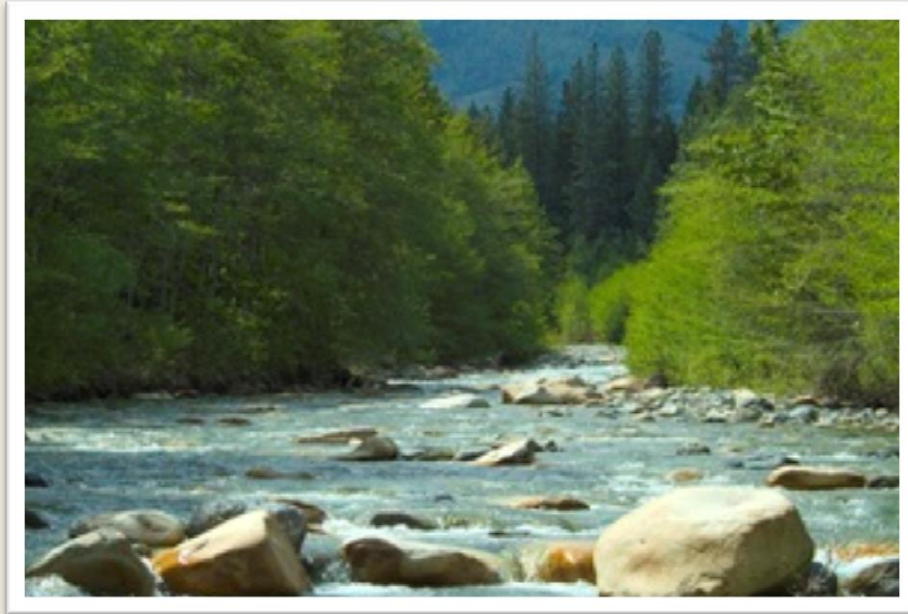


2011 Comprehensive Plan Amendment

Fayette County, West Virginia



Goals and Actions

Project Consultants

SIRK/FORD INITIATIVE, LLC
P.O. Box 117
Wardensville, WV 26851
304-874-3757

Prepared for

FAYETTE COUNTY COMMISSION
100 Court Street, PO Box 307
Fayetteville, WV 25840
304-574-4309



CREDITS



CREDITS

FAYETTE COUNTY COMMISSION

John H. Lopez, Fayette County Commission
Matthew D. Wender, Fayette County Commission
Denise A. Scalph, Fayette County Commission

FAYETTE COUNTY PLANNING COMMISSION

Guy Dooley, Fayette County Planning Commission
Al Gannon, Fayette County Planning Commission
Sherman Bobbitt, Fayette County Planning Commission
Doug Maddy, Fayette County Planning Commission
Jennifer Salvatore, Fayette County Planning Commission
George Becker, Fayette County Planning Commission
Pat Day, Fayette County Planning Commission
Debby Sizemore, Fayette County Planning Commission
Charles Dummitt, Fayette County Planning Commission
Dr. Bobby Green, Fayette County Planning Commission
Miles Dean, Fayette County Planning Commission
Gary Harding, Fayette County Planning Commission
Dianna Smallwood Russell, Fayette County Planning Commission
Van M. Burks, Fayette County Planning Commission

FAYETTE COUNTY COMMISSION STAFF

Tim Richardson, Fayette County Zoning Officer
Dave Pollard, Fayette County Resource Coordinator
Rachel Davis, Wolf Creek Park Marketing Director

PROJECT CONSULTANTS

Sirk/Ford Initiative, LLC
P.O. Box 117
Wardensville, WV 26851
304-874-3757

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I

Overview



Overview of the Planning Process

The Fayette County Comprehensive Plan 2010 was a collaborative effort between the Fayette County Planning and Zoning Commission, residents of the County's four planning districts, and the municipalities of Fayetteville, Mount Hope, Oak Hill, Ansted, Gauley Bridge, Meadow Bridge, Smithers, and Montgomery.

The process included revisiting the existing conditions within the four County planning districts and identification of specific strategies to ensure orderly development within each district. The planning process also had numerous opportunities for citizen participation. The opportunities came in the form of:

- Planning and Zoning Commission meetings;
- Interviews with key people in the community;
- Meetings with local representatives; and
- Open houses and public meetings.

This approach identified issues, opportunities, constraints, and attitudes among a wide spectrum of interests in the County.

The planning process involved the organization and facilitation of one County-wide kick-off meeting. This was followed by four (4) public forums. The forums involved the documentation of the following:

- Opinion on the goals for the County;
- The planning district's input on the County's assets and liabilities; and
- Recommendations on what improvements are necessary in the planning district.
-

Those who attended the forums were invited through mailings and invitations to public presentations. The results of each forum were presented to the Planning and Zoning Commission at their regularly scheduled monthly meetings. The citizen input from these forums was gathered, analyzed, interpreted, and formatted in a manner suitable for use by the Planning and Zoning Commission for incorporation into the Comprehensive Plan. The outcome of this process comprises the Comprehensive Plan Update for 2011.



II

Preface



PREFACE

2011 COMPREHENSIVE PLAN UPDATE Fayette County, West Virginia

Prepared: 18 August 2011

The update of the Fayette County Comprehensive Plan was accomplished through a series of public meetings. First, a countywide kick-off meeting set the stage by collecting comments on broad concerns and informing the public of the process. Then, hearings were held in each of the four planning districts to collect comments specific to those districts. Finally, staff compiled the comments, compared them to the current plan, and then presented them in draft form to the Planning Commission. Final Planning Commission and County Commission hearings were then scheduled.

Following, is a synopsis of the four districts, the on-going major themes discussed within those districts, and a strategic plan for attacking those problems and projects which seemed to dominate concerns within each Planning District. As a note to the reader, this preface does not prioritize the comments and requested amendments of the planning districts. The individual activities and recommendations in this Comprehensive Plan Update will be left to the planning districts, working in conjunction with the Transition Team and County Commission, to prioritize and implement over the next ten years.

DANESE/MEADOW BRIDGE PLANNING DISTRICT

It is the concern and consensus of the residents who attended the local planning hearing that a lack of civic services relating to police protection, fire protection, and ambulance services as well as commercial banking services will inhibit district growth by compromising quality of life. These themes were a continuation of what was expressed when the Comprehensive Plan was last updated in 2001. And, though a number of other concerns and projects from the 2001 Plan have been addressed, these major issues remain at the core of what the District believe needs to happen to grow the localized economy.

Historic and Cultural Resources

The history of any community represents its identity and its culture and therefore should be protected through programming, education, and preservation. These efforts can take several forms. Historic sites can serve as a monument to the past, while providing a place for gathering and celebration. An old church can still hold worship services similar to those held one hundred years ago. Old homes could be restored so they can continue as family dwellings or be refurbished as shops or offices.



Disregarding sites of historic and cultural significance can result in the deterioration of the character and identity of a community. If historic sites, including parks and scenic vistas, are not protected, the heritage of the community will be lost forever. Of primary importance in this plan update is the desire to expand food service at Babcock State Park along the New River Gorge, register the Thurmond/Prince Station on the State and National Register for Historic Places, and expanding the programming at Camp Washington-Carver.

Police Protection

Due to a lack of municipal services police protection is left to County and state patrols. And, due to comparatively sparse population densities, police protection is at least viewed as being fragmented at best and response times are questioned by the local residents.

In an effort to quantify the perceived problem and to develop potential solutions it is recommended that community leaders come together to develop a printed list of concerns based on crime data they are aware of. They should then approach the County Commission and ask that a meeting be held in the District involving the Sheriff's Department, State Police and municipal leaders in the Town of Meadow Bridge in an effort to see if there is a true problem and to develop a list of recommendations on how any identified problems can be solved. Additionally, this meeting could serve as a means of educating the public on just what protections are available and how to best access services now being offered in the District.

If problems can be quantified, it is in the best interest of the county to come up with creative solutions as population growth will be stymied and resultant tax base erosion will likely occur. Due to its geographic location and the lack of true population centers, the Danese/Meadow Bridge District will largely thrive or falter based on the ability to stabilize the current population. Land is relatively inexpensive, very pastoral and could be valued by those wishing to live in a rural setting, but these values will be largely tied to quality of living with police protection being a critical component of how the District is perceived.

Fire Protection

Fayette County has long had a fire levy and an established system for providing for the equipment needs of the fire districts. From time to time, the fire services look at their resources and try to determine if additional sub-stations should be developed to address needs. However, within that framework, determinations must be made on how it affects the entirety of fire protection for Fayette County. A number of the people attending District hearings for Danese/Meadow Bridge expressed the opinion that a sub-station is indeed needed within the District.

It is recommended that the county OES seek grant funding to study data, county-wide, and produce a 10-year plan based on that data to prioritize future equipment needs and sub-station developments. Upon completion of this study, public hearings should be scheduled throughout the county to educate the populace on the basis for the plan and where it is headed over that 10-year horizon.



Ambulance Services

Fayette County is entirely served by private ambulance services. While these private providers attempt to produce the best service possible, it is apparent that ambulances are centered within the population centers and because of this they sometimes cannot respond quickly to more rural areas. This has been a cause of concern in the Danese/Meadow Bridge Planning District for a number of years; but accurate data does not seem to be readily available to verify these concerns.

It is suggested that the Office of Emergency Services (OES) work with the private providers to obtain information on the number of calls received from within the District, the severity of those calls, and the response times to those calls. Once available, this data should be compared to statistics from the other county planning districts and used to determine how to best move forward to provide ambulance service in the most efficient manner.

If it is determined that unmet needs exist, and that the private providers cannot devise a plan to fully meet the need, the potential for a volunteer service should be explored. A number of issues would need to be addressed for this to occur – funding, staffing, and staff training being among those issues. However, there are a number of communities throughout the nation which have volunteer services which have proven to be effective. As a result, models exist that could be replicated. The question will be if the community values the service enough to make it viable.

Banking Services

As it now stands, residents of the Danese/Meadow Bridge Planning District must either bank out of county or travel more than 40 minutes in the county to receive banking services. In the past, banks have studied the demographics of the area and found it unfeasible to locate in the area due to a lack of potential deposits and activity. This is perhaps the grimmest statistic when it comes to the potential growth of the District; because it removes already scarce economic sources out of the area and perpetuates stagnation within the local economy.

It is recommended that local residents seek the assistance of the regional economic development council and state agencies to put together an economic profile which can help them make their case to banking services to locate in the area. A model which has been pursued successfully in other rural areas is to make use of an existing facility to provide travelling banking services one day a week where the bank does not have to pay for facility use. It must be noted, however, that requirements for security must be addressed not only at the facility but also while bank employees and assets are in transit between the facility and the main bank.

While other needs exist within the Danese/Meadow Bridge Planning District, and are categorized within the Comprehensive Plan, the aforementioned issues seem to be ones which are of greatest concern and which can be systematically addressed if the will within the community remains strong. For its part, the Fayette



County Planning Commission needs to keep these issues and concerns at the forefront when zoning requests come which are related to these issues. Future land use and the makeup of zoning districts should be addressed, taking full account of the knowledge that future growth will be dependent on how these issues are addressed.

NEW HAVEN PLANNING DISTRICT

Since the 2001 update of the Comprehensive Plan, a tremendous number of people have received public water through the Fayette Plateau Regional Water Project and the project sponsor, the New Haven Public Service District. While there are still pockets of people without public water service in the district, it will cost in excess of \$30,000 per home to provide service to these homes. With the current funding climate, obtaining this service will be extremely difficult. However, the PSD continues to pursue funding opportunities in hopes that more customers can be added to the system.

Infrastructure

With that said, infrastructure remains a major concern for people in the New Haven District and it is also a concern for the county. With all of the water that was put into the district, the need to treat that water with sewage systems is great. Additionally, the lack of public sewer remains a deterrent to growth in an area that would otherwise be ripe for development. The county, through the office of the Resource Coordinator, continues to pursue infrastructure projects; but it will be a long haul. It is suggested that meetings be held in the District. These meetings should include the PSD and county officials and the objective of the meetings should be to lay out the economic realities of extending service and also the strategies for servicing areas where it may still be feasible.

Recycling

Another major concern expressed by people attending the district meeting is the availability of recycling services. Residents believe that they are forced to drive to Fayetteville for recycling and, while this is an option other options exist or can be created. Many schools in Fayette County have recycling bins that are open to the public. In order for people to receive this information an effort should be made to list the recycling areas, and what recyclables they accept, on water bills. Another option is the establishment of transfer stations for recyclables. If the county can establish sites, perhaps through grants to the Solid Waste Authority, a cooperative effort with the Town of Fayetteville may become possible.

High Speed Internet

Another issue raised at the district meeting was the lack of high-speed internet. The public sector attempted to provide this service through a major application to a newly created federal agency charged with bringing high-speed internet to rural areas, but the application was denied in favor of one supported by the State of



West Virginia. As it now stands, the private market will have to drive efforts to expand this service in the area. However, one strategy which may be employed is for citizens of the district to conduct a geographical survey showing how many people would sign up for service in given areas and then present that information to private providers.

Infrastructure is likely to drive development in the New Haven District for the foreseeable future. The county has an excellent system in place to guide residential development while minimizing its negative impacts. Commercial development of any large scale will be hindered by the lack of sewer service and this does not necessarily conflict with District objectives to maintain the natural environment. Tourist cabins and other services to outdoor enthusiasts and tourists seem to be the future for the New Haven Planning District, as well as the development of homesteads for rural living. Efforts should be made by the Planning Commission to limit infill development and instead push it to the major municipality (Ansted) while carefully screening applications which would cut into the rural landscape. However, residents need to be made aware of the fact that the extension of sewer service will impact development densities. Furthermore, the desire for high-speed internet is likewise tied to densities; which may not fit the rural lifestyle residents wish to preserve.

PLATEAU PLANNING DISTRICT

The Plateau has been the center of development attention since the first comprehensive plan was developed for the county in 1967. This lies strictly in the definition of a Plateau, which provides the best development possibilities because of its inherent flatness. And, while many often mistake the attention received by the Plateau as being a lack of attention to the remainder of the county, it is merely that the terrain makes development less costly and thus drives private investment.

Aesthetics

Because of the development pressures on the Plateau and the location of the county's two largest municipalities there, it is incumbent that the county and these municipalities reach some kind of accord on how development should occur on the major transportation artery, U.S. Route 19. Conflicting sign ordinances, conflicting ideas on why and how to limit curb cuts, and conflicting ideas on aesthetic guidelines have led to the development of a variety of uses (sometimes incompatible), site layouts, and architectural designs; which creates confusion for tourists and the dollars which continue to drive actual expansion of the local economy.

Viewshed Protection

Although Fayette County contains vast acreage of open land, it is being converted to other uses at an alarming rate. Like some of the resources in West Virginia, we have exploited and misused our landscape in benefiting from these resources; often times killing the goose that laid the golden egg.



Complete faith in land preservation will not work. Nor will total reliance on an unplanned future, where land uses work out in a Laissez-faire manner, with minimum public intervention. The visual quality of Fayette County, or what residents and visitors see as they visit and travel around on a daily basis, defines how people feel about their community. Visual cues determine the quality of life of a community, and influence whether people want to visit, move to, live in, or locate their business in that community. Visual quality and amenities go hand in hand with long term economic development strategies, and can provide an indication of the stability and desirability of the community. Thus, in order to continue to be attractive to residents, visitors and businesses, Fayette County must be concerned about its appearance, physical character, and livability.

Environmental Protection and Water Resource Management

Most communities have learned from experience that clean water is one of their most valuable resources and that quality of life cannot be maintained without adequate methods of stormwater management, wastewater treatment, and solid waste disposal. Currently, most of the water services in the county are provided by private systems: individual wells, privately owned systems, and natural springs. Publicly operated central water systems serve the municipalities, while also providing water to several thousand county residents outside the corporate limits.

One of the most important considerations in modern infrastructure and public service issues is the development of regional partnerships to achieve maximum results from minimized resources. Specific solutions in Fayette County should protect the New River waterway as well as its watershed.

National Park

Fayette County must protect the natural, cultural, and scenic resources within the county; especially those within the National and State Parks, scenic corridors, wildlife management areas, and conservation areas which are important to local residents and visitors. The county's National Parks, including the New River Gorge National River, have become a cornerstone of the county's growing and sustainable tourism industry.

The evolution of Fayette County's National Park has taken the same path experienced in other rural communities where similar development has occurred. The National Park has taken a period of time to evolve and it continues to evolve. However, development of the Summit Boy Scout Reserve has the potential to speed the perceivable impacts of the Park. However, if the community does not maintain the unique qualities which brought the Park, tourism, and the Scouts to the area it is likely that their impacts will slow and possibly even diminish. Strategies to build cohesive and seamless plans between the county and its municipalities should be a top priority as we move toward the first major Boy Scout event in 2013.



Summit Boy Scout Reserve

Residents of the Plateau Planning District were hungry for information about the Scout project at the district planning meeting, almost to the exclusion of other topics. This public interest should be used to bring the governmental jurisdictions together and it should likewise be used to shape future land use policies so that the uses remain compatible with the area's chief economic drivers. With Wolf Creek Park now established as a business park, there should be a push to locate industrial uses in that facility, while attempting to bring profitable retail establishments and B-3 zoning districts into the municipalities.

Corridor Land Use Planning

It is further suggested, and is an outgrowth of this interest in the scout project, that the U.S. Route 19 Future Land Use Plan be studied by the Planning Commission and feasibility studies be conducted to determine the costs of extending infrastructure to key development parcels. With these costs in hand, the Planning Commission can better determine where future applications are likely to land and can take proactive steps to drive growth compatible with the overall Plateau vision as opposed to reacting to development proposals without the benefit of planning. As an outgrowth of doing so, the county will be better positioned to take up another matter of local interest – working with the West Virginia Department of Highways to develop traffic patterns and grids which work for residents and visitors alike.

Education

District residents identified education as a domestic challenge in the county. Specifically, the challenge is to achieve the goal of academic success for all students. Reaching that goal will require increased cooperation among the schools themselves and a new kind of collaboration with the families and communities served by the schools. Improving the education system in the county may require a structured, effective way to respond to the challenge to improve public education in a way that expands the school's traditional role and creates a mutually interdependent relationship among home, school, and community.

Community education is a way of looking at public education as a total community enterprise. A community education program is a comprehensive and coordinated plan for providing educational, recreational, social, and cultural services for all people in the community. Leadership Fayette County has been a successful outcome of this community education movement.

VALLEY PLANNING DISTRICT

Similar to the 2001 Planning Process, residents of the Valley District expressed concerns about keeping the most vital economic drivers – the University, the hospital, and the Alloy plant. Additionally, they once again expressed the need to develop the waterfront as a means of driving tourist development in the area.



Economic Development

Local efforts to bolster the University have met with mixed results because it is not governed entirely by local interests. While it remains important to keep a focus on the vitality of West Virginia Tech, there are underlying issues which have a huge impact on the University. The lack of quality housing, the deterioration of downtown Montgomery, and an unwillingness of property owners to divest of property at reasonable prices have kept the area from fully capitalizing on the University asset. The local development authority, local government, and the county must devise strategies to correct the underlying flaws if they expect the region to return to more prosperous times. Models exist where communities have fallen upon hard times but have regained their vitality through carefully designed development strategies and a re-kindling of community spirit. Champions must be found and trained and targeted on remodeling the housing stock and on revitalizing the downtown areas.

Hospital

The hospital, in large part is likewise affected by the plight of the University. When it is functioning at peak capacity, population growth swells and so does the need for medical services. This hospital has done a very good job of adapting itself to fit the local needs but has also depleted resources in trying to provide the services required of the changing demographics in the region. The County should continue to support the presence of the hospital in this area of Fayette County.

Diversification of Local Economy

While we do not have data to indicate further deterioration of the economic driver which is the Alloy plant, similar industries in similar communities have not faced an optimistic future. Efforts have been made to see if solar panel production can come to the area and this should be further explored by the development agency. For example, a wastewater plant in nearby Putnam County was recently converted to solar panel manufacturing. If there is any feasibility to bringing solar panel production to the Alloy facility, it could do no harm to enter into agreements with local businesses to use these panels; particularly at the University and the hospital.

Waterfront

Finally, there is a great deal of interest in developing the waterfront as a means of driving tourist development. While this interest has existed for a number of years, the focus seems to have been on hitting the home run. Perhaps a more viable strategy is to build slowly. One thing which could be done relatively easily is to incorporate a downriver, flat-water race into the annual Oktoberfest event. A Fayette County native has developed wild water and biking events which have international appeal and this person could be an excellent contact in starting such a race.



Additionally, the possibility of using Transportation Enhancement Grants to begin a course of trails along the riverfront may be an enticement for usage and thus future development. This effort would take the cooperation of private property owners who would have to grant easements; but such development could enhance the values of their properties. (The Oak Hill rail trail is an excellent example of how usage can create enthusiasm and development. While neither project can be viewed as a large economic driver, an ice cream shop and bike rental business has developed on the trail in its short period of existence. Another business along the trail has expanded its physical footprint and it too sells ice cream.)

For its part, the Planning Commission should look favorably on B-3 zoning applications in the Valley to enhance potential tourism development associated with the riverfront. They should also act favorably toward the development of subdivisions to improve the local housing stock.

CONCLUSION

This preface has been an overview of the amendments in this Comprehensive Plan Update. The intent has been to express an overview of the content and topic of discussions that have transpired during the planning process. Furthermore, the Planning Commission wishes to express acknowledgment of the participation and assistance of the community who contributed to the update of the county's comprehensive plan.

Successful implementation of the recommendations gathered in this participatory effort, like with the 2001 plan, is likely to come in those areas where opportunity meets energy. In his induction speech to the Football Hall of Fame Deion Sanders said "if your goal and vision are not bigger than you, they are not big enough." Fayette County's Comprehensive Plan sets out goals and establishes a vision which is bigger than the sum of its parts. But in the end, it takes people with drive and commitment to see it through. Through this plan, the county government should be charged with each of its parts acting in harmony to provide pathways for its citizens to achieve those goals and visions. The Planning Commission cannot complete the outlined projects, but they can stay in touch with the vision set out by establishing land uses which are compatible with the success of those projects which have been identified by County residents.



III.

Danese / Meadow Bridge



FAYETTE COUNTY COMPREHENSIVE PLAN AMENDMENTS

Prepared: September 2011

Recommended updates to the Fayette County Comprehensive Plan, gathered from countywide community input meetings.

Danese/Meadow Bridge – 4/28/11

District Goals (p. 5-28, 5-29):

- KEEP: Preserve historic and cultural resources
- UPDATE: Protect ground water and streams through the installation of a district sewage treatment system
- UPDATE: Continue to improve and maintain roads
- KEEP: Instill pride in the community to work together to eliminate roadside dumping - *eliminate as overarching goal and address in appropriate sections (as updated below)*
- KEEP: Maintain waterways to prevent premature flooding
- KEEP: Establish development guidelines to require environmentally sensitive development practices
- KEEP: Recognize the importance of the contribution of local natural agrarian and mineral resources to the local economy
- KEEP: Recruit and accommodate retirees in the district
- KEEP: Provide public transportation to the district to service elderly and low-income residents
- KEEP: Provide local job opportunities for district residents
- ADD: Undertake a comprehensive effort to ensure that the district can manage and capitalize on opportunities for tourism, economic and commercial development, infrastructure and civic issues related to the Boy Scouts of American High Adventure Camp wherever possible
- ADD: Work closely with the Boy Scouts High Adventure Camp wherever possible to manage and capitalize on opportunities for the district's economic growth and historic and environmental preservation and health and educational opportunities
- ADD: Establish the FC/BSA (Fayette County/Boy Scouts of America) Partnership. The partnership will solicit community projects from residents and businesses of Fayette County, prioritize the submittals, and select community projects to forward to the Boy Scouts of America for implementation. The result of this program and initiative will be to improve the appearance and quality of life in Fayette County as well improve communication between the Boy Scouts of America and business and residents of Fayette County



Commercial Development - Community Comments

- ADD: No land for sale to attract commercial development or new businesses (*Liabilities, p. 6-2*)
- ADD: Residents leave the community to do banking, and then shop/eat/seek services outside of the community (*Liabilities, p. 6-2*)
- ADD: Support the development of food service at Babcock State Park (*Recommendations - Recreation, p. 6-4*)
- ADD: Support and encourage the restoration of the Prince Train Station to enhance the increased service provided by the Cardinal Line. (*Recommendations - Land Use and Zoning - p. 6-4*)

Economic Development - Community Comments

- ADD: Prince Station Cardinal Line is increasing service to five days a week (*Assets, p. 7-5*)
- ADD: No land for sale to attract commercial development or new businesses (*Liabilities, p. 7-6*)
- ADD: Residents leave the community to do banking, and then shop/eat/seek services outside of the community (*Liabilities, p. 7-6*)
- DELETE: There is a lack of motel space or vacation housing for tourists. (*Liabilities - p. 7-6*)
- ADD: Stakeholders within the district should work with the county to prioritize and seek funding for the preservation of the Thurmond/Prince railroad and station (*Recommendations - Tourism - p. 7-8*)
- ADD: Stakeholders within the district should make application for the Prince Train Station to be added to the National Register of Historic Places (*Recommendations - Tourism, p. 7-8*)

Housing & Residential Development - Community Comments

- ADD: The district has experienced an improvement in community appearance, thanks to a program implemented to remove dilapidated/abandoned structures. (*Assets, p. 8-2*)
- ADD: Many roads in the district have been improved since 2000, which will help to encourage developers to invest in the area (*Assets, p. 8-2*)
- DELETE: The infrastructure, particularly roads, is of poor quality. This often inhibits residential developers from investing in the area (*Liabilities - bullet 3, p. 8-2*)
- ADD: The State and County should be diligent about maintaining improved roads, and add ditches to improve drainage issues (*Programs, p. 8-3*)
- DELETE: The County should strongly consider demolishing housing that is in dilapidated condition. (*Programs - bullet 2, p. 8-2*)
- ADD: The County should actively continue to seek funding to demolish or consider demolishing housing that is dilapidated and/or abandoned, and develop a program or incentives to facilitate the sale and re-use of cleared lots. (*Programs - bullet 2, p. 8-2*)



Environmental Quality - Community Comments

- DELETE: Roadside dumping has caused great concern to area residents (*Liabilities, p. 9-1*)
- ADD: The institution of garbage collection in 2000 has stemmed the major instances of roadside dumping in the community (*Assets, p. 9-1*)
- ADD: Ditches need to be dug strategically along improved roadways to improve drainage issues (*Recommendations - Air & Water Quality, p. 9-2*)

Public Service/Civic Issues - Community Comments

- DELETE: There is a limited availability of emergency services in the district (*Liabilities, p. 11-1*)
- ADD: The district continues to lack availability of effective emergency medical services (EMS) (*Liabilities, p. 11-1*)
- ADD: The County should explore increasing the police presence and neighborhood crime watch in this planning district. (*Recommendations – Enforcement, p. 11-2*)
- ADD: The district has seen an increase in drug use and related activity (*Liabilities, p. 11-1*)
- ADD: Camp Washington Carver has discontinued its recreational programming (*Liabilities, p. 11-1*)
- ADD: Stakeholders within the district should work with local and state law enforcement and advocacy groups to institute programs for the appropriate care and disposal of prescription drugs (*Government, p. 11-5*)
- ADD: The county and state should strive to provide increased police service in the district, especially at night. (*Government, p. 11-5*)
- ADD: Stakeholders within the district should work with the Fire Service Coordinator to request a fire sub-station within the district. This request should include information on the need for such a station and the volunteer manpower available. (*Government, p. 11-5*)
- ADD: Community / religious organizations in the district should offer programs for the prevention and treatment of drug addiction. (*Civic, p. 11-6*)
- ADD: Communities and/or organizations should form local Neighborhood Watch or Drug Task Force groups to monitor activity and develop programming to address issues (*Civic, p. 11-6*)
- ADD: Stakeholders within the district should work with the WV Division of Culture and History to reinstate recreational programming for the public at Camp Washington Carver. These activities provided recreational opportunities for a large number of people (*Civic, p. 11-6*)
- ADD: The County should work with the West Virginia Division of History and Culture to institute youth development programming for the planning district. (*Recommendations – Education/Training, p. 11-2*)



Historic Resources - Community Comments

- UPDATE: Stakeholders within the district should work with the county to prioritize and seek funding for the preservation of the Thurmond/Prince railroad and station (*Recommendations - Building Preservation - bullet 2, p. 12-4*)
- ADD: The County should make application for the Prince Train Station to be added to the National Register of Historic Places (*Recommendations - Building Preservation, p. 12-4*)

Transportation - Community Comments

- DELETE: The quality of roads in the district is poor and indicates a lack of periodic maintenance. Several roads need to be upgraded (*Liabilities, p. 13-4*)
- ADD: Several roads in the district have been upgraded since 2000, improving the overall quality of roads in the district (*Assets, p. 13-3*)
- ADD: Stakeholders within the district should work with the county and the WV Division of Highways to ensure that improved roads are maintained and that any remaining work on poor-quality roads is completed (*Recommendations - Roads/Bridges, p. 13-4*)

Community Appearance - Community Comments

- ADD: The district has benefitted from a program to remove dilapidated and/or abandoned structures (*Assets, p. 14-2*)
- UPDATE: There continue to be a number of abandoned houses in the area. This projects a sense of neglect and a lack of upkeep. Other houses are poorly maintained. (*Liabilities - bullet 3, p. 14-2*)
- ADD: The institution of garbage collection in 2000 has stemmed the major instances of roadside dumping in the community (*Assets, p. 14-2*)
- DELETE: Roadside dumping is of major concern to area residents. Trash is evident in several places and left to deteriorate over several days (*Liabilities, 14-2*)
- UPDATE: Efforts should be made to continue to eliminate "eyesores," (i.e., dilapidated and deteriorating structures) throughout the area in order to approve its overall appearance (*Recommendations - Build Environment - bullet 2, p. 14-3*)

Implementation - Staff Comments

- ADD: In 1992, the Fayette County Commission formed the Fayette Transition Team as a long-range planning advisory body. The formation of that group was facilitated by discussions between the National Park Service Planners and the County Commission President regarding sustainable development of the local economy. In its early stages, the Transition Team accumulated base data in terms of local, regional, and national trends and surveyed local residents to determine the wants and needs of the area.



Although the Transition Team enjoyed success under its current composition, it is recommended that the body be reorganized to tackle issues that are anticipated in the next ten years. It is recommended that the new composition of the Transition Team be four County Planning Commission members (one from each Planning District) and three At-Large members.

Furthermore, it is recommended that the body meet at the request of the County Planning Commission and the County Board of Zoning Appeals when their opinion on various applications is requested. They shall also remain the long-range planning advisory body for which they were created. The Transition Team should meet, at a minimum, twice a year. (*Recommendation for new subsection – Implementation, Transition Team, p. 15-88*)

ADD: References to development fees should be removed from all development ordinances in lieu of the creation of a uniform fee schedule to be prepared by staff and adopted by the County Commission. (*Recommendations – Streamlining Review Applications for Development, p. 15-38*)



IV.

New Haven



FAYETTE COUNTY COMPREHENSIVE PLAN AMENDMENTS

Prepared: September 2011

Recommended updates to the Fayette County Comprehensive Plan, gathered from countywide community input meetings.

New Haven – 4/14/11

District Goals (p. 5-35):

- UPDATE: Maintain proactive planning and help each community to develop and plan for its unique identity and needs
- KEEP: Establish local control of land use
- KEEP: Maintain the beauty of the district
- KEEP: Diversify employment base to include commerce, industry and tourism
- KEEP: Preserve scenic vistas
- KEEP: Balance preservation with economic development
- KEEP: Mandate environmentally conscious development
- KEEP: Preserve farmland for future generations
- KEEP: Establish strong lines of communication between government and residents
- UPDATE: Provide full services in the district (water, wastewater treatment plants, recycling, roads and schools)
- KEEP: Explore and identify creative means of providing facilities/services
- KEEP: Expand the tax base
- KEEP: Evolve into a well-informed community
- KEEP: Responsibly manage the district's land
- KEEP: Educate the workforce to meet the demands of a rapidly changing economy
- KEEP: Preserve history and culture
- KEEP: Coordinate planning between county and municipalities
- ADD: Work with the Boy Scouts High Adventure Camp to capitalize on, and maximize, opportunities for recreation, economic and commercial development, infrastructure and civic issues wherever possible
- ADD: Continue to explore home-based, internet-related employment opportunities as a means of economic development



- ADD: Undertake a comprehensive effort to ensure that the district can manage and capitalize on opportunities for tourism, economic and commercial development, infrastructure and civic issues related to the Boy Scouts of American High Adventure Camp wherever possible
- ADD: Establish the FC/BSA (Fayette County/Boy Scouts of America) Partnership. The partnership will solicit community projects from residents and businesses of Fayette County, prioritize the submittals, and select community projects to forward to the Boy Scouts of America for implementation. The result of this program and initiative will be to improve the appearance and quality of life in Fayette County as well improve communication between the Boy Scouts of America and business and residents of Fayette County
- ADD: Work closely with the Boy Scouts High Adventure Camp wherever possible to manage and capitalize on opportunities for the district's economic growth and historic and environmental preservation and health and educational opportunities

Commercial Development - Community Comments

- ADD: The development and growth of the Boy Scouts High Adventure Camp will create opportunities for supporting businesses (*Assets, p. 6-5*)
- ADD: It has been less costly to grow services on the south side of the river than the north to encourage commercial development (*Liabilities, p. 6-5*)
- ADD: The County Commission has been prioritizing the delivery of services to help growth on the north side of the river (*Recommendations - Business, p. 6-6*)
- ADD: Stakeholders within the district should undertake a detailed planning process with additional public meetings to articulate their vision and goals for local commercial growth (*Recommendations - Business, p. 6-6*)
- ADD: Identify opportunities for business expansion or improvement at state parks as well as coffee and sandwich shops (*Recommendations - Recreation, p. 6-6*)
- ADD: Create a strategy to guide and support the development of new businesses supporting the Boy Scouts High Adventure Camp (*Recommendations - Business, p. 6-6*)
- ADD: Continue to leverage recently upgraded broadband capacity through the work of the Community of Achievement Team and their educational partners to develop home-based internet-related job opportunities. (*Recommendations - Business, p. 6-6*)

Economic Development - Community Comments

- ADD: The development and growth of the Boy Scouts High Adventure Camp will create opportunities for economic development (*Assets, p. 7-9*)
- ADD: The recent upgrade of broadband capability has created opportunities for employment in the district - (*Assets, p. 7-9*)
- ADD: It has been less costly to grow services on the south side of the river than the north to encourage economic development (*Liabilities, p. 7-9*)



- ADD: Stakeholders within the district should continue to leverage recently upgraded broadband capacity and the efforts of educational partners to develop home-based internet-related job opportunities (*Recommendations- Job Creation, p. 7-9*)
- ADD: The County Commission has been prioritizing the delivery of public services and infrastructure to help growth on the north side of the river. Work with the county to recognize opportunities in Winona, which is feasible and waiting for funding (*Recommendations - Job Creation, p. 7-9*)
- ADD: Stakeholders within the district should undertake a detailed planning process with additional public meetings to articulate their vision and goals for local economic growth (*Recommendations - Job Creation, p. 7-9*)
- ADD: Create a strategy to guide and support the development of new businesses supporting the Boy Scouts High Adventure Camp (*Recommendations - Land Use and Zoning, p. 7-10*)
- ADD: Growth areas should be identified and zoned countywide. Identified growth areas should then be prioritized for infrastructure improvements and funding to spur economic development. (*Recommendations - Land Use and Zoning, p. 7-10*)
- ADD: Identify opportunities for expansion or improvement at state parks (*Recommendations - Tourism, p. 7-12*)
- ADD: Study and, if necessary, update the district's zoning ordinance in order to manage the growth of tourism and commercial businesses – (*Recommendations – Land Use and Zoning, p. 7-10*)

Housing & Residential Development - Community Comments

- ADD: The district has experienced an increase in dilapidated housing and stripped, abandoned trailers. Some properties have been razed, but the debris has not been removed. (*Liabilities, p. 8-4*)
- ADD: Stakeholders within the district should work with the County Commission to explain/demonstrate the need for the prioritization of removing dilapidated structures north of the New River (*Recommendations - Programs, p. 8-5*)

Environmental Quality - Community Comments

- UPDATE: The overall quality of water in the district is considered clean (*Assets, p. 9-4*)
- UPDATE: While the community has managed to institute a handful of recycling programs, there is still not sufficient access to recycling within the district (*Liabilities, p. 9-4*)
- ADD: The north side of the New River pays higher waste removal costs for household garbage than other locations in the County (*Liabilities, p. 9-4*)
- ADD: The County has no regulatory control over timber, coal or gravel extraction (*Liabilities, p. 9-4*)



- DELETE: The County should emphasize the importance of recycling and introduce strategic pick up points at locations within the district (*Recommendations - Resource Management - bullet 4, p. 9-6*)
- ADD: Stakeholders within the district should identify a location for a recycling center and work with the county and community groups to establish recycling in the district, or possibly work with Fayetteville to develop a mobile recycling unit that would carry recyclables to their existing drop-off locations (*Recommendations - Resource Management, p. 9-6*)
- DELETE: Indiscriminate clear cutting and earth moving should be strongly discouraged by county officials (*Recommendations - Resource Management, p. 9-6*)
- ADD: County officials and local residents should work with the region's congressmen and senators to support local enforcement / regulation to address extraction issues (*Recommendations - Resource Management, p. 9-6*)
- ADD: Stakeholders within the district should work with the County Commission to require strict enforcement of litter and dumping laws (*Recommendations - Resource Management, p. 9-6*)
- ADD: Stakeholders within the district should approach the county and the Resource Conservation Service for funding to help with the removal of dump sites on private property (*Recommendations - Resource Management, p. 9-6*)
- ADD: The County should explore the development of a transfer station where individuals could pay a fee to drop off garbage, which could then be transported to a landfill (*Recommendations - Resource Management, p. 9-6*)

Public Service/Civic Issues - Community Comments

- ADD: Encourage law enforcement to increase their presence in this planning district; including the establishment of a neighborhood watch (*Recommendations - Enforcement, p. 11-8*)
- ADD: The community should work with local and statewide organizations, such as VolunteerWV.org, to connect volunteers with project opportunities in the community (*Recommendations - Civic, p. 11-8*)
- ADD: The community should provide the county with a list of projects for the Boy Scouts Community Service Day (*Recommendations - Civic, p. 11-8*)
- ADD: The County should work with the Boy Scouts High Adventure Camp to ensure that local youth have access to the property's amenities and activities (*Recommendations - Government, p. 11-9*)
- ADD: The County should identify opportunities for, and seek funding to support, the expansion or improvement at state parks (*Recommendations - Government, p. 11-9*)
- ADD: Stakeholders within the district should seek opportunities to provide training / education for residents to capitalize on employment opportunities created by upgraded broadband capabilities (*Recommendations - Education / Training, p. 11-7*)



Historic Resources - Community Comments

No comments

Transportation - Community Comments

No comments

Community Appearance - Community Comments

- DELETE: There is evidence of abandoned houses in various parts of this district. This projects a sense of neglect and lack of upkeep (*Liabilities - bullet 2, p. 14-5*)
- ADD: The district has experienced an increase in dilapidated housing and stripped, abandoned trailers. Some properties have been razed, but the debris has not been removed. This projects a sense of neglect and lack of upkeep (*Liabilities, p. 14-5*)
- DELETE: Efforts should be made to identify and remove derelict structures on a regular basis (*Recommendations - Built Environment, bullet 2, p. 14-6*)
- ADD: Stakeholders within the district should work with the County Commission to explain/demonstrate the need for the prioritization of removing dilapidated structures north of the New River (*Recommendations - Programs, p. 8-5*)
- ADD: Stakeholders within the district should work with the County Commission to require strict enforcement of litter and dumping laws (*Recommendations - Enforcement, p. 14-7*)
- ADD: Stakeholders within the district should approach the county and the Resource Conservation Service for funding to help with the removal of dump sites on private property (*Recommendations - Enforcement, p. 14-7*)

Implementation - Staff Comments

- ADD: In 1992, the Fayette County Commission formed the Fayette Transition Team as a long-range planning advisory body. The formation of that group was facilitated by discussions between the National Park Service Planners and the County Commission President regarding sustainable development of the local economy. In its early stages, the Transition Team accumulated base data in terms of local, regional, and national trends and surveyed local residents to determine the wants and needs of the area.

Although the Transition Team enjoyed much success under its current composition, it is recommended that the body be reorganized to tackle issues that are anticipated in the next ten years. It is recommended that the new composition of the Transition Team be four County Planning Commission members (one from each Planning District) and three At-Large members who reside in Fayette County.



Furthermore, it is recommended that the body meet at the request of the County Planning Commission and the County Board of Zoning Appeals when their opinion on various applications is requested. They shall also remain the long-range planning advisory body for which they were created. The Transition Team should meet, at a minimum, twice a year. *(Recommendation for new subsection – Implementation, Transition Team, p. 15-88)*

ADD: References to development fees should be removed from all development ordinances in lieu of the creation of a uniform fee schedule to be prepared by staff and adopted by the County Commission. *(Recommendations – Streamlining Review Applications for Development, p. 15-38)*



V.

Plateau



FAYETTE COUNTY COMPREHENSIVE PLAN AMENDMENTS

Prepared: September 2011

Recommended updates to the Fayette County Comprehensive Plan, gathered from countywide community input meetings.

Plateau – 4/5/11

District Goals (p. 5-41):

- KEEP: Sustain tourism throughout the year
- DELETE: Educate the community to reach the national median
- KEEP: Create a diverse economic base to provide job opportunities for residents of all socio-economic classes
- UPDATE: Balance environmental sustainability and commercial growth by emphasizing the important role the environment will play in the future of the district
- KEEP: Encourage commercial enterprises in addition to the traditional outdoor activities, such as rafting and mountain climbing
- DELETE: Improve building codes in the County
- KEEP: Continue the planning and construction of infrastructure recognizing that these improvements will be a catalyst for future development in the district
- UPDATE: Continue to recruit business and industry to the industrial park in the district
- ADD: Recognize the importance of good schools to economic development. Work with the county and schools to improve county schools and overall educational achievement (i.e. Wolf Creek Wanderers and Leadership Fayette County)
- ADD: Expand the tax base, but not at the cost of losing natural and historic character
- ADD: Protect the New River Gorge and its viewsheds, which serve as the cornerstone of the county's growing and sustainable tourism industry
- ADD: Encourage and protect clean waterways
- ADD: Continue to raise awareness of the importance and proper administration and enforcement of the County Building Code
- ADD: Undertake a comprehensive effort to ensure that the district can manage and capitalize on opportunities for tourism, economic and commercial development, infrastructure and civic issues related to the Boy Scouts of American High Adventure Camp wherever possible



- ADD: Work closely with the Boy Scouts High Adventure Camp wherever possible to manage and capitalize on opportunities for the district's economic growth and historic and environmental preservation and health and educational opportunities
- ADD: Establish the FC/BSA (Fayette County/Boy Scouts of America) Partnership. The partnership will solicit community projects from residents and businesses of Fayette County, prioritize the submittals, and select community projects to forward to the Boy Scouts of America for implementation. The result of this program and initiative will be to improve the appearance and quality of life in Fayette County as well improve communication between the Boy Scouts of America and business and residents of Fayette County

Commercial Development - Community Comments

- ADD: The district possesses a strong "sense of place" (*Assets, p. 6-7*)
- ADD: The district's selection as the site of the new Boy Scouts of American High Adventure Camp will bring nearly 100,000 visitors to the area annually, which will help the existing tourism industry and businesses, as well as create opportunities for growth (*Assets, p. 6-7*)
- ADD: The annual Bridge Day event has grown to bring in roughly 100,000 visitors annually (*Assets, p. 6-7*)
- ADD: The Oak Hill and Mt. Hope commercial districts have entered the state's On Trac program, which helps communities put strategies in place to revitalize and improve the physical appearance of their local downtown (*Assets, p. 6-7*)
- ADD: The district was successful in developing a business and industrial park (*Assets, p. 6-7*)
- ADD: Mountaintop removal and poorly regulated timbering activities are threatening the natural environment that serves as the cornerstone of the county's growing tourism industry (*Liabilities, p. 6-7*)
- ADD: The low performance of the county school system serves as a hindrance for entrepreneurs and businesses who are considering locating in the county (*Liabilities, p. 6-7*)
- ADD: Municipalities within the county are not proactive in undertaking planning processes, which could avoid the result of poorly managed development that negatively impacts the county as a whole (*Liabilities, p. 6-7*)
- ADD: County planning to protect Route 19 and Route 16 was rendered less effective due to annexation by neighboring municipalities (*Liabilities, p. 6-7*)
- ADD: Stakeholders within the district should encourage the county and appropriate county organizations to develop and implement a plan to guide and encourage complementary development opportunities created by the opening of the Boy Scouts High Adventure Camp – (*Recommendations – New Businesses, p. 6-8*)
- ADD: Study and, if necessary, update the district's zoning ordinance in order to manage the growth of tourism and commercial businesses surrounding the Boy Scouts High Adventure Camp – (*Recommendations – Land Use and Zoning, p. 6-9*)



- ADD: Study and, if necessary, update the district's zoning ordinance in order to protect rural areas, scenic vistas and residential communities from the encroachment of the district's tourism related industries (*Recommendations – Land Use and Zoning, p. 6-9*)
- DELETE: The County should employ a code official, who would be instrumental in controlling signs, appearance of buildings, and eliminating slum and blight. The code official would also work on identifying violators of zoning and sign regulations (*Recommendations – Building Standards, p. 6-8*)
- ADD: Stakeholders within the district should continue to support the county code official's efforts to identify and remove unkempt properties, abandoned buildings and other code violations. (*Recommendations – Building Standards, p. 6-8*)
- UPDATE: Stakeholders within the district should encourage the county government to adopt a housing codes (livability code) (*Recommendations – Building Standards, p. 6-8*)
- ADD: Support and encourage businesses that highlight traditional regional cultural activities, such as crafts, arts and music as a contributing factor for the growth of tourism (*Recommendations – New Business, p. 6-8*)
- ADD: Consider joint planning and site review for development on the borders between municipalities and the county (*Recommendations – Land Use and Zoning, p. 6-9*)
- ADD: Stakeholders within the district should strongly encourage the county to adopt a viewshed or public realm ordinance for the New River Gorge and areas surrounding the Gorge. The protection of this resource is essential to sustaining the county's economy (*Recommendations – Land Use and Zoning, p. 6-9*)
- ADD: Steps should be taken to ensure that the county land use plan directs development in such a way as to prevent sprawl and maintain core communities with centralized business districts (*Recommendations – Land Use and Zoning, p. 6-9*)

Economic Development - Community Comments

- ADD: The district's selection as the site of the new Boy Scouts of American High Adventure Camp will bring nearly 100,000 visitors to the area annually, which will help the existing tourism industry and businesses, as well as create opportunities for growth (*Assets, p. 7-14*)
- ADD: The Oak Hill and Mt. Hope commercial districts have entered the state's On Trac program, which helps communities put strategies in place to revitalize and improve the physical appearance of their local downtown (*Assets, p. 7-14*)
- ADD: The district was successful in developing a business and industrial park (*Assets, p. 7-14*)
- ADD: Mountaintop removal and poorly regulated timbering activities are threatening the natural environment that serves as the cornerstone of the county's growing tourism industry (*Liabilities, p. 7-14*)
- ADD: The low performance of the county school system serves as a hindrance for entrepreneurs and businesses who are considering locating in the county (*Liabilities, p. 7-14*)



- ADD: Municipalities within the county are not proactive in undertaking planning processes, which could avoid the result of poorly managed development that negatively impacts the county as a whole (*Liabilities, p. 7-14*)
- DELETE: Tourism is not as well developed as it could be (*Liabilities, p. 7-14*)
- ADD: Stakeholders within the district should advocate for a countywide market study to be conducted to provide a strategy to guide and support the development of new businesses, including additional lodging establishments that support the Boy Scouts High Adventure Camp (*Recommendations – Job Creation, p. 7-15*)
- ADD: Stakeholders within the district should encourage the county to identify and zone growth areas countywide. Identified growth areas should then be prioritized for infrastructure improvements and funding to spur economic development. (*Recommendations - Land Use and Zoning, p. 7-16*)
- DELETE: Suitable areas of land should be reserved for the expansion of commercial and employment uses (*Recommendations - Land Use and Zoning, p. 7-16*)
- ADD: Identify opportunities for expansion or improvement at state parks (*Recommendations - Tourism, p. 7-17*)
- ADD: Stakeholders within the district should advocate for the consideration of joint planning and site review for development on the borders between municipalities and the county (*Recommendations – Land Use and Zoning, p. 7-16*)
- ADD: Stakeholders within the district should strongly encourage the county to adopt a viewshed or public realm ordinance for the New River Gorge and areas surrounding the Gorge. The protection of this resource is essential to sustaining the county's economy (*Recommendations – Land Use and Zoning, p.7-16*)
- ADD: Study and, if necessary, update the district's zoning ordinance in order to manage the growth of tourism and commercial businesses surrounding the Boy Scouts High Adventure Camp – (*Recommendations – Land Use and Zoning, p. 7-16*)
- ADD: Stakeholders within the district should advocate for a countywide traffic study that would provide a strategy to guide and support the development of transportation initiatives, including the identification and mitigation of potential concerns, associated with the Boy Scouts High Adventure Camp (*Recommendations – Land Use and Zoning, p. 7-16*)
- ADD: Steps should be taken to ensure that the county land use plan directs development in such a way as to prevent sprawl and maintain core communities with centralized business districts (*Recommendations – Land Use and Zoning, p. 7-16*)
- ADD: Stakeholders within the district should encourage its municipalities to use existing county plan as a blue print for planning within their borders, to provide for seamless planning and development during the decade of growth anticipated as a result of the opening of the Boy Scouts High Adventure Camp (*Recommendations – Land Use and Zoning, p. 7-16*)
- ADD: Stakeholders within the district should work with the county to develop a plan to encourage and support cycling as a means of recreation and transportation (*Recommendations – Tourism, p. 6-17*)



Housing & Residential Development - Community Comments

- DELETE: There is a lack of building codes throughout the county (*Liabilities, p. 8-6*)
- UPDATE: Municipal governments throughout the county should be encouraged adopt building and housing codes (*Recommendations – Construction, p. 8-7*)
- ADD: Stakeholders within the district should encourage the county government to adopt a housing code (livability code) to increase the longevity of housing and improve the appearance of residential communities (*Recommendations – Construction, p. 8-7*)

Environmental Quality - Community Comments

- UPDATE: The overall quality of water in the district is considered clean (*Assets, p. 9-8*)
- ADD: Timber companies are not sufficiently monitored. They leave debris and practice poor timber management, creating runoff issues and unattractive views (*Liabilities, p. 9-8*)
- ADD: The County has no regulatory control over timber, coal or gravel extraction (*Liabilities, p. 9-8*)
- ADD: Stakeholders within the district should recognize environmental quality as a legacy issue and employ a comprehensive effort, including studies, planning documents and ordinances, to protect and preserve the highest standard of environmental quality for Fayette County (*Recommendations – Resource Management, p. 9-8*)
- DELETE: The County should ensure that land is preserved to buffer viewsheds and the New River (*Recommendations – Resource Management, p. 9-9*)
- ADD: Stakeholders within the district should strongly encourage the county to adopt a viewshed or public realm ordinance for the New River Gorge and areas surrounding the Gorge. The protection of this resource is essential to sustaining the county's economy (*Recommendations – Land Use and Zoning, p. 6-9*)
- DELETE: The county should make an effort to minimize or mitigate the clearing of woodlands and forests (*Recommendations – Resource Management, p.9-9*)
- ADD: District and county officials and local residents should work with the region's congressmen and senators to support local enforcement / regulation to address extraction issues (*Recommendations - Resource Management, p. 9-9*)
- UPDATE: Stakeholders within the district should work with the County Solid Waste Authority to introduce and enforce stringent garbage disposal laws within the district (*Environmental Quality – Resource Management, p. 9-9*)
- ADD: Stakeholders within the district should request that the LC-1 and LC-2 zoning ordinances be amended to reflect well-defined boundaries (*Recommendations - Resource Management, p. 9-9*)
- ADD: Stakeholders within the district should advocate for more direct goals and polices pertaining to storm water management, watershed protection, storm water management,



- watershed and water quality for the county's comprehensive plan (*Recommendations – Air & Water Quality, p. 9-9*)
- ADD: Stakeholders within the district should request that the county plan be amended to include a watershed overlay zone (preferable over the stream buffer or stream overlay zone) for the comprehensive regulation of watersheds. The watershed overlay zone should place use restrictions and stringent design standards on all development within the environmentally sensitive headwater areas within a watershed (*Recommendations – Air & Water Quality, p. 9-9*)
- ADD: Stakeholders within the district should advocate for an amendment of the county plan to include a storm water management ordinance. In addition to developing and adopting regulatory tools for storm water management, the district should advocate for a countywide storm water best management practices (BMP) manual (*Recommendations – Air & Water Quality, p. 9-9*)
- ADD: Stakeholders within the district should advocate for a Memorandum of Agreement between the county and the state to resolve storm water issues created along US Route 19 that appear to be related to improper culvert maintenance and sizing. The roadway culverts are the responsibility of the West Virginia Department of Highways, making enforcement of maintenance difficult for the county (*Recommendations – Air & Water Quality, p. 9-9*)
- ADD: Stakeholders within the district should advocate for an amendment to the county plan that sets standards for development on slopes exceeding 20 percent (*Recommendations – Air & Water Quality, p. 9-9*)
- ADD: Stakeholders within the district should advocate for an amendment to the county plan that sets standards for allowable amounts of impervious surface cover (*Recommendations – Air & Water Quality, p. 9-9*)
- ADD: Stakeholders within the district should work with the Public Service Districts to examine the feasibility of implementing a storm water utility to generate funding for storm water management (*Recommendations – Air & Water Quality, p. 9-9*)

Public Service/Civic Issues - Community Comments

- ADD: Stakeholders within the district, Bridgmont Community College, and the West Virginia University Institute of Technology should work closely with the Boy Scouts High Adventure Camp wherever possible to create and/or capitalize on health and educational opportunities (*Recommendations - Education/Training, p. 11-11*)
- ADD: A task force should be created by the County Commission so the community can provide the task force with a list of projects for the Boy Scouts' Community Service Day (*Recommendations - Civic, p. 11-12*)
- ADD: The County should work with the Boy Scouts of America High Adventure Camp to ensure that local youth have access to the property's amenities and activities (*Recommendations - Government, p. 11-12*)



- ADD: The County should identify opportunities for, and seek funding to support, the expansion or improvement of local parks (*Recommendations - Government, p. 11-12*)
- DELETE: Delete bullets 1, 2, 4, 6, 8 and 9. These issues are covered in detail in the sections above (*Recommendations - Government, p. 11-12*)
- ADD: Stakeholders within the district should work with the county to develop a plan to encourage and support cycling as a means of recreation and transportation (*Recommendations – Civic, p. 11-12*)
- ADD: Stakeholders within the district should study and implement a strategy to quantify and provide for an increased demand for gateway signs and public amenities (information, benches, and restrooms) as a result of increased tourism activity (*Recommendations – Civic, p. 11-12*)
- ADD: Stakeholders within the district should work with the Boy Scouts High Adventure Camp to enhance the Leadership Fayette County youth leadership program and create additional opportunities (such as mentoring programs) to develop youth leadership/educational skills (*Recommendations – Civic, p. 11-12*)

Historic Resources - Community Comments

- ADD: Stakeholders within the district should recognize its historic resources as a legacy issue and employ a comprehensive effort, including studies, planning documents and ordinances, to protect and preserve the highest standard of historic preservation (*Recommendations – Heritage Preservation, p. 12-7*)

Transportation - Community Comments

- UPDATE: The district should work with the municipalities along U.S. Route 19 to introduce / advocate for the concept of clustering in order to maximize the development potential while limiting entrances to US Route 19 (*Recommendations - Roads/Bridges, p. 13-7*)
- UPDATE: Interchanges are needed at specified at-grade intersections along US Route 19. The district should work with the municipalities along U.S. Route 19 to help them identify these locations (*Recommendations - Roads/Bridges, p. 13-7*)
- ADD: Stakeholders within the district should work with the county to develop a plan to encourage and support cycling as a means of recreation and transportation (*Recommendations – Public Transportation, p. 13-7*)

Community Appearance - Community Comments

- UPDATE: There have been a number of individual, voluntary efforts that have improved the community appearance in the district, including the Spring Forward Litter Sweep (*Assets - bullet 1, p. 14-8*)



- DELETE: The area lacks building codes. A number of buildings appear to be in deteriorated or dilapidated condition (Liabilities, bullet 5, p. 14-8)
- UPDATE: The district should work with the municipalities along U.S. Route 19 to minimize the number of new entrances and exits US Route 19 (*Recommendations - Built Environment - bullet 4, p. 14-9*)
- UPDATE: Stakeholders within the district should work with the municipalities along U.S. Route 19 to preserve the natural beauty along US Route 19 (*Recommendations - Natural Environment -bullet 4, p. 14-10*)
- DELETE: It should be ensured that the environmentally sensitive areas in the US Route 19 Corridor are identified, managed and protected (*Recommendations - Enforcement - bullet 5, p. 14-10*)
- ADD: Stakeholders within the district should advocate for the identification, management and protection of environmentally sensitive areas in the US Route 19 Corridor (*Recommendations - Enforcement, p. 14-10*)
- UPDATE: (*Recommendations - Enforcement - bullet 6, p. 14-10*) Remove US Route 19
- ADD: Stakeholders within the district should work with the County Commission to require strict enforcement of litter and dumping laws (*Recommendations - Enforcement, p. 14-10*)

Implementation - Staff Comments

- ADD: In 1992, the Fayette County Commission formed the Fayette Transition Team as a long-range planning advisory body. The formation of that group was facilitated by discussions between the National Park Service Planners and the County Commission President regarding sustainable development of the local economy. In its early stages, the Transition Team accumulated base data in terms of local, regional, and national trends and surveyed local residents to determine the wants and needs of the area.

Although the Transition Team enjoyed much success under its current composition, it is recommended that the body be reorganized to tackle issues that are anticipated in the next ten years. It is recommended that the new composition of the Transition Team be four County Planning Commission members (one from each Planning District) and three At-Large members.

Furthermore, it is recommended that the body meet at the request of the County Planning Commission and the County Board of Zoning Appeals when their opinion on various applications is requested. They shall also remain the long-range planning advisory body to the Planning Commission and the County Commission for which they were created. The Transition Team should meet, at a minimum, twice a year. (*Recommendation for new subsection – Implementation, Transition Team, p. 15-88*)



ADD: References to development fees should be removed from all development ordinances in lieu of the creation of a uniform fee schedule to be prepared by staff and adopted by the County Commission. (*Recommendations – Streamlining Review Applications for Development, p. 15-38*)



VI.

Valley



FAYETTE COUNTY COMPREHENSIVE PLAN AMENDMENTS

Prepared: September 2011

Recommended updates to the Fayette County Comprehensive Plan, gathered from countywide community input meetings.

Valley – 4/21/11

District Goals (p. 5-49):

- KEEP: Establish a sustainable employment base
- KEEP: Provide safe, decent and affordable housing
- KEEP: Identify developable land for future employers
- KEEP: Provide basic services to all residents, including, but not limited to, water, sewer and infrastructure
- KEEP: Community centers should be established to serve the district
- KEEP: Encourage "high tech" (clean industry) development in the district
- KEEP: Establish lines of communication with governing agencies to achieve development objectives
- KEEP: Support institutions of higher learning throughout the district
- KEEP: Educate the population and work force
- KEEP: Improve the image/appearance of the district so it will be inviting and visually appealing
- KEEP: Incorporate the river into the future of the Valley District
- ADD: Undertake a comprehensive effort to ensure that the district can manage and capitalize on opportunities for tourism, economic and commercial development, infrastructure and civic issues related to the Boy Scouts of American High Adventure Camp wherever possible
- ADD: Work closely with the Boy Scouts High Adventure Camp wherever possible to manage and capitalize on opportunities for the district's economic growth and historic and environmental preservation and health and educational opportunities
- ADD: Establish the FC/BSA (Fayette County/Boy Scouts of America) Partnership. The partnership will solicit community projects from residents and businesses of Fayette County, prioritize the submittals, and select community projects to forward to the Boy Scouts of America for implementation. The result of this program and initiative will be to improve the appearance and quality of life in Fayette County as well improve communication between the Boy Scouts of America and business and residents of Fayette County



Commercial Development - Community Comments

- DELETE: ELKEM Metals is a well-known local industry that provides over 400 jobs to local residents (*Assets, p. 6-9; updated with revised language in comment #5 in this section*)
- DELETE: WVU-TECH is a well-established institution in the county that provides over 600 jobs (*Assets, p. 6-9; updated with revised language in comment #5 in this section*)
- DELETE: Health care industry is an asset to the county and provides between 300-400 jobs (*Assets, p. 6-9; updated with revised language in comment #5 in this section*)
- DELETE: Mount Olive prison is another major employer that provides approximately 360 jobs (*Assets, p. 6-9; updated with revised language in comment #5 in this section*)
- ADD: The plant at Alloy, the university, the hospital, and the prison provide much needed jobs and should be embraced for their importance in the community (*Assets, p. 6-9*)
- UPDATE: Topography continues to be a problem for the Valley District; it is not easily accessible to surrounding areas (*Liabilities, p. 6-9*)
- UPDATE: Stakeholders within the district should develop partners, including the local Chamber of Commerce and colleges, to work with local restaurant owners... (*Recommendations - Local Business, p. 6-10*)
- DELETE: The County should encourage the development of commercial uses to increase local tax revenues (*Recommendations - Local Business, p. 6-10*)
- ADD: Identify opportunities for start-up tourism businesses along the river and develop partners, including the county, development authority and Chambers of Commerce to help market such businesses (*Recommendations - Local Business, p. 6-10*)
- ADD: Work with county to encourage start-up tourism businesses along the river (*Recommendations - Central Business District, p. 6-10*)
- ADD: Identify opportunities and work with the colleges, county and economic development authority to study the feasibility of placing a hotel in the Valley District. This hotel could help meet the needs of the colleges, hospital, prison visitors and increased tourism from the Boy Scouts High Adventure Camp (*Recommendations - Central Business District, p. 6-10*)
- ADD: Work with the county and area legislators to address the issue of land owners holding land and waiting to sell it for higher-than-average prices. Explore the feasibility of penalties for undeveloped properties, including assessments, liens or fines (if it is a nuisance property) (*Recommendations - Central Business District, p. 6-10*)

Economic Development - Community Comments

- UPDATE: This section of US Route 60 is part of the Midland Trail Scenic Highway (*Assets, p. 7-17*)
- DELETE: Areas within the community should be identified for the development of hotels/motels and vacation housing for tourists (*Recommendations - Tourism, p. 7-19*)
- ADD: Identify opportunities and work with the colleges, county and economic development authority to study the feasibility of placing a hotel in the Valley District. This hotel could



- help meet the needs of the colleges, hospital, prison visitors and increased tourism from the Boy Scouts High Adventure Camp (*Recommendations - Tourism, p. 7-19*)
- ADD: Stakeholders within the district should work with the local development authority and county CVB to create a tourism committee for the district. This committee would work on ideas such as parks, docks, a canoe race, marina, and heritage tourism for the district (*Recommendations - Tourism, p. 7-19*)
- ADD: Stakeholders within the district should continue to support the Walkable Communities program through WVU Tech (*Recommendations - Recreation, p. 7-20*)
- ADD: Work with the county and area legislators to address the issue of land owners holding land and waiting to sell it for higher-than-average prices. Explore the feasibility of penalties for undeveloped properties, including assessments, liens or fines (if it is a nuisance property) (*Recommendations - Land Use, p. 7-22*)

Housing & Residential Development - Community Comments

No comments on housing

Environmental Quality - Community Comments

No comments on environmental quality

Public Service/Civic Issues - Community Comments

- DELETE: There is a lack of local zoning ordinances and building codes for the District as well as the region (*Liabilities, p. 11-14*)
- ADD: The low performance of the county school system serves as a hindrance for entrepreneurs and businesses who are considering locating in the county (*Liabilities, p. 11-14*)
- ADD: Recognize the importance of good schools to economic development. Work with the county and schools to improve county schools and overall educational achievement (*Recommendations - Education/Training, p.11-15*)
- ADD: Stakeholders within the district should seek a partnership between the colleges and the correctional center to determine the feasibility of, or opportunities for, leveraging the training, labor and other resources of the manufacturing production going on at the prison (*Recommendations - Education/Training, p. 11-15*)
- ADD: Stakeholders within the district need to identify and develop community leadership to help advocate for the needs and issues of the district at the county and regional levels (*Recommendation - Civic Responsibilities, p. 11-16*)

Historic Resources - Community Comments

No comments on Historic Resources



Transportation - Community Comments

Current comments on transportation are the same as in the previous plan

Community Appearance - Community Comments

No new comments on community appearance

Implementation - Staff Comments

ADD: In 1992, the Fayette County Commission formed the Fayette Transition Team as a long-range planning advisory body. The formation of that group was facilitated by discussions between the National Park Service Planners and the County Commission President regarding sustainable development of the local economy. In its early stages, the Transition Team accumulated base data in terms of local, regional, and national trends and surveyed local residents to determine the wants and needs of the area.

Although the Transition Team enjoyed much success under its current composition, it is recommended that the body be reorganized to tackle issues that are anticipated in the next ten years. It is recommended that the new composition of the Transition Team be four County Planning Commission members (one from each Planning District) and three At-Large members.

Furthermore, it is recommended that the body meet at the request of the County Planning Commission and the County Board of Zoning Appeals when their opinion on various applications is requested. They shall also remain the long-range planning advisory body for which they were created. The Transition Team should meet, at a minimum, twice a year. (*Recommendation for new subsection – Implementation, Transition Team, p. 15-88*)

ADD: References to development fees should be removed from all development ordinances in lieu of the creation of a uniform fee schedule to be prepared by staff and adopted by the County Commission. (*Recommendations – Streamlining Review Applications for Development, p. 15-38*)



VII.

Next Steps



Next Steps

The history of community development has proven that the drive to transform economic and/or social conditions must come from within. Without buy-in from inside the community, projects are not likely to receive funding nor are they likely to be sustainable.

Additional funding will be needed to address many of the issues raised by citizens and discussed in the community meetings during the planning process. Stakeholders within each district should explore the availability of county funding, as well as federal, state, and other grant-funding sources, then pursue suitable options. The County should consider implementing funding mechanisms for both immediate and long-term needs and should facilitate public education and involvement to garner support for projects and programs that lead to the successful implementation of the recommendations in the Comprehensive Plan.

The next step, or plan implementation, is probably one of the most important aspects of the Comprehensive Plan. Simply stated, implementation is the actual carrying out and accomplishment of the recommendations listed in the plan. Effective implementation is directly related to the Plan's specificity, precision, and clarity. A Comprehensive Plan is not self-implementing. It is vital that County Commission, Planning Commission, and staff implement this document and make amendments when duly necessary. Unless clearly stated otherwise, actual implementation of this plan will require further action by the County Commission, usually through budget appropriations or by amendment or adoption of ordinances.

To promote plan implementation it is suggested that the Transition Team, in conjunction with the Planning Commission, convene follow-up meetings within the four planning districts to facilitate the prioritization of projects and the development of local steering committees to see those projects through. Further, tools should be brought to the table in the form of the Community Resource Coordinator, the local economic development authority, and perhaps the West Virginia Development Office Division of Community Resources, to assist the community with strategic planning, project development, and management.

Additionally, through adoption of this amended Plan, the Planning Commission and Board of Zoning Appeals have a roadmap to follow in the consideration of future zoning applications. They, in turn, will be assisted by the Transition Team and staff to prepare application reviews as they relate to the Comprehensive Plan.