



Harrison County Comprehensive Plan

Final Draft August 2016

WVULAW

LAND USE & SUSTAINABLE DEVELOPMENT LAW CLINIC

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INTRODUCTION

Harrison County Comprehensive Plan

Final Draft: August 2016

Why should Harrison County develop a Comprehensive Plan?

Harrison County is one of the most populous counties (7th out of 55) in the state and has seen an increase in population in the past ten years (2000-2010 Census). Due to a stable population, as well as development, the county has decided to develop a comprehensive plan. A comprehensive plan looks at all aspects of a community, such as land use, transportation, housing, economic development, recreation, and community facilities.

The primary function of county government is to provide specific services to residents. The quantity and quality of services provided depend on the budget and staff of each individual local government. Many of these services require planning in order to be effectively managed. Planning can be overwhelming to communities, especially those that don't have a plan in place. Therefore, it is important that communities plan for the future by adopting a comprehensive plan. Not only does the plan help government make informed choices, but the plan also guides land use decisions. Land use planning is very important as it is connected to every facet in a community.

"A comprehensive plan is a "plan for physical development, including land use, adopted by a governing body, setting forth guidelines, goals, and objectives for all activities that affect growth and development in the governing body's jurisdiction."

- West Virginia Code §8A-1-2-(c) (2013).



Harrison County Courthouse

Pros of a Comprehensive Plan

- Prepares a community for the future
- Promotes coordination between various levels of government
- Helps establish short and long term priorities
- May be more successful in obtaining grant money



A comprehensive plan in West Virginia must contain the following components:

- Land use
- Housing
- Transportation
- Infrastructure
- Public Services
- Rural
- Recreation
- Economic development
- Community design
- Preferred development areas
- Renewal and/or redevelopment
- Financing
- Historic Preservation

Legal Requirements

The West Virginia Code, Chapter 8A: Land Use Planning sets the rules and regulations that local governments must follow when participating in land use planning efforts. Chapter 8A authorizes local governments to create a planning commission and board of zoning appeals, develop a comprehensive plan, subdivision and land development ordinance, zoning ordinance, and enact a voluntary farmland protection program, as well as to set procedures for methods of securities, appeals, and enforcement of ordinances. Chapter 8A, Article 3 also details required elements of a comprehensive plan. The tables at the end of this chapter direct readers where they can read the mandatory elements in the plan.

The Harrison County Planning Commission promotes the orderly development of the county, serves in an advisory capacity to the Harrison County Commission and holds certain regulatory authority over land use matters in the county, and therefore, is leading the development of the comprehensive plan.

Chapter 8, Article 3, also permits county comprehensive plans to include the planning of municipalities. The county comprehensive plan may be considered the comprehensive plan of included municipalities, but only with consent of the planning commission and/or the governing body of the municipality. The following municipalities have indicated an interest in consenting to the adoption of the Harrison County Comprehensive Plan as the comprehensive plan for the municipality:

- Anmoore
- Lost Creek
- Nutter Fort
- Stonewood
- West Milford

These five municipalities have agreed to participate in the county comprehensive plan process and intend to use the county comprehensive plan as their own. Each municipality held their own open house to gather information and was involved in the planning process. Upon adoption of the comprehensive plan by Harrison County, each of these municipalities will hold one or more public hearings and the governing bodies and/or planning commissions will determine whether to consent to adopting the comprehensive plan as their own.

Using the Plan

There are many opportunities for the use of the comprehensive plan by county officials. Any time a decision needs to be made concerning a development proposal, capital improvement project or policy change, the plan

Public Input

Harrison County went above and beyond the legal requirements to solicit as much public input as possible for the comprehensive plan.

Open Houses

An initial round of open houses was held in the Fall of 2014. A total of four meetings were held throughout the County. Locations included Clarksburg, Shinnston, Salem, and Lost Creek. Meeting participants were asked to help identify a vision for the future. Participants were also asked to identify strong and weak places throughout the County on a map, as well as future growth and rural areas.

Public Survey

A public survey was made available online for residents. Results can be found in Appendix 1.

Stakeholder Interviews

Over 100 stakeholder questionnaires were sent to various organizations, business owners, and non-profits. Stakeholders were asked a variety of questions about issues, concerns, and the future of Harrison County.

Municipal Interviews:

Each municipality in the county was sent a questionnaire. Municipalities were asked to identify growth areas, revitalization areas, and conservation areas. They were also asked to identify major issues and concerns in the county.

Municipal Open Houses:

The five municipalities that are adopting the county comprehensive plan held their own open houses to gather information on specific needs and concerns in their communities.



B&O Depot, Salem, WV

should be reviewed and actions should be consistent with the vision and goals identified in the comprehensive plan.

The action plan and corresponding implementation matrix should be used by the Harrison County Commission to begin implementation of high priority projects. The comprehensive plan should be used as a catalyst for change within the county. Therefore, the recommendations that are deemed as high priority should be completed by the county as soon as possible.

The comprehensive plan will be a valuable tool for planning commissioners. Questions that commissioners should ask when reviewing new development include:

- Is the new development consistent with the Future Land Use Map?
- How will the development impact the transportation network?
- Will the development lead to an increase in school children that could potentially impact the county school district?
- Will additional housing be needed?

Public Input

A comprehensive plan should be guided and shaped by the priorities of residents, business owners, and stakeholders. Therefore, public input has been vital to the development of the Harrison County Comprehensive Plan.



Harrison County Courthouse

The Comprehensive Plan is divided into five (5) chapters:

- **Chapter 1: Introduction**– Learn about land use planning, public input, and trends that have shaped the county
- **Chapter 2: Planning Regions**– Understand the different characteristics of each planning region
- **Chapter 3: Needs of the County**– Learn about the key issues and concerns in the county
- **Chapter 4: Future Land Use Plan**– Learn about the vision for future development and conservation within the county
- **Chapter 5: Action Plan**– Discover the various implementation strategies recommended

The West Virginia Code requires that the planning commission give notice and hold a public hearing before recommending a comprehensive plan to the governing body. After the public hearing and approval, the planning commission must submit the recommended plan to the county commission. The county commission is then required to hold a public hearing prior to adoption of the plan. The planning commission is also required to adopt procedures for public participation. The procedures adopted by the Harrison County Planning Commission can be found in Appendix 2.

This comprehensive plan shall not be considered a comprehensive plan for any town, village or municipality without the consent of the planning commission and/or the governing body of the town, village or municipality.

Plan Layout

The comprehensive plan is comprised of five chapters that are organized so that it is a user-friendly document. The Harrison County Planning Commission does not want the plan to sit on the shelf and collect dust, therefore the layout and format of the plan were considered vital in the success of the plan.

Most comprehensive plans are developed with multiple chapters based on the mandatory elements listed in the code. However, the code does not require that the plan be laid out this way. People often think in terms of issues:

- We have a problem.
- Here's the data that shows it.
- How do we fix it?
- Who should implement the steps?
- How do we pay for it?

The Harrison County Comprehensive Plan revolves around key issues and concerns in the county as a whole, as well as within identified planning regions. Harrison County is a large county and therefore the planning commission felt that it was appropriate to separate the county into regions as some areas of the county are experiencing growth pressures while others are losing population.

Harrison County Fast Facts

Located in the northern part of the state at the junction of I-79 and US Route 50

Area– 417.85 square miles

Population (2010)- 69,099

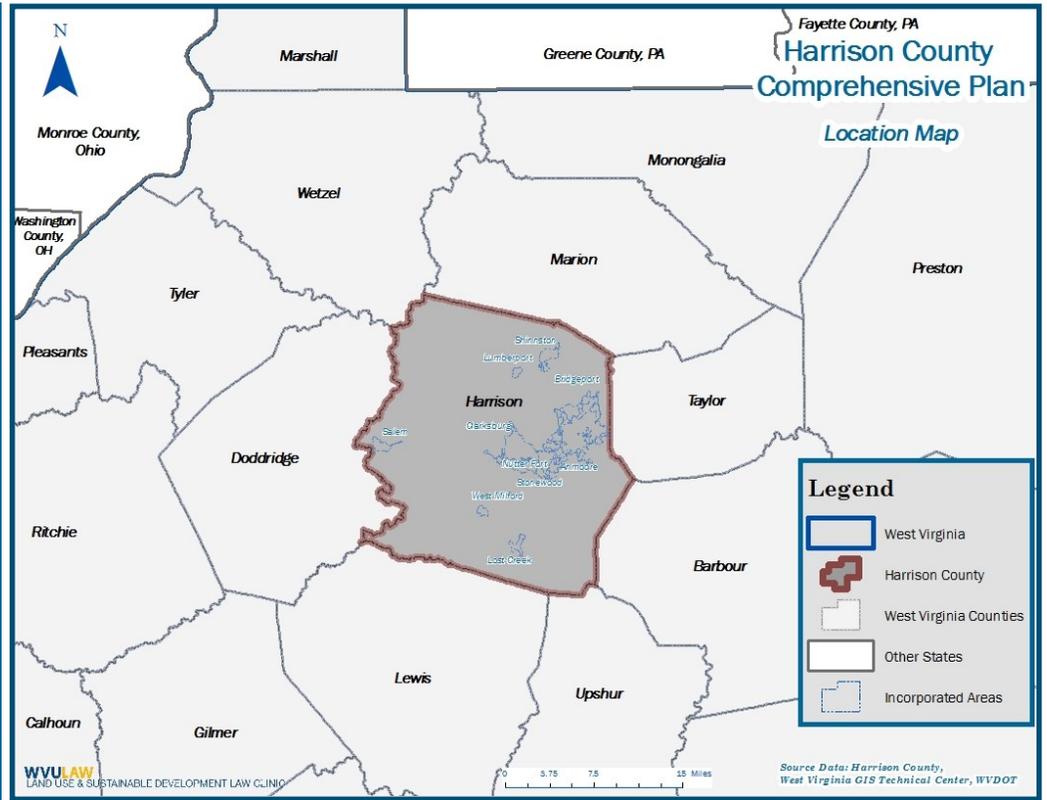
Stonewall Jackson was born in Clarksburg

Clarksburg is the county seat

The West Fork River is located in Harrison County

There are 10 incorporated communities in the county:

- Anmoore
- Bridgeport
- Clarksburg
- Lost Creek
- Lumberport
- Nutter Fort
- Salem
- Shinnston
- Stonewood
- West Milford



County Overview

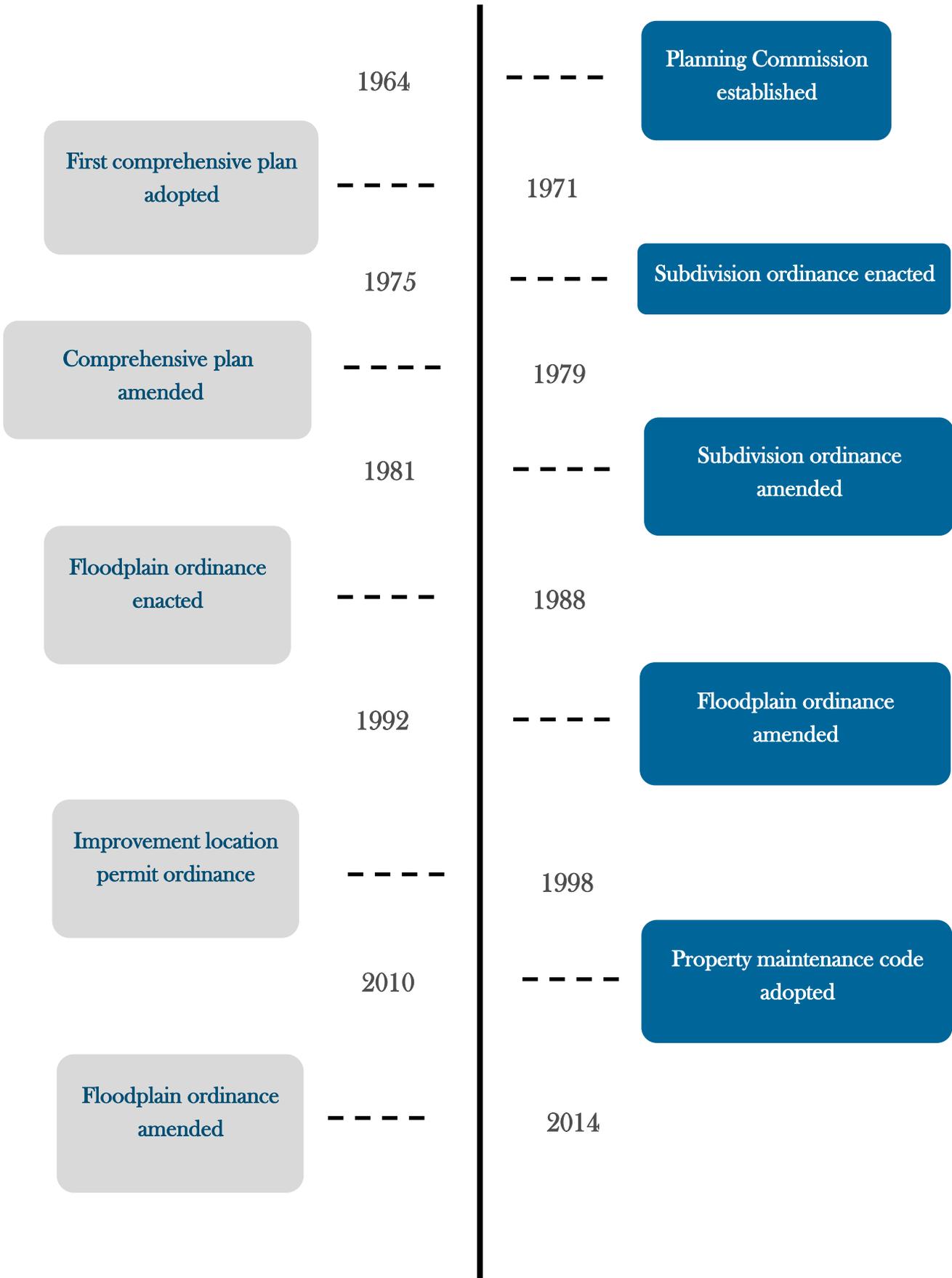
In 1784 Harrison County was formed from portions of Monongalia County, Virginia. The county was named for Benjamin Harrison. In 1787, the first courthouse was constructed at the corner of Main and 2nd streets. The original courthouse was replaced in 1811. Since 1811, three additional courthouses have been built. The current courthouse was built in 1932.

Harrison County has a rich history of farming. The county was well known for raising beef cattle, which were moved from Clarksburg to Baltimore via the railroad. Lost Creek was the largest cattle shipping point on the B&O system in the early 1900s.

In the early 20th century, the county was booming with industrial development. Popular industries and manufacturing included coal mining, glass factories, steel mills, and chemical plants. Most industrial and manufacturing took place in Clarksburg. This led to many immigrants moving from Europe to the county for work. The population more than doubled from 1900 to 1920.

The growth in the industrial and manufacturing sectors slowly declined in the late twentieth century. New economic sectors include government, technology, and healthcare. The FBI Criminal Justice Information Services Center, Federal building, and Fairmont State University-Clarksburg are all located within Harrison County. The Veterans Administration Medical Center and the United Hospital Center are also both located within the county. A new state complex is being built in Clarksburg and is expected to be completed in 2016.

Planning History

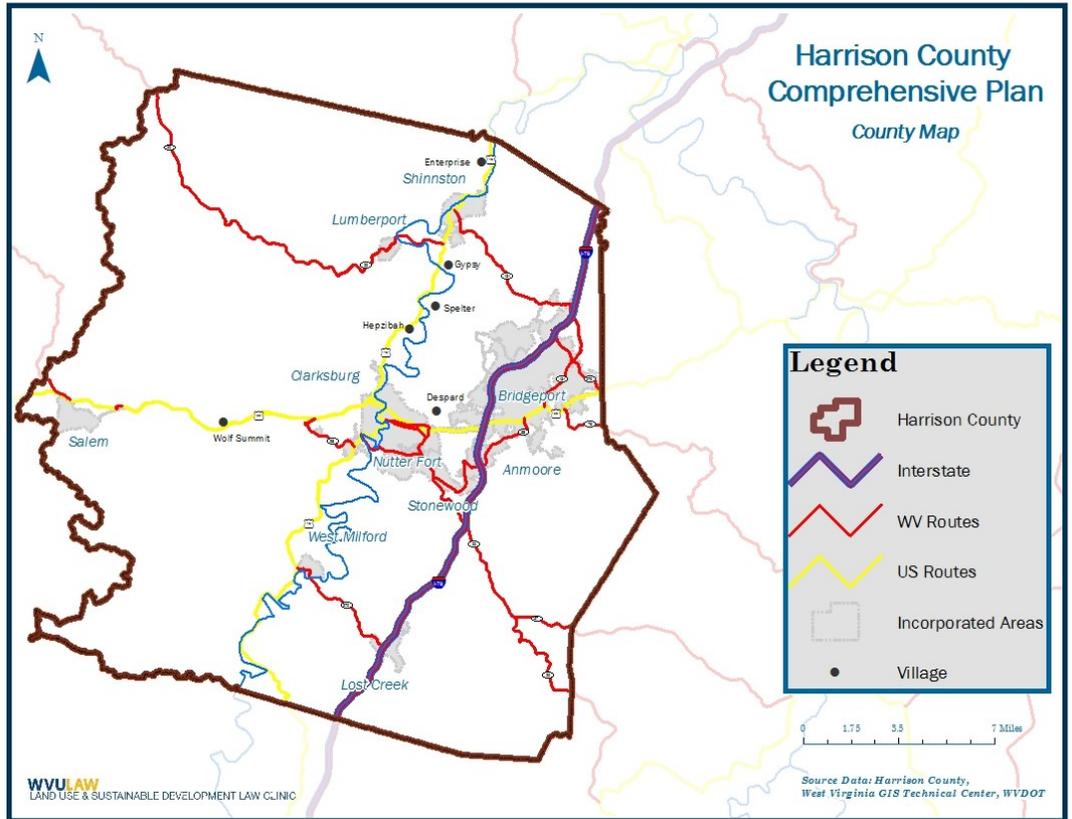


Harrison County Population Numbers

Population (2010)- 69,099

Population of incorporated communities:

- Anmoore (770)
- Bridgeport (8,149)
- Clarksburg (16,578)
- Lost Creek (496)
- Lumberport (876)
- Nutter Fort (1,593)
- Salem (1,586)
- Shinnston (2,201)
- Stonewood (1,806)
- West Milford (630)



County Trends

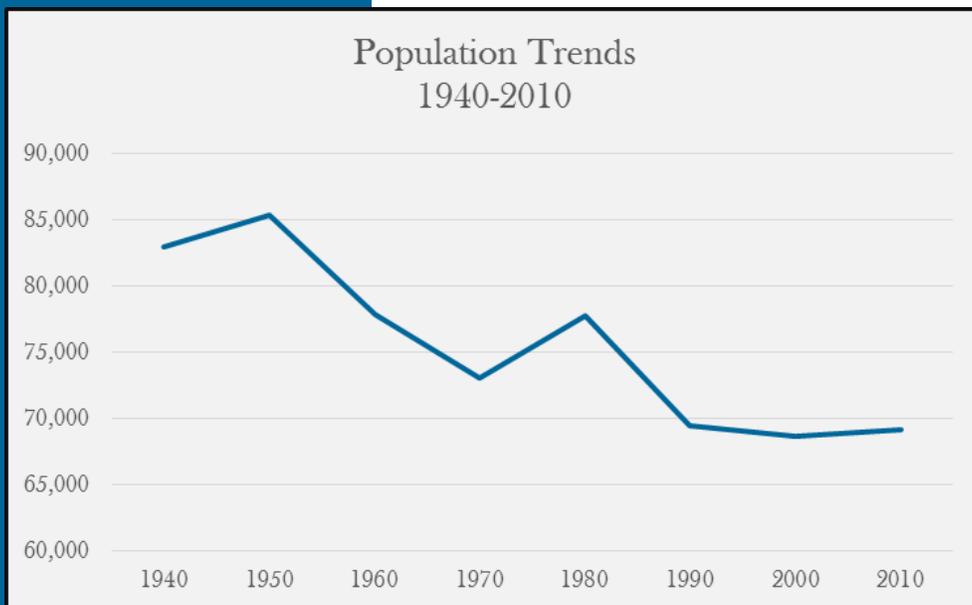
Trends were analyzed for the county as a whole in order to better determine issues the county is facing. The US Census Bureau provided a majority of the information.

Population

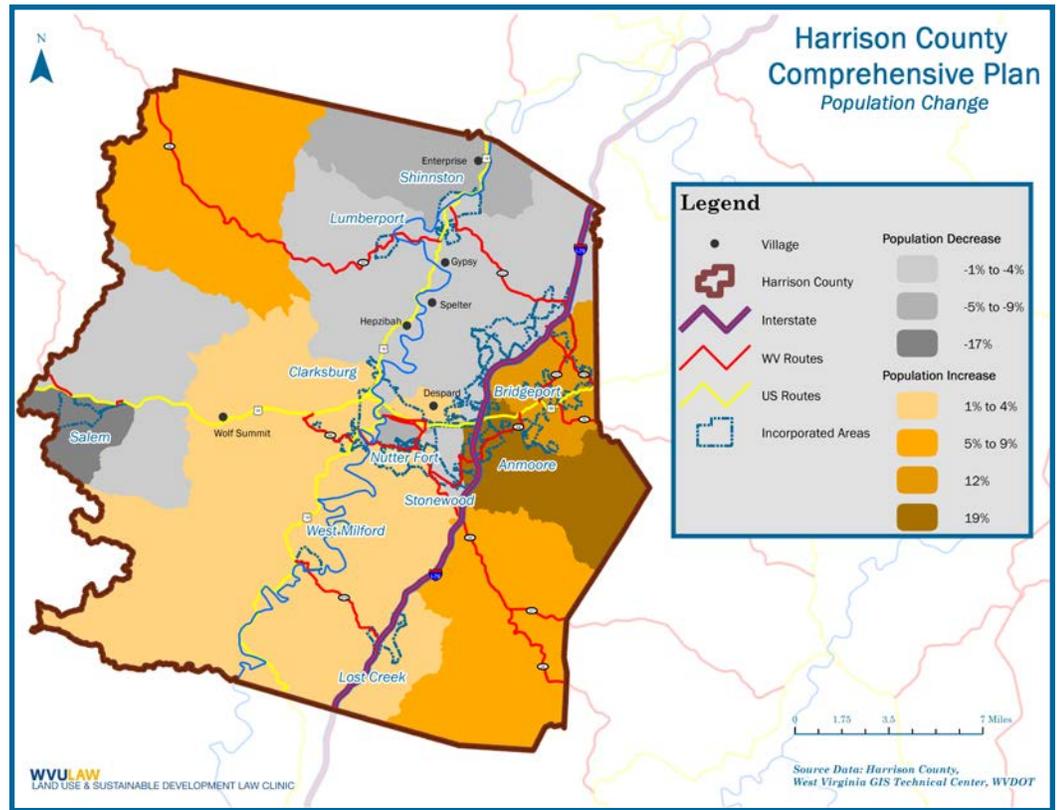
In 2010, the US Census reported that the population of Harrison County was 69,099. This is a slight gain (0.65%) from 2000. Over the past 60 years,

Harrison County has lost population. The only exceptions were from 1940 to 1950 (3%) and 1970 to 1980 (6%) where slight increases were experienced. The county still does not have as many residents as it did in 1950.

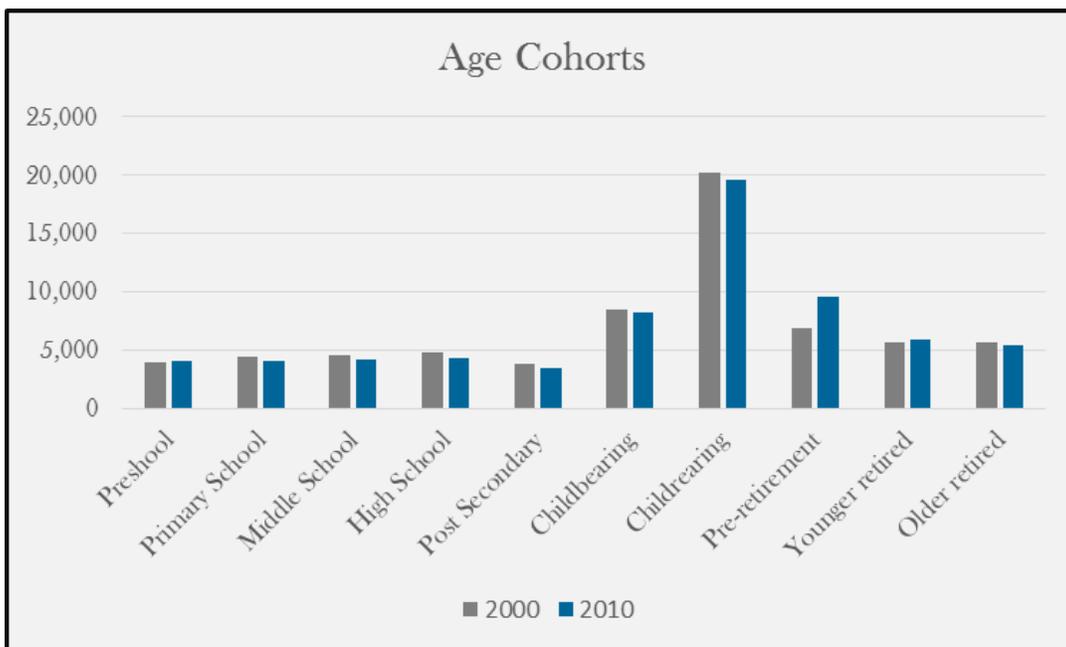
In 2015, the Census released population estimates. It was estimated that the population of Harrison County was 68,714 residents, a decrease of 385 people since 2010.



The Census has detailed population data available. Census tract population information was used to determine what parts of the county are experiencing population growth and decline. Tracts are small areas that are continuous in nature and usually have a population between 1,200 and 8,000 people. There are 20 tracts in Harrison County. The map to the right displays population change from 2000 to 2010. Areas near Bridgeport and Anmoore are experiencing the most growth, as well as areas near I-79. The Northwest portion of the county is experiencing moderate growth. Salem and the surrounding area are experiencing the most decline. The northern portion of the county is also losing population.



The median age in the county is 41.8 years. In 2000, the median age was 39.2. The county appears to be aging. This will impact the type of services needed by residents. As residents age, healthcare facilities, public transportation, and senior housing will become essential. Age cohorts were examined to determine in what age groups the county is gaining and losing population. This information will help the county better prepare for future services and growth.



Examination of the age cohorts illustrate that the county is indeed getting older. From 2000 to 2010 the county lost residents in every age group except for the pre-retirement, younger retired, and preschool age group. The increase of 103 residents in the preschool age cohort could be an indicator that younger families are starting to have children or are re-locating to Harrison County.

Top 10 Employers (2015)

1. US Department of Justice (FBI)
2. United Hospital Center
3. Harrison County Board of Education
4. Department of Veteran Affairs (Louis A. Johnson VA Medical Center)
5. Pratt and Whitney Engine Services
6. Baker Hughes Oilfield Operations
7. Wal-Mart
8. United Summit Center
9. Dominion Transmission, Inc.
10. Thrasher Group, Inc.

Economic Characteristics

Workforce West Virginia releases monthly unemployment rates for all counties in West Virginia. The unemployment rate for Harrison County in June 2016 was 5.8 percent. This was a slight increase from the May 2016 unemployment rate of 5.7 percent. The county's unemployment rate is lower than the state's 6.1 percent rate.

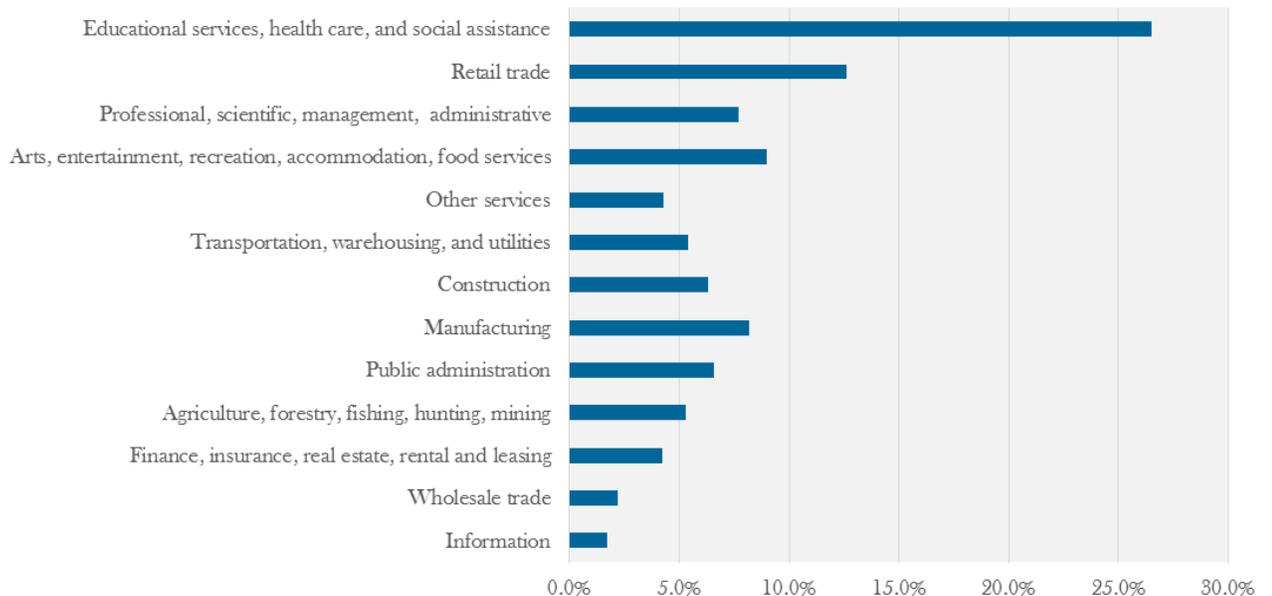
The median household income in 2014 according to the US Census was \$43,130. This is higher than the state average of \$41,576.

Over a quarter of the population (26.5%) is employed in educational services, health care, and social assistance. These industries typically pay a higher wage, which could explain the higher median household income in the county. Approximately 13 percent of the population is employed in retail trade.



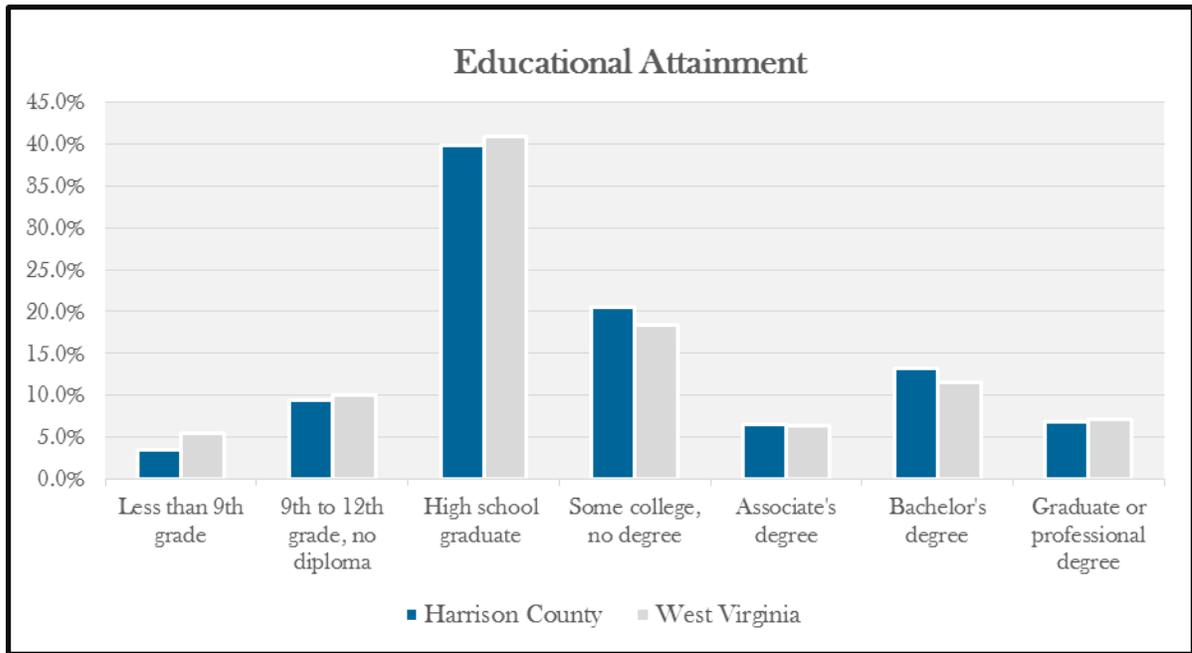
United Hospital Center in Bridgeport, WV

Employment by Industry



To better understand the economic viability of the county, the type of income residents receive was examined. Over 70 percent of residents receive earnings from employers, which is a higher rate than the state. Over 50 percent of residents rely on retirement income, whether it be social security or retirement income saved throughout the years. As Harrison County ages, the number of residents living off of retirement income will increase. The amount of public assistance that residents receive is lower than the state average. Approximately 16 percent of residents in the county live in poverty, which is also lower than the state average.

Table 1: Income		
	<i>Harrison County</i>	<i>West Virginia</i>
Earnings	70.9%	68.2%
Social Security	37.9%	38.8%
Retirement Income	22.6%	23.5%
Supplemental Security Income	7.7%	7.9%
Cash Public Assistance Income	1.8%	2.3%
Food Stamps/SNAP benefits	13.8%	15.8%



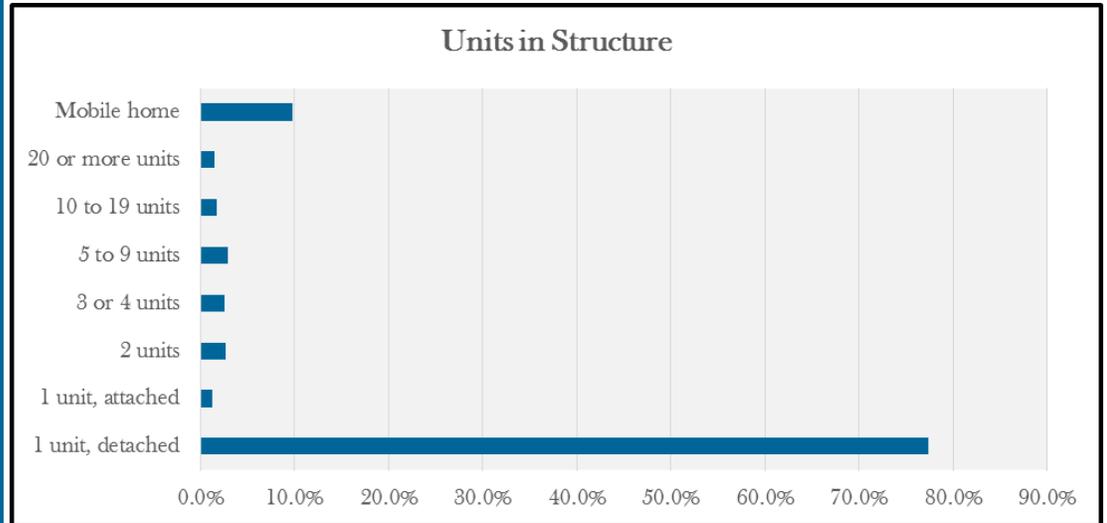
Educational attainment of the county was examined as a good indicator of how well the county can meet the demands of employers who need skilled labor or an educated workforce. Over 40 percent of residents have a high school degree or higher, while approximately 13 percent have a bachelor's degree or higher. The high school graduate numbers are comparable to the state; however there are more residents with college degrees in the county than the state average.

Housing Facts

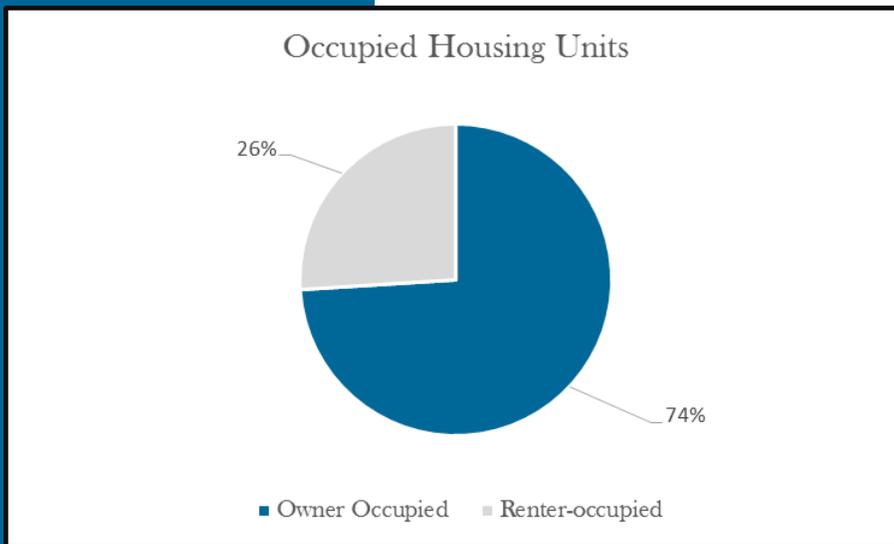
- Over 53 percent of residents moved into their houses between 2000 and 2009
- 44 percent of homes have 3 bedrooms and 31 percent have 2 bedrooms
- 79 percent of homes use utility gas as their heating source
- 52 percent of homeowners do not have a mortgage
- Median monthly rent is \$644
- Average household size is 2.63

Housing

There is not much housing diversity in the county as the majority of homes are single family detached dwellings (77%). Mobile homes comprise approximately 9 percent of the housing stock. The majority of residents own their home and do not rent.



According to the 2010 Census, there are 31,431 housing units in the county. This is an increase of approximately 320 housing units from the 2000 Census. This is a growth rate of 1 percent, which indicates that construction of new homes is slow.



Approximately 9 percent of the housing units are considered vacant. This is a slight decrease from the 2000 Census when the vacancy rate was over 10 percent.

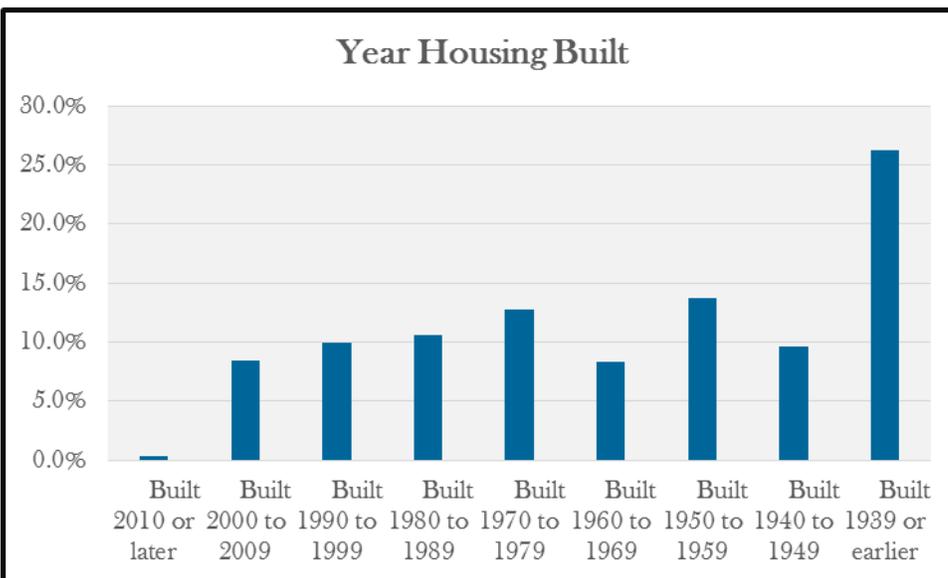
The majority of vacant homes fall into the category of “all other vacants.” According to the US Census Bureau the term “all other vacants” refers to units held vacant for personal reasons by the owner. Common reasons include:

- No one lives in the unit and the owner is making repairs
- Owner does not want to rent or sell
- Owner using the home for storage
- Owner is elderly and living in a nursing home or elsewhere



Stonewood, WV

In order to gauge the overall health of the housing market, housing value data was examined. The median housing value in Harrison County is \$93,600 according to the 2010-2014 American Community Survey. This value is slightly lower than the \$100,200 median value for West Virginia. The majority of homes are valued between \$50,000-\$90,000. A significant portion of the homes are also valued at less than \$50,000.



The lower housing value can be explained by the age of existing homes. Harrison County's housing stock is older, with over 26 percent built 1939 or earlier. Not many newer homes have been built in the past 20 years. As the homes continue to age, they will require updating and maintenance. Renovation of older homes can be costly, especially for those on a fixed income.



Parks and Recreation

The Harrison County Parks and Recreation Department operates six (6) parks in the county and runs several programs and events throughout the year. The six (6) parks include:

- Harrison County Park- 9 acres that includes nature trails, an outdoor pavilion, picnic area, swings, slides, monkey bars, restrooms, climbing units, and special event hall.
- Wallace Park- Approximately 17 acres that include a playground, basketball court, ball field, and restrooms
- Good Hope Park- Approximately 1.5 acres that include a ballfield, swing set, and basketball area
- Spelter Park- 2 acres that include a pavilion, playground, ballfield, bocce, horseshoe courts, restrooms
- Summit Park- 16 acres that include three (3) ballfields, a playground with swing, slide, basketball court, picnic facilities, and restrooms
- Gore Park- 6 acres leased by the county that include ballfields and portable restrooms





West Virginia State Police Headquarters in Shinnston, WV

Public Safety

West Virginia State Police

The West Virginia State Police Company A's headquarters is located in Shinnston. A detachment is also located in Bridgeport.

Harrison County Sherriff's Department

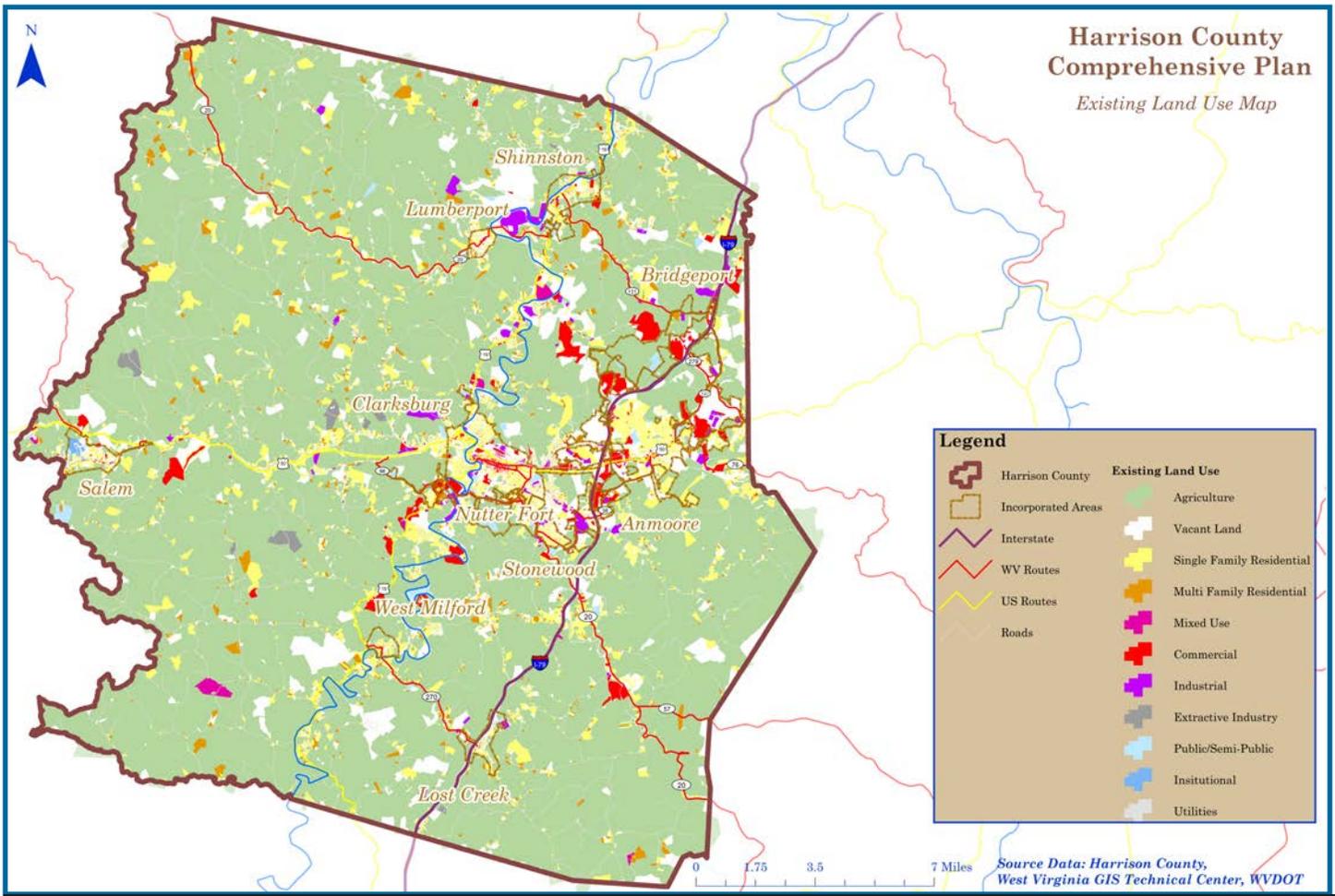
The Harrison County Sherriff's Department employs 53 full-time staff. A training program has been established for officers, who routinely patrol and respond to calls throughout the county. In 2014, there were approximately 23,000 calls. The department is located in Nutter Fort.

Harrison County Office of Emergency Management

The mission of the Office of Emergency Management (OEM) is to enhance safety and well-being of citizens and visitors and planning, as well as managing, the response to disasters of both natural and man-made. The OEM also acts with a liaison agency for state, federal and nonprofit organizations for disaster response. Currently the OEM is working with the Red Cross for emergency identification, development and emergency shelters. The OEM is also working on programs for notification of population through times of emergency through social media, broadcast media, and personal electronic devices.

Harrison County 911 Center

The Harrison County 911 Center provides service to the citizens of Harrison and Taylor Counties in West Virginia. In 2014, the center received 111,971 calls for service.



Harrison County Existing Land Use Map

Historic Structures

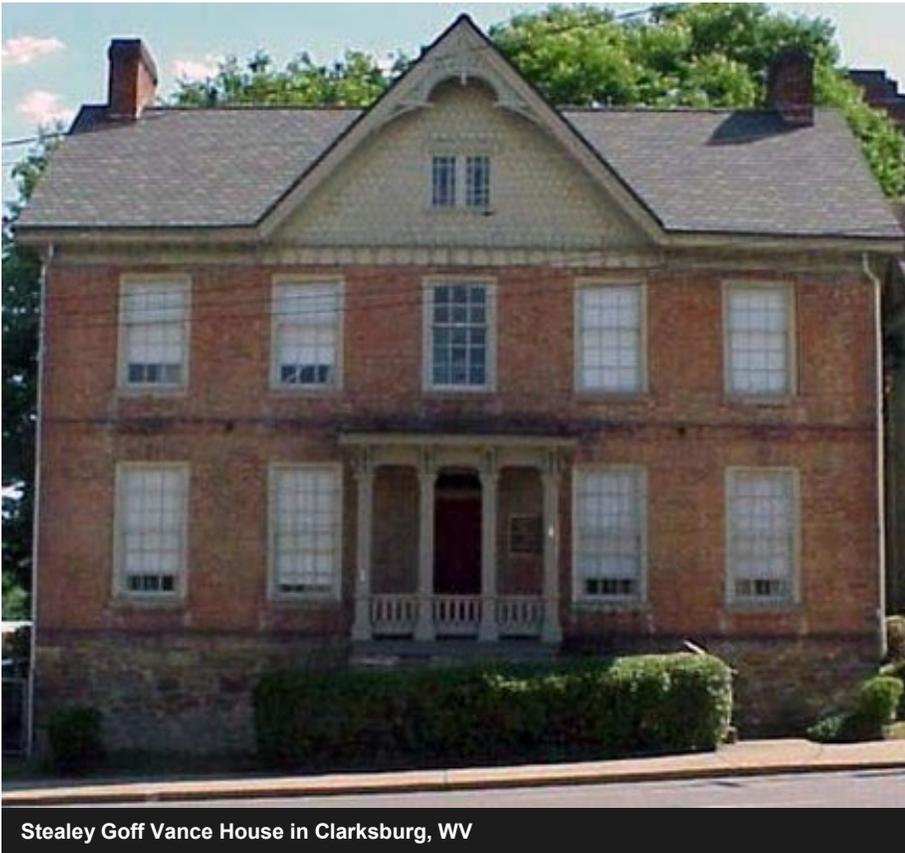
- Bridgeport Lamp Chimney Company Bowstring Concrete Arch Bridge
- Governor Joseph Johnson House
- Simpson Creek Covered Bridge
- Edgewood Manor
- Nathan Goff, Jr. House
- Stealey-Goff-Vance House
- Templemoor
- Trinity Memorial Methodist Episcopal Church
- Waldomore
- Indian Cave Petroglyphs
- Daniel Bassel House
- Lost Creek Train Depot
- Watters Smith Memorial State Park
- Fletcher Covered Bridge
- Quiet Dell School
- Salem College Administration Building
- Levi Shinn House

Existing Land Use

Harrison County has a mixture of rural and agricultural lands, suburban villages and towns, and cities. The population density of Harrison County is 165 people per square mile. Building intensity depends on the geographic location in county, with the outskirts of incorporated municipalities having less development and fewer people.

The 2012 Census of Agriculture shows that Harrison County has approximately 117,029 acres in farmland, which is approximately 43 percent of all land within the county. Of the acreage that is classified as farmland in the county, 37 percent is woodland and 35 percent is pastureland. The market value of products sold in 2012 was approximately 9 million dollars, the majority being livestock sales. Due to the topographic constraints in Harrison County, growing crops is difficult. The census data also shows of the 65 percent of residents that own farms, farming is not their principal occupation.

Of the 55 counties in West Virginia, Harrison County ranks 9th in number of acres classified as farmland and 12th in market value of products sold.



Stealey Goff Vance House in Clarksburg, WV

Historic Resources

The National Register of Historic Places include 17 structures and 5 historic districts (Clarksburg, Glen Elk, Quality Hill, Salem, and Shinnston) in Harrison County.

The Harrison County Historical Society’s mission is to preserve, promote, and develop the objects, properties, and sites related to the history and culture of the county. The historical society owns and operates out of the Stealey-Goff-Vance House, which is the oldest brick structure in Clarksburg. The historical society is in the process of applying for grant funding to continue to preserve and restore the house.

The society also operates an archive repository, holds Harrison County History Speaks lecture series, and is in the process of developing a pilot program to bring to Harrison County schools, an “Adopt an Artifact” program.

West Virginia Code Requirements

The West Virginia Code requires various topics to be examined and discussed in a comprehensive plan. The following tables detail where code requirements can be found in the comprehensive plan.

<i>Required Objectives for a Comprehensive Plan</i>	
Code Provision	Chapter
Statement of goals and objectives	Chapter 3, 5
Timeline on how to meet short and long-term goals and objectives	Chapter 5
Action plan with implementation strategies	Chapter 5
Recommendations of a financial program for necessary public funding	Chapter 5
Statement of recommendations concerning future land use	Chapter 4
A program to encourage regional planning, coordination, and cooperation	Chapter 5
Maps, plats, and/or charts that present basic information on the land, including present and future uses	Chapters, 2, 4

Required Components for a Comprehensive Plan

W. VA. Code § 8A-3-4(c)

Code Provision	Page #
<i>Land Use</i>	
Different land uses (including, for example, residential, agricultural, historic, conservation)	1-15, 2-3, 2-11, 2-15, 2-16, 2-17, 2-23, 2-23, 2-25, 2-26
Population density and building intensity standards	4-2
Growth or decline management	1-8, 2-4, 2-12, 2-18, 3-28, 4-2
Projected population growth or decline	1-8, 3-28, 4-7, 4-9, 4-11, 4-13, 4-14, 4-15
Constraints on development (including identifying flood-prone and subsidence areas)	3-23, 5-12
<i>Housing</i>	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	1-11, 3-25
Identify the number of projected housing units and land needed	3-28, 4-7, 4-9, 4-11, 4-13, 4-15
Address substandard housing	3-28, 3-29, 5-16, 5-17
Rehabilitate and improve existing	3-28, 3-29, 5-16, 5-17
Adaptive reuse of buildings into housing	3-28
<i>Transportation</i>	
Vehicular, transit, air, port, railroad, river, and any other mode	2-13, 2-19, 3-20, 3-25, 5-6, 5-8
Movement of traffic and parking	3-20, 5-6
Pedestrian and bicycle systems	2-14, 2-20, 3-20, 5-6, 5-7
Intermodal transportation	3-20, 5-6
<i>Economic Development</i>	
Analyze opportunities, strengths and weaknesses	1-9, 1-10, 3-17
Identify and designate economic development	3-21
Identify types of economic development sought	3-18, 3-19
<i>Miscellaneous Components</i>	
Infrastructure	2-6, 2-7, 2-8, 2-13, 2-14, 2-19, 3-26, 3-27
Public Services	1-10, 1-14, 1-16, 2-7, 2-10, 2-14, 2-20, 2-22, 2-34, 2-35, 3-17, 3-30, 5-4, 5-13, 5-14, 5-18, 5-19
Rural	4-2
Recreation	1-13, 2-8, 2-9, 2-14, 2-20, 2-21, 2-32, 2-33, 2-34, 3-24, 3-25, 5-10, 5-11
Community Design	4-2
Preferred Development Areas	4-3, 4-4, 4-6, 4-10, 4-11, 4-12, 4-14
Renewal and/or redevelopment	4-3, 4-5, 4-4, 4-6, 4-8, 4-10, 4-11, 4-12
Financing	5-1, 5-2
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PLANNING REGIONS

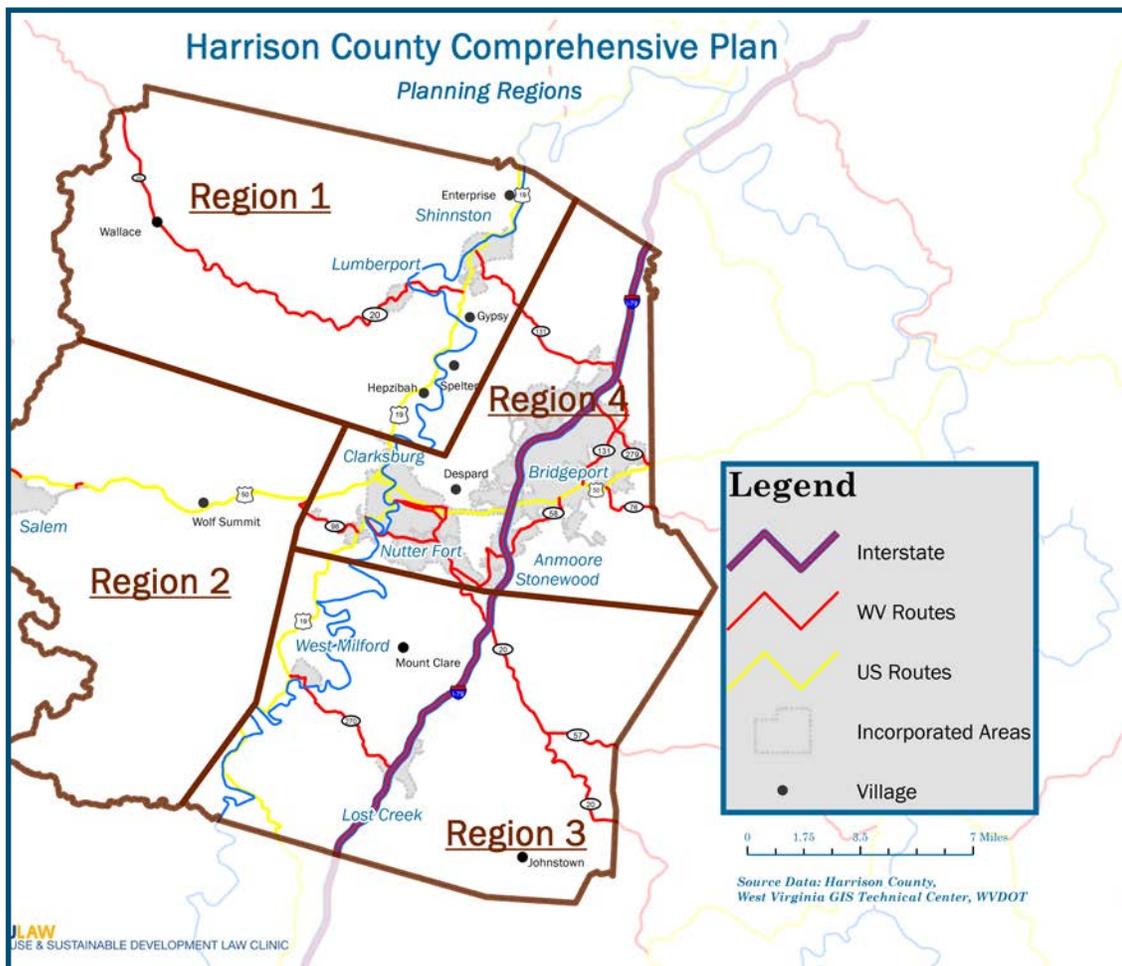
Harrison County Comprehensive Plan

Final Draft: August 2016

What are Planning Regions?

The Harrison County Comprehensive Plan has been developed to provide land use guidance for the entire county. Harrison County is a large county with many different types of land uses within its borders. Therefore, planning regions have been identified to reflect the regional differences throughout the county. A total of four different regions are identified, as shown below on the map. An overview of the four planning regions will be discussed in detail in regard to existing land use, transportation, public safety, infrastructure, housing, parks and recreation, and economic development.

The identification of planning regions will help the Planning Commission better determine issues and concerns in specific locations of the county.



Region 1- Northwestern portion of the county and includes the municipalities of Shinnston and Lumberport and the unincorporated areas of Wallace, Enterprise, Gypsy, Spelter, and Hepzibah.

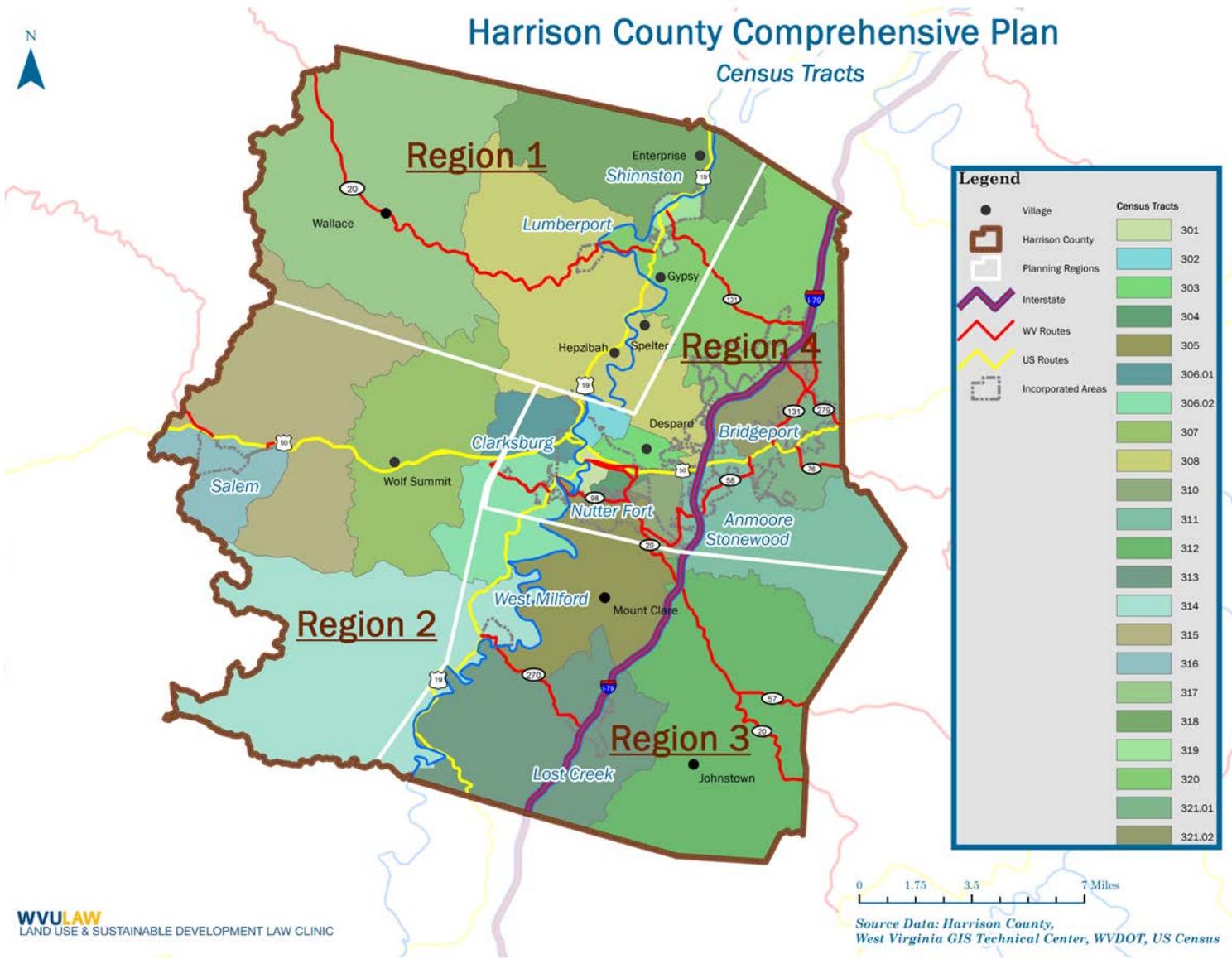
Region 2- Southwestern portion of the county and includes the municipality of Salem and the unincorporated area of Wolf Summit.

Region 3- Southeastern portion of the county and includes the municipalities of West Milford and Lost Creek and villages of Mount Clare and Johnstown.

Region 4- Northeastern portion of the county and includes the municipalities of Bridgeport, Anmoore, Stonewood, Nutter Fort, and Clarksburg. Includes the village of Despard.

Harrison County Comprehensive Plan

Census Tracts



WVU LAW
LAND USE & SUSTAINABLE DEVELOPMENT LAW CLINIC

Source Data: Harrison County, West Virginia GIS Technical Center, WVDOT, US Census

Census Tracts located in Harrison County

In order to better understand demographic trends in the planning regions, census tract information has been utilized. Census tracts are small subdivisions that provide a set of units for the presentation of statistical data. Even though some census tracts span multiple planning regions or other counties, the data gives a basic understanding of trends in each planning region.

Planning Region	Census Tract	Planning Region	Census Tract
Planning Region 1	308	Planning Region 4	301
	317		302
	318		303
	320		305
Planning Region 2	307		306.1
	314		306.2
	315		308
	316		310
Planning Region 3	305		311
	306.2		320
	312		321.1
	313		321.2
	314		

History

Lumberport

The Town of Lumberport was established around 1770. The town received its name from a boatyard which then became a port.

Wallace

Wallace is a small village located along State Route 20. The village was home to those that worked at oil derricks (Harrison County Comprehensive Plan, 1997).

Enterprise

Enterprise is a small village located north of Shinnston along US Route 19.

Shinnston

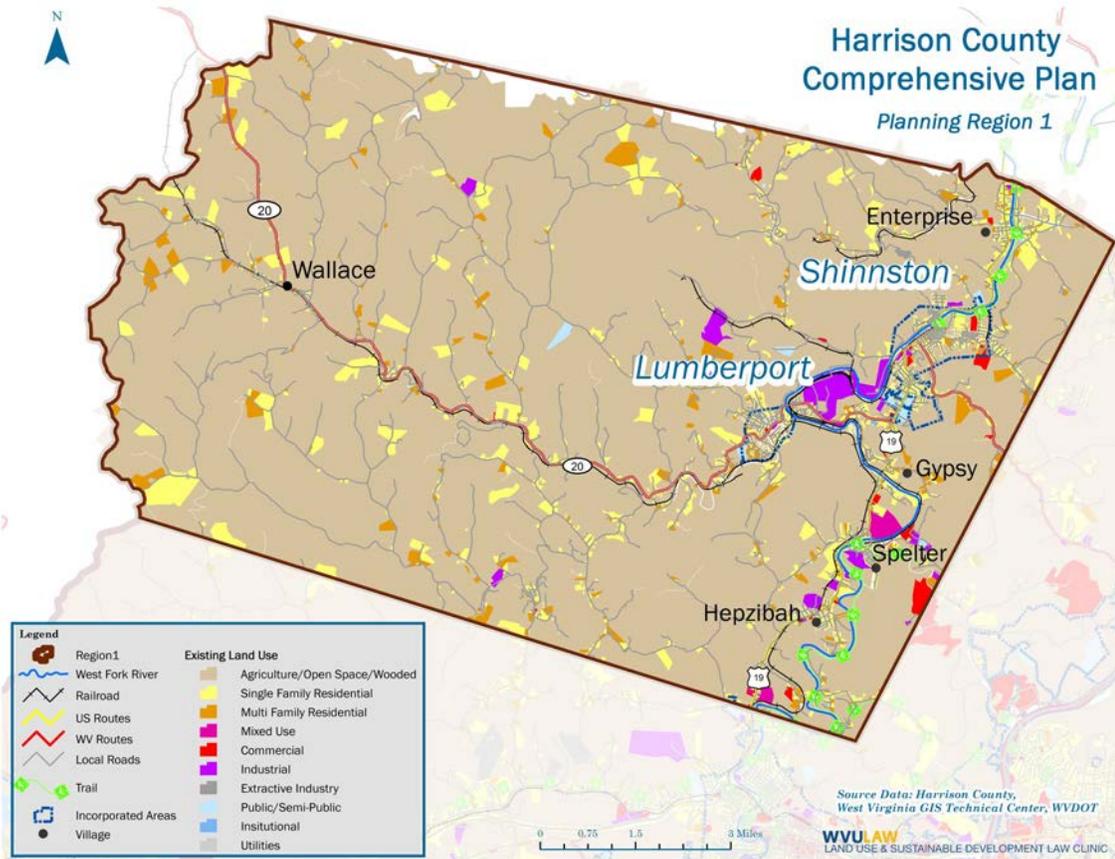
Shinnston was established in 1778 by Levi Shinn. Levi Shinn's log home is still standing and is maintained by the Shinnston Historical Society. Shinnston was home to several grain mills, saw mills, and a tannery, wagon maker, and pottery. Oil wells and coal were also major employers (www.shinnstonwv.com).

Gypsy

Gypsy mine and coal camp was built by Briar Hill Coal & Coke Co. Mine No. 5. The mine was active until 1928. Gypsy was possibly named after Mrs. Gypsy Ward, a relative of coal baron James Watson.

Spelter

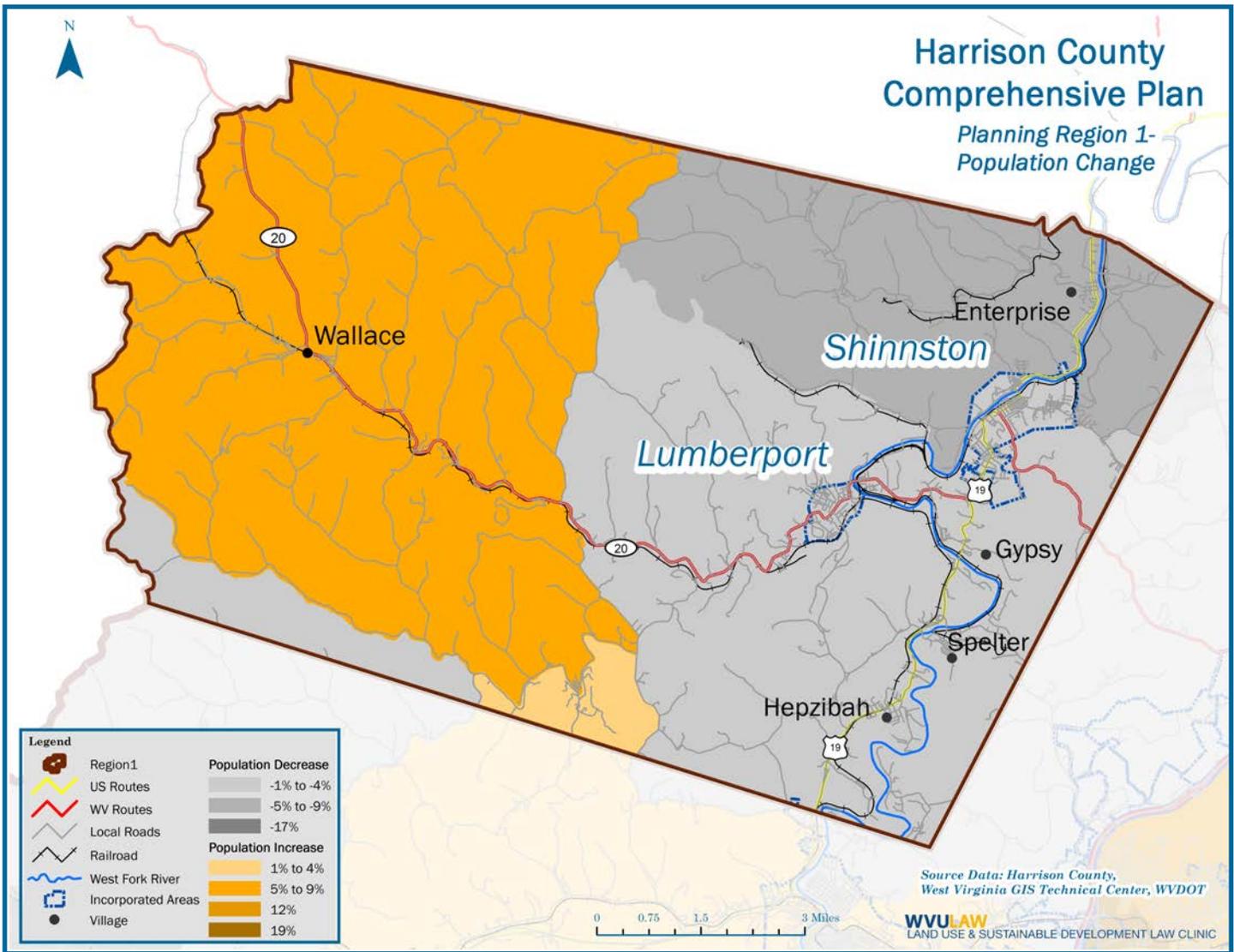
Established by Spanish immigrants in 1910 due to the presence of a zinc plant. At one time the zinc plant was the largest in the United States.



Planning Region 1 Existing Land Use

Planning Region 1

Planning Region 1 is located in the northwestern portion of the county. This region is primarily rural with most of the land classified as agricultural. Urbanized areas include the municipalities of Shinnston and Lumberport and the unincorporated villages of Wallace, Enterprise, Gypsy, Spelter, and Hepzibah. These areas contain mixed uses (single-family residential, multi-family residential, commercial, and industrial). Residential uses can be found along major roadways and local roads throughout the region. Planning Region 1 also has a significant portion of land classified as industrial due to the presence of a power plant and coal mine. The Harrison Power Station is located outside of Lumberport along the West Fork River. Three coal-fired units use more than five million tons of coal annually. The station employs approximately 230 people and pays approximately \$5 million in annual property taxes. The Robinson Run Mine is an underground mine located near Shinnston and is owned by Murray American Energy. The mine employees over 500 people.



Planning Region 1– Population Change

The majority of Planning Region 1 is within four census tracts. The census tracts were utilized to better understand the demographics of this specific portion of the county. A small portion of two tracts are located in the southern portion of the county. They were not included in the analysis of population and housing due to their small size.

This region has experienced both population increases and decreases as illustrated above. The census tracts located along US Route 19 have seen a decrease in population over the past 10 years. The Shinnston, Enterprise and surrounding area has seen the most population decline with approximately 17 percent population loss. Population gains were experienced along SR 20 in the most western portion of the county.

According to the US Census data, approximately 30 percent of residents are in the childrearing age cohort (ages 35-54) as shown on *Chart 1: Age Cohorts (Region 1)*. The childrearing age group generally represents the younger “baby boomers.” These residents are generally well established, with a high percentage of home ownership and high incomes. Many in this age group have older children, whom most likely are leaving the county, as evidenced by the lack of residents in the post secondary age cohort (ages 20-24). As the childrearing cohort ages, residents will require different services, such as public transit, accessible medical facilities, and retirement housing. There are not many residents in the childbearing age cohort (ages 25-34). This is a concern as this group makes up the bulk of the labor force and is most likely to start a family. The lack of residents in this age group is evidenced by the lack of younger children.

Residential Subdivisions

Residential subdivisions in Region 1 include:

- Colonial Acres– 30 homes built in 1975
- Jewel City– built in 2004
- Maulsby Cove– 76 homes built in 2006
- Tymber Creek– 18 homes built in 2006

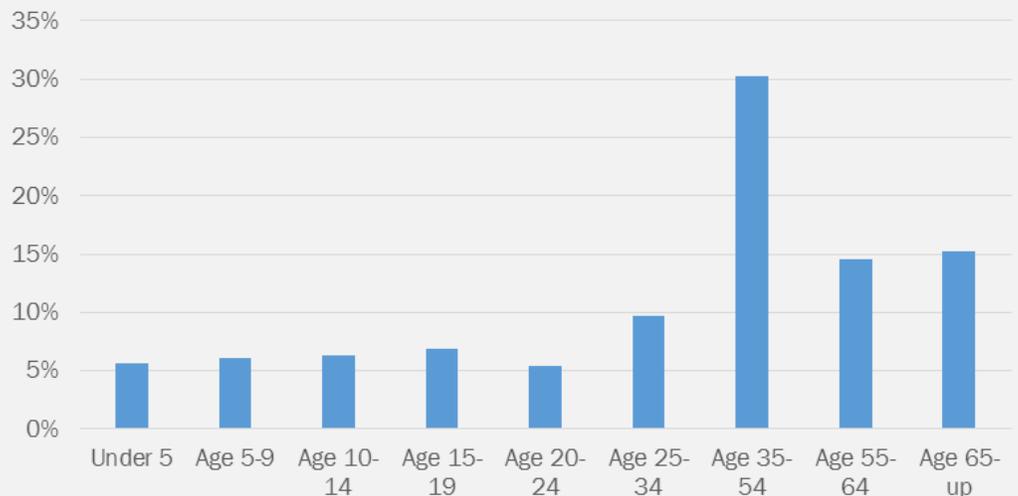
Building Permits

Approximately 230 building permits have been issued for new residential construction in the last 10 years in Planning Region 1.

Housing Vacancies

Housing vacancies can negatively affect residential neighborhoods. Vacancies can lead to crime, health hazards, and declining property values.

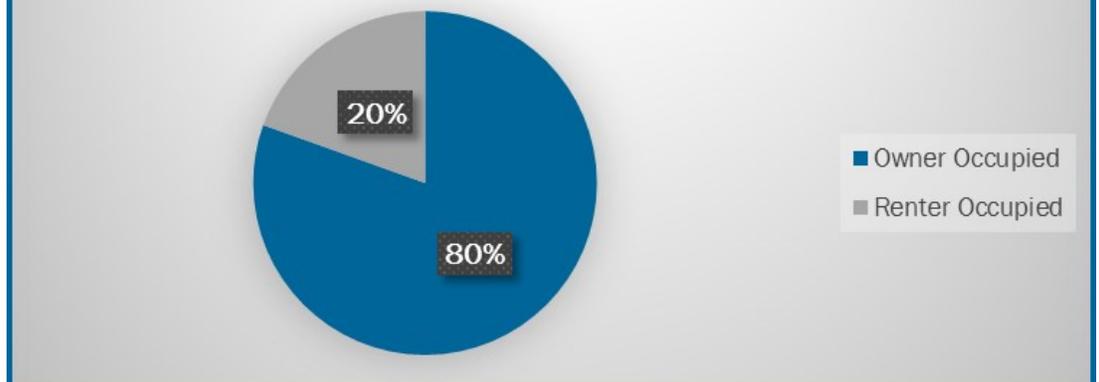
Chart 1: Age Cohorts (Region 1)



Housing

Single family homes are the predominant housing type in this region. Census data illustrates that over 80 percent of people own their homes in the planning region. This is higher than the county average of 74 percent. The vacancy rate in Planning Region 1 is 9.2 percent, which is comparable to the entire county.

Chart 2: Occupied Housing Units (Region 1)



Transportation

A portion of Planning Region 1 is located within close proximity to Interstate 79. Two major roadways are located within the region; US Route 19 and State Route 20. Most of the planning region is served by local roads. Many of the roads are in very rural areas of the county. The towns of Shinnston and Lumberport have a sidewalk network for pedestrians.

CSX Railroad is active in Region 1 with lines traveling near Lumberport,



Average Daily Traffic Counts in Planning Region 1 (2014)

- US 19 in Enterprise– 5,057
- US 19 in Shinnston– 7,034
- US 19 near Hepzibah– 4,575
- US 19 and SR 20 intersection– 6,200
- SR 20 near Lumberport– 3,267
- SR 20 near Wallace– 1,840

Source: WV DOT, 2014

Wallace, and Spelter.

Public transit is available through CENTRA (Central West Virginia Transit Authority). CENTRA makes stops in Shinnston and Hepzibah. ADA/Complimentary paratransit transportation services are also available for eligible disabled passengers.

Infrastructure

Shinnston Water and Sewage

The City of Shinnston provides water and sewer service to its residents. The system is comprised of approximately 62 miles of water lines. The city also provides water service to Enterprise, Gypsy, Owings Industrial Park in Fairmont, and re-sells water to Tri County, Bingamon, Worthington, Coons Run, and Monongah. The main source of water is the Tygart River.

The City of Shinnston owns and operates a 380,000 gallon per day wastewater treatment facility and collection system. The system includes 11 miles of sewer pipe. The City would like to provide service to Bethlehem and Owings.

Lumberport Water and Sewage Department

The town of Lumberport provides water and sewage service to its residents as well as to the communities of Haywood and Cambria.

Enlarged Hepzibah PSD

The Enlarged Hepzibah PSD provides sewage service to 24 square miles, which includes Gypsy, Meadowbrook Road, Hughes, Spelter, Hepzibah, Lamberts Run, Farnum, Erie and Pete Dye Golf Course.

The PSD has extended sewage service to the Gypsy, Hughes, and Lamberts Run in the past ten years. In the future, the PSD would like to expand service to all of Meadowbrook Road.

The PSD also provides water service to 19 miles, which includes, Hepzibah, Lamberts Run, Gypsy, Hughes, Meadowbrook, Pete Dye Golf Complex, Dawson, Spelter, Erie, and Farnum. Underserved areas include Jacks Run with access to Shinnston. The PSD receives its water from the Clarksburg Water Board.

Coons Run PSD



Shinnston Volunteer Fire Department

Coons Run PSD provides water service to approximately 300 people in Harrison and Marion Counties. Existing areas of service include Coons Run Road, Manley Chapel Road, Enterprise, Adamsville, Horner's Run, Francis Mines, and Purdys Run Road. Water sources include Shinnston, Monongah, and Tri-Country.

Shortline PSD

Shortline PSD provides water service to the areas of Marshville, Smithfield, Sardis, Folsom, Wallace, parts of Lumberport and Katy Lick.

Public Safety

Lumberport VFD

The Lumberport VFD's service area includes Lumberport, Haywood, Cambria, Laura Lee Mine, Mount Tabor, portion of Prospect Valley, Robey, Rosebud, Dola, Jimtown, and other surrounding areas for a total of 29 square miles. The VFD has a total of 15 active firefighters. In 2015, County 911 received 178 calls for assistance in the VFD service area.

Shinnston VFD

The Shinnston VFD consists of 30 active volunteers that serve approximately 10,000 residents within 40 square miles. In 2015, County 911 received 165 calls for assistance in the VFD service area.

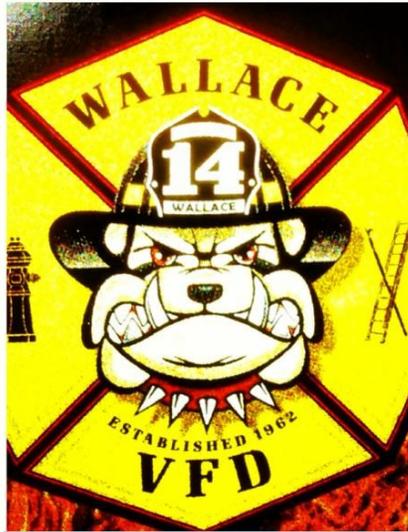
Spelter VFD

The Spelter VFD was established in 1949 and serves 18 square miles with 17 active volunteers. The department provides fire protection, rescue, and medical

care, including advanced life support. In 2015, County 911 received 69 calls for assistance in the Spelter VFD service area.

Wallace VFD

The Wallace Volunteer Fire Department was founded in 1962 and serves the northeastern portion of Harrison County, a total of 38 square miles. A total of 18 active volunteers make up the fire department. In 2015, County 911 received 40 calls for assistance in the Wallace VFD service area.



Wallace VFD (Source: Wallace Volunteer Fire Department Facebook Page)

Lumberport Police Department

In 2015, County 911 received 314 calls for assistance in the Lumberport Police Department service area. Multiple efforts were made to gather information from the department but no response was received.

Shinnston Police Department

The Shinnston Police Department consists of six full-time police officers that provide public safety services for 2 square miles. The department provides a prevention resource officer at Lincoln High School. In 2015, County 911 received 2,074 calls for assistance in the Shinnston Police Department service area.

Recreation

Ferguson Memorial Park

Ferguson Memorial Park is located in Shinnston and consists of the following recreational amenities:

- Three playgrounds
- Four pavilions
- Sports equipment that can be rented (volleyball set, kickball equipment, corn hole, horseshoes, and bocce)
- Imagination Playground
- Performance Center





Ferguson Memorial Park

- Pool
- Bathhouse (changing rooms, showers)
- Concession Stand

Lumberport Park

The Lumberport Park contains a new playground, lighted basketball court, pavilion, and benches. The city often holds events in the park, such as a car and truck show and fair.



West Fork Rail Trail

The West Fork Rail Trail begins in Shinnston and travels sixteen miles to Fairmont on the former B&O Railroad. The trail also passes through the village of Enterprise in Planning Region 1. The trail runs along the West Fork River and can be used by bicyclists, hikers, and horseback riders.

Harrison County Rail Trail

The Harrison County Hike and Bike Trail follows the West Fork River from Spelter to Clarksburg. The trail is a total of seven miles.

Community Facilities

Lumberport Community Center

The Lumberport Community Center is used as a rental hall for parties.

Harrison County Board of Education

The following schools are located in Planning Region 1:

- Big Elm Elementary (Shinnston)
- Lumberport Elementary (Lumberport)
- Lincoln Middle School (Shinnston)
- Lincoln High School (Shinnston)

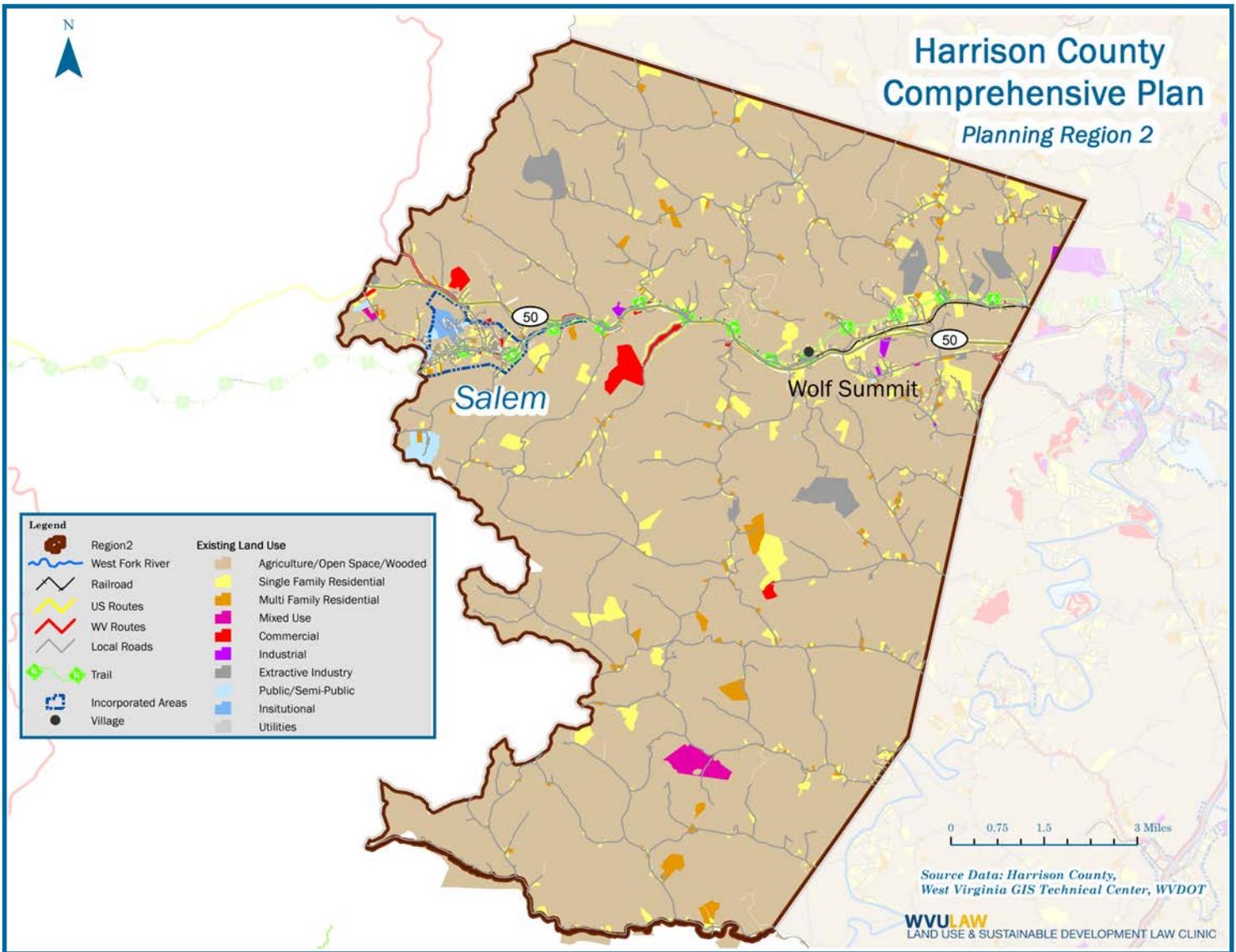
Library Facilities

There is one public library located in Planning Region 1. Lowe Public Library is located in Shinnston. The library is open Monday through Saturday. The library holds events for children, book club, homework help, and tax help. The library also houses a genealogy room and five computers with internet access.

Harrison County Senior Citizens Center

The Harrison County Senior Citizens Center holds meetings in the following locations in Planning Region 1:

- Shinnston American Legion Building
- Lumberport at the Methodist Church
- Wallace at the Methodist Church
- Spelter in the community room at the fire department



History

Salem

The town of Salem was incorporated in 1794 and derived its name from Salem, New Jersey, the settlers original home. Salem was the first settlement of the Seventh Day Baptists west of the mountains. Glass was the major industry in the late 19th, early 20th centuries. (Source: www.local.wv.gov/Salem)

Wolf Summit

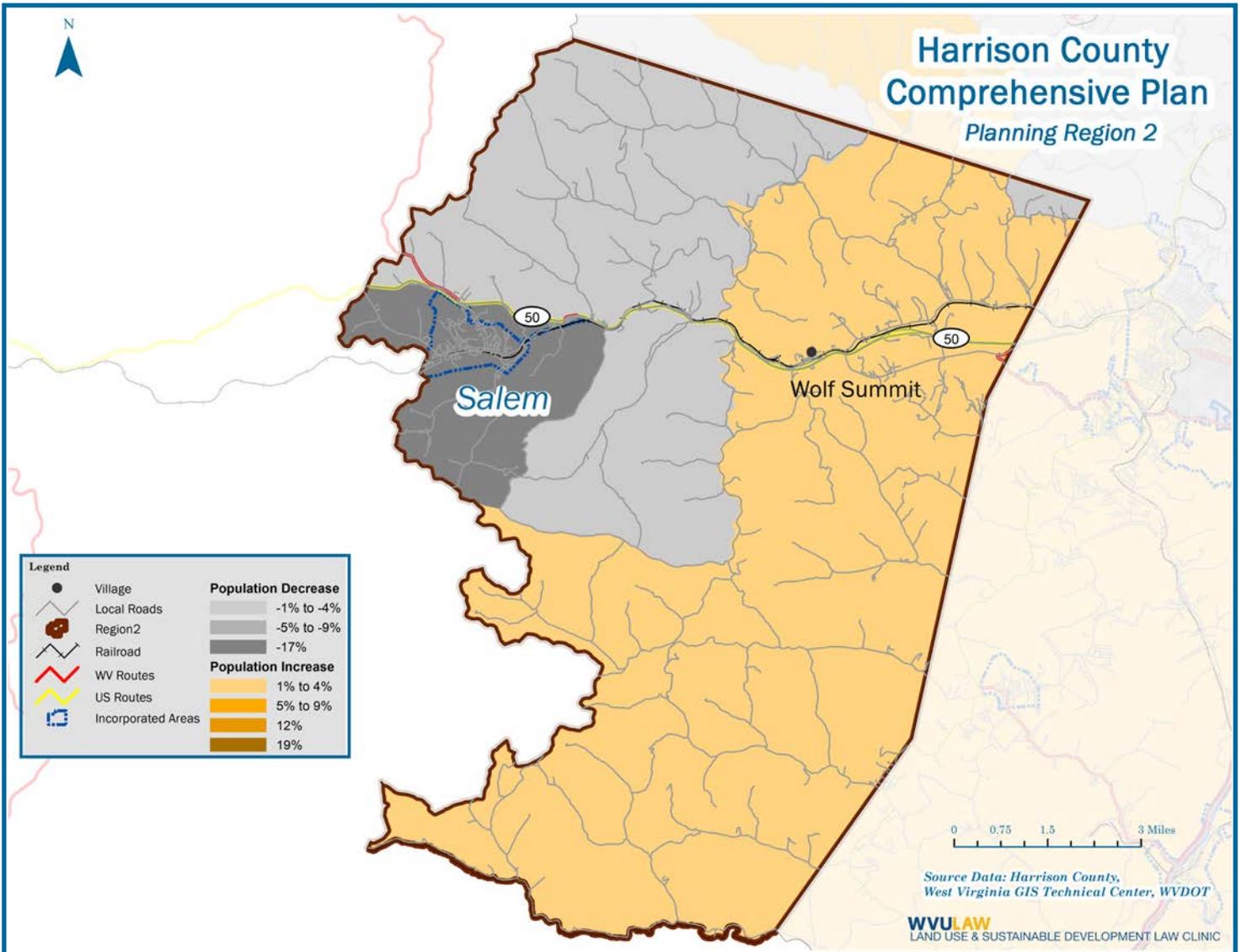
Wolf Summit is a small village in Harrison County and a former coal town. It is located one mile west of Reynoldsville.

Planning Region 2

Planning Region 2 is located in the southwestern portion of the county. This region is primarily rural with most of the land classified as agricultural. The town of Salem and village of Wolf Summit are the only urban areas in this region. Most of the residential development is scattered throughout the region. There are two coal mine operations in Planning Region 2; one is located near Jarvisville and the other near Marshville. The Salem Correctional Center is also located in this region. The center is a medium/minimum security facility for the West Virginia Division of Corrections. The majority of the Marcellus shale gas drilling in the county is occurring in this region.

Salem International University is also located in this region. The university is private with enrollment of approximately 800 students. The university offers a variety of undergraduate and masters degrees.

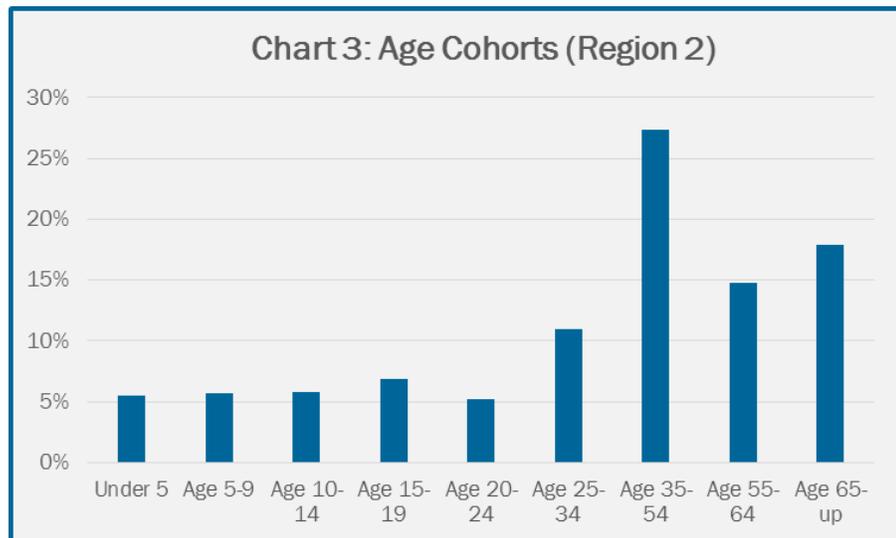
The majority of Planning Region 2 is within four census tracts. A small portion of three other tracts is located in the eastern portion of the region. They were not included in the analysis of population and housing due to their small size.



Planning Region 2– Population Change

This region has experienced both population increases and decreases as illustrated above. The City of Salem and the surrounding area has experienced population decline, with over 17 percent population loss. This area has lost the most population in the entire county. Wolf Summit and surrounding areas have experienced moderate population growth. This likely can be attributed to development extending along State Route 50 from the Clarksburg area.

Region 2 is very similar to Region 1 in regards to age cohorts. As with Region 1, a quarter of the population is within the childrearing age cohort (Ages 35-54). There is also a lack of young people in Region 2 as shown on *Chart 3: Age Cohorts (Region 2)*. This is a concern because many residents in this region will age and they will require additional services without the support of younger generations.



Residential Subdivisions

Residential subdivisions in Region 2 include:

- Lake Floyd– 250 homes built in 1975

Building Permits

Approximately 145 building permits have been issued for new residential construction in the last 10 years in Planning Region 2. This region has seen the least amount of new residential development in the county.

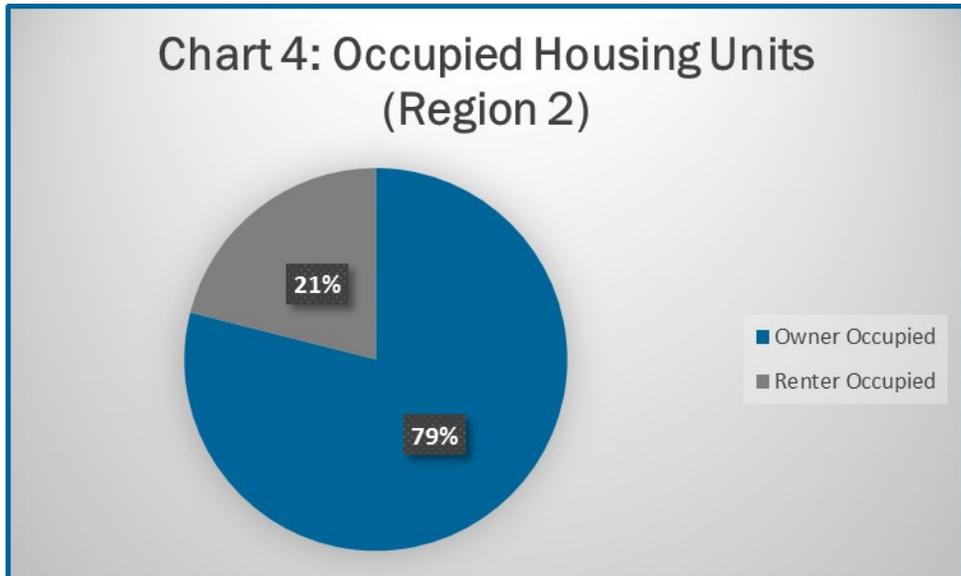
Average Daily Traffic Counts in Planning Region 2 (2014)

- US 50 West of Wolf Summit– 24,535
- SR 23-1,382
- SR 31 North of Jarvisville– 959

Source: WV DOT, 2014

Housing

The majority of the housing in Region 2 is single-family residential. Multi-family residential uses are located in Salem and Wolf Summit. **Chart 4: Occupied Housing Units (Region 2)** displays that the majority of residents in Region 2 own their own homes. The vacancy rate in Planning Region 2 is almost 11 percent, which is slightly higher than the County average.



Transportation

Most of Planning Region 2 is accessed by US Route 50. The majority of the local roads are in rural areas of the region.

Public transit is available through the Central West Virginia Transit Authority (CENTRA). CENTRA makes stops in Wolf Summit and Salem. ADA/ Complimentary paratransit transportation services are also available for eligible disabled passengers.

Salem has an established sidewalk network in place. The village of Wolf Summit does not have any sidewalks. There is no active rail in the region.

Infrastructure

Lake Floyd PSD

The Lake Floyd PSD provides sewer service to residents in the Lake Floyd community. Multiple efforts were made to gather information from the PSD but no response was received.

Salem Sewer System

The City of Salem provides sewer service to its residents. Multiple efforts were made to gather information from the department but no response was received.

Sun Valley PSD

The Sun Valley PSD includes 67 miles of water lines and services Reynoldsville, Wolf Summit, Jarvisville, Shaws Run, Sycamore, Coburns Creek, Halls Run, Lake Floyd, Marshville, Salem Fork, Flinderation, Sun Valley, Wilsonburg, Junkins Avenue, Washburn Camp, O'Neil Hill, O'Neil Hollow, Chiefton, Davisson Run, and the City of Salem. The source of drinking water is the West Fork River from the City of Clarksburg's Water Treatment Plant.

The Sun Valley PSD Sanitary Sewer Collection System serves Liberty Addition, Wilsonburg, O'Neil Hill, Chiefton, Reynoldsville, Wolf Summit and Sun Valley.

Public Safety

Salem Police Department

The Salem Police Department consists of three full-time officers and one part-time officer that serve an eight square mile radius. The police department sponsors Secret Santa, bike rodeo, and Kids Night Out.

In 2015, County 911 received 791 calls for assistance in the Salem Police Department service area.

Salem VFD

In 2015, County 911 received 159 calls for assistance in the Salem VFD service area. The VFD has 12 active volunteers and receives funding through the State of WV, Harrison County Commission, and the Town of Salem.

Reynoldsville VFD

Multiple efforts were made to gather information from the VFD but no response was received. In 2015, County 911 received 148 calls for assistance in the service area.

Recreation

North Bend Rail Trail

The North Bend Rail Trail is 72 miles and connects Parkersburg (Wood County) to Wolf Summit. For most of its length, it parallels US Route 50. The trail is located on an abandoned spur of the CSX system and is operated by West Virginia State Parks.

Community Facilities

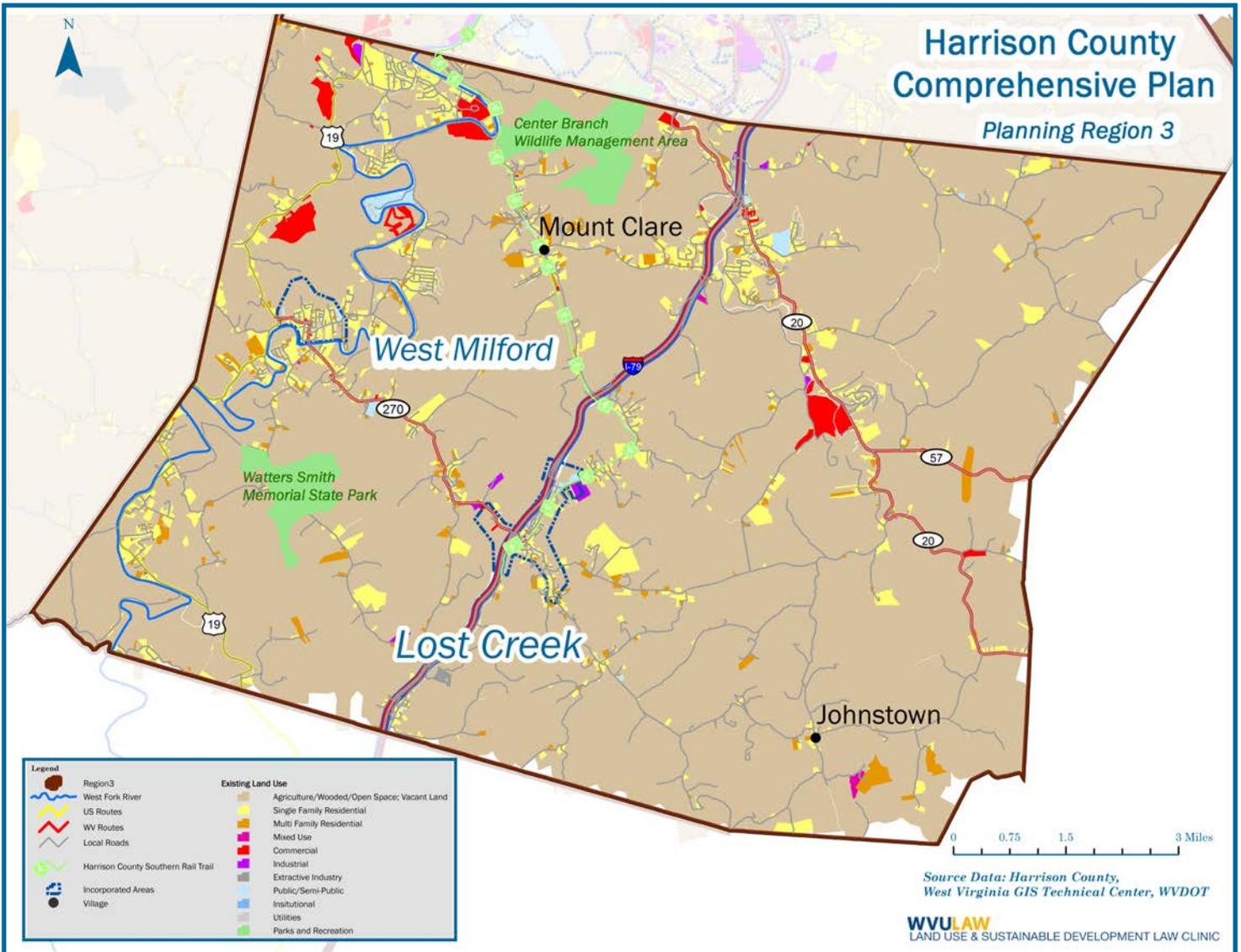
Salem Library

The Salem Library is operated by the Town of Salem municipal government and is open for four hours, Monday through Friday. Materials are donated by local citizens. There is one staff person, who is provided and paid for by Preston County Senior Citizens.

Harrison County Board of Education

The following schools are located in Planning Region 2:

- Salem Elementary School (Salem)
- Mountaineer Middle School (Clarksburg)
- Liberty High School (Clarksburg)



History

West Milford

The village of West Milford derived its name from the mill on the ford of the West Fork River (Wikipedia, 2015). The village was settled in the early 1800s.

Lost Creek

According to tradition the town received its name from a message carved on trees along the creek. The town was a shipping point for a number of coal stripping operations.

Mount Clare

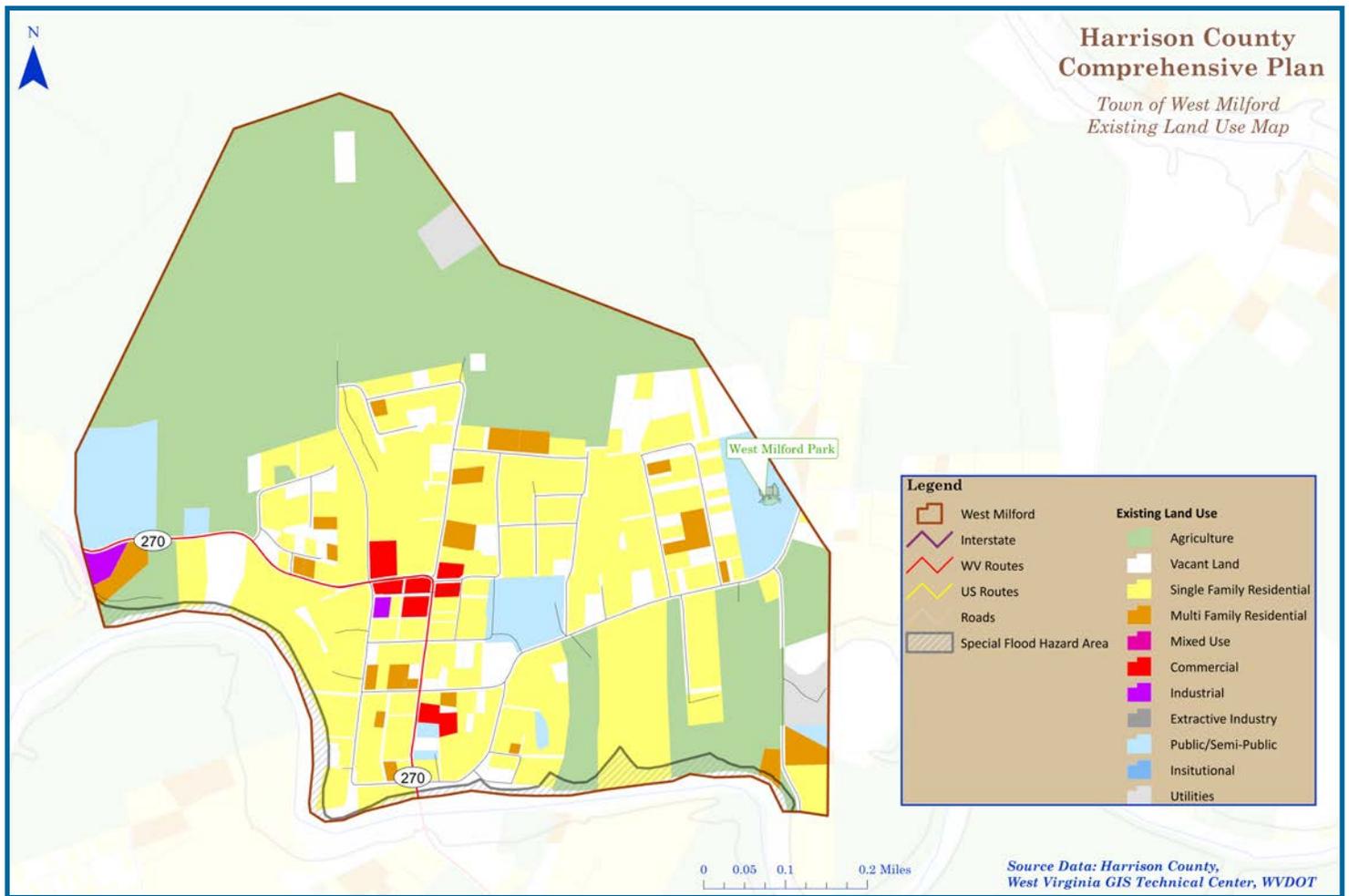
The community includes a post office and VFD.

Planning Region 3

Planning Region 3 is in the southeastern portion of the county. Most of the land is classified as agricultural. There are two incorporated areas in the region; West Milford and Lost Creek. Villages include Mount Clare and Johnstown. Planning Region 3's residential uses are located mainly in the villages and towns and along major roadways and the West Fork River.

Watters Smith Memorial State Park and Center Branch Wildlife Management Area are located in Planning Region 3. Two country clubs (Bel Meadow and Clarksburg) are also located in Planning Region 3.

The majority of Planning Region 3 is within five census tracts. Some of the tracts are within other planning regions and were included as they include population centers also located in Planning Region 3 (West Milford and Mount Clare).



Town of West Milford Existing Land Use Map

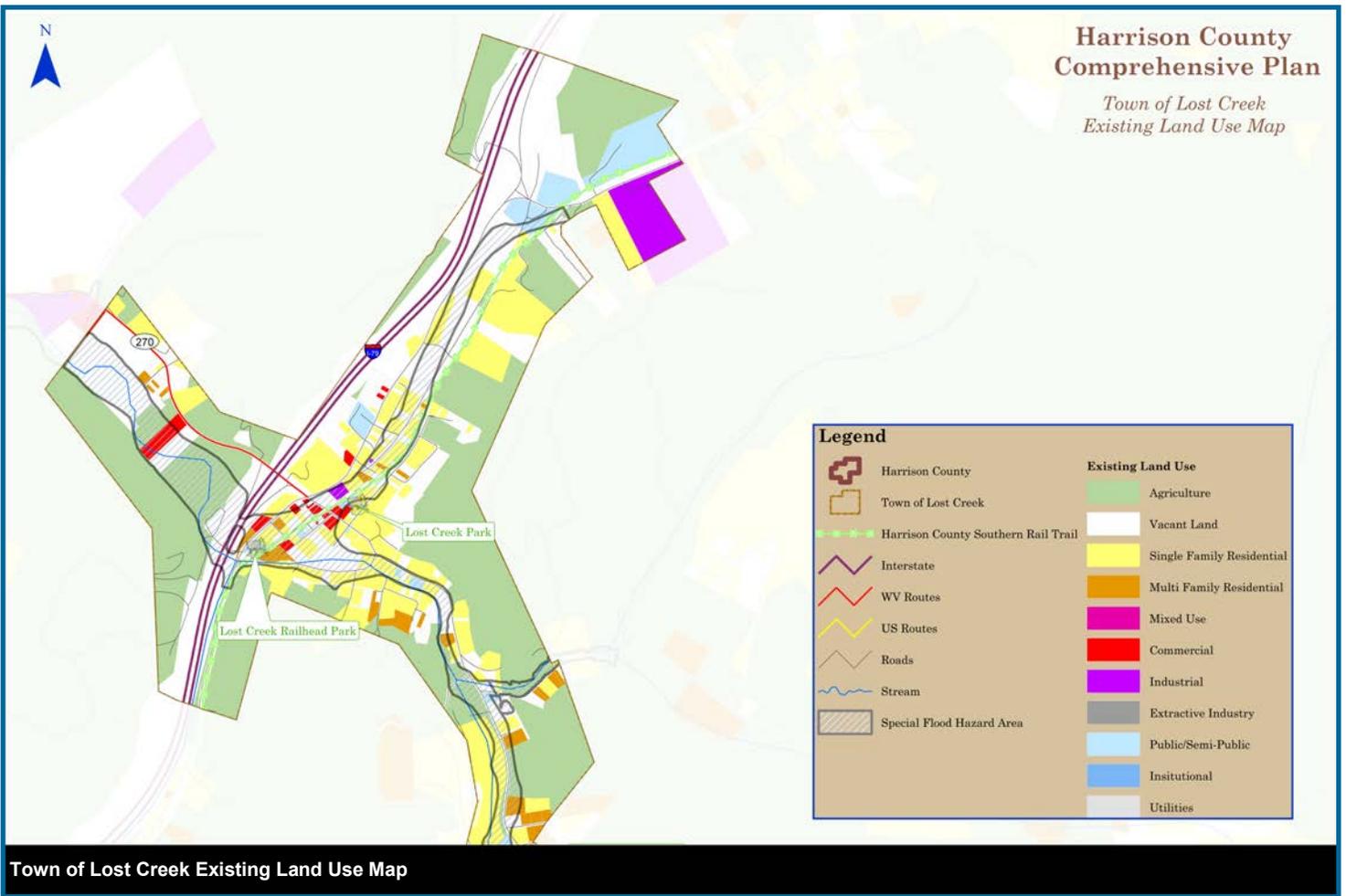
Town of West Milford

As of the 2010 Census, the Town of West Milford’s population was 630 people. Existing land uses include mostly residential uses with some commercial uses located along major roads in town. Commercial uses include storage units, bank, dollar store, and gas station. Public/semi-public uses include churches, post office, cemetery, and municipally owned property. The West Milford Elementary School is located within town limits. The majority of the residential uses in the town are single-family units. Only 9 percent of the total units are considered multi-family units.

As the town is located along the West Fork River, a good portion of the town is located in the floodplain.

The town currently does not have a comprehensive plan. The town has not enacted zoning regulations or the building code. The town uses the County’s Subdivision and Land Development Ordinance.





Town of Lost Creek

The Town of Lost Creek, according to the 2010 Census, had 496 people. Lost Creek is a small town with a concentrated business area located off of I-79. A large amount of land in the town is agriculture. Businesses include a convenience store/gas station, two beauty shops, bank, and various gift stores. Approximately 88 percent of the residential uses in the town are single-family

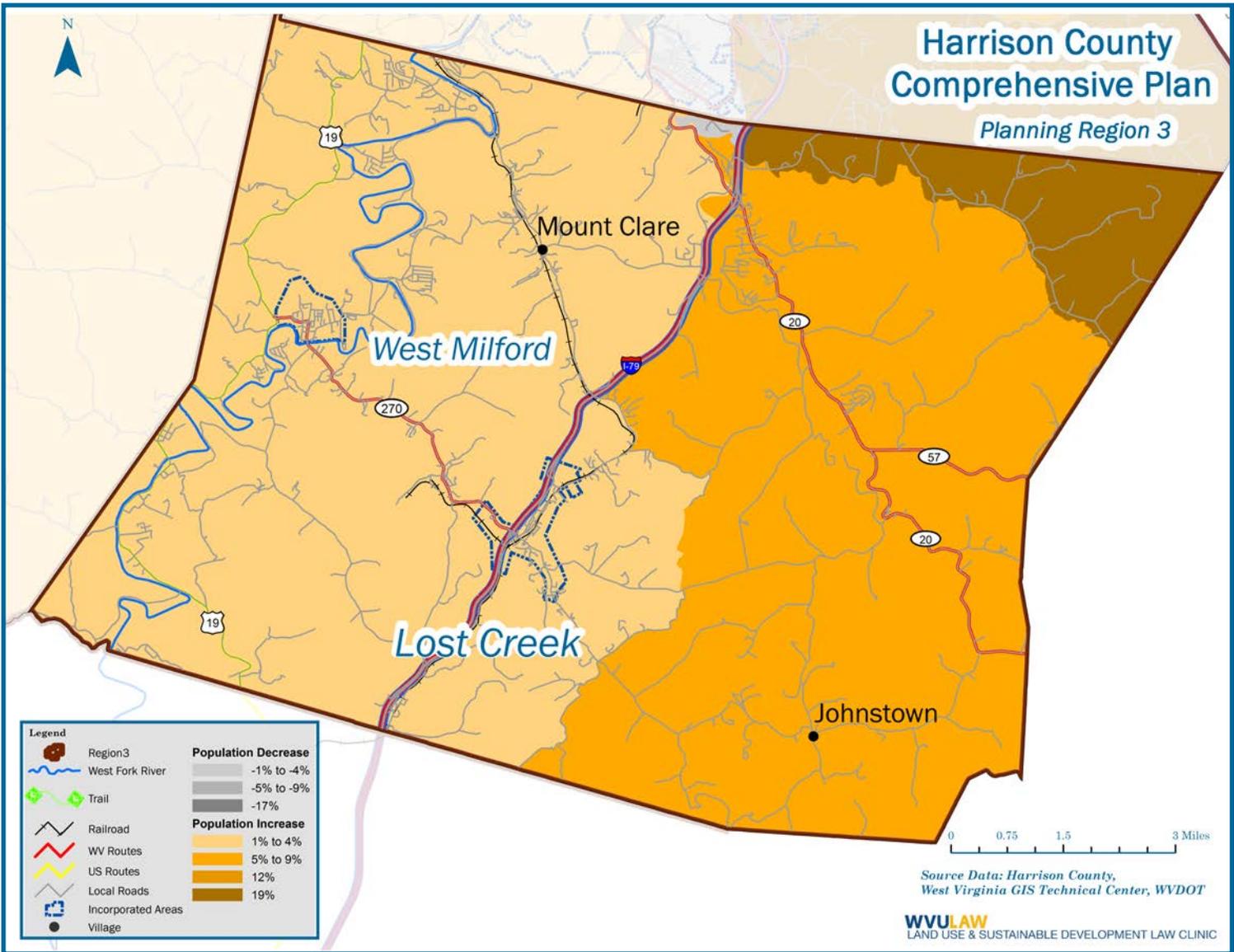
homes and 10 percent are mobile homes. There is very little multi-family housing.

Some farmland and a good portion of downtown are located in the floodplain due to the presence of Lost Creek and other small streams.

There are two structures listed on the National Register of Historic Places; the Daniel Bassel House and the Lost Creek Baltimore and Ohio Railroad Depot.

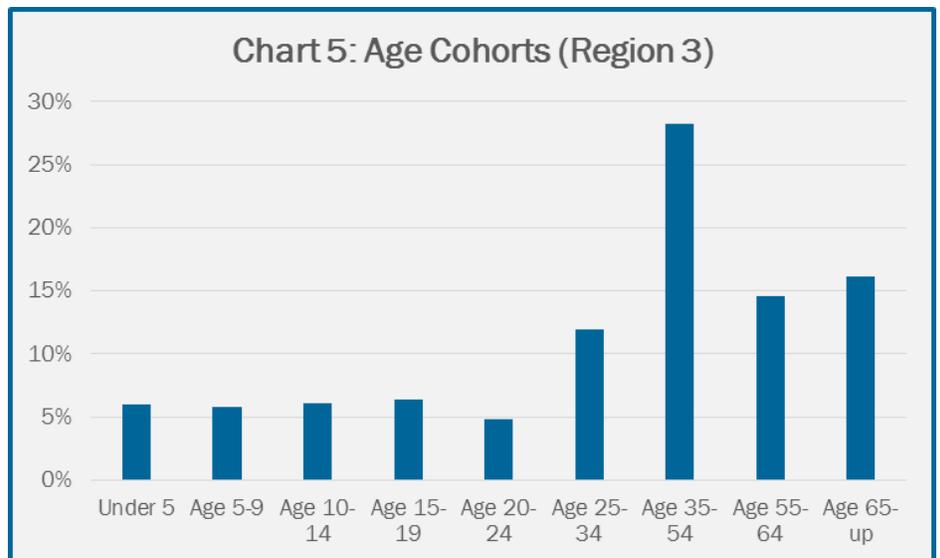
The town currently does not have a comprehensive plan, zoning ordinance, or subdivision and land development ordinance.





As shown above, this region has experienced population growth. The census tract along SR 20 and Johnstown experienced a 12 percent increase in population in the last 10 years. The West Milford, Lost Creek and Mount Clare area experienced moderate population growth of one to four percent.

Planning Region 3 is very similar to Planning Regions 1 and 2 in regards to age cohorts. As with the other regions, a quarter of the population is within the childrearing age cohort (Ages 35-54). There is also a lack of young people in Planning Region 3 as shown on *Chart 5: Age Cohorts (Region 3)*. This is a concern as many residents in this region will continue to age and require additional services without the support of the younger generations.



Residential Subdivisions

Residential subdivisions in Region 3 include:

- Clarksburg Country Club – 104 homes built in 1973
- Elkview Meadows– 69 homes built in 1987
- Hampton Meadows– 54 homes built in 1994
- Laurel Valley– 100 homes built in 1975
- Oak Ridge Estates– 11 homes built in 1991
- Woodstock Heights– 80 homes built in 1992

Building Permits

Approximately 284 building permits have been issued for new residential construction in the last 10 years.

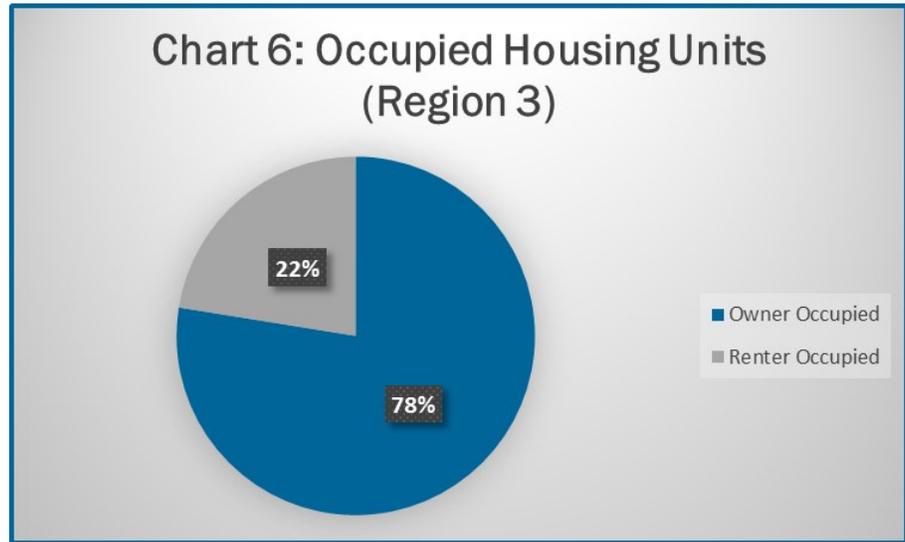
Average Daily Traffic Counts in Planning Region 3 (2014)

- I-79 North of junction with SR 20– 42,222
- I-79 South of junction with SR 20– 37,353
- I-79 Lost Creek– 31,425
- US 19 North of Good Hope– 2,097
- US 19 South of Good Hope– 1,933
- SR 20 near Quiet Dell– 11,636
- SR 20 near Romines Mills– 2,332
- SR 20 near Barbour County Line– 2,079
- SR 57 near Barbour County Line– 3,425
- SR 270 South of West Milford– 2,686
- SR 270 near Lost Creek – 3,118

Source: WV DOT, 2014

Housing

The majority of the housing in Planning Region 3 is single-family residential. There are multi-family residential uses within West Milford, Lost Creek, Mount Clare, and Johnstown. *Chart 6: Occupied Housing Units (Region 3)* displays that the majority of residents in Planning Region 3 own their own homes. The vacancy rate in Planning Region 3 is approximately 7 percent, which is lower than the County's average vacancy rate.



Transportation

Planning Region 3 is well served by major roadways, including I-79, US Route 19, and State Routes 57, 20, and 270. The region is also served by many local roads.

CENTRA makes stops in Mount Clare, West Milford, and Lost Creek. ADA/ Complimentary paratransit transportation services are also available for eligible disabled passengers.

West Milford has an established sidewalk network for pedestrians. Mount Clare, Johnstown, and Lost Creek do not have sidewalks.

There is no active railroad in the region.

Infrastructure

Greater Harrison County PSD

The Greater Harrison County PSD provides water service to approximately 15 square miles. Areas covered include Lost Creek, Mount Clare, Good Hope, Brushy Fork area and Quiet Dell. The PSD also provides wastewater services to approximately 10 square miles, which includes West Milford, Good Hope, Lost Creek, Mount Clare Road, and a small portion of Route 76 outside of Bridgeport.

Public Safety

Lost Creek VFD

In 2015, County 911 received 133 calls for assistance in the Lost Creek VFD service area. The VFD covers 24 square miles with 20 active volunteers.

Mount Clare VFD

The Mount Clare VFD was formed in 1955 and serves a 9 square mile radius in southern Harrison County. The department has a total of 15 active volunteers. In 2015, County 911 received 313 calls for assistance in the Mount Clare VFD service area.

West Milford VFD

The West Milford VFD was formed in 1948 and includes 10 active volunteers that serve a 64 square mile area. In 2015, County 911 received 125 calls for assistance in the VFD service area.

Johnstown VFD

The Johnstown VFD service area is 16 square miles. There are 16 active volunteers. In 2015, County 911 received 15 calls for assistance in the VFD service area.

Recreation

Harrison County Southern Rail Trail

The Harrison County Southern Rail Trail is nine miles long and connects Lost Creek to Mount Clare. The trail can be used by hikers, bicyclists, and equestrians. A connection from Mount Clare to Veterans Park in Clarksburg is in the construction phase.

Watters Smith Memorial Park

Watters Smith Memorial Park consists of a farm museum, activity/meeting building, game courts, picnic area, hiking and biking trails, and birdwatching.

West Milford Ballfield and Playground

The West Milford Ballfield and Playground includes one ballfield, playground, swing set, and basketball court.





Center Branch Wildlife Management Area

The Center Branch Wildlife Management Area (WMA) is located on State Route 20 near Stonewood. The WMA consists of 975 acres of mainly forest. Hunting is permitted, camping is not allowed. The WMA is owned by the West Virginia Department of Natural Resources and is managed by the Wildlife Resources Section.

Lost Creek Ballpark

The Lost Creek Ballpark consists of two ballfields, concession stand with bathrooms, pavilion, three picnic tables, and one swing set, jungle gym with slide, horseshoes, and basketball court. The ballpark is approximately 4 acres.

Lost Creek Railhead Park

The Lost Creek Railhead Park is located at the railhead for the Harrison County Southern Rail Trail. The park includes a pavilion, bathroom, bike rack and two picnic tables.

Lost Creek Park

The Lost Creek Park is approximately 0.5 acres and includes a pavilion, three swing sets, basketball court, two picnic tables, and three pieces of playground equipment.

Community Facilities

Harrison County Board of Education

The following schools are located in Planning Region 3:

- Lost Creek Elementary School
- West Milford Elementary School
- South Harrison Middle School
- South Harrison High School

Southern Area Library (Lost Creek)

The Southern Area Library is located in Lost Creek. The library loans out books, videos, and DVDs. The library also has nine computers, fax machine, printer, and copier for patrons to use. The building is Wi-Fi accessible. Programs offered by the library include book discussions, children's programming, and genealogy meetings.

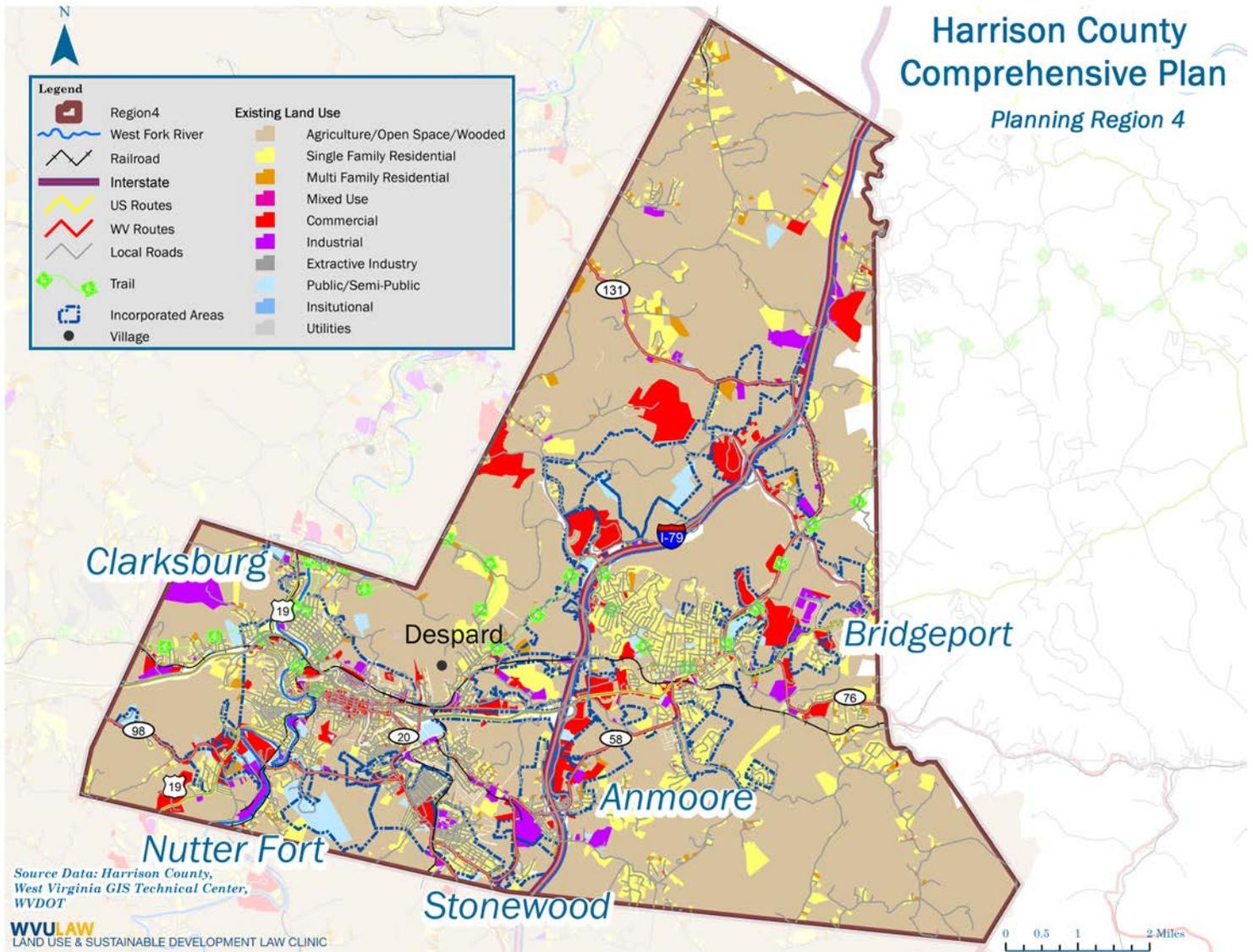
Harrison County Senior Citizens Center

The Harrison County Senior Citizens Center holds meetings at the Lost Creek Community Center, West Milford Community Center, Mt. Clare Methodist Church and Johnstown Community Building.



Harrison County Comprehensive Plan

Planning Region 4



Planning Region 4

Planning Region 4 is in the north central portion of the county and is the most urbanized of all the regions. Incorporated areas include Clarksburg, Bridgeport, Nutter Fort, Stonewood, and Anmoore. Most of the commercial establishments in the county are located in this region, including Meadowbrook Mall, East Pointe Shopping Center, Charles Pointe, and New Pointe Plaza. Other commercial establishments include the FBI Criminal Justice Information Services, United Hospital Center, Benedum Airport and the Louis A Johnson VA Medical Center. Industrial development includes Bombardier, Aerospace, White Oaks, and Pratt Whitney. Industrial Parks include Merrick Engineering, Stockmeier Urethanes, and Medira Inc.

The majority of Planning Region 4 is within twelve census tracts. The census tracts have been utilized to better understand the demographics of this specific portion of the county. A small portion of some of the tracts is located in other regions. However, they are still included in the analysis of population and housing due to their geographic location within population centers.

Town of Anmoore

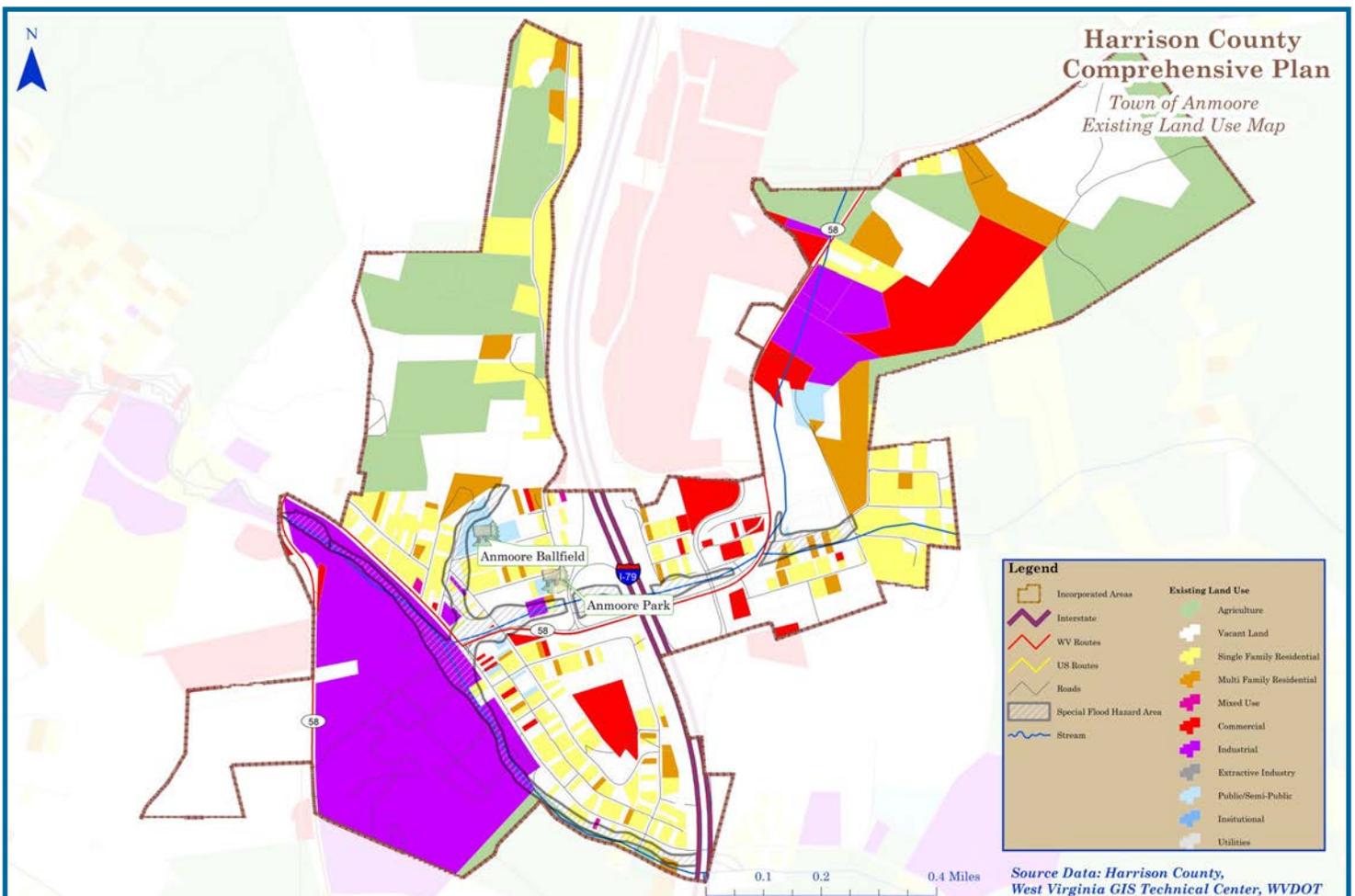
The Town of Anmoore, according to the US Census, has approximately 770 residents. Anmoore is in close proximity to major commercial development, such as Walmart and Lowes and other various big-box commercial stores. As such, some commercial development has occurred within municipal limits, such as a small chain grocery store and various restaurants. A large manufacturing facility is also located within town limits along Route 23. Small scale industrial and commercial uses are concentrated along State Route 58.

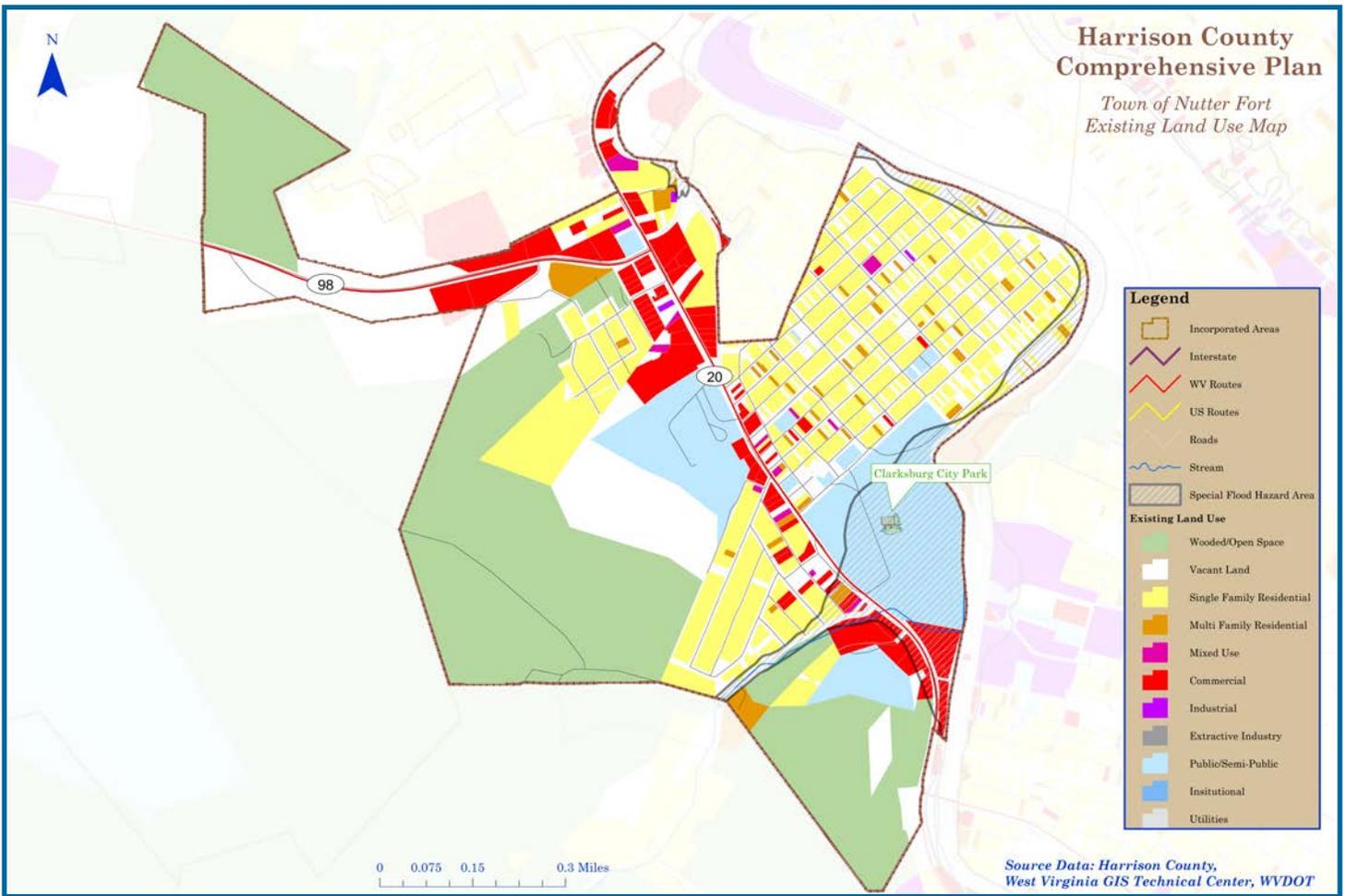


Residential uses include mostly single family homes, but there are a few larger apartment complexes located in the town. The US Census Community Survey (2010-2014) estimates approximately 42 percent of the housing units in the town are multi-family units.

Portions of the town are in the floodplain due to the presence of Ann Moore Run and other streams.

The town currently does not have a comprehensive plan, zoning ordinance, or subdivision and land development ordinance. The town has adopted the International Building Code.





Town of Nutter Fort

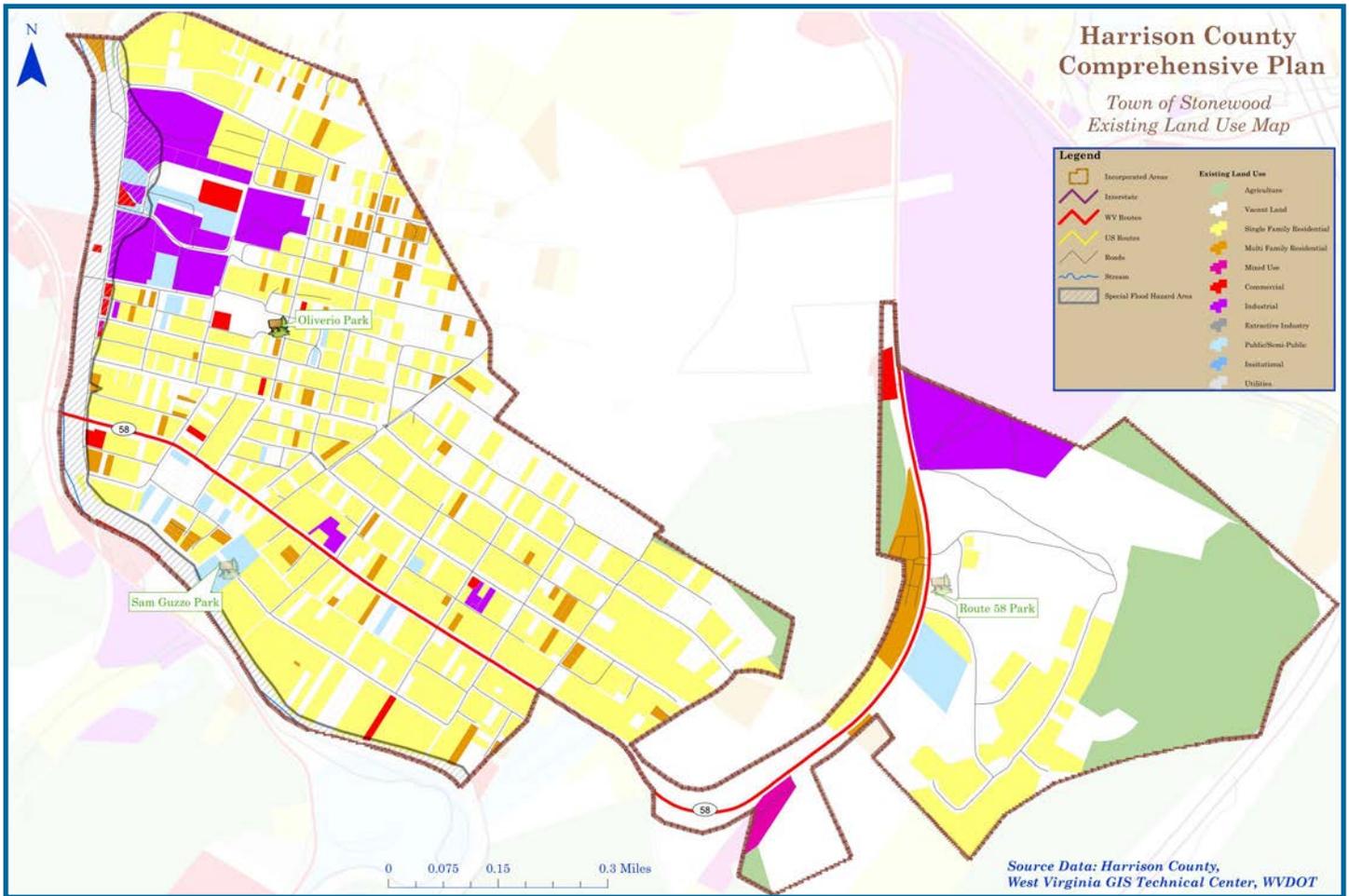
The Town of Nutter Fort, according to the US Census, has approximately 1,593 residents. The town is a mix of land uses, with most of the commercial uses located along State Routes 20 and 98. Commercial uses include a chain grocery store, restaurants, banks, medical offices, and small commercial businesses.

Public uses include the Clarksburg City Park, Nutter Fort Intermediate and Primary Schools, and Nutter Fort Public Library. Over 75 percent of the residential development is single family homes according to the US Census Community Survey.

Elk Creek travels through Clarksburg City Park and therefore much of the park is located in the floodplain. There is also land along Nutter Run that is located in the floodplain.

The Town of Nutter Fort has enacted a zoning ordinance and subdivision and land development ordinance. The town also enforces the International Building Code.





Town of Stonewood

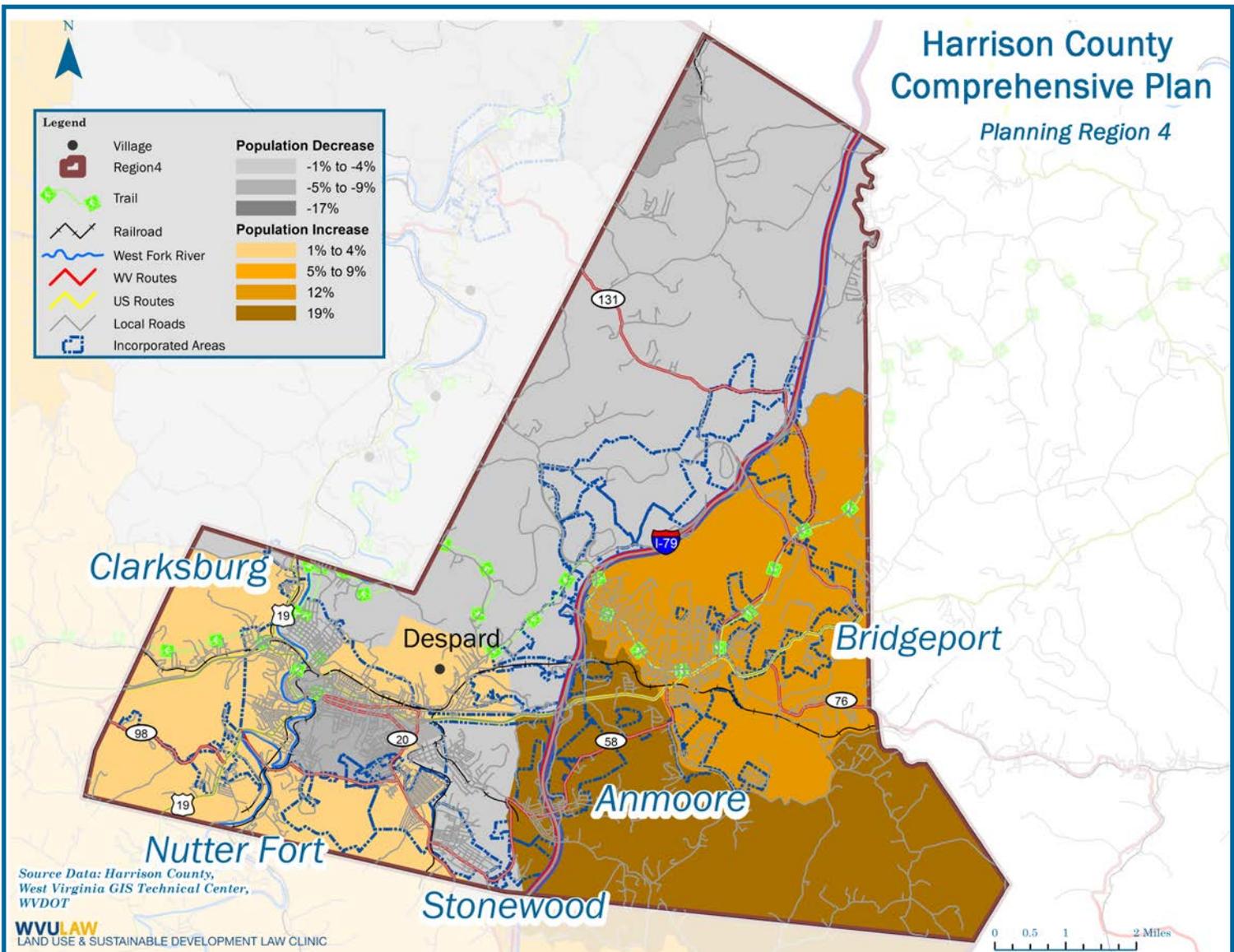
The Town of Stonewood has approximately 1,806 people according to the 2010 US Census. The majority of the town is comprised of single family homes. The Catalpa Heights and Crestview Subdivisions are located within the town. There are a few commercial businesses scattered throughout town. Industrial uses are located along Water Street and include a parcel delivery customer center and a few other smaller industrial businesses.

Elk Creek travels through the town, therefore, some areas of the town are located within the floodplain.

The town does not have zoning but did enact a subdivision and land development ordinance in 1982.

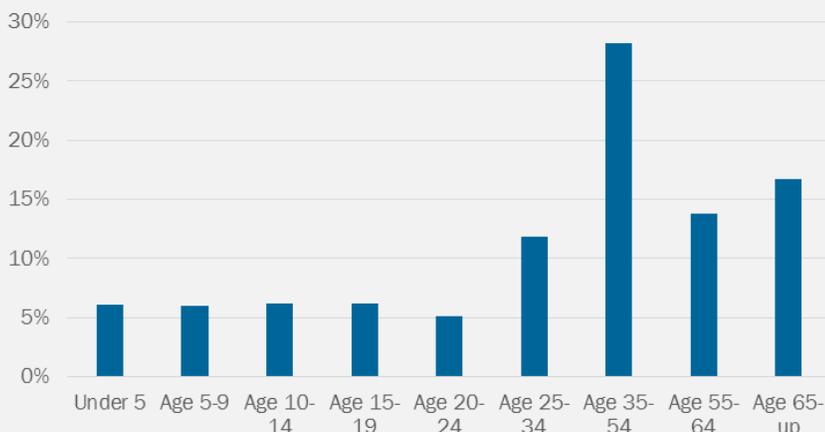
Harrison County Comprehensive Plan

Planning Region 4



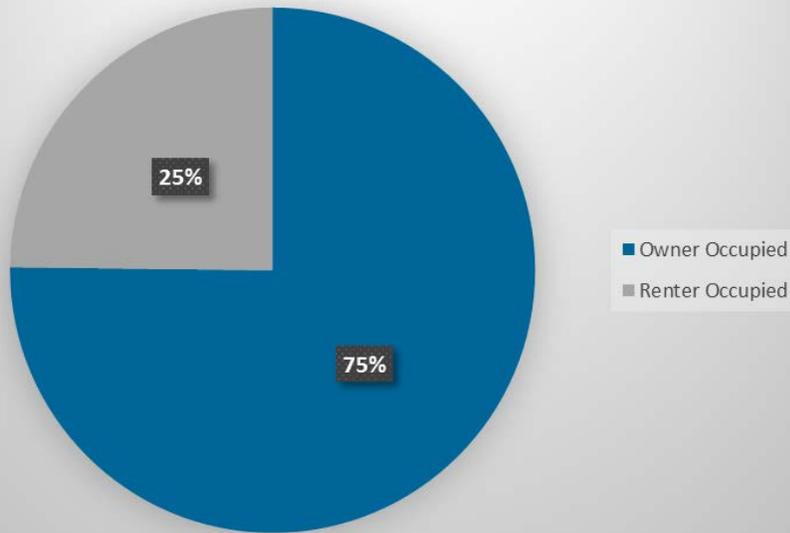
This region has experienced both population increases and decreases. The areas of Bridgeport and Anmoore have seen the most growth, along with the western portion of Clarksburg, Nutter Fort, and surrounding areas. Population decline occurred in Clarksburg and areas north along SR 131 and I-79.

Chart 7: Age Cohorts (Region 4)



According to the US Census data, 28 percent of residents are in the childrearing age cohort (ages 35-54) as shown on *Chart 7: Age Cohorts (Region 1)*. Even though Region 4 is one of the fastest growing areas in Harrison County, the age demographic is very similar to the rest of the regions. Over a quarter of the population is in the childrearing age cohort. There is a lack of a younger population, which could be an issue in the future as the population continues to grow older and the younger population declines.

**Chart 8: Occupied Housing Units
(Region 4)**



Residential Subdivisions

Residential subdivisions in Region 4 include:

- Auburn Woods– 38 homes built in 1992
- Bennett Manor– 34 homes built in 1992
- Deer Trail– 18 homes built in 1990
- Dovetail Estates– 61 homes built in 1999
- Emberwood Estates– 32 homes built in 1995
- Meadow Pointe– 37 homes built in 1994
- Pheasant Ridge– 29 homes built in 1994
- Raintree Acres– 42 acres built in 1971
- Stratford Forest– 260 homes built in 1995
- Timber Brook– 9 townhomes built in 1995
- Windsor Hills– 84 homes built in 1982
- Diamond Cove– 27 homes built in 2003
- Wood Crest– 24 homes built in 1994
- Fox Run– 23 homes built in 2007
- Overlook– 33 homes built in 1998

Housing

Single family homes are the predominant housing type in this region. The majority of multi-family housing is located in Clarksburg, as illustrated on *Chart 8: Occupied Housing Units (Region 4)*. This is comparable to the county average. Compared to the rest of the regions though, the amount of owner-occupied housing vs rental-occupied housing is lower. The vacancy rate in Planning Region 4 is 7.3 percent, which is lower than the rest of the county.

Transportation

The North Central West Virginia Regional Airport is located near Bridgeport in Planning Region 4. The airport property consists of 665 acres and has the longest runway in West Virginia (7,800 feet). The airport has flights daily to Washington-Dulles International Airport and weekly flights to Orlando/Sanford International Airport and Myrtle Beach Airport.



Building Permits

Approximately 937 building permits have been issued for new residential construction in the last 10 years in Planning Region 4. This region has seen the most new residential construction of all the regions.

The following towns/areas are served by the Clarksburg Water Board.

- City of Shinnston
- City of Bridgeport
- Greater Harrison PSD
- Short Line PSD
- Town of Nutter Fort
- Town of Stonewood
- Sun Valley PSD
- Enlarged Hepzibah PSD
- Town of Anmoore
- Summit Park PSD
- East View PSD
- Tri-County Water Association
- City of Salem

All of the cities, towns, and villages in Planning Region 4 have an established sidewalk network, except for Despard.

CSX is an active railroad located in Clarksburg and Bridgeport.

Infrastructure

Eastview PSD

Multiple efforts were made to gather information from the PSD, but no response was received.

Summit Park PSD

Provides water and sewer service to Summit Park community, a total of 10 miles. The sewage travels to Clarksburg Sewage Plant for treatment. The PSD also receives water from Clarksburg for its approximately 7 miles of water lines.

Clarksburg Water Board

The Clarksburg Water Board (CWB) provides both retail and wholesale water service. The retail service area consists of the City and certain limited adjacent areas of Harrison County. This retail service area occupies approximately nine square miles and contains approximately 16,580 people. The CWB also serves 13 wholesale customers that provide retail service in parts of Harrison County occupying approximately 15 square miles and containing approximately 49,420 persons. Thus the aggregate area of the combined retail and wholesale service areas is approximately 23 square miles, and the entire population served by retail service and through wholesale supply is approximately 60,099 persons. The CWB obtains surface water from the West Fork River.

Clarksburg Sewage Treatment Plant

The Clarksburg Sewage Treatment plant area covers 144 square miles and serves the following communities:

- Clarksburg
- Anmoore
- Stonewood
- Nutter Fort
- Eastview
- Summit Park
- Greater Harrison
- Sun Valley

The plant also serves the Alum Head Building and Clarksburg Nursing and Rehabilitation Center. The plant is currently in the process of upgrading its system.

Bridgeport Water and Sewer

The City of Bridgeport PSD provides water and sewer service to residents in Bridgeport and surrounding areas. The water and sewer system serves a seven square mile area and includes Bridgeport, East Pointe, and a small portion of Clarksburg and Taylor County.

Nutter Fort Water and Sewer

The Town of Nutter Fort services approximately 800 households and 100 commercial establishments. The town would like to establish additional coverage areas, including Rt. 98.

Water is purchased from the City of Clarksburg.

Stonewood Water and Sewer

Sewage from Stonewood is treated by the Clarksburg Sewage Treatment plant. Stonewood also buys water from Clarksburg.

Anmoore PSD

The Town of Anmoore PSD provides water and sewer service to 11.5 square miles, which includes Anmoore, and portions of Clarksburg (sewer only), Bridgeport, and East View. The sewage system connects into the City of Clarksburg's sewer system. Water is purchased from the City of Clarksburg.

Public Safety

Nutter Fort Police Department

The Nutter Fort Police Department is a full-time, 24/7 Police Department, which includes six full-time officers. The officers are trained at the West Virginia Police Academy. The department assists Nutter Fort Elementary School with school crossings and also has developed a neighborhood watch program. In 2015, County 911 received 5,375 calls for assistance in the police department service area.



Anmoore Police Department

The Town of Anmoore provides police protection to its residents with two full-time staff and four part-time staff members. In 2015, County 911 received 2,406 calls for assistance in the police department service area.

Bridgeport Police Department

The Bridgeport Police Department employs 36 full-time police officers. The police department duties consist of street patrol, investigations, special response team, motor patrol, DARE program, drug intervention, drug

investigation, and volunteers in police service program. In 2015, County 911 received 10,299 calls for assistance in the police department service area.

Stonewood Police Department

In 2015, County 911 received 727 calls for assistance in the police department service area. The department consists of three full-time police officers and one part-time staff person.

Clarksburg Police Department

The City of Clarksburg employs forty (40) police officers and five civilians. The department consists of a patrol division, detective division, K9-unit, SWAT unit, DARE officer, School Resource officer, and Intake officer. The department has also developed a citizens police academy. In 2015, County 911 received 20,913 calls for assistance in the Clarksburg Police Department service area. Multiple efforts were made to gather information from the department, but no response was received.

Nutter Fort Fire Department

Nutter Fort Fire Department has an excellent ISO rating of “3”. The Department is made up of and includes approximately 30 volunteers, one assistant chief, two captains, two lieutenants, and one safety officer. In 2015, County 911 received 206 calls for assistance. The daily operations of the Fire Department are managed by a paid full-time fire chief. The department serves the communities of Nutter Fort, Quiet Dell, Center Branch, Walnut Hill, Willow Beach, Craigmooor, Romines Mills, and Bicetown.

Anmoore Fire Department

The Anmoore Fire Department provides fire protection and emergency medical care 24/7 with a total of 18 active volunteers. The department consists of a chief, deputy chief, assistant chief, 2 captains, 2 lieutenants, and 2 safety officers. In 2015, County 911 received 76 calls for assistance in the VFD service area.

Bridgeport Fire Department

The Bridgeport Fire Department includes two stations. The main station is located on Main Street and sub station on Health Care Boulevard. In 2015, County 911 received 307 calls for assistance in the service area. Firefighters are dual certified as firefighters and either emergency



medical technicians or paramedics. Coverage is provided 24/7.

Stonewood Fire Department

The Stonewood Fire Department consists of a chief, deputy chief, assistant chief, and 2 safety officers and serves approximately 30-40 square miles. The department consist of approximately 15-20 active volunteers. In 2015, County 911 received 176 calls for assistance in the Stonewood VFD service area.

Clarksburg Fire Department

The Clarksburg Fire Department consists of 43 full-time, paid firefighters that are placed in four stations throughout the city. In 2015, County 911 received 653 calls for assistance in the VFD service area.

Recreation

Bridgeport City Park

Bridgeport City Park includes a football field, soccer field, baseball field, and softball field that are all lighted. The park also includes a basketball court, 2 miles of walking trails, 3 picnic shelters with grills, 2 play structures and an archery range.

Briarwood Park

Briarwood Park includes a play structure, swing set, picnic shelter with grill, half court basketball court, and pond.

Hinkle Deegan Lakes Park

Hinkle and Deegan Lakes are two stocked lakes which have a boat launch and handicap accessible fishing pier/dock, picnic shelter with grills and play area, four lighted tennis courts, trails, and handicap accessible restrooms.



Compton Park

Compton Park includes a five station fitness trail, lighted basketball court, play structure, multipurpose court/ ball wall, picnic shelter with grills, and handicap accessible restrooms.

Bark Park

The Bark Park is located between Hinkle and Deegan Lakes off of Rt. 58 on Brushy Fork Road. Dogs are allowed to run off-leash.

Bridgeport Recreation Department

The Bridgeport Recreation Department holds various programs and events throughout the year:

- Sports Camps
- Exercise Classes
- Painting
- Ballroom Dancing
- Stamp Class
- Children's Basketball
- Karate
- Children's Wrestling
- Little Explorers

Clarksburg Neighborhood Playgrounds

- Adamston #1
- Adamston #2
- Broadway
- Carlisle
- Glenwood Hills
- Harrison
- Hartland
- Jackson
- Monticello
- Montpelier
- Mulberry
- North Side
- North View
- Quarry
- Stealey

Benedum Civic Center

The Benedum Civic Center includes a conference and visitor center, multi-purpose meeting rooms, auditorium with stage, kitchen facilities, pool, & tennis courts, picnic area with grill and courtyard, sand volleyball courts, lighted basketball court, and game time play structure.

Bridgeport Recreation Complex

The Bridgeport Recreation Complex consists of four fields, concession stand, press box, restrooms, all-purpose field, large picnic shelter, walking trail, and full-size basketball court. Construction of a playground and picnic shelter has recently occurred.

Clarksburg

The City of Clarksburg operates numerous park and recreation facilities. There are 15 neighborhood parks located in various areas of the city. These neighborhood parks have a variety of facilities, but most include playground equipment, picnic facilities, and basketball courts. Some parks also include tennis courts and baseball fields.

Veteran's Memorial Park

The Veteran's Memorial Park includes several amenities, such as a splash zone, fitness trail, amphitheater, picnic areas, shelters with grills, play structure, lighted tennis courts, skate park, dog park, miniature golf course, disc golf course, and amusement building.

Clarksburg City Park

The Clarksburg City Park includes several amenities, such as a miniature golf course, baseball fields, softball field, soccer fields, multi-purpose field, state-of-the-art playground, picnic shelters with grills, tennis courts, lighted basketball court, and walking trail.



Chestnut Street Park

Chestnut Street Park is located in Anmoore and includes basketball hoop, climbing bars, merry-go-round, sliding board, baby swings (3), and regular swings (4).

Vincent Park

Vincent Park is located in Anmoore and includes baby swings (3), climbing bars, regular swings (6), small child animal toy, basketball court, and shelter. The park is maintained by Anmoore, however, it is not owned by the town.

Parkway Park

Parkway Park is also located in Anmoore and includes baseball fields, tennis courts, sliding board, small basketball court, climbing bars, swings (6), merry-go-round, shelter and commercial play unit. A large portion of the park is currently not being used.



Oliverio Park

Oliverio Park is located in Stonewood and includes swing sets (2), basketball court, monkey bars, merry-go-round, climbing equipment, and bathrooms. The park is approximately 3 acres.

Route 58 Park

This park is located in Stonewood and consists of swing sets, tennis court, slides, and monkey bars. The park is approximately 3 acres.

Sam Guzzo Park

Sam Guzzo Park is also located in Anmoore and includes bathrooms, slides (2), swing sets (2), hobby horses, merry-go-round, kiddy car, basketball court, horseshoe court. The park is approximately 3 acres.

Community Facilities

Harrison County Board of Education

The following schools are located in Planning Region 4:

- Adamston Elementary
- Johnson Elementary



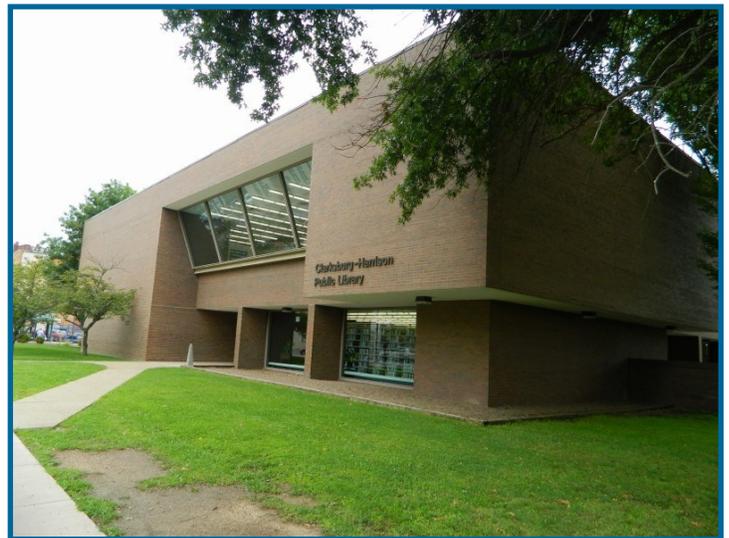
- North View Elementary
- Nutter Fort Intermediate
- Nutter Fort Primary
- Norwood Elementary School
- Simpson Elementary School
- Bridgeport Middle School
- Washington Irving Middle School
- Bridgeport High School
- Robert C. Byrd High School

Nutter Fort Public Library

The Nutter Fort Public Library offers books, audio books, local and state history, DVD's, local newspapers, magazines, Internet accessibility. The library hosts several events geared towards children, including a summer reading program.

Bridgeport Library

The Bridgeport Library consists of an adult and children's library. The adult library includes over 80,000 books available for loan, as well as adult programming. Adult programming includes book clubs, chess tournaments, tabletop gaming, and a knitting group. The children's library includes over 30,000 books available for loan, as well as several programs offered throughout the year. Children programs include kids movie nights, pizza and reading, dog day, and story time. A special teen library includes over 3,000 books. Teen programs include teen game and movie nights, teen book club, and a teen read-a-thon. The library also offers computers for public use and meetings rooms for the public.



Clarksburg-Harrison Library

The Clarksburg-Harrison Library provides many books for the public. The library also has 10 public computers. Printing, copying, scanning, and faxing services are also available for a fee. Meetings rooms are available for the public. The library holds several special events throughout the year, such as storytime, movie night, educational classes, homework help, and book clubs.

Harrison County Senior Citizens Center

The Harrison County Senior Citizens Center holds meetings at the East View Community Center and the Benedum Center in Bridgeport.



NEEDS ASSESSMENT

Harrison County Comprehensive Plan

Final Draft: August 2016

Public Involvement

Public involvement is essential in the comprehensive planning process. By involving as many people as possible, Harrison County is able to understand the needs that people feel should be addressed in order for the county to prosper. The county held numerous open houses, conducted stakeholder interviews, hosted an online survey and met with high school students.

The public participation gathered revealed consistent needs. The vision statement, goals, and objectives were then developed using the needs discovered during the planning process.

The planning commission was first asked to identify needs and concerns through a SWOT (Strengths, Weaknesses, Opportunities, and Threats) exercise. The planning commission was also asked to take pictures of strengths and weaknesses throughout the county.

A comprehensive plan is a process through which citizen participation and thorough analysis are used to develop a set of strategies that establish as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning commission.

West Virginia Code §8A-3-1-(b) (2015).

Strengths

- Rural
- Small, compact community
- Low crime rate
- School system
- Tax base
- Public transit
- Interstate
- Major roadways
- Recreational programming
- Festivals

Weaknesses

- School buildings
- Maintenance of roadways
- Not enough parkland
- No economic development plans
- Old infrastructure
- Lack of infrastructure
- Lack of historic preservation
- Public safety (geographic location)
- Lack of zoning

Opportunities

- Rail trail
- Development in the western portion of the County
- Adaptive reuse

Threats

- Drugs
- Substandard housing



Planning Commission Meeting

As discussed in *Chapter 1: Introduction*, numerous open houses were held throughout the county. The following is a summary of the results of the various stations at each open house.

Initial Round of Open Houses

Visioning Station

The visioning station asked meeting attendees to help develop a vision for the county and asked the question:

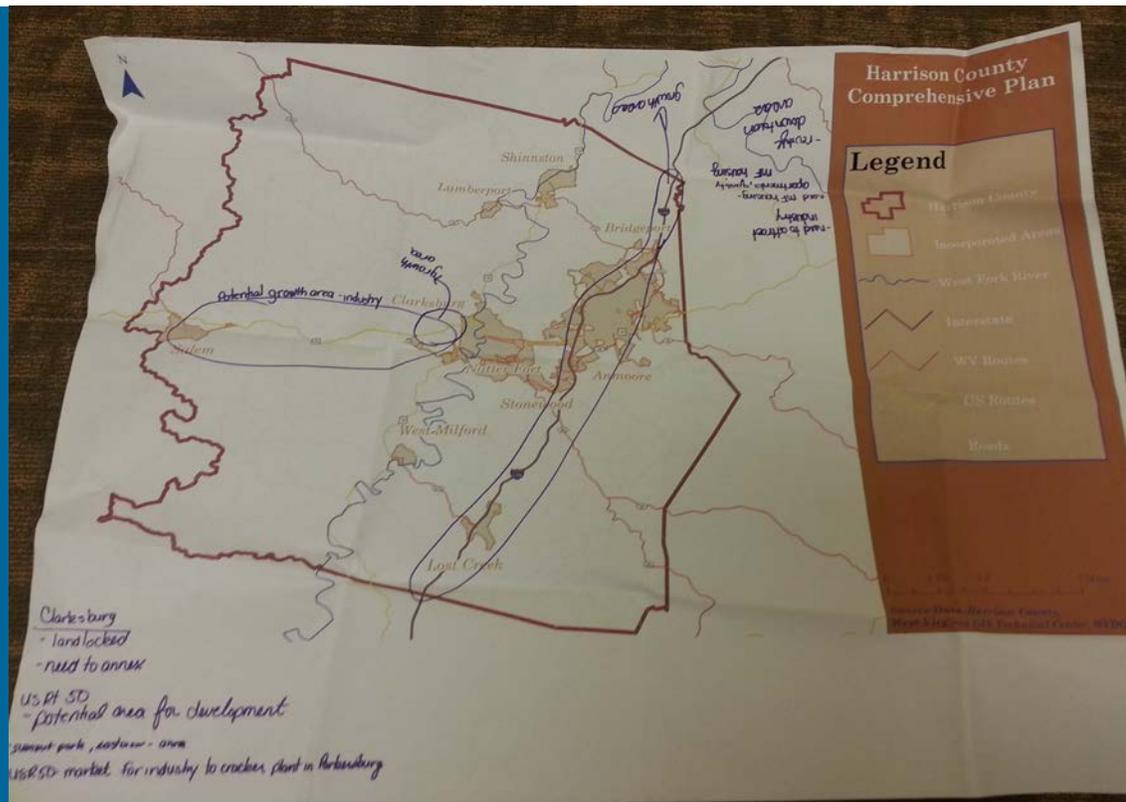
“What can be done to improve the quality of life in Harrison County in the next ten years?”

The following responses were given:

- New jobs
- Job programs to help those find jobs in the state
- Focus on academics in schools
- Connected communication networks
- Quality healthcare
- Recycling
- Maintenance of roadways
- State-of-the-art recreational facilities
- Non-competing dates for outdoor music venues
- Better cooperation among municipalities to fight drug problem

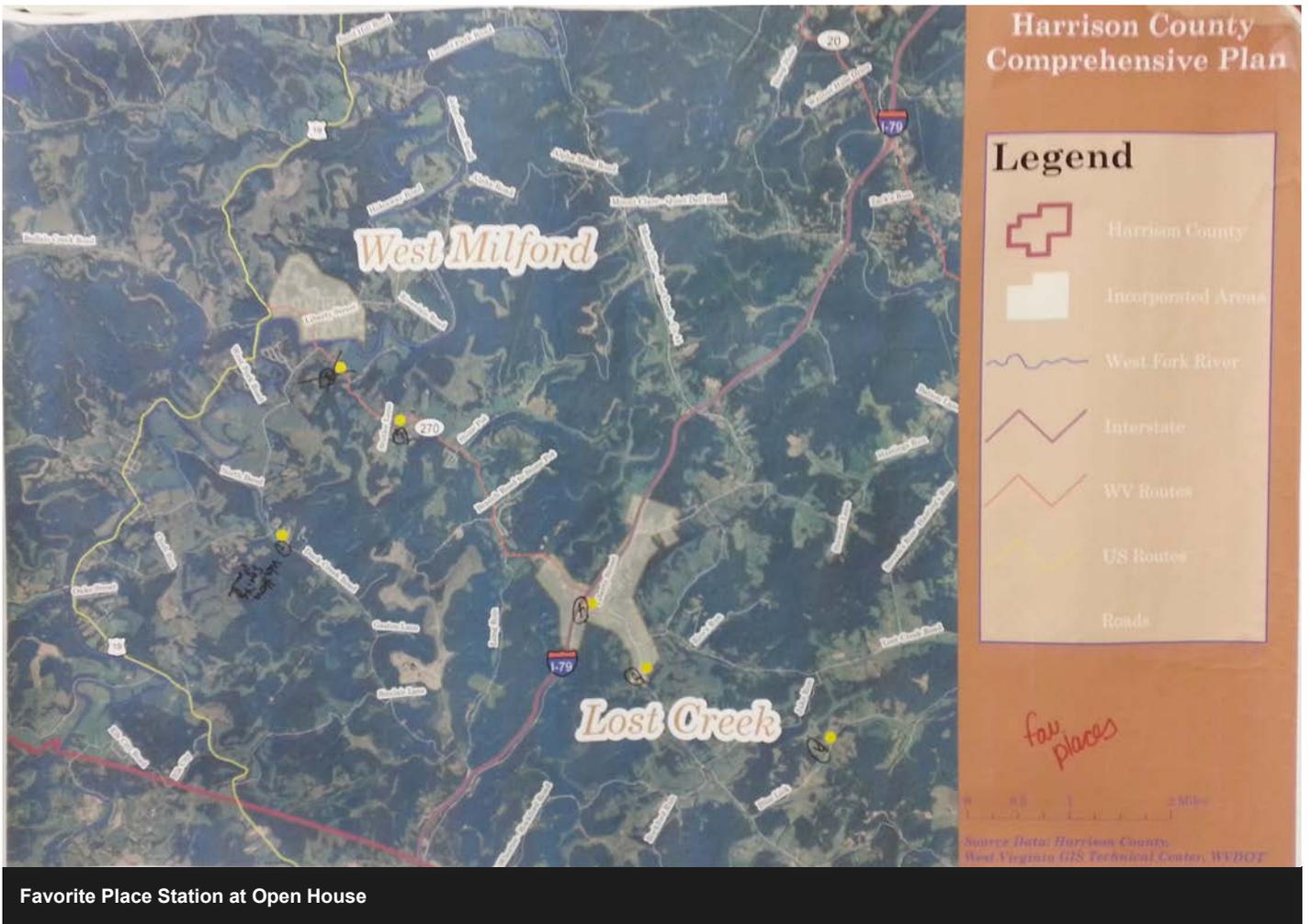
Miscellaneous Comments

- Speed limits need enforced
- Route 50 needs annexed
- Salem Depot needs restored and used for bike rentals- craft sales, need visitor center
- Use trail more
- Infrastructure (water) suitable for development
- No ambulance
- Update water lines
- No hardware store
- No urgent care
- Lack of housing
- Lack of parking
- Need large trash day pickup in rural areas
- Old cars and trash need cleaned up
- Need more public transportation for rural areas
- Zoning is needed
- More cultural opportunities
- TIF in Salem Area
- Clarksburg needs to annex Summit Park and Eastview
- High quality multi-family apartments are in demand



Growth Station at Open House Meeting

- Work together within the county for grants
- Community involvement in planning and implementation
- Encourage development in other areas of the county besides Clarksburg and Bridgeport
- Shinnston is a vision for the future
- New grade school
- Flooding issues
- Help with business development
- Zoning in Lost Creek
- New business
- Housing for homeless
- Camping areas
- Update Watter Smith Park
- No fast food business
- More entertainment options
- Additional recreation
- Utilize empty buildings
- Community building for youth
- Broadband
- Habitat for Humanity
- Transportation options
- Get rid of the drugs
- Restore old school in Shinnston
- Affordable housing
- Business incentives



Favorite Place Station

Meeting attendees were asked to identify their favorite place in the county on a map and explain why it is their favorite place. The following places were identified:

- Lowndes Hill (Clarksburg)
- Bridgeport
- Veterans Park Amphitheater
- Johnstown area (rural)
- Upper Dog Run
- Salem International University
- Stonewood
- Robinson Grand
- Lost Creek library
- South Harrison Middle School/High School
- Watters Smith Park
- Lost Creek Elementary
- Lost Creek Railroad Station



Harrison County Recreation Complex

Strong Place Station

Meeting attendees were asked to identify strong places in the county on a map. Strong places are those that are desirable to visit, reflect well on the county, and contribute to the overall quality of life. The following places were identified:

- Transportation corridors
- Buffalo Lake
- Rail Trail System
- VA Park
- Recreational Center
- Salem Train Depot
- Healthcare Facilities (5 nursing homes, hospital, free clinic)
- Missions
- Churches



Buffalo Lake (Source: WBOY.COM)

Weak Place Station

Meeting attendees were asked to identify weak places in the county on a map. Weak places are undesirable to visit and need improvements. They are a threat to the community and can negatively influence a resident or visitor's experience. The following places were identified:

- Entrance to communities
- Roads (oil/gas trucks)
- South bypass from Route 50 to I-79
- East Salem
- Enterprise
- Erie
- Wallace
- Lumberport
- Lost Creek
- West Milford
- Abandoned and blighted housing



Abandoned Housing (Source: WBOY.COM)

Future Growth Station

Meeting attendees were asked to identify future growth areas, conservation areas, and redevelopment areas. The following were identified:

- Growth areas
 - US Route 50 West
 - I-79
 - Upper Dog Run
 - State Route 23 in Salem
- Conservation area
 - Rail Trail
- Redevelopment area
 - Downtowns throughout the county



Buffalo Lake (Source: WBOY.COM)

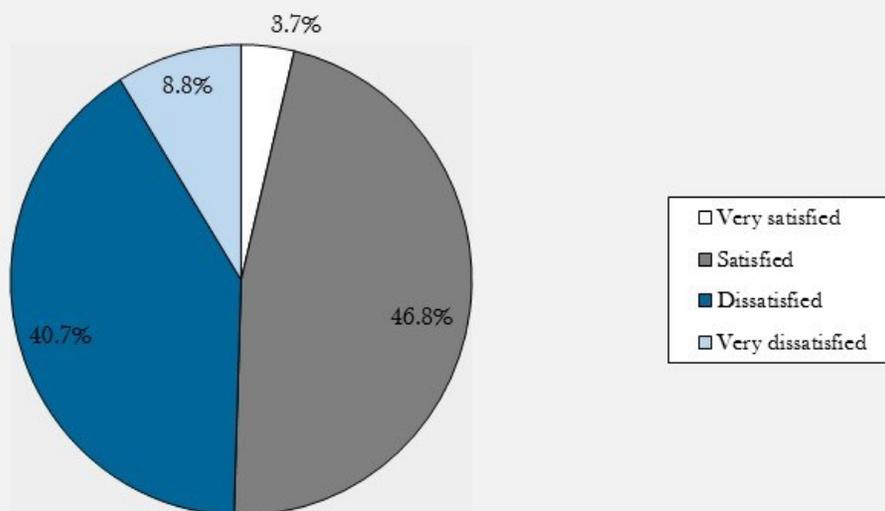
Youth Focus Groups

Meetings were held with high school students at the following schools:

- Lincoln High School
- Liberty High School
- South Harrison High School
- Bridgeport High School

At each school, a small group of students were asked to identify areas on a map that need to be improved (housing, economic development, transportation, parks, community amenities, utilities, environment, historic sites). Students were also asked to identify areas on a map where they would like to see new development.

How do you feel about the quality of life in Harrison County?



Survey Monkey Results

Online Survey

An online survey was available to the public from October 2014 to March of 2015. A total of 311 people took the survey. The majority of respondents are satisfied with the quality of life in Harrison County. However, it is important to note that almost half are dissatisfied. Major concerns include the lack of job opportunities, enforcement of ordinances, housing options, street condition, sidewalks, and arts/culture.

The survey asked respondents detailed questions regarding their level of satisfaction for various types of community services. The answers to those questions will be important in determining issues and concerns of residents and will be discussed later in this chapter. It is the hope of the county that by identifying those issues and trying to address them in a realistic fashion, the percentage of those satisfied with the quality of life in the county will increase.

Youth Focus Group Meeting

The Planning Commission feels that it is important to hear from the youth on their perspective of the quality of life in the county. As the youth are the future of the county, it is important to gain a better understanding of issues and concerns they may have.

Major concerns revealed during the meetings include the increased use of drugs, lack of economic opportunities, lack of internet, need for more things to do for younger people, and environmental issues.

Municipal Open House

As discussed in *Chapter 1: Introduction*, municipal open houses were held in Anmoore, Lost Creek, Nutter Fort, Stonewood, and West Milford. At each open house, participants were asked to list the Strengths, Weaknesses, Opportunities and Threats in their respective community. Participants were also asked to participate in a mapping exercise. Below is a summary of the public participation received at each community.

Anmoore

A total of 12 people attended the open house in Anmoore on March 20, 2016.

Strengths/Opportunities

- Location
- Close-knit community
- Police/fire protection
- EMS protection
- Community watch
- Community activities
- Room for economic development
- Recycling
- Rec center
- New playground
- Walking trail
- Water/sewage system

Weaknesses/Threats

- Floods
- Abandoned housing
- Dangerous intersections
- Drugs
- Meth clinic
- Lack of property to develop
- Graftech
- Town finances
- Water and sewer system

Lost Creek

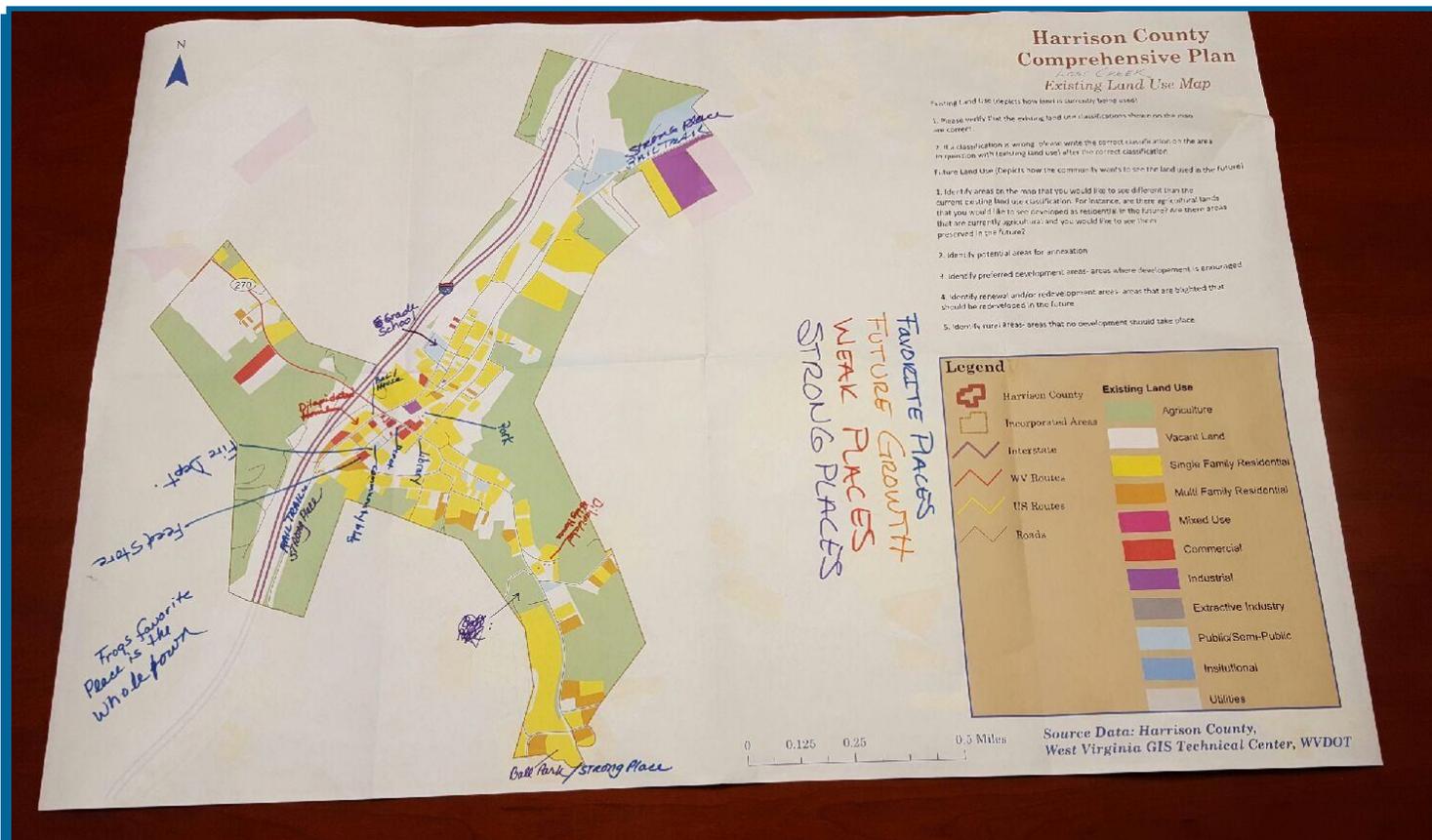
A total of 12 people attended the open house in Lost Creek on April 11, 2016.

Strengths

- Churches
- Grade School
- Middle School
- High School
- Low crime rate
- Library
- Post Office
- Small town parks
- Pharmacy
- Rails-to-Trails
- Depot
- Parks
- Fall festivals
- Christmas lights
- Access to Interstate
- Community Building
- Clubs (Lions Club and Womens Club)
- Senior Citizens
- Business Services
- City water and sewage
- Fire Department
- Bank
- Post Office
- Feed Store

Weakness es

- Drug problems
- No local police
- Small stream
- Trail not maintained
- Streets in need of repair
- Not all streets connect
- Billboards
- Signage
- No youth activities
- No ambulance service



Threats

- Drugs
- Flooding
- Haphazard development and growth
- No chain stores
- Loss of elementary school
- No zoning
- Clean-up needed
- Gambling/hot spots/gaming

Opportunities

- Building properties
- New homes
- Small private businesses
- Restaurant
- Organized development due to enactment of zoning
- More bike paths
- Increased walkability
- More green areas
- Community gardens
- Historical attractions
- Christmas light attraction
- Youth programs and activities
- Recycle bins

Mapping Exercise

Meeting participants were asked to identify their favorite places, strong places, and weak places in Lost Creek. Strong places identified include the fire department, park, library, feed store, community building, depot, and Daniel Bassel house. Weak places identified included dilapidated homes. Strong places include the grade school, rail trail, and ballpark.

Nutter Fort

A total of 23 people attended the open house in Nutter Fort on April 12, 2016.

Strengths

- Clarksburg City Park/Walking Trail
- Blackberry Festival
- Largest Elementary School in WV
- Child Care Centers
- Churches
- WV Business College
- Library
- Convenience stores/gas stations
- Restaurants
- Bakery
- Fire Department
- Police Department
- Maintenance Department
- City Hall-Business friendly environment
- 911 Center/Sheriff's Department
- Physical Therapy
- Chiropractor
- Dentists
- Urgent Care
- Primary Care
- Hair/Beauty shops
- Massage Therapy
- Major grocery chain
- Harley-Davidson sales and service
- Recreational vehicle sales and service
- Auto mechanic service center
- Financial institutions
- Post Office
- Pharmacies
- Dry Cleaners
- Veterinarian
- High traffic flow

Opportunities

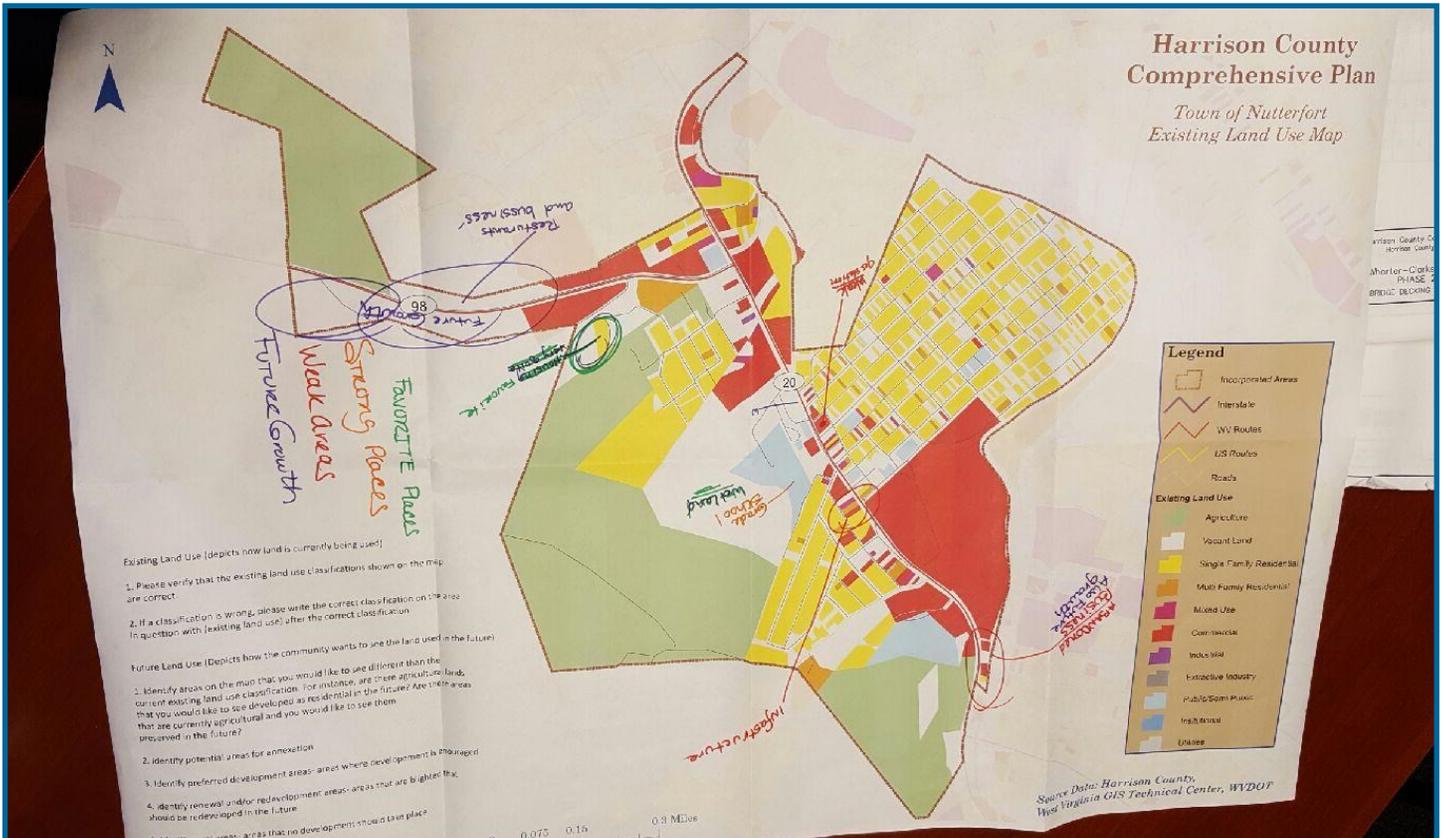
- Possible land development
- Unoccupied buildings for potential businesses
- Recreational opportunities for youth
- Community Center
- Annexation

Weaknesses

- Landlocked (could be corrected by annexation)
- Dilapidated property
- Habitually parked cars and vehicles

Threats

- Illegal substances
- Poorly maintained properties



Mapping Exercise

Meeting participants were asked to identify their favorite places, strong places, and weak places in Nutter Fort. Nutter Fort Elementary School was identified as a strong place. Wetlands behind the elementary school were identified as a favorite place. Weak areas identified include abandoned businesses and infrastructure along State Route 20. Future growth areas identified include State Route 20 and State Route 98.

West Milford

A total of four (4) people attended the open house in West Milford on April 21, 2016.

Strengths

- School
- Ballfield/basketball courts
- Churches
- Clubs (Lions)
- Fire Department
- Bank
- Community Building
- Post Office
- Low crime rate
- Doctor and dental clinics

- Milford Wheel
- Trash collection
- Restaurant/gas station
- Storage units
- Sewage plant
- Day camps
- Daycare
- Senior Citizens
- Monument
- Beauty shop
- Dollar Store

Weaknesses

- Dilapidated structures
- Abandoned cars
- Town police station
- Enforced ordinances
- Infrastructure (60 plus years)
- Road repair
- Community participation

Opportunities

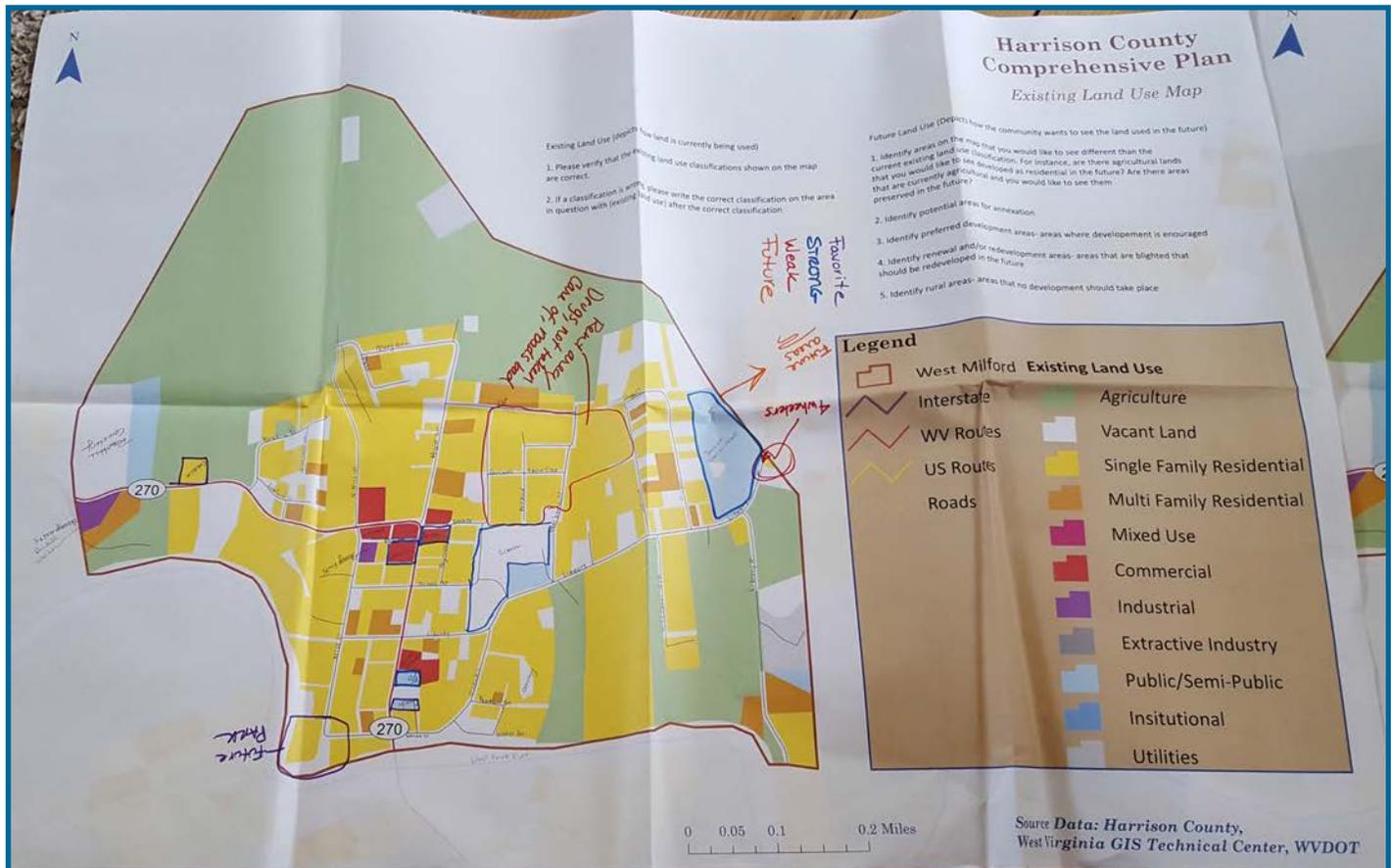
- Park/playground
- Boat ramp/kayak
- Pop shop-kids
- 5k run
- Holiday events-homecoming parade
- Christmas light community
- Community vegetable gardens
- Recycle bins
- Dog park
- Nice walking and fitness trail

Threats

- Drugs
- Kids on 4 wheelers on main streets
- Narrow roads
- Random gun shots

Mapping Exercise

Meeting participants were asked to identify their favorite places, strong places, and weak places in West Milford. West Milford Elementary School and West Milford Park were identified as strong places, as well as the commercial businesses located in the town. Favorite places identified included local churches. One weak area was identified due to lack of maintenance of homes and safety concerns.



Stonewood

A total of eight (8) people attended the open house in Stonewood on April 7, 2016.

Strengths

- Small-town experience
- Industrial park
- Small schools
- Small business
- Community buy in
- Police Department
- Low crime rate
- Seven churches
- River
- Lion's Club
- Fire Department

Weaknesses

- Dilapidated properties
- Lack of opportunities
- Community center/civic center
- Depend on outside agencies for specialties (drug unit, etc.)
- Storage buildings

- Close to large park

Opportunities

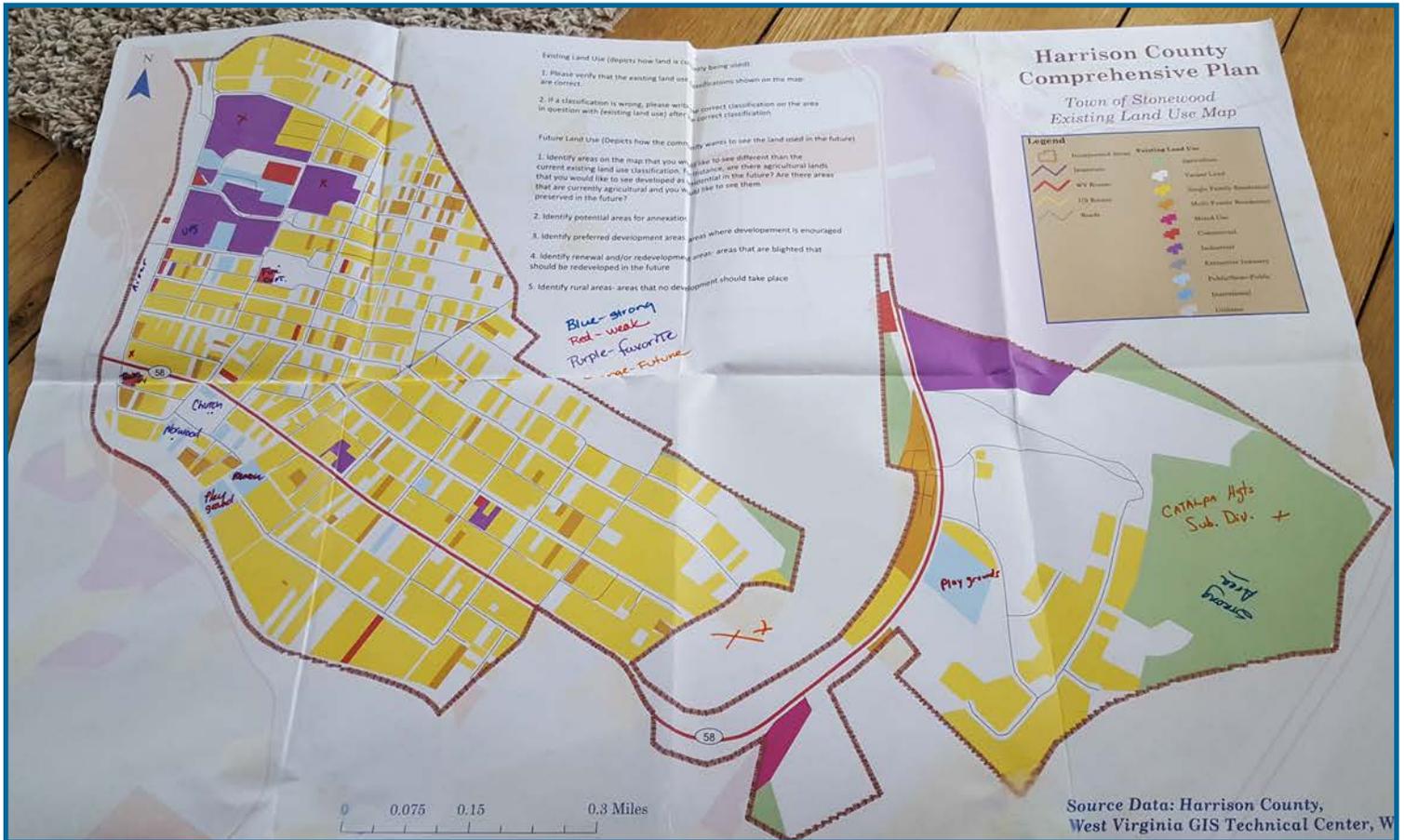
- Business, jobs, etc
- New housing developments
- Restaurants
- Stores
- Need community center

Threats

- School closing
- Larger communities
- Lack of zoning

Mapping Exercise

Meeting participants were asked to identify their favorite places, strong places, and weak places in Stonewood. The beginning of Cost Avenue and Catalpa Heights were identified as strong places. Catalpa Heights was also identified as a favorite place by meeting participants. Identified weak areas include Indiana Avenue and Woodland Avenue.





Vision Statement

A vision statement should capture the values of the community and the hopes and dreams of the county for the future. The statement should be a guide on how the community should develop in the next ten (10) years. The following vision statement was developed using the input received during the public participation process.

A plan and a vision for the future is important when deciding uses for and development of land

West Virginia Code §8A-1-1-(3) (2015).

Goals and Objectives

The West Virginia State Code, Chapter 8A: Land Use Planning requires that a comprehensive plan include goals and objectives concerning a municipality's present and future land use. The words goal and objective are often confused with each other. Each term describes what a community may want to achieve or attain but mean different things. Both are desired outcomes, but what sets them apart are the time frame and attributes.

Goals are general guidelines that are broad, abstract and long-term aspirations for future development in a community. Objectives are specific and can be measured. Objectives are steps that can be taken to achieve a goal.

Harrison County Vision and Goals

Goal: Promote a resilient economy that will retain and recruit business to create job opportunities

Goal: Enhance public safety by providing high quality police, fire, and emergency response services

Goal: Increase transportation choices by providing a multi-modal transportation network

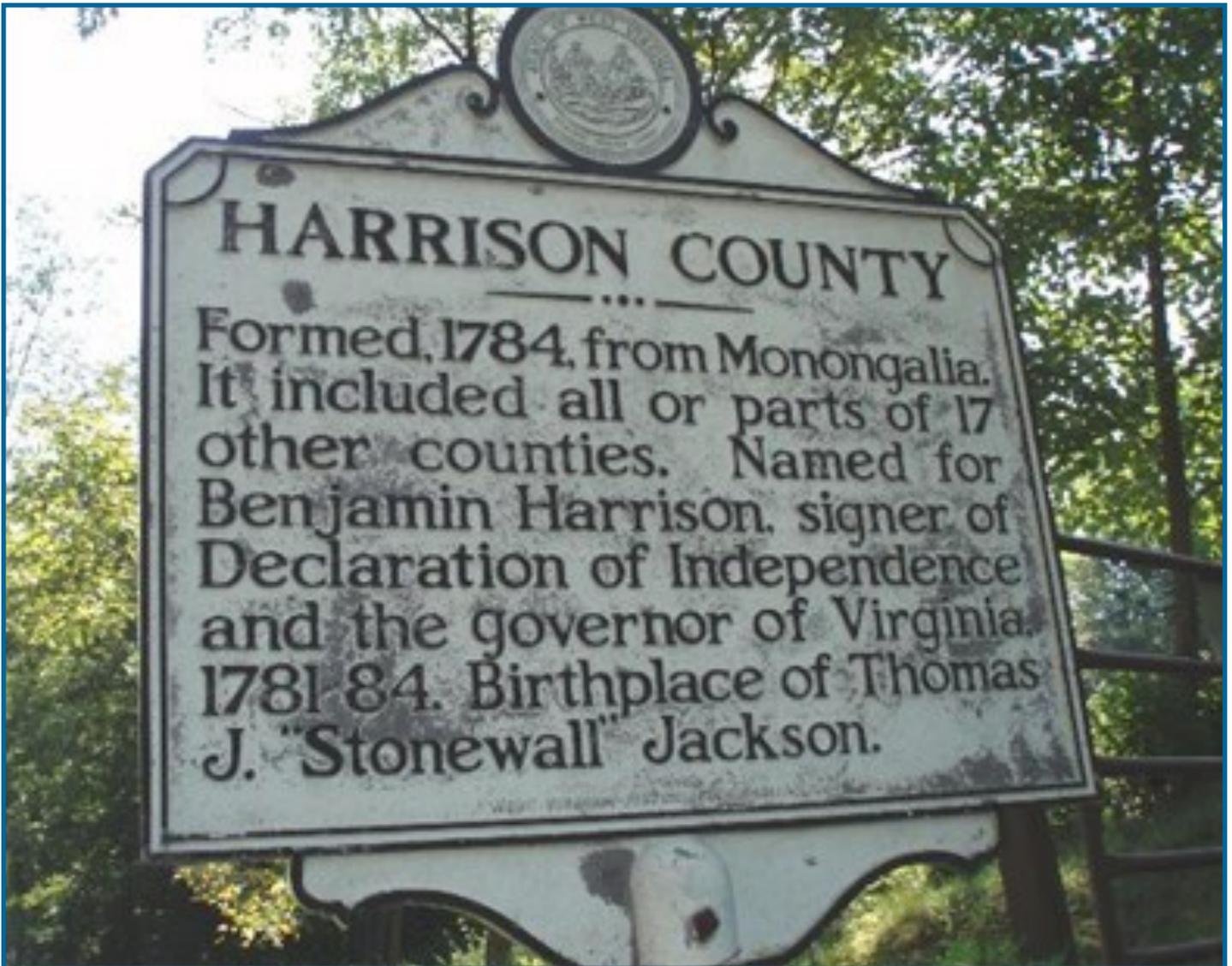
Vision Statement

Harrison County is recognized throughout the state as a desirable place to do business, as well as live and raise a family. By proactively planning for future growth, the county has been able to balance development pressures while still maintaining its unique character. The county has been very successful in attracting new business and industry due to targeted infrastructure development, an excellent transportation network, great neighborhoods, and accessible recreational amenities.

Goal: Strengthen the existing housing stock by encouraging revitalization and redevelopment

Goal: Encourage land use planning that protects open space, farmland, and villages while allowing for new growth

Goal: Facilitate targeted infrastructure improvements to improve the quality of life



Harrison County Historical Marker (Source: wayfinding.com)

Critical Issues

The SWOT exercise conducted with the Planning Commission was the first glimpse into the issues facing the county. The issues identified by the Planning Commission were very similar to those identified by the general public during the planning process. After the issues were identified, goals and a vision statement were developed. The goals will help determine how the county will address each critical issue.

The discussion of each critical issue also includes identifying strengths and challenges. These strengths typically contribute to the quality of life and are the reason why people live in a specific place. Strengths are important to discuss because they can be used as a starting point in planning for the future. Strengths are also vital to recognize as they should be protected for future generations. Challenges are elements that pose a threat to a community and can negatively affect the quality of life of residents and pose a hindrance to future planning.

The critical issue discussion also includes the identification of objectives. Objectives were developed to help address the issues and capitalize on the strengths that were identified.

Assets

- Diverse economic base
- Above average median household income
- Major employers consist of educational services and healthcare (which typically pay a higher wage)
- I-79 Interstate
- More residents with a college degree than the state average
- Natural gas boom
- Harrison County Economic Development Corporation
- North Central West Virginia Airport
- FBI-Federal Law Enforcement

Challenges

- Higher unemployment rate than the state
- No economic development plan
- Lack of infrastructure in some portions of the county
- Lack of marketing
- Available workforce
- Retention of current business
- Recruiting business

Critical Issue 1: Economic Development

Harrison County is strategically located along I-79, a major interstate on the east coast. The North Central West Virginia Airport is a huge asset as it has one of the longest runways in West Virginia. Many major employers have made their home in Harrison County:

- Mid-Atlantic Aerospace Complex-1,000 employees
- FBI Criminal Justice Information Services Center- 500,000 SF facility that employs more than 3,000 workers
- New FBI Biometric Center of Excellence- 360,000 square foot facility that will employ 1,500 people
- United Hospital Center- 1,800 full-time employees
- VA Medical Center- Approximately 900-1,000 employees



Industrial parks have also been built to help attract additional economic growth into the county. Several of the parks are home to large business and industry and are continuing to expand:

- White Oaks Business Park- planned business community of 470 acres. Consists of offices, FBI support services, medical support services, national retailers, restaurants, and other amenities. The park is currently expanding near the I-79 interchange near the Shinnston exit.
- Charles Pointe- mixed-use community of 1,700 acres along the I-79 corridor in the City of Bridgeport. Consists of commercial, residential, and recreational opportunities. Thirty (30) percent of the development will include open space. Future plans include a second conference facility and recreational complex.
- Meadowbrook Industrial Park- Approximately 79 acres, of which 31 acres is available. Three miles from I-79. This industrial park includes FedEx.
- Meadowbrook Business Park- total of 55 acres of which 49 acres are available for development.



Gas Drilling in Harrison County (Source: youtube.com)

- Mid-Atlantic Aerospace Complex- total of 48 acres and includes Lockheed Martin, Bombardier Aerospace, Pratt and Whitney, Aurora Flight Sciences, FMW Composite Systems, KCI Aviation, East Coast Army National Guard Fixed Wing Training Base, Engine Airframe Solutions, Robert C. Byrd National Aerospace Center, and Robert C. Byrd Institute for Advanced Flexible Manufacturing. The complex is expanding due to additional demand.
- Harrison County Business and Technology Center- includes Medira Inc, Merrick, Hope Gas, Wolfes Excavating, John Bosley Enterprises, and Stockmeier Urethanes.

As part of the Northern I-79 High-Tech Corridor, which includes Harrison, Lewis, Marion, Monongalia, Preston, and Upshur counties, the county is expected to continue to grow with high-tech businesses.

The Marcellus Shale gas boom has brought increased economic activity to Harrison County. The county throughout the years has led in production of natural gas. Businesses supporting the natural gas industry have re-located to Harrison County. Employees of natural gas drillers and contractors have moved temporarily into the county and are spending money in communities. Hotels, restaurants, and small businesses have seen an influx of new business due to drilling. Activity has slowed in the past year, however, it is still active. There are also plans to build a natural gas power plant within the county. Construction is anticipated to begin in 2017.

While Harrison County has a diverse economy with many new developments occurring, the need for economic development and increased job opportunities is a major issue that was identified during the planning process. During the municipal open houses, the lack of job opportunities was repeatedly mentioned. Anmoore, Lost Creek, Nutter Fort, Stonewood, and West Milford would like to see additional development in their communities to provide job opportunities for residents.

Public Survey Results: Rate your level of satisfaction:

	Excellent	Good	Fair	Poor
Job Opportunities	3.95%	24.34%	42.43%	29.28%

Survey results also indicate that improving job opportunities should be the number one priority of the county. Increased marketing of new business and industry is needed, as well as retention of current business. The county has recently formed an economic

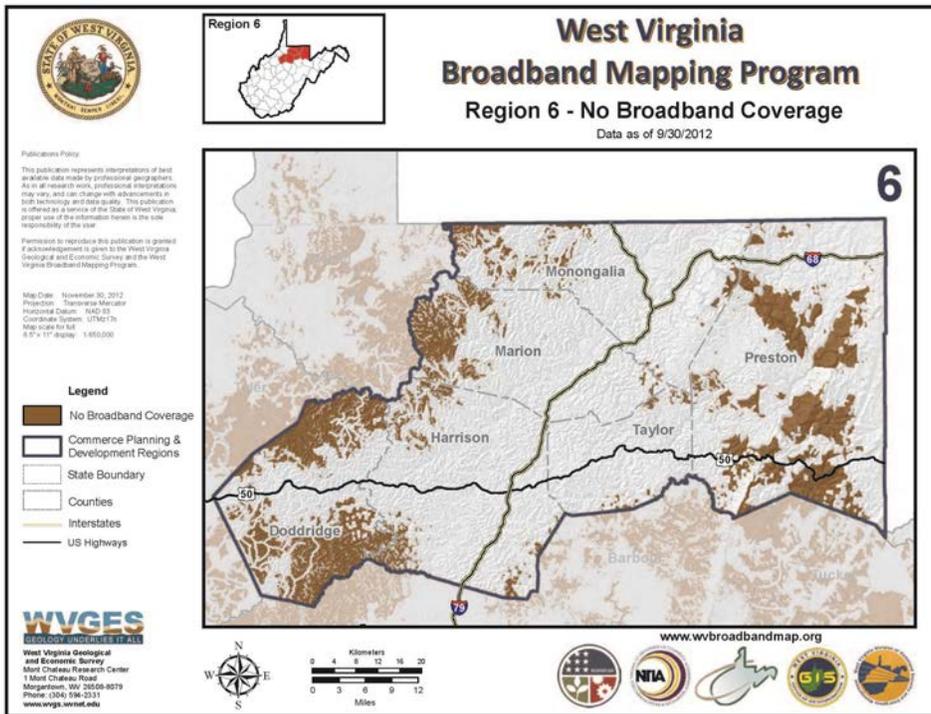
development corporation (EDC) to replace the development authority. The EDC will be the county's primary development engine. This type of organization is essential in order for the county to thrive. Currently the EDC is working on a marketing strategy and a new website.

While natural gas drilling is an asset to the county in regards to economic development, there are no plans in place on how the county will deal with the impacts of the drilling. A natural gas task force would be a good forum to examine community issues, research information, and review public policy pertaining to natural gas drilling.

A lack of critical infrastructure is also an issue when trying to attract new development. Public water and sewer are needed in order to support new development. Specific areas in need of public water and sewer include Route 50 and Lost Creek.

There is also a need for better internet connection and cell phone coverage in some of the rural areas of the county. This would enable more residents to telecommute and still live in the county. Internet and cell phone coverage are also important to businesses in their daily operations. Without it, some

businesses may choose to locate elsewhere. A broadband strategic plan completed in 2013 by Region VI Planning and Development Council indicates that the western portion of the county is lacking broadband access. Residents that live in the areas of Trouser Leg Road and Big Rock Camp voiced concerns during the strategic planning process about the lack of broadband service.



Source: West Virginia Geological and Economic Survey and the West Virginia

Critical Issue 2: Transportation

Harrison County's location near major roadways is ideal for residents and business owners. Intermodal transportation involves more than one form of carrier such as rail, truck, air, or ship. In Harrison County there is active rail and an airport, but no navigable ports. Harrison County Commission will continue to work with various economic development organizations and other agencies as it would refer to the completion of Corridor H. Completion of Corridor H will allow intermodal connections between Harrison County and Virginia. Rail transportation will result in direct access to one of the largest seaports in the world.

Another asset for residents is the availability of public transportation. Parking appears to not be a problem for the county or all municipalities involved at this time. Many of the small towns and villages throughout the county have sidewalks. The county is also home to several bicycle trails; Harrison County Rail Trail, West Fork River Trail, and the North Bend Rail Trail. There is also the potential for a river trail on the West Fork River.

Street condition is a concern for many in the county.

Local elected officials in Anmoore are concerned with aging bridges and the cost of repairing and paving of streets. Lost Creek and West Milford specifically identified street condition as a concern. The condition of roadways can only be addressed by the municipalities or West Virginia Department of Transportation (WVDOT). The county has no responsibility in regards to roadways. Lack of funding and the need for new equipment limits some of the municipalities from improving streets. However, a long-range transportation plan for the county would be beneficial. The plan could specifically identify issues related to the existing transportation network, as well as future demand on roadways, to help the WVDOT plan future projects.

Currently there is a lack of knowledge and promotion of the three bicycle trails in the county. Signage is needed to direct residents and visitors to the trails. There is no mention of the bicycle trails on the county website or the county parks and recreation department website. Besides the bicycle trails, there are no designated bicycle routes on roadways throughout the county. It is the opinion of some residents in Lost Creek that the Harrison County Rail Trail is not properly maintained.

A common criticism by many during the planning process is the condition or lack of sidewalks in areas throughout the county. As many of the locations are in incorporated municipalities, the maintenance and construction of those sidewalks are not the county's responsibility. However, the county can require sidewalks with any new development as part of the subdivision and land development process. Local elected officials in Lost Creek would like to construct additional sidewalks as there is a concern with pedestrian safety. However, funding of such improvements is limited.

An issue with public transportation in the county is that some of the routes only travel to rural areas once a day. This can be an issue for those relying on public transportation.

Assets

- Major roadways (I-79, US Route 50)
- Public transportation
- Network of bicycle trails
- Walkable communities
- Close proximity to Corridor H

Challenges

- Maintenance of roadways
- No public transportation in rural areas
- Sidewalks in poor condition

Public Survey Results: Rate your level of satisfaction:

	Excellent	Good	Fair	Poor
Traffic Circulation	3.95%	24.34%	42.43%	29.28%
Public	3.95%	24.34%	42.43%	29.28%
Pedestrian Safety	4.93%	41.12%	37.83%	16.12%
Sidewalks	1.99%	24.83%	40.73%	32.45%
Street Condition	0.33%	9.87%	35.86%	53.95%

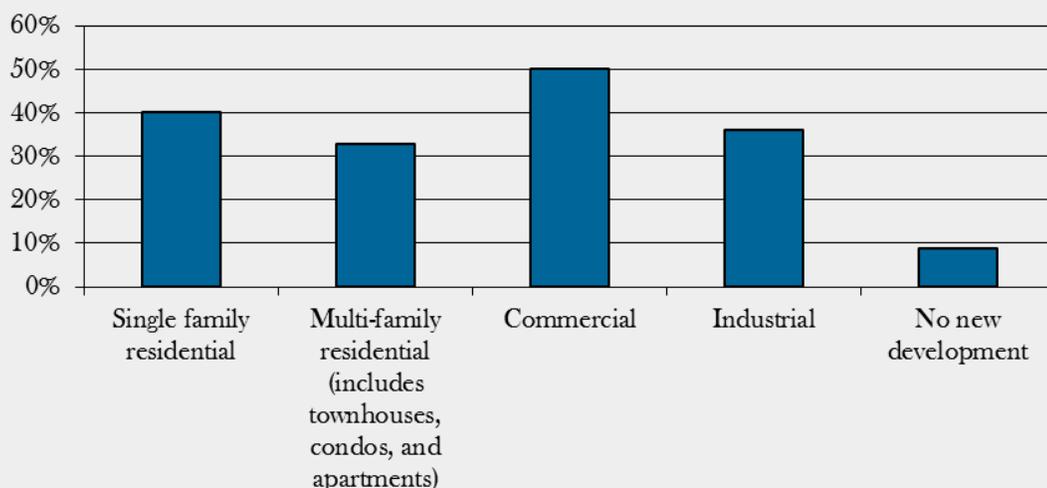
Assets

- Availability of retail development
- Active farms
- Rural character
- Subdivision and Land Development Ordinance that helps promote the orderly development of land
- Floodplain ordinance

Challenges

- Lack of zoning regulations
- Visual appearance of the County
- No gateways into communities
- Abandoned buildings in downtowns throughout the county
- Annexation
- Lack of farmland preservation

What type of new development would you like to see in Harrison County?



Critical Issue 3: Land Use

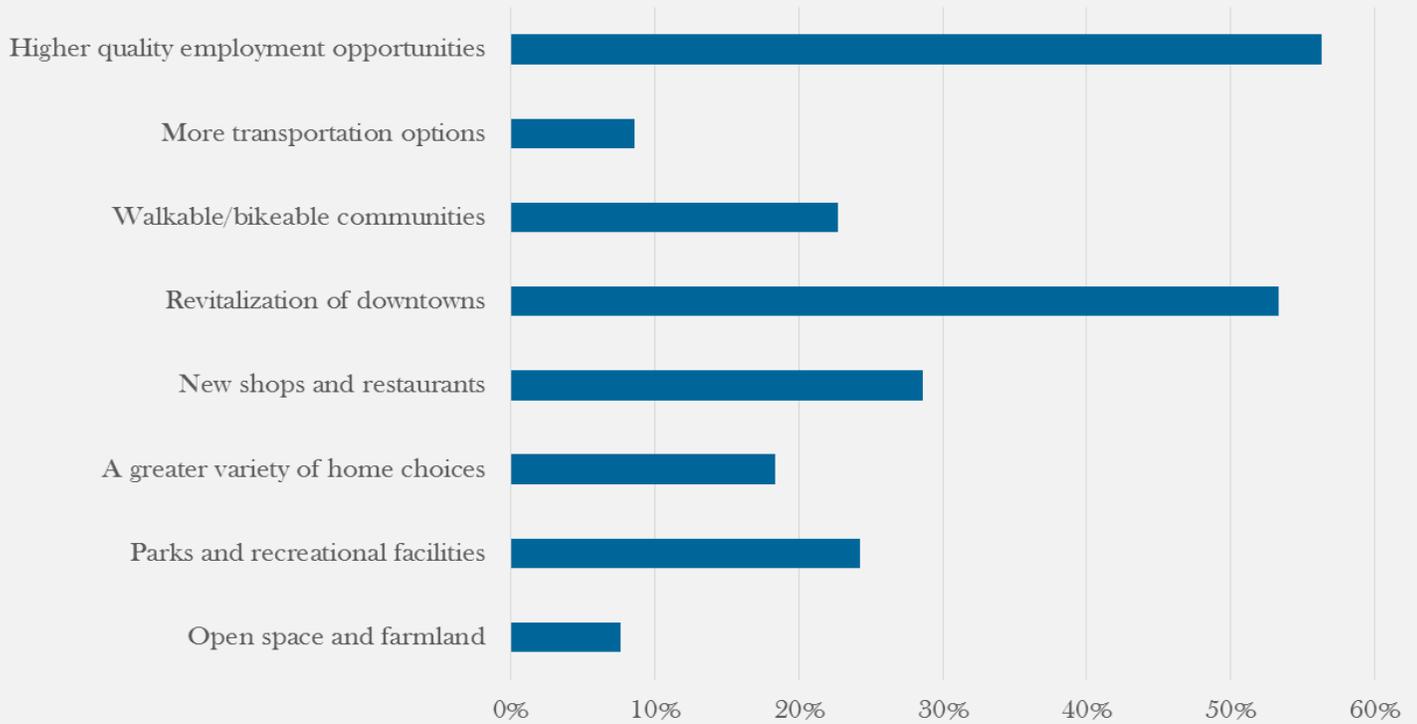
Harrison County is mainly rural with most of the development concentrated in the towns and cities throughout the county. According to the 2012 United States Agricultural Census, approximately 44 percent of Harrison County is classified as some type of farmland. The County ranks 13 out of 55 in total value of agricultural products sold. Residents enjoy the agriculture/rural landscape and many do not want new development in agriculture/rural areas. A concern of residents is the lack of farmland protection. Currently, there is no mechanism in the county to help farmers preserve their farmland for future generations. While many would like to see the county stay rural, the survey also indicated that new development is desired. According to the online survey, additional commercial development is needed in the county. The second highest land use category identified in the survey is single family residential uses. The survey also asked where new development should occur. The majority of survey responses indicated new development should occur in existing cities and towns and along major corridors in the county. Places that were specifically called out by respondents include:

- Clarksburg
- Northern Harrison County (Shinnston area)
- Southern Harrison County (I-79 near Lost Creek)
- Route 50 West Corridor (Salem)

Public Survey Results: Rate your level of satisfaction:

	Excellent	Good	Fair	Poor
Enforcement of ordinances	2.31%	21.45%	39.27%	36.96%
Visual appearance of Harrison County	0.66%	24.59%	46.233%	28.52%
Availability of retail	11.59%	40.07%	31.13%	17.22%

What would you like to see more of in Harrison County in the next 20 years?

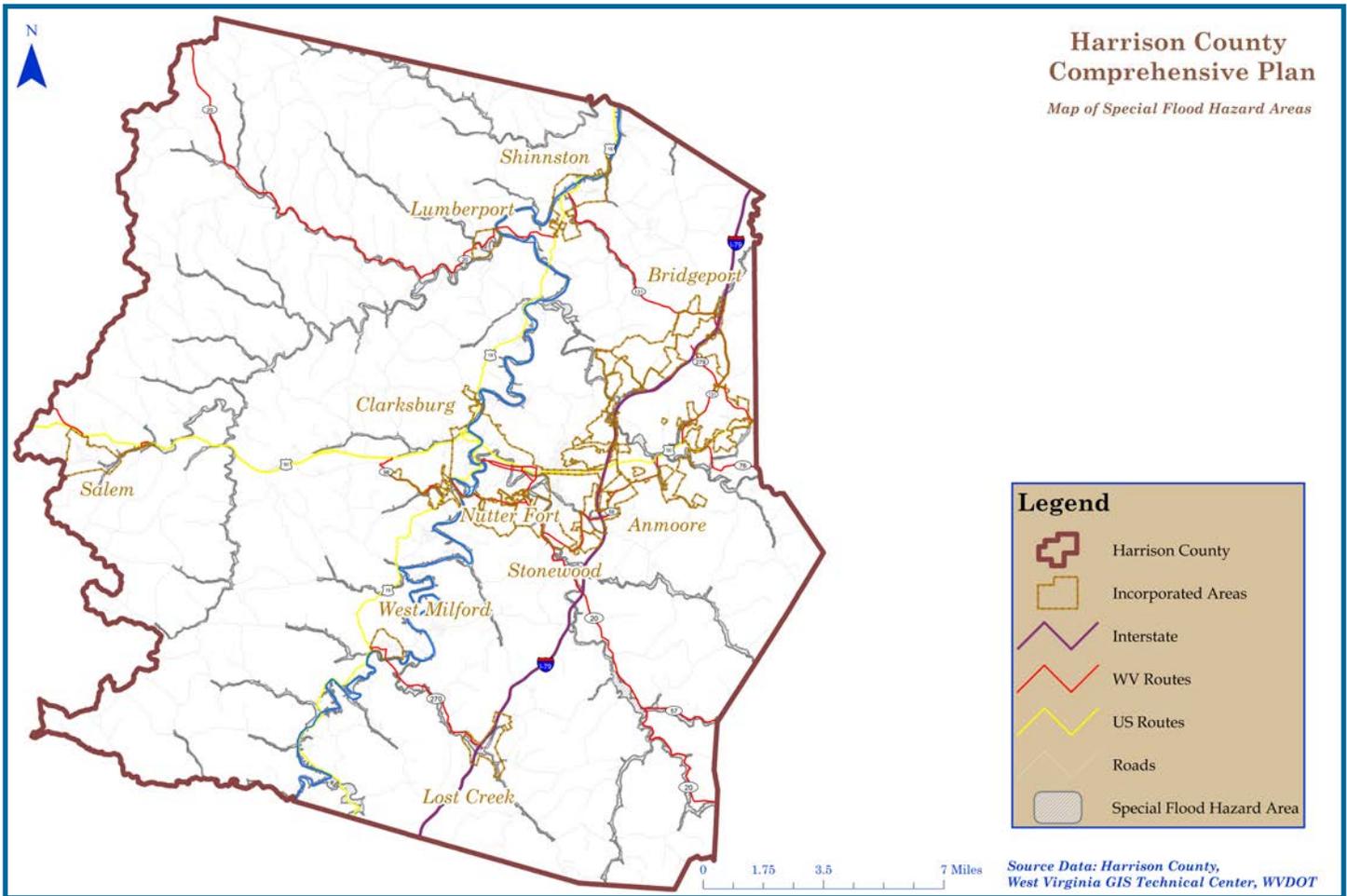


Harrison County enacted a Subdivision and Land Development Ordinance (SALDO) in 1981 and the Property Maintenance Code in 2010. These two codes were enacted to promote and protect the health, safety, and well-being of county citizens. Many of the municipalities in the county have enacted land use regulations as shown on [Table 1: Land Use Controls in Harrison County](#). A concern is that many of the communities that have zoning or subdivision and land development ordinances have not adopted or updated their comprehensive plan. Another issue is that land use ordinances in several communities have not been updated in several years and should be reviewed to ensure they are compliant with recent updates to the West Virginia Code. Residents have also stated that they would like to see better enforcement of ordinances and zoning in certain areas of the county. Lost Creek residents specifically have stated that they would like zoning to control haphazard growth.

A review of the county subdivision ordinance was conducted as part of the comprehensive plan process. Minor updates are needed to ensure the ordinance is compliant with the West Virginia Code.

Table 1: Land Use Controls in Harrison County

Municipality	Comprehensive Plan	Zoning	SALDO	Building Code
Harrison County	In process	No	Yes	No (Property Maintenance Code)
City of Bridgeport	Yes, 2013	Yes-1979	Yes-1979	Yes
City of Clarksburg	Yes, 2010	Yes	Yes	Yes
Town of Salem	No	Yes	No	Yes
Town of Lost Creek	No	No	No	No
Town of Shinnston	Yes, 2006	Yes, 2008	No	Yes
Town of Lumberport	No	Yes	No	No (Property Maintenance Code)
Town of Stonewood	No	No	Yes, 1991	Yes
Town of Nutter Fort	No	Yes,	Yes, 2004	Yes
Town of West Milford	No	No	Yes	Yes



Map 3.1: Map of Special Flood Hazard Areas

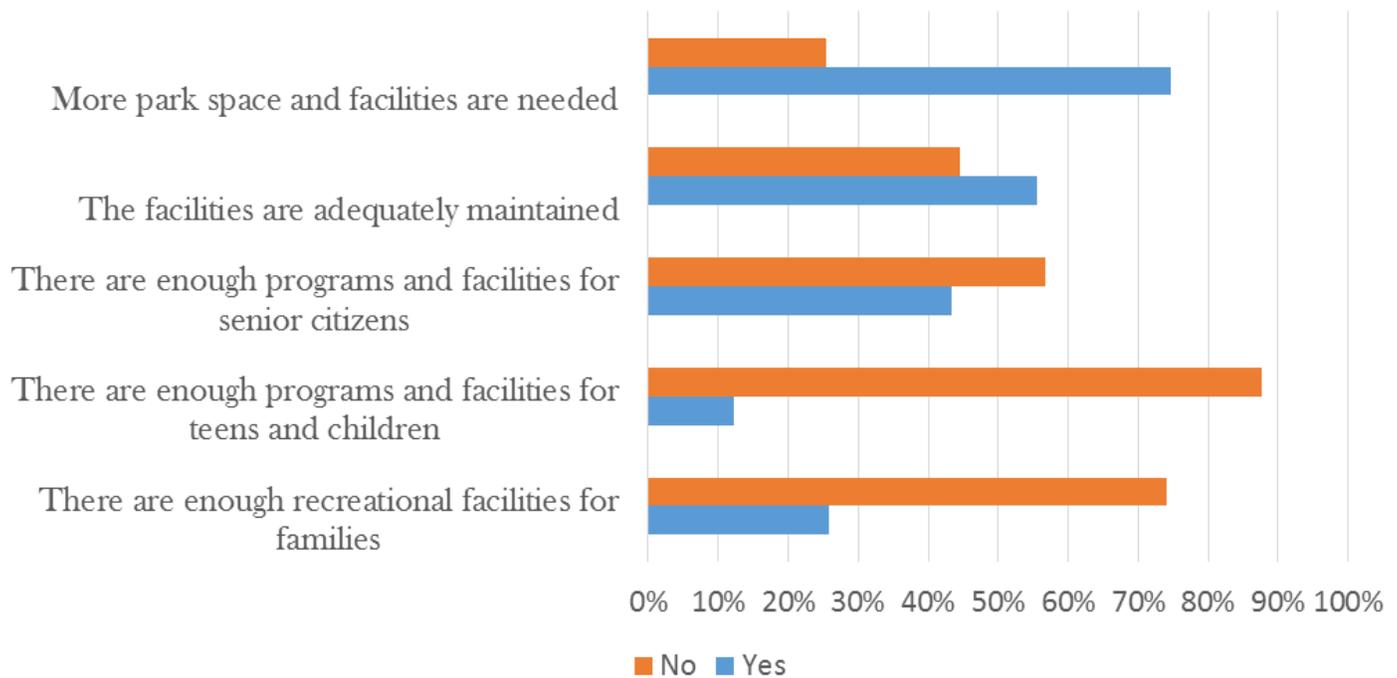
Environmental Concerns

Environmental concerns include flooding, Marcellus shale drilling and pipeline development. Floodplains are shown on *Map 3.1: Special Flood Hazard Areas*. Flooding is a concern in Wallace and the county is in the process of working with FEMA to mitigate impacts. Flooding is also a concern of residents in Anmoore and Lost Creek. There are no subsidence issues that the county is aware of at this time.

At one time, Harrison County led the state in the number of wells being drilled. Impacts from drilling include increased truck traffic, which impacts local roads, high rents and hotel rates, and increased number of RV camps. Two pipeline projects are also in the works:

- Mountain Valley Pipeline Project- will travel the length of Harrison County from north of Wallace to south of Salem. Pipeline construction is estimated to begin in December of 2016.
- Atlantic Coast Pipeline- will travel through southern Harrison County for three miles near Kincheloe Road.

What is your opinion about the recreation provided in Harrison county?



Recreation

Harrison County provides many recreational amenities, which are true assets to residents. The Harrison County Parks and Recreation Department also offers several recreational programs and special events throughout the year. Summer programs rotate throughout the county in order to give all residents opportunities to participate. However, a main issue revealed during the planning process is that over 70 percent of residents would like additional parks and recreational facilities.

The National Parks and Recreation Association (NPRA) recommends 10 acres of parkland for every 1,000 residents. This would mean that Harrison County should provide 690 acres of parkland. Currently, the County owns and maintains approximately 52 acres of parkland. This number does not include parkland owned by the incorporated municipalities throughout the county, which is approximately 192 acres. Between the county and municipalities, a total of almost 200 acres of parkland exist in the county, which is almost 500 acres less than what is recommended by the NPRA. The four planning regions were examined to better understand what areas of the county are underserved in regards to parkland, as shown on [Table 2: Parkland Comparisons for Planning Regions](#).

	<i>Existing Acres</i>	<i>Recommend Acres</i>	<i>Needed Acres</i>
Planning Region 1	22	120	98
Planning Region 2	0	70	70
Planning Region 3	1	110	109
Planning Region 4	169.11	390	221

Table 3: NPRA Standards for facilities

Activity/Facility	1 facility/# persons
Baseball	3,000
Softball / Little League	3,000
Basketball Courts	5,000
Football Fields	20,000
Tennis Courts	2,000
Volleyball Courts	5,000
Swimming Pools	20,000
Soccer Fields	10,000
Playgrounds	2,000
Picnic Shelter	2,000
Horseshoe Pits	7,500

In regards to parks and recreation facilities, the public responded that there is a need for additional programs and facilities for teens and children. To determine if the county is lacking in recreation facilities, the NPRA guidelines were examined for each planning region. *Table 3: NPRA Standards for facilities* details the types of recreation facilities and how many facilities for each resident are recommended.

According to the guidelines the Planning Regions are in need of the following facilities:

- Planning Region 1- softball/little league fields (4), tennis courts (6), volleyball courts (2), soccer field (1)
- Planning Region 2- baseball fields (2), softball/little league fields (2), basketball court, tennis courts (3), volleyball court, soccer field, playgrounds (3), and picnic shelters (3)
- Planning Region 3- baseball fields (2), softball/little league fields (3), basketball court (1), tennis courts (5), volleyball courts (2), playgrounds (3), picnic shelters (3), and horseshoe pit (1)
- Planning Region 4- baseball fields (2), softball/little league fields (5), tennis courts (11), volleyball courts (6), picnic shelter, horseshoe pits (5)

Anmoore

- Parkway Park is not utilized to its full potential
- Improvements needed at Chestnut Street Park
- Purchase of Vincent Park

Lost Creek

- Improvements needed at all 3 parks
- Security lighting needs to be improved

Nutter Fort

- Expansion of New House Park
- Summer program for children

Stonewood

- Improvements needed at all 3 parks

West Milford

- Improvements at existing parks
- Develop new park

As shown above, all of the Planning Regions are lacking recreational facilities. Of all the regions, Planning Region 2 is in need of the most facilities as currently there no facilities or parkland. Planning Region 4 has the most facilities and parkland of all the regions. When comparing the guidelines to the county as a whole, it was determined the following facilities are needed:

- 7 baseball fields
- 15 softball/little league fields
- 26 tennis courts
- 12 volleyball courts
- 3 soccer fields
- 3 playgrounds
- 8 picnic shelters
- 8 horseshoe pits

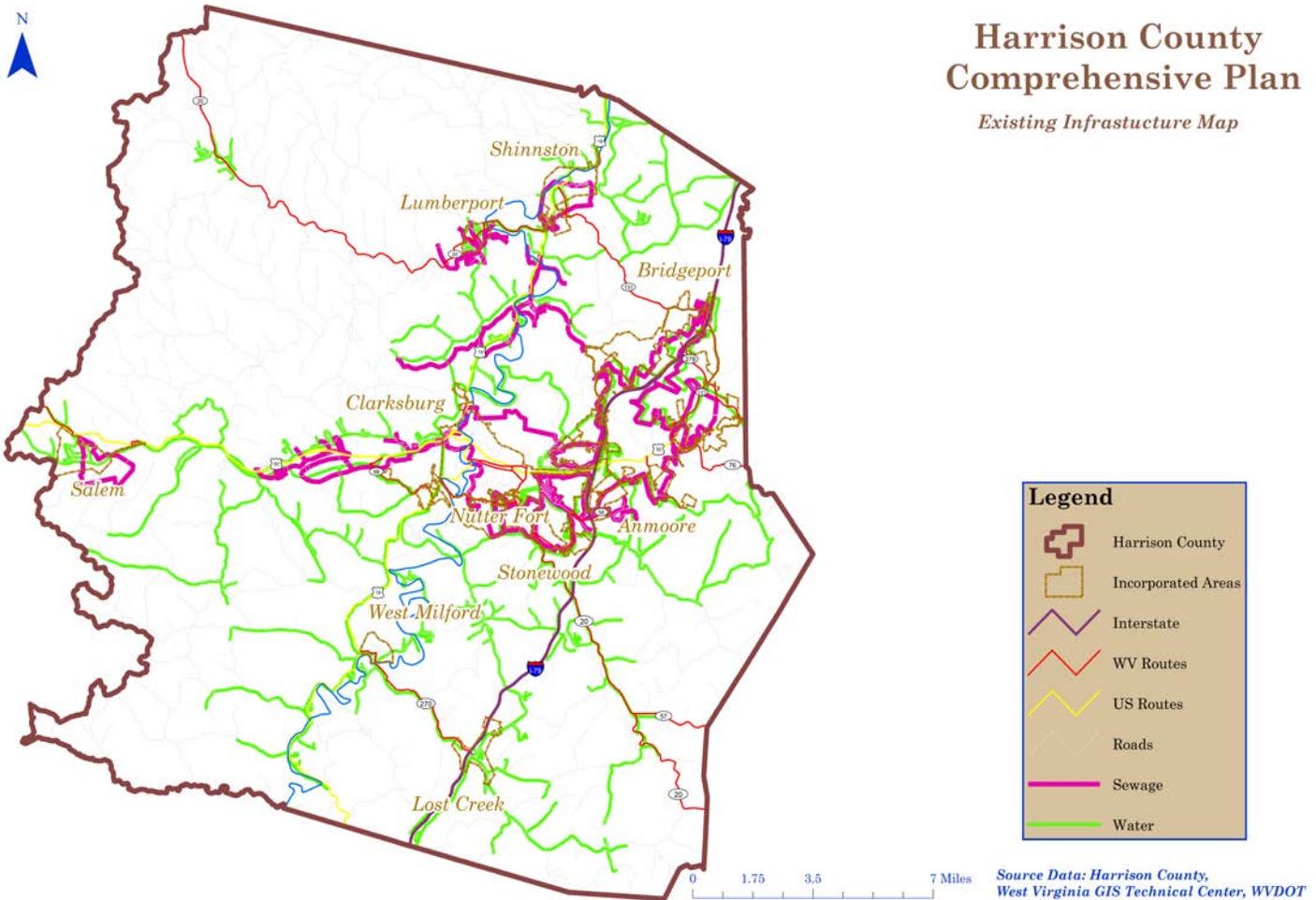
The county and/or municipalities meet or exceed the guidelines for football fields and swimming pools. In the past, the county recreation department has sent home surveys for school kids to complete so as to better understand the recreation needs of the youth. The youth in the county would like to see a sports complex for basketball, football, soccer, baseball, etc.

Currently, there is no parks and recreation plan to guide the county in updating or creating new parks and recreation facilities and programs.

Another recreational asset is the West Fork River. The Guardians of West Fork Watershed Group is in the process of trying to establish the river as a water trail for kayaks and canoes with public access launch sites. The trail would travel through West Milford, Clarksburg, Lumberport, and Shinnston. West Milford residents would like to see a boat/kayak ramp located in their municipality. On June 8, 2015, the WV Department of Environmental Protection officially recognized the West Fork River as a Water Trail.

Harrison County Comprehensive Plan

Existing Infrastructure Map



Map 3.2: Existing Infrastructure

Critical Issue 4: Infrastructure

The lack of infrastructure is one of the largest development constraints in the county. While many areas do have public water and sewer in place, there are other areas that do not. Existing public water and sewer service is shown on [Map 3.2: Infrastructure](#). Of those residents that took the online survey, approximately 36 percent felt infrastructure was good, 38 percent felt it was fair, and 21 percent felt it was poor. Residents who answered this question most likely based their response on where they lived in the county and if infrastructure was available. Another issue is aging infrastructure and combined stormwater and sewage. This is particularly an issue in Nutter Fort, Stonewood, West Milford, and Anmoore. The lack of infrastructure in some areas of the county is also an environmental concern due to straight piping into water ways and malfunctioning septic systems.

Public Survey Results: Rate your level of satisfaction:

	Excellent	Good	Fair	Poor
Infrastructure (Water/Sewer)	4.51%	36.07%	38.11%	21.31%

Top priority areas in need of infrastructure areas were identified by the Planning Commission and the Public Service District's in the county:

- Water- Route 98 in Nutter Fort

Assets

- Existing water and sewer service in most urbanized areas in the county
- # Public Service Districts
- High-speed fiber network in Bridgeport

Challenges

- Lack of public water and sewer in rural areas
- Lack of public water and sewer in potential growth areas
- Maintenance of existing infrastructure
- Combined stormwater and sewer
- Lack of cellular service in certain areas
- Lack of high-speed internet in certain areas

- Water: Rush Run, Raccoon Run, Cherry Camp, Indian Run, Sycamore Road to the Route 19 end, Coburns Creek to the Route 19 end in Harrison County and Miletus (Sun Valley PSD)
- Sewer- Davisson Run, Old Davisson Run, Fletcher Heights, Raymond Carter Hollow and Marion Heights (Sun Valley PSD)
- Sewer- Enterprise
- Water/Sewer- Meadowbrook Road

A concern in regards to the provision of public water in the county is the lack of a source water protection plan.

The provision of infrastructure also includes the availability of internet and cellular service. While many of the urban areas of the county have both services available to residents and businesses (Clarksburg, Bridgeport, Shinnston, etc), many of the rural areas of the county have poor or no internet and/or cellular service.

This is a concern for many residents as the need for internet and cellular service are community amenities that people expect and rely on in their everyday lives. From a business standpoint, the services are also important and without high-speed internet and cellular service, many businesses may not choose to relocate to Harrison County. High-speed internet is also important in the local schools and many of the youth felt it was lacking and hindered their ability to learn in the classroom.

Critical Issue 5: Housing

Existing housing in Harrison County consists of primarily single-family residential homes that were built several years ago. The public survey revealed that residents would like a greater variety of home choices in the county. Residents would also like new housing development, with single family housing being the first choice and multi-family the second choice. According to a local realtor, there is no active new construction of housing. Therefore, current residents have nothing to choose from if they want to buy up, which then creates affordable inventory for the younger, first time home buyer. Buyers from outside the county don't understand the pricing structure for real estate in the county and that it is more expensive in comparison to other areas. Rental prices are also very high, which is an affordability issue for many. Affordable housing and universally designed housing accessible for residents with disabilities is needed within the county. Adaptive reuse of buildings into housing should also be explored, especially in the small villages scattered throughout the county. The use of these buildings could be one way to increase affordable housing options in the county. Harrison County will also continue to support and partner with the Clarksburg Harrison County Housing Authority and Habitat for Humanity to rehabilitate and improve existing housing.

Public Survey Results: Rate your level of satisfaction:

	Excellent	Good	Fair	Poor
Housing Options	2.45%	22.04%	39.18%	36.33%

Population is important to examine in the context of housing issues as an increase in population in the future will necessitate the need for additional housing. A decrease in population could leave too many homes for sale, which will ultimately affect housing price or cause abandonment of homes. An argument can also be made that if the county has newer housing, as well as a range of housing options, more people may choose to make Harrison County their home. Age cohorts are also important to examine as the types of housing desired are different for each age cohort.

Population trends in Harrison County were examined utilizing US Census data. The county has experienced population decline since 1980. While this is a concern, there was a slight increase in population from 2000 and 2010. In 2011, the WVU-College of Business and Economics completed population projections for all of the counties. The projections for Harrison County show a gain of 2 percent in population from 2010-2030. The County projections are shown on [Table 4: Population Projections](#). Population projections were also completed with age cohorts. As shown on [Chart 1: Age Cohort Population Projections](#), the county is forecast to lose population in all of the younger populations and gain population in the younger retired and older retired age cohorts.

Population projections for Harrison County show an increase from 2010 to 2030 of 1,396 residents. By 2035, it is expected that population will decrease for a total of 836 new residents in the next 25 years. To be conservative, this number was used when projecting the number of housing units that will be needed in the future. Using the average household size (2.39) in 2010 from the US Census Bureau, it is projected that the county may need an additional 350 housing units in the next 25 years to meet the demand of the growing population.

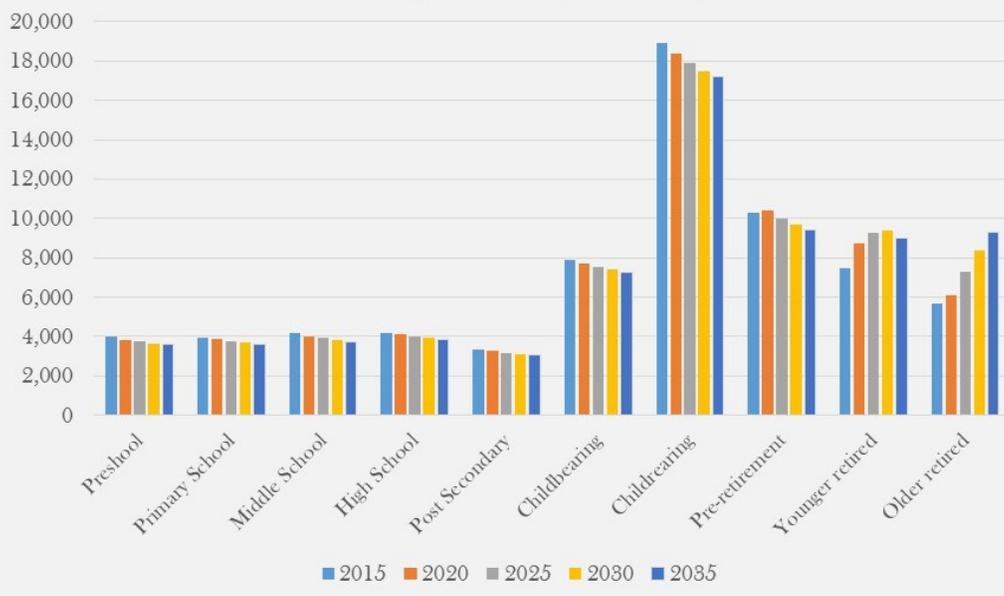
Year	Population
2010	69,132
2015	69,839
2020	70,459
2025	70,664
2030	70,528
2035	69,968

Estimated Planning Region Population

- Region 1- 12,000
- Region 2- 7,000
- Region 3- 11,000
- Region 4- 39,000

(These numbers are only estimations based on census tract location and population of incorporated communities)

Chart 1: Age Cohort Population Projections



Vacant and abandoned buildings are also an issue throughout the county. Local elected officials and residents in Anmoore, Lost Creek, Nutter Fort, Stonewood, and West Milford stated that abandoned and dilapidated buildings are a huge concern.

The county recently established a demolition loan program to assist residents on a fixed income to demolish buildings. The comprehensive plan has identified areas with concentrated pockets of abandoned and dilapidated housing, which should help the demolition loan program to move forward.

Critical Issue 6: Public Safety

The provision of public safety services include fire and police protection, as well as emergency medical services. Harrison County is a large county in terms of geographic size and population. As such, there are 15 fire departments, eight (8) municipal police departments, and one (1) emergency medical service provider. Residents that participated in the online survey were overall pleased with public safety services provided throughout the county.

Public Survey Results: Rate your level of satisfaction:

	Excellent	Good	Fair	Poor
Fire protection	23.67%	55.92%	16.73%	3.67%
Police Protection	13.11%	41.39%	30.33%	15.16%
Emergency Management	11.25%	48.75%	30.42%	9.58%

There is a local emergency planning committee and a fire chief's association. The local emergency planning committee acts as the coordinating body for emergency planning and response. Members of the committee consist of local government officials, public safety officials, media, industry, and the general public. The fire chief's association meets monthly and coordinates fire rescue procedures among themselves and mediates issues between departments.

The county is currently in the process of updating the emergency management plan, which will be completed by the end of 2016. There is a community emergency response team (CERT) program, however, it is limited and the Office of Emergency Management (OEM) would like to expand the program. There is also a need for additional shelters throughout the county and an effective system of volunteers for emergency situations throughout the county.



Harrison County is currently working on a new 911 center. The new center and upgrades were a result of a 911 levy passage. Additional dispatchers will be available and people will also be able to send text messages, pictures, and videos to dispatchers.

A Hazard Mitigation Plan was completed for Harrison County by the Region VI Planning and Development Council in 2012. This plan was a joint plan for the six counties within Region VI. The plan identified flooding as a high risk in communities in the county. Vulnerability to land subsidence was identified as a moderate hazard.

Fire Department Needs

Additional hydrants	Roads need brush cut
More volunteers	Additional training
New equipment	Increased recruitment
Substations	

Each public safety provider was sent a survey to gather information on the needs and concerns of providing services throughout the county. Police department needs include new equipment and additional funding. Fire department needs are extensive, mainly as most of the fire departments in the county are volunteer and have a limited budget. Most departments rely on funding from the county, grants and fundraisers. Public safety providers would also like the county to help them with recruiting volunteers and providing incentives, increased funding, focus on at-risk juvenile students, and bulk purchasing. Providers would also like to see combined training, which would include a county fire weekend training.



FUTURE LAND USE

Harrison County Comprehensive Plan

Final Draft: August 2016

What is a future land use plan?

A future land use plan is a vital component of a comprehensive plan. The future land use plan details how a community wants to develop in the future. The future land use plan consists of a future land use map that illustrates areas for growth, revitalization, infill development, and conservation. A future land use map can help a community prioritize areas for new infrastructure, as well as potential annexation areas.

According to the West Virginia Code, Chapter 8A: Land Use Planning, the purpose of a comprehensive plan is to:

- Focus development in existing developed areas and fill in vacant or underused land near existing developed areas to create well designed and coordinated communities
- Promote the efficient utilization of natural resources, rural land, agricultural land and scenic areas

The future land use plan for Harrison County was developed using the principles stated above.

“A comprehensive plan shall include a statement of goals and objectives for a governing body, concerning its present and future land development.

- West Virginia Code §8A-3-4(c) (2015).

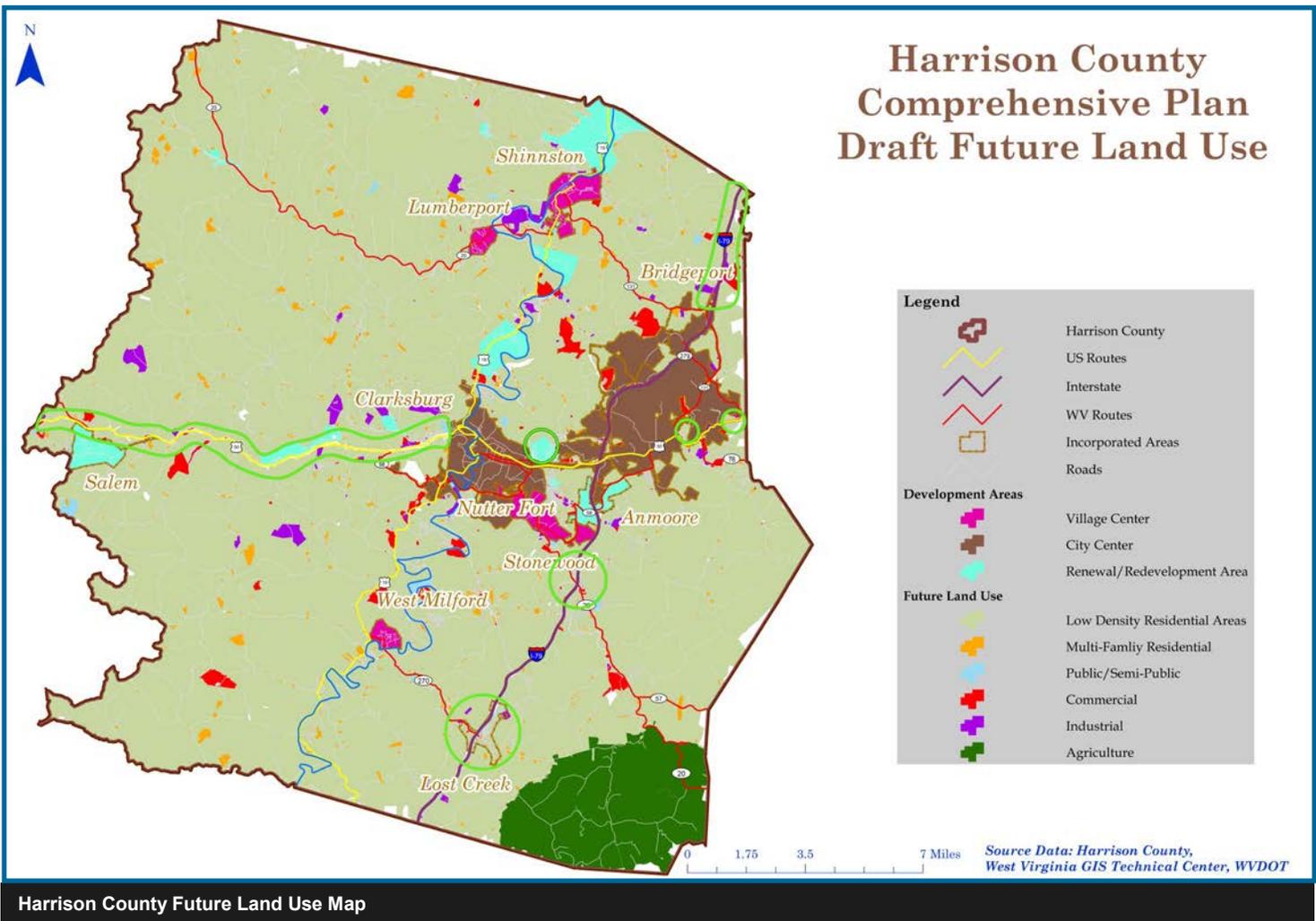


Watters Smith State Park

Future Land Use Plan

- NOT a zoning map
- Does NOT limit private property rights
- Simply a graphic representation of how the county would like to develop in the future

Harrison County Comprehensive Plan Draft Future Land Use



Harrison County Future Land Use Map

The Future Land Use Map depicts future land use classifications for Harrison County. The county's vision for the future includes targeted growth areas with redevelopment of existing towns. Most of the county is expected to stay rural. The county desires conservation and preservation of the rural landscape while accommodating development that respects the rural landscape. Therefore, the existing land use map was used as the base layer for the future land use map as it is expected that many of the existing land use classifications will stay the same. Population density and building intensity is also projected to stay the same, except in the areas identified as preferred development areas. Those areas could potentially see population growth and a more suburban/urban building pattern due to new development. Future land use classifications include:

- Low Density Residential- intended for low density, single family residential uses. This classification also includes open space, woods, and agriculture.
- Multi-Family Residential- existing multi-family residential uses such as townhomes, apartments, condos, etc.
- Public/Semi-Public- land owned by the government or non profits, such as churches
- Commercial- intended for businesses with large buildings and a greater development foot print
- Industrial- intended for industrial uses such as manufacturing and power plants
- Agriculture- intended for farms that raise livestock and/or grow crops

Development areas were also identified and include village centers, city centers, renewal and/or redevelopment areas, and preferred development areas. Many of the municipalities in Harrison County are interested in annexation to increase their tax base. There are three (3) different ways municipalities can annex land in accordance with the West Virginia Code: minor boundary adjustment, annexation by election, and annexation without election.

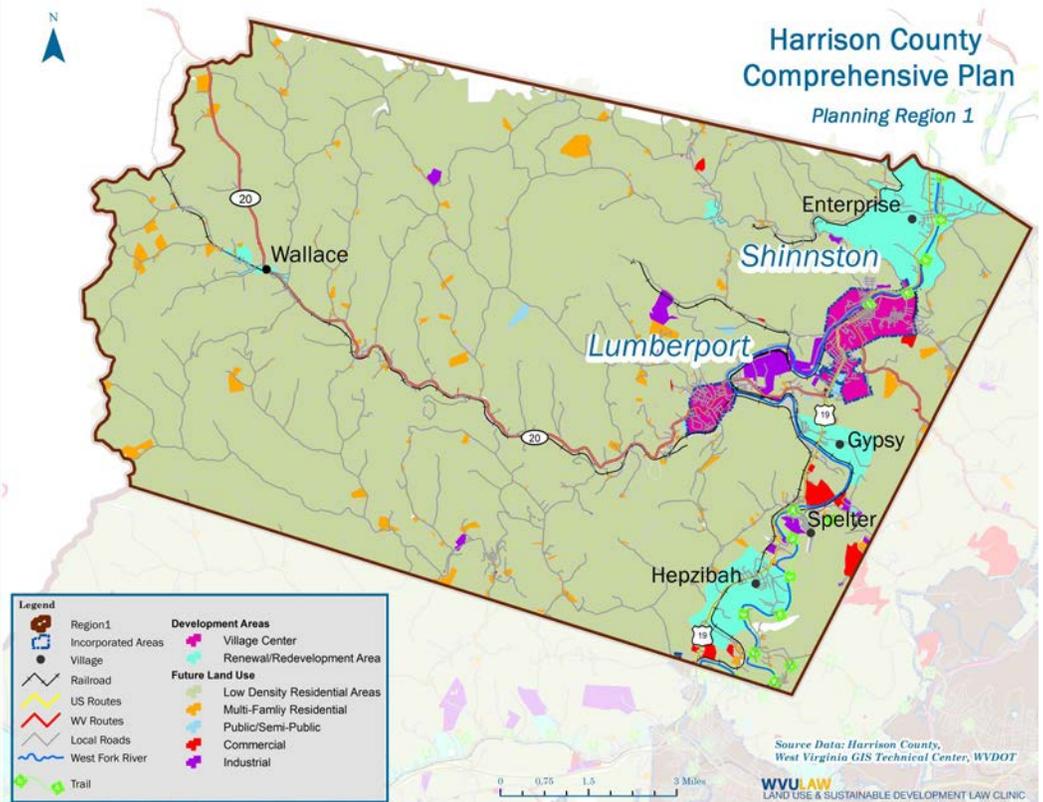
Development Areas

Village Center— areas of the county where the small town character is expected to continue. Villages consist of a variety of uses, such as commercial and residential

City Center— incorporated areas of the county with concentrated development

Renewal and/or redevelopment— areas that are in need of community renewal, revitalization and/or redevelopment.

Preferred development areas— areas where incentives may be used to encourage development, infill development or redevelopment in order to promote well designed and coordinated communities and prevent sprawl

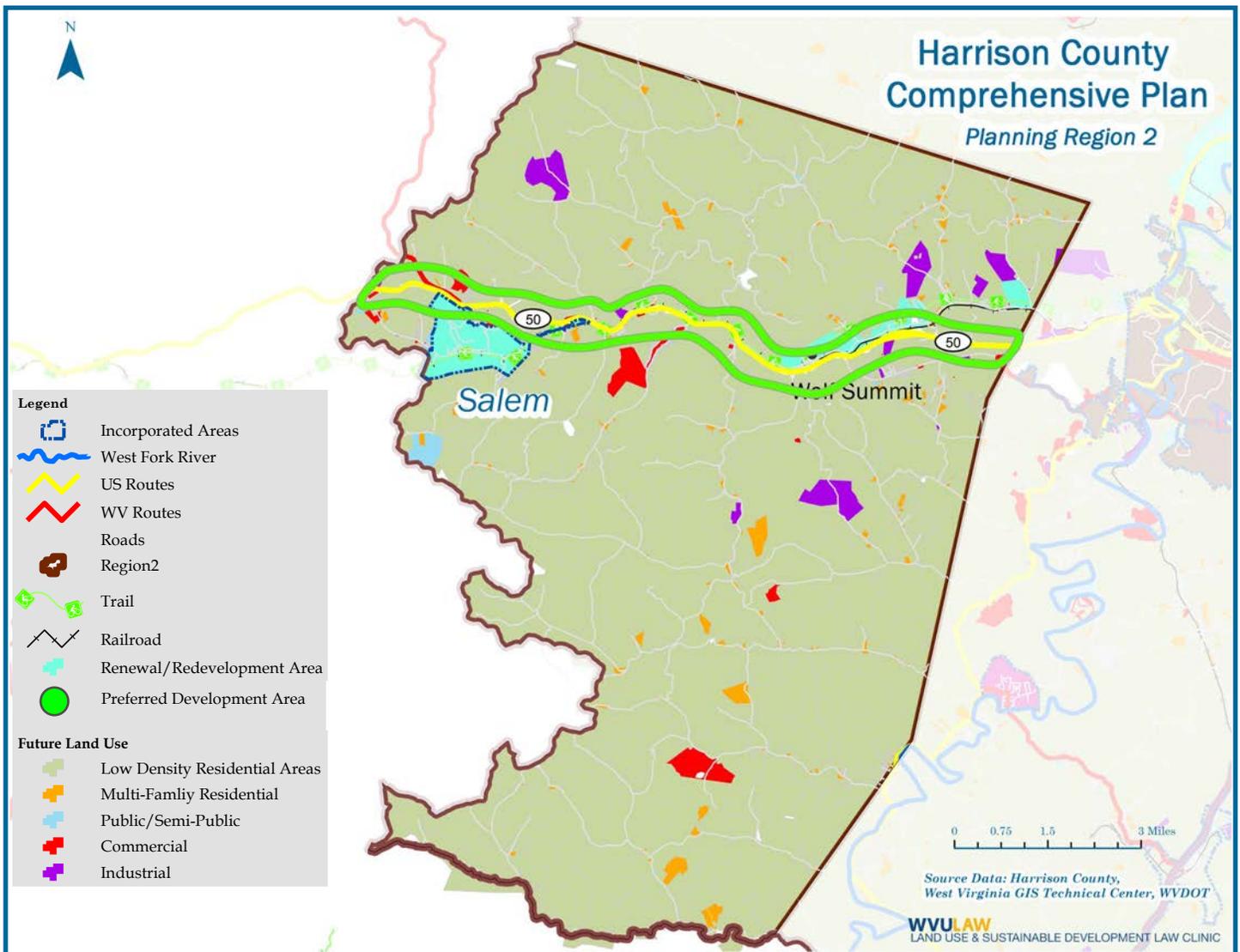


Planning Region 1– Future Land Use

Planning Region 1

Future land use in Planning Region 1 consists of mostly low density residential areas. Development is concentrated in existing towns and any new development should be targeted to village centers, such as Shinnston and Lumberport. Enterprise, Wyatt, Gore, Gypsy, and Hepzibah are classified as renewal/redevelopment areas. These areas are in need of revitalization due to either dilapidated and abandoned buildings or vacant buildings.

Specific future land use classifications for Shinnston and Lumberport are not included in this comprehensive plan.

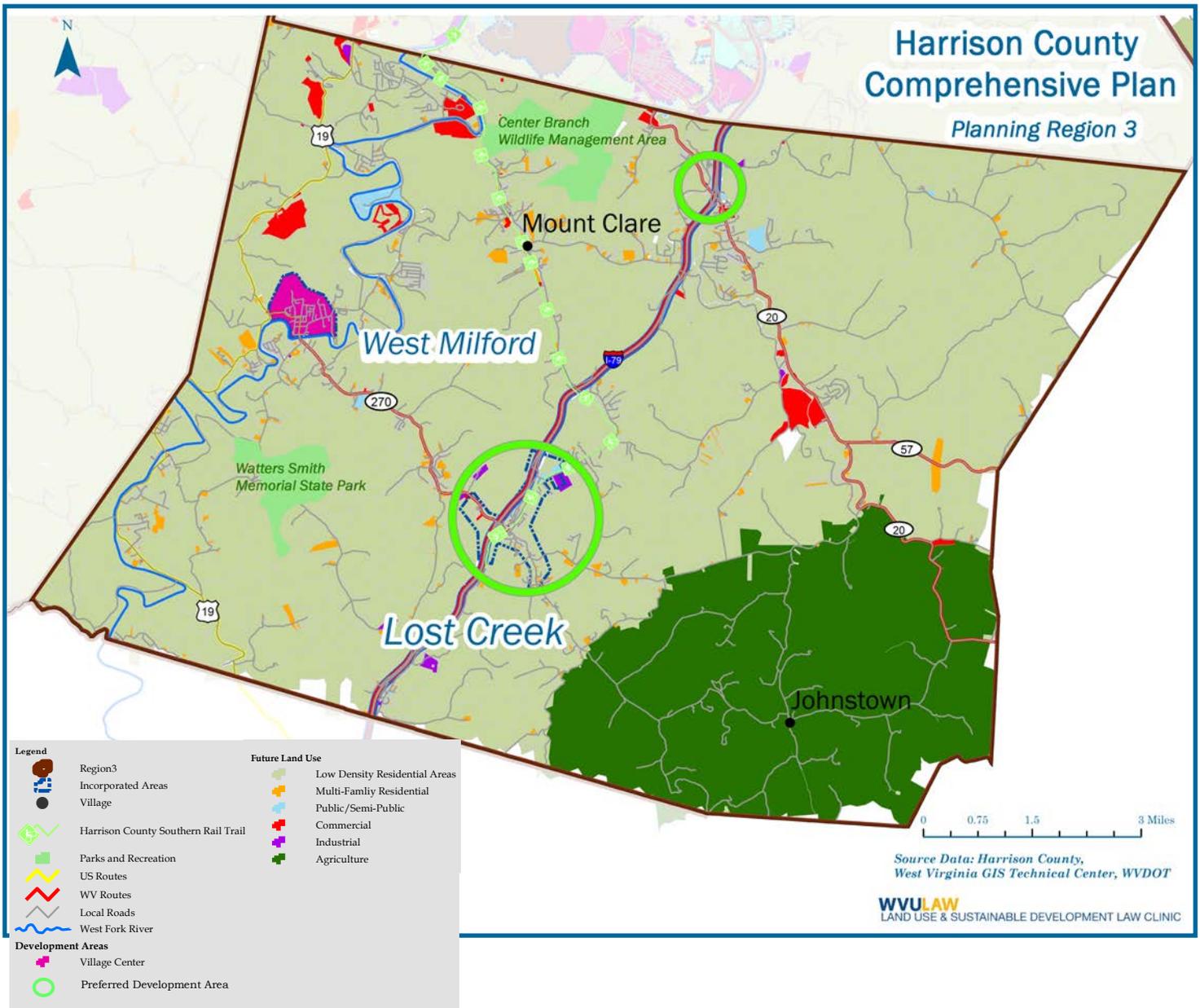


Future Land Use Map-Planning Region 2

Planning Region 2

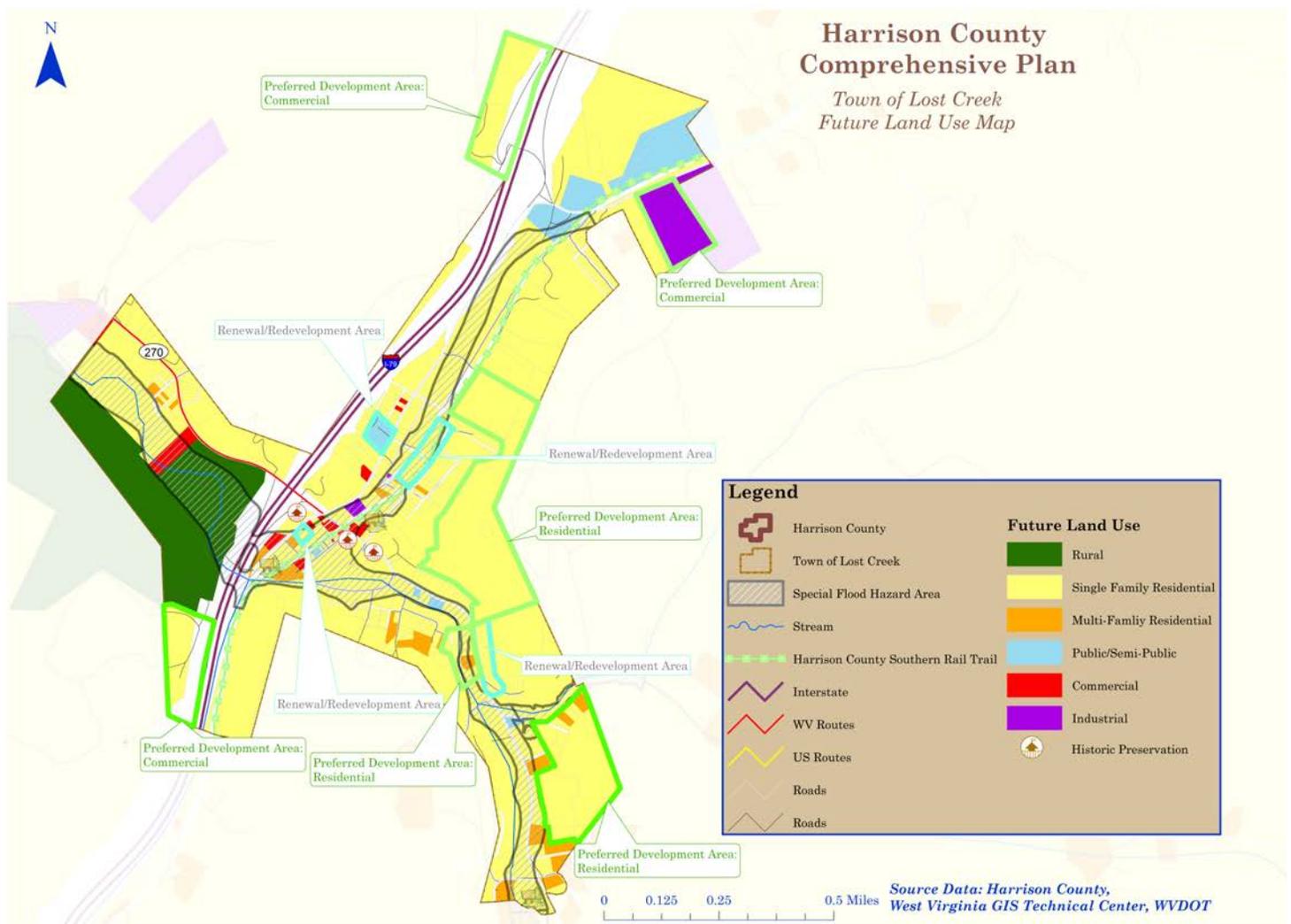
Future land use for Planning Region 2 consists primarily of low density residential areas. Other uses are scattered throughout the region. Renewal/Redevelopment areas include Salem, Wolf Summit, Reynoldsville, and Wilsonburg. Route 50 West is classified as a preferred growth area. Route 50 West has seen increased development in the past few years, mainly related to the oil/gas industry. The county would like to see continued development to serve those that live in this portion of the County, as well as in neighboring Doddridge County.

Specific future land use classifications for Salem are not included in this comprehensive plan.



Planning Region 3

Planning Region 3 is a very rural portion of the County. While most of the region is projected to stay rural with no additional growth, there are areas that would welcome growth opportunities. The location of Lost Creek off of Interstate 79 provides an excellent opportunity for growth. Residents in Lost Creek desire additional commercial development to serve local needs. There is also potential for new development at the SR 20 and I-79 Interchange. West Milford is classified as a village center due to the concentrated development within the town.



Town of Lost Creek Future Land Use Map

Town of Lost Creek

The Town of Lost Creek's Future Land Use Map depicts the desire for additional development within municipal boundaries. Several preferred development areas were identified during the planning process. Most of the identified areas are designated for new residential development. There are three areas that were designated for commercial development due to their close proximity to I-79. The northern Preferred Development Area has been designated as a potential location for a new elementary school or commercial development. Several Renewal/Redevelopment Areas were also identified. The town also identified rural lands as they are within the floodplain and any development would be at risk for flooding.



Areas for historic preservation include the Daniel Bassel House, Lost Creek Baltimore and Ohio Railroad Depot, and Southern Area Library.

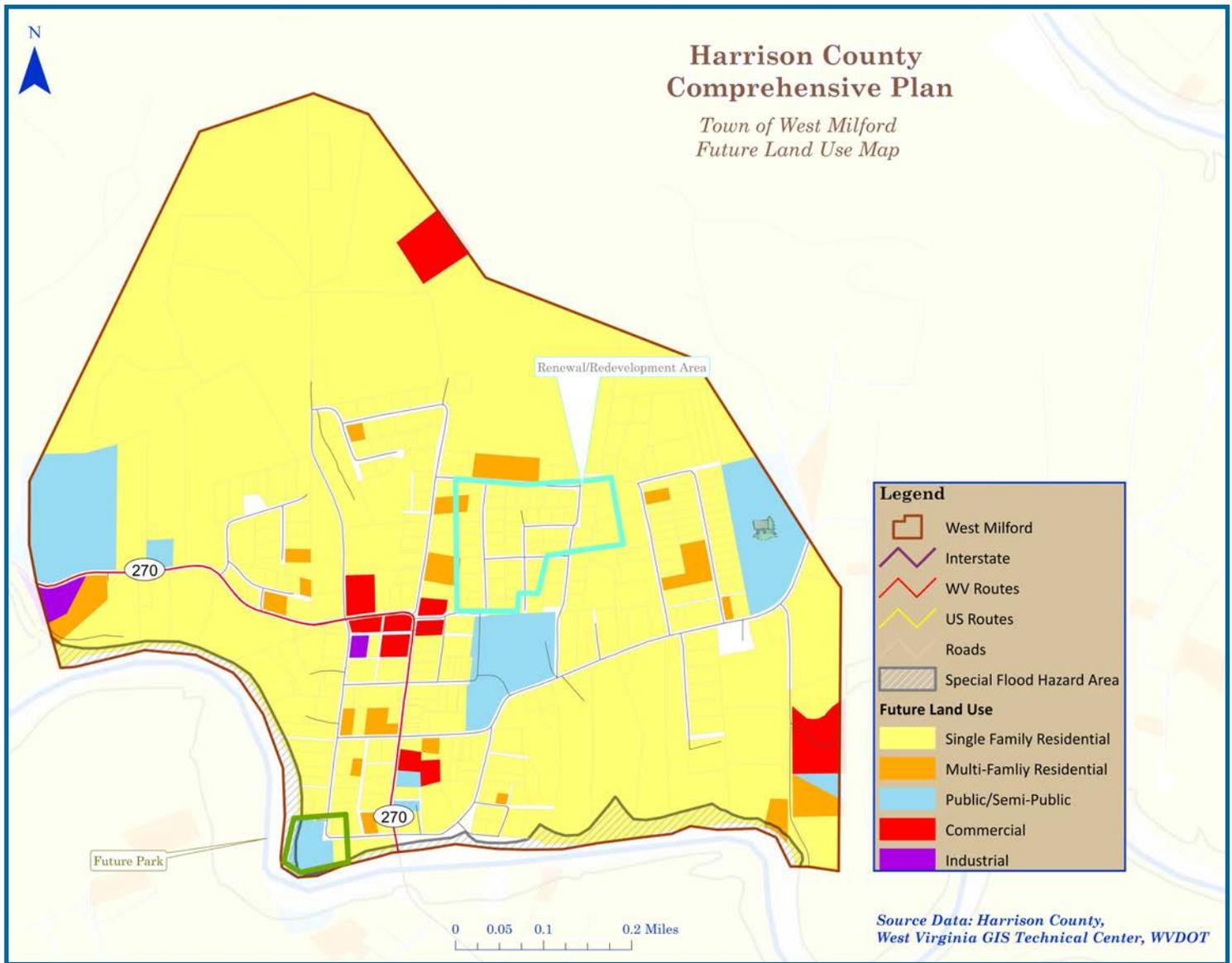
Census data was taken into account to determine future population numbers for Lost Creek.

- 1970-1980- 5% gain in population
- 1980-1990: - 46% decline in population
- 1990-2000: 12% decline in population
- 2000-2010: 6% gain in population



Past population numbers illustrate that Lost Creek has lost population over the past several decades. There was a slight gain from 2000 to 2010. From 1970 to 2010, the town has lost approximately 15 percent of its residents. This averages into a 0.4 percent loss each year. Lost Creek will most likely continue to experience population decline. In the next 15 years, Lost Creek's population could be 6 percent less than it was at 2010, at approximately 468, a loss of 28 people. Since Lost Creek is projected to continue to lose population, additional housing units may not be needed.





Town of West Milford

The future land use pattern in West Milford is expected to stay the same as residents do not wish to see any new residential or commercial development. However, local elected officials and residents identified two areas of importance. The first is a residential area that has been identified as a renewal/redevelopment area. This area is a concern to residents due to abandoned or dilapidated homes and the poor condition of streets. Residents are also concerned about the safety of this area due to increased drug activity.

Local elected officials have also identified an area along the West Fork River for a future



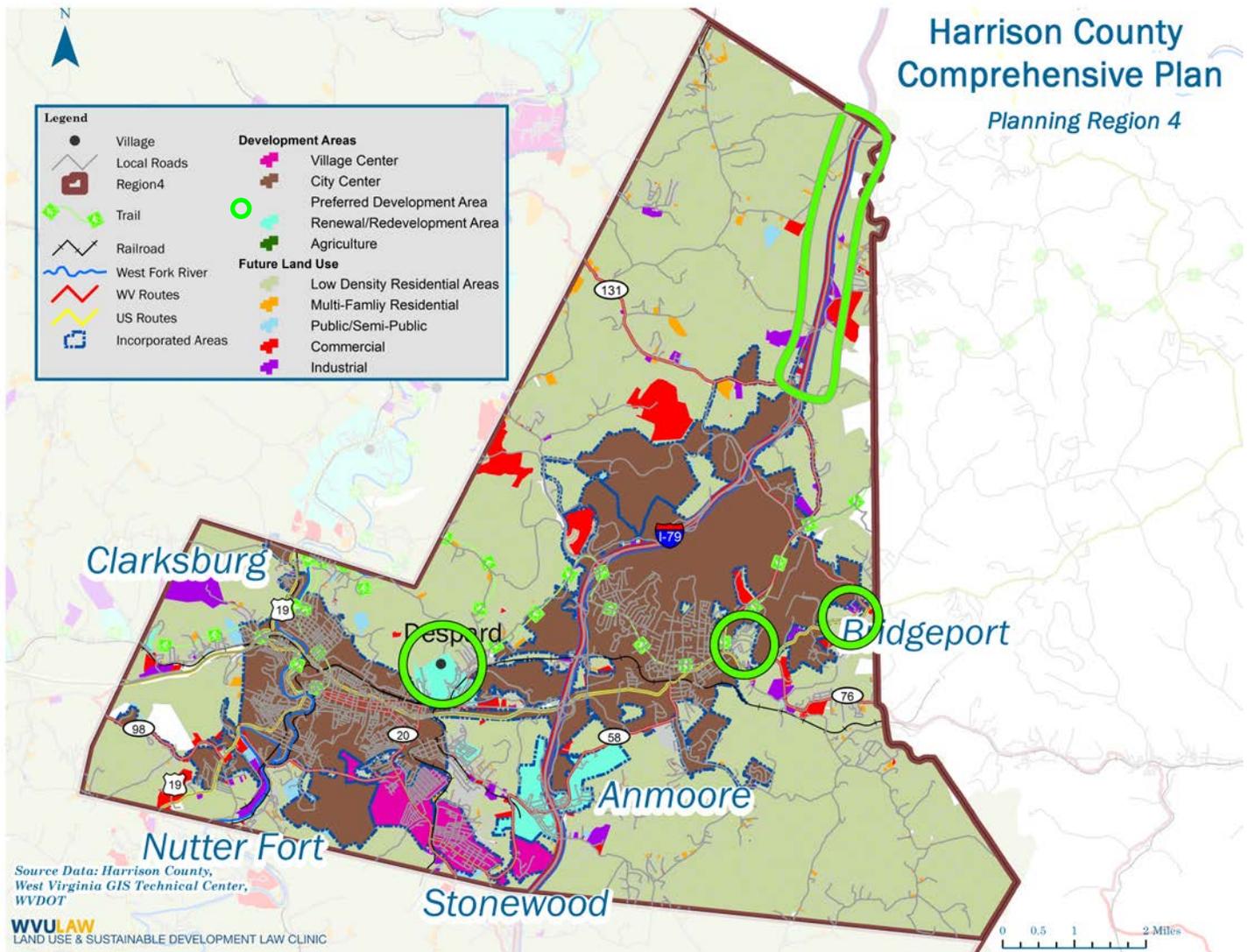
park. Desired facilities include playground equipment and boat dock.

Census data was taken into account to determine future population numbers for West Milford.

- 1970-1980- 30% gain in population
- 1980-1990: -1% gain in population
- 1990-2000: 20% gain in population
- 2000-2010: 3% decline in population

Past population numbers illustrate that West Milford has almost doubled their population over past several decades. There was a slight decrease from 2000 to 2010. West Milford will most likely will continue to experience population gain. Over the next 15 years, West Milford's population could continue to slowly increase with a total of 100 new residents. With an influx of new residents, West Milford may need additional housing to support a growing population. Based on the average household size according to the US Census and the potential for 100 new residents, the town may need an additional 240 housing units.





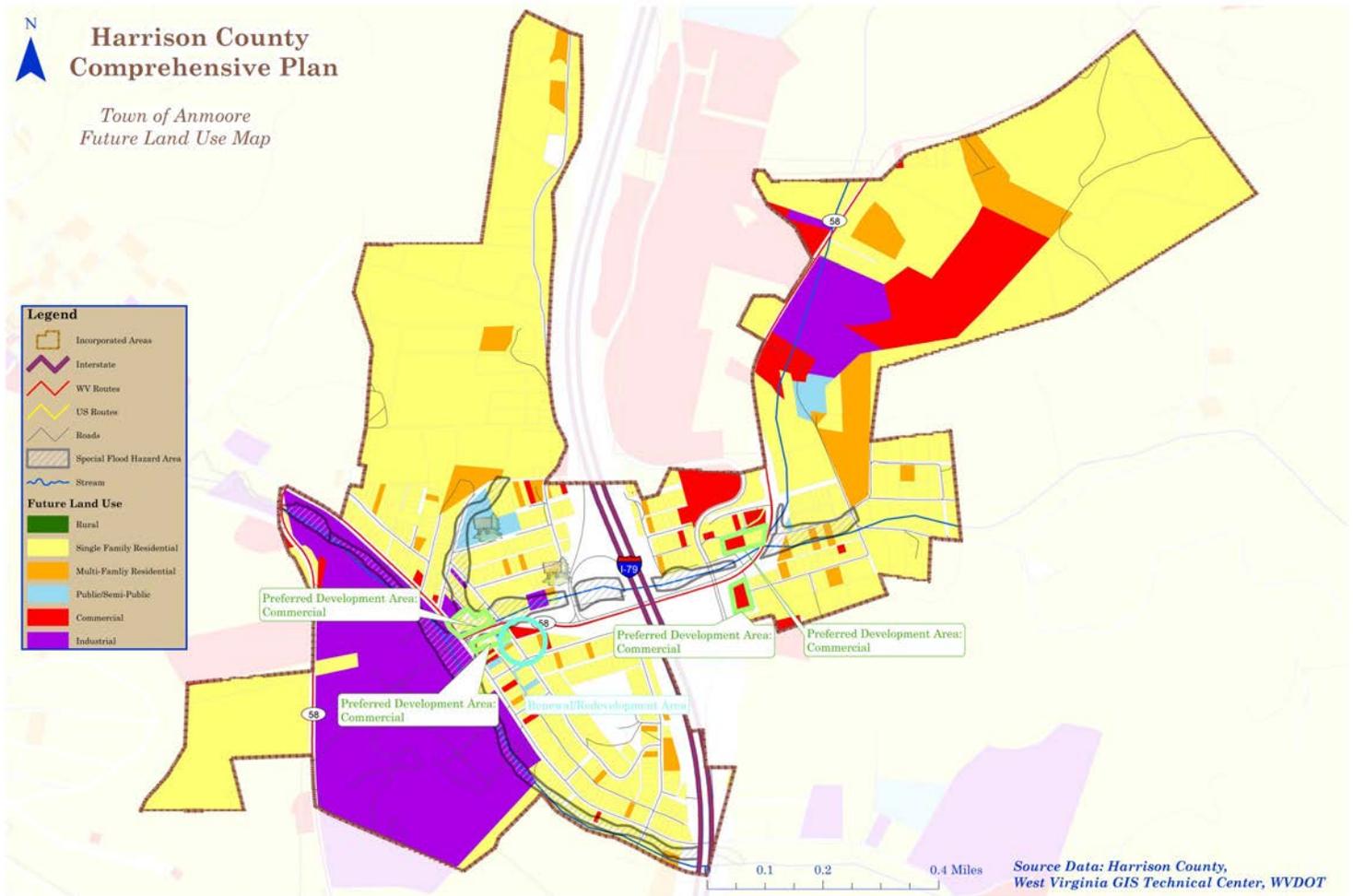
Future Land Use Map— Planning Region 4

Planning Region 4

Planning Region 3 is the most urban out of all the planning regions and will continue the same development pattern in the future. Bridgeport and Clarksburg are classified as city centers due to the urban, built-out pattern of development. Development is expected to continue in both cities in the future. Preferred growth areas include Route 50 East in areas near Bridgeport and Summit Park. I-79 North is also another preferred growth area due to the proximity to the interstate and other established developments. Village centers include Nutter Fort and Stonewood. Redevelopment/revitalization areas include Anmoore and Summit Park.

Future land use for Bridgeport and Clarksburg can be found in the following documents, respectively:

- Bridgeport Comprehensive Plan, 2013
- Clarksburg Comprehensive Plan, 2010



Future Land Use Map– Town of Anmoore

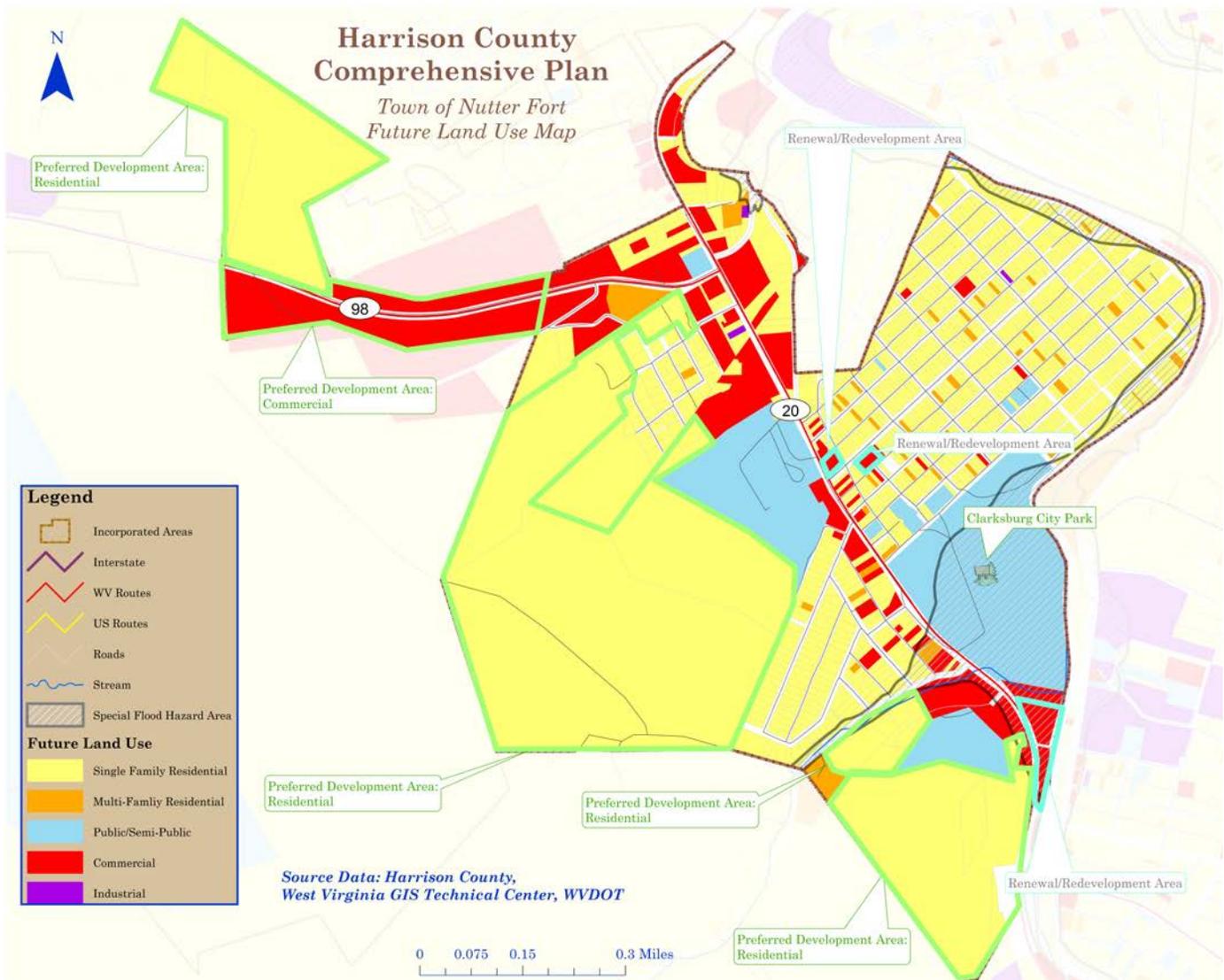
Town of Anmoore

The Town of Anmoore has identified several preferred development areas for commercial development along State Route 58. Additional commercial development will help grow the tax base, which in return will allow the town to provide additional services to residents. The town also identified one renewal/redevelopment area. The town has also identified their park as a rural area in order to protect it in the future as they want the land to stay recreational in nature with no new development.

Census data was taken into account to determine future population numbers for Anmoore.

- 1970-1980- 9% decline in population
- 1980-1990: 26% decline in population
- 1990-2000: 0.1% decline in population
- 2000-2010: 12% gain in population

Past population numbers illustrate that Anmoore has lost population over the past several decades. There was a slight gain from 2000 to 2010. From 1970 to 2010, the town has lost approximately 23 percent of its residents. This averages into a 0.6 percent loss each year. Anmoore will most likely continue to experience population decline. In the next 15 years, Anmoore’s population could be 8 percent less than it was at 2010, at approximately 705, a loss of 65 people. It is difficult to project the number of homes that would be needed in the future, however, as Anmoore is projected to continue to lose population, additional housing units may not be needed.



Future Land Use Map– Town of Nutter Fort

Town of Nutter Fort

There are several areas in the Town of Nutter Fort where local elected officials desire new residential development. Additional commercial development is desired along State Route 98. There are also several areas identified as renewal/redevelopment areas. One such area is an abandoned gas station and the other is an old gym. These two areas would be an ideal location for small scale commercial development. A renewal/redevelopment area near the City of Clarksburg Park is a good location for new business in empty storefronts.

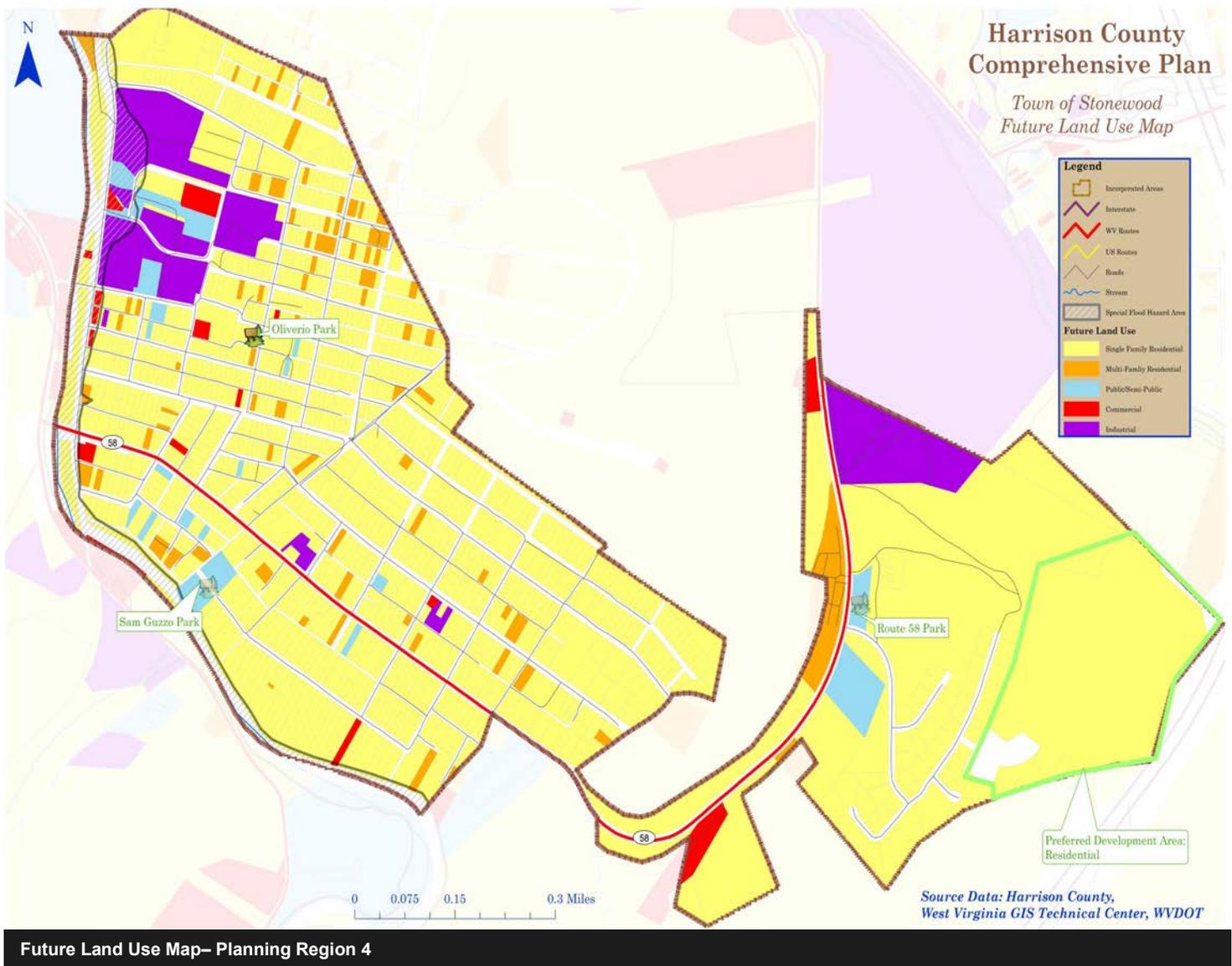
The town identified the Nutter/Mills Cemetery, Fort Marker Monument, and Island Memorial as historic resources that should be protected in the future.

Census data was taken into account to determine future population numbers for Nutter Fort.

- 1970-1980: 14% decline in population
- 1980-1990: - 14% decline in population
- 1990-2000: 7% decline in population
- 2000-2010: 5% decline in population

Past population numbers illustrate that Nutter Fort has lost population over the past several decades. From 1970 to 2010, the town has lost approximately half of its residents. This averages into a 1.0 percent loss each year. Nutter Fort will most likely continue to experience population decline. In the next 15 years, Nutter Fort's population could be 18 percent less than it was at 2010, at approximately 1,290, a loss of 303 people. Due to the continued loss of residents, additional housing units may not be needed in the future.





Future Land Use Map— Planning Region 4

Town of Stonewood

The Town of Stonewood anticipates very little development over the next 10 years. Therefore, the future land use map is very similar to the existing land use map depicted in Chapter 2. One area was designated as a residential growth area near the current Catalpa Heights subdivision. The town would like to see additional single family development in this area.

Census data was taken into account to determine future population numbers for Stonewood.

- 1970-1980: 5% gain in population
- 1980-1990: - 3% decline in population
- 1990-2000: 9% decline in population
- 2000-2010: 0.5% decline in population

Past population numbers illustrate that Stonewood has slowly lost population over the past several decades. From 1970 to 2010, the town has lost approximately eight (8) percent of its residents. Stonewood will most likely will continue to experience population decline at a slow rate. In the next 15 years, Stonewood's population could be

three (3) percent less than it was at 2010, at approximately 1,752, a loss of 54 people. Additional housing units may not be needed in the future due to population decline.





ACTION PLAN

Harrison County Comprehensive Plan

Final Draft: August 2016

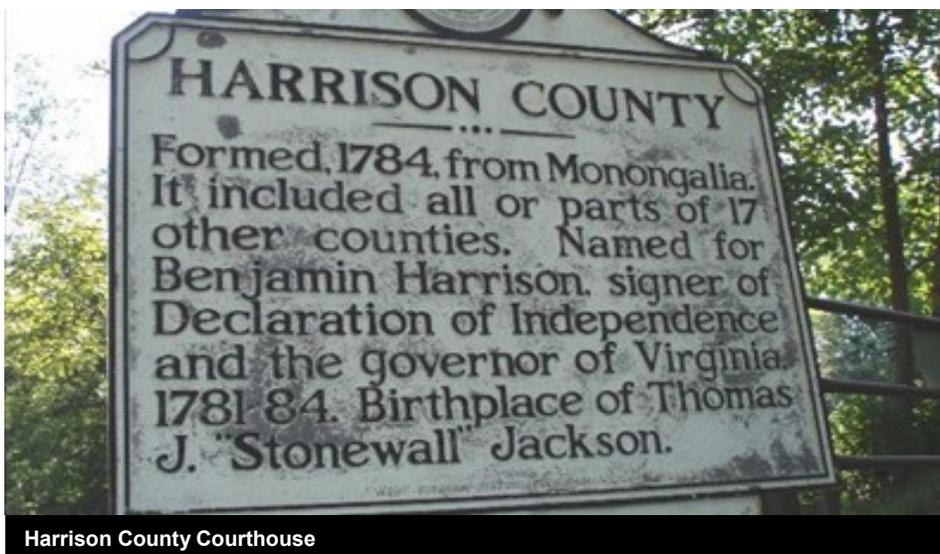
What is an action plan?

The action plan is the most important part of the comprehensive plan as it details the steps that the governing body needs to take to realize its vision for the future. The action plan should be realistic and include specific action items, along with associated costs, responsible parties, and partners. It is important that the plan be used in everyday government functions so that it doesn't simply sit on the shelf and collect dust. The county should use the plan when preparing budgets and planning for future projects. The county should also work with potential partners on implementation of projects listed in the plan. Grant sources are available to help for funding and the comprehensive plan should be used to help justify requests for grant funding.

The action steps listed in the Harrison County Comprehensive Plan were developed to address the needs and concerns of the residents that were compiled during the planning process. Each action step will meet the objectives and goals that were identified in **Chapter 3: Needs Assessment**. Action items can range from simple projects that will not cost much money to complex projects that will take time and money to implement. The action plan is basically a "to do" list for the Harrison County Planning Commission and Harrison County Commissioners.

"A comprehensive plan shall meet the following objectives:

- A timeline on how to meet short and long-range goals and objectives*
 - An action plan setting forth implementation strategies*
 - Recommend to the governing body a financial program for goals and objectives that need public financing*
- West Virginia Code §8A-3-4(b) (2013).*



Harrison County Courthouse

Regional Planning

Intergovernmental cooperation is essential in land use planning. Land use issues do not simply stop at municipal boundaries. Several recommendations in the plan involve partnerships between various government entities. In an effort to spearhead regional planning, all municipalities in the county were afforded the opportunity to participate in the comprehensive plan process. The municipalities of Anmoore, Nutter Fort, Lost Creek, Stonewood, and West Milford participated in the comprehensive plan process. The County also works with the Harrison County Economic Development Corporation, various municipalities and their economic departments, Region VI Planning and Development Council, various Public Service Districts, and private developers on planning issues.

Implementation Matrix

An implementation matrix is included as part of the action plan. The planning commission, county officials, and residents can use the implementation matrix to reference all the action steps detailed in the comprehensive plan.

The Implementation Matrix includes the following:

- Action Steps
- Priority
- Recommended Partners
- Estimate of Probable Costs
- Potential Funding Sources

The purpose of the implementation matrix is to help guide the Planning Commission in implementation so the plan does not sit on the shelf. The Planning Commission should also review the plan annually to determine the status of each project and any obstacles to implementation of projects.

Financial Implications

Many of the projects detailed in the Action Plan will be costly for Harrison County to implement. However, there are many other funding sources the county should consider when budgeting for implementation. A list of funding opportunities can be found in Appendix 4 that should be considered when implementing the plan.

Action Steps

- ⇒ Developed using the needs identified during the planning process and helps implement goals and vision detailed in plan

Responsible Party

- ⇒ Government or organization responsible for implementing the action step

Priority

- ⇒ Due to the financial status of the county it is very important to establish priorities. While many of the action steps are important to implement, only a few can be implemented at one time due to funding and staff capacity. Action Steps are ranked from one (1) to five (5). Action steps ranked five (5) are those that were identified by the public and county as the most important to be implemented. Action steps ranked as one (1) are those that are least important and will take a longer timeframe to be implemented.

Recommended Partners

- ⇒ Recommended partners are important to the implementation of the plan. Partners can provide technical assistance and/or funding.

Estimate of Probable Costs

- ⇒ Probable costs are only estimates of what an action item will cost and are not accurate reflections of the total cost of a project.

Potential Funding Sources

- ⇒ Possible grant resource and/or government fund

Objective 1:

Promote the county's assets to increase economic development opportunities

Objective 2:

Continue to expand and improve infrastructure to increase business development potential

Objective 3:

Coordinate with key stakeholders to minimize impacts and capitalize on benefits of natural gas drilling

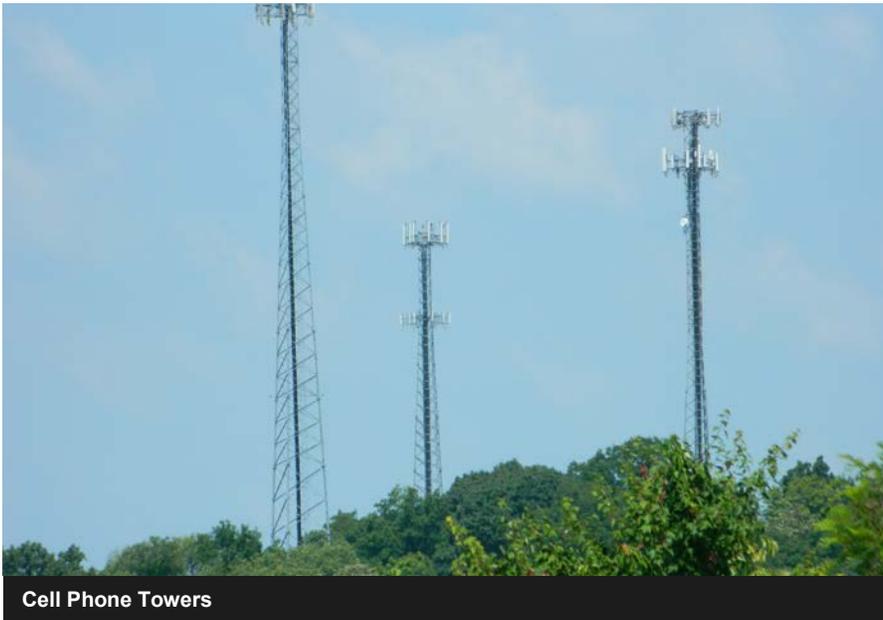
Goal: Promote a sustainable economy that will retain and recruit business to create job opportunities

Action Step 1: Develop an economic development plan

Harrison County's diverse economy provides many jobs to residents of the county. However, there is a lack of marketing the opportunities within the county. The newly formed Economic Development Corporation is in the process of developing an economic development plan. This plan should identify marketing strategies, shovel-ready sites, and ways to strengthen the county's online presence to attract visitors, new residents and business.

The plan should also explore opportunities to market the county as a tourism destination. The county has many attractions that are not being marketed to visitors to the area.

Municipal identified growth areas should be considered when identifying shovel-ready sites, as all the municipalities desire new businesses and job creation. The towns of Anmoore and Nutter Fort have empty buildings or land available for development. Lost Creek has land available for development near the I-79 Interchange. Stonewood has opportunities in the industrial park.



Cell Phone Towers

Action Step 2: Prioritize infrastructure improvements and expansions

The provision of infrastructure is not only a quality of life issue but an economic development catalyst. The county should spearhead an effort to encourage all PSD's in the county to work together to prioritize infrastructure improvements in preferred development areas and work together to receive funding for expansion of water and sewer.

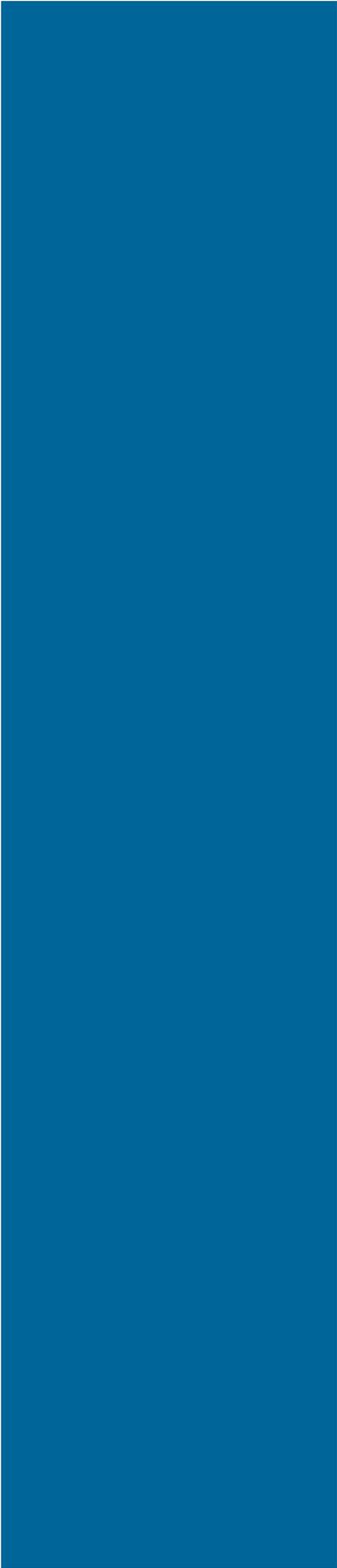
Action Step 3: Encourage expansion of internet and cellular service

The importance of the availability of high-speed internet and cellular telephone service cannot be underestimated. The availability of high-speed internet is important to businesses to operate effectively, for residents to be able to telecommute and access information, and for students to access digital learning tools.

Recent legislative efforts to expand internet in rural areas of West Virginia have stalled. The County Commission should support efforts to expand internet throughout rural areas and voice their support to local legislators.

The County Commission should also work with Regional VI Planning and Development Council to implement the Broadband Strategic Plan completed in 2013.

Lack of cellular service in the western portion of the county is a concern for residents. The county should work with local carriers to identify areas lacking service and work together to make service available to residents.



Action Step 4: Form a natural gas task force

Harrison County in recent years has seen increased natural gas exploration, which in turn, has lead to various issues and concerns of residents. A natural gas task force would identify and research key issues and concerns. Areas of focus should include:

- Ordinances
- Finance
- Public Safety
- Public Health
- Pipelines
- Permitting
- Emergency Planning
- Training
- Business Opportunities
- Housing
- Education

The task force should comprise members of industry, business, and experts in each area of focus.

Goal: Increase transportation choices by providing a multi-modal transportation network

Action Step 1: Develop a long-range transportation plan that outlines the county's vision for transportation

A long-range transportation plan will help the county determine the vision and goals of the future of the transportation network in the county. The plan should detail how the transportation network can be improved and where investments can be made in the future. The plan should also address travel by all modes including not only streets and highways, but also walking/bicycle trails, public transportation, rail, and aviation. Development of the plan should include participation by the West Virginia Department of Transportation and Region VI Planning and Development Council.

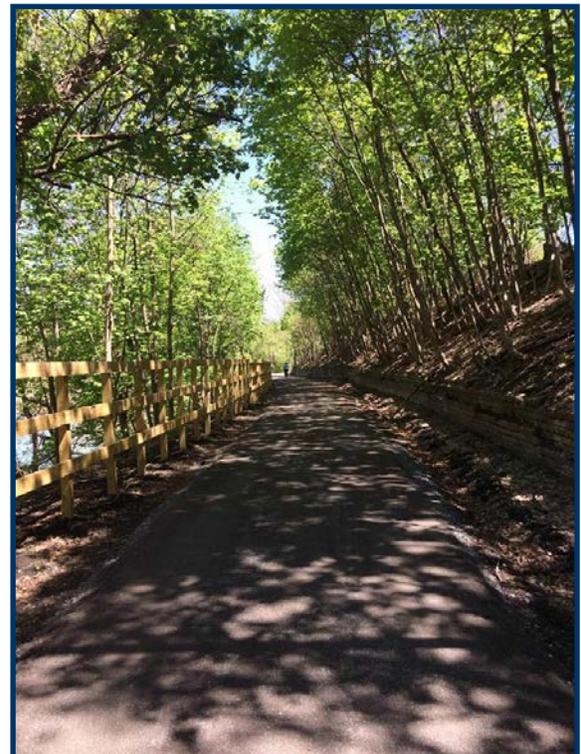


Action Step 2: Continue to expand bicycle trails throughout the county

The County Commission should work to expand the bicycle trails into Clarksburg, Shinnston, and Wolf Summit.

Action Step 3: Market bicycle trails to residents and visitors

The numerous bicycle trails located in the county are a tremendous asset. However, many residents and visitors are unaware of the trails due to a lack of marketing and signage. Harrison County and the Harrison Rail Trails Association should work together to increase marketing of the trail to visitors and residents. Maps of all of the trails in the county should be posted on the County website and County Parks and Recreation website. A website devoted to trails in Harrison County should also be considered. A mobile app would also help visitors and users of the trail search for trailheads, businesses and services, track miles, and donate to trail efforts.



Objective 1:

Prioritize transportation improvements

Objective 2:

Promote a multi-modal transportation network

Action Step 4: Require sidewalks as part of the subdivision and land development process

Any updates to the county subdivision and land development ordinance should include a provision that requires any new development to include sidewalks as part of the construction of the development, both commercial and residential.

Action Step 5: Help communities prioritize their sidewalk needs

A common complaint by many during the planning process was that many sidewalks in the municipalities are in need of repairs or new sidewalks need to be constructed. The municipalities in the county should develop a sidewalk program to help in prioritization of maintenance of existing sidewalks, as well as construction of new sidewalks. The program would establish which sidewalks should be repaired and/or constructed first based on a point system. The point system should take into account the following factors:

- Street's proximity to parks, local government facilities, schools, businesses, etc.
- Topography of the street
- Connectivity with other sidewalks
- Average Daily Traffic (ADT)
- Street Width
- Conflicts with other utilities
- Available right-of-way

Each sidewalk project would then be awarded points based on the factors and the municipalities would then repair and/or construct sidewalks on the streets that received the highest amount of points.

A map should accompany the matrix. The map should show the existing sidewalks, sidewalks in need of repair, and potential areas for new sidewalks.



Action Step 6: Work with CENTRA to increase public transportation routes and options

CENTRA provides public transportation throughout Harrison County. During the public participation process for the comprehensive plan, residents in rural areas stated that the lack of service or stops is an issue. The County Commission should meet with CENTRA to discuss routes and options to serve rural areas.

Action Step 7: Revise the Subdivision and Land Development Ordinance to include access management provisions

Currently, the Harrison County SALDO does not include any access management provisions. Access management standards help alleviate transportation issues along major corridors by requiring connections between existing developments. Requirements can also include regulations regarding the location and frequency of access points along roadways.

Objective 1:

Protect farmland for future generations

Objective 2:

Update land use ordinances to promote growth, conserve open space and farmland, and protect residents from uncontrolled development

Goal: Encourage land use planning that protects open space, farmland, and villages while allowing for new growth

Action Step 1: Develop a strategy to protect prime agricultural land

Harrison County recently established a Farmland Protection Board. The next step is to establish an application process to determine what land in the county is the best to protect. Ranking criteria should take into account the goals of the comprehensive plan. The plan also identifies agricultural areas that the county wishes to protect in the future. Those areas should be considered when determining ranking criteria.

A website should be developed to advertise the program and provide residents with more information regarding the program.





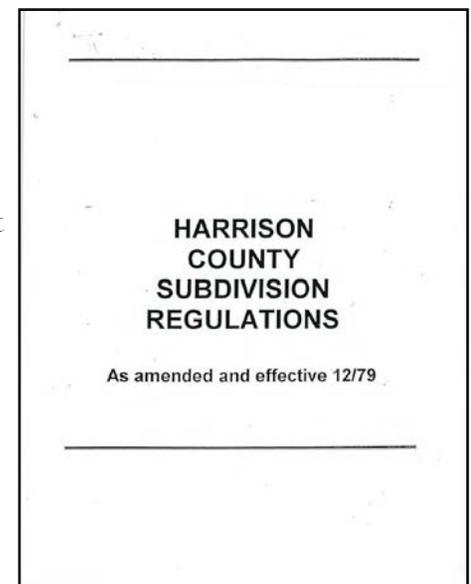
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Action Step 2: Update the County Subdivision and Land Development Ordinance

In 2004, several changes were made to the land use planning portion of the West Virginia Code (Chapter 8A). As such, the county needs to make updates to the Subdivision and Land Development Ordinance to ensure it's compliant with code provisions. Specific standards for sidewalks, walkways, parking, easements, right-of-ways, utilities, infrastructure, curbs, gutters, street lights, fire hydrants, and water and wastewater facilities should also be included in any update.

Action Step 3: Encourage municipalities to update all land use ordinances

Of the municipalities that have enacted zoning or subdivision and land development ordinances, most have not been updated or revised in several years. Updates may be needed to promote orderly development, as well as conform to the provisions of the West Virginia Code. The county should work with the municipalities to review plans and ordinances, determine what changes need to be made, and offer assistance as needed.



Action Step 4: Develop a parks and recreation plan

The county has never officially developed a parks and recreation plan to determine exactly what types of recreation county residents would enjoy and what improvements are needed at existing recreation facilities. The plan should entail an analysis of existing conditions, needs, and an action plan. Public participation is key in determining the needs of county residents. Improvements recommended should then be prioritized in a capital improvements plan.

The county should consider partnering with Watters Smith State Park to see if there are any possible ways they

Objective 3:

Improve park and recreation facilities for residents

Objective 4:

Protect residents and business owners from flooding events

could work together on providing recreational programs or events. Municipal partnerships should also be explored.

Action Step 5: Support municipal efforts to improve recreation in their communities

Many residents throughout the county use municipal recreational facilities, even if they are not a resident of that particular community. As such, the county should support efforts of all the municipalities in improving and expanding recreation for all residents of the county. Each municipality was asked to complete a recreational questionnaire. The following are the high priority projects identified by those municipalities that completed the questionnaires.



Anmoore

- Paving of basketball hoop at Chestnut Street Park
- Consider purchase of Vincent Park
- Upgrade Parkway Park (upgrade baseball field and tennis courts, replace swings and sliding board, pave basketball court, add fencing)
- Offer recreational opportunities and activities
- Promote more health and quality of life programs

Bridgeport

- Offer outdoor recreation services such as zip line, ski lift
- Expansion of trails
- Expansion of indoor recreational facilities

Clarksburg

- Offer recreational programming
- Develop new facilities
- Maintenance of existing facilities

Lost Creek

- Purchase additional playground equipment, picnic tables and repair basketball court and fencing at Lost Creek Ballfields
- Acquire additional land, purchase benches, develop basketball court at Lost Creek Railhead Park
- Construct bathroom facility and fence Lost Creek Park

Nutter Fort

- Summer program for youth
- Develop a recreational program
- Expand Blackberry Festival
- Expand Newhouse Park

Stonewood

- New restroom facilities at Route 58 park
- New fencing, playground equipment, resurfacing of tennis and basketball court

West Milford

- Develop new park where old dam/mill is located

Action Step 6: Mitigate and reduce impacts of flooding

The county should continue to assist residents in the village of Wallace to mitigate the effects of repeat flooding through the FEMA buyout program. Once these areas are bought out, the county would like to see the areas turned into open space.

The county and municipalities should enact the most recent sample ordinance developed by the West Virginia Division of Homeland Security and Emergency Management.

Additional training and education of local floodplain managers at the municipal level is also needed.

The county and municipalities should also consider participating in the Community Rating System (CRS) through the Federal Emergency Management Agency (FEMA). By participating in the program the communities can realize cost savings in flood insurance premiums.

Action Step 7: Promote best management practices in the agriculture industry

As agriculture is an important industry in Harrison County, the county should work with the West Virginia Extension Office to hold workshops on best management practices in agriculture. Educational topics regarding best management practices could include fertilizer use, pesticide use, rotational grazing, conservation tillage, crop nutrient management, conservation buffers, and irrigation management.

Objective 1:

Prioritize infrastructure extensions and improvements

Goal: Facilitate targeted infrastructure improvements to improve the quality of life

Action Step 1: Encourage extension of water and sewer to high need areas

All of the public service districts (PSD's) in Harrison County were sent a questionnaire asking for issues and concerns in providing water and sewer services in the county. The following areas were listed as areas that the PSD's would like to extend service in the future:

Sewer

- Hepzibah PSD- all of Meadowbrook Road
- Town of Nutter Fort- Route 98
- Sun Valley PSD- Davisson Run, Old Davisson Run, Fletcher Heights, Raymond Carter Hollow and Marion Heights.
- City of Shinnston- Owings and Bethlehem

Water

- Greater Harrison County PSD- Hoop Pole Run Road, Long Run Road, Turkey Run Road, and Steven's Run Road
- Town of Lumberport- Finish Jacks Run with access to Shinnston
- Town of Nutterfort- Route 98
- Sun Valley PSD- Rush Run, Raccoon Run, Cherry Camp, Indian Run, Sycamore Road to the Route 19 end, Coburns Creek to the Route 19 end in Harrison County and Miletus, Big Isaac and Isaac Creek in Doddridge County.
- Town of Stonewood- Catalpa Heights and outside city limits



City of Bridgeport Wastewater System (Source: Thrasher Engineering)

Action Step 2: Improve existing water and sewer throughout the county

Many of the existing municipal water and sewer providers, as well as the public service districts, are facing issues in regards to continual upgrades to existing equipment and infrastructure. Continued funding is needed to ensure existing water and sewer systems can invest in upgrades to meet federal standards.

Action Step 3: Form a working infrastructure committee

There are 13 PSD's located in Harrison County. Clarksburg, Bridgeport, Shinnston, Salem, Nutter Fort, Stonewood and Lumberport also provide infrastructure services. All infrastructure providers should meet and discuss prioritization of infrastructure needs. Exploring the benefits of merging of water and sewer providers should also be considered.

Action Step 4: Revise the County Subdivision and Land Development Ordinance to address infrastructure concerns

The County SALDO should be amended to require privately owned public water and sewer utilities to meet the local PSD standards, which would allow a local PSD to assume maintenance, and possible ownership in the future, with fewer upgrades and expenses.

Action Step 5: Work with developers, homeowner's associations and infrastructure providers to provide services

The county should facilitate a discussion between homeowner's associations and/or developers to enter into maintenance agreements for privately owned public water and/or sewer utilities. This would then allow a public utility provider to maintain the new facilities.

Objective 2:

Consider cost savings methods and remove duplicative services to provide infrastructure more efficiently

Objective 3:

Review regulations to address infrastructure concerns

Action Step 6: Partner with the County Health Department to improve rural infrastructure

The County Commission should partner with the County Health Department to determine if the enactment of procedures regarding maintenance and inspection of individual, onsite septic systems on a regular basis is feasible.

The county should also support the health department in education of residents in regards to well and septic maintenance and best use practices.

Action Step 7: Address stormwater issues throughout the county

As many of the water and sewer systems were designed several years ago, they are not equipped to handle stormwater runoff from increased development over the years. Therefore, many sewer providers are having issues with inflow and infiltration, which causes dilation and can lead to sewage volumes exceeding capacity. Additional funding is needed for infiltration and inflow “I/I” reduction and sewer rehabilitation.

To minimize the effects of development on existing sewer systems, the county should adopt stormwater management standards in the SALDO that regulate the quantity of stormwater generated by development.

Goal: Strengthen the existing housing stock by encouraging revitalization and redevelopment

Action Step 1: Target the demolition loan program to renewal/redevelopment areas

Several renewal/redevelopment areas were identified throughout the county in **Chapter 4: Future Land Use**. These areas should be considered a high priority for the demolition loan program.

Action Step 2: Identify, research, and prioritize dilapidated buildings to be demolished

The County Planning Department should determine priority areas for demolition in unincorporated areas of the county. Properties should be rated on their present condition, using a scale of A to F. Information should also be gathered on ownership, code violations, fire and police calls, and tax status. This will give the county a better understanding of the vacancy problem within the county and where resources are needed.

Objective 1:

Target home programs to key areas

Objective 2:

Support municipal efforts to address abandoned and dilapidated buildings

Action Step 3: Work with the municipalities to adopt tools to address abandoned and dilapidated buildings

Most of the municipalities within the county are struggling with how to tackle the problem of abandoned and dilapidated buildings. There are many tools available to municipalities that are not available to the county. Tools are detailed in the WVU Law Land Use and Sustainable Development Law Clinic legal toolkit. Tools include:

- West Virginia State Building Code- can help prevent properties from becoming dilapidated and provide remedies for repair and demo of property that is not maintained
- On-Site Citations (must be an approved Home Rule community)
- Vacant Property Registration (can only be enacted by municipalities, not counties)
- Uninhabitable Property Registration (can only be enacted by municipalities, must have adopted the state building code)
- Liens for Demo and Repair (must have adopted state building code or property maintenance code)
- Public Pressure
- Partnerships with financial institutions
- Negotiating with stakeholders
- Injunctive relief through a nuisance code
- Liens for debris removal after fire

More information on the tools can be found at:

<http://wvleap.wvu.edu/>



Goal: Enhance public safety by providing high-quality police, fire and emergency response services

Action Step 1: Continue to support local volunteer fire departments

The lack of volunteers, increased equipment cost, decreased funding, and mandatory training requirements has left many fire stations with limited manpower. The County Commission should work with the local fire chief's association to discuss issues and concerns of all volunteer fire departments in the county and work together to increase volunteers and funding. A county-wide recruitment strategy should be developed to increase the number of volunteers throughout the county. The county should also consider working with the departments on a county-wide fire safety program to reduce fires and a smoke alarm program to ensure every home and business has a working smoke alarm.

Action Step 2: Support a county-wide fire training academy

Many of the volunteer fire departments in Harrison County would like to have additional training. In the past, a training weekend for all departments was held in Harrison County. The local fire chief's association and the County Commission should discuss the feasibility of restoring the training event for all volunteers in the county.



**Objective 1:
Ensure residents
are served with
high quality
police and fire
services**

Action Step 3: Evaluate fire/ems services outside of municipal boundaries

Rural areas in Harrison County are not well-served with fire and EMS services. In regards to EMS services, the county should determine if additional substations are needed.

The county should also consider the feasibility of enacting a fire service fee to help defray the costs of providing fire services throughout the county. This fee would only apply to property owners outside of municipal boundaries.

Action Step 4: Continue to support local police departments

The county should continue to support local police departments by providing support for grant funding applications. The county should also consider bulk purchasing to help defray the costs of equipment and combined training of officers.



Action Step 5: Encourage installation of water hydrants in high need areas

The County Fireman's Association should work with all fire departments to determine what areas are in high need for installation of water hydrants. These areas should be mapped and shared with the County Commission and public water suppliers. The use of dry hydrants should also be explored.

Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal: Promote a sustainable and resilient economy that will retain and recruit business to create job opportunities						
Develop an economic development plan	5	5-3	Harrison County Economic Development Corporation	Harrison County; WV Development Office; Region VI PDC	Dependent on size and scope of project	Grant sources
Prioritize infrastructure improvements and expansions	3	5-4	Harrison County, local PSD's	Harrison County, Region VI PDC	Dependent on size and scope of project	Grant sources
Encourage expansion of internet and cell phone service	5	5-4	Harrison County, municipalities	County Office of Emergency Management; Region VI PDC	Staff time	General fund
Form a natural gas task force	3	5-5	Harrison County	Local experts, local VFDs, EMS, oil/gas industry	Staff time	General fund
Goal: Increase transportation choices by providing a multi-modal transportation network						
Develop a long-term transportation plan that outlines the county's vision for transportation	4	5-6	Harrison County	WV DOT, Region VI PDC	Dependent on size and scope of project	Grant sources
Continue to expand bicycle trails throughout the county	3	5-6	Harrison County, Harrison Rail Trails Association	WV DOT, WV Rail Trails Association	Dependent on size and scope of project	Grant sources
Market bicycle trails to residents and visitors	4	5-6	Harrison County, Harrison Rail Trails Association	Clarksburg CVB, Bridgeport CVB, WV Division of Tourism	Dependent on size and scope of project	Grant sources
Require sidewalks as part of the subdivision and land development process	3	5-7	Harrison County	WVU LUSD Clinic	Dependent on size and scope of project	General fund
Help communities prioritize their sidewalk needs	1	5-7	Municipalities	Harrison County	Staff time	N/A
Work with CENTRA to increase public transportation routes and options	4	5-8	Harrison County	CENTRA	Staff time	N/A
Revise the Subdivision and Land Development Ordinance to include access management provisions	5	5-8	Harrison County	WV DOT, WVU LUSD	Dependent on size and scope of project	General fund

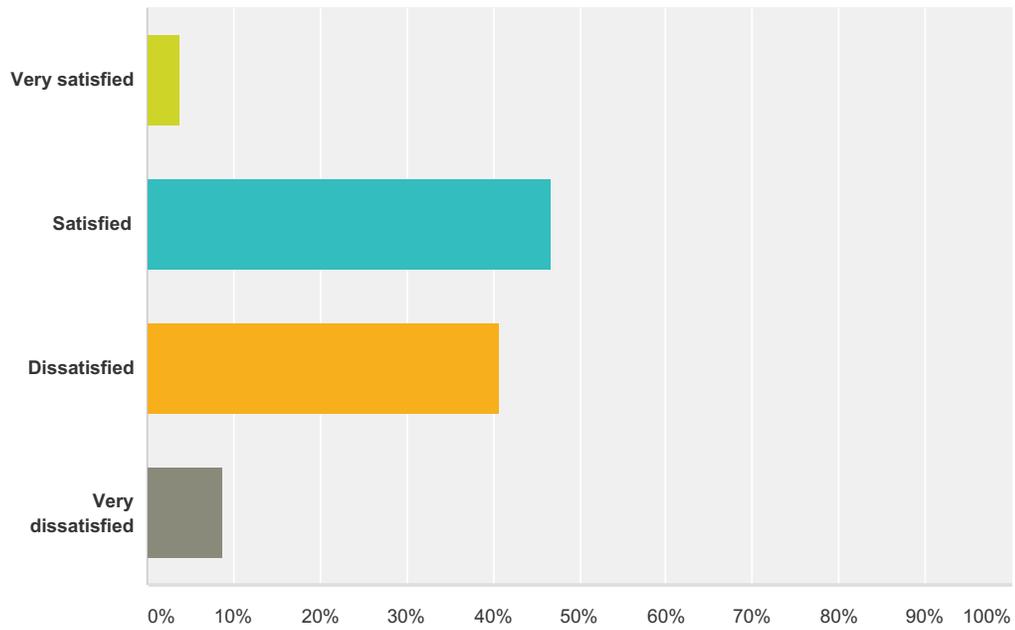
Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal: Encourage land use planning that protects open space, farmland, and villages while allowing for new growth						
Develop a strategy to protect prime agricultural land	4	5-9	Harrison County	WVU LUSD	Staff time	N/A
Update the county Subdivision and Land Development ordinance	5	5-10	Harrison County	WVU LUSD	\$30,000-\$50,000	General fund
Encourage municipalities to update all land use ordinances	4	5-10	Harrison County	WVU LUSD	Dependent on size and scope of project	N/A
Develop a parks and recreation plan	5	5-10	Harrison County	WV Parks and Recreation Association	\$30,000-\$50,000	Grant sources
Support municipal efforts to improve recreation in their communities	3	5-11	Municipalities	Harrison County	Dependent on size and scope of project	Grant sources
Mitigate and reduce impacts of flooding	5	5-12	Harrison County	Municipalities; WVU LUSD	Dependent on size and scope of project	General fund; Grant sources
Promote best management practices in the agriculture industry	3	5-12	Harrison County	WVU Extension	Staff time	N/A
Goal: Facilitate targeted infrastructure improvements to improve the quality of life						
Encourage extension of water and sewer to high need areas	5	5-13	Local PSDs, Municipalities	Harrison County	Dependent on size and scope of project	Grant sources
Improve existing water and sewer throughout the county	5	5-14	Local PSDs, Municipalities	Harrison County	Dependent on size and scope of project	Grant sources
Form a working infrastructure committee	4	5-14	Harrison County	Local PSDs, Municipalities	Staff time	N/A
Revise the Subdivision and Land Development Ordinance to address infrastructure concerns	5	5-14	Harrison County	WVU LUSD Clinic	Dependent on size and scope of project	General fund
Work with developers, homeowner's associations and infrastructure providers to provide services	3	5-14	Harrison County	Developers, homeowner's associations, local PSDs	Staff time	N/A
Partner with the County Health Department to improve rural infrastructure	3	5-15	Harrison County	County Health Department; WV DEP	Dependent on size and scope of project	General fund; Grant sources
Address stormwater issues throughout the county	4	5-15	Harrison County	N/A	Dependent on size and scope of project	General fund; Grant sources

Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal: Strengthen the existing housing stock by encouraging revitalization and redevelopment						
Target the demolition loan program to renewal/redevelopment areas	5	5-16	Harrison County	N/A	Dependent on size and scope of project	Demolition Loan Program
Identify research and prioritize dilapidated buildings to be demolished	5	5-16	Harrison County	N/A	Staff time	N/A
Work with the municipalities to adopt tools to address abandoned and dilapidated buildings	5	5-17	Municipalities	Harrison County	Staff time	N/A
Goal: Enhance public safety by providing high quality police, fire and emergency response services						
Continue to support local volunteer fire departments	5	5-18	Harrison County	N/A	Staff time	General fund
Support a county-wide fire training academy	5	5-18	Harrison County; VFDs	N/A	Staff time	General fund
Evaluate fire/ems services outside of municipal boundaries	5	5-19	Harrison County	Local VFDs, EMS services	Staff time	N/A
Continue to support local police departments	4	5-19	Harrison County	N/A	Staff time	N/A
Encourage installation of water hydrants in high need areas	4	5-19	Harrison County; VFDs	N/A	Staff time	N/A

**APPENDIX 1:
ONLINE SURVEY
RESULTS**

Q1 How do you feel about the quality of life in Harrison County?

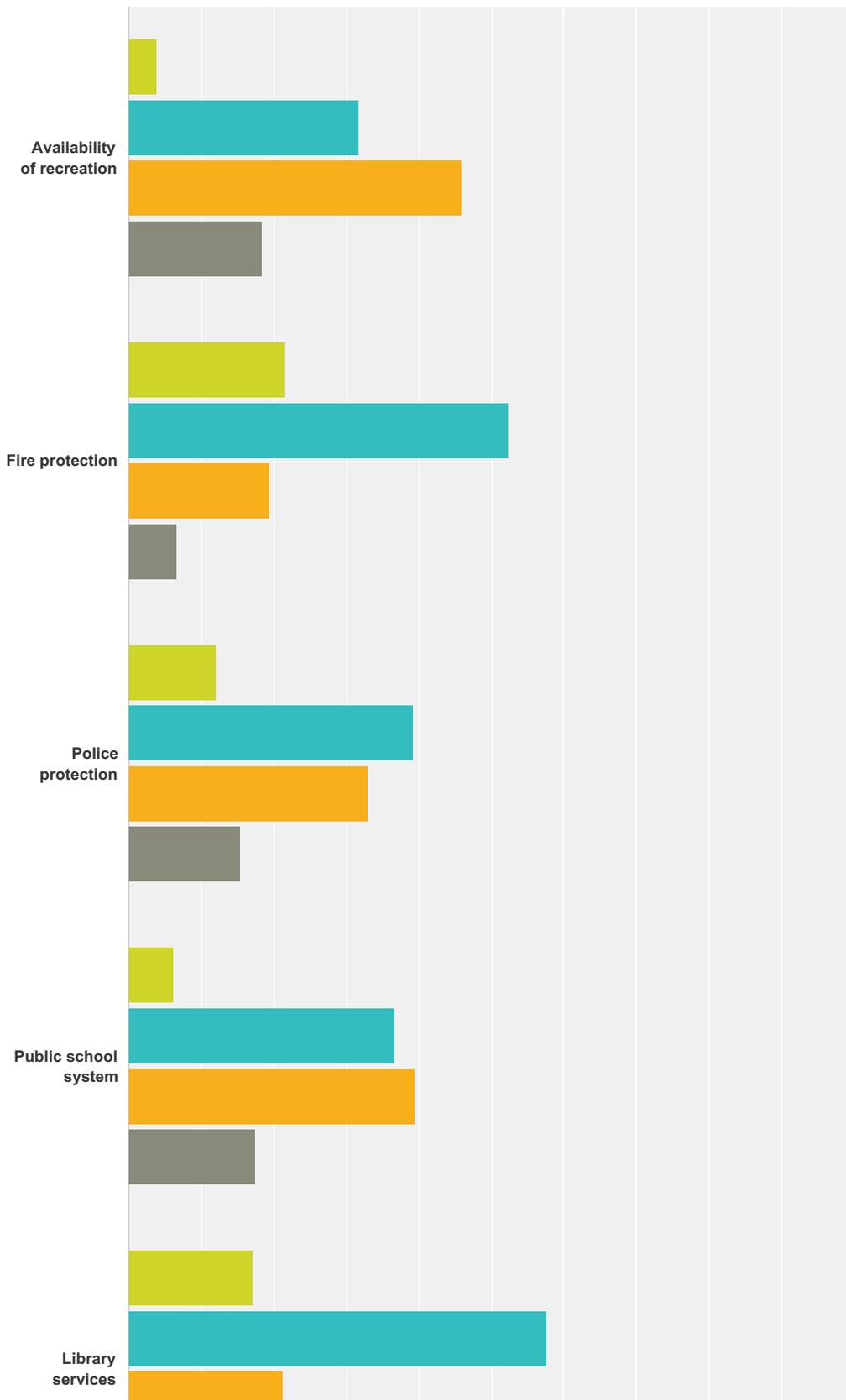
Answered: 297 Skipped: 14

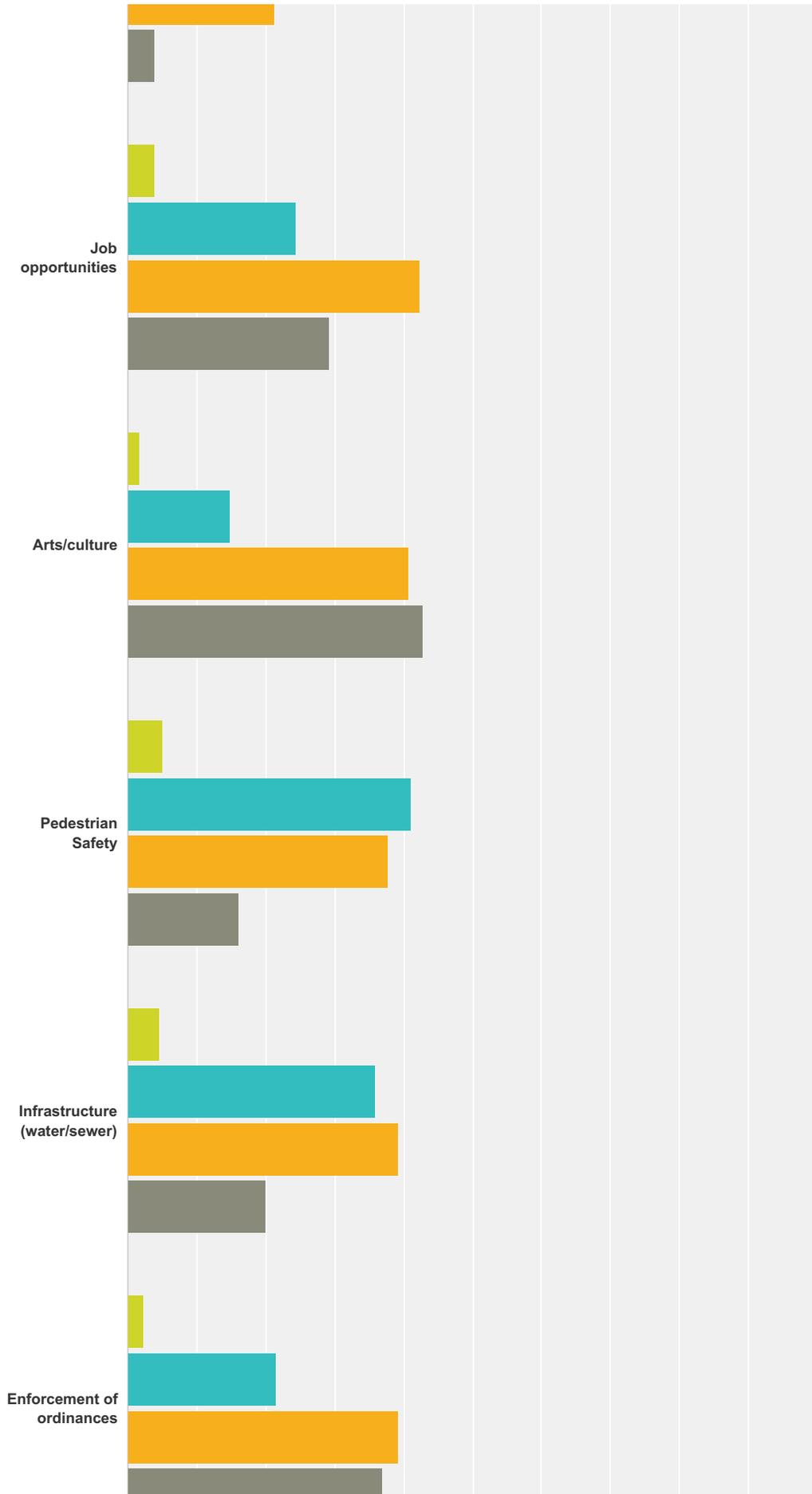


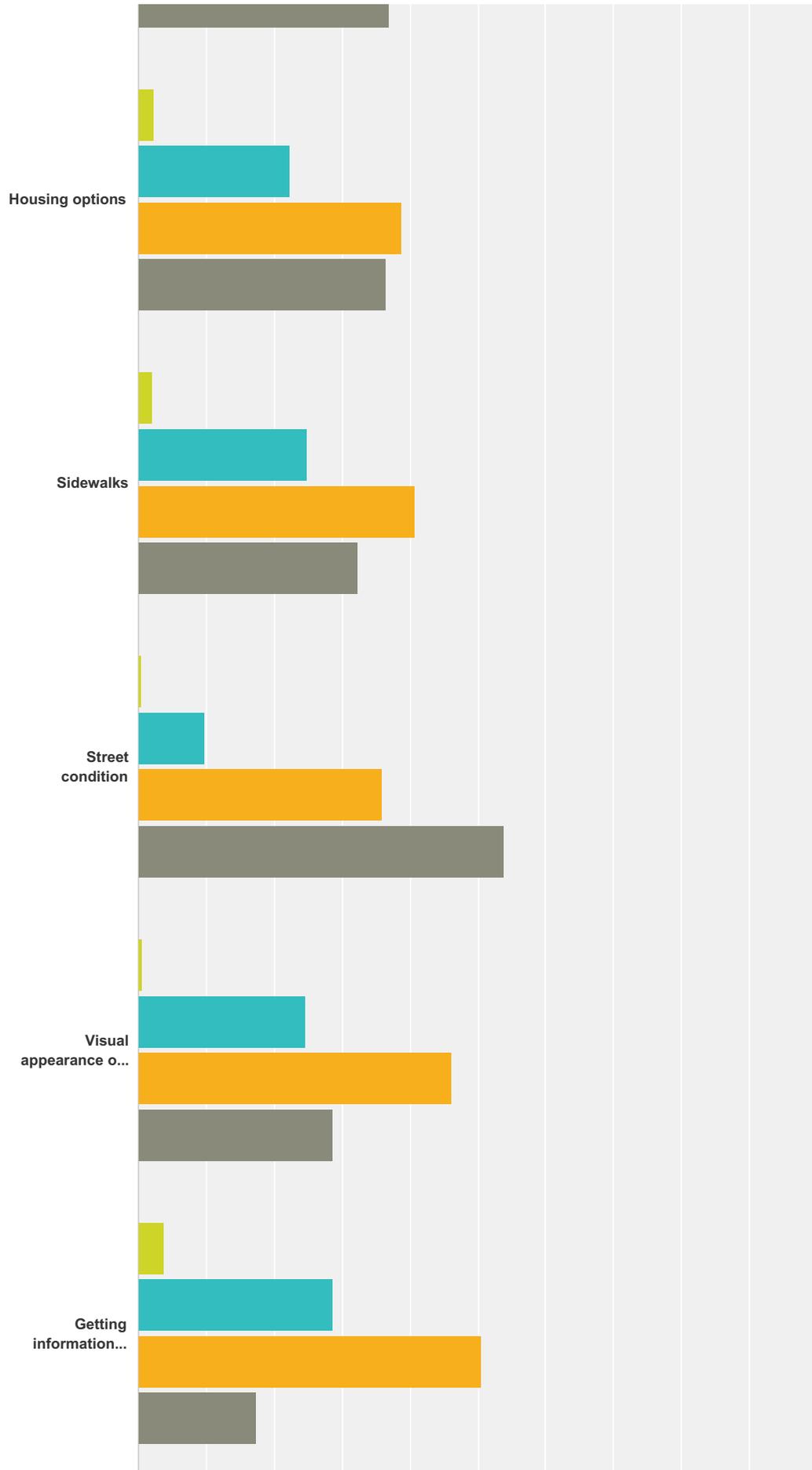
Answer Choices	Responses
Very satisfied	3.70% 11
Satisfied	46.80% 139
Dissatisfied	40.74% 121
Very dissatisfied	8.75% 26
Total	297

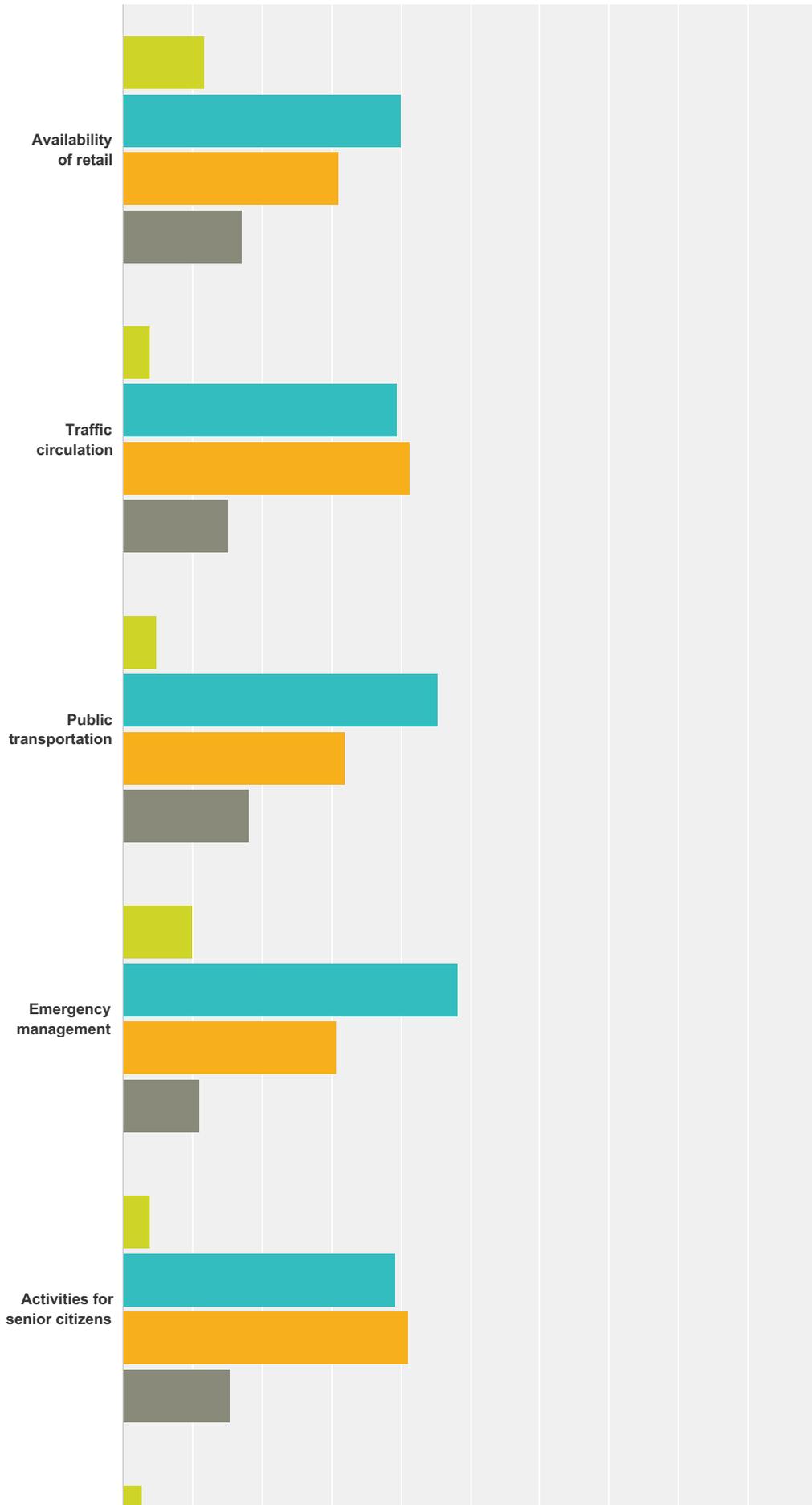
Q2 Please rate your level of satisfaction for each of the following:

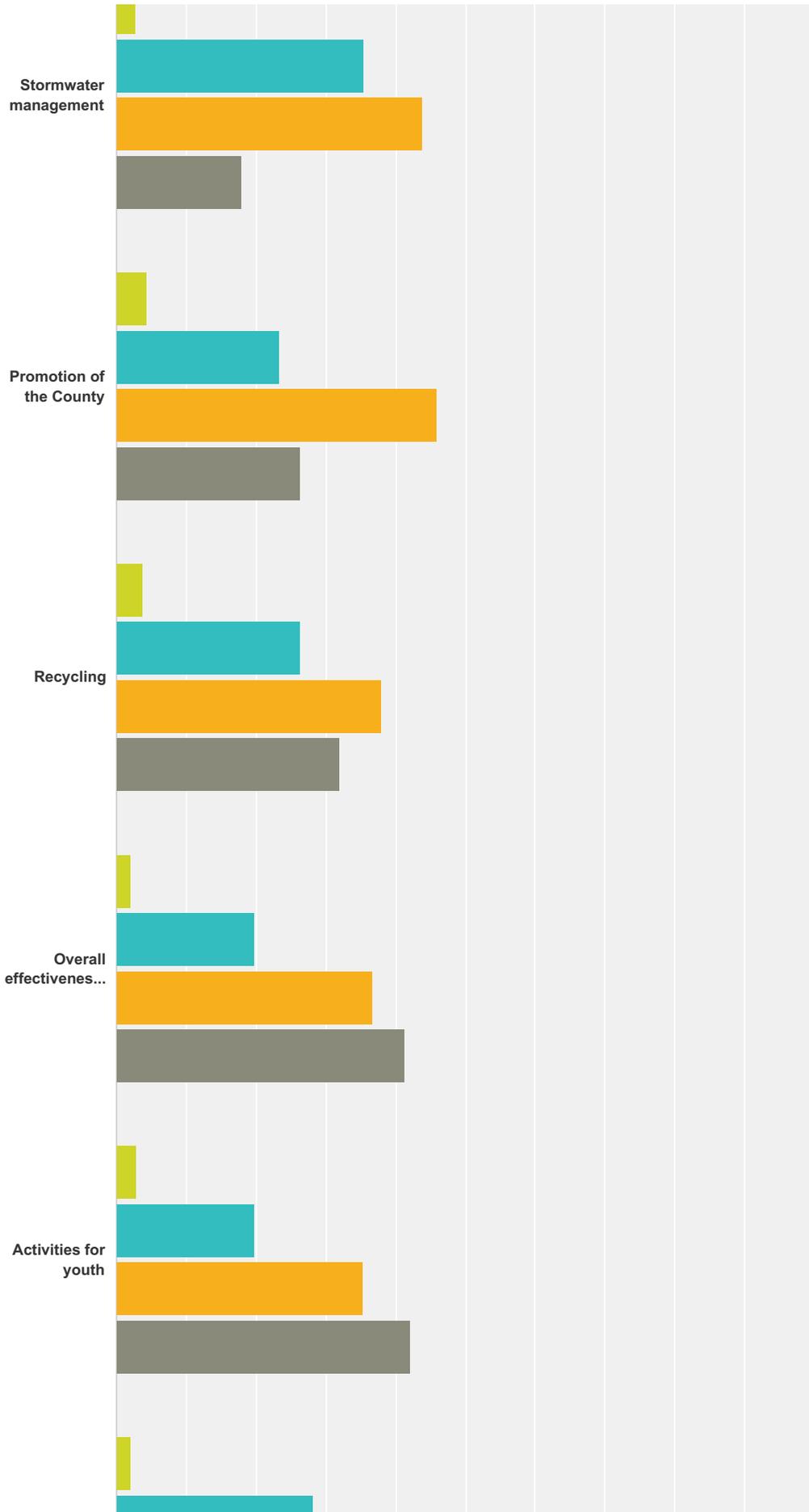
Answered: 308 Skipped: 3

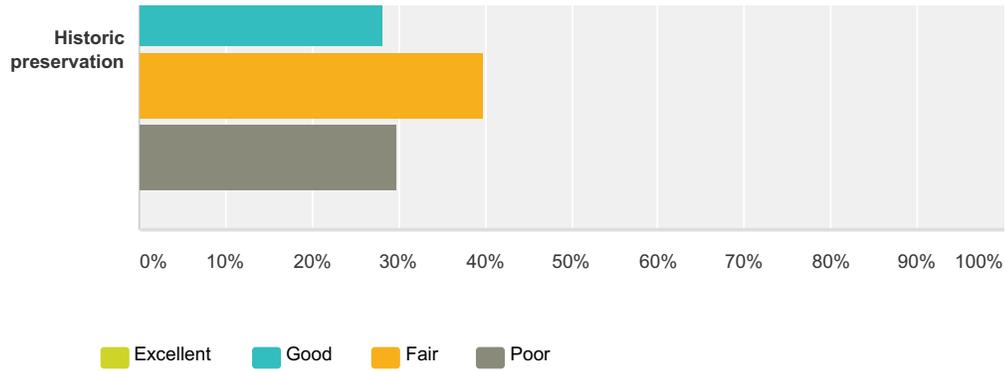










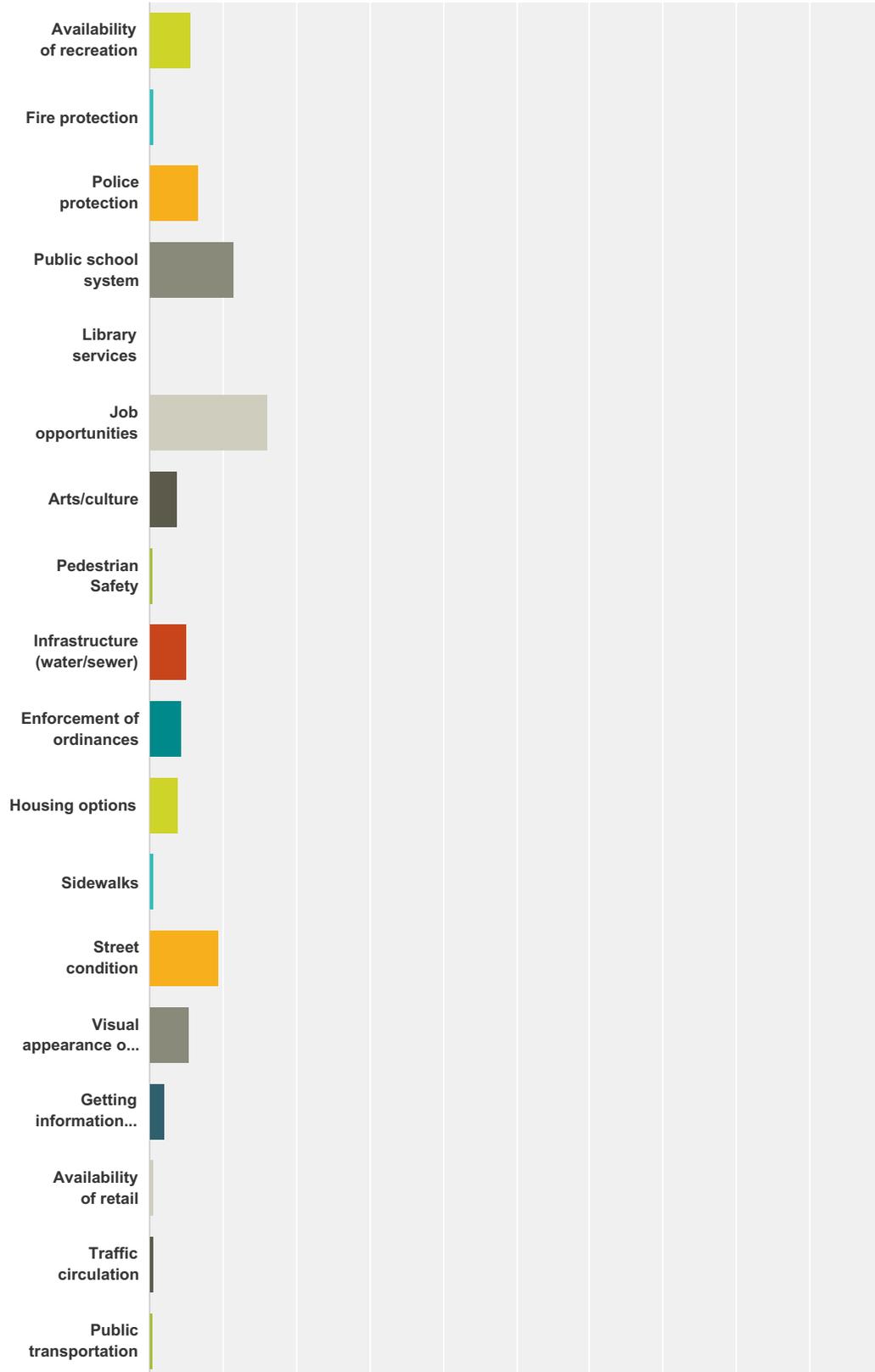


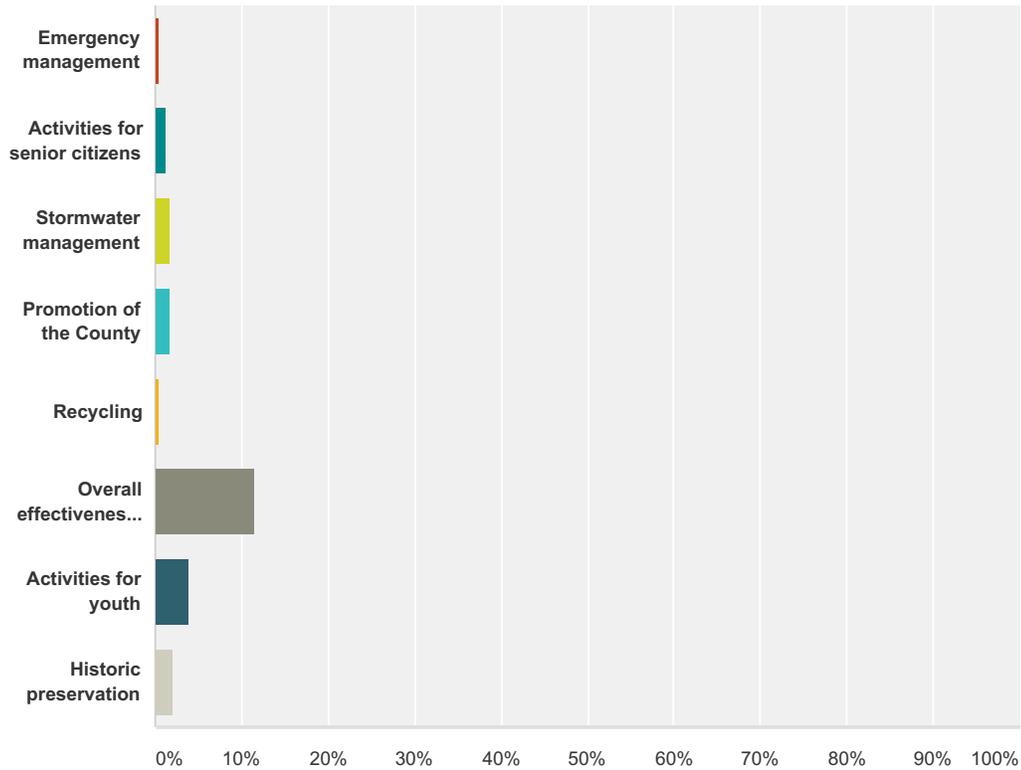
	Excellent	Good	Fair	Poor	Total
Availability of recreation	3.93% 12	31.80% 97	45.90% 140	18.36% 56	305
Fire protection	21.45% 65	52.48% 159	19.47% 59	6.60% 20	303
Police protection	12.21% 37	39.27% 119	33.00% 100	15.51% 47	303
Public school system	6.29% 19	36.75% 111	39.40% 119	17.55% 53	302
Library services	17.22% 52	57.62% 174	21.19% 64	3.97% 12	302
Job opportunities	3.95% 12	24.34% 74	42.43% 129	29.28% 89	304
Arts/culture	1.66% 5	14.90% 45	40.73% 123	42.72% 129	302
Pedestrian Safety	4.93% 15	41.12% 125	37.83% 115	16.12% 49	304
Infrastructure (water/sewer)	4.62% 14	35.97% 109	39.27% 119	20.13% 61	303
Enforcement of ordinances	2.31% 7	21.45% 65	39.27% 119	36.96% 112	303
Housing options	2.30% 7	22.37% 68	38.82% 118	36.51% 111	304
Sidewalks	1.99% 6	24.83% 75	40.73% 123	32.45% 98	302
Street condition	0.33% 1	9.87% 30	35.86% 109	53.95% 164	304
Visual appearance of Harrison County	0.66% 2	24.59% 75	46.23% 141	28.52% 87	305
Getting information about County events and matters	3.65% 11	28.57% 86	50.50% 152	17.28% 52	301
Availability of retail	11.59% 35	40.07% 121	31.13% 94	17.22% 52	302
Traffic circulation	3.97% 12	39.40% 119	41.39% 125	15.23% 46	302
Public transportation	4.70% 14	45.30% 135	31.88% 95	18.12% 54	298

Emergency management	10.03% 30	48.16% 144	30.77% 92	11.04% 33	299
Activities for senior citizens	4.05% 12	39.19% 116	41.22% 122	15.54% 46	296
Stormwater management	2.70% 8	35.47% 105	43.92% 130	17.91% 53	296
Promotion of the County	4.33% 13	23.33% 70	46.00% 138	26.33% 79	300
Recycling	3.70% 11	26.26% 78	38.05% 113	31.99% 95	297
Overall effectiveness of county government	1.99% 6	19.87% 60	36.75% 111	41.39% 125	302
Activities for youth	2.96% 9	19.74% 60	35.20% 107	42.11% 128	304
Historic preservation	2.01% 6	28.19% 84	39.93% 119	29.87% 89	298

Q3 Of the things listed above, what is the one that you feel is MOST important for Harrison County to improve?

Answered: 298 Skipped: 13



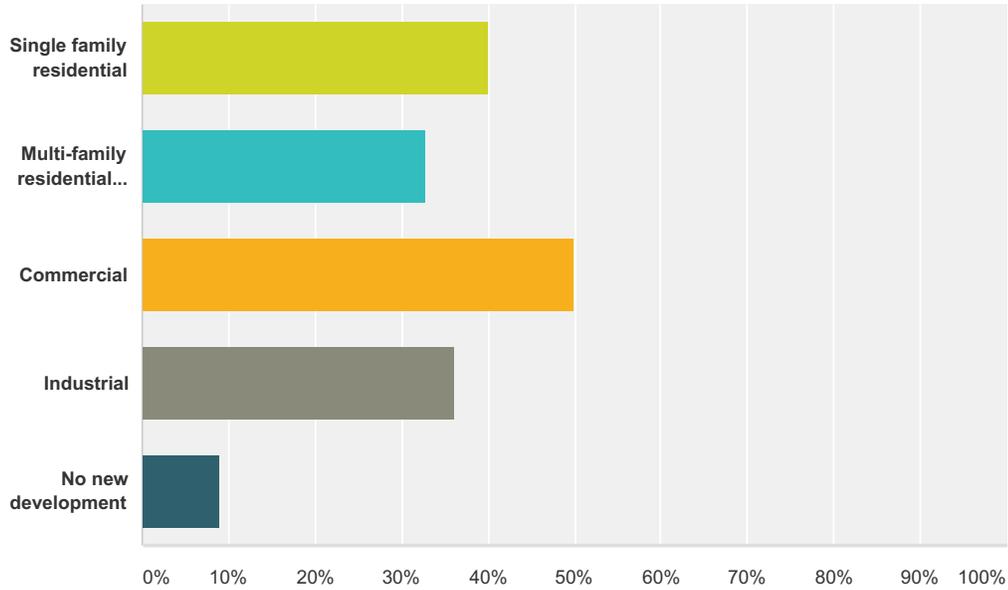


Answer Choices	Responses
Availability of recreation	5.70% 17
Fire protection	0.67% 2
Police protection	6.71% 20
Public school system	11.41% 34
Library services	0.00% 0
Job opportunities	16.11% 48
Arts/culture	3.69% 11
Pedestrian Safety	0.34% 1
Infrastructure (water/sewer)	5.03% 15
Enforcement of ordinances	4.36% 13
Housing options	4.03% 12
Sidewalks	0.67% 2
Street condition	9.40% 28
Visual appearance of Harrison County	5.37% 16
Getting information about County events and matters	2.01% 6
Availability of retail	0.67% 2
Traffic circulation	0.67% 2
Public transportation	0.34% 1

Emergency management	0.34%	1
Activities for senior citizens	1.34%	4
Stormwater management	1.68%	5
Promotion of the County	1.68%	5
Recycling	0.34%	1
Overall effectiveness of county government	11.41%	34
Activities for youth	4.03%	12
Historic preservation	2.01%	6
Total		298

Q4 What type of new development would you like to see in Harrison County? Please check all that apply.

Answered: 302 Skipped: 9



Answer Choices	Responses
Single family residential	40.07% 121
Multi-family residential (includes townhouses, condos, and apartments)	32.78% 99
Commercial	50.00% 151
Industrial	36.09% 109
No new development	8.94% 27
Total Respondents: 302	

Q5 Where should new development occur?

Answered: 192 Skipped: 119

#	Responses	Date
1	southern Harrison County - anywhere but Bridgeport	3/26/2015 11:37 AM
2	Clarksburg	3/20/2015 9:33 PM
3	Replacing old, run down homes. Look outside the city such as Reynoldsville. I have worked for over 2 years to get abandoned trailers removed from Gladys Hollow by following the proper channels with no success. The people who own these dumps should be required to get rid of them. These properties could be used for residential homes or even parks for kids and teens.	3/20/2015 10:45 AM
4	There is lots of property NV has property, Anmore, Stonewood, there are many places in the county	3/20/2015 10:42 AM
5	?	3/20/2015 6:52 AM
6	outside of city limits	3/19/2015 10:32 PM
7	All thru the county not just Bridgeport and Clarksburg	3/19/2015 9:03 PM
8	Downtown	3/19/2015 3:43 PM
9	Inside city limits of clarksburg, that would be a fair commute for the entire county	3/19/2015 2:04 PM
10	Rosebud plaza area on rt 19 and downtown clarksburg	3/19/2015 11:32 AM
11	Downtown	3/19/2015 11:17 AM
12	unsure I do think a lot of these homes damaged by fire if cant be saved need torn down have two on grant now that need something done with	3/19/2015 10:32 AM
13	I feel there is so many houses in our area that get condemned and torn down. I understand some are real bad. However I feel if we could find the funds and spend a little money to fix them up then the county or city can make money on them either by renting them out to low income families or a somehow have a contract to buy on a land contract. I myself would love this or have the opt to do it. I know what its like I was homeless in Clarksburg with a 6 month old baby. I was working part-time taking baths anywhere I could, stopping at restaurants asking for hot water to fix my child's bottles. I didnt have family to run too, shelters turned me away because I was working. And housing had also turned me away because I was working. there was a waiting list for oakmount apts. I was homeless for 6 months before we found something. and now its hard I want the west virginia dream of owning my own house one day. I have only rented because that is all I can find now. having no credit or no credit hurts our towns for them of having the dream like me of owning their own home. If again we could find somehow of getting these houses fixed up then it would be a turn around for our county. We could get volunteers to help with the work, and maybe some business to help supply materials and what not. We could also use the jail systems to have inmates redo houses. I have seen in Maryland the things the inmates do down there and I feel every state needs something like that. inmates down there clean up the sides of the roads, paint underpasses or clean up the spray paint, fix and redo playgrounds for kids. and they are all chained together as well and have a porty potty on a back of truck for them to go and someone over seeing them. we need to bring that back here. go back to the old ways of our town. things seemed to work them..we need to also work on the drug problem as well in our area to many are getting a slap on the wrist and then doing it again. make time in jails harder on them.	3/19/2015 7:54 AM
14	Clarksburg	3/19/2015 7:51 AM
15	Southern and western part of Harrison Co	3/19/2015 7:34 AM
16	Bridgeport area to Lost Creek	3/19/2015 7:33 AM
17	Northern part of county	3/19/2015 7:06 AM
18	Downtown	3/19/2015 7:05 AM
19	Downtown	3/19/2015 6:58 AM
20	Downtown Clarksburg and White Oaks	3/19/2015 6:44 AM
21	Out skirts of town where old industrial has already been. There is room and could clean the areas up.	3/19/2015 6:15 AM
22	In the downtown area	3/19/2015 4:27 AM

23	Clarksburg	3/19/2015 2:57 AM
24	Rosebud area	3/19/2015 2:56 AM
25	Harrison County	3/19/2015 1:04 AM
26	STAY OUT OF THE BRIDGEPORT AREA BRING MORE TO THE MORE RURAL AREAS	3/19/2015 12:56 AM
27	Old Anchor Hawking plant in Clarksburg, old CVS and across the street where Mountaineer Motors used to be.	3/19/2015 12:28 AM
28	Outlying areas in the northern and southern ends of county.	3/19/2015 12:22 AM
29	Wallace/Lumberport area	3/18/2015 11:40 PM
30	In areas that are affordable and public transportation is easy access	3/18/2015 10:58 PM
31	West of town towards Parkersburg	3/18/2015 10:38 PM
32	Any where	3/18/2015 10:38 PM
33	Wallace, Lumberport, Sardis	3/18/2015 10:24 PM
34	In Clarksburg or anywhere other than Bridgeport	2/23/2015 11:34 AM
35	Along route 50	1/26/2015 4:03 PM
36	In existing neighborhoods in need of redevelopment. NOT in currently rural areas.	1/24/2015 3:27 PM
37	Clarksburg	1/17/2015 11:28 AM
38	west end of the county	1/16/2015 8:43 PM
39	In town	1/8/2015 10:40 PM
40	Clarksburg	1/8/2015 9:20 PM
41	Clarksburg	1/8/2015 8:40 PM
42	Downtown needs something.	1/8/2015 7:34 PM
43	50 westj	1/8/2015 7:27 PM
44	Downtown and Glen Elk	11/25/2014 8:00 PM
45	West end of Clarksburg, Shinnston area and Lost Creek off I-79	11/25/2014 8:38 AM
46	Access to highways but away from residential and schools	11/18/2014 4:08 PM
47	FARM ACROSS FROM VA PARK ON MILFORD	11/15/2014 12:25 AM
48	wherever???	11/14/2014 10:12 PM
49	County Seat Clarksburg	11/14/2014 9:43 PM
50	all over the county not just Bridgport and clarksburg	11/7/2014 12:16 AM
51	Clarksburg	11/5/2014 6:08 AM
52	Southern Harrison County - Help develop it to bring it up with other parts of the county. People see southern Harrison county as poor and run down	11/3/2014 9:13 AM
53	Anywhere but Bridgeport.	11/1/2014 5:45 PM
54	Within the main city. Most individuals only visit downtown Clarksburg for the court house or banking. Shopping, you must travel towards bridgeport.	11/1/2014 6:07 AM
55	Tear down the crack houses on Montecello and redevelop the area for something good.	10/31/2014 11:23 PM
56	empty lots in Clarksburg, south Harrison, Salem, north Harrison	10/31/2014 7:59 PM
57	Southern Harrison County	10/31/2014 7:26 PM
58	Tear down the old abandoned run down houses no one wants to take care of and use those lots. you could build playgrounds, or parking lots, there is never enough parking here	10/31/2014 2:14 PM
59	A lot of homes and businesses have been demolished either due to poor upkeep or abandonment. Perhaps look to these empty lots in good locations to build nice single-family homes that fit into the areas aesthetic.	10/31/2014 11:49 AM

60	Destroy dilapidated slums that ruin property values and are nothing but an eye sore (i.e. like those owned by PJ Mascari)	10/31/2014 11:35 AM
61	Rosebud area, or route 50 between Clarksburg and Salem.	10/31/2014 9:08 AM
62	Instead of tearing up beautiful land, how about revitalizing older structures?	10/31/2014 12:51 AM
63	north view adamston	10/30/2014 11:40 AM
64	Enforce cleaning up these residential neighborhoods in clarksburg. Especially the one around Washington Irving middle school. It makes me physically ill when I have to drop my child off for school in the middle of the ghetto!!! I have been a lifelong resident of Clarksburg but I am seriously considering moving because I am tired of looking at these neighborhoods where trash and junk litters the yards along with abandoned houses that just sit there attracting criminal activity!	10/30/2014 9:54 AM
65	All of the abandoned and condemned houses around Washington Irving middle school should be torn down. How sad it is for these students and families to be in that environment every day. Very dangerous neighborhood for our youth to be attending school. Clean it up or shut the school down and move these students to a safer neighborhood!	10/30/2014 9:34 AM
66	inner city small business development	10/29/2014 11:27 PM
67	the western end of the county.	10/29/2014 11:20 PM
68	Clarksburg	10/29/2014 11:18 PM
69	Downtown, why not use the buildings that we already have. I know when going out of town a cute downtown draws me to that area. Why can't we make downtown alive again?	10/29/2014 11:07 PM
70	Downtown	10/29/2014 10:01 PM
71	In all geographic areas of the county	10/29/2014 9:30 PM
72	Clarksburg	10/29/2014 9:09 PM
73	Last I checked, Clarksburg was still the county seat. Quit trying to move the whole city to Bridgeport.	10/29/2014 9:09 PM
74	DOWN TOWN CLARKSBURG, NUTTER FORT AND SALEM AREA SO PEOPLE DO NOT HAVE TO ALWAYS GO TO BRIDGEPORT.	10/29/2014 8:46 PM
75	downtown	10/29/2014 8:44 PM
76	Southern Harrison County	10/29/2014 8:42 PM
77	Bridgeport north	10/29/2014 8:38 PM
78	Glen Elk	10/29/2014 8:20 PM
79	Glen Elk, old Anchor Hocking property	10/29/2014 8:18 PM
80	downtown clarksburg	10/29/2014 8:14 PM
81	West of Clarksburg	10/29/2014 3:36 PM
82	Revitalize some of the dilapidated properties. Reuse, recycle, repurpose!	10/29/2014 2:34 PM
83	The old factory sites, particularly in North View, the old Anchor Hocking plant, those would be great places for some sort of development.	10/29/2014 12:58 PM
84	Clarksburg	10/29/2014 11:52 AM
85	Along major corridors such as I-79 and Rt 50 for commercial retail & industrial. Residential should be close enough to access the retail and major road corridors.	10/29/2014 11:25 AM
86	West Side of town	10/29/2014 11:09 AM
87	The industrial park at Benedum Airport. On Airport Property, Quiet Dell, Shinnston, Lumberport, Charles Pointe.	10/29/2014 9:38 AM
88	Rt.98	10/29/2014 7:34 AM
89	Bridgeport	10/29/2014 6:12 AM
90	Wherever most economically feasible	10/29/2014 3:53 AM
91	Clarksburg to start	10/29/2014 12:12 AM
92	Clarksburg and suburbs in and around Clarksburg	10/28/2014 10:43 PM
93	downtown clarksburg	10/28/2014 9:32 PM

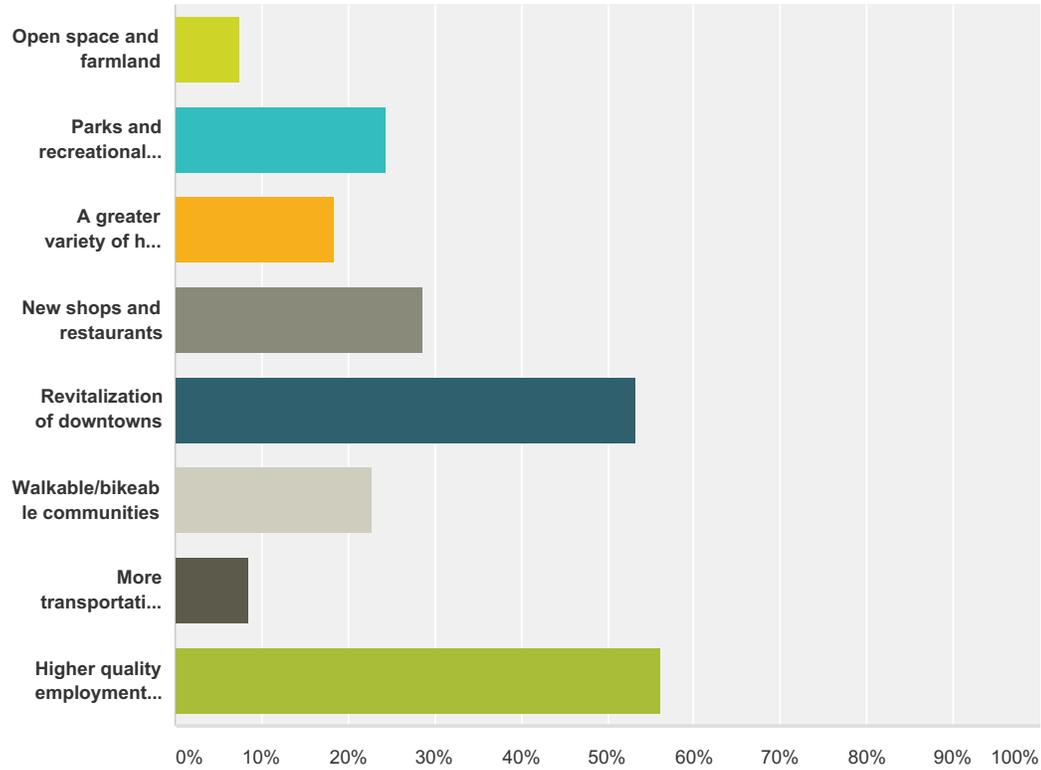
94	West of Clarksburg has expansion written all over it. Traffic influx has dramatically increased and nothing is between Parkersburg and Clarksburg beneficial for travelers or residents. Salem has all but dried up and is a damaging eye to the county.	10/28/2014 9:24 PM
95	northern and southern most parts of the county	10/28/2014 9:17 PM
96	Glen Elk, Main St, Stealey, Rosebud	10/28/2014 8:49 PM
97	Close to major routes (US 19 and I-79) and on the edges of small towns like Shinnston and Salem where land and building costs are reasonable.	10/28/2014 8:26 PM
98	Outside cities	10/28/2014 8:08 PM
99	Clarksburg/downtown area	10/28/2014 7:31 PM
100	Western Harrison county	10/28/2014 7:06 PM
101	West and south sides of Clarksburg and downtown Clarksburg and salem	10/28/2014 6:54 PM
102	Clarksburg	10/28/2014 6:43 PM
103	Downtown Clarksburg, we have a lot of open buildings that need to be filled. We need more retail stores, businesses, a better city park to keep down crime and to help the community. A city/urban community farm would be a great way to get all people involved to helping each other, to feed the less fortunate.	10/28/2014 6:41 PM
104	Bridgeport seems to be getting all the development, would like to see more in Clarksburg, Salem, West Milford, etc.	10/28/2014 6:30 PM
105	downtown Clarksburg	10/28/2014 5:31 PM
106	Western part of county	10/28/2014 5:26 PM
107	Downtown Clarksburg	10/28/2014 5:11 PM
108	Despard Road, near the new 911 Center	10/28/2014 5:00 PM
109	I believe we need to work together to make downtown shine. Create businesses & jobs downtown. & use the waldo as a symbol of our power.	10/28/2014 4:44 PM
110	western end of Harrison County	10/28/2014 4:35 PM
111	SALEM	10/28/2014 4:32 PM
112	Route 50 Corridor	10/28/2014 4:20 PM
113	Knock down Clarksburg City Hall.	10/28/2014 4:17 PM
114	Where ever there is flat land, infrastructure, and public private entities that will work together.	10/28/2014 2:03 PM
115	heart of the city	10/28/2014 9:29 AM
116	Anywhere close to bus service	10/28/2014 9:16 AM
117	Overdue in western part of county.	10/27/2014 11:28 PM
118	Any where	10/27/2014 11:03 PM
119	All over the county	10/27/2014 7:54 PM
120	Clarksburg	10/27/2014 7:25 PM
121	Rehabilitate current neighborhoods	10/27/2014 3:09 PM
122	I would like to see the area of Harrison County toward Salem develope. Also the Shinnston area needs better access to the Internet. We need high speed internet throughout the county, with roads that are not serviced by one lane bridges making it a hazard to travel.	10/27/2014 2:58 PM
123	Clarksburg	10/27/2014 2:26 PM
124	In places where people want to live.	10/27/2014 2:26 PM
125	Downtown Clarksburg.	10/27/2014 1:22 PM
126	More out lying area's perhaps west of rt 98 on rt 50	10/27/2014 11:07 AM
127	Clarksburg to Doddridge line	10/27/2014 11:03 AM
128	Grocery store in Charlespointe	10/27/2014 10:42 AM
129	Along US 40 west of ST 98	10/27/2014 10:38 AM

130	Anywhere in the county. With the outages @ Harrison Power station & the oil rigs you can't find ANY WHERE to rent that isn't extremely expensive. People are renting places that aren't fit to live in for outrageous \$\$'s.just because they can.	10/27/2014 10:08 AM
131	Clarksburg	10/27/2014 10:08 AM
132	Continue in the White Oaks/Charles Pointe area	10/27/2014 9:42 AM
133	Salem area	10/27/2014 9:35 AM
134	1. west area of county 2. airport area	10/27/2014 9:26 AM
135	In Harrison county	10/27/2014 8:53 AM
136	County government should not be responsible for choosing certain areas for development over others. But it should likewise not neglect areas that could be developed by questioning infrastructure improvements and neglecting roadway improvements, as the Hrrison county government appears ot have done in many areas of this county for decades, such as Clarksburg and areas to the south and west of that city. Roads are substandard to terrible throughout that area for the most part.	10/27/2014 8:20 AM
137	Clarksburg	10/27/2014 8:05 AM
138	Bridgeport but less expensive	10/27/2014 7:31 AM
139	Cbrg	10/27/2014 6:54 AM
140	In the Shinnston or Lost Creek areas. Outside of Clarksburg and Bridgeport to help the ENTIRE county	10/27/2014 6:18 AM
141	City of Clarksburg	10/27/2014 5:55 AM
142	anywhere in the county	10/26/2014 11:20 PM
143	The old anchor hocking property	10/26/2014 4:41 PM
144	Clarksburg	10/26/2014 4:02 PM
145	Glen Elk & Downtown	10/26/2014 3:30 PM
146	Within City limits of Clarksburg, along Meadowbrook and Salt Well Roads.	10/26/2014 2:57 PM
147	Any where in the County	10/26/2014 1:17 PM
148	Reclaimed brownfield sites; retrofitted structures such as those in Glen Elk; more emphasis on improvements in parts of the county other than Bridgeport.	10/26/2014 11:05 AM
149	Western portion	10/26/2014 7:39 AM
150	Saltwell rd exit or jerry dove	10/24/2014 4:59 PM
151	Right in downtown Clarksburg	10/24/2014 11:40 AM
152	Anmoore / Stonewood / East View areas	10/23/2014 10:11 AM
153	old anchor hocking ...a Walmart would be great there	10/23/2014 10:07 AM
154	Out in the County areas where areas lack development.. like Salem along Rrt. 50 and Wallace.	10/23/2014 9:13 AM
155	Route 50 west tododdrige cry line	10/22/2014 9:13 PM
156	Throughout the county	10/22/2014 6:20 PM
157	Close to goods and services or good availability of public transportation.	10/22/2014 4:39 PM
158	along Rt 98, former Anchor Hocking property, Nutter Run Rd.	10/22/2014 4:32 PM
159	In small local cities	10/22/2014 2:48 PM
160	I think downtown needs revamped, as does Glen Elk. Many outlying areas are not nearly up to potential.	10/22/2014 2:47 PM
161	Anywhere in the County, I live, work and represent Bridgeport but development cannot but only in one city or to the exclusion of any location.	10/22/2014 2:43 PM
162	In or near downtown area.	10/22/2014 2:14 PM
163	Within city limits of Clarksburg, Nutter Fort, Stonewood and Bridgeport	10/22/2014 2:02 PM
164	Various areas of the county	10/22/2014 1:01 PM
165	In or near Clarksburg....and, throughout the county	10/22/2014 12:58 PM

166	EVERYWHERE	10/22/2014 12:42 PM
167	Old Anchor Hocking Plant	10/22/2014 11:57 AM
168	Downtown Clarksburg	10/22/2014 11:39 AM
169	Western end of county between Clarksburg and Salem.	10/22/2014 10:58 AM
170	Throughout Harrison County	10/22/2014 10:56 AM
171	Tear down dilapidated buildings and replace with nice, clean rental properties	10/22/2014 10:50 AM
172	Tear down dilapidated housing in downtown Clarksburg and rebuild.	10/22/2014 10:46 AM
173	EVERYWHERE THROUGHOUT HARRISON COUNTY	10/22/2014 10:38 AM
174	along route 50	10/22/2014 10:06 AM
175	In clarksburg	10/18/2014 3:17 PM
176	Somewhere other than Emily Drive	10/18/2014 12:20 PM
177	Anywhere convient and economically plausible.	10/18/2014 6:35 AM
178	Within city limits on bus routes for convience to those who do not drive.	10/17/2014 10:47 PM
179	In clarksburg, maybe renovating some of the currently standing abandoned buildings and putting them to good use?	10/17/2014 9:19 PM
180	anywere	10/17/2014 9:02 PM
181	Close to Clarksburg	10/17/2014 7:47 PM
182	Downtown	10/17/2014 6:39 PM
183	iannex Route 19 South & Summit Park for starters.	10/17/2014 5:36 PM
184	Places where you will not violate existing property owners rights expressly by design or by implicit negligent design of "growth."	10/17/2014 4:51 PM
185	Utilize existing structures	10/17/2014 4:26 PM
186	Route 98 (fr. Nutter Fort to VA Hospital	10/17/2014 4:20 PM
187	DOWNTOWN CLARKSBURG-MAKE MAIN ST JUST LIKE A HISTORIC LOOKING OUTLET TYPE PLACE.	10/17/2014 4:03 PM
188	there needs to be development in then outlying areas of the county. Rt 20 north and south in both ends of the county needs to see development.	10/17/2014 3:52 PM
189	Downtown clarksburg, it is a sad sad place	10/17/2014 3:24 PM
190	Meadowbrook Road between I79 and Pete Dye (including parts of Despard Rd.) is prime for development. We need a new bridge and to move the state road garage. Plus address utility issues out there.	10/17/2014 3:17 PM
191	In town clarksburg	10/17/2014 3:14 PM
192	Throughout county	10/17/2014 3:09 PM

Q6 What would you like to see more of in Harrison County in the next 20 years? Please pick your top two choices.

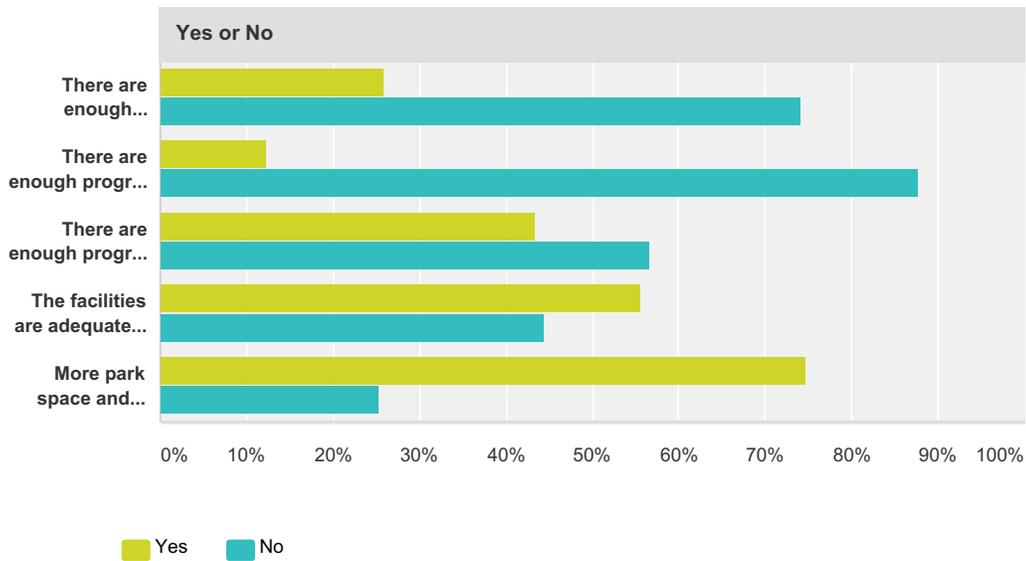
Answered: 304 Skipped: 7



Answer Choices	Responses
Open space and farmland	7.57% 23
Parks and recreational facilities	24.34% 74
A greater variety of home choices	18.42% 56
New shops and restaurants	28.62% 87
Revitalization of downtowns	53.29% 162
Walkable/bikeable communities	22.70% 69
More transportation options	8.55% 26
Higher quality employment opportunities	56.25% 171
Total Respondents: 304	

Q7 What is your opinion about the recreation provided in Harrison County? Please answer yes or no.

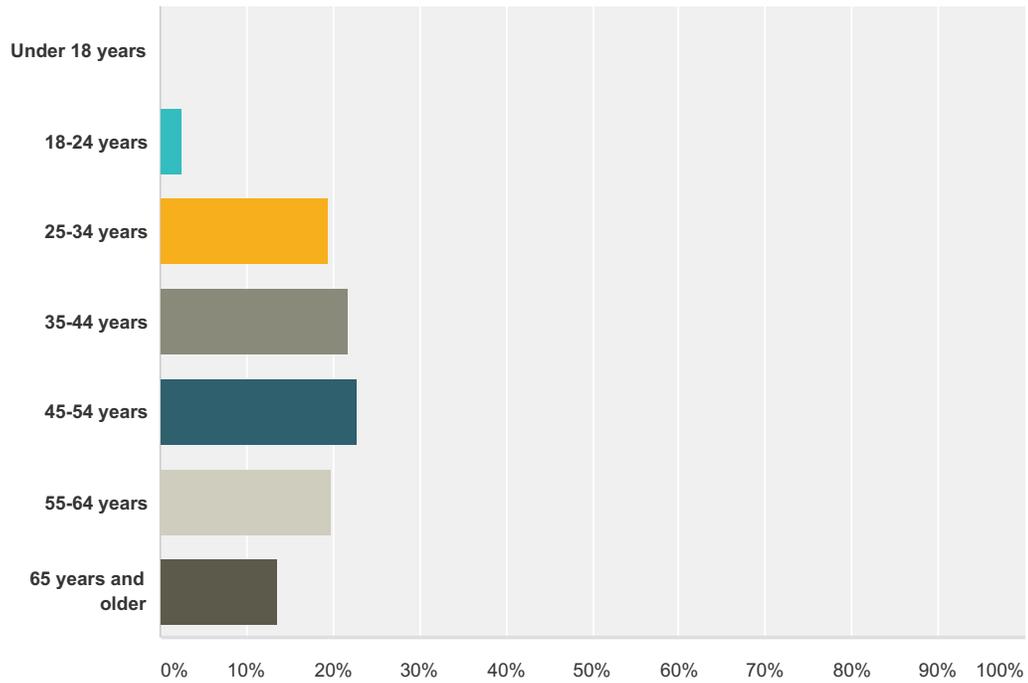
Answered: 304 Skipped: 7



Yes or No			
	Yes	No	Total
There are enough recreational facilities for families	25.91% 78	74.09% 223	301
There are enough programs and facilities for teens and children	12.29% 37	87.71% 264	301
There are enough programs and facilities for senior citizens	43.34% 127	56.66% 166	293
The facilities are adequately maintained	55.48% 162	44.52% 130	292
More park space and facilities are needed	74.66% 218	25.34% 74	292

Q8 How old are you?

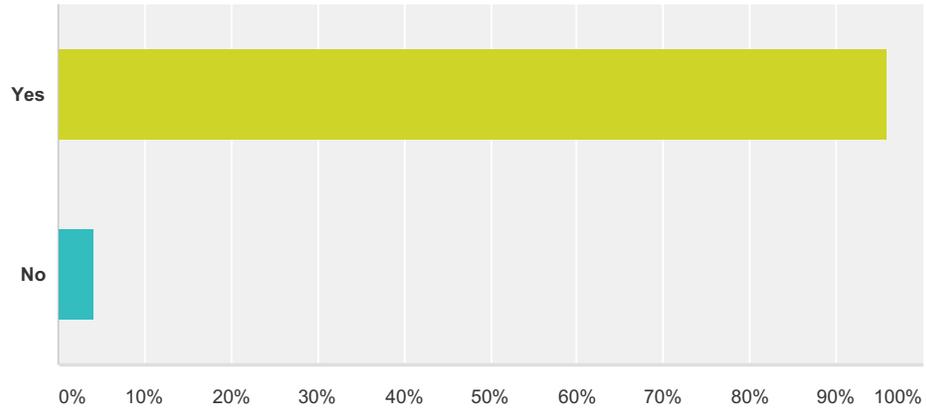
Answered: 308 Skipped: 3



Answer Choices	Responses	
Under 18 years	0.00%	0
18-24 years	2.60%	8
25-34 years	19.48%	60
35-44 years	21.75%	67
45-54 years	22.73%	70
55-64 years	19.81%	61
65 years and older	13.64%	42
Total		308

Q9 Do you live in Harrison County?

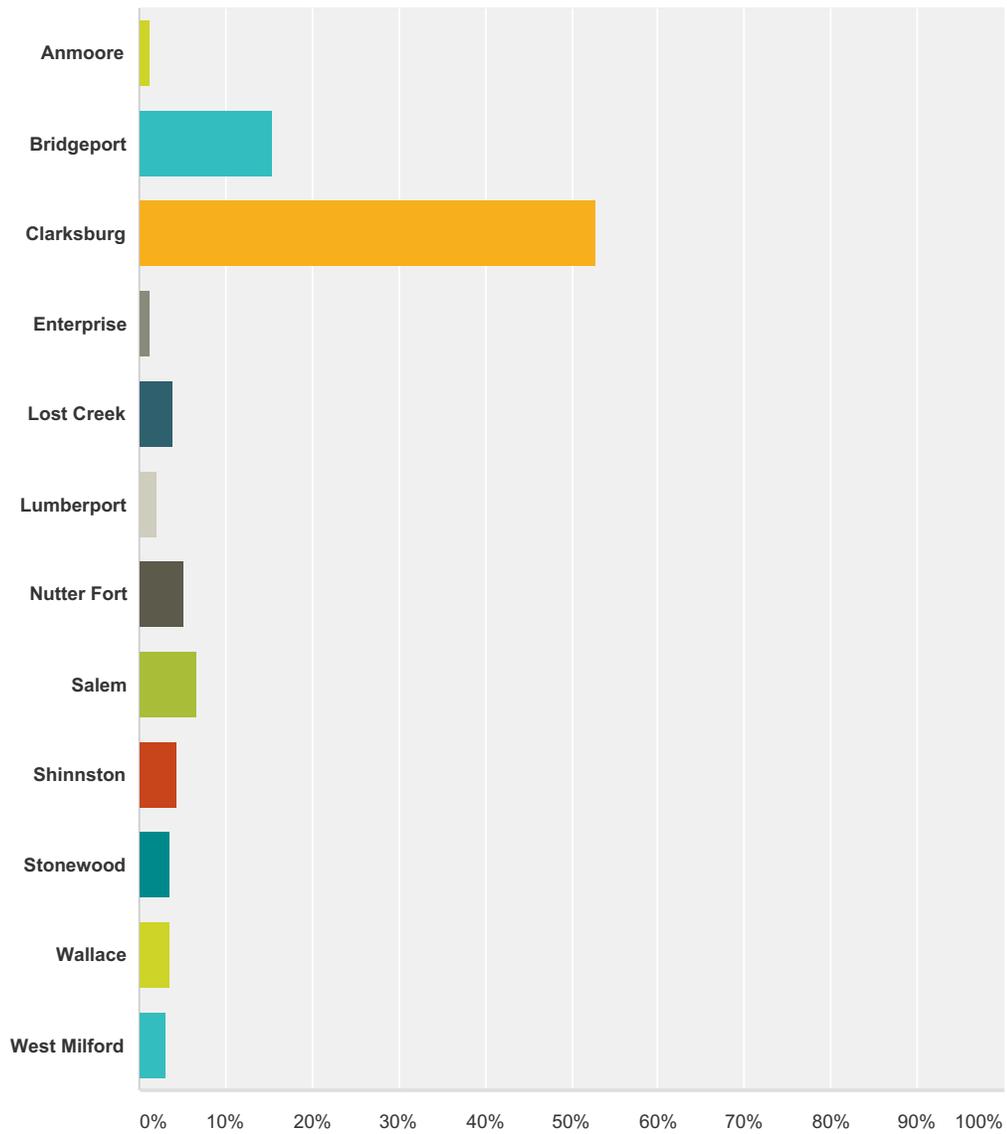
Answered: 306 Skipped: 5



Answer Choices	Responses
Yes	95.75% 293
No	4.25% 13
Total	306

Q10 Where do you live in Harrison County?

Answered: 252 Skipped: 59

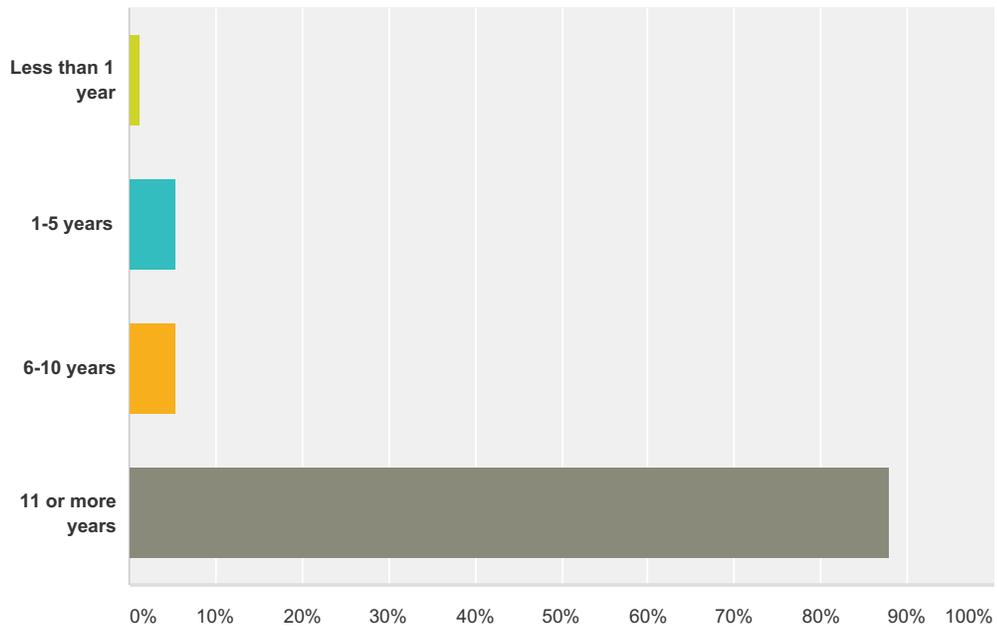


Answer Choices	Responses
Anmoore	1.19% 3
Bridgeport	15.48% 39
Clarksburg	52.78% 133
Enterprise	1.19% 3
Lost Creek	3.97% 10
Lumberport	1.98% 5
Nutter Fort	5.16% 13
Salem	6.75% 17

Shinnston	4.37%	11
Stonewood	3.57%	9
Wallace	3.57%	9
West Milford	3.17%	8
Total Respondents: 252		

Q11 How long have you been a resident of Harrison County?

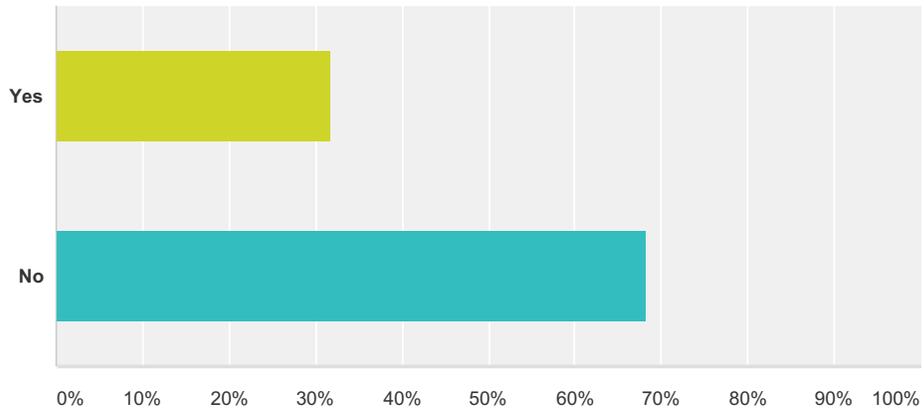
Answered: 296 Skipped: 15



Answer Choices	Responses
Less than 1 year	1.35% 4
1-5 years	5.41% 16
6-10 years	5.41% 16
11 or more years	87.84% 260
Total	296

Q12 Would you like email updates about the Harrison County Comprehensive Plan?

Answered: 302 Skipped: 9



Answer Choices	Responses
Yes	31.79% 96
No	68.21% 206
Total	302

**APPENDIX 2:
PUBLIC INPUT
PROCEDURES**

TO BE ADDED AFTER PLAN ADOPTION

APPENDIX 3:

SOURCES

Sources

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APPENDIX 4:

FUNDING SOURCES

Funding Sources

Appalachian Regional Commission

The Appalachian Regional Commission (ARC) provides federal grant funds for the support of economic and community development in West Virginia. The goal of ARC is to create opportunities for self-sustaining economic development and improved quality of life.

Projects approved for ARC assistance must support one of the four general goals:

- Strengthen the capacity of the people of Appalachia to compete in the global economy.
- Increase job opportunities and per capita income in Appalachia to reach parity with the nation.
- Develop and improve Appalachia's infrastructure to make the Region economically competitive.
- Build the Appalachian Development Highway System to reduce Appalachia's isolation.

Activities generally eligible for funding include, but are not limited to, projects that:

- Improve infrastructure for community and economic development.
- Improve educational opportunities and workforce skills.
- Increase civic and leadership capacity.
- Increase entrepreneurial opportunities.
- Improve health care resources.

Benedum Foundation

The mission of the Benedum Foundation is to encourage human development in West Virginia and Southwestern Pennsylvania through strategically placed charitable resources. The foundation gives two types of grants; education and economic development.

Governors Community Participation Grant Program

The Governor's Community Partnership Grant program provides state grant funds for community and economic development projects throughout West Virginia. The program enables communities to expand, build and improve a variety of public facilities and services.

Eligible activities include but are not limited to permanent public improvements related to the following:

- City hall and courthouse facilities
- Community centers
- Construction and renovation of public facilities
- Demolition
- Economic development
- Flood and storm drainage
- Business and industrial parks
- Land and property acquisition

- Libraries
- Parks and recreation
- Parking facilities
- Preservation and beautification
- Street and sidewalk repair
- Technology
- Water and wastewater facilities and services

KaBOOM

KaBoom is a non-profit organization that is dedicated to creating play spaces for children throughout the United States. KaBoom offers three types of grants:

- Build it with KaBOOM!- work with KaBOOM! and their corporate partners. This grant provides coaching and facilitation of an experienced Project Manager to help design and build a permanent play structure
- Build it Yourself- grant (\$15,000) to be used toward the purchase of playground equipment
- Creative Play Grants- used to design play equipment that encourages creativity, communication, and collaboration in play

Land and Water Conservation Fund

The Land and Water Conservation Fund program (LWCF) provides supplemental federal funding for the acquisition and/or development of high-quality, public outdoor recreational areas throughout West Virginia. Proposed projects must be consistent with the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Park renovations, expansions to promote active lifestyles, innovation in community cores, attracting or retain visitors to an area, development of trailheads or preservation of other natural areas to impact community health objectives and brownfields renewal efforts will receive funding priority.

Eligible activities include but are not limited to the development of outdoor recreation resources related to the following:

- Land acquisition for parklands
- Development or renovation of the following types of outdoor recreational facilities:
 - Campgrounds
 - Picnic areas
 - Sports and playfields
 - Golf courses
 - Swimming facilities
 - Boating facilities
 - Fishing facilities
 - Hunting areas
 - Trails
 - Winter sport facilities
 - Support facilities (walks, utilities, bathrooms, etc.)
 - Amphitheaters
 - Lake impoundments

- Visitor information centers
- Interpretive centers

Neighborhood Investment Program

The Neighborhood Investment Program (NIP) increases charitable giving to local nonprofit organizations. The program allows 501(c)3 designated charitable organizations to apply for tax credit vouchers. These organizations distribute the vouchers to contributing businesses and individuals. By donating to approved NIP organizations, contributors can support their communities and earn credits to reduce certain West Virginia taxes.

The West Virginia Legislature sets aside \$2.5 million annually in state tax credits for the NIP. To participate, a 501(c)3 charitable organization must apply to the West Virginia Development Office. Upon meeting program requirements and obtaining approval from the NIP Advisory Board, organizations are awarded tax credit vouchers. Businesses and individuals that contribute to NIP-approved organizations are eligible to receive up to 50 percent of the contributed amount in the form of state tax credits. Donors may use the credits to reduce liability for the Corporate Net Income Tax, the Business Franchise tax or the Personal Income Tax.

Projects generally eligible for program participation include but are not limited to the following:

- Health clinics
- Homeless shelters
- Educational programs
- Housing programs
- Preservation/revitalization activities
- Domestic violence shelters
- Children's shelters
- Meal delivery programs
- Senior citizens' centers
- Community foundations
- Scholarship programs
- Hospice care
- Transportation programs
- Day care centers
- Counseling services
- Services for the disabled

Small Cities Block Grant Fund

The Small Cities Block Grant program (SCBG) provides federal funds for community and economic development projects throughout West Virginia. The program supports job creation and retention efforts, local government efforts to provide affordable infrastructure systems and community efforts to improve the quality of life for low- to moderate-income citizens. Eligible units of local government may receive SCBG funds if they are documented to fulfill one of three national objectives:

- Activities benefiting low- and moderate-income people.

- Activities that aid in the prevention or elimination of slums or blight.
- Activities designed to meet community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

Activities generally eligible for funding include but are not limited to permanent public improvements related to the following:

- Community centers/senior citizen centers
- Construction and renovation of public facilities
- Demolition
- Economic development
- Flood and storm drainage
- Acquisition
- Parks and recreation
- Preservation and beautification
- Technology
- Water and wastewater facilities and services
- Community facilities renovation/construction

Smart Growth Implementation Assistance

The Smart Growth Implementation Assistance (SGIA) program provides assistance from national experts to help communities explore barriers to smart growth implementation and pilot innovative ideas that create more sustainable communities. EPA will provide technical assistance to successful applicants.

Transportation Alternatives Program (TAP)

TAP provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

The TAP program now funds projects that would have previously been considered under the Transportation Enhancement and Safe Routes to Schools Programs.

**APPENDIX 5:
ADOPTION
MATERIALS**

TO BE ADDED AFTER PLAN ADOPTION