

# **Town of Ansted Comprehensive Plan**



**August 2025**

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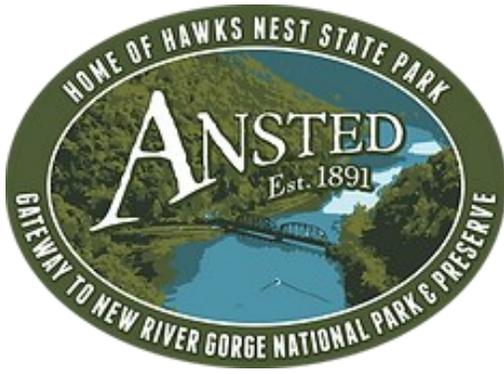
*Picture credits– Town of Ansted Facebook page, Planning Commission Members, WVU Land Use Clinic, and others as noted within the plan*

Special thanks to the Planning Commission Members who spent countless hours in developing the comprehensive plan:

*Holly Burford, Maggie Crist, Josh Crist, Kim Hogg, Caleb Gregory, Holly Jeffers, Mayor Stephen Pridemore, and Allison Smith*

The comprehensive plan was drafted by:





# Introduction

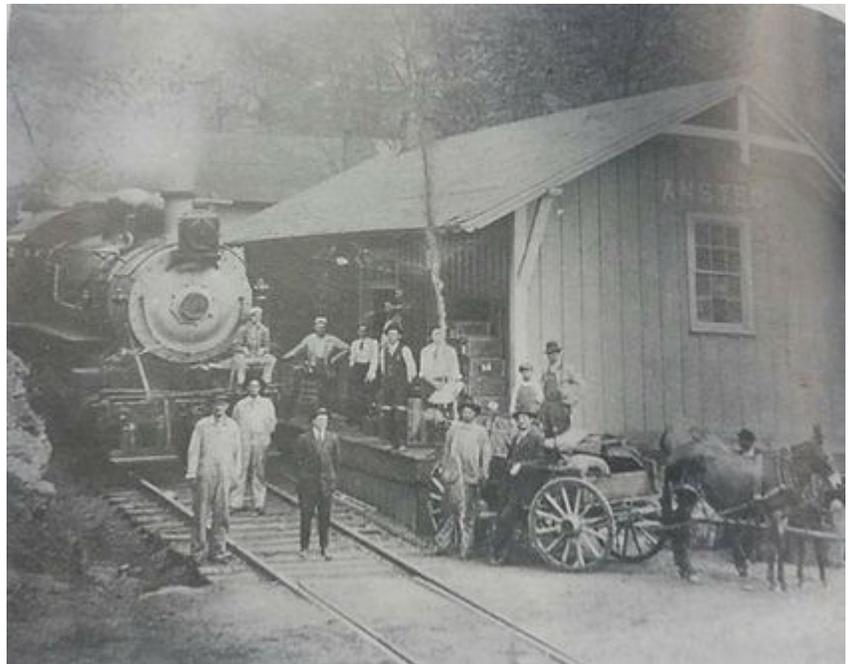
The Town of Ansted is known as the gateway to the New River Gorge National Park and Preserve. Ansted is also located on the scenic Midland Trail Scenic Highway, which was the only road that ran between East and West in the United States in the early 1900s. The town is rich in history and outdoor activities.

Ansted was incorporated on September 16, 1891. The town is named after David Thomas Ansted, an English geologist and author. Ansted is located midway between Charleston and Lewisburg and was known as a “stopping-over place for stagecoaches. Coal was discovered in Ansted and the surrounding area. The Gauley-Kanawha Coal Company and Mill Creek Colliery Company mined in Ansted until the early 1950s (Source: Active Southern West Virginia, 2024).



## What is this document?

The Town of Ansted is a Class IV municipality with a mayor-council form of government. The town has lost population and business over the years, which has limited funding for projects. To guide the town forward, the Town of Ansted initiated this comprehensive plan. The plan will allow Ansted to develop in a cohesive and sustainable way.



The West Virginia Code Chapter 8A defines a comprehensive plan as a “guide to accomplish coordinated and compatible development of land and improvements within its jurisdiction, in accordance with present and future needs and resources”.

Chapter 8A of the West Virginia State Code outlines elements that must be included in every comprehensive plan. This ensures some level of uniformity between comprehensive plans across the state as they are implemented or updated. The tables below elaborate on those mandatory elements and where they can be found in the Town of Ansted’s Comprehensive Plan.

<b>Required Objectives for a Comprehensive Plan</b>	
<i>W. VA. Code §8A-3-4</i>	
<b>Code Provision</b>	<b>Chapter</b>
Statement of goals and objectives	1-5, 1-6, 1-7, 2-4, 2-5, 2-7, 3-4, 3-5, 4-3, 4-4, 5-8, 5-9, 5-10, 5-11, 5-12
Timeline on how to meet short and long-term goals and objectives	6-1, 6-2, 6-3
Action plan with implementation strategies	6-1, 6-2, 6-3
Recommendations of a financial program for necessary public funding	6-1, 6-2, 6-3
Statement of recommendations concerning future land use and development policies	5-4, 5-5, 5-12
A program to encourage regional planning, coordination, and cooperation	4-5, 6-1
Maps, plats, and/or charts- that present basic information on the land, including present and future uses	5-2, 5-5

## Required Components for a Comprehensive Plan

W. VA. Code §8A-3-4(c)

Code Provision	Page #
<b>Land Use</b>	
Different land uses (including, for example, residential, agricultural, historic, conservation)	5-1, 5-2
Population density and building intensity standards	5-1
Growth or decline management	5-3
Projected population growth or decline	5-3
Constraints on development (including identifying flood-prone and subsidence areas)	5-1
<b>Housing</b>	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	5-1, 5-3, 5-4
Identify the number of projected housing units and land needed	5-3
Address substandard housing	5-3, 5-10
Rehabilitate and improve existing housing	5-3, 5-10
Adaptive reuse of buildings into housing	5-4
<b>Transportation</b>	
Vehicular, transit, air, port, railroad, river, and any other mode	2-2, 2-3, 2-5, 2-6
Movement of traffic and parking	2-2, 2-5
Pedestrian and bicycle systems	2-3, 2-6, 3-2, 3-6
Intermodal transportation	2-2
<b>Economic development</b>	
Analyze opportunities, strengths and weaknesses	4-1, 4-2
Identify and designate economic development sites and/or sectors	4-2, 4-4, 4-5, 5-4, 5-5
Identify types of economic development sought	4-2, 4-4
<b>Miscellaneous Components</b>	
Infrastructure	2-1, 2-2, 2-7
Public Services	1-1, 1-2, 1-3, 1-4, 1-6, 1-7, 5-11
Rural	5-4, 5-5
Recreation	3-1, 3-3, 3-5, 3-6
Community Design	5-6, 5-9
Preferred development areas	5-4, 5-5
Renewal and/or redevelopment	5-4, 5-5
Financing	6-1, 6-2, 6-3
Historic preservation	5-6, 5-7, 5-11

## **How should the town use the plan?**

The Town of Ansted should use the comprehensive plan as a long-range blueprint to guide growth over the next ten years. The plan determines the overall vision of the community and sets a realistic action plan. The town is required to review the comprehensive plan during re-zoning requests to ensure the change in zoning classification is consistent with the comprehensive plan. The comprehensive plan should also be used to show community support when applying for federal, state, and non-profit grants.

A comprehensive plan prepares a community for the future and helps establish short- and long-term financial priorities. This is especially important for communities like Ansted that have a limited budget. Town council should use this plan when completing the yearly budget and during decisions regarding capital improvement projects.

## **How was the plan created?**

The West Virginia Code requires a planning commission to develop a comprehensive plan. A planning commission was established in March of 2023. The planning commission consists of seven members of the public who represent different areas of interest, knowledge, and expertise. The planning commission held meetings throughout the planning process to guide plan development and provide valuable information.

The West Virginia Code also requires public participation throughout the planning process. The planning commission is required to adopt procedures for public participation, as shown in Appendix 1. Planning commission meetings were open to the public and used to develop the plan. The planning commission contacted the public through an online survey, stakeholder interviews, and an informal open house. Results from the online survey, stakeholder interviews, and open house are described in more detail throughout the comprehensive plan.

## Vision and Focus Areas

The values of Ansted are portrayed in the vision statement developed by the Planning Commission. The vision statement also depicts the hopes and dreams for the future of Ansted.

***“Ansted Instead,” rich in history and community, does things its own charming way. The town is nestled amid the New River Gorge National Park and Hawks Nest State Park, offering the best of West Virginia’s outdoor adventure opportunities with hiking, biking, fishing, kayaking, rafting, rock climbing, and more. Ansted’s small-town character provides a strong community for its residents and a pleasant getaway for visitors.***

The information gathered from the planning commission, open houses, stakeholder interviews, and online survey were used to identify key issues in Ansted. Stakeholders consistently identified five (5) specific concerns throughout the planning process and form the focus areas of the comprehensive plan. Each focus area was examined in detail. Goals and objectives were then developed to help create a plan of action for each focus area.

# FOCUS AREAS

1

**Community  
Services**

2

**Infrastructure**

3

**Recreation**

4

**Economic  
Development**

5

**Small Town  
Character**



# FOCUS AREA 1:

## Community Services

Local governments provide various community services to residents and property owners. The types of services offered are often dependent on the size, capacity, location, and budget of a particular community. Community services discussed in this context include police and fire protection, library services, educational systems, medical facilities, emergency management, and community and social opportunities. Community services are important as they often determine the type of quality of life that will be available in a community. According to respondents of the online survey, there is a high satisfaction rate regarding the quality of life in town, which speaks to the desirability of Ansted. However, there is room for improvement, particularly in the provision of specific community services, according to the online survey.

Online Survey Results				
	Excellent	Good	Fair	Poor
Fire protection	30.1%	40.9%	18.8%	10.2%
Police Protection	12.9%	25.8%	27.9%	33.3%
Emergency Management	14.1%	43.2%	30.3%	12.4%

### Public Safety

Even though the Town of Ansted has limited resources, the town is committed to providing high-quality community services to all. Public safety is a high priority of local elected officials who support the Town of Ansted Police Department. The Town of Ansted Police Department consists of five part-time police officers and one clerk who serve the area within municipal limits, as well as Hawks Nest State Park.

### Ansted Police Department

It is the mission of the Ansted Police Department to provide service with understanding, response with compassion, and law enforcement with integrity; to protect the life and property of the citizens we serve and to prevent crime and reduce the fear of crime in our community.



The Ansted Volunteer Fire Department provides fire protection and emergency services in Ansted. In 2022, the Ansted Fire Department responded to 204 calls in a 65-square-mile radius. The department consists of 28 active volunteers. Planned improvements include a new roof on the Church Street Fire Station. The department maintains five fire engines and two pickup trucks. Tires need to be replaced on these vehicles every few years, which is a significant cost to the department. The town should continue its support of the volunteer fire department by assisting the department with grant applications. In the case of an emergency, such as a power outage, the Ansted Community Center serves as a warming center but currently does not have a generator. Funding for a generator has been committed by the Fayette County Commission.

The VFD responds to calls at Hawks Nest State Park, the New and Gauley Rivers and most of the north side of the county. Members are trained in rope and swift water rescue and emergency medical care with members including EMTs, paramedics, and a flight nurse. The types of calls include:

- 23% motor vehicle crashes
  - 8.3% structure fire
  - 12.2% tree/utility
  - 9.3% landing zone
  - 9.3% EMS
  - 9.3% smoke investigation
  - 7.8% brush fire
  - 6.8% vertical rescue
- (Source: Ansted VFD Facebook Page)

Ambulance services are provided by Jane-Care and General. The Jan-Care Ambulance Station is located at the former fire station in Ansted.



## ***Education***

Ansted Elementary School serves town students in grade Pre-Kindergarten through 5th grade. In 2018, the Ansted Middle School was closed and converted into the Midland Trail Community Center. Middle school students now attend Midland Trail High School, which consists of sixth through twelfth grade. The Fayette County Board of Education plans to build a new elementary school in Hico next to the High School. The school is proposed to be opened by Fall 2026 and will house students from Ansted and Divide.

The old high school in Ansted was built in the 1920's and closed in the late 1970's. The building was purchased by an individual and has since fallen into disrepair. An environmental study was recently completed on the building and the goal is to demolish the building using WV DEP's Rehabilitation Environmental Action Plan (REAP) funding.

## ***Community Services***

Ansted Public Library is located at 102 Oak Street. The library offers children and adult programs, such as summer reading, story-time, adult book group, and a jigsaw club.

Residents are fortunate to have access to medical facilities in the town limits. The Ansted location of Camden Family Health is located on 101 Florence Street and provides family medicine, physicals, women's health, laboratory services, men's health, children's health, and immunizations.

Other medical facilities include Ansted Center, located on Tyree Street, a skilled nursing facility with 60 beds. The center amenities include a rehabilitation gym, salon, dining and activity room, and backyard with gazebo. Approximately 20 beds are devoted to patients that are rehabilitating to eventually return home.



The Walgreens pharmacy closed in 2022 leaving residents without a pharmacy. The nearest pharmacy is in Fayetteville.

The nearest hospital to town limits (approximately 12 miles) is CAMC Plateau Medical Center in Oak Hill. Other hospitals nearby are located in Summersville and Montgomery.

The Midland Trail Community Center provides many cultural, community, and social programs to residents of Ansted and surrounding towns. The center hosts a car show, carnival, various sports, wrestling shows, and benefit dinners.



Goal: Improve community services to provide a safe and welcoming environment for all



# Objective: Strengthen public safety services to protect citizens and maintain quality of life

## Action Items

1

Continue to support the police department

2

Develop a neighborhood watch program

As noted in the online survey, residents feel that police services are the most important services that local government can offer. Online survey results and open house comments indicate that the public desires improved police protection. Residents are concerned about the prevalence of drugs in town, which has led to increased vandalism and theft. The town is aware of residents' concerns, but limited municipal funding makes it difficult to hire additional officers. The town successfully obtained federal funding to cover the costs of hiring a full-time police officer for two years. The funding will also allow the town to purchase radios, cameras and protective vests. The town should continue to explore additional funding opportunities. Funding is needed to replace aging police vehicles and purchase a 4X4 utility vehicle and evidence locker.

The establishment of a neighborhood watch program would allow the town and police department to work together to address issues and identify crime in Ansted. Projects to be considered include installing neighborhood watch signs and additional lighting in high-need areas. The town and police department should also consider the use of a Facebook page and/or a text messaging system to alert residents of any issues and concerns regarding public safety.



# **Objective: Create a resilient community by participating in disaster planning**

## **Action Items**



### **Develop a disaster plan**

The town council should develop a Disaster Plan detailing communication methods during an emergency and facilitating emergency preparedness. The plan should look at four key areas: mitigation, preparedness, response, and recovery.

# **Objective: Develop effective methods for residents to participate in town government**

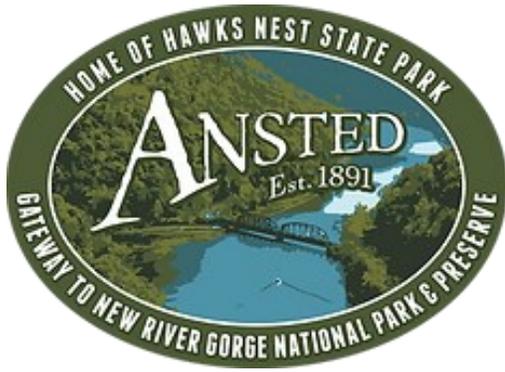
## **Action Items**



### **Update the Town of Ansted website to provide the community and visitors with needed information**

The town should continue to update the official website and Facebook page. The town should consider adding meeting agendas and minutes to the website so interested parties can access the town council and appointed committees' official records and files. Town ordinances and planning documents should also be posted on the website. At this time, the town does not have the staff to make continuous updates to the official website. Town Council should explore hiring a firm or organization to help with updates.

The town mails a quarterly newsletter to inform residents of important dates and council agenda items. A newsletter is a great way to keep residents, property owners, and visitors engaged and connected, especially those that do not have internet access. The town should also consider posting the newsletter online.



# FOCUS AREA 2: Infrastructure

Infrastructure plays a vital role in quality of life, economic growth, and environmental sustainability in a community. Infrastructure is defined as public water, public sewer, transportation, and utilities in the context of the comprehensive plan. Local elected officials in Ansted understand the importance of maintaining and investing in infrastructure.

Online Survey Results				
	Excellent	Good	Fair	Poor
Infrastructure (water/sewer)	14.0%	40.3%	30.7%	15.0%
Sidewalks	11.3%	37.1%	33.3%	18.3%
Road/Street Condition	7.0%	38.2%	32.3%	22.6%
Traffic circulation	16.9%	46.2%	25.5%	11.4%
Public transportation	14.0%	30.1%	26.9%	29.0%
Pedestrian Safety	17.8%	34.6%	28.7%	18.9%

## **Public Water and Sewer**

Public water is provided to the entire town by West Virginia American Water. Water rates and surcharges continue to increase, which is costly for many residents. Water hydrants are located throughout the town, however hydrant maintenance by WV American Water is an issue.

The Town of Ansted Sewer Department serves 1.68 square miles with sewer utility. The sewage collection and treatment system serves approximately 580 residential, commercial, and public customers. The system was developed in the 1960s, with an upgrade in the late 1990s and early 2000s. The plant's capacity is 230,000 gallons, and it exceeds capacity on a regular basis.

Sewer improvements are costly and will be completed in phases. Phase One, now completed, included the rebuilding of two lift stations and new pumps and technological systems in the remaining stations. New generators

Appalachian Power supplies electricity to Ansted. Residents feel that electricity rates are too high. There is local concern over plans to move a substation to US Route 60, which will be an eye-sore to residents and visitors. Most residents heat their homes and/or businesses with wood, oil, electric, and propane. There is no natural gas in town limits. Cell phone service is available depending on the carrier. Shentel and Frontier provide internet, however customers in Ansted do not feel this service is adequate. There are connectivity issues and long lag times.

were also installed in two stations. The town recently constructed a building to store sewer department equipment. The Town of Ansted Sewer Department has received a \$4.4 million federal earmark and approximately \$1.2 million matching funds from the state of West Virginia to build a new 500,000 gallon per day wastewater plant as part of Phase 2. Four additional phases have yet to be completely funded:

- ◆ Phases Three/Four- This phase will replace sewer lines as they deteriorate due to age. This phase will also separate stormwater and sewer lines and replace aging equipment at the plant. The total cost is estimated to be \$5.725 million, of which approximately \$1 million has been received from the United States Army Corps of Engineers to date. Funding has been identified except matching funds.
- ◆ Phase Five- This phase will extend sewer service to the New River Gorge National Park Visitors Center. The total cost of Phase Five is approximately \$19 million. To date, the town has received a \$2 million federal earmark and \$500,000 in matching funds from the state of West Virginia.
- ◆ Phase 6- This phase will extend sewer service to US Route 60 and US Route 19 at a total cost of \$19 million. No funding is in place yet with the expectation that this phase is several years away.

### ***Transportation***

The Town of Ansted is located along U.S. Historic Route 60, also known as the Midland Trail. Most local streets in Ansted are owned and maintained by the town. The town has recently paved Oak, Walnut, Master Hill, Cemetery, Westlake, Fox Ave, Beacon, Church, and First Streets. Town Council has approved spring paving for portions of the following streets: Florence Street, School Street, Sycamore Street, Tyree Street, Henry Loving Street, Bell Street, and Holley Street.

The town hall has recently been renovated and expanded. The second floor of town hall was recently renovated to include a small conference room, 3 offices, and a bathroom. Town Hall also received a new roof with funds from the Fayette County Commission.

There is a need for continued street repair and maintenance. Many streets in town are gravel roads. The town has also replaced culverts on Cashion, Layton, Skagges, Buckland, and White Row Streets, as well as at Town Park. The town has recently purchased equipment for the public works maintenance department, such as a backhoe, side-by-side and snowplow for trail and cleaning sidewalks.

Sidewalks are located on portions of US Route 60 beginning at the intersection of US Route 60 and James River and Kanawha Turnpike and ending at the intersection of US Route 60 and Rich Road. Sidewalks are also located on James River, Kanawha Turnpike, and portions of Page Street and Rick Creek Road. However, the sidewalks are in poor condition. The town is seeking funding to replace the sidewalk on Rich Creek Road and Page Street. The design of the sidewalk replacement on Rich Creek Road is complete and funding is now needed for the construction phase. Construction is estimated to cost \$430,000. The town is applying for grants for construction and have already received the match funds from the Fayette County Commission. Replacement of the sidewalk on Page Street is estimated to cost \$490,000 and no funding has been allocated at this time.

Currently there are no issues with movement of traffic and availability of parking. Currently, there are no traffic signals, only stop signs. A concern is parking of vehicles on sidewalks. There are no options for intermodal transportation. There are no active railroads or ports in town limits.

Raleigh County Airport is the nearest airport to Ansted.

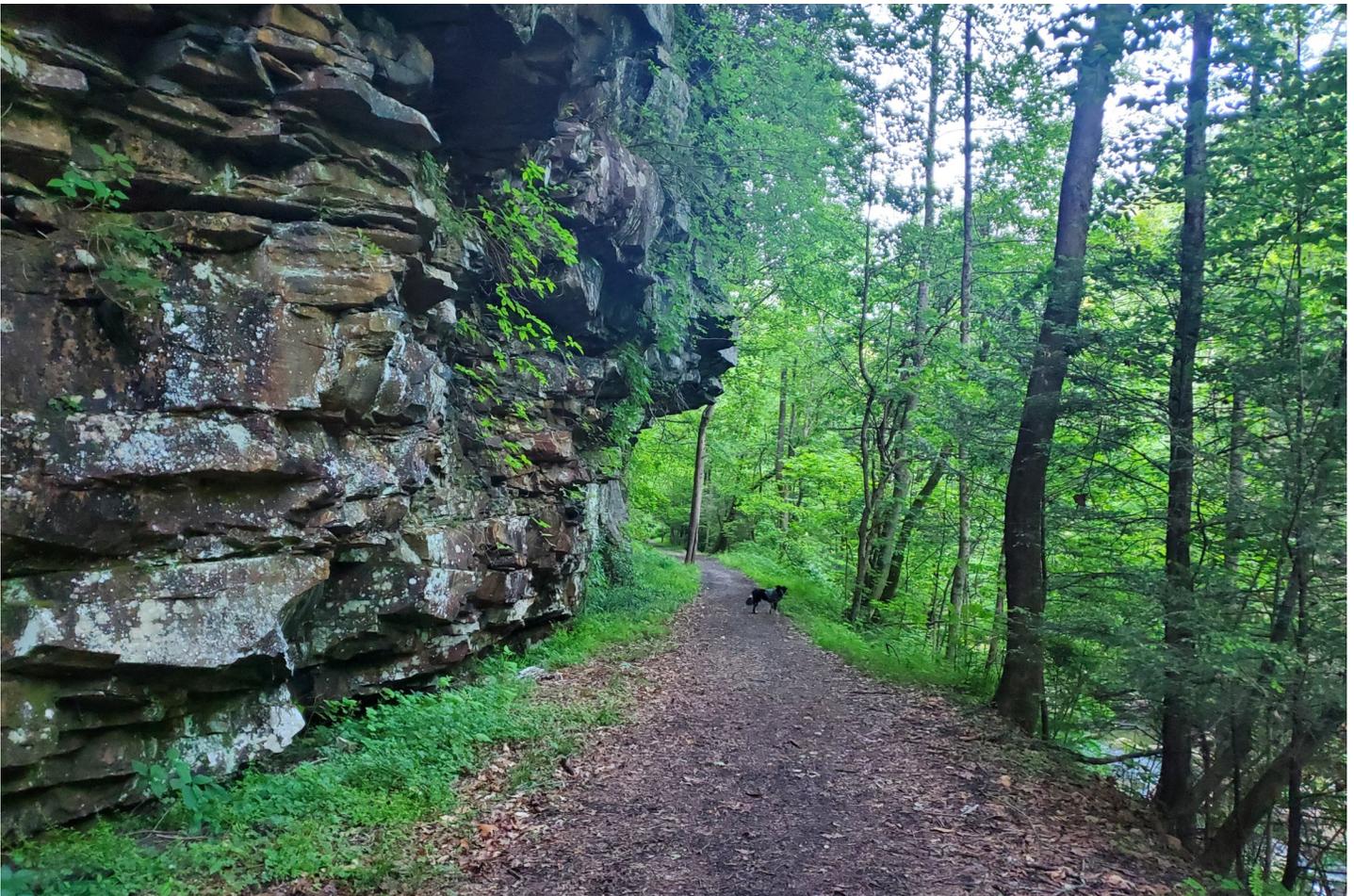
The Ansted Rail Trail provides safe walking and bike opportunities in town limits. There are currently no bicycle lanes. The town is currently conducting an engineering study to repair the Fox Branch Trestle on the Ansted Rail Trail.

The Hawks Nest Trail Trestle Improvement Project is estimated to cost \$650,000. The town is currently applying for grants for construction. Matching funds are estimated at \$130,000, which the Fayette County Commission has agreed to contribute.

Mountain State Transit Authority provides a bus route connecting Ansted, Summersville, Montgomery, and Fayetteville.

The New River is located near the Town of Ansted but is only open for non-commercial boating, such as motorboats, kayaks, or canoes. Adventures on the Gorge operates the New River Jet Boat which travels from Hawks Nest Park on the New River to the New River Gorge Bridge.

The New River is said to be one of the oldest rivers in the world (Source: New River Gorge National Park & Preserve, 2024)



Goal: Upgrade infrastructure to support current residents and future development

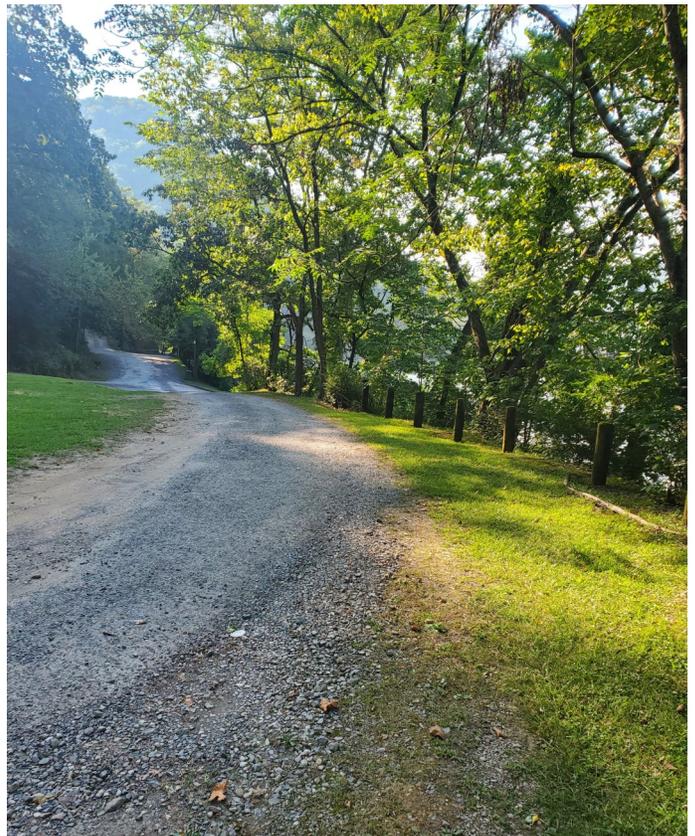


# Objective: Improve transportation, mobility, and connectivity in Ansted

## Action Items

- 1 **Work with Hawks Nest Park, NRGRDA, and County Commission to re-open Strohm Road**
- 2 **Purchase additional public works equipment**
- 3 **Extend and maintain sidewalks throughout town**
- 4 **Improve the Fox Branch Trestle on the Ansted Rail Trail**

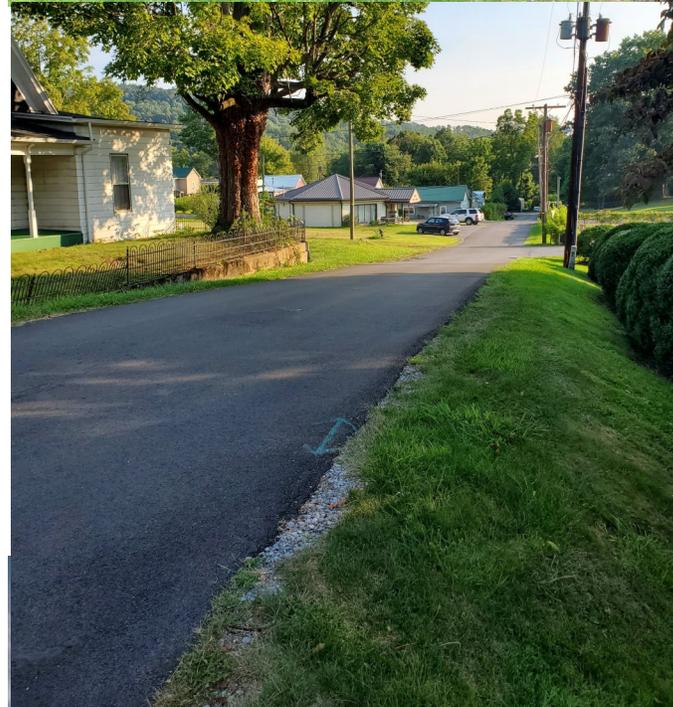
There has been an increase in traffic on Hawks Nest Road as it's the only route to the New River in Ansted. Two-way traffic is limited due to the narrowness of the road. Hawks Nest State Park operates a shuttle bus down to the river, which has increased the amount of traffic. There is no signage that warns travelers about the condition of the road, which has led to RV's and other large trucks stuck on the road. Parking is also an issue along the road. Local elected officials have requested that Strohm Road be reopened to alleviate the traffic from Hawks Nest Road.



The town should continue to budget funds and apply for grants to replace public works equipment. The maintenance truck will need to be replaced in the next five years. Paving and patching of roads and replacement of equipment is ongoing.

The town should continue to apply for grant funding to replace sidewalks on Rich Creek Road and Page Street. The town should also consider budgeting a specific amount of money in the annual budget for replacing and maintaining sidewalks in town.

Improvements to two trestles on the Ansted Rail Trail are needed to ensure the rail trail stays open in the future. The town received grant funding to improve the Hawks Nest trestle and construction should be completed in 2025. The town should continue to apply for grant funding for improvements to the Fox Branch Trestle. Currently an engineering study is being completed and then the town will apply for funding for construction.



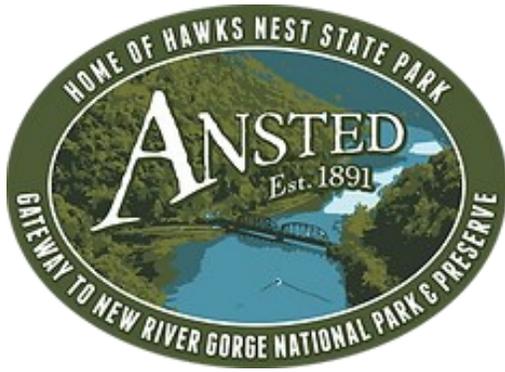
# Objective: Improve the sewer system

## Action Items



**Continue to seek funding to expand the current sewer system**

The Ansted Sewer Department aims to become a regional sewer provider for the area north of the New River Gorge Bridge. This area lacks sewer service and planned improvements will accommodate the requirements of the National Park and development of the US 19 North corridor.



# FOCUS AREA 3:

## Recreation

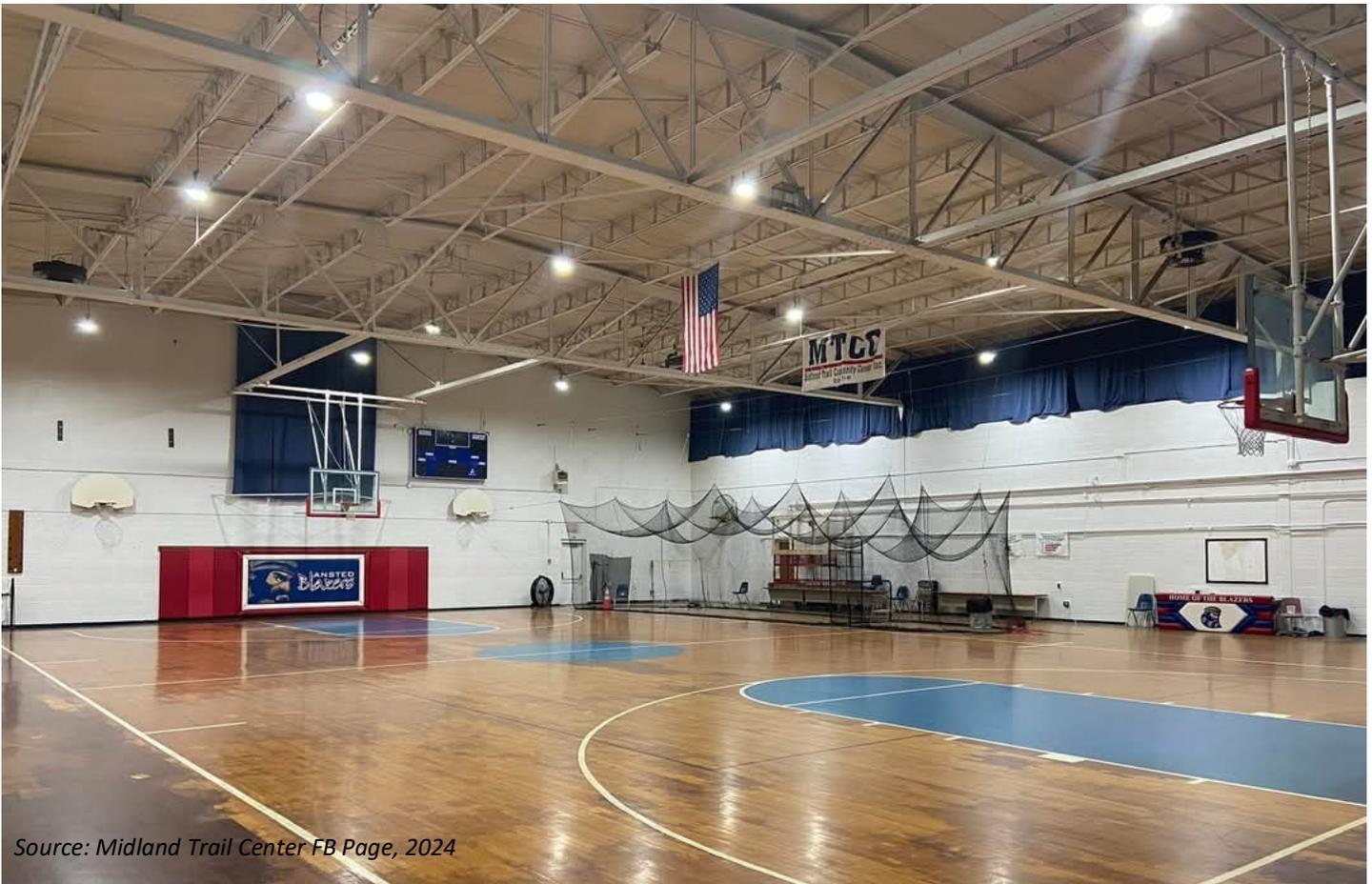
A variety of recreation opportunities are available within town limits. The town budgets approximately \$30,000 a year for parks and recreation. The town park, located on Page Street, includes a little league baseball and softball field. The town recently purchased a new scoreboard for the fields. The Midland Trail Center offers pickleball, football, cheerleading, and various events.

The Ansted Events Committee also hosts recreational events and programs throughout the year, such as Splash Day and Back to School Event.

Various events held at the Midland Trail Center include:

- Ansted Heritage Festival Carnival
- Basketball camp
- Community walks through SW Active WV

Midland Trail Community Center provides oversight for three scholarship funds established by individuals, firms and organizations wishing to assist students in furthering their education.

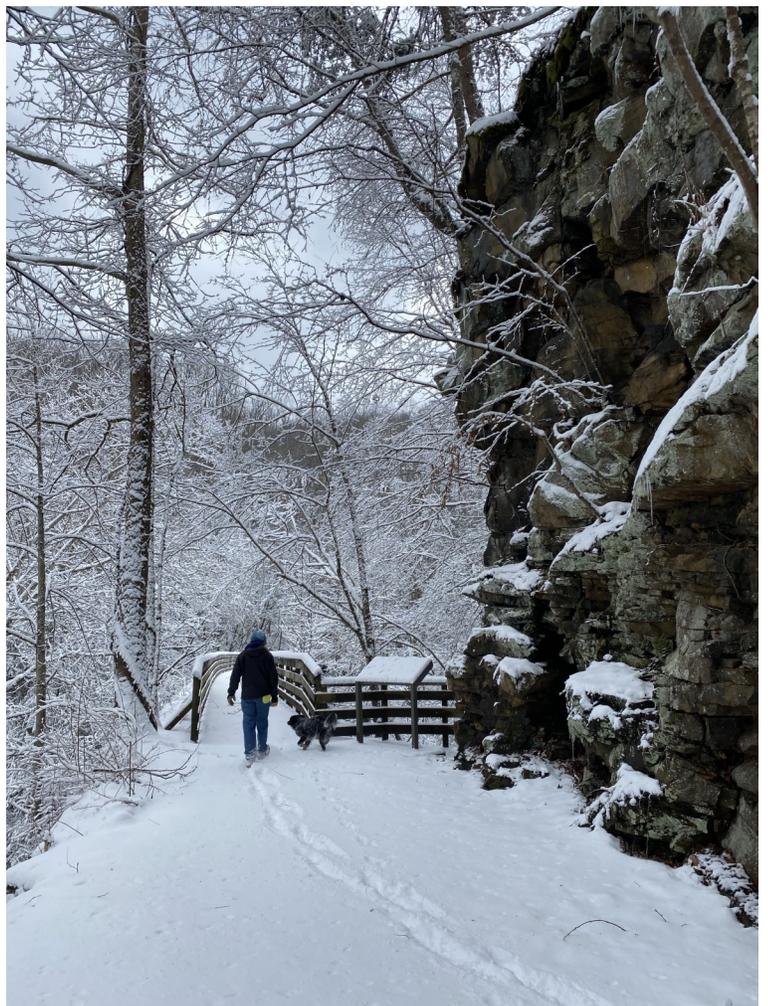


Source: Midland Trail Center FB Page, 2024



Source: Ansted Events Committee FB Page, 2024

The Ansted Rail Trail is an approximately two-mile hiking and biking trail that starts on Hawks Nest Road and ends at the New River. The trail travels primarily through Hawks Nest State Park on the south side of Mill Creek. The trail highlights a scenic waterfall and remains of the Mill Creek Colliery Company, which include ruins of company buildings, abandoned mine equipment and two train trestles.

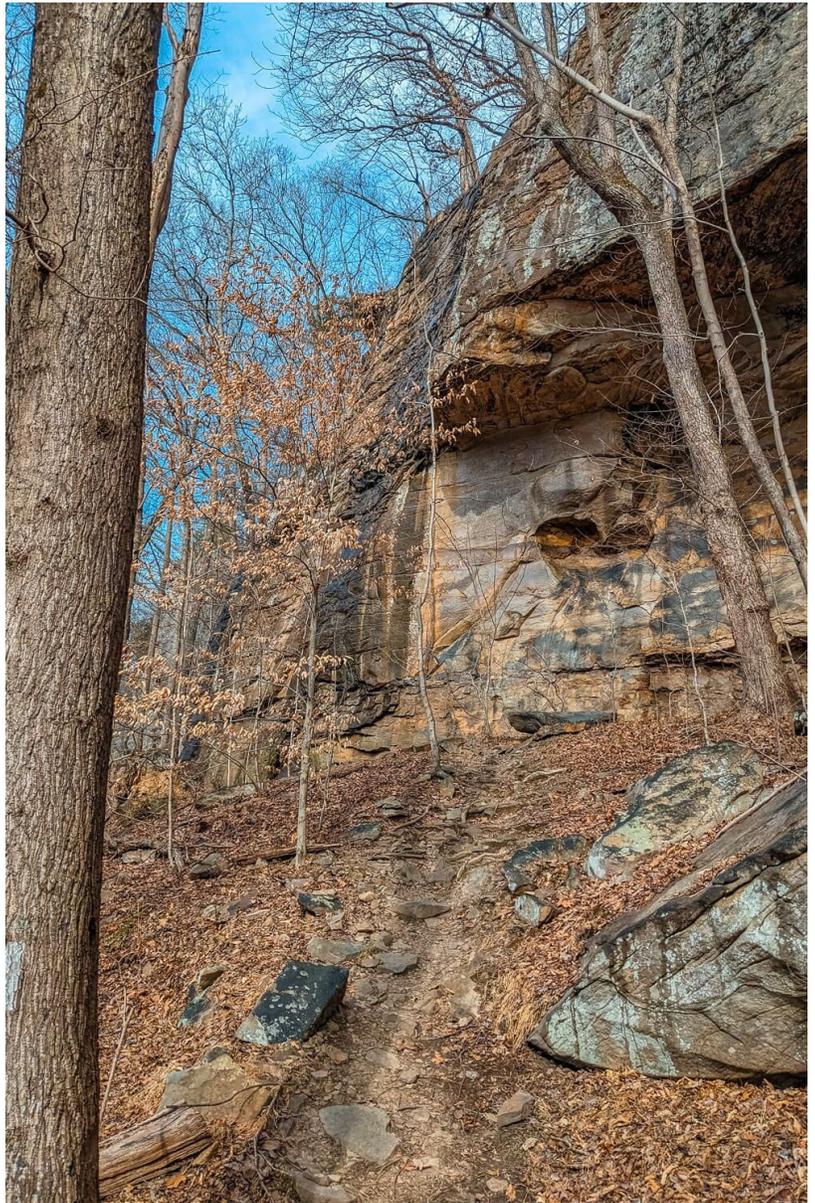


The Ansted Skating Rink is a well-kept secret in this town. The rink is tucked in the trees and down 78 wooden stairs from Route 60. The rink is in a tree house-like setting, with original wood floors, and skates from the 50's. (Source: Active Southern West Virginia, 2024.)

Many recreational opportunities are also located at Hawks Nest State Park, located within the Town of Ansted. Five hiking trails are located within the state park with varying lengths and difficulty levels:

- ◆ Cliffside Trail- 1.7 miles
- ◆ GSYF Canyon Trail- 0.4 miles
- ◆ Fisherman's Trail- 0.5 miles
- ◆ Hawks Nest Lake Trail- 252 yards
- ◆ Park Loop Trail- 0.3 miles

Other activities include boating on the New River and swimming in the on-site swimming pool. Hawks Nest State Park offers water aerobics through Active Southern West Virginia. Active Southern West Virginia also organizes other recreational programming in Ansted throughout the year, such as chair aerobics, pickleball, and walking groups.



Source: <https://www.musingsofarover.com/cliffside-trail/>, 2004



Goal: Provide opportunities for the community to engage in various forms of physical activity



# Objective: Establish partnerships to improve, maintain, and expand recreational opportunities and programming

## Action Items

1

**Improve and expand town park**

2

**Promote and expand fishing opportunities**

3

**Extend the Ansted Rail Trail**

Overall residents are satisfied with the number of recreational facilities and programs offered in town limits. However, there is a need to continue to improve existing facilities and provide additional facilities and programs in the future. There is especially a need for activities for the youth.

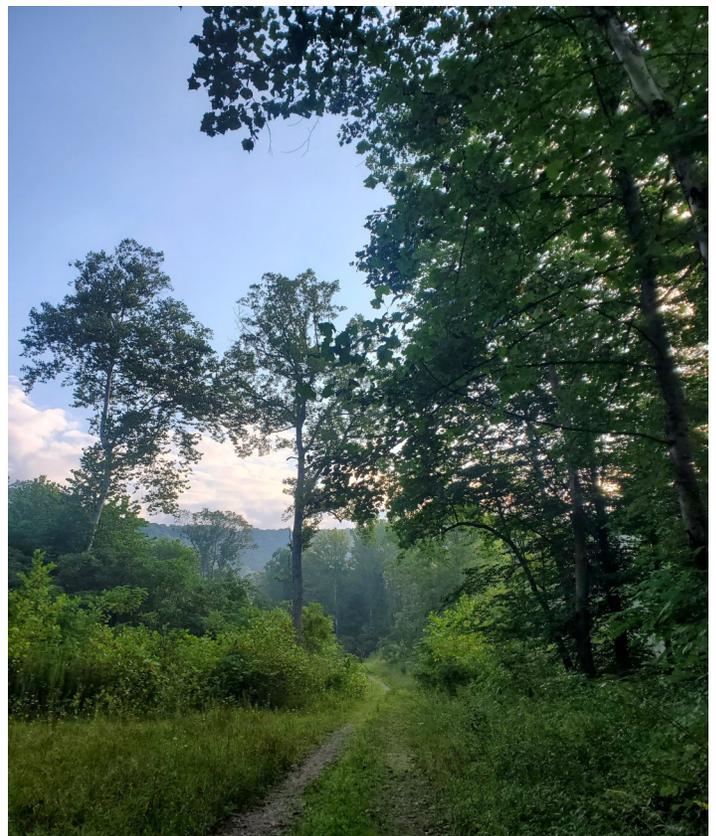
	Yes	No
There are enough recreational facilities for families	53.22	46.77
There are enough programs and facilities for teens and children	50.00	50.00
There are enough programs and facilities for senior citizens	50.00	50.00
The facilities are adequately maintained	60.22	39.78
More park space and facilities are needed	80.66	19.34

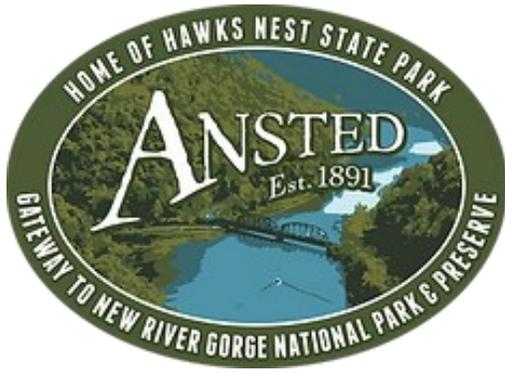
Online Survey Results				
	Excellent	Good	Fair	Poor
Availability of recreation	12.9%	41.9%	23.7%	21.5%
Activities for youth	12.4%	28.5%	29.6%	29.6%

The town recently conducted an engineering study of the town park. Needed additions to the park include a new pavilion, play area, pickleball court, scoreboard, restrooms, walking trail and splash pad. The study also proposes astroturf on the two baseball fields. The Fayette County Commission has allocated \$140,000 for new fencing, bleacher, lighting, and two backstops at the town park. Additional property is needed to expand the park in the future, as well as to provide additional parking. The town is working with the Fayette County Commission on demolition of dilapidated structures on property near the park. The goal is to purchase properties to expand the park in the future.

A new section of Mill Creek was recently opened for trout fishing near the wastewater treatment plant. The town would like to continue to open the creek for additional fishing and add handicap-accessible areas. One area of interest is property near the old water plant, which the town recently acquired from the Fayette County Commission. The town is now working on access to the property with private landowners.

The Town of Ansted would like to extend the Ansted Rail Trail to Coke Oven Road and eventually Fire Tower Road. This area consists of approximately 70 acres and could be developed with mountain bike trails. A preliminary trail route begins at Hawks Nest (the new tram will transport bicycles), travel Route 60, Coke Oven Road, and Fire Tower Road. This loop would be a total of 10.5 miles. The trail could then potentially be expanded to Gauley Bridge and along the Gauley River, as well as to Smithers and Montgomery. The trail could eventually connect to the Meadow River Trail and Greenbrier County. Local elected officials are currently in the process of working with the New River Gorge Regional Development Authority to submit a grant to complete a feasibility study of trail expansion. The town recently received funding to construction the expansion of the Ansted Rail Trail to Hawks Nest Tramway and State Park.





# FOCUS AREA 4:

## Economic Development

Conducted during the planning process was a thorough review of the strengths, weaknesses, and opportunities to best determine how to improve economic conditions in Ansted. The following strengths were identified in the planning process. Strengths are typically those elements that currently contribute to the quality of life of a community. They help create a distinct sense of place and can be used as a foundation on which to build positive economic growth. Strengths can also act as major attractions for visitors or potential new residents. Strengths are those qualities that should be maintained, protected, and used as catalysts for future planning.

The new aerial tram will be fully ADA-accessible. It will carry three cars up and down the canyon from the Hawks Nest Lodge to the New River south of the New River Gorge Bridge. It will still descend 465-feet into the canyon and will travel a length of about 1,100 feet (Source: WV Metronews, 2024)

- ◆ Hawks Nest State Park
  - Hawks Nest State Park is located along US Route 60 in Ansted. The 270-acre state park includes a 31-room lodge, dining and conference facilities, a nature museum, hiking trails, and river recreation. Construction recently started on the new \$8 million aerial tramway, which is projected to open in Summer of 2025.
- ◆ Last access point to the New River National Park and Preserve
- ◆ Only established wastewater treatment plant on the north side of the New River Gorge Bridge.
- ◆ New businesses (food establishments, short-term rentals, and businesses)
- ◆ Increased town revenues due to the establishment of municipal sales tax



- ◆ Partnership with Upper Kanawha Valley (Strategic Initiatives Council) to develop new business and recreational opportunities
- ◆ Tourism
- ◆ Ansted Hometown Heritage Festival
- ◆ Country Roads Festival presented by the Ansted Lions Club
- ◆ Several events planned by the Ansted Events Committee (Street Eats, Run for the wall, Ansted 5k, Easter Scavenger Hunt, Earth Day Celebration, Co-ed softball tournament, Splash Day, Cryptid Crawl, Halloween, Christmas Parade)



Source: Ansted Events Committee FB Page, 2024

The following weaknesses were identified in the planning process. The weaknesses identified are areas that the town realizes must be fixed to properly capitalize on strengths and opportunities in the future. The

Town of Ansted has lost population and businesses over the past several years. The lack of tourist activities, retail and restaurants specifically hurts tourism opportunities. The town lacks adequate matching funds to obtain grants to repair infrastructure and attract new investment in the tourism associated with the National Park. The presence of abandoned and dilapidated buildings is a concern. The town is limited in providing additional community services with a budget of \$852,000. Approximately 33 percent of survey respondents feel that job opportunities are poor. Most residents would like additional commercial development in the city, such as restaurants and shops.

Opportunities are typically those elements that may, in the future, contribute to an increased quality of life in a community. They may eventually help create a distinct sense of place and could be used as a foundation to build positive economic growth. The community may need to take some active steps to realize an opportunity. The following opportunities were identified in Ansted:

- ◆ Expansion of sewer
- ◆ Tourism
- ◆ Develop boutique businesses and additional tourist activities
- ◆ Additional events
- ◆ Outdoor activities
- ◆ Rock climbing, walking, and biking trails
- ◆ Water activities on the New River
- ◆ Kayaking, boating, fishing
- ◆ Rental and repair shops for outdoor equipment
- ◆ Bikes, inflatables, pontoons, boats.
- ◆ Capture increased tourist traffic from New River Gorge National Park
- ◆ Campgrounds
- ◆ Annexation

Goal: Improve the local economy to provide opportunities for residents and better promote the community to visitors



# Objective: Expand opportunities to capitalize on visitors to the National Park

## Action Items

1

**Develop an ATV trail system in Ansted**

2

**Consider annexation to increase the tax base**

3

**Increase awareness of Ansted with print and online material**

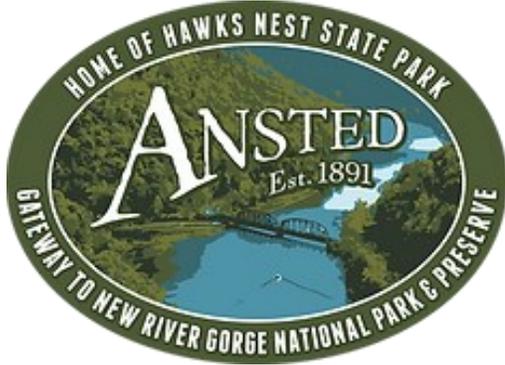
In 2022 the Kanawha County Commission was awarded an ARC grant to design a network of trails, campgrounds, RV Parks, and river access sites through the Upper Kanawha Valley (Source: Charleston Gazette-Mail, 2024). Part of the project is the creation of an ATV trail system in the Montgomery area. Mapping of trails has begun by the Hatfield-McCoy Recreational Trails Authority, and construction is expected to start in late 2025 and early 2026. Ansted elected officials should work with elected officials in Montgomery, Kanawha County, and Fayette County to plan connections to the proposed ATV system in Montgomery.

Annexation of lands will increase the tax base and accommodate new developments in Ansted. High priorities for annexation are listed below and include the areas surrounding US Route 60 to US Route 19. Coordination should occur between the town, Fayette County Commission and property owners. This would be a great opportunity to promote regional planning between Fayette County and the town.

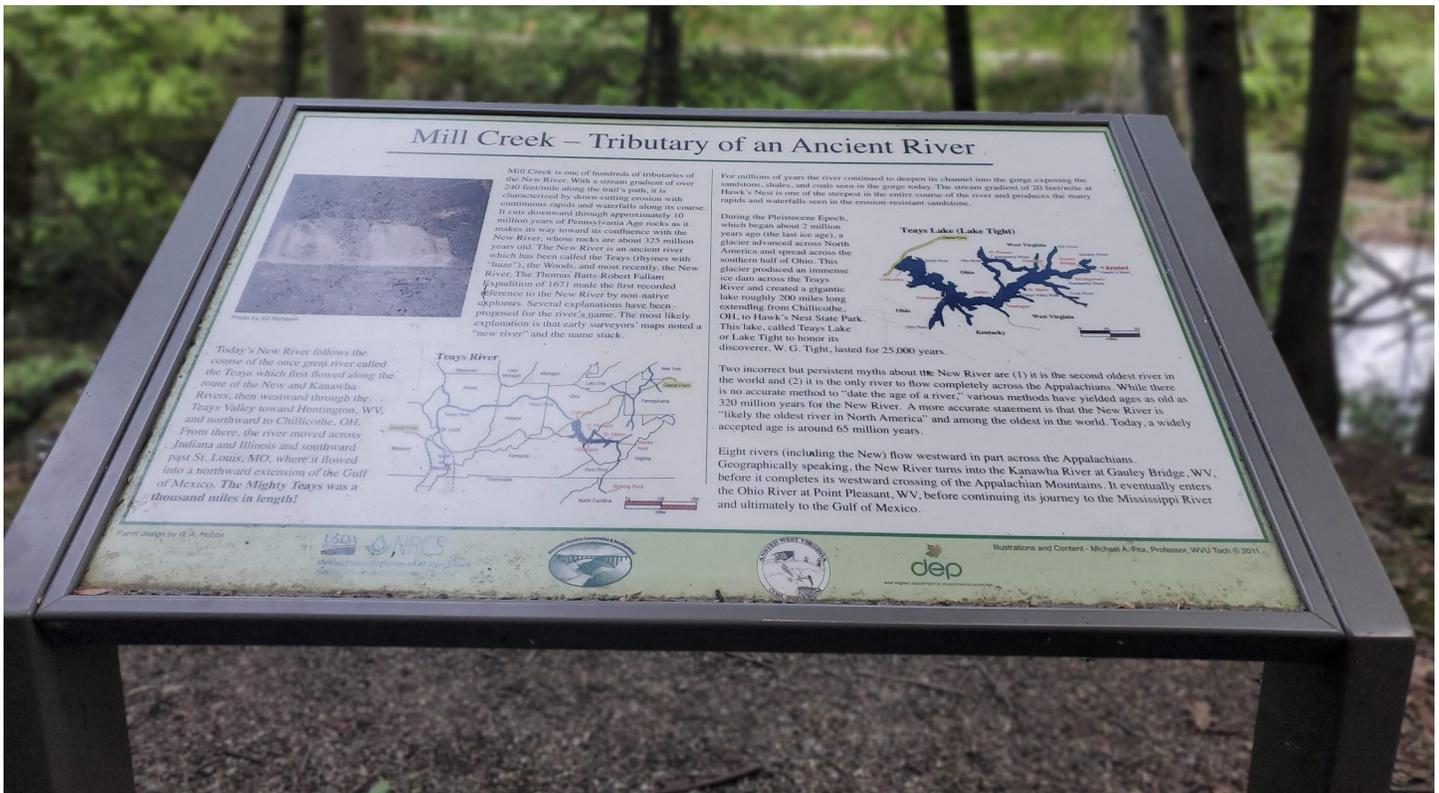
- ◆ All property of Hawks Nest State Park (highest priority)
- ◆ Chestnutburg Road to Adventures on the Gorge
- ◆ Properties along Route 60 to the Intersection of Route 19

In recent years the town has developed a new website and social media account. There are several printed items that need to be added to the website, such as the brochure for the Ansted Rail Trail and town newsletter. There is also a need to create a page on the website of “things to do” in Ansted. This information could also be developed into a flyer and distributed at local businesses and at Hawks Nest State Park.





# FOCUS AREA 5: Small Town Character

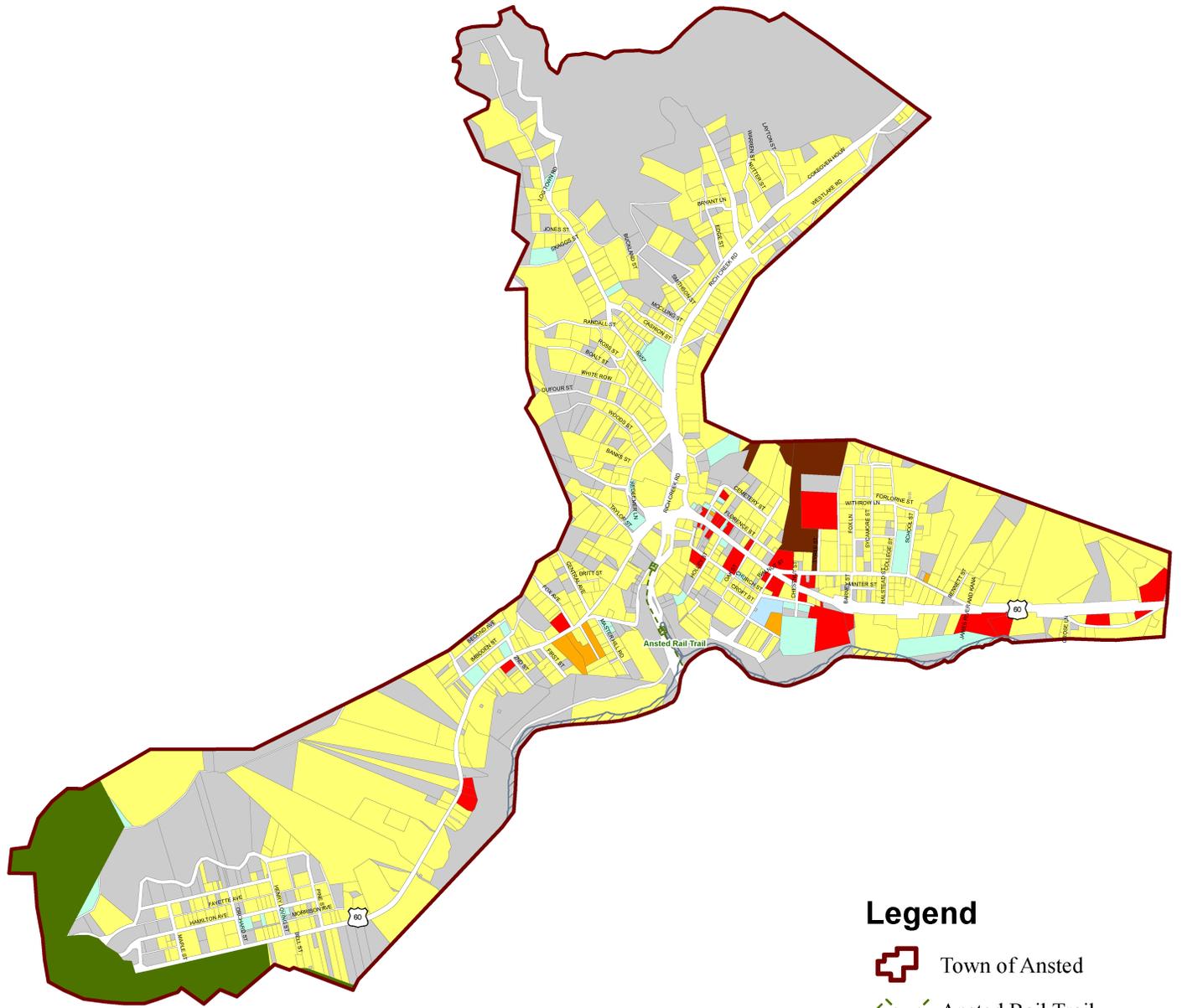


The Town of Ansted, according to the 2020 US Census, has a total population of 1,303 people. The population density is approximately 786 people per square mile. Most of the land in the Town of Ansted is classified as residential as shown on the **Existing Land Use Map**. Most of the residential development is single-family homes, with limited multi-family options. One apartment building complex is classified as affordable housing and may also have units for persons with disabilities. Commercial land is limited and mainly located on US Route 60. Public uses include churches, Ansted Elementary School, the Volunteer Fire Department, Town Hall, and the Midland Community Center. Mill Creek traverses through the town, therefore small portions of the town are in the floodplain, as shown on the **Existing Land Use Map**. The creek occasionally floods but has not caused any significant damage to date. The Town enacted a floodplain ordinance in 2012. There are no subsidence areas.

The types of housing and condition of neighborhoods has a lasting impact on the quality of life of residents in a community. Quality and affordable housing is needed to retain and attract residents. According to the 2022 American Community Survey, Ansted has approximately 616 housing units. One of the biggest challenges in Ansted is the presence of abandoned and/or dilapidated buildings, as shown by the residential vacancy rate of approximately 16 percent. Residents are concerned about the visual

# Town of Ansted Comprehensive Plan

## Existing Land Use



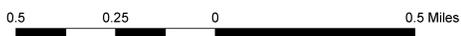
### Legend

-  Town of Ansted
-  Ansted Rail Trail
-  High-Risk Advisory Zone
-  Hawks Nest State Park

### Existing Land Use

-  Open Space/Wooded
-  Active Farm
-  Public/Semi-Public
-  Single Family Residential
-  Multi-Family Residential
-  Commercial

Source Data: Fayette County, West Virginia GIS  
Technical Center WVDOT

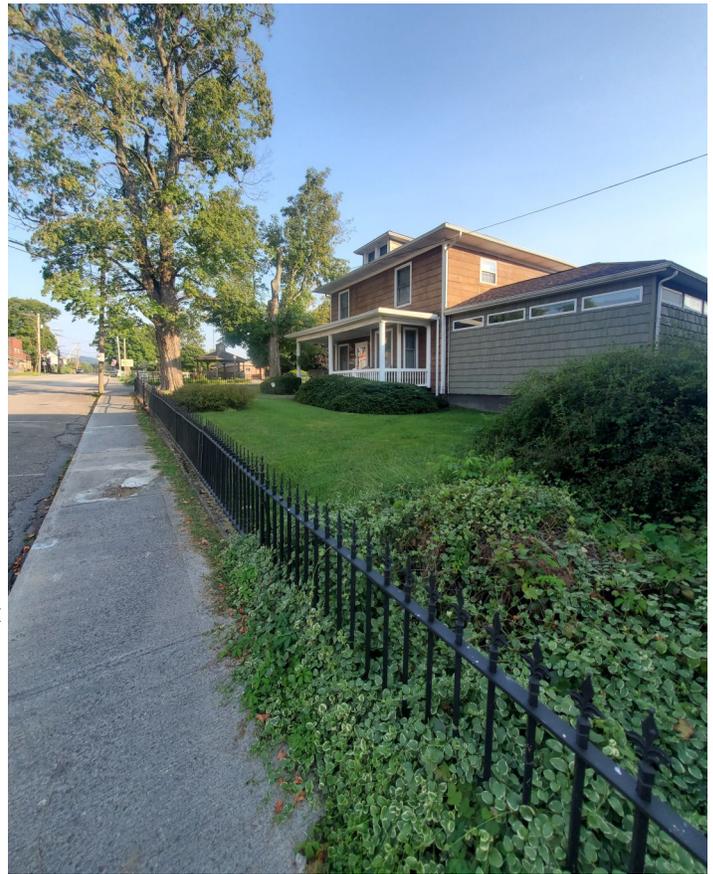


appearance of the town and the enforcement of ordinances. Almost half of the homes in town were built before 1959. There has been very minimal new construction of homes in the last twenty years. The average value of homes is \$81,000. Housing inventory is limited in Ansted and most homes in good condition on the real estate market sell very quickly. Coupled with the lack of new construction in Ansted, there are not many homes for buyers to choose from.

Demolishing abandoned and dilapidated buildings is a priority of local elected officials. Vacant lots would then be available for construction of new homes. The Fayette County Commission has received a grant through the WV DEP REAP Dilapidated Properties Program to help fund the demolition of buildings throughout Fayette County. Ansted has submitted several buildings for consideration for demolition as the town identified over 50 properties that are either abandoned and/or dilapidated.

Future development in Ansted will revolve around population growth in the next ten years. The town's population peaked in 1980 at 1,952 people and has declined since. Ansted's population will most likely continue to decline given the size of younger demographics and lack of available housing. Population projections for Ansted were determined by evaluating population trends. Assuming population trends continue, by 2030, the town may lose an additional 113 people. A projected population decline indicates that no additional housing is needed. However, during the planning process, residents and local elected officials identified a need for additional higher-value homes.

According to the American Community Survey's five-year estimates calculated in 2022 the town's population currently includes more people in the Baby Boomer generation than any other generation. The alpha and silent generation are the lowest age group represented in Ansted. As Millennials are considered the childbearing age group, the low percentage of millennials is most likely the reason for a lack of 0- to 9-year-olds. An interesting trend is the growth of Generation Z in Ansted over the past 10 years. If this group continues to reside in Ansted as they age, the number of younger adults in the town could grow and the population may eventually rebound. However, Ansted lost population in the Generation X age group, which could indicate that individuals falling within this cohort are moving from the Town of Ansted. This group of residents are often well-established with high homeownership rates and older children.



The West Virginia Department of Environmental Protection's Dilapidated Properties Program funds activities such as title work, asbestos testing, asbestos abatement, demolition, and solid waste disposal (Source: WV DEP, 2024).

The median age in Ansted is 39.2, slightly lower than WV average of 42.9.

A future land use map was created to help the Town of Ansted identify potential areas for growth and development. The **Future Land Use Map** is a visual illustration of the vision of the town. Following are descriptions of the future land use categories illustrated on the map.

- Rural: land that is not intended for urban growth. Hawks Nest Park, Ansted Town Park, and the Ansted Rail Trail are classified as rural lands.
- Recreation: land intended for parks, recreational facilities, trails, open space, and recreational businesses
- Residential: areas for single-family and multi-family development
- Commercial: areas intended for a combination of small business, public uses, and residential development

Preferred development areas- Consistent with the land use component, identify 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.

Renewal and/or redevelopment- Consistent with the land use component, identify slums and other blighted areas and set goals, plans and programs for the elimination of such slums and blighted areas and for community renewal, revitalization and/or redevelopment.

The Town would like to focus on improving existing housing and demolishing housing that is abandoned and dilapidated. Currently, there are no opportunities for the adaptive reuse of buildings into housing. However, there is a possibility of new housing in the elementary school when the school closes.

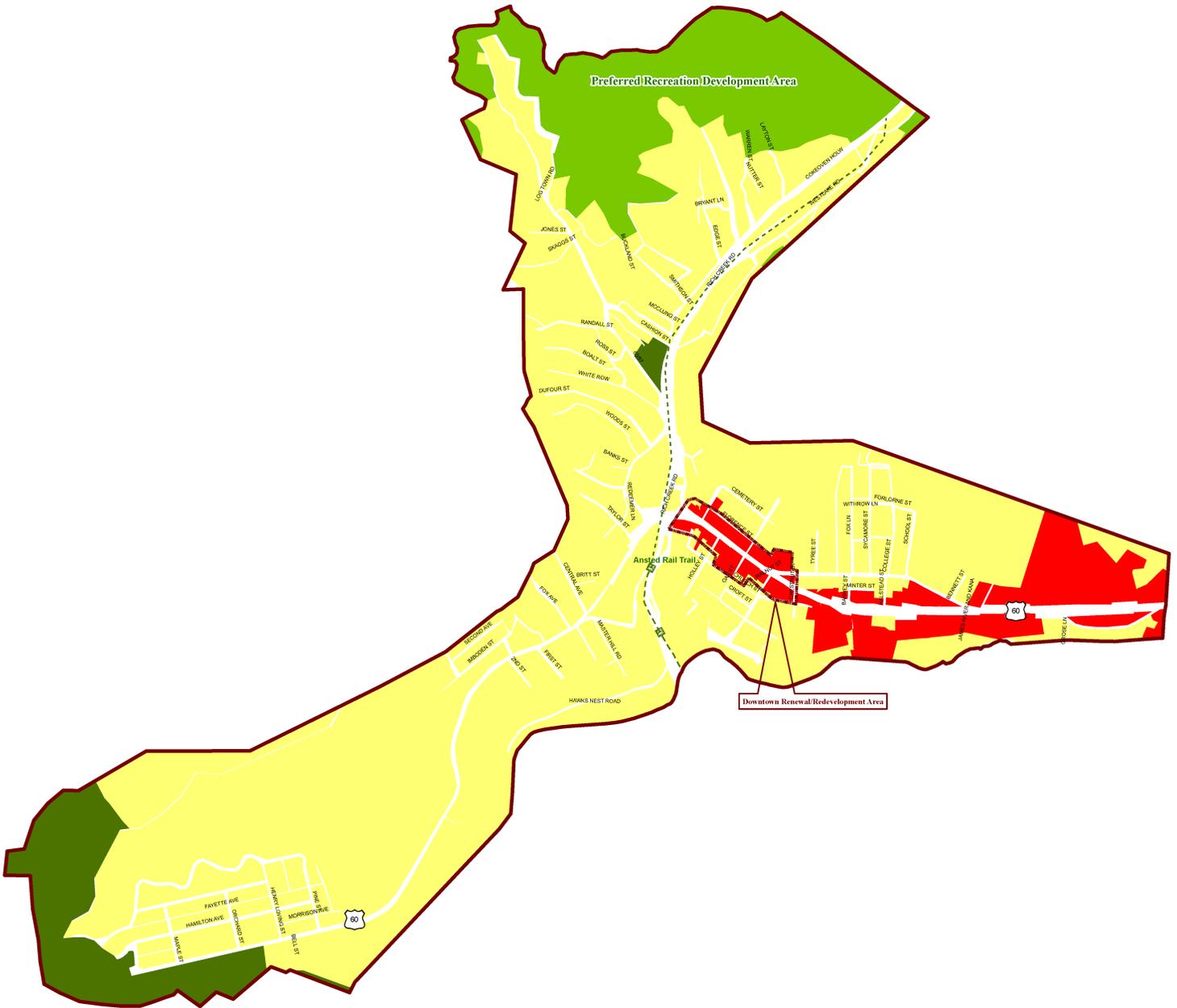
The Town has identified the downtown area of Ansted as a renewal/redevelopment area as shown on the **Future Land Use Map**.

The town has also identified one area as a preferred recreational development area as shown on the **Future Land Use Map**. Currently this land is open space/wooded. The town hopes to develop this area in the future with bicycle trails, disc golf, and a recreational gun range. Small businesses that cater to recreational users would be allowed, such as bicycle rentals, snack shop, etc.



# Town of Ansted Comprehensive Plan

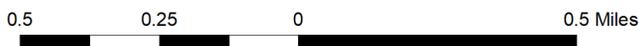
## Future Land Use



### Legend

- |   |   |   |
|---|---|---|
|  | Town of Ansted                              | <b>Future Land Use</b>  |
|  | Ansted Rail Trail                           |  Rural       |
|  | Proposed extension of the Ansted Rail Trail |  Recreation  |
|   |   |  Residential |
|   |   |  Commercial  |

Source Data: Fayette County, West 1 Technical Center, WVDOT



To further improve the appearance of Ansted, the town has initiated beautification efforts, such as hanging flower baskets and participating in the Hometown Hero Banner Program, which honors veterans of Ansted. New gateway signs have been created for placement at each end of town. Beautification and preservation of historic resources will also help the overall aesthetic of the town. Ansted is home to many historic resources such as the Contentment Museum, Westlake Cemetery, Veterans Memorial, Page-Vawter House, Tyree Tavern (also known as the Halfway House), African American Heritage Museum, and the Mt. Chapel Baptist Church.

- The Contentment Museum is now home to the Fayette County Historical Society. The home was built in 1830 by Colonel George Imboden, part of General Lee's staff.
- Ansted Cultural Heritage Museum includes historical art and artifacts.
- Tyree Taven was a Civil War battlefield hospital occupied by both Union and Confederate soldiers. Currently the home is privately owned with plans to open as a museum. The house is being restored and the owners have received grants to replace the existing roof.
- The African American Heritage Family Tree Museum displays artifacts and collections of West Virginia's African American culture and history. The museum also conducts research projects, records oral interviews, and visits local schools and community programs (Source: African American Heritage Family Tree Museum website, 2024).
- Westlake Cemetery has burial plots of many prominent citizens and Civil War soldiers. General Stonewall Jackson's mother and William Tyree are buried in the cemetery.
- Page Vawter House was built in 1889 for the president of the Gauley Mountain Coal Company. The house has a total of 15 rooms with 11 fireplaces. The house is listed on the National Register of Historic Places. Restoration of the house occurred in 2007.

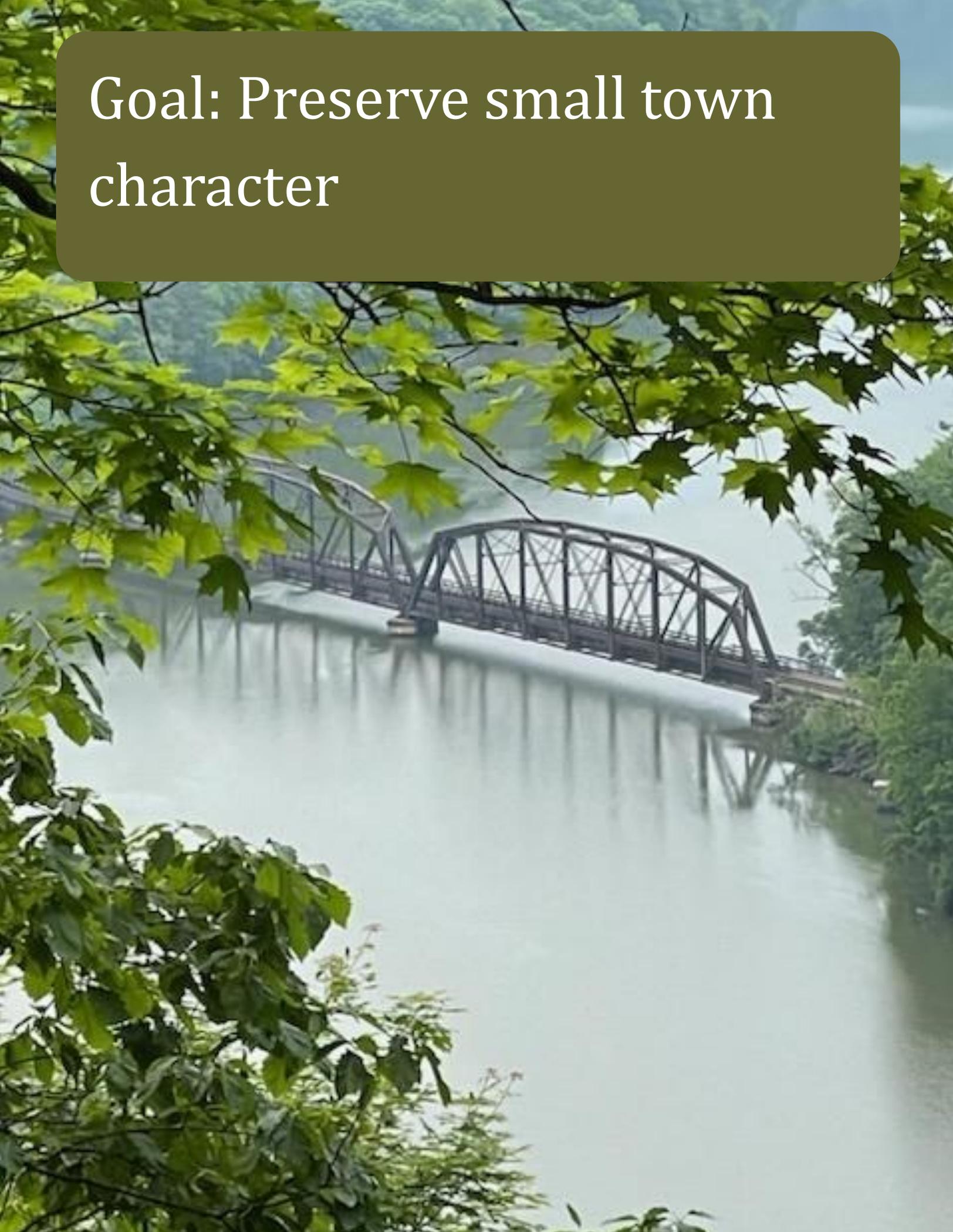


The house was recently purchased in 2021, and rooms are rented to visitors (Source: Page Vawter House website, 2024).

- New Haven Veterans Memorial on Main Street includes six plaques commemorating the Army, Navy, Air Force, Coast Guard, Marines, and women. The floor of the memorial consists of red bricks purchased by relatives of local veterans. Each brick includes the veteran's name, rank, and branch of military service (Source: Fayette Tribune, 2007).
- The Mount Chapel Baptist Church was constructed by the Gauley Mountain Coal Company and became an integral part of the African American community in Ansted (Source: New River Gorge National Park and Preserve website, 2024). Ansted saw an increase of African American workers and residents during the boom of coal mining.



Goal: Preserve small town  
character



# Objective: Encourage the beautification of Ansted

## Action Items

1

**Sponsor a monthly home and yard contest**

2

**Continue beautification efforts throughout Ansted**

3

**Consider installing a digital sign**

Town council should initiate a campaign to increase the pride of residents and business owners in their homes, as well as the general overall appearance of the town. As part of this campaign the town should sponsor a monthly yard and home contest where residents can enter and win a prize. This type of contest will provide motivation for residents to get their properties in good condition. The town should only pick those homes that have no outstanding code violations. The town could ask local businesses to sponsor the contest by donating prizes, free meals to area restaurants, gifts, etc.

While the town has done many different projects to improve the appearance of Ansted, there are additional projects that are needed. The town could decoratively paint sidewalks, trash barrels, and murals downtown. The town should also consider decorative light poles and seasonal banners.

The Town of Ansted is interested in installing a digital sign to provide information and facilitate communication with residents and visitors. The sign could promote local events, share information, post emergency updates, and even advertise local businesses.



# Objective: Utilize tools and ordinances to address abandoned and dilapidated properties

## Action Items

1

**Revise the Home Rule Application to include on-site citations**

2

**Establish a vacant property registry**

3

**Adopt the IPMC**

4

**Adopt WV Code Chapters 8-12-16**

Communities can use the Home Rule program to utilize on-site citations. On-site citations allow city officials to issue citations to a property owner “on the spot” for sanitation and nuisance violations without the need to go to court.

A vacant property registry would allow Ansted to require all owners of vacant buildings and properties to register their properties and pay an annual registration fee. The vacant property registry could also incentivize residents to either sell or demolish properties so that they don’t have to pay the annual registration fee.

For neglected properties, the IPMC may be the most applicable section of the WVSBC because it emphasizes the maintenance and upkeep of existing structures and properties. Local elected officials should consider partnerships with other municipalities to help enforce the IPMC.

West Virginia Code Section 8-12-16 allows municipalities to address structures, dwellings or buildings that are unsafe, unsanitary, dangerous or detrimental to the public safety or welfare. Procedures set out in the provisions ensure that property owners receive due process. Although like the building code in some ways, West Virginia Code Section 8-12-16 contains some authority that is not included in the building code. Adoption of both the West Virginia State Building Code and West Virginia Code Section 8-12-16 can provide additional protection to the municipality.

# Objective: Promote and protect historical resources

## Action Items

1

Continue to support historic preservation efforts

The Town of Ansted supports the private restoration of the Tyree Taven (Halfway House). The Town of Ansted also supports the Fayette County Historical Society's efforts in Ansted with the continued preservation of the Contentment Complex.



# Objective: Update land use regulations

## Action Items



**Revise the zoning ordinance to be consistent with the comprehensive plan**

The Town of Ansted enacted a zoning ordinance in the early 2000s with amendments throughout the years. The zoning ordinance includes various regulations to protect residents' public health, safety, and welfare. There are 2 zoning districts within town limits: Business and Residential.

The town's zoning ordinance is in need of a complete revision so that it is in compliance with the West Virginia Code 8A and is consistent with the vision of this comprehensive plan. The following should be considered with any zoning ordinance update:

- Updated definitions
- Expansion of zoning districts
- Landscaping and buffering requirements
- Sign regulations



# Implementation Matrix

The most important part of the comprehensive plan is the action plan. The action plan details specific recommendations to address the concerns of the town. An implementation matrix was created to ensure the comprehensive plan is successfully implemented. The implementation matrix highlights important resources for implementation, including priorities, timeframe, responsible parties, potential partners, estimate of probable costs and funding sources.

The Town of Ansted has a limited municipal budget, therefore implementation of all the action items will take several years to complete. The town has identified specific action items as high priorities, as those are the most important to implement in the next ten years. A timeframe for each action step was also identified. While some projects may be high priority, it may take longer to implement due to funding and resources.

The implementation matrix also identifies potential partners, probable costs, and funding sources. This is not an exhaustive list of funding sources, but a list of grants that are common for communities to consider. Probable costs are only estimates and are not accurate reflections of the total cost of a project.

The Planning Commission and Town Council should work together to implement the ten(10) high priority projects detailed in this plan. The Planning Commission should also utilize the plan when reviewing re-zoning requests. The Commission should ensure that the proposed development is consistent with the goals and objectives of the comprehensive plan as well as the future land use map.

Implementation of the plan can also be accomplished with help from several regional partnerships. Ansted is currently a member of the Upper Kanawha Valley Strategic Initiative Council (SIC) in cooperation with Montgomery and Smithers. This partnership allows the sharing of common expenses and resources to help with essential services. The town also works with the Region 4 Planning and Development Council and New River Gorge Regional Development Corporation on infrastructure and economic development needs. The town has also joined the Midland Trail Association.

Immediate: projects that should take less than 1 year to implement

Mid-term: projects that will take between 1-5 years to implement

Long-term: projects that will take more than 5 years to implement

## Town of Ansted Comprehensive Plan Implementation Matrix

Recommendation	Priority	Timeframe	Ref. Page	Responsible Party	Potential Partner	Est. Costs/ Funding Sources
Continue to support the police department	High	Ongoing	1-6	Town of Ansted	N/A	General Fund and Grants
Develop a neighborhood watch program	Low	Mid-term	1-6	Town of Ansted Police Department	N/A	Staff time
Develop a disaster plan	Medium	Mid-term	1-7	Town of Ansted	Fayette County Office of Emergency Management	General Fund and Grants; Dependent on size/scope of project
Update the Town of Ansted website to provide the community and visitors with needed information	Medium	Ongoing	1-7	Town of Ansted	N/A	General Fund
Work with Hawks Nest Park, NRGRDA, and County Commission to re-open Strohm Road	High	Mid-term	2-5	Fayette County Commission	Town of Ansted, NRGRDA, Hawks Nest State Park	N/A
Purchase additional public works equipment	Medium	Mid-term	2-6	Town of Ansted	N/A	General Fund and Grants
Extend and maintain sidewalks throughout town	High	Long term	2-6	Town of Ansted	N/A	Grants and General Fund
Improve the Fox Branch Trestle on the Ansted Rail Trail	High	Mid-term	2-6	Town of Ansted	Fayette County Commission	Grants and General Fund
Continue to seek funding to expand the current sewer system	Phase 2, 3, 4– High  Phase 5,6– Medium	Phase 2, 3,4– Mid-term  Phase 5,6– Long term	2-7	Town of Ansted	NRGRDA, Fayette County Commission	Dependent on size and scope of project
Improve and expand town park	High	Ongoing	3-5, 3-6	Town of Ansted	Fayette County Commission	Dependent on size and scope of project
Promote and expand fishing opportunities	Medium	Medium	3-6	Town of Ansted	N/A	Grants and General Fund
Extend the Ansted Rail Trail High	High	Mid-Term	3-6	Town of Ansted	NRGRDA	Dependent on size and scope of project

## Town of Ansted Comprehensive Plan Implementation Matrix

Recommendation	Priority	Timeframe	Ref. Page	Responsible Party	Potential Partner	Est. Costs/ Funding Sources
Develop an ATV trail system in Ansted	Low	Long-term	4-4	Town of Ansted	Kanawha and Fayette County, City of Montgomery	Dependent on size and scope of project
Consider annexation to increase the tax base	High	Immediate	4-5	Town of Ansted	Fayette County	Staff time
Increase awareness of Ansted with print and online material	Medium	Ongoing	4-5	Town of Ansted	Local businesses, Hawks Nest State Park	Staff time
Sponsor a monthly home and yard contest	Low	Long-term	5-9	Town of Ansted	Local businesses	Staff time
Continue beautification efforts throughout Ansted	Medium	Ongoing	5-9	Town of Ansted	N/A	General Fund and Staff time
Consider installing a digital sign	Medium	Long-term	5-9	Town of Ansted	N/A	General Fund (15-20k)
Revise the Home Rule Application to include on-site citations	Medium	Mid-term	5-10	Town of Ansted	N/A	Staff time
Establish a vacant property registry	Medium	Mid-term	5-10	Town of Ansted	N/A	Staff time
Adopt the IPMC	Medium	Mid-term	5-10	Town of Ansted	WVU Land Use Clinic; SIC; County Commission	Staff time
Adopt WV Code Chapters 8-12-16	Medium	Mid-term	5-10	Town of Ansted	WVU Land Use Clinic	Staff time
Support historic preservation efforts	Medium	Mid-term	5-11	Private owners; Fayette County Historical Society	Town of Ansted	Dependent on size and scope of project
Revise the zoning ordinance to be consistent with the comprehensive plan	Medium	Mid-term	5-12	Town of Ansted	WVU Land Use Clinic	General Fund (10-20k)

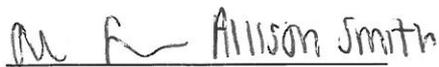
Appendix 1

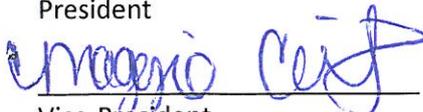
**Ansted, West Virginia  
Planning Commission  
The Comprehensive Plan Procedures for Public Input**

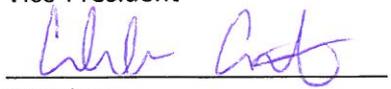
Pursuant to the requirements of W. Va. Code § 8A-3-6(c), the Planning Commission of the Town of Ansted, West Virginia ("Ansted Planning Commission") hereby adopts the following procedures to encourage and promote public participation in the drafting of the Ansted Comprehensive Plan ("comprehensive plan"). The comprehensive plan is being drafted pursuant to W. Va. Code § 8A-1-1.

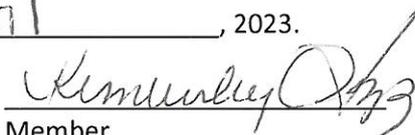
- (1) The Ansted Planning Commission will request input from other affected governing bodies and units of governments that may be affected by the adoption of the comprehensive plan.
- (2) Under W. Va. Code § 8A-3-6(b), once the Ansted Planning Commission has completed a draft of the comprehensive plan, and before the Ansted Planning Commission submits a plan to the Town Council for adoption or consent, it must publicize and hold a public hearing on the draft of its plan.
  - a. More particularly, under W. Va. Code § 8A-3-6(b), at least thirty (30) days prior to the date set for the public hearing, the Planning Commission will publish a notice of the date, time and place of the public hearing as a Class I legal advertisement in compliance with the provisions of article three, chapter fifty-nine of the West Virginia Code. The notice shall run in a general circulating publication, the publication area will be the area that will be covered by the comprehensive plan.
  - b. In addition to the requirements at W. Va. Code § 8A-3-6(b), above, the Ansted Planning Commission will publish its draft of the comprehensive plan at least thirty (30) days prior to the public hearing. Specifically, the Planning Commission will post hardcopies for public review at Ansted Town Hall, and the draft will be available online at the Town of Ansted's website: <http://www.anstedwv.com/>.
- (3) Public notice of Ansted Planning Commission meetings will be given pursuant to the West Virginia Open Governmental Proceedings Act, where applicable.
- (4) No provision herein shall be construed as limiting the Ansted Planning Commission's ability to engage in additional public participation efforts as the Ansted Planning Commission deems appropriate. No provision herein shall prohibit the Ansted Planning Commission from amending these procedures.

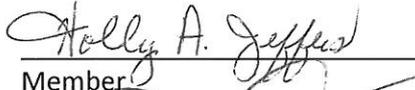
Adopted this 13 day of April, 2023.

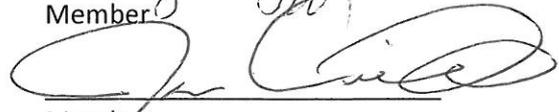
  
\_\_\_\_\_  
President

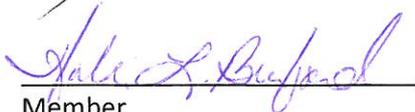
  
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Vice-President

  
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## Appendix 2: Funding Sources

The following information regarding funding sources was obtained from various federal, state, and non-profit websites. Each website has additional information and application forms. The following list is not a comprehensive list but a summary of grants and/or loans that are most commonly awarded in West Virginia.

### 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 five general goals:

1. Invest in entrepreneurial and business development strategies that strengthen Appalachia's economy.
2. Increase the education, knowledge, skills, and health of residents to work and succeed in Appalachia.
3. Invest in critical infrastructure – especially broadband, transportation, including the Appalachian Development Highway System; and water/wastewater systems.
4. Strengthen Appalachia's community and economic development potential by leveraging the Region's natural and cultural heritage assets.
5. Build the capacity and skills of current and next-generation leaders and organizations to innovate, collaborate, and advance community and economic development.

Project activities include infrastructure projects (water, wastewater, broadband, workforce development, entrepreneurial and business development, and local leadership and community capacity building)

### 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 awards grants in education, economic development, community development and health and human services in West Virginia.

### Community Development Block Grant (CDBG)

The West Virginia Community Development Block Grant (CDBG) provides grants to local governments (towns, cities, and counties) that do not receive CDBG direct funding from U.S.

Department of Housing and Urban Development. The primary objective of CDBG funding is to develop sustainable communities by providing decent housing, a suitable living environment, and expanded economic opportunities principally for persons of low to moderate income.

### Community Facilities Direct Loan & Grant Program (USDA)

This program provides affordable funding (low interest loans, grants, or a combination of the two) to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment and pay related project expenses. Examples of essential community facilities include:

- Health care facilities such as hospitals, medical clinics, dental clinics, nursing homes or assisted living facilities
- Public facilities such as town halls, courthouses, airport hangars or street improvements
- Community support services such as child care centers, community centers, fairgrounds or transitional housing
- Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles or equipment
- Educational services such as museums, libraries or private schools
- Utility services such as telemedicine or distance learning equipment
- Local food systems such as community gardens, food pantries, community kitchens, food banks, food hubs or greenhouses

### Land and Water Conservation Fund (WV Department of Commerce)

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. Assisted or acquired parklands are bound by perpetual restrictive covenants that obligate the project sponsor to operate and maintain the defined project area as a public outdoor recreational facility.

Proposed projects must be consistent with the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Park renovations, expansions to promote active lifestyles, innovate community cores, attract or retain visitors to an area, develop trailheads or preserve other natural areas to impact community health objectives or develop brownfields renewal efforts will receive funding priority. Additional priority will be made for projects targeting one or more of the

project characteristics noted above that utilize a community coalition or consortium approach towards achieving the project goal. Project consortiums can include, but not be limited to, participation in the West Virginia Development Office's Main Street Program, Certified Development Community Program, or other programs of the Governor's Office of Healthy Lifestyles, West Virginia Department of Highways, or Northern or Southern West Virginia Brownfields Assistance Centers.

Eligible activities:

- 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

### Rails to Trails Conservancy

The Trail Grants Program emphasizes strategic investments that support significant regional and community trail development goals. The program supports organizations and projects that will create more opportunities for people to connect with trails in their neighborhoods—either through activities and events, or through improved, connected trail infrastructure.

### Recreational Trails Fund Program (WV DOT)

The Recreational Trails Program is available for the construction, upgrade or maintenance of both motorized and non-motorized recreational trails. This is an 80% federal, 20% local reimbursement program that may recognize "in-kind" matches for the local share.

### Recycling and Litter Program Grants (WV DEP)

#### *Recycling Assistance Grant Program*

The funds are available to any county, municipality, the public or private entity in West Virginia that is interested in planning and implementing recycling programs, related public educational programs or need assistance in recycling market efforts.

#### *Litter Control Grant Program*

The Litter Control Grant is a matching fund that assists municipalities and county government agencies with community cleanup and litter enforcement projects.

#### *Covered Electronic Devices Grant Program*

Grants that are used for the purpose of conducting electronic collection events and programs. Only municipalities, county commissions or county solid waste authorities are eligible to apply for these grants.

### **Rural Community Development Initiative Grants (USDA)**

RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas.

### **Rural Placemaking Innovation Challenge (USDA)**

The Rural Placemaking Innovation Challenge (RPIC) is for eligible entities to help provide planning support, technical assistance and training to foster placemaking activities in rural communities.

Qualified entities can use the funds to help rural communities create plans to enhance capacity for broadband access; preserve cultural and historic structures; and support the development of transportation, housing, and recreational spaces.

### **State Historic Preservation Office Grants (WV Department of Arts, Culture & History)**

The State Development Grant Program is for rehabilitation of properties that are listed on the National Register of Historic Places or a contributing property in a historic district or/and archaeological development of a site listed on the National Register of Historic Places.

The Survey & Planning Grant Program is for conducting architectural/archaeological surveys, National Register nominations, predevelopment plans, heritage education projects, etc.

The Endangered Historic Properties Fund Program is to provide emergency funding through a grant for the preservation of threatened and endangered historic and prehistoric structures and sites.

### Transportation Alternatives Program (WV DOT)

The Transportation Alternatives (TA) is a funding source for local community development. This is an 80% federal, 20% local reimbursement grant program for non-traditional transportation related projects. Examples include railway depot restoration, pedestrian and bicycle facilities and rail trails. This and other grant programs have also become part of West Virginia's Federal-aid transportation program since passage of the original ISTEA in 1991.

### Water & Waste Disposal Loan & Grant Program (USDA)

This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

Funds may be used to finance the acquisition, construction or improvement of:

- Drinking water sourcing, treatment, storage and distribution
- Sewer collection, transmission, treatment and disposal
- Solid waste collection, disposal and closure
- Storm water collection, transmission and disposal

In some cases, funding may also be available for related activities such as:

- Legal and engineering fees
- Land acquisition, water and land rights, permits and equipment
- Start-up operations and maintenance
- Interest incurred during construction
- Purchase of facilities to improve service or prevent loss of service
- Other costs determined to be necessary for completion of the project

### Youth Engagement through Public Art Grant (WV Department of Arts, Culture & History)

Provides up to \$5,000 in support for public art projects that engage local youth in the planning and/or implementation of the project. Eligible organizations include West Virginia 501(c)(3) youth or arts organizations, schools, and local governments.

## Appendix 3-Sources

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U.S. Department of the Census website, <https://data.census.gov/cedsci/> Accessed 2023-2024.

West Virginia Code, Chapter 8A: Land Use Planning website, <http://www.legis.state.wv.us> Accessed September 2013.

West Virginia DEP website, <https://dep.wv.gov/environmental-advocate/reap/DLAP/Pages/default.aspx> Accessed 2024.

**Appendix 4:**  
**Adoption Materials**

# *Town of Ansted*

30 Rich Creek Rd P.O. Box 798  
Ansted, West Virginia 25812

*Stephen Pridemore, Mayor*

[www.townofansted.com](http://www.townofansted.com)

*Robert T. Wilson, Recorder*

304-658-5901 (f)304-658-4680

*Home of Hawk's Nest State Park &  
Gateway to New River Gorge National Park & Preserve*

City of Montgomery  
321 Fourth Ave  
Montgomery, WV 25136

April 17, 2025

Dear Mayor & Council,

The Town of Ansted Planning Commission has developed a comprehensive plan in accordance with the West Virginia Code. The final draft is now available for review and comment. The draft plan is available for review at Ansted Town Hall, 30 Rich Creek Road, Ansted, WV 25812 or online at <https://www.townofansted.com/info>.

We have opened the public comment period on the draft comprehensive plan and wanted to make sure municipal officials had an opportunity to review and provide input. The Planning Commission will hold a public hearing on the draft plan on Thursday, June 5, 2025, at 6:00 PM at Ansted Council Chambers. Please submit any written comments by 4 PM on Wednesday, June 4, 2025, via mail (PO Box 798, Ansted, WV 25812) or email at [ansted.mayor@gmail.com](mailto:ansted.mayor@gmail.com).

Thank you for your consideration in this matter.

Sincerely,



Mayor Stephen Pridemore



# BECKLEY NEWSPAPERS

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Beckley, WV 25801  
Phone: 304-255-4400 • Toll Free: 800-950-0250  
Fax: 304-255-4427      [www.register-herald.com](http://www.register-herald.com)

## Ad Proof

This is the proof of your ad scheduled to run on the dates indicated below. Please proofread carefully and if changes are needed, contact us prior to deadline at or email at [treed@bdtonline.com](mailto:treed@bdtonline.com).

**NOTICE** that the Town of Ansted Planning Commission will hold a public hearing and meeting on Thursday, June 5, 2025 at 6:00 PM at Town of Ansted Council Chambers, 104 Cemetery Street (above Old Police Department), Ansted, WV 25812. The public is invited to attend and submit comments on the Town of Ansted Comprehensive Plan. Beginning on Thursday, April 17, 2025, a copy of the comprehensive plan can be reviewed at Ansted Town Hall, 30 Rich Creek Road, Ansted, WV 26812 during normal business hours (Monday through Friday 8 AM to 4 PM). The comprehensive plan is also available to view online at <https://www.town-ofansted.com/>. Written comments can be submitted prior to the scheduled hearing at Ansted Town Hall, PO Box 798, Ansted, WV 25812 or emailed to [ansted.mayor@gmail.com](mailto:ansted.mayor@gmail.com).

**DATE**                      04/16/25

**Client:**

TOWN OF ANSTED  
PO BOX 798  
ANSTED, WV 25812-0000  
(304) 658-5901

ACCOUNT NUMBER: 106266  
ACCOUNT REP: BECKLEY LEGALS  
ACCOUNT REP PHONE:  
ACCOUNT REP EMAIL:  
TREED@BDTONLINE.COM

*Ad ID:* 863813

*Sort Line:* NOTICE that the Town

*Start:* 04/18/25

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*Schedule* 04/18/25

*Total Cost:* \$19.12

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**Publications:**

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**RESOLUTION APPROVING COMPREHENSIVE PLAN PREPARED BY THE PLANNING COMMISSION OF THE  
TOWN OF ANSTED, WEST VIRGINIA**

**WHEREAS**, the Planning Commission for the Town of Ansted, West Virginia, pursuant to Chapter 8A of the West Virginia Code, has prepared a comprehensive plan for the town;

**WHEREAS**, the Planning Commission adopted procedures for public input throughout the comprehensive plan process;

**WHEREAS**, the Planning Commission identified and addressed all required objectives and components pursuant to Chapter 8A of the West Virginia Code;

**WHEREAS**, pursuant to West Virginia Code §8A-3-6, notice was published in the Register-Herald on April 18, 2025;

**WHEREAS**, further pursuant to West Virginia Code §8A-3-6, a public hearing was held before Ansted's Planning Commission on June 5, 2025;

**WHEREAS**, no written comments were received and no oral comments were presented to the planning commission pursuant to the notice of public hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission for the Town of Ansted, West Virginia, that, pursuant to Chapter 8A of the West Virginia Code, the comprehensive plan prepared by the Planning Commission for the Town of Ansted, West Virginia, bearing the date of April 2025, is made a part of this resolution by reference and is hereby recommended to Town Council

**APPROVED** at a regular meeting of the Planning Commission of the Town of Ansted, West Virginia, held on June 5, 2025.

**ATTEST:**



President, Town of Ansted Planning Commission

# BECKLEY NEWSPAPERS

801 North Kanawha Street,  
Beckley, WV 25801  
Phone: 304-255-4400 • Toll Free: 800-950-0250  
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## Ad Proof

This is the proof of your ad scheduled to run on the dates indicated below. Please proofread carefully and if changes are needed, contact us prior to deadline at or email at [treed@bdtonline.com](mailto:treed@bdtonline.com).

LEGAL ADVERTISEMENT  
**NOTICE** that the Town of Ansted Council will hold a public hearing and meeting on August 7, 2025, at 6:00 PM at the Town of Ansted Council Chambers, 104 Cemetery Street (upstairs), Ansted, WV 25812. The public is invited to attend and submit comments on the Town of Ansted Comprehensive Plan. A copy of the comprehensive plan can be reviewed at Ansted Town Hall, 30 Rich Creek Road, Ansted, WV 25812, during normal business hours (Monday through Friday 8 AM to 4 PM). The comprehensive plan is also available to view online at <https://www.town-ofansted.com/>. Written comments can be submitted prior to the scheduled hearing at Ansted Town Hall, PO Box 798, Ansted, WV 25812 or emailed to [ansted.mayor@gmail.com](mailto:ansted.mayor@gmail.com).

**DATE**                      07/10/25

**Client:**

TOWN OF ANSTED  
PO BOX 798  
ANSTED, WV 25812-0000  
(304) 658-5901

ACCOUNT NUMBER: 106266  
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**Publications:**

Register-Herald  
[register-herald.com](http://register-herald.com)

**RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE TOWN OF ANSTED, WEST VIRGINIA**

**WHEREAS**, the Planning Commission for the Town of Ansted, West Virginia, pursuant to §8A-3-11(a) of the West Virginia Code, has prepared a recommended comprehensive plan for the town;

**WHEREAS**, the Planning Commission has recommended that the Town Council adopt the comprehensive plan;

**WHEREAS**, pursuant to West Virginia Code §8A-3-7, a public hearing was held before the Town of Ansted's Planning Commission on Thursday, June 5, 2025;

**WHEREAS**, the planning commission presented the comprehensive plan to the Town Council on Thursday, July 3, 2025;

**WHEREAS**, pursuant to §8A-3-7, a public hearing was held before Town Council on Thursday, August 7, 2025;

**NOW, THEREFORE, IT BE RESOLVED** by the Town Council for the Town of Ansted, West Virginia, that, pursuant to West Virginia Code §8A-3-8, the comprehensive plan prepared by the Planning Commission for the Town of Ansted, West Virginia is made a part of this resolution by reference and is hereby adopted without any amendments thereto entered into the official minutes of the Town Council.

**BE IT FURTHER RESOLVED**, that a copy of this adopted comprehensive plan shall, pursuant to West Virginia Code §8A-3-9, be filed in the office of the clerk of the county commission for Fayette County, West Virginia.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Town Council of the Town of Ansted, West Virginia, held on Thursday, August 7, 2025.

**ATTEST:**

  
Town Clerk