. The applicant makes a short presentation.
2. Staff explains outside agency comments and whether the plan can meet the standards of the Zoning Ordinance.
3. Public comment is solicited.

Following the applicant's presentation, staff's explanation and the solicitation of public comment, the Planning Commission shall provide direction to the applicant as required under Site Plan Concept Plan Direction outlined in the Subdivision Regulations. The Planning Commission has the option of providing this direction at the same meeting during which the Concept Plan public workshop takes place, or at a subsequent meeting that occurs within 14 days of the meeting at which the Concept Plan public workshop is closed.

The Subdivision and Land Development Regulations outline the direction to be provided to the applicant:

“The Planning Commission shall direct the preparation of a site plan subject to conditions to be addressed in the site plan application. The purpose of this review is to guide the developer so that when the site plan application is formally reviewed by the staff, there should not be a whole range of issues being raised for the first time. The developer shall cite conditions and demonstrate that they have been met or otherwise addressed.”

It should be noted that the direction provided to the applicant in the Concept Plan Public Workshop shall be applicable for a period of two years, with the provision that any amendments to the Subdivision and Land Development Regulations or the Zoning and Land Development Ordinance in the second year shall be applicable.



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

116 East Washing Street, 2nd Floor, P.O. Box 338
Charles Town, West Virginia 25414

File Number: 513-07
Staff Initials: OKC

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

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

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

Concept Plan

The Concept Plan submitted shall be on white paper and shall show in simple form the proposed layout of lots, parking areas, recreation areas, roads, building areas, and other features in relation to each other and to the tract boundary. The Concept Plan shall be at a scale acceptable to the Engineer. Contour lines as shown on the appropriate USGS Topographic Quadrangle map should be transferred to the Concept Plan. Natural features such as woods, watercourses, hillsides, prominent rock outcroppings, sinkholes, and quarries should be highlighted. The Concept Plan shall be accompanied by a tract location map and a tentative list of restrictive covenants and conditions or a tentative statement of project objectives, rules, and regulations.

This application and a copy of the concept plan must be submitted to the Jefferson County Departments of Planning and Zoning in order to determine sufficiency. Please refer to Article 24 of the Subdivision Regulations for Concept Plan Requirements.

Property Owner Information

Name: River Riders, Inc.; Harpers Ferry Holding, LLC; Matt and Laura Knott
Mailing Address: 408 Alstadts Hill Road
City: Harpers Ferry State: WV Zip Code: 25425
Phone Number: 800/326-7238 Email: matt@riverriders.com

Applicant's Registered Engineer or Surveyor Consultant

Name: P.J. Raco Consulting, LLC Paul J. Raco
Mailing Address: P.O. Box 548
City: Charles Town State: WV Zip Code: 25414
Phone Number: 304/676-8256 Email: pjraco.consulting@gmail.com

Physical Property Details

Physical Address: 408 Alstadts Hill Road (Old Route 340 at River Riders Just West of the Quality/Cliffside Inn)
City: Harpers Ferry State: WV Zip Code: 25425
Tax District: Harpers Ferry Map No: See Attached Parcel No: See Attached
Parcel Size: Approx. 43.5 Acres, See Attached Deed Book: See Attached Page No: See Attached

Zoning District (please check one)

	Rural (R-A)	Residential Growth (R-G)	Industrial Commerical (I-C)	Residential- Light Industrial- Commercial (R-L-C)	Village (V)
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

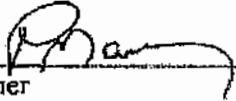
	1st Review	2nd Review	3rd Review	4th Review
Submittal Date	<u>12/12/13</u>			
County Engineer	<u>12/16/13^{OK}</u>			
Zoning Administrator				
County Planner	<u>12-17-13 SR</u>			
Return Date				

RECEIVED

DEC 12 2013

JEFFERSON COUNTY
County Engineer Approval Stamp
PLANNING, ZONING AND ENGINEERING

I, Patrick Marone, agree that I am in negotiations with Matthew Knott to potentially sell my property near River Riders, Inc. I understand that my property is shown on the concept plan for River Riders, Inc that is currently under consideration by the Jefferson County Planning Commission. By my property being show on this plan, I am not obligated to do anything, it only shows potential future development.


Owner

1/2/2014
Date

I, Eric Neilson, agree that I am in negotiations with Matthew Knott to potentially sell my property near River Riders, Inc. I understand that my property is shown on the concept plan for River Riders, Inc that is currently under consideration by the Jefferson County Planning Commission. By my property being show on this plan, I am not obligated to do anything, it only shows potential future development.

<u>Eric Neilson</u>	<u>12-31-13</u>
Owner	Date
<u>Peggy O. Neilson</u>	<u>12-31-13</u>

RECEIVED

DEC 12 2013

JEFFERSON COUNTY
PLANNING ZONING AND ENGINEERING

River Riders Concept Plan
Submission Contents
December 12, 2013

1. General Location is depicted on several attachments including the Zoning Map, a County street and subdivision map, the FEMA Map (Panel 135) and an aerial.
2. Concept Plan is included with topographical information at 10 feet intervals. The topographical information was prepared by Appalachian Surveys. The Concept Plan includes all intended uses and a description of the uses. The Concept Plan includes all features including existing natural and manmade.
3. Zoning Information: The Property is zoned Residential/Light Industrial/Commercial. All of the proposed and existing uses are permitted within this zoning classification. A portion of the zoning map is included which depicts all surrounding zoning classifications. Information required as a part of a site resource map is included with the topographical information and natural and manmade features on the concept plan and the FEMA Panel map (135) is also included which shows that the property is not within a special hazard area. There are no known sinkholes, quarries or significant rock outcroppings. The woods are depicted on the concept plan. Although the contour information is not from the USGS Quadrangle Map, the contour lines are more detailed as they are in 10 feet intervals and were prepared by a Licensed WV Surveyor.
4. Proposal Property Information and Description:

Total Acreage: Approximately 43.57 acres (up to approximately 45 acres (see below))

Acreage; Tax District, Map and Parcel Information; and, Deed Book and Page:

Harpers Ferry District:

Map 7:

Parcel 10.1 Deed Book 1072, Page 233 .55 acre

Map 9:

Parcels 61	Book 1099, Page 732	2.5 acres
62	Book 1081, Page 423	2.4 acres
63	Book 1081, Page 423	.75 acre
63.1	Book 1081, Page 423	2.7 acres
66.1	Book 1105, Page 213	25.3 acres
69	Book 980, Page 239	1 acre
70	Book 965, Page 544	2.5 acres
71	Book 1105, Page 209	4.9 acres
74	Book 1099, Page 729	.43 acre
75	Book 1099, Page 734	.54 acre

The Concept Plan also includes three additional parcels that are under negotiations for purchase by the Applicant. These three parcels are also in the list of adjoining property owners, so that they can be noticed, as well. They are included in the Concept Plan, so that the Applicant does not have to revise the Concept Plan if the negotiations are successful. These three parcels are identified as:

Harpers Ferry District:

Map 7:	Parcel 10	Eric and Peggy Neilson	.7 acre
Map 9:	Parcel 72	Patrick and Beth Marrone	.33 acre
	Parcel 73	Patrick and Beth Marrone	.55 acre

These parcels would add around 1.5 acres to the development for a total of approximately 45 acres.

Map 9, Parcel 66.1 (25.3 acres) carries a single family restriction since it was processed as a Minor Subdivision many years ago. The Concept Plan is the process whereby this restriction is lifted by the Planning Commission. Therefore, this request includes the release of that condition.

River Riders is in the indoor and outdoor commercial recreation and tourism business. This concept plan shows our goal of turning the property into an all inclusive family adventure resort. The plan for River Riders is to increase our product offerings to our guests and gain new guests. As part of the plan, we will be following along with activities which are similar in nature to those we already offer, but will keep up with market trends and provide new ways to experience adventures for our guests. We plan to develop our lodging through vacation rentals, cabins, RV, and tent camping; increase the available seasonal parking areas, and parking for the new activity center and staff. We will provide new zip lines, and provide an area to play paintball and other outdoor adventure activities including water attractions.

In our new activity center we will provide dining, meeting and entertainment spaces. We are going to add new warehouse buildings for equipment storage and repair. There will be new pavilion areas for eating and groups to meet up, and a bathhouse which will be no different than a commercial version of what happens at State and County Parks. New tubing, and zorb runs will be added and a tower for guests to climb and descend from by various methods. An amphitheater and stage will be added in the back of the property.

All of the listed activities are included in the attached descriptive pictures and in the attached Pre-Proposal Conference (PPC) Site Development Plan Application and PPC Memo. These uses are intended to complement the existing uses that

are on the property. Currently, there are many uses that are already approved and operating on the premises. These include the River Rivers' Office, Staff Areas, Maintenance Facilities, Zip Line Parking, Bus Parking, Seasonal Parking, Snack Bar Service, Outdoor Adventure's Course and all activities associated with river rafting and outfitting. The proposed new uses are not anticipated to greatly increase the number of people that visit the facility. The new uses are intended to provide many more opportunities for the existing customers to utilize. River Riders is hoping to be able to keep their customers on the site for a longer amount of time to provide an overall exciting tourist experience.

5. Traffic Impact Data:

a. ADT for Accessing Road:

The following are the updated traffic count numbers from the 2011 WVDOH Traffic Count Map for Jefferson County:

Route 340 at Millville Road (Route 27)	ADT = 27,459
Alstadts Hill Road at Route 27 (Millville Road)	ADT = 474

b. Trip Generation

Because of the fact explained in the narrative, the new construction should generate less than 100 vehicle trips per peak hour. Again, most of the major uses already exist and will continue to operate and bring in the same amount of traffic. Most of existing uses are seasonal uses as they are now. Some of the new uses will allow year round activities. However, this will be monitored during the various phases of site plan approval.

Since the proposed uses are not listed in the Subdivision Ordinance Trip Generation Chart, the Jefferson County Chief Engineer and County Engineer were consulted to pick trip generating categories from the current edition of the ITE Trip Generation Manual. These categories were used based on the fact that the existing uses would already account for most of the traffic. During the consultation with the County Engineers the following trip generation was utilized:

Category 412 County Park (by acreage)

Peak Hour (p.m. count used since it is higher):
0.59 trips per acre = 26.6 trips (.59 x 45 acres)
New Daily Trips -- 2.28 trips x 45 acres = 102.6

Category 416 Campground/Recreational Vehicle Park (by unit)

Peak Hour (p.m. count used since it is higher):

0.41 trips per unit = 41 trips (.41 x 100 possible units)

Daily was not given, but presumed to be 10% of peak hour.

New Daily Trips – $(41 \times 24) \times .10 = 98.4$

Therefore total new Peak Hour Trips for new uses are estimated at 67.6 trips and the total new daily trips are estimated at being 201trips.

c. Nearest Key Intersection:

The nearest key intersections are:

Route 340 and Route 27;

Route 340 and Washington Street/Shenandoah Street

Route 340 and Route 230/Frontage Road

Turning movements from the recent (2011) DOH Study are attached.

d. Highway Problem Areas Within One Mile of Site:

No problem areas appear to be within one mile of the site. The Comprehensive Plan's Highway Problem Area Map is attached.

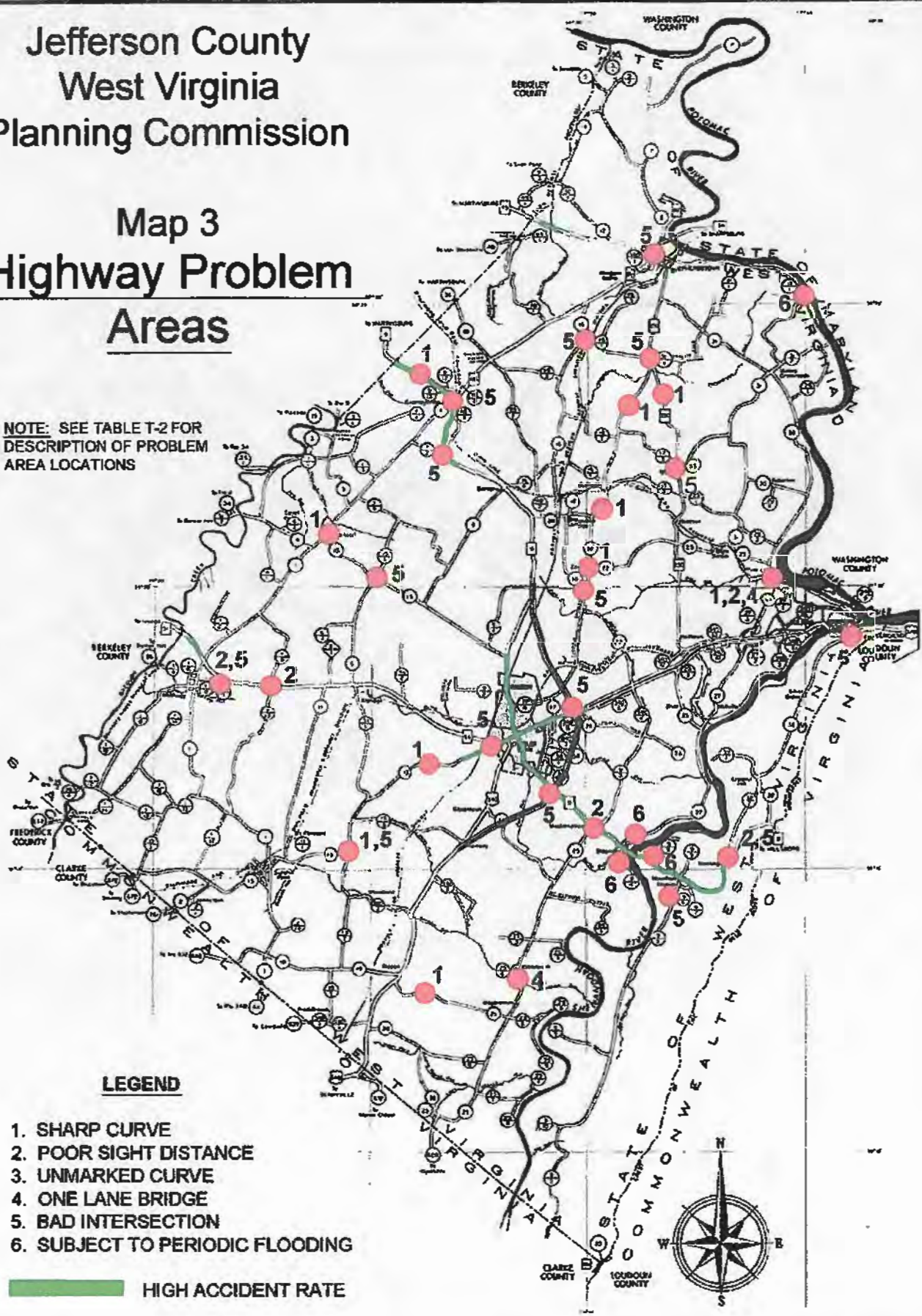
The required agencies have been notified for comment. Copies of the letter are enclosed.

The adjacent property owner and address information is also enclosed.

Jefferson County West Virginia Planning Commission

Map 3 Highway Problem Areas

NOTE: SEE TABLE T-2 FOR
DESCRIPTION OF PROBLEM
AREA LOCATIONS



LEGEND

- 1. SHARP CURVE
- 2. POOR SIGHT DISTANCE
- 3. UNMARKED CURVE
- 4. ONE LANE BRIDGE
- 5. BAD INTERSECTION
- 6. SUBJECT TO PERIODIC FLOODING

HIGH ACCIDENT RATE

PANEL 0135E

FIRM
FLOOD INSURANCE RATE MAP

**JEFFERSON COUNTY,
WEST VIRGINIA
AND INCORPORATED AREAS**

PANEL 135 OF 245

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

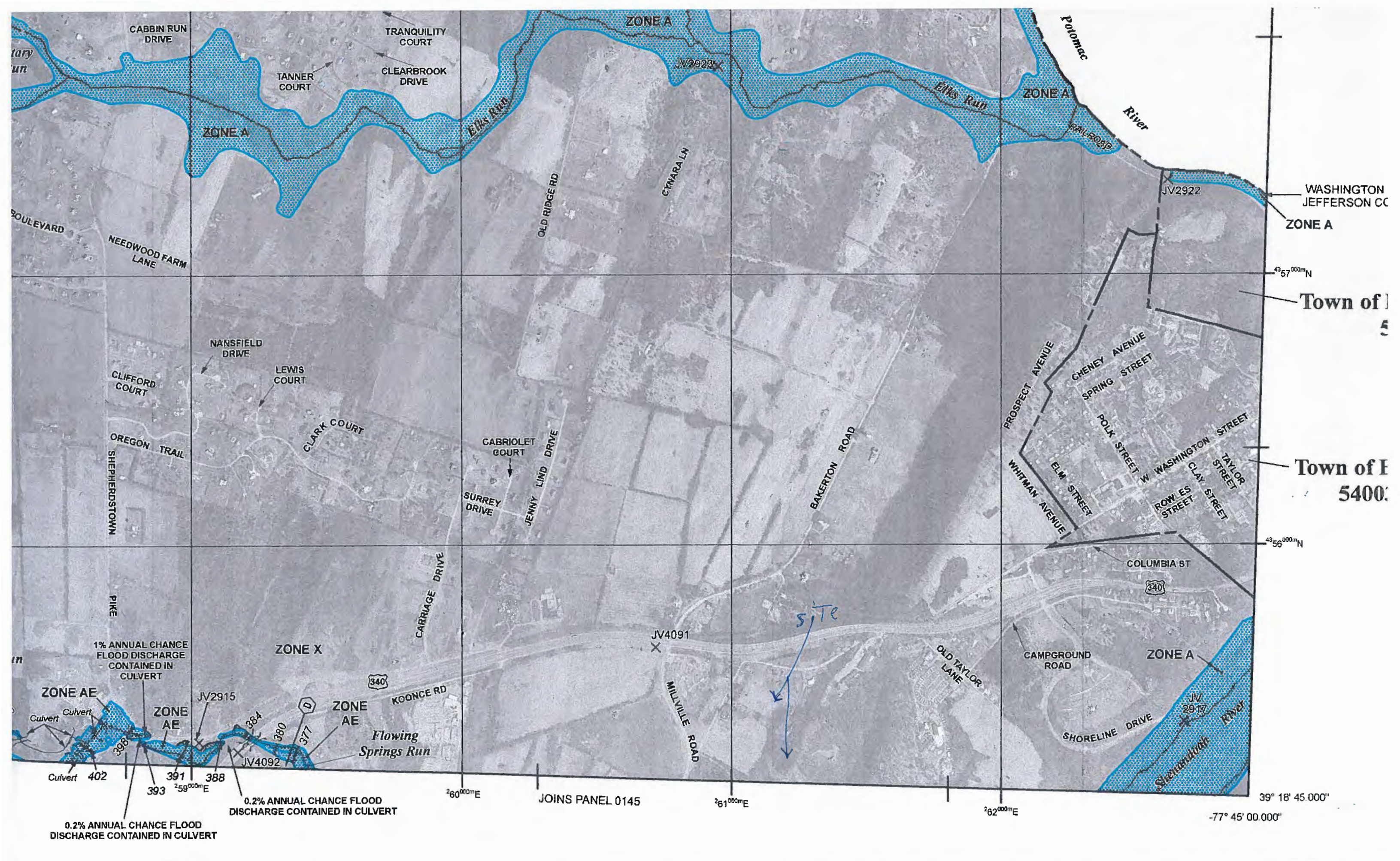
<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
BOLIVAR, TOWN OF	540030	0135	E
HARPERS FERRY, TOWN OF	540067	0135	E
JEFFERSON COUNTY	540065	0135	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
54037C0135E
EFFECTIVE DATE
DECEMBER 18, 2009

Federal Emergency Management Agency



WASHINGTON JEFFERSON CC
ZONE A

Town of [unclear]
5

Town of [unclear]
5400

0.2% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CULVERT

0.2% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CULVERT

1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CULVERT

JOINS PANEL 0145

-77° 45' 00.000"

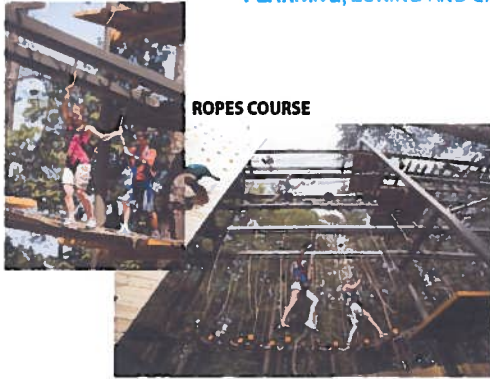
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CLIMBING WALL



ROPES COURSE



SOARING EAGLE



SPLASH DECK



FLOWRIDER



POWER FAN



NEVEPLAST TUBING



ZIP LINE



PROPOSED ATTRACTIONS REFERENCE IMAGES
RIVER RIDERS MASTER PLAN
HARPERS FERRY, WEST VIRGINIA

OCTOBER 8, 2013



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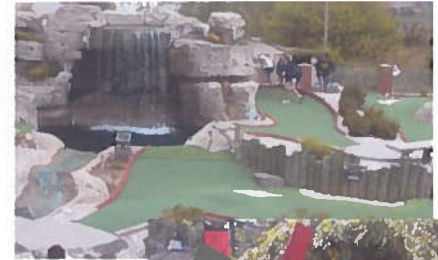
EXTREME OBSTACLE COURSE



BUNGEE TRAMPOLINE



MINIATURE GOLF



PAINTBALL COURSE



ZIP COASTER



ZORBING COURSE



FUTURE ATTRACTIONS REFERENCE IMAGES
RIVER RIDERS MASTER PLAN
HARPERS FERRY, WEST VIRGINIA

OCTOBER 8, 2013

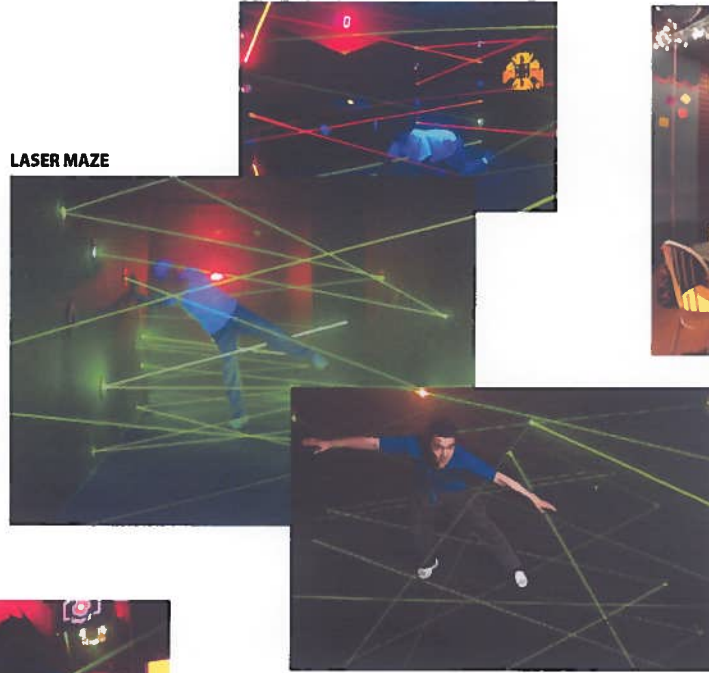


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ARCADE GAMES



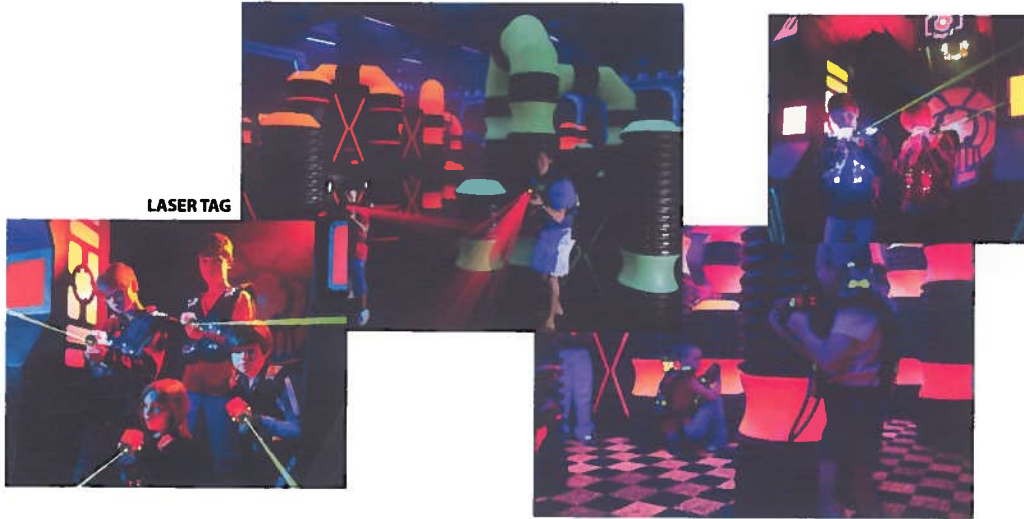
LASER MAZE



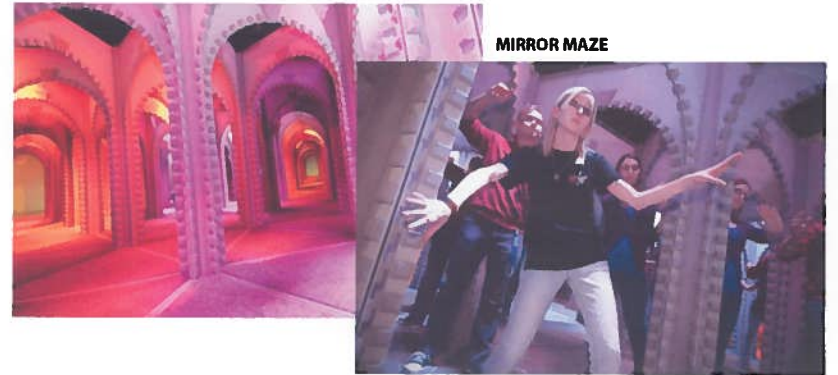
SPECIAL EVENT ROOMS



LASER TAG



MIRROR MAZE



INDOOR ATTRACTIONS REFERENCE IMAGES
RIVER RIDERS MASTER PLAN
HARPERS FERRY, WEST VIRGINIA

OCTOBER 8, 2013



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**RIVER RIDERS CAPITAL EXPANSION
PRELIMINARY FACILITY PROGRAM**

10/1/13

Area/Description	Ground Floor Area	Upper Level Area	Total Facility Area
INDOOR ATTRACTION VENUE			
OUTDOOR ATTRACTIONS	0	885	885
ENTRY / VESTIBULE		300	
TICKETING / OUTFITTING		250	
RETAIL		300	
LOCKERS		35	
INDOOR ATTRACTIONS	8,050	1,900	9,950
LASER TAG	5,000		
LASER MAZE	750		
MIRROR MAZE	800		
ARCADE GAMES	1,500		
PARTY / EVENT ROOMS	2 @ 900 SF	1,800	
EQUIPMENT STORAGE		100	
CAFÉ BAR / DINING	0	7,775	7,775
MAIN DINING	150 @ 25 SF	3,750	
BAR SEATING	30 @ 30 SF	900	
OUTDOOR DECK	100 @ 20 SF	2,000	
KITCHEN (@ 30% OF DINING)		1,125	
PUBLIC RESTROOMS	400	400	800
INDOOR ATTRACTIONS	2 @ 200 SF	400	
OUTDOOR ATTRACTIONS	2 @ 200 SF	400	
PUBLIC AREA SUBTOTAL	8,450	10,960	19,410
BACK OF HOUSE / SUPPORT	1,450	940	2,390
MANAGEMENT OFFICES	1 @ 150 SF	150	
CASH CONTROL		100	
BREAK ROOM		300	
EMPLOYEE RESTROOMS	2 @ 50 SF	100	
AUDIO VIDEO ROOM		90	
FOOD AND BAR SUPPLIES STORAGE		250	
ELEVATOR		60	60
JANITORS CLOSET		30	30
MECHANICAL ROOM		20	
EXIT STAIRS AND CIRCULATION	2 @ 180 SF	350	350
PROJECT TOTAL	9,900	11,900	21,800



PRELIMINARY PROGRAM
RIVER RIDERS MASTER PLAN
HARPERS FERRY, WEST VIRGINIA

OCTOBER 8, 2013

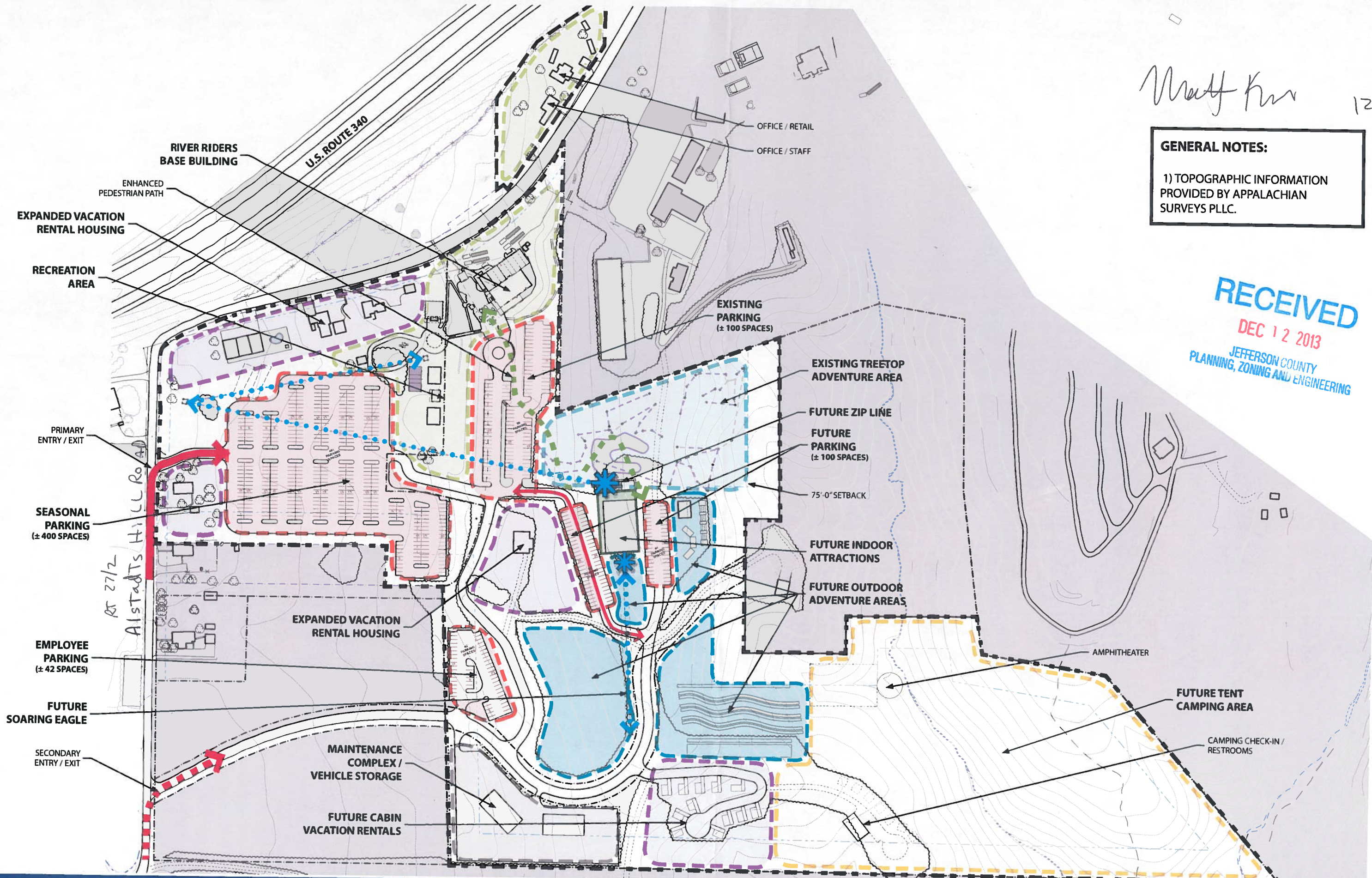


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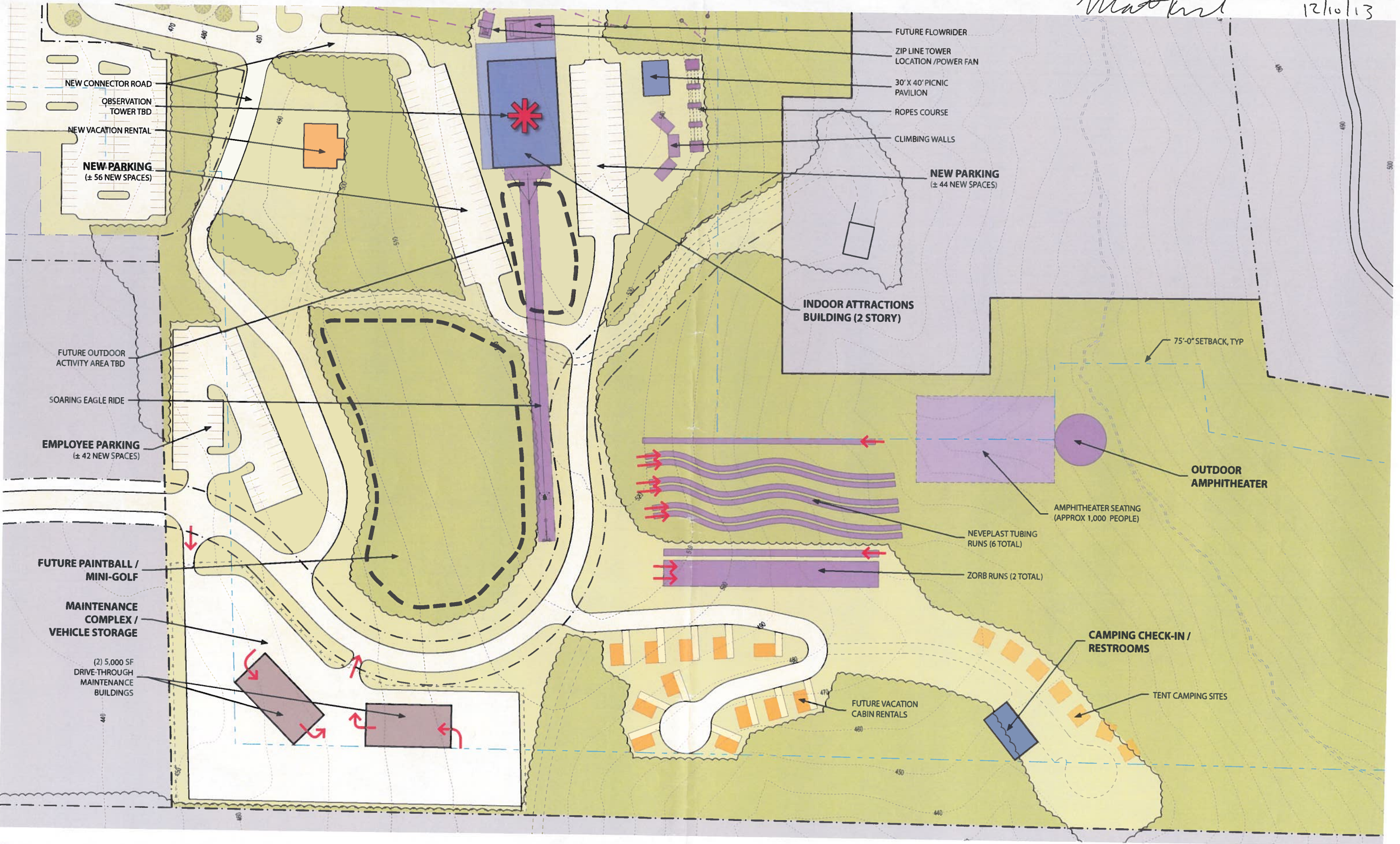
Wally Kim 12/10/13

GENERAL NOTES:
1) TOPOGRAPHIC INFORMATION PROVIDED BY APPALACHIAN SURVEYS PLLC.

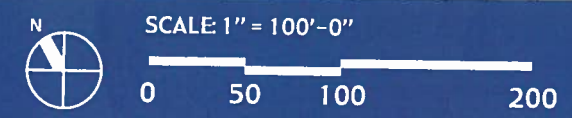
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Master 12/10/13



GUEST EXPERIENCE SITE PLAN - MOUNTAIN ADVENTURE BASE
RIVER RIDERS MASTER PLAN
 HARPERS FERRY, WEST VIRGINIA

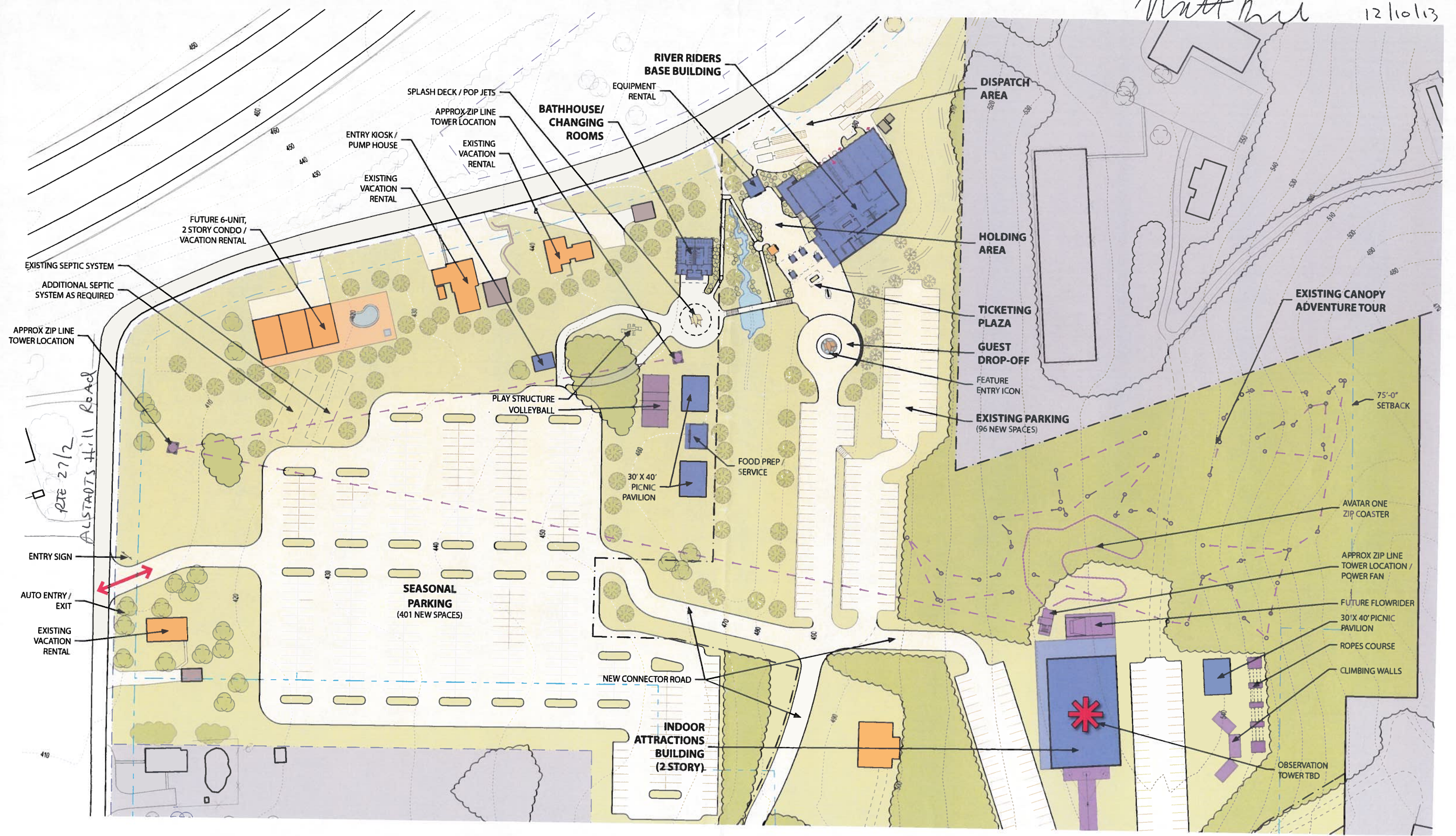


DECEMBER 10, 2013



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Watt Hill 12/10/13



GUEST EXPERIENCE SITE PLAN - RIVER ADVENTURE BASE
RIVER RIDERS MASTER PLAN
 HARPERS FERRY, WEST VIRGINIA



SCALE: 1" = 100'-0"
 0 50 100 200

DECEMBER 10, 2013



213115

WV. RTE. 340

BUILDING 1
3,000 sq ft
BIG STORE
OFFICE
BUILDING

BUILDING 2
3,000 sq ft
OFFICE AND STORAGE

BUILDING 3
3,000 sq ft
OFFICE AND STORAGE

BUILDING 4
3,000 sq ft
OFFICE AND STORAGE

BUILDING 5
3,000 sq ft
OFFICE AND STORAGE

BUILDING 6
3,000 sq ft
OFFICE AND STORAGE

BUILDING 7
3,000 sq ft
OFFICE AND STORAGE

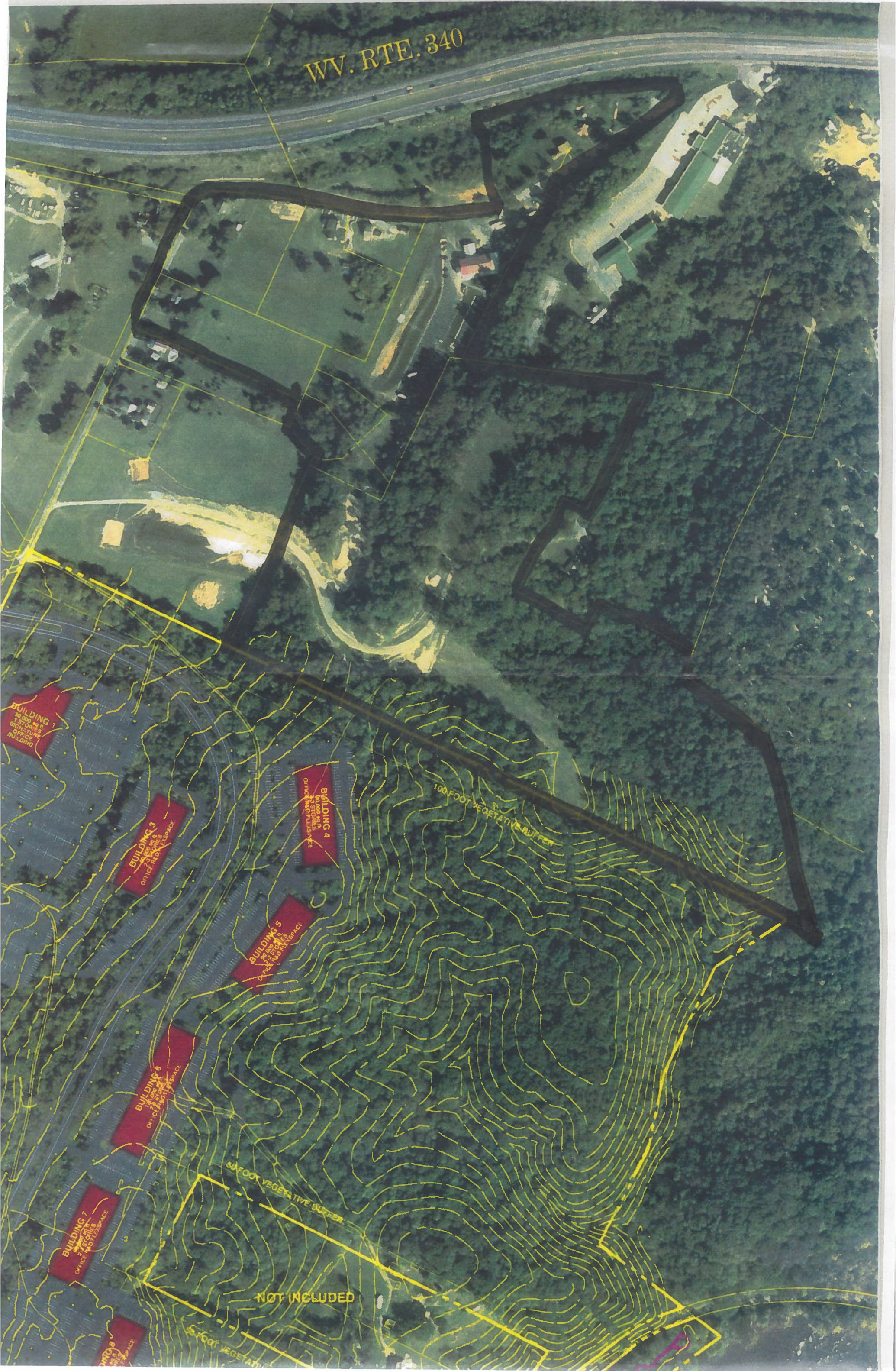
BUILDING 8
3,000 sq ft
OFFICE AND STORAGE

100 FOOT VEGETATIVE BUFFER

50 FOOT VEGETATIVE BUFFER

NOT INCLUDED

50 FOOT VEGETATIVE BUFFER



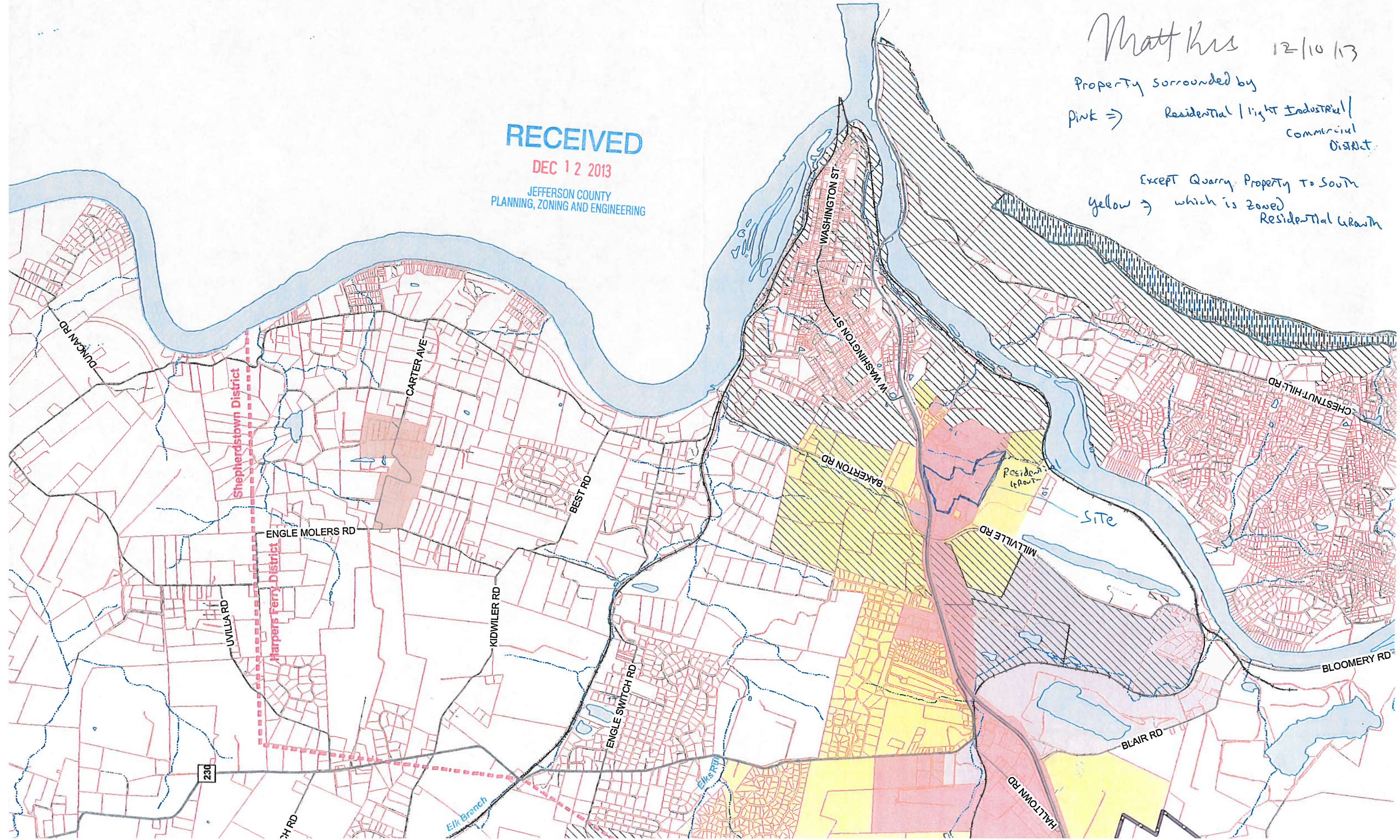
Zoning

Matthews 12/10/13

Property surrounded by
pink => Residential / light industrial /
Commercial District

Except Quarry Property to South
yellow => which is zoned
Residential Growth

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County Park (412)

Average Vehicle Trip Ends vs: Acres
On a: Weekday,
A.M. Peak Hour of Generator

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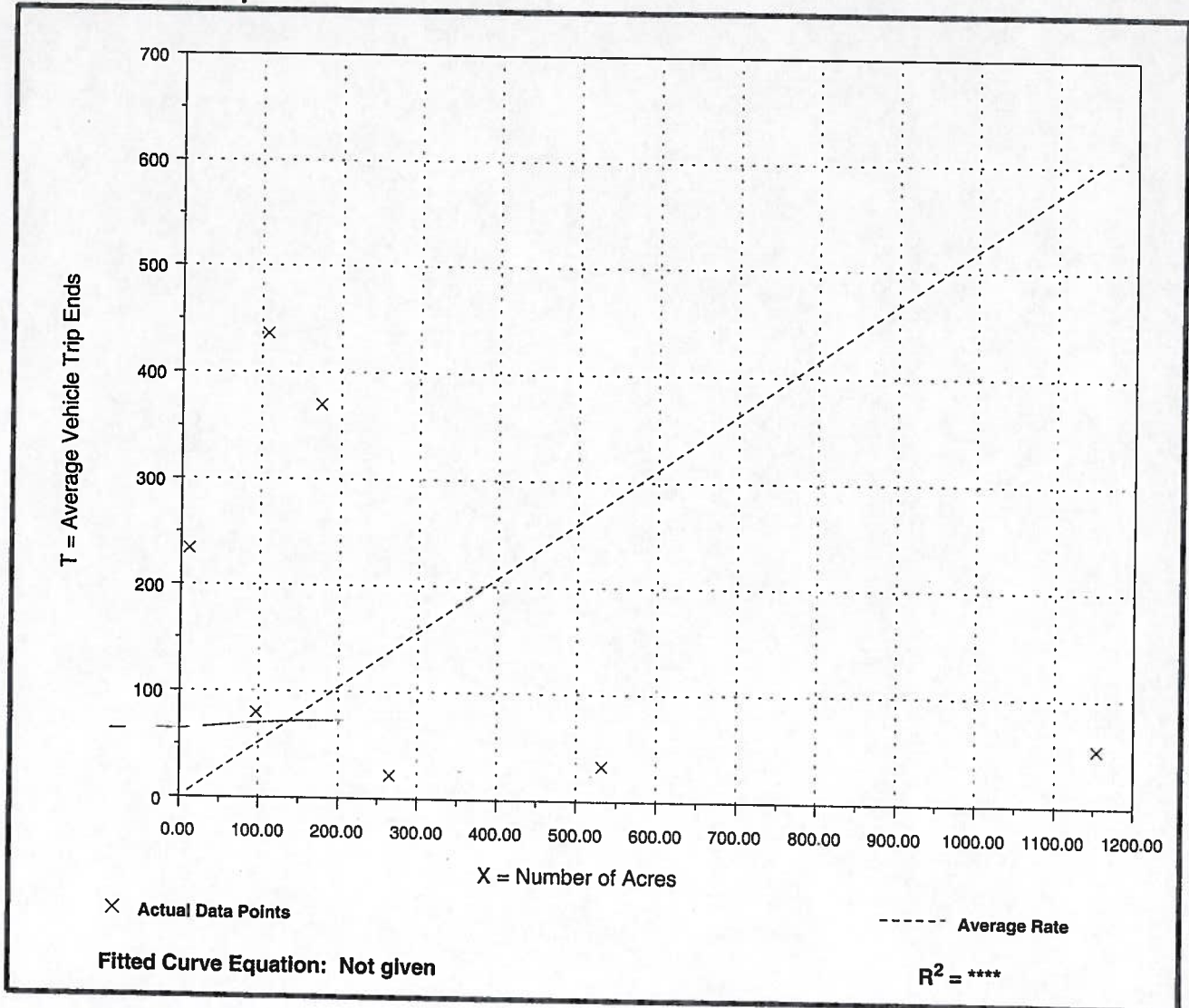
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Number of Studies: 7
Average Number of Acres: 335
Directional Distribution: 71% entering, 29% exiting

Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.52	0.05 - 22.29	1.89

Data Plot and Equation



Traffic Counts at Three Key Intersections:

Route 340 at Route 27 (Bakerton/Millville Road)

Route 340 at Washington Street/Shenandoah Street

Route 340 at Route 230 (Shepherdstown Pike) and Frontage Road

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**JEFFERSON COUNTY
PLANNING, ZONING AND ENGINEERING**

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION - TRAFFIC ANALYSIS

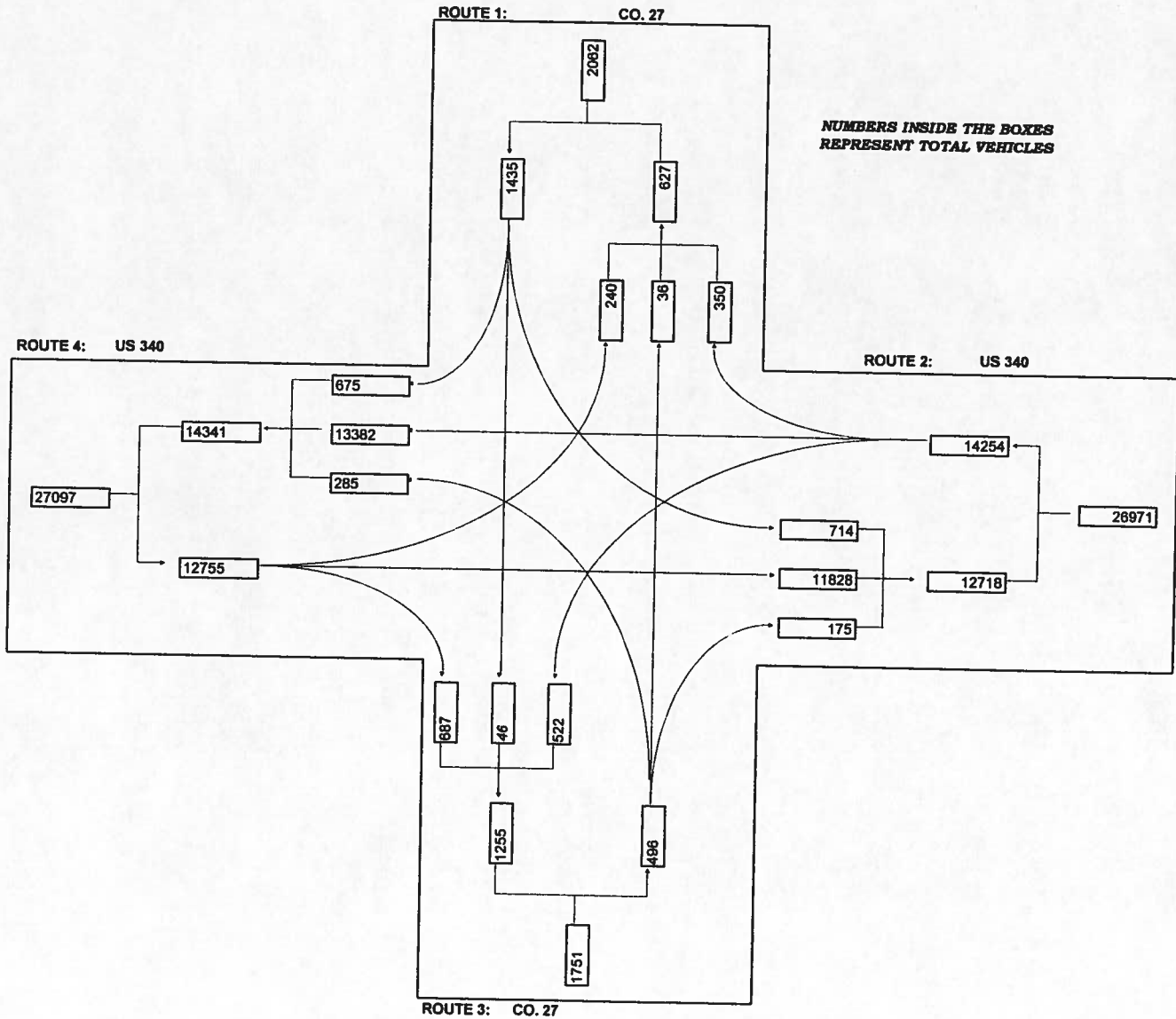
DATE: 08/23/11
 DAY: Tuesday
 COUNTY: Jefferson

TYPE: 24 HOUR COUNT
 PERIOD: 7-10 11-1 2-6

DESCRIPTION: US 340 and CO. 27

JEF20227-11

NUMBERS INSIDE THE BOXES
 REPRESENT TOTAL VEHICLES



(24 HOUR COUNT / 9 HOUR COUNT) * MONTHLY FACTOR * DAILY FACTOR = EXPANSION FACTOR

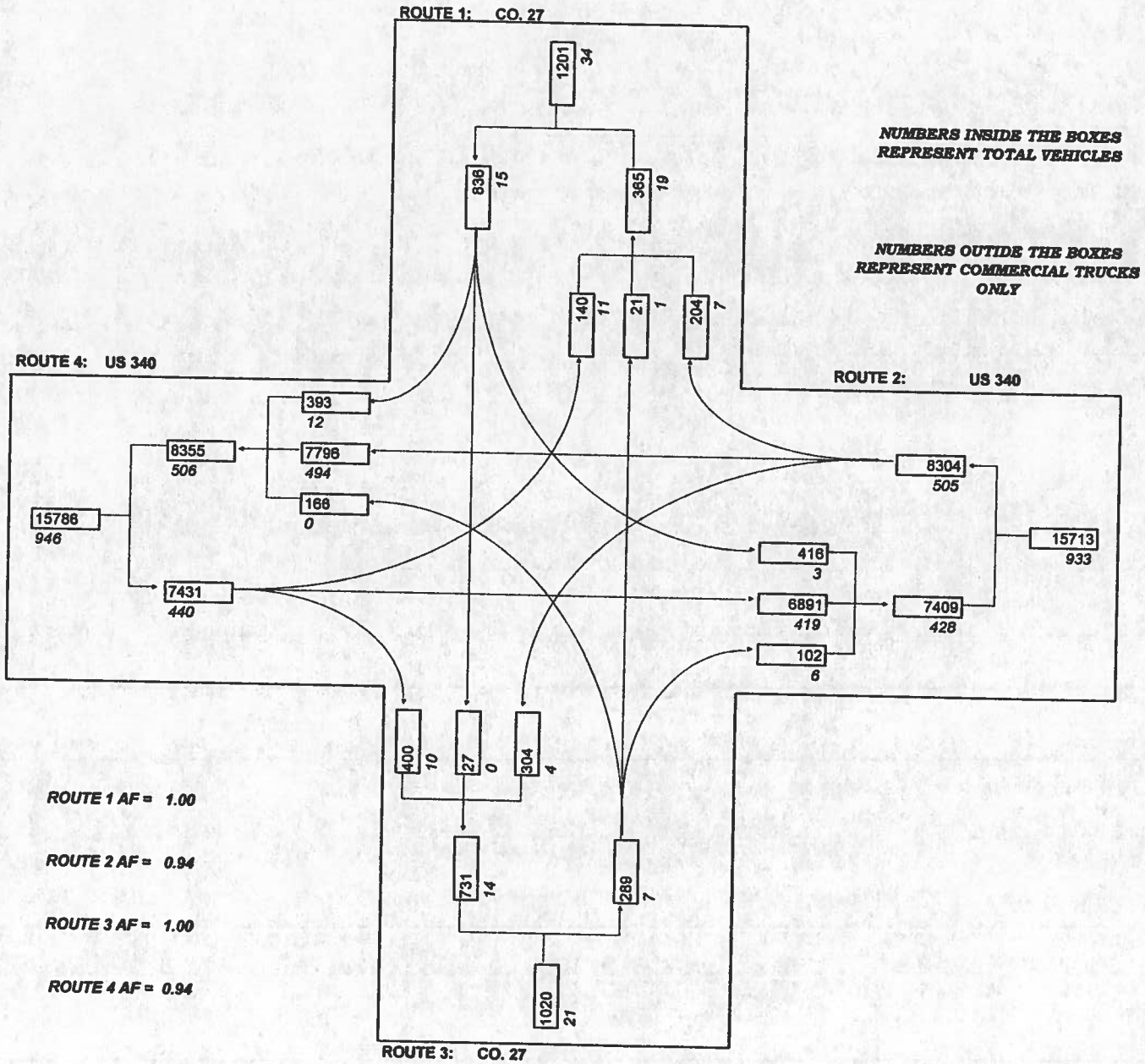
24 HOUR ATR COUNT =	29667	9 HOUR ATR COUNT =	16115	ATR FACTOR =	1.84
MONTHLY FACTOR =	0.84	DAILY FACTOR =	1.11	EXPANSION FACTOR =	1.72

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION - TRAFFIC ANALYSIS

DATE : 08/23/11
 DAY : Tuesday
 COUNTY : Jefferson

TYPE: MANUAL COUNT
 PERIOD: 7-10 11-1 2-6

DESCRIPTION: US 340 and CO. 27



(24 HOUR COUNT / 9 HOUR COUNT) * MONTHLY FACTOR * DAILY FACTOR = EXPANSION FACTOR

24 HOUR COUNT =	29667	9 HOUR COUNT =	16115	ADT FACTOR =	1.84
MONTHLY FACTOR =	0.84	DAILY FACTOR =	1.11	EXPANSION FACTOR =	1.72

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY =====>	Jefferson
LOCATION =====>	US 340 and CO. 27
DATE =====>	8/23/2011
DAY OF WEEK =====>	Tuesday
PERIOD OF COUNT =====>	7-10 11-1 2-6
ROUTE 1 (NORTH) =====>	CO. 27
ROUTE 2 (EAST) =====>	US 340
ROUTE 3 (SOUTH) =====>	CO. 27
ROUTE 4 (WEST) =====>	US 340
24 HR. ATR COUNT =====>	29667
9 HR. ATR COUNT =====>	16115
MAN. ATR FACTOR =====>	
ATR FACTOR =====>	1.84
MONTHLY FACTOR =====>	0.84
DAILY FACTOR =====>	1.11
EXPANSION FACTOR =====>	1.72
FILE NAME =====>	JEF20227-11

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 1): **CO. 27** TO (RTE 2): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	61																0	0	
8-9	70																1	1	62
9-10	3																	0	70
																		0	3
11-12	55	1																0	0
12-1	45																	1	56
																		0	45
2-3	33	1																0	0
3-4	49																	1	34
4-5	46																	0	49
5-6	51																	0	46
TOTAL	413	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	416

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 1): **CO. 27** TO (RTE 3): **CO. 27**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	2																	0	0
8-9	4																	0	2
9-10	2																	0	4
																		0	2
11-12	3																	0	0
12-1	3																	0	3
																		0	3
2-3	3																	0	0
3-4	1																	0	3
4-5	7																	0	1
5-6	2																	0	7
TOTAL	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 1): **CO. 27** TO (RTE 4): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS			
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES		
7-8	96																	0	0	
8-9	65																	0	96	
9-10	59	1	1															2	67	
																		2	61	
11-12	46	1																0	0	
12-1	30																	1	2	48
																		1	1	31
2-3	17	1																0	0	
3-4	24																	1	18	
4-5	20																	3	3	27
5-6	24																	1	1	21
TOTAL	381	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	8	12	393	

TOTAL VEHICLES FROM: **CO. 27**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS			
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES		
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7-8	159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	160
8-9	139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	141
9-10	64	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	66
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	104	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	107
12-1	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	79
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	53	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	55
3-4	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	77
4-5	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	74
5-6	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	77
TOTAL	821	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	9	15	836	

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 2): **US 340** TO (RTE 3): **CO. 27**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	16	2															0	0
8-9	18																2	18
9-10	14																0	14
11-12	12																0	0
12-1	27																0	27
2-3	34																0	0
3-4	41																2	43
4-5	67																2	67
5-6	71																0	71
TOTAL	300	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	4	304

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 2): **US 340** TO (RTE 4): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	576	12	1	3				1	38								9	64	640
8-9	548	11	2		2				25				1		1		4	46	594
9-10	494	11	4	1				2	30								1	49	543
11-12	644	11	3		2				53									0	0
12-1	646	10	3						53				4				2	72	718
2-3	736	8	2					1	41								1	53	789
3-4	1065	8	3					1	37								7	56	1121
4-5	1170	7	1					1	38								2	49	1219
5-6	1423	2						1	31								2	36	1459
TOTAL	7302	80	19	4	4	0	0	7	348	0	0	5	0	1	0	28	494	7796	

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 2): **US 340** TO (RTE 1): **CO. 27**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	8																	0	0
8-9	18	1																0	8
9-10	12		1															1	19
11-12	23	1																1	24
12-1	12																	0	12
2-3	32																	0	0
3-4	32	1																0	32
4-5	22																	2	35
5-6	38																	1	23
TOTAL	197	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3	7	204

TOTAL VEHICLES FROM: US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8-9	600	14	1	3	0	0	0	1	38	0	0	0	0	0	0	9	66	666	
9-10	584	12	2	0	2	0	0	0	25	0	0	1	0	1	0	4	47	631	
11-12	679	12	3	0	2	0	0	0	53	0	0	0	0	0	0	0	0	0	
12-1	685	10	3	0	0	0	0	0	53	0	0	4	0	0	0	2	72	757	
2-3	802	8	2	0	0	0	0	1	41	0	0	0	0	0	1	53	855		
3-4	1138	9	3	0	0	0	0	1	37	0	0	0	0	0	11	61	1199		
4-5	1259	7	1	0	0	0	0	1	38	0	0	0	0	0	3	50	1309		
5-6	1532	2	0	0	0	0	0	1	31	0	0	0	0	0	2	36	1568		
TOTAL	7799	85	20	4	4	0	0	7	346	0	0	5	0	1	33	505	8304		

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY : **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 3): **CO. 27** TO (RTE 1): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS				TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX			6-AX	BUSES
7-8	20																0	0
8-9	14																0	20
9-10	12																0	14
																	0	12
11-12	12																0	12
12-1	17																0	17
																	0	0
2-3	16																0	16
3-4	39																0	39
4-5	22																0	22
5-6	14																0	14
TOTAL	168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168

COUNTY : **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 3): **CO. 27** TO (RTE 1): **CO. 27**

HOUR	AUTOS	SINGLE UNIT TRUCKS				TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX			6-AX	BUSES
7-8																	0	0
8-9	5																0	0
9-10	3		1														1	4
																	0	0
11-12	1																0	1
12-1	2																0	2
																	0	0
2-3	3																0	3
3-4	2																0	2
4-5	2																0	2
5-6	2																0	2
TOTAL	20	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	21

COUNTY : **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 3): **CO. 27** TO (RTE 2): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS				TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX			6-AX	BUSES
7-8	3		1														1	0
8-9	15																	2
9-10	7																	0
																		0
11-12	8																	0
12-1	9																	0
																		0
2-3	9	1																1
3-4	23																3	3
4-5	9																	0
5-6	13																	0
TOTAL	98	1	1	0	0	0	0	0	0	0	0	0	0	0	0	4	8	102

TOTAL VEHICLES FROM: CO. 27

HOUR	AUTOS	SINGLE UNIT TRUCKS				TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX			6-AX	BUSES
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7-8	23	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
8-9	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9-10	22	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	23
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12-1	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	28	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	29
3-4	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	67
4-5	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33
5-6	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
TOTAL	282	1	2	0	0	0	0	0	0	0	0	0	0	0	0	4	7	289

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 1): **US 340** TO (RTE 1): **CO. 27**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKRS	TOTAL VEHS		
	C/PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	1																1	0	0
8-9	21								1								2	1	2
9-10	24	2															2	3	24
																		2	26
11-12	8																	0	0
12-1	19																1	1	9
																	1	1	20
2-3	14																	0	0
3-4	16	1																0	14
4-5	9																	1	17
5-6	17																2	2	11
TOTAL	129	3	0	0	0	0	0	0	1	0	0	0	0	0	0	0	7	11	140

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 4): **US 340** TO (RTE 2): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKRS	TOTAL VEHS		
	C/PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	1130	7	1	2				2	27								7	46	1176
8-9	849	8	2	1					33								4	49	898
9-10	620	10	4	1					40					1			1	56	676
																		0	0
11-12	522	17	5		1			1	30									54	576
12-1	556	14	1					1	26					1			2	45	601
																		0	0
2-3	563	4	3		1		1		29					1			8	47	610
3-4	776	12	5	1				2	25								4	49	825
4-5	736	7	2						29								5	43	779
5-6	720	2	2					2	20					3			1	30	750
TOTAL	6472	81	25	5	2	0	1	8	259	0	0	0	0	6	0	32	419	6881	

COUNTY: **Jefferson** LOCATION: **US 340 and CO. 27**
 FROM (RTE 4): **US 340** TO (RTE 3): **CO. 27**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKRS	TOTAL VEHS		
	C/PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	22		2															0	0
8-9	24																	2	24
9-10	20	1															1	1	25
																		1	21
11-12	38	1																0	0
12-1	43																	1	39
																		1	44
2-3	26	1							1									0	0
3-4	64																	2	28
4-5	79																1	1	65
5-6	74																1	1	80
TOTAL	390	3	2	0	0	0	0	0	1	0	0	0	0	0	0	4	10	400	

TOTAL VEHICLES FROM: US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKRS	TOTAL VEHS		
	C/PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
7-8	1153	7	3	2	0	0	0	2	27	0	0	0	0	0	0	0	8	49	1202
8-9	894	8	2	1	0	0	0	0	34	0	0	0	0	1	0	7	53	947	
9-10	664	13	4	1	0	0	0	0	40	0	0	0	0	0	0	1	59	723	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	568	18	5	0	1	0	0	1	30	0	0	0	0	0	0	1	56	624	
12-1	618	14	1	0	0	0	0	1	28	0	0	0	0	1	0	4	47	665	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	603	5	3	0	1	0	1	0	30	0	0	0	0	1	0	8	49	652	
3-4	856	13	5	1	0	0	0	2	25	0	0	0	0	0	0	5	51	907	
4-5	824	7	2	0	0	0	0	0	29	0	0	0	0	0	0	8	46	870	
5-6	811	2	2	0	0	0	0	2	20	0	0	0	0	3	0	1	30	841	
TOTAL	6991	87	27	5	2	0	1	8	281	0	0	0	0	6	0	43	440	7431	

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION - TRAFFIC ANALYSIS

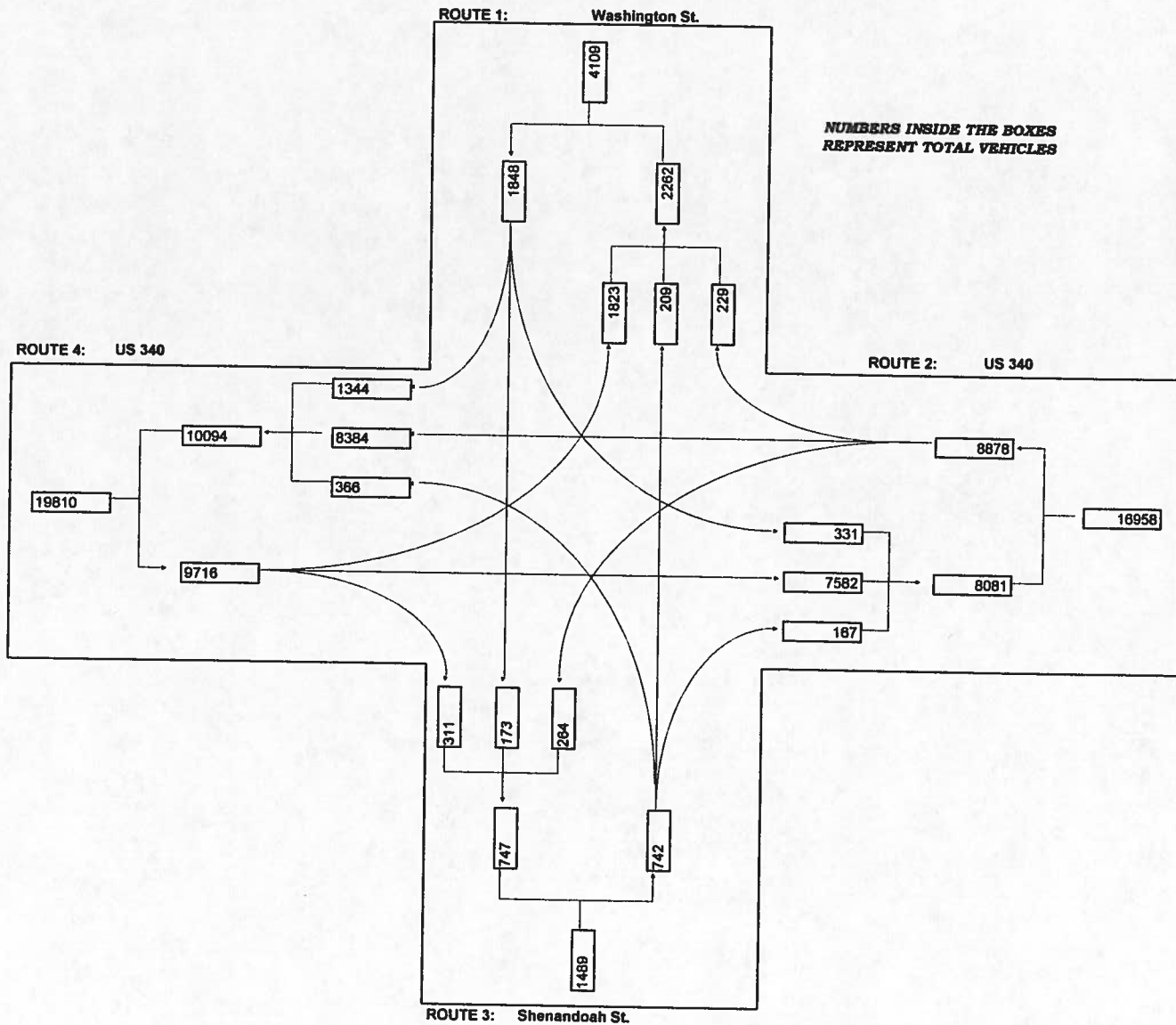
DATE: 07/07/11
 DAY: Thursday
 COUNTY: Jefferson

TYPE: 24 HOUR COUNT
 PERIOD: 7-10 11-1 2-6

DESCRIPTION: US 340, Shenandoah St. and Washington St.

JEF20156-11

NUMBERS INSIDE THE BOXES REPRESENT TOTAL VEHICLES



$(24 \text{ HOUR COUNT} / 9 \text{ HOUR COUNT}) * \text{MONTHLY FACTOR} * \text{DAILY FACTOR} = \text{EXPANSION FACTOR}$

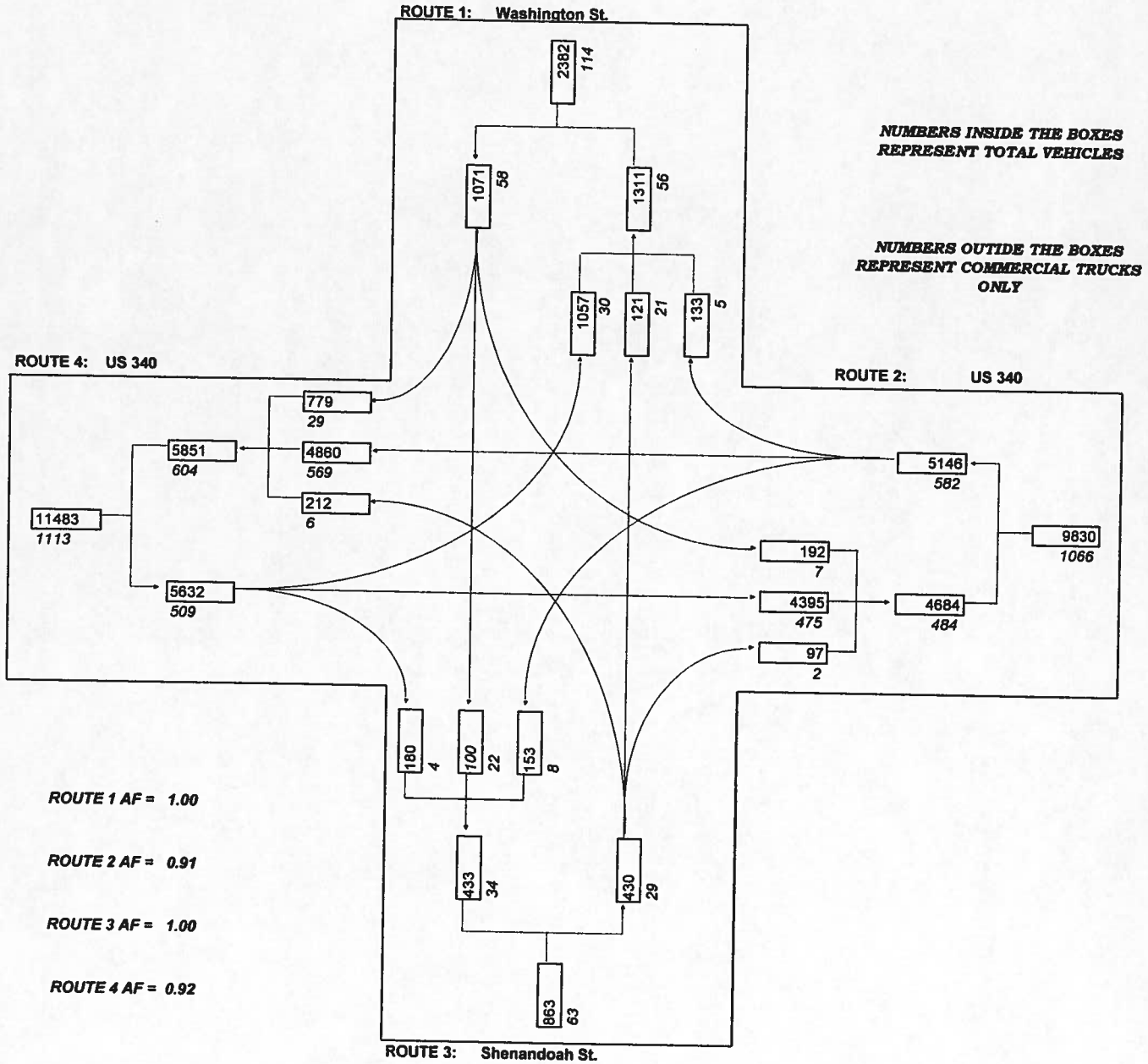
24 HOUR ATR COUNT =	26234	9 HOUR ATR COUNT =	13534	ATR FACTOR =	1.94
MONTHLY FACTOR =	0.89	DAILY FACTOR =	1	EXPANSION FACTOR =	1.73

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION - TRAFFIC ANALYSIS

DATE : 07/07/11
 DAY : Thursday
 COUNTY : Jefferson

TYPE: MANUAL COUNT
 PERIOD: 7-10 11-1 2-6

DESCRIPTION: US 340, Shenandoah St. and Washington St.



(24 HOUR COUNT / 9 HOUR COUNT) * MONTHLY FACTOR * DAILY FACTOR = EXPANSION FACTOR

24 HOUR COUNT =	26234	9 HOUR COUNT =	13534	ADT FACTOR =	1.94
MONTHLY FACTOR =	0.89	DAILY FACTOR =	1	EXPANSION FACTOR =	1.73

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY =====>	Jefferson
LOCATION =====>	US 340, Shenandoah St. and Washington St.
DATE =====>	7/7/2011
DAY OF WEEK =====>	Thursday
PERIOD OF COUNT ===>	7-10 11-1 2-6
ROUTE 1 (NORTH) =====>	Washington St.
ROUTE 2 (EAST) =====>	US 340
ROUTE 3 (SOUTH) =====>	Shenandoah St.
ROUTE 4 (WEST) =====>	US 340
24 HR. ATR COUNT ===>	26234
9 HR. ATR COUNT =====>	13534
MAN. ATR FACTOR ===>	
ATR FACTOR =====>	1.94
MONTHLY FACTOR =====>	0.89
DAILY FACTOR =====>	1
EXPANSION FACTOR ===>	1.73
FILE NAME =====>	JEF20156-11

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 1): **Washington St.** TO (RTE 2): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	24																0	0
8-9	26																0	24
9-10	14																0	26
																	0	14
11-12	14	2															0	0
12-1	17																2	16
																	0	17
2-3	10																0	0
3-4	29	1						1									0	10
4-5	33																2	31
5-6	18	3															0	33
TOTAL	185	6	0	0	0	0	0	1	0	0	0	0	0	0	0	0	3	21

COUNTY: **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 1): **Washington St.** TO (RTE 3): **Shenandoah St.**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	6	1															0	0
8-9	1																1	7
9-10	6																0	1
																	0	6
11-12	15	1															0	0
12-1	13	1															7	8
																	5	6
2-3	7																0	0
3-4	10	1															4	4
4-5	15																2	3
5-6	5																0	15
TOTAL	78	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	22

COUNTY: **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 1): **Washington St.** TO (RTE 4): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	59	2															0	0
8-9	75	2															1	3
9-10	60																3	3
																	0	0
11-12	121	3	1					2									6	127
12-1	99	3															1	4
																	0	0
2-3	49	2															2	51
3-4	72	3															1	5
4-5	88	2						1									5	77
5-6	127	1															2	90
TOTAL	750	18	1	0	0	0	0	2	1	0	0	0	0	0	0	0	7	29

TOTAL VEHICLES FROM: **Washington St.**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8-9	89	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4
9-10	102	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3
	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	150	6	1	0	0	0	0	2	0	0	0	0	0	0	0	0	7	16
12-1	129	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	10
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	66	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	6
3-4	111	5	0	0	0	0	0	1	1	0	0	0	0	0	0	0	3	10
4-5	136	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	138
5-6	150	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	154
TOTAL	1013	28	1	0	0	0	0	3	1	0	0	0	0	0	0	0	25	58

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: Jefferson LOCATION: US 340, Shenandoah St. and Washington St.
 FROM (RTE 2): US 340 TO (RTE 3): Shenandoah St.

HOUR	AUTOS	SINGLE UNIT TRUCKS				TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX			6-AX	BUSES
7-8	3																0	0
8-9	6																0	3
9-10	11																0	6
																	0	11
11-12	30																0	0
12-1	31	2						1								3	6	37
2-3	9																0	0
3-4	24	2															2	9
4-5	7																0	26
5-6	24																0	7
TOTAL	145	4	0	0	0	0	0	1	0	0	0	0	0	0	0	3	8	153

COUNTY: Jefferson LOCATION: US 340, Shenandoah St. and Washington St.
 FROM (RTE 2): US 340 TO (RTE 4): US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS				TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX			6-AX	BUSES
7-8	397	22	1					2	28				2				55	452
8-9	359	11	2	1				4	43								61	420
9-10	298	18	3	1			3	4	44		4				2	2	81	379
																	0	0
11-12	442	21	4	1				2	48							1	77	519
12-1	373	18	2				2		35							3	60	433
2-3	561	15						1	3	28							47	608
3-4	625	18	4					1	2	40							65	690
4-5	656	13	3	1				1	3	39				1		3	64	720
5-6	580	22	5					2	3	25						2	59	639
TOTAL	4291	158	24	4	0	0	10	23	330	0	4	2	0	1	2	11	569	4860

COUNTY: Jefferson LOCATION: US 340, Shenandoah St. and Washington St.
 FROM (RTE 2): US 340 TO (RTE 1): Washington St.

HOUR	AUTOS	SINGLE UNIT TRUCKS				TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX			6-AX	BUSES
7-8	9	2															2	11
8-9	10							1									1	11
9-10	11	1	1														2	13
																	0	0
11-12	18																0	18
12-1	11																0	11
2-3	8																0	0
3-4	20																0	8
4-5	14																0	20
5-6	27																0	14
TOTAL	128	3	1	0	0	0	0	1	0	0	0	0	0	0	0	0	5	133

TOTAL VEHICLES FROM: US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS				TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX			6-AX	BUSES
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7-8	409	24	1	0	0	0	0	2	28	0	0	2	0	0	0	0	57	466
8-9	375	11	2	1	0	0	0	5	43	0	0	0	0	0	0	0	62	437
9-10	320	19	4	1	0	0	3	4	44	0	4	0	0	0	2	2	83	403
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	490	21	4	1	0	0	0	2	48	0	0	0	0	0	0	1	77	567
12-1	415	20	2	0	0	0	2	1	35	0	0	0	0	0	0	6	66	481
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	578	15	0	0	0	0	1	3	28	0	0	0	0	0	0	0	47	625
3-4	669	20	4	0	0	0	1	2	40	0	0	0	0	0	0	0	67	736
4-5	677	13	3	1	0	0	1	3	39	0	0	0	0	1	0	3	64	741
5-6	631	22	5	0	0	0	2	3	25	0	0	0	0	0	0	2	59	690
TOTAL	4564	165	25	4	0	0	10	25	330	0	4	2	0	1	2	14	582	5146

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 3): **Shenandoah St.** TO (RTE 4): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHs	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	11																0	0
8-9	14							1									0	11
9-10	8																1	15
																	0	8
11-12	23																0	0
12-1	35	2														1	1	24
																	2	37
2-3	25																0	0
3-4	17																0	25
4-5	46															2	2	19
5-6	27																0	46
TOTAL	206	2	0	0	0	0	0	1	0	0	0	0	0	0	0	3	6	212

COUNTY: **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 3): **Shenandoah St.** TO (RTE 1): **Washington St.**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHs		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	5	1															0	0	
8-9	13																1	6	
9-10	5																0	5	
																	0	0	
11-12	13							1									6	7	20
12-1	19																5	5	24
																	0	0	0
2-3	8																5	5	13
3-4	5																1	1	6
4-5	21	2															2	23	
5-6	11																0	11	
TOTAL	100	3	0	0	0	0	0	1	0	0	0	0	0	0	0	17	21	121	

COUNTY: **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 3): **Shenandoah St.** TO (RTE 2): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHs		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	9																0	0	
8-9	10	1															0	9	
9-10	10	1															1	11	
																	0	0	
11-12	5																0	5	
12-1	11																0	11	
																	0	0	
2-3	15																0	15	
3-4	5																0	5	
4-5	20																0	20	
5-6	10																0	10	
TOTAL	95	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	97	

TOTAL VEHICLES FROM: Shenandoah St.

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHs		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8-9	25	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	26
9-10	37	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	39
	23	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	24
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	41	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	7	8	49
12-1	65	2	0	0	0	0	0	0	0	0	0	0	0	0	0	5	7	72	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	53	
3-4	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	30	
4-5	87	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	89	
5-6	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	
TOTAL	401	7	0	0	0	0	1	1	0	0	0	0	0	0	0	20	29	430	

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY : **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 1): **US 340** TO (RTE 1): **Washington St.**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS		
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES	
7-9	87	1															0	0	
8-9	104	3															1	88	
9-10	135	4															4	108	
																	1	140	
11-12	112	4															0	0	
12-1	113	3	1					1									4	116	
																	5	118	
2-3	92	1	1														0	0	
3-4	94	3															2	94	
4-5	161	2															3	100	
5-6	129																1	164	
TOTAL	1027	21	2	0	0	0	0	1	0	0	0	0	0	0	0	0	6	30	1057

COUNTY : **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 4): **US 340** TO (RTE 2): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-9	825	12						1	35								48	873
8-9	679	19	1	2			1	1	43								67	746
9-10	441	12	3	1					38								54	495
																	0	0
11-12	390	11	4	2				3	40								60	450
12-1	370	22	3	2				3	35								65	435
																	0	0
2-3	312	11	10	1			2	5	25							4	58	370
3-4	333	10	3					2	27							2	44	377
4-5	333	12	1					2	26							2	43	376
5-6	237	15	3				1		13						2	2	36	273
TOTAL	3920	124	28	8	0	0	4	17	282	0	0	0	0	0	2	10	475	4395

COUNTY : **Jefferson** LOCATION: **US 340, Shenandoah St. and Washington St.**
 FROM (RTE 4): **US 340** TO (RTE 3): **Shenandoah St.**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	9																0	0
8-9	16																0	9
9-10	10		1														1	11
																	0	0
11-12	21																1	22
12-1	31							1									1	32
																	0	0
2-3	23	1															1	24
3-4	27																0	27
4-5	17																0	17
5-6	22																0	22
TOTAL	176	1	1	0	0	0	0	1	0	0	0	0	0	0	0	1	4	180

TOTAL VEHICLES FROM: US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7-8	921	13	0	0	0	0	0	1	35	0	0	0	0	0	0	0	49	970
8-9	799	22	1	2	0	0	1	1	43	0	0	0	0	0	0	1	71	870
9-10	586	16	4	1	0	0	0	0	38	0	0	0	0	0	0	1	60	646
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	523	15	4	2	0	0	0	3	40	0	0	0	0	0	0	1	65	588
12-1	514	25	4	2	0	0	0	5	35	0	0	0	0	0	0	0	71	585
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	427	13	11	1	0	0	2	5	25	0	0	0	0	0	0	4	61	488
3-4	454	13	3	0	0	0	0	2	27	0	0	0	0	0	0	5	50	504
4-5	511	14	1	0	0	0	0	2	26	0	0	0	0	0	0	3	46	557
5-6	388	15	3	0	0	0	1	0	13	0	0	0	0	0	2	2	36	424
TOTAL	5123	148	31	8	0	0	4	19	282	0	0	0	0	0	2	17	509	5632

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION - TRAFFIC ANALYSIS

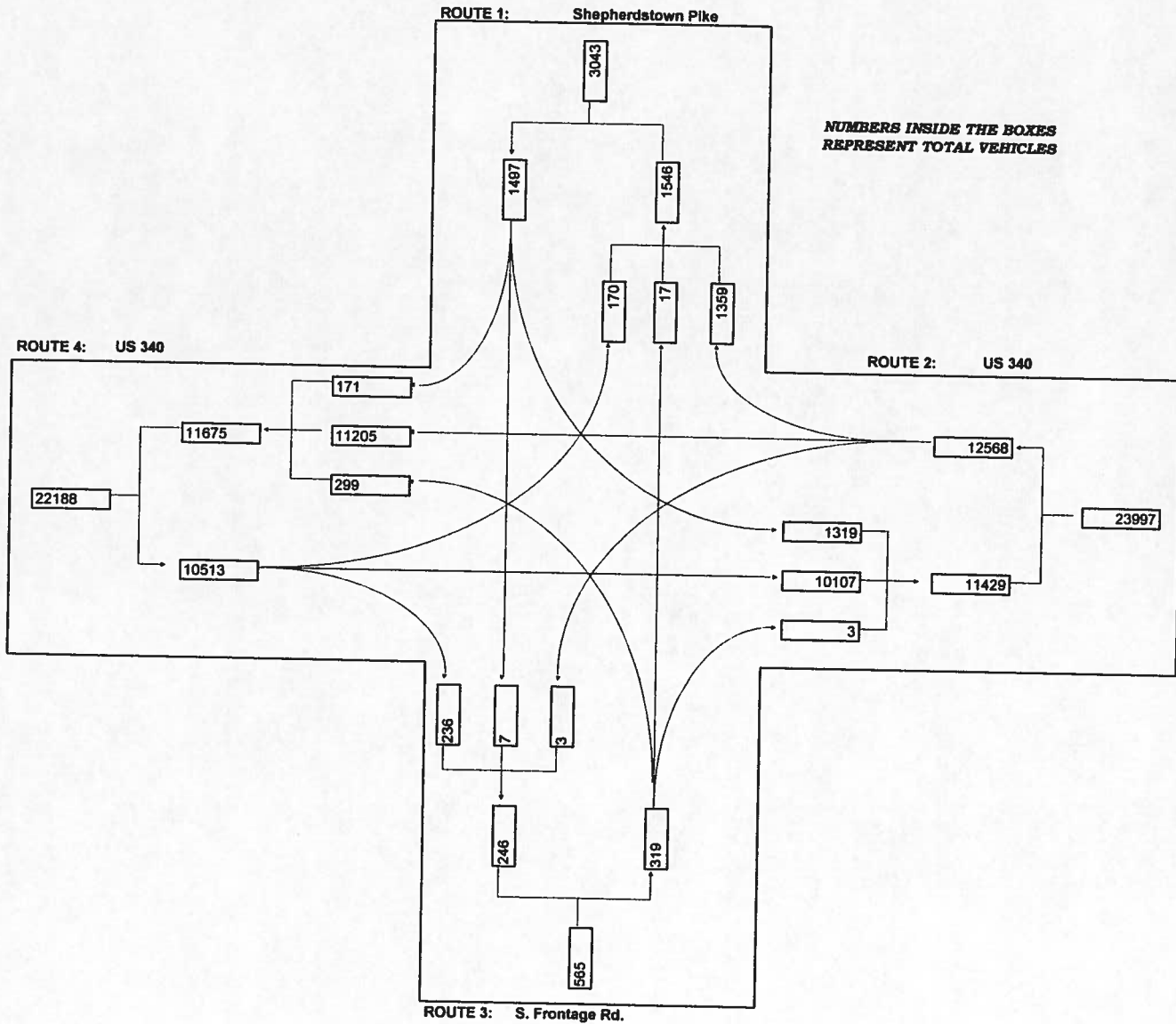
DATE: 07/07/11
 DAY: Thursday
 COUNTY: Jefferson

TYPE: 24 HOUR COUNT
 PERIOD: 7-10 11-1 2-6

DESCRIPTION: US 340, Shepherdstown Pike and S. Frontage Rd.

JEF20155-11

NUMBERS INSIDE THE BOXES
 REPRESENT TOTAL VEHICLES



(24 HOUR COUNT / 9 HOUR COUNT) * MONTHLY FACTOR * DAILY FACTOR = EXPANSION FACTOR

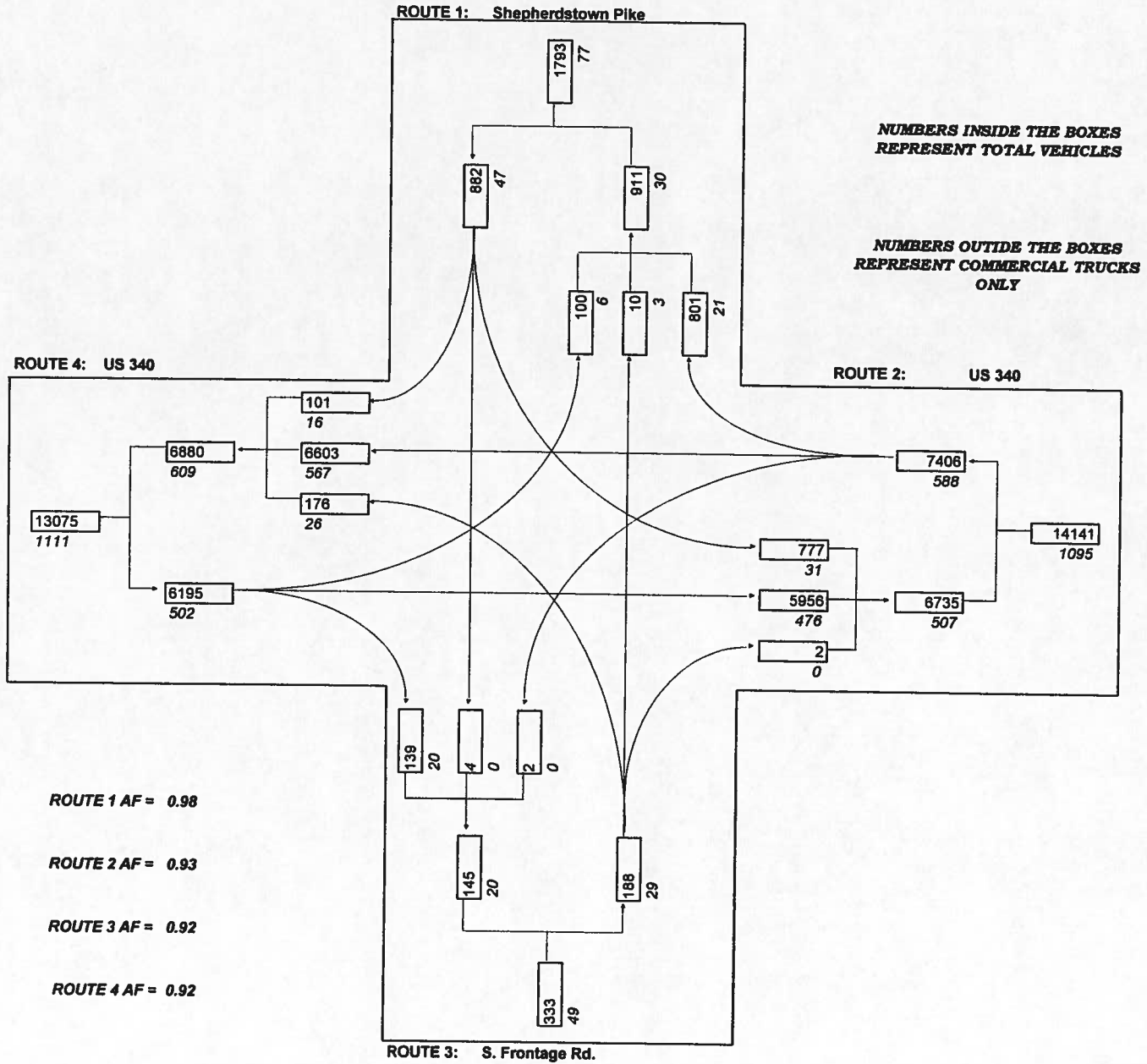
24 HOUR ATR COUNT =	30264	9 HOUR ATR COUNT =	15872	ATR FACTOR =	1.91
MONTHLY FACTOR =	0.89	DAILY FACTOR =	1	EXPANSION FACTOR =	1.70

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION - TRAFFIC ANALYSIS

DATE: 07/07/11
 DAY: Thursday
 COUNTY: Jefferson

TYPE: MANUAL COUNT
 PERIOD: 7-10 11-1 2-6

DESCRIPTION: US 340, Shepherdstown Pike and S. Frontage Rd.



(24 HOUR COUNT / 9 HOUR COUNT) * MONTHLY FACTOR * DAILY FACTOR = EXPANSION FACTOR

24 HOUR COUNT =	30264	9 HOUR COUNT =	15872	ADT FACTOR =	1.91
MONTHLY FACTOR =	0.89	DAILY FACTOR =	1	EXPANSION FACTOR =	1.70

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY =====>	Jefferson
LOCATION =====>	US 340, Shepherdstown Pike and S. Frontage Rd.
DATE =====>	7/7/2011
DAY OF WEEK =====>	Thursday
PERIOD OF COUNT =====>	7-10 11-1 2-6
ROUTE 1 (NORTH) =====>	Shepherdstown Pike
ROUTE 2 (EAST) =====>	US 340
ROUTE 3 (SOUTH) =====>	S. Frontage Rd.
ROUTE 4 (WEST) =====>	US 340
24 HR. ATR COUNT =====>	30264
9 HR. ATR COUNT =====>	15872
MAN. ATR FACTOR =====>	
ATR FACTOR =====>	1.91
MONTHLY FACTOR =====>	0.89
DAILY FACTOR =====>	1
EXPANSION FACTOR =====>	1.70
FILE NAME =====>	JEF20155-11

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: Jefferson LOCATION: US 340, Shepherdstown Pike and S. Frontage Rd.
 FROM (RTE 1): Shepherdstown Pike TO (RTE 2): US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	174	3						2									0	0
8-9	130	4							2								5	179
9-10	82	3		1				1	3								6	136
																	8	90
11-12	56	3															0	0
12-1	57							1									3	59
																	1	58
2-3	73	1	1														0	0
3-4	61	1					1										2	75
4-5	60	2															2	63
5-6	53															2	4	64
TOTAL	748	17	1	1	0	0	1	4	5	0	0	0	0	0	0	2	31	777

COUNTY: Jefferson LOCATION: US 340, Shepherdstown Pike and S. Frontage Rd.
 FROM (RTE 1): Shepherdstown Pike TO (RTE 3): S. Frontage Rd.

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	2																0	0
8-9	1																0	2
9-10																	0	1
																	0	0
11-12																	0	0
12-1	1																0	0
																	0	1
2-3																	0	0
3-4																	0	0
4-5																	0	0
5-6																	0	0
TOTAL	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

COUNTY: Jefferson LOCATION: US 340, Shepherdstown Pike and S. Frontage Rd.
 FROM (RTE 1): Shepherdstown Pike TO (RTE 4): US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	3																0	0
8-9	8	1						1				1					3	11
9-10	5	1							2								3	8
																	0	0
11-12	13								1								1	14
12-1	9	1	1		1				1								4	13
																	0	0
2-3	10	2							1								3	13
3-4	11								1								1	12
4-5	13								1								1	14
5-6	13								1								0	13
TOTAL	85	5	1	0	1	0	0	1	7	0	0	1	0	0	0	0	16	101

TOTAL VEHICLES FROM: Shepherdstown Pike

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER / COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7-8	179	3	0	0	0	0	0	2	0	0	0	0	0	0	0	0	5	184
8-9	139	5	0	0	0	0	0	1	2	0	0	1	0	0	0	0	9	148
9-10	87	4	0	1	0	0	0	1	5	0	0	0	0	0	0	0	11	98
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	69	3	0	0	0	0	0	0	1	0	0	0	0	0	0	0	4	73
12-1	67	1	1	0	1	0	0	1	1	0	0	0	0	0	0	0	5	72
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	83	3	1	0	0	0	0	0	1	0	0	0	0	0	0	0	5	88
3-4	72	1	0	0	0	0	1	0	1	0	0	0	0	0	0	0	3	75
4-5	73	2	0	0	0	0	0	0	1	0	0	0	0	0	0	2	5	78
5-6	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66
TOTAL	835	22	2	1	1	0	1	5	12	0	0	1	0	0	0	2	47	882

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: Jefferson LOCATION: US 340, Shepherdstown Pike and S. Frontage Rd.
 FROM (RTE 2): US 340 TO (RTE 3): S. Frontage Rd.

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8																	0	0
8-9																	0	0
9-10																	0	0
11-12																	0	0
12-1																	0	0
2-3																	0	0
3-4																	0	0
4-5	2																0	0
5-6																	0	2
TOTAL	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2

COUNTY: Jefferson LOCATION: US 340, Shepherdstown Pike and S. Frontage Rd.
 FROM (RTE 2): US 340 TO (RTE 4): US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	440	8	4		1			1	24			9		1			0	0
8-9	487	9	4			2		2	37			2				1	48	488
9-10	447	14	1		1			3	38			5		2		2	57	544
11-12	601	22	1	2	1	2											0	0
12-1	590	18				1		3	39			3				2	75	676
								6	57			2				2	86	676
2-3	650	10	2				1	5	38			1					0	0
3-4	827	13						12	38							5	57	707
4-5	974	16	1		1		1	2	34			1		2		1	71	898
5-6	1020	11	2					7	26			2					59	1033
TOTAL	8038	121	15	2	4	5	2	41	331	0	0	28	0	5	0	13	48	1068
																	567	6603

COUNTY: Jefferson LOCATION: US 340, Shepherdstown Pike and S. Frontage Rd.
 FROM (RTE 2): US 340 TO (RTE 1): Shepherdstown Pike

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	42	1															0	0
8-9	39	1															1	43
9-10	36	3															1	40
																2	5	41
11-12	41	2															0	0
12-1	53	2															2	43
																1	3	56
2-3	71	3						1	1								0	0
3-4	138																5	76
4-5	149	2															0	138
5-6	211	1						1									2	151
TOTAL	780	15	0	0	0	0	0	2	1	0	0	0	0	0	0	3	2	213
																	21	801

TOTAL VEHICLES FROM: US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7-8	482	9	4	0	1	0	0	1	24	0	0	9	0	1	0	0	49	531
8-9	526	10	4	0	0	2	0	2	37	0	0	2	0	0	0	1	58	584
9-10	483	17	1	0	1	0	0	3	38	0	0	5	0	2	0	4	71	554
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	642	24	1	2	1	2	0	3	39	0	0	3	0	0	0	2	77	719
12-1	643	20	0	0	0	1	0	6	57	0	0	2	0	0	0	3	89	732
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	721	13	2	0	0	0	1	6	39	0	0	1	0	0	0	0	62	783
3-4	965	13	0	0	0	0	0	12	38	0	0	3	0	0	0	5	71	1036
4-5	1125	18	1	0	1	0	1	2	34	0	0	1	0	2	0	1	61	1186
5-6	1231	12	2	0	0	0	0	8	26	0	0	2	0	0	0	0	50	1281
TOTAL	6818	136	15	2	4	5	2	43	332	0	0	28	0	5	0	16	588	7406

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: **Jefferson** LOCATION: **US 340, Shepherdstown Pike and S. Frontage Rd.**
 FROM (RTE 3): **S. Frontage Rd.** TO (RTE 4): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	3					1											0	0
8-9	7	1					2										1	4
9-10	8		1			2			2								3	10
11-12	30	2	2			3											0	0
12-1	16		2			2											7	37
2-3	17				1	1											4	20
3-4	22					3											0	0
4-5	36	1															2	19
5-6	11																3	25
TOTAL	150	4	5	1	12	2	0	0	2	0	0	0	0	0	0	0	1	37
																	0	11
																	26	176

COUNTY: **Jefferson** LOCATION: **US 340, Shepherdstown Pike and S. Frontage Rd.**
 FROM (RTE 3): **S. Frontage Rd.** TO (RTE 1): **Shepherdstown Pike**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8																	0	0
8-9																	0	0
9-10																	0	0
11-12																	0	0
12-1			2														0	0
2-3	2	1															2	2
3-4	2																0	0
4-5	3																1	3
5-6																	0	2
TOTAL	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																	3	10

COUNTY: **Jefferson** LOCATION: **US 340, Shepherdstown Pike and S. Frontage Rd.**
 FROM (RTE 3): **S. Frontage Rd.** TO (RTE 2): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8																	0	0
8-9	1																0	0
9-10																	0	1
11-12																	0	0
12-1																	0	0
2-3	1																0	0
3-4																	0	1
4-5																	0	0
5-6																	0	0
TOTAL	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																	0	2

TOTAL VEHICLES FROM: S. Frontage Rd.

HOUR	AUTOS	SINGLE UNIT TRUCKS					TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS	
	C / PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX			BUSES
7-8	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8-9	8	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1	4
9-10	8	0	1	0	2	0	0	0	2	0	0	0	0	0	0	0	3	11
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	13
11-12	30	2	2	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
12-1	16	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	7	37
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	22
2-3	20	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
3-4	24	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	23
4-5	39	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	27
5-6	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	40
TOTAL	159	7	5	1	12	2	0	0	2	0	0	0	0	0	0	0	29	188

TRAFFIC ANALYSIS - 4-WAY TURNING MOVEMENT

COUNTY: **Jefferson** LOCATION: **US 340, Shepherdstown Pike and S. Frontage Rd.**
 FROM (RTE 4): **US 340** TO (RTE 1): **Shepherdstown Pike**

HOUR	AUTOS	SINGLE UNIT TRUCKS						TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS
	C/PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX	BUSES		
7-9	4									1							0	0
8-9	9	1															1	5
9-10	5																1	10
																	0	5
11-12	10		1							1							0	0
12-1	16										1						2	12
																	0	16
2-3	13	1								1							0	0
3-4	12																2	15
4-5	11																0	12
5-6	14																0	11
TOTAL	94	2	1	0	0	0	1	1	1	0	0	0	0	0	0	0	6	100

COUNTY: **Jefferson** LOCATION: **US 340, Shepherdstown Pike and S. Frontage Rd.**
 FROM (RTE 4): **US 340** TO (RTE 2): **US 340**

HOUR	AUTOS	SINGLE UNIT TRUCKS						TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS
	C/PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX	BUSES		
7-9	750	10	1		1					34							0	0
8-9	624	11	2	1	1		1	5	34			4					50	800
9-10	518	11	1	2			2	1	2	36			5			2	62	686
													2			1	58	576
11-12	521	8	2			1	1	3	33				4				0	0
12-1	546	17	2										4			1	53	574
													7			1	60	606
2-3	588	10	2	2						8	35			1		2	0	0
3-4	610	8	3							2	22			1	1	2	64	652
4-5	672	16		1						2	32			1			39	649
5-6	651	17								2	15						52	724
TOTAL	5480	108	13	6	2	3	3	28	272	0	0	29	0	4	0	10	478	5956

COUNTY: **Jefferson** LOCATION: **US 340, Shepherdstown Pike and S. Frontage Rd.**
 FROM (RTE 4): **US 340** TO (RTE 3): **S. Frontage Rd.**

HOUR	AUTOS	SINGLE UNIT TRUCKS						TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS
	C/PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX	BUSES		
7-9	30		1		2	1				1							0	0
8-9	10		1			1				1							5	35
9-10	13	1				2											3	13
																	3	16
11-12	24			1		1											0	0
12-1	23	2	2			1											2	26
																	5	28
2-3	10					1											0	0
3-4	6					1											1	11
4-5	2																1	7
5-6	1																0	2
TOTAL	119	3	4	1	2	8	0	0	2	0	0	0	0	0	0	0	20	139

TOTAL VEHICLES FROM: US 340

HOUR	AUTOS	SINGLE UNIT TRUCKS						TRACTOR TRAILER COMBINATIONS						MULTI TR-COMBO			TOTAL TKS	TOTAL VEHS
	C/PU	2 AX	3 AX	4 AX	3-AX C	4-AX C	3-AX	4-AX	5-AX	3-AX C	4-AX C	5-AX C	6-AX C	5-AX	6-AX	BUSES		
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7-9	784	10	2	0	3	1	0	0	36	0	0	4	0	0	0	0	56	840
8-9	643	12	3	1	1	1	1	5	35	0	0	5	0	0	0	2	66	709
9-10	536	12	1	2	0	4	1	2	38	0	0	2	0	0	0	1	61	597
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11-12	555	8	3	1	0	2	1	4	33	0	0	4	0	0	0	1	57	612
12-1	585	19	4	0	0	1	0	2	31	0	0	7	0	0	0	1	65	650
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-3	611	11	2	2	0	1	1	8	35	0	0	4	0	1	0	2	67	678
3-4	628	8	3	0	0	1	0	2	22	0	0	1	0	1	0	2	40	668
4-5	685	16	0	1	0	0	0	2	32	0	0	1	0	0	0	0	52	737
5-6	666	17	0	0	0	0	0	2	15	0	0	1	0	2	0	1	38	704
TOTAL	5693	113	18	7	4	11	4	27	275	0	0	29	0	4	0	10	502	6195



Jefferson County
Development Authority

Board of Directors
2013-2014

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John Reisenweber
Executive Director

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WV 25414

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www.JCDA.net

February 20, 2014

Mr. Steve Stolipher, President
Jefferson County Planning Commission
116 East Washington Street, Suite 200
P. O. Box 338
Charles Town, WV 25414

Dear Mr. Stolipher:

On behalf of the Jefferson County Development Authority (JCDA), I am writing to express our full support of the River Riders expansion. The proposed new indoor and outdoor activities and vacation rentals will be a boon to our local economy and continue to position River Riders as a top competitor in the adventure park arena. The new offerings are designed to keep current River Riders customers in the area for longer periods of time, and to attract new visitors. In addition, many of the new adventure activities will attract tourists to the area in the typically slower "off season."

The JCDA recognizes tourism and recreation as vital to the economy in Jefferson County. With extended visits to River Riders to enjoy new offerings, tourists will use dining and lodging facilities throughout Jefferson County, to the benefit of many business owners in the area. The expanded facility will create additional jobs, adding to the 165 people already employed, and will provide increased tax revenue for the County.

Having reviewed the renderings of the proposed expansion I am confident that design and construction will adhere to the standards and values of our community.

Thank you for the opportunity to express our support of the River Riders expansion.

Sincerely,

John Reisenweber
Executive Director



Dated: February 20, 2014

To: Steve Stolipher, President
Jefferson County Planning Commission
P.O. Box 338
Charles Town, WV 25414

CC: Jennifer M. Brockman, AICP, **Director of Planning & Zoning**
Jefferson County CVB Exec. Board
John Reisenweber, Dir. JCDA
Matt Knott, River Riders Inc.

Re: Support of the River Riders Expansion Plan

Dear Mr. Stolipher,

On behalf of the Jefferson County Convention & Visitor's Bureau, I am writing to express our deepest support for Matt Knott in his efforts to expand the current business known as River Riders Inc.

At the JCCVB Board meeting held on January 15, 2014. Mr. Knott presented his business plan to enlarge his facility and was very receptive and forthcoming to questions and comments from the Board members. Upon reviewing the proposed plans, I believe River Riders and Mr. Knott will maintain a respectful relationship to his fellow partners in the community while also advancing a first class outdoor recreation facility.

It is the mission of the JCCVB to promote tourism and support those stakeholders in our community who provide those resources. In the 2012 economic impact study for Division of Tourism, Jefferson County boasts almost a billion dollars in tourism revenue generated. I am positive Mr. Knott and his outdoor recreation destination is one of the most powerful aspects of these contributing dollars. The proposed additions to his indoor and outdoor facility and vacation rentals will enhance the amenities for our visitors while contributing increased tax revenue and overnight stays.

Therefore, the Jefferson County CVB voted unanimously to support this endeavor recognizing that Mr. Knott will continue his mission to be a good neighbor and continue to provide a high standard of excellence while elevating this county and state.

Respectfully yours,

Annette Gavin
Chief Executive Officer
Jefferson County CVB
Annette.gavin@jccvb.com
Cell: 304-279-3637

This information is
Tab #4 in your binder.



**Jefferson County, West Virginia
Departments of Planning & Zoning**

116 East Washington Street
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Charles Town, West Virginia 25414

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zoning@jeffersoncountywv.org

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MEMORANDUM

TO: Planning Commission
FROM: Seth Rivard, County Planner
DATE: February 20, 2014
**RE: Proposed Zoning Ordinance Text Amendment (Section 4.11) to
Landscaping between Similar Non-residential Uses**

Currently, Section 4.11 of the Jefferson County Zoning Ordinance details the Landscaping, Screening and Buffer Yard Requirements for subdivision or site plan development in Jefferson County. This Section includes a chart that provides an option for screened and unscreened buffers based on distance between uses. Within the chart, almost all uses require some type of buffer between adjacent uses.

Section 4.11 requires that commercial development adjacent to any Residential district, or any lot with a residence, school, church, or institution of human care shall have a fifty (50) foot or greater unscreened green space buffer or a fifteen (15) foot screened green space buffer along common property lines with more detail provided. Additionally it states that "All commercial development adjacent to all other uses must maintain ten (10) foot side and rear yard landscape buffers". This requirement is the focus of this memo.

The requirement that "all commercial development adjacent to all other uses must maintain ten (10) foot side and rear yard landscape buffers" is the screening requirement between similar uses found in districts that permit industrial and commercial uses. Section 4.11D further clarifies that the required vegetative screening has to comply with the County's standard details (attached) which are detailed below and essentially results in full visual screening between the proposed uses. While screening buffers help to absorb, lessen or neutralize the impacts of one land use from another, reducing the mutual impacts that adjacent land uses and their required parking might cause to an adjacent property by serving as a barrier to visibility, air borne particles, glare or noise, such a total screening between similar uses isn't always necessary, particularly within a master planned business park type setting.

Staff has recognized that the amount and type of screening currently required between similar uses may be more than what is reasonably necessary. As such, staff is proposing the following amendment to reduce the amount of screening required in the 10 foot side and rear yard landscape buffers between light industrial and commercial uses when no outdoor storage is proposed or provided. Staff believes the proposed amendments will

reduce development costs while still helping to soften the hardscape environment, reduce run-off, mitigate noise, and increase the visual appeal of a development.

The proposed amendment specifically applies to Section 4.11A which states, “All commercial development adjacent to all other uses must maintain ten (10) foot side and rear yard landscape buffers”.

At the January 14, 2014 Planning Commission Meeting, John Reisenweber on behalf of the Jefferson County Development Authority requested a change in the proposed text amendment. The Planning Commission made a motion asking John Reisenweber and Planning Staff to work on a proposal that would be available for review by the Planning Commission. Below and attached are the proposed changes suggested by the Jefferson County Development Authority.

Currently Required (adopted around 1990):

Option F:

- One (1) row of evergreen shrubs with a height of two (2) feet or more when planted, likely to reach a height of six (6) feet or more at maturity, when planted every five (5) linear feet;
- One (1) row of medium evergreen trees with a height of six (6) feet or more when planted, likely to reach a height of twenty feet or more at maturity, planted every ten (10) linear feet.

[Note: there is also currently an Option G, less frequently used, which requires the same evergreen tree planting plus a six (6) foot solid board fence, masonry or brick wall)

Net result over a 100 foot linear planting

10 evergreen trees (every 10 feet)
20 evergreen shrubs (every 5 feet)

Proposed Amendment to the Required Buffer Yard Between Commercial/Industrial Uses:

- One (1) deciduous or evergreen tree with a height of six (6) feet or more when planted, likely to reach a height of twenty (20) feet or more at maturity, planted every twenty five (25) linear feet; at least every other tree shall be an evergreen;
- One (1) ornamental tree with a height of four (4) feet or more when planted, likely to reach a height of six (6) feet or more at maturity, planted every twenty five (25) linear feet; and
- Three (3) shrubs per each twenty five (25) feet along the property line, round upward.

Net result over a 100 foot linear planting

4 evergreen/deciduous tree; at least 2 of which shall be evergreen (every 25 feet)
4 ornamental tree (every 25 feet)
12 shrubs

Jefferson County Development Authority Proposal:

- One (1) deciduous or evergreen tree with a height of six (6) feet or more when planted, likely to reach a height of twenty (20) feet or more at maturity, planted every Fifty (50) linear feet; at least every other tree shall be an evergreen;
- One (1) ornamental tree with a height of four (4) feet or more when planted, likely to reach a height of six (6) feet or more at maturity, planted every fifty (50) linear feet; and
- Three (3) shrubs per each twenty five (25) feet along the property line, round upward.
- These requirements shall be required for adjoining properties.
- A 10 foot landscape area on the property unless shared parking is proposed. In the event shared parking is proposed, the required buffer yard property line plantings would be required in other location of the site development.

Net result over a 100 foot linear planting

2 evergreen/deciduous tree; at least 2 of which shall be evergreen (every 50 feet)
2 ornamental tree (every 50 feet)
12 shrubs



Jefferson County
Development Authority

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John Reisenweber
Executive Director

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January 14, 2014

RECEIVED

JAN 14 2014

JEFFERSON COUNTY PLANNING,
ZONING & ENGINEERING

Mr. Paul Taylor
President, Jefferson County Planning Commission
P. O. Box 338
Charles Town, WV 25414

Dear Mr. Taylor:

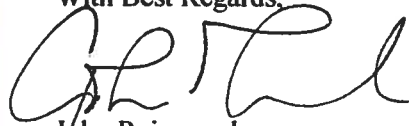
On behalf of the Jefferson County Development Authority (JCDA), I am writing to provide our comments regarding the proposed text amendments to Section 4.11 of the Jefferson County Zoning Ordinance. This specific section of the ordinance addresses landscaping, screening and buffer yard requirements for subdivisions and site development plans.

While the JCDA agrees with Staff that the current ordinance is burdensome to business, we believe that the proposed amendments do not provide enough relief from this requirement. The JCDA recommends that initial installation cost as well as ongoing maintenance cost be considered in the equation. We also have concerns that the extensive buffering requirement could adversely affect site security in the park as well as the ability to provide shared parking between companies.

Based on our review of the proposed text amendments, we recommend the following changes. First, we suggest the ordinance include a section that would detail the screening of outdoor storage space. We have encountered this issue in the business park and it has become problematic to solve. If it is specific in the ordinance, it would be much easier to enforce. Second, in reference to section 4.11.D.1, the JCDA recommends that the planting between commercial uses be limited to one tree per 50 feet with placement to be reviewed by Planning Commission Staff. Because adjacent properties will also have to meet this requirement, it would actually result in a planting every 25 feet. Third, we recommend a 10 foot landscape area on the property unless shared parking is proposed. In the event shared parking is proposed, the required property line planting would be in addition to other plantings. Finally, the JCDA recommends that Section 4.11.D.3 be removed from the ordinance as it is incoherent.

In closing, I would like to add that the JCDA firmly believes that our local zoning ordinance should not only protect the community from harmful uses but should be accomplished in a manner that does not place undue burdens on the business community. Therefore, we strongly encourage the Jefferson County Planning Commission to adopt these recommendations. Thank you very much for your consideration and please do not hesitate to contact me if you have any questions.

With Best Regards,



John Reisenweber
Executive Director

Section 4.11 Landscaping, Screening and Buffer Yard Requirements

- A. All commercial development adjacent to any Residential district, or any lot with a residence, school, church, or institution of human care shall have a fifty (50) foot or greater unscreened green space buffer or a fifteen (15) foot screened green space buffer along common property lines. The screening may be either vegetative or opaque fencing and may be placed anywhere within the buffer. No structures, materials, or vehicular parking shall be permitted within the side and rear yard buffers. All commercial development adjacent to all other uses must maintain ten (10) foot side and rear yard landscape buffers.⁵
- B. All industrial development adjacent to any Residential district, or a residence, school, church, or institution for human care shall have a buffer yard of no less than two hundred (200) feet. No structures, stored materials, or vehicular parking shall be permitted within the buffer yard. All industrial development shall have front yard buffers of no less than one-half (½) the front yard building setback.^{5, 7}

Table 4.11 – 1 Setbacks, Buffers and Distance Requirements for Non-Residential Uses²³

ADJACENT USE \ PROPOSED USE		BUILDING SETBACKS		PARKING & ACCESS DRIVE SETBACKS		BUFFERS UNSCREENED/SCREENED				DISTANCE REQUIREMENTS				
		Any Use Except Industrial	Industrial Use	Any Use Except Industrial	Industrial	Residential Zone	Lot with a Residential Use	Church/School/Institution for Human Care	Commercial	Industrial	Residential Zone	Lot with a Residential Use	Church/School/Institution for Human Care	Commercial
FRONT	Comm'l Lot <=1.5 ac.	25	25	15	15	50/15		N/A	N/A	75		N/A	75	
	Comm'l Lot > 1.5 ac.	25	25	15	15	50/15		N/A	N/A	75		N/A	75	
	Industrial	50	25	25	25	200		25	N/A	200		N/A	200	
	Church	25	25	15	15	50/15		N/A	N/A	N/A		N/A	N/A	
	Multi-family	25	25	15	15	N/A	N/A/15	N/A	N/A	N/A		N/A	N/A	
SIDE	Comm'l Lot <=1.5	25	25	4	4	50/15		10	10	75		N/A	75	
	Comm'l Lot > 1.5 ac.	50	25	10	10	50/15		10	10	75		N/A	75	
	Industrial	50	25	25	20	200		20	20	200		N/A	200	
	Church	50	50	10	10	50/15		10	10	N/A		N/A	N/A	
	Multi-family	12	12	12	12	N/A	N/A/12	N/A	N/A	N/A		N/A	N/A	
REAR	Comm'l Lot <=1.5	25	25	4	4	50/15		10	10	75		N/A	75	
	Comm'l Lot > 1.5 ac.	50	25	10	10	50/15		10	10	75		N/A	75	
	Industrial	50	25	25	20	200		20	20	200		N/A	200	
	Church	50	50	10	10	50/15		10	10	N/A		N/A	N/A	
	Multi-family	30	30	15	15	N/A	N/A/15	N/A	N/A	N/A		N/A	N/A	

*Note: When Table 4.11-1 is in conflict with another section of the Zoning & Development Review Ordinance, this table shall prevail. See Article 8 of the Zoning and Land Development Ordinance for building setbacks for certain land uses.*²³

- C. In all buffer yards, the exterior width beyond the vegetative screen shall be planted with grass, seed, sod, or ground cover.
- D. All buffer yards shall include a fence or a dense screen planting of trees, shrubs, or other plant materials or both, to the full length of the lot line to serve as a barrier to visibility, air borne particles, glare or noise. Such screen planting shall meet the following requirements.
 - 1. Vegetative screening shall comply with Standard Details M52, M53 or M54, or other applicable Standard Details, depending on the buffer width. At the time of the planting the vegetation shall be at least four (4) feet in height.

Staffs Proposal:

However, any development where a 10 foot side and/or rear yard vegetative landscaping buffer is required adjacent to proposed commercial uses and where no outdoor storage is being proposed or provided, the following standards shall be met:

- a) One (1) deciduous or evergreen tree with a height of six (6) feet or more when planted, likely to reach a height of twenty (20) feet or more at maturity, planted every twenty five (25) linear feet; at least every other tree shall be an evergreen;
- b) One (1) ornamental tree with a height of four (4) feet or more when planted, likely to reach a height of six (6) feet or more at maturity, planted every twenty five (25) linear feet; and
- c) Three (3) shrubs per each twenty five (25) feet along the property line, round upward.^{7, 23, 26}

Jefferson County Development Authority Proposal:

However, any development where a 10 foot side and/or rear yard vegetative landscaping buffer is required adjacent to proposed commercial uses and where no outdoor storage is being proposed or provided, the following standards shall be met:

- a) One (1) deciduous or evergreen tree with a height of six (6) feet or more when planted, likely to reach a height of twenty (20) feet or more at maturity, planted every fifty (50) linear feet; at least every other tree shall be an evergreen;
 - b) One (1) ornamental tree with a height of four (4) feet or more when planted, likely to reach a height of six (6) feet or more at maturity, planted every fifty (50) linear feet; and
 - c) Three (3) shrubs per each twenty five (25) feet along the property line, round upward.
 - d) These requirements shall be required for adjoining properties.
 - e) A 10 foot landscape area on the property unless shared parking is proposed. In the event shared parking is proposed, the required buffer yard property line plantings would be required in other location of the site development.^{7, 23, 26}
- 2. It will be the responsibility of the landowner to replace any trees that die and shall be so noted on the site plan.
 - 3. Screen planting shall be a minimum of ten (10) feet wide but shall be placed so that it is no closer than four (4) feet at maturity from a property line or from any street.

- 4. No structure, fence, planting, or other obstruction shall be permitted which would interfere with traffic visibility.
- E. In any Commercial, Industrial, Institutional, or Residential development, all dumpsters shall be screened from any residences or from view of a public highway.²³
- F. All buffer yards shall be maintained by the property owner.
- G. All development adjacent to a Sensitive Natural Area shall have a buffer of natural vegetation. Environmental standards contained in Section 8.9(A), 1 through 7, will apply. The buffer shall meet the current Federal standard except as required in Table 4.11 -2 below.²³

Table 4.11 - 2 Wetland Size in Acres^{5, 8, 23}

Greater Than	Less Than	Buffer Width in Feet
0.05	0.10	30
0.10	0.16	35
0.15	0.21	40
0.20	0.26	50
0.25	0.31	55
0.30	0.36	60
0.35	0.41	65
0.40	0.46	70
0.45	0.51	75
0.50	0.66	80
0.65	0.81	85
0.80	0.96	90
0.95	1.21	95
1.20	--	100

- H. All required landscape plans shall contain the following elements:⁷
 - 1. Deciduous street trees for shade and aesthetics, planted at the following average spacing:²³
 - a. Site with street frontage of up to 200 feet: 1 tree per 50 feet.
 - b. Site with street frontage exceeding 200 feet: The greater of 4 trees or 1 tree per 100 feet.
 - 2. Evergreen buffer planting, as required, for full screening.
 - 3. Parking lot and internal drive plantings (mix of evergreen and deciduous) for partial screening and limited shade.
 - 4. Structure plants for aesthetics and limited shade.
 - 5. Schedule of plants including common name, scientific name, minimum size (height, caliper, etc.) quantity and specific limitation notes.

This information is
Tab #5 in your binder.



JEFFERSON COUNTY, West Virginia

Departments of Planning and Zoning

116 East Washington Street, 2nd Floor

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Charles Town, WV 25414

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Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

Fax: (304) 728-8126

MEMORANDUM

TO: Planning Commission
FROM: Jennifer M. Brockman, Director of Planning and Zoning
DATE: February 25, 2014
RE: US 340 South Alternative Alignments (Discussion and Possible Action)

On June 3, 2013, the WV Department of Highways held an Open House and Public Hearing on some new alternative alignment proposals for the potential widening of the two lane section of US 340 South from Charles Town to the Virginia State Line to four lanes.

At the June 11, 2013 meeting, staff provided the Planning Commission with a brief overview of the status and history of this road project and discussed the implications the DOH plans have on decisions that the Planning Commission may have to make related to future development requests. Some of these thoughts are detailed in an e-mail that is attached written to the elected officials in fall of 2012. The DOH re-opened the Public Hearing and is accepting written comments until March 6, 2014. Staff edited the original comments submitted to include additional recommendations. The Planning Commission can review this information as a body and determine if it would like to provide written comment regarding a preferred alignment or other relevant input. Individual Commissioners can also write their own letter providing personal input if they desire.

Staff is requesting that the Planning Commission sign the revised letter so that it can be submitted on the March 6, 2014 due date.

Attachments:

- 09/25/12 e-mail from Jennie Brockman.
- Original Letter with Track Changes
- Final Revised Letter for Submission

From: [Jennifer Brockman](mailto:Jennifer.Brockman@wv.gov)
To: ["lawrencefordelegat@hotmial.com"](mailto:lawrencefordelegat@hotmial.com); ["john.unger@wvsenate.gov"](mailto:john.unger@wvsenate.gov); ["herb.snyder@wvsenate.gov"](mailto:herb.snyder@wvsenate.gov); ["johndoyle@wvhouse.gov"](mailto:johndoyle@wvhouse.gov); ["eric.householder@wvhouse.gov"](mailto:eric.householder@wvhouse.gov)
Cc: [Debbie Keyser \(dkeyser@jeffersoncountyywv.org\)](mailto:dkeyser@jeffersoncountyywv.org); [Patsy Noland \(pnoland@jeffersoncountyywv.org\)](mailto:pnoland@jeffersoncountyywv.org); [Walter Pellish \(walterpellish@mac.com\)](mailto:walterpellish@mac.com); [Dale Manuel \(dmanuel@frontiernet.net\)](mailto:dmanuel@frontiernet.net); [Lyn Widmyer \(Lynwidmyer@gmail.com\)](mailto:Lyn.Widmyer@wv.gov); ["fberrymorgan@aol.com"](mailto:fberrymorgan@aol.com); [Seth Rivard](mailto:Seth.Rivard@wv.gov); [Steve Barney](mailto:Steve.Barney@wv.gov); [Stephen Groh \(sgroh@jeffersoncountyywv.org\)](mailto:Stephen.Groh@wv.gov); [Stephanie Grove \(sgrove@jeffersoncountyywv.org\)](mailto:Stephanie.Grove@wv.gov)
Subject: RE: subdivision approval process related to US 340 South
Date: Tuesday, September 25, 2012 5:42:00 PM

Jefferson County Senators and Delegates:

It has come to our attention that there may be some confusion regarding the local planning and zoning approval processes and the selection of a proposed new road alignment by WV DOH. This is a very brief explanation of the role of the County Planning Commission in this approval process so that you are aware when you receive questions from your constituents.

Currently the WV DOH is in the midst of finalizing an Environmental Impact Statement (EIS) for the proposed 4-laning of US 340 South between Charles Town and Clarke County VA. It is my understanding that the EIS process, which required by the National Environmental Protection Act (NEPA), has been going on for a number of years. I have been told that in both 1998 and 2003, Alternative 4 was chosen as the preferred alignment in public workshops held at that time; however, there was never a Record of Decision (ROD) which is required to complete the NEPA process. For this reason, at this point in time, there is no final alignment for the expansion of US 340 South that would allow the acquisition of right-of-way. Without this ROD, there is no way for a local government to prohibit the development of a private property that might be in the alignment of one of the alternatives. There is considerable anger in the community over the fact that in 2005, the Planning Commission approved a subdivision in an alignment for the 340 South. Because the EIS was never completed through the publication of a ROD, the route still does not appear on any planning maps for the purpose of reserving future right-of-way. Therefore, the local Planning Commission would have had no authority to deny a development in its possible alignment. We are providing this historical information to interested citizens at their request.

Note that last year I participated in some meetings with Senator Unger about the need to be able to reserve future right-of-way for roads, but it is my understanding that it would require legislative action to make this possible. I hope that this information is helpful to you and would be glad to discuss this with you in more detail if it is of interest.

Thank you for your support of the local planning and development review processes.

Respectfully,

Jennie

Jennifer M. Brockman, AICP
Director, Planning and Zoning
116 E. Washington St. PO Box 338
Charles Town, WV 25414



JEFFERSON COUNTY, West Virginia

Departments of Planning and Zoning

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February 25, 2014

Mr. Gregory Bailey, PE
Director, Engineering Division
West Virginia Division of Highways
State Capitol Complex, Building 5
1900 Kanawha Boulevard East
Charleston, West Virginia 25305-0430

RE: State Project: U319-340-0.00 02/Federal Project: NH-0340(030)
US 340 Improvement Study

Dear Mr. Bailey:

At the June 11, 2013 Planning Commission meeting, the Jefferson County Planning Commission discussed the new alternative alignments for the proposed widening of US 340 South to the Virginia line and ~~submitted the following~~ comments entered into the record for the Public Hearing held June 3, 2013. [It has come to our attention that the WV DOH is undertaking a Supplemental Draft Environmental Impact Statement \(SDEIS\) and the Planning Commission would like to enter the following revised comments into the record for inclusion in the SDEIS.](#)

The Jefferson County Commission has stated that widening this section of US 340 to four lanes is a high priority for business development within the County. The Planning Commission requests that the decisions related to the final Preferred Alignment and Record of Decision be made expeditiously to allow future development decisions and current property owners within the Preferred Alignment to have some certainty as to the future. Further, it is critical that the design of this four-lane section of road occur in a manner that ensures that it is a free-flowing limited access highway with limited potential for future traffic signals. To this end, the Planning Commission would like the following thoughts considered as the design is undertaken:

- Please note that if a four-lane road is located in this area, it is likely that the adjoining land uses will change to a more intense use (such as commercial or industrial uses) and the DOH should take more intense land uses into consideration when designing the road;
- In order to provide for a free-flowing corridor that allows traffic to move quickly, the design needs to take into consideration access management principles and be designed in a way to minimize the need for future traffic signals;
- Where possible, provide for a parallel frontage road to serve the existing driveways that front on the road currently, to minimize the number of direct accesses to a four-lane road;

- Design and construct a separated bike path along this route to continue the path currently along Route 9 for the use of Jefferson County citizens and the many tourists that visit the County via bicycle (recommend a minimum of 12 feet from the edge of pavement and a paved bike path is a minimum of 10 feet);
- As a part of the right-of-way acquisition and design, a future utility easement area capable of containing underground easements for water, sewer, natural gas, fiber optic cable, cable for television, landline phone wire and electrical should be included.
- Provide landscaping along the corridor in a way that complements the history and culture of this area of the County; and
- Design the road in a manner that is sensitive to the significant historic features that are found in this area of the County.

On behalf of the nine members of the Jefferson County Planning Commission, these comments are being submitted as part of the Public Comment being solicited by the West Virginia Division of Highways.

Sincerely,

~~Paul G. Taylor~~Steve Stolipher, President
Jefferson County Planning Commission

CC: Jefferson County Commission



JEFFERSON COUNTY, West Virginia

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Sincerely,

Steve Stolipher, President
Jefferson County Planning Commission

CC: Jefferson County Commission

This information is
Tab #7 in your binder.



Jefferson County, West Virginia

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Director's Report February 25, 2014 Planning Commission Meeting

1) Envision Jefferson 2035 Update

See Updated Timeline Attached (*note PC meetings highlighted for discussion*)

2) Recent/Upcoming CC Actions relevant to Planning:

a) Status of Budget Discussions

b) Zoning Map Amendment request by the Hunter Family c/o Ann Hunter to rezone property located on the north side of Old Route 9 (Route 115) approximately 700 feet southeast of Berkeley/Jefferson County Line from Rural to Residential-Light Industrial-Commercial zoning (*CC approved 02/20/14*)

c) Zoning Text Amendment referred to the Planning Commission by the County Commission requesting that the Planning Commission consider a text amendment that deletes Section 9.8 Seasonal Uses and adds text related to Mass Gatherings in the appropriate location. Attached is a very preliminary draft of the Mass Gatherings proposal to start the discussion and the request related to Section 9.8 presented to the County Commission. This is informational at this point and will be put on a future Planning Commission agenda for review and discussion, and to schedule the required Public Hearing (*CC meeting 02/20/14*).

d) ZTA12-01 - Request by the Planning Commission that the County Commission Reconsider their Motion of 10/25/12 regarding the Proposed Zoning Ordinance Text Amendment Related to New Commercial and Industrial Zoning Categories (*Public Hearing held 11/21/13; follow up workshop with CC continued to 01/16/14 – delayed due to weather TBD*)

3) Upcoming PC meetings

a) March 11, 2014

Mission Tabernacle Church Concept Plan Public Workshop

ENVISION JEFFERSON 2035 STATUS UPDATE (*REVISED*)

Tentative Dates	Tasks	Responsibility
August – December 2012	Phase 1: 2014 Plan Start Up/Organization	
<i>Completed</i>	Technical Advisory Committee formed for Existing Conditions element; Steering Committee appointed by County Commission and meetings initiated	
May 2012 – January 2013	Phase 2: Existing Conditions Data Collection, Mapping and Trends Analysis	
<i>Completed</i>	Nearly complete draft serving as a snapshot in time to be a separate baseline document including draft Existing Land Use Map	
January 2013 – February 2013	Phase 3: Issues Analysis/Visioning	
<i>Completed</i>	4 public meetings held in February and March and on-line survey input received	
March 2013 – October 2013	Phase 4: Goals and Objectives	
Completed	15 Lunch and Learns (http://envisionjefferson2035.com/) 2 public meetings in July (Land Use - where and why) Survey/Input at County Fair (August) 2 public meetings in October (Land Use – what and how) 4 Stakeholder Meetings in October Goals and Objectives Draft finalized Future Land Map Draft underway – to be finalized for public review in early 2014	
October 2013 – May 2014	Phase 5: Plan Recommendations and Implementation Strategies	
11/18 – 11/23/13	Open Houses at five Libraries for public review and input of proposed PGAs and future land uses in those areas	Staff
11/19/13	Steering Committee Meeting	Steering Committee/ Staff
12/17/13	Steering Committee Meeting	Steering Committee/ Staff
1/13/14	Steering Committee Meeting Final review of maps for upcoming Public Input Meetings Preparation for Public Input Meetings	Steering Committee/ Staff

January 23, 2014	Joint meeting of PC/CC to discuss the following: Review of key land use Goals and Objectives Discussion of Future Land Use Map for public add'l input Discussion of Upcoming Public Input Meetings	PC/CC Staff/legal
February 10, 2014	4th Public Input Meeting: <ul style="list-style-type: none"> • Open House Format • Focus on Future Land Use map and related maps 	Staff Steering Committee
2/18/14	Steering Committee Meeting Review and Revise Education and Finance, Public Safety, & Governance Recommendations	Steering Committee Staff
2/24/14	Steering Committee Meeting Finalize Review of Finance, Public Safety, & Governance Recommendations	Steering Committee Staff
3/04/14	Steering Committee Meeting Review and Revise Natural, Cultural, Historic Resources and Parks and Recreation Recommendations	Steering Committee Staff
3/18/14	Steering Committee Meeting Review and Revise Land Use and Growth Management Recommendations	Steering Committee Staff
4/01/14	Steering Committee Meeting Review and Revise Economic Development, Employment, and Infrastructure Recommendations	Steering Committee Staff
4/15/14	Steering Committee Meeting Wrap up of entire draft Envision Jefferson 2035 Plan – review and revised complied version and preparation for final public meeting	Steering Committee Staff
5/06/14	5th Public Presentation Meeting ***PC/CC invited to attend this meeting Presentation by staff on behalf of Steering Committee of completed draft Plan	Staff Steering Committee
5/20/14	Steering Committee Meeting FINAL Steering Committee Meeting to forward draft Envision Jefferson 2035 Plan to the Planning Commission for initiation of formal public hearing and adoption process – Steering Committee draft letter of referral	Steering Committee Staff

June 2014 – December 2014	Phase 6: 2014 Plan Workshops and Public Hearings by PC and CC and Adoption	PC/CC/ Staff/legal
6/10/14	Draft delivered to PC at their regular meeting with request for Public Hearing to be held on 7/22/14 (recommend workshop to be held 6/24 with Steering Committee) PC Vote to Schedule PH – 30 days' notice in local paper required	
6/17/14	Steering Committee Meeting	
6/24/14 (special mtg)	PC Workshop – consensus to release version for public review	Staff and PC
7/15/14	Steering Committee Meeting	
7/22/14 (special mtg)	PC Public Hearing (open for written comments through 8/5/12)	Staff and PC
8/12/14	PC review of comments received	
8/19/14	Steering Committee Meeting	
8/26/14 (special mtg)	PC Vote/Recommendation	
9/04/14 or 9/11/14	Recommendation forwarded to CC for scheduling of Workshop and Public Hearing (requires 15 days' notice)	
9/16/14	Steering Committee Meeting	
9/25/14	County Commission Workshop	
10/21/14	Steering Committee Meeting	
10/23/14	County Commission Public Hearing	
11/13/14	County Commission review of public comments received and final input	
11/18/14	FINAL Steering Committee Meeting	
12/11/14	CC Vote on 2014 Comprehensive Plan	CC

DRAFT

Amendment to Zoning Ordinance of Jefferson County, West Virginia

The County Commission finds that temporary mass gatherings of large numbers of people to attend outdoor concerts, festivals, “mud runs” or other gatherings in a rural outdoor setting which lacks sufficient permanent structures to house, feed, bath and provide for the sanitary needs of all people at the gathering, accompanied with the impact of traffic congestions and parking burden a large number of vehicle presents a hazard to public health and safety and places unacceptably high burden upon police, fire, EMS, 911 and medical resources of the county. WHEREFORE:

A new section “**Section 9.9 Mass Events**” shall be added to the Ordinance as follows:

- A. Any outdoor gathering of more than 1000 people on any parcel involving any three or more of the following characteristics shall be considered a “Mass Event”
 - 1. An admission fee is charged
 - 2. involves a performance or activity with amplified sound
 - 3. attendees use temporary shelters of any form such as tents, RVs, vehicles or other items, property or structures not assessed under West Virginia Code as an improvement upon real property.
 - 4. alcohol is sold (whether separate from or included in the price of admission) or the event allows the consumption of alcohol
 - 5. any activity planned to take place or to be attended on more than one consecutive day or more than three days in any calendar year or any activity open to attendees for more than 16 hours on a given day.

- B. In addition, a Mass Event is subject to the following conditions and restrictions:
 - 1. No outdoor amplified sound after 11pm or before 10 am
 - 2. No outdoor performance lighting after 11 pm or before 10 am

3. No sale of Alcohol after 11pm nor before 10 am
4. No Mass Event may last more than three days. Only one Mass Event may occur per year on any given parcel or a portion of any given parcel.
5. Each Mass Event must be the subject of separate application and public hearing.
6. A set back of 500 feet from the property line is required for any performance area
7. A set back of 250 feet from the property line is required for any area in which camping is permitted and for all parking areas
8. A set back of 250 feet from the property line is required for any alcohol, food or other sales or concessions
9. Applicant for Mass Event must consult with local law enforcement, EMS, Fire and 911 agencies and develop a written agreement with said agencies which satisfies their public safety concerns and submit written proof of said agreement at the public hearing required herein and again prior to issuance of Zoning Certificate.
10. Mass Event must have and submit with the application written approval of the County Health Department for the provision of potable water and sanitation facilities for the event. Applicant shall submit written proof of said approval at the public hearing required herein and again prior to issuance of Zoning Certificate.
11. Each Mass Event application shall require a public hearing before the Board of Zoning Appeals at least 180 days, but no sooner than one year, in advance of the planned event. The application fee for said hearing shall be \$500. The public hearing must comply with notice requirements of the Zoning Ordinance. In addition, the applicant must send written notice and copy of the application first class mail postage pre-paid to all adjoining land owners and all land owners within 1000 feet with land fronting on any proposed assess route.
12. all lighting and all sound shall be aligned so as to minimize impact on nearby residents.
13. The applicant shall provide written proof of appropriate general commercial liability insurance coverage which specifically covers the mass event in the amount of at least \$2,000,000 (two million dollars).

14. At said hearing the Board of Zoning Appeals may permit, deny or permit with additional restrictions and conditions
 15. The Board of Zoning Appeals may not grant a variance from nor waiver of any of the foregoing provisions (B(1) -B(13) but may impose conditions more restrictive than the ones set forth herein (e.g limits on number of attendees, barring or restricting hours of alcohol sales and/or restricting hours of performance). The Board of Zoning Appeals may consider any past Mass Events on the same parcel or by the same applicant in considering whether to grant the application and/or additional conditions or restrictions placed upon the event.
 16. If approved by the Board of Zoning Appeals, in addition to all other permits and agreements required, the applicant must also submit a site plan, to scale, on a 24"x36" sheet, showing parking, performance areas, bathrooms, food, concessions, public entrance, separate emergency entrance, garbage collection area, location of performance lighting and amplification and any other information required by planning or engineering staff at the public hearing at least 120 days before the event. Staff will review the application and site plan for completeness within 10 days of receipt. There will be a 30 day period for staff to review of the application and of the site plan once the application is deemed complete. Staff shall approve any application and site plan that meet the requirements of all applicable laws, ordinances and regulations and shall reject any application that fails to meet the requirements of all applicable laws, ordinances and regulations
- C. During the event, any violation of the requirements in Section B and/or any violation of additional terms and conditions set by the Board of Zoning Appeals will result in imposition of a fee of \$2 per attendee per hour in which a violation occurs for each restriction that is violated. In addition, the County make seek other legal and equitable relief.
- D. In addition to normal application fee for the Board of Zoning Appeals hearing, any Mass Event must make an estimate of total anticipated attendance and pay an additional fee to offset application, management and public safety impact of the event in the amount of \$2 per attendee per day. Said fee must be paid in advance and a bond in the amount of

ten times the pre-paid fee must be submitted to cover attendees in excess of estimated amount and to cover any fines, fees or costs which may arise by any violation of the requirements of this section. Said fee and bond shall be submitted as an additional condition of the issuance of a zoning certificate.

- E. Any application must be submitted by and with the original signature of all persons or entities with ownership interest in the parcel on which the event is proposed.
- F. The Development Review System may not be used to permit any activity barred under this section or otherwise supercede the requirements of this section. No variance nor waiver of any of the foregoing provisions contained in sections A-E above may be granted by the Board of Zoning Appeals or Planning Commission.
- G. Seasonal Use provisions under Section 9.8 of the Ordinance are not permitted to include any activity that meets the definition of a Mass Event under this section.

Section 9.8 Seasonal Uses^{5,7}

Seasonal uses must be considered by the Board of Zoning Appeals pursuant to a public hearing. Newspaper notification requirements of Section 3.4A.3.b apply. Seasonal uses cannot be approved for longer than one year at a time.^{17, 21, 23} After the public hearing required under this section the Board of Zoning Appeals may deny, approve or approve with condition any proposed season use. The Board of Zoning Appeals may not grant a waiver or variance from the three day limit for seasonal events nor for any event more than once a year. Furthermore, no seasonal event may involve outdoor amplified sound after 11 pm nor before 10 am.

Request for Zoning Ordinance Text Amendment

Comes now the undersigned residents and citizens of Jefferson County, West Virginia and requests a Text Amendment to Section 9.8 as follows:

Existing:

Section 9.8 Seasonal Uses (5,7)

Seasonal uses must be approved by the Board of Zoning Appeals pursuant to a public hearing. Newspaper notification requirements of Section 3.4A(3)(b) apply. Seasonal uses cannot be approved for longer than one year at a time. (17,21,23)

Amendment:

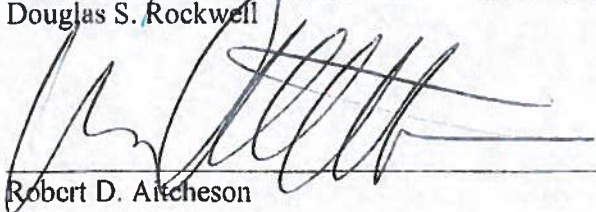
Section 9.8 Deleted.

Comprehensive Plan

The existing Section 9.8 is not compatible with the Comprehensive Plan. This Section allows any use in any district, which is contrary to the Plan's statement of goals. New amendments of the Zoning Ordinance expand the permitted uses in the Growth Area, thus eliminating any possible need for Section 9.8.



Douglas S. Rockwell



Robert D. Aitcheson