

**Welcome to the
U.S. 340 East Gateway Plan
Final Public Input Meeting**

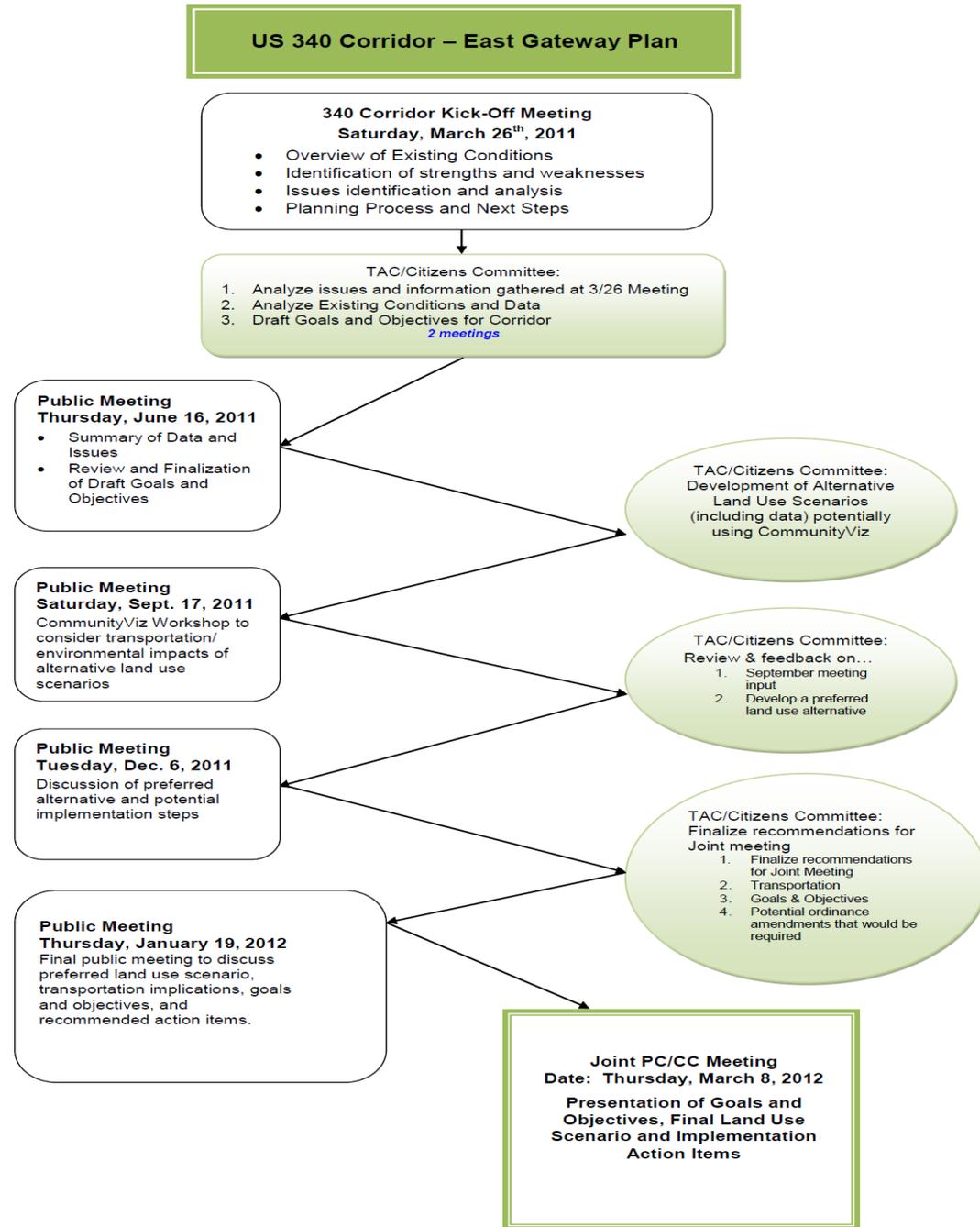
**Charles Town Library
January 19, 2012
7:00 p.m. – 9:00 p.m.**

Purpose of Today's Meeting:

Transportation Feedback and Small Area Plan Implementation Feedback

- **Introductions/Overview of Planning Process**
- **What We Heard on December 6th**
- **Final Land Use Map**
- **Transportation Opportunities and Implications**
- **Components of Small Area Plan**
- **Types of Implementation Tools**
 - **Overlay Districts**
 - **Design Standards**
 - **Transportation Improvements**
- **Joint PC/CC Meeting**

Introductions and Overview of the Planning Process



Components of Small Area Plan



12/6/11 Public Commentary: WV Route 9 to Old Country Club Road

Re-evaluate mixed use density ranges; consider increasing residential and commercial percentages

Retain existing residential development rights

Nice balance of proposed land-use throughout the corridor

12/6/11 Public Commentary: Old Country Club Road to U.S. Route 230

Landscape buffers

Design standards

Retain existing
residential
development
rights

Cluster
development in
residential areas

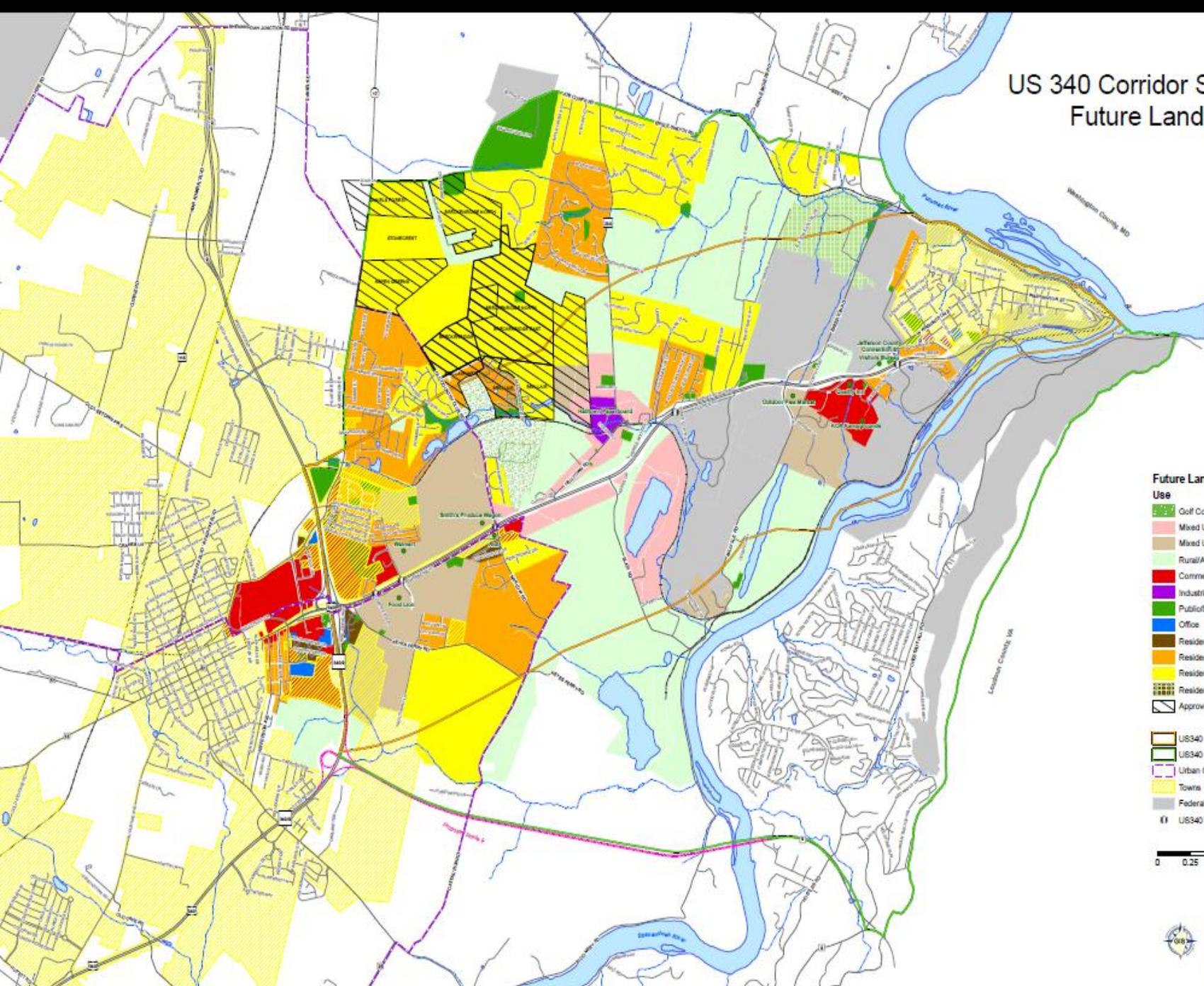
12/6/11 Public Commentary: U.S. Route 230 to Harpers Ferry

Landscape buffers

Bike/walking trails

Preservation is
needed near
Millville Road and
U.S. 340

US 340 Corridor Study Area Future Land Use



- Future Land Use**
- Golf Course
 - Mixed Use Commercial/Office
 - Mixed Use Residential/Commercial
 - Rural/Agriculture
 - Commercial
 - Industrial
 - Public/Semi-Public
 - Office
 - Residential - High Density
 - Residential - Medium Density
 - Residential - Low Density
 - Residential - Large Lot
 - Approved Community Impact Statement
-
- US340 East Primary Study Area
 - US340 East Extended Study Area
 - Urban Growth Boundaries
 - Towns
 - Federal Land
 - US340 Traffic Signals
- 0 0.25 0.5 Miles

A Focus on Transportation

Types of Implementation Tools

Overlay Districts

- Tool for establishing development restrictions, or extending development incentives
- Superimposed over one or more underlying conventional zoning districts in order to address areas of community interest
- Types of overlay districts may include (but are not limited to):
 - historic preservation
 - wildlife corridors
 - scenic roads
 - farm protection
 - flood hazard zones
 - public safety
 - development incentives,
 - design review (highway corridors and central business districts)

Design Standards

- Clear standards that focus on specific design guidelines
- Incorporates community concerns
- Review process/site plan review
- Strategic placement of buildings on lots and their relationship to public streets, parking, landscaping
- Ensures new development and redevelopment of existing buildings contribute to the character of surrounding area

Transportation Improvements

- Corridor safety
 - Intersections
 - Traffic lights
 - Potential interchanges
 - Road widening
 - Frontage roads
- Commuters
- Pedestrian, bicyclists, hikers
- Transit oriented
- Scenic byways
- Landscape improvements

Next Steps

**Joint Meeting of the
County Commission and
Planning Commission to Hear Staff
Presentation of Final Recommendations**

Location: Charles Town Library

Date: Thursday, March 8, 2012

Time: 7:00 p.m.

Contact Information

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