

Table of Contents

CHAPTER 1 - INTRODUCTION

| | |
|---|-----|
| A. OVERVIEW | 1 |
| B. PURPOSE OF A COMPREHENSIVE PLAN..... | 1-3 |
| C. LOCATION | 4 |
| D. HISTORY | 4-6 |
| E. STUDY AREA | 6 |
| F. PLANNING PROCESS..... | 6-7 |
| G. ORGANIZATION OF THE REPORT..... | 7 |

CHAPTER 2 - SOCIO-ECONOMIC PROFILE

| | |
|-----------------------------------|-------|
| A. OVERVIEW | 1 |
| B. POPULATION | 1 |
| C. AGE GROUP PROPORTIONS..... | 2 |
| D. MEDIAN AGE | 3 |
| E. RACIAL COMPOSITION | 4 |
| F. MEDIAN HOUSEHOLD INCOME..... | 5 |
| G. PER CAPITA INCOME | 6 |
| H. POVERTY STATUS..... | 7 |
| I. UNEMPLOYMENT | 8-9 |
| J. EMPLOYMENT BY OCCUPATION | 10-12 |
| K. EDUCATIONAL ATTAINMENT..... | 12 |
| L. LAND AREA | 13 |

CHAPTER 3 - LAND USE

| | |
|---|-------|
| A. OVERVIEW | 1-2 |
| B. GOALS AND ACTIONS | 2 |
| C. C. EXISTING CONDITIONS (EXISTING LAND USE) | 2-3 |
| D. D. BASIC ISSUES..... | 4 |
| E. E. FUTURE LAND USE | 5-6 |
| F. RECOMMENDATIONS | 7 |
| G. EXISTING LAND USE MAP | 8 |
| H. FUTURE LAND USE MAP..... | 9 |
| I. FLOOD INSURANCE RATE MAP..... | 10-22 |



J. WATER TABLE MAP23
 K. BEDROCK MAP24
 L. SLOPE ANALYSIS25
 M. SOIL SERIES26
 N. DEVELOPMENT SUITABILITY ANALYSIS27

CHAPTER 4 - HOUSING

A. OVERVIEW1
 B. GOALS AND ACTIONS 1-2
 C. EXISTING CONDITIONS 2-14
 D. BASIC ISSUES14
 E. RECOMMENDATIONS 14-17

CHAPTER 5 - TRANSPORTATION

A. OVERVIEW 1-2
 B. GOALS AND ACTIONS2
 C. EXISTING CONDITIONS 3-7
 D. BASIC ISSUES 7-9
 E. RECOMMENDATIONS 10-11

CHAPTER 6 - INFRASTRUCTURE

A. OVERVIEW1
 B. GOALS AND ACTIONS1
 C. EXISTING CONDITIONS 1-6
 D. BASIC ISSUES 6-7
 E. RECOMMENDATIONS 7-8
 F. WATER SYSTEM MAP9
 G. SANITARY SEWER SYSTEM MAP10

CHAPTER 7 - PUBLIC SERVICES

A. OVERVIEW1
 B. GOALS AND ACTIONS1
 C. EXISTING CONDITIONS 2-6
 D. BASIC ISSUES6
 E. RECOMMENDATIONS 6-7
 F. PUBLIC FACILITIES MAP8



CHAPTER 8 - RURAL

A. OVERVIEW1
B. GOALS AND ACTIONS1
C. EXISTING CONDITIONS1
D. BASIC ISSUES1
E. RECOMMENDATIONS1

CHAPTER 9 - RECREATION

A. OVERVIEW 1-2
B. GOALS AND ACTIONS 2
C. EXISTING CONDITIONS 2-6
D. BASIC ISSUES 6-7
E. RECOMMENDATIONS7

CHAPTER 10 - ECONOMIC DEVELOPMENT

A. OVERVIEW1
B. GOALS AND ACTIONS 1-2
C. EXISTING CONDITIONS 2-3
D. BASIC ISSUES 3-6
E. RECOMMENDATIONS 7-8

CHAPTER 11 - COMMUNITY DESIGN

A. OVERVIEW1
B. GOALS AND ACTIONS1
C. EXISTING CONDITIONS 1-7
D. BASIC ISSUES 7-8
E. RECOMMENDATIONS8

CHAPTER 12 - PREFERRED DEVELOPMENT AREAS

A. OVERVIEW1
B. GOALS AND ACTIONS1
C. EXISTING CONDITIONS2
D. BASIC ISSUES 2-3



| | |
|--------------------------|---|
| E. RECOMMENDATIONS | 3 |
|--------------------------|---|

CHAPTER 13 - RENEWAL/REDEVELOPMENT

| | |
|-----------------------------|-----|
| A. OVERVIEW | 1-2 |
| B. GOALS AND ACTIONS | 2 |
| C. EXISTING CONDITIONS..... | 2-4 |
| D. BASIC ISSUES..... | 4 |
| E. RECOMMENDATIONS..... | 4-5 |

CHAPTER 14 - FINANCING

| | |
|--|------|
| A. OVERVIEW | 1 |
| B. GOALS AND ACTIONS | 1-2 |
| C. EXISTING CONDITIONS..... | 2-3 |
| D. BASIC ISSUES..... | 3-4 |
| E. RECOMMENDATIONS..... | 4-5 |
| F. APPENDIX (Municipal Finance in West Virginia) | 6-44 |

CHAPTER 15 - HISTORIC PRESERVATION

| | |
|---|-----|
| A. OVERVIEW | 1 |
| B. GOALS AND ACTIONS | 1 |
| C. EXISTING CONDITIONS..... | 2 |
| D. BASIC ISSUES..... | 2-4 |
| E. RECOMMENDATIONS..... | 5-6 |
| F. DOWNTOWN HISTORIC DISTRICT MAP | 7 |

CHAPTER 16 - TOURISM

| | |
|-----------------------------|------|
| A. OVERVIEW | 1 |
| B. GOALS AND ACTIONS | 1 |
| C. EXISTING CONDITIONS..... | 2-8 |
| D. BASIC ISSUES..... | 8-9 |
| E. RECOMMENDATIONS..... | 9-11 |

CHAPTER 17 - ANNEXATION

| | |
|-------------------|---|
| A. OVERVIEW | 1 |
|-------------------|---|



| | |
|-----------------------------|-----|
| B. GOALS AND ACTIONS | 2 |
| C. EXISTING CONDITIONS..... | 2 |
| D. BASIC ISSUES | 3-6 |
| E. RECOMMENDATIONS..... | 6-7 |

CHAPTER 18 - SAFETY

| | |
|-----------------------------|-----|
| A. OVERVIEW | 1 |
| B. GOALS AND ACTIONS | 1 |
| C. EXISTING CONDITIONS..... | 2-3 |
| D. BASIC ISSUES..... | 3 |
| E. RECOMMENDATIONS..... | 4 |

CHAPTER 19 - ARTS & CULTURE

| | |
|-----------------------------|-----|
| A. OVERVIEW | 1-2 |
| B. GOALS AND ACTIONS | 2 |
| C. EXISTING CONDITIONS..... | 3 |
| D. BASIC ISSUES..... | 3-4 |
| E. RECOMMENDATIONS..... | 4 |

CHAPTER 20 - IMPLEMENTATION

| | |
|---|-------|
| A. NARRATIVE..... | 1 |
| B. CHAPTER 3 - LAND USE..... | 2 |
| C. CHAPTER 4 - HOUSING..... | 3-7 |
| D. CHAPTER 5 - TRANSPORTATION..... | 8-10 |
| E. CHAPTER 6 - INFRASTRUCTURE..... | 11-14 |
| F. CHAPTER 7 - PUBLIC SERVICES | 14-16 |
| G. CHAPTER 9 - RECREATION..... | 17-19 |
| H. CHAPTER 10 - ECONOMIC DEVELOPMENT | 20-22 |
| I. CHAPTER 11 - COMMUNITY DESIGN..... | 23 |
| J. CHAPTER 12 PREFERRED DEVELOPMENT AREAS | 23-24 |
| K. CHAPTER 13 - RENEWAL/REDEVELOPMENT..... | 25-27 |
| L. CHAPTER 14 - FINANCING | 28-31 |
| M. CHAPTER 15 - HISTORIC PRESERVATION | 32-33 |
| N. CHAPTER 16 - TOURISM..... | 34 |
| O. CHAPTER 17 - ANNEXATION | 35-37 |
| P. CHAPTER 18 - SAFETY | 37-38 |
| Q. CHAPTER 19 - ARTS & CULTURE | 39-40 |



CHAPTER 21 - CITIZEN PARTICIPATION

A. NARRATIVE..... 1-2
B. ATTACHMENTS 3-45

APPENDIX

A. ORDINANCE 13091-4

