



Town of Hedgesville

Comprehensive Plan



HEDGESVILLE
Site of stockade fort built during the early Indian wars. Mt. Zion Episcopal Church was built soon after. A mile west is the tavern, built, 1740-1750, by Robert Snodgrass on land patented in 1732 by William Snodgrass, pioneer settler.

EPISCOPAL CHURCH
MOUNT ZION
EPISCOPAL CHURCH

February 2026



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Picture credits– Town of Hedgesville Facebook page, Planning Commission Members, WVU Land Use Clinic, and Berkeley County Commission.

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INTRODUCTION

Hedgesville is a town in Berkeley County, West Virginia, in the state's Eastern Panhandle region. The Town is located just outside of the City of Martinsburg, West Virginia, and is within the greater Hagerstown-Martinsburg, MD-WV Metro Area. Hedgesville is about a one-hour and fifty-minute commute from the nation's capital, Washington, D.C.

Berkeley County, established in 1772, has the distinction of being the oldest county in the eastern panhandle of West Virginia. The county has an abundance of never-failing springs. The Town Spring of Hedgesville, being one of the three located in the northwest part of the county, was a determining factor leading to the settlement of the area. Berkeley County has grown tremendously since its establishment, having grown from 19,713 people in 1790 to now being home to over 120,000 people today.

As part of its duties in serving the Town, the Hedgesville Planning Commission prepared the Town's updated Comprehensive Plan. The findings and recommendations, included in this document, should serve as the basis for revitalizing the town, spurring economic development, preserving the historic nature of the Town, protecting the natural environment and, ultimately, making Hedgesville a better place to live, work, and enjoy.

What is a Comprehensive Plan?

A comprehensive plan is "a plan for physical development, including land use, adopted by the governing body, setting forth guidelines, goals and objectives for all activities that affect growth and development in the governing body's jurisdiction." (W.Va. Code § 8A-1-2(c)). A comprehensive plan generally serves as a framework for long-term growth and development for a community, focusing on identifying clear goals and objectives that a community prioritizes, as well as an outline of actionable steps to achieve those goals and accomplish individual objectives.

Under West Virginia Code, comprehensive plans must be updated every ten years (W.Va. Code § 8A-3-11(a)).

Purpose of a Comprehensive Plan

The purpose of the Hedgesville Comprehensive Plan is to provide long-term guidance for decisions about the future of Hedgesville. This Plan addresses key issues identified by the Hedgesville Planning Commission and community stakeholders. The Comprehensive Plan is intended to be the guide for decisions regarding development and growth. It should be used as a basis for discussions by the public and its elected representatives regarding the future development of Hedgesville. The Plan should also be used to evaluate the merits of future development against the community's goals.

A comprehensive plan is required if a governing body wants to enact a zoning ordinance, enact a subdivision and land development ordinance, require plans and plats for land development, or issue improvement location permits for construction. Under West Virginia Code, comprehensive plans must be updated every ten years. (W.Va. Code § 8A-3-11(a)).

The Comprehensive Plan represents the backbone for decision-making in the Town of Hedgesville. The plan must be accepted, understood, and supported by the elected officials, decision-makers, and the community's citizens. By adopting such a plan, decisions will be made, monies will be spent, and programs will be initiated in an enlightened and thoughtful manner. The only way to a successful future is to have a meaningful and workable Plan. The Comprehensive Plan is only as effective as the Town's commitment and ability to implement the Plan. The Hedgesville Zoning Ordinance will provide the legal basis for enforcement of this Plan. Private citizens and all governmental bodies must work together, using all available tools, if the Plan is to guide the preservation and improvement of Hedgesville.



Process for the Comprehensive Plan

The comprehensive plan update process for the Town of Hedgesville began in February 2024. The Town partnered with the Land Use & Sustainable Development Law Clinic at the West Virginia University College of Law to assist with the update of the comprehensive plan. The Land Use Clinic worked with the Hedgesville Planning Commission, to outline appropriate public input procedures, identify key stakeholders, and review existing plans. The Land Use Clinic worked with the Hedgesville Planning Commission throughout the process by collecting background data, identifying a clear vision, and creating an action plan that complies with the goals and objectives that the Planning Commission, key stakeholders, and town residents identified as priorities for Hedgesville.

Vision Statement

The planning commission developed a vision statement for the town, which is the overarching, forward-thinking statement upon which the goals, objectives, and action steps of the comprehensive plan are developed. All goals and objectives in the comprehensive plan should be consistent with the vision statement.

Public Engagement

The cornerstone of the comprehensive plan process is gathering public input through citizen involvement. All planning commission meetings are open to the public. At the beginning of the comprehensive plan process, the planning commission developed and approved procedures for public input pursuant to W. Va. Code § 8A-3-6. The planning commission adhered to these procedures throughout the comprehensive plan process. All public hearings were held in accordance with Chapter 8A of the West Virginia Code.

The Planning Commission developed and distributed an online survey to gather community input during the early stages of the planning process. 183 people participated in the online survey, and the Planning Commission and staff additionally interviewed 25 stakeholders.

Vision Statement



“The Town of Hedgesville is a welcoming community of residents from all backgrounds and walks of life. Hedgesville is a renowned small town with local businesses and well-maintained homes and easy access to more urban amenities nearby. The historic and beautiful community provides top-notch community and recreational facilities to residents. The town provides excellent access to employment opportunities in the region.”

Areas of Focus

While the Comprehensive Plan includes all required components, the Plan focuses on the most critical issues facing the Town of Hedgesville. Community members and stakeholders narrowed in on four areas of focus to achieve Hedgesville's vision, and separate chapters will address each of these areas. Goals and objectives were then developed that address each Area of Concern.

Historic Preservation



Infrastructure



Revitalization

Land Use

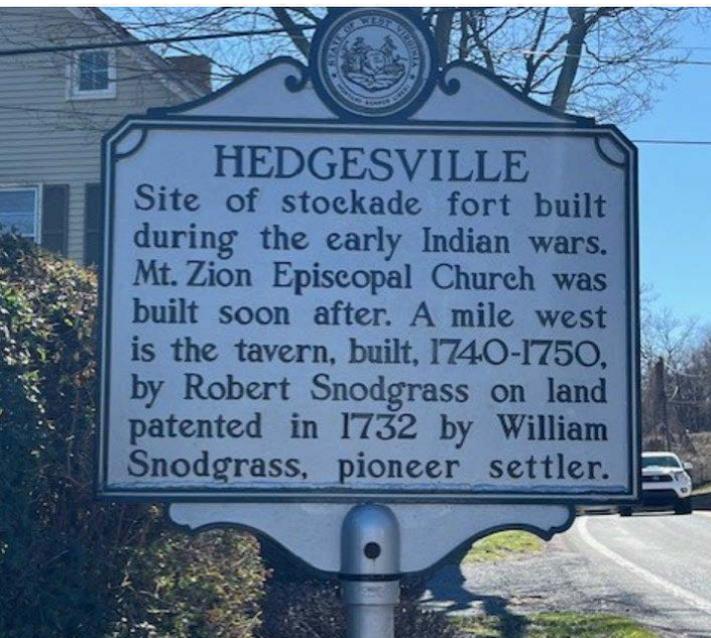
Legal Requirements for a Comprehensive Plan

Required Objectives of a Comprehensive Plan - W.Va. Code § 8A-3-4

Code Provision	Page #
Statement of goals and objectives	9, 14, 19, 27
Timeline on how to meet short and long-term goals and objectives	29-30
Action plan with implementation strategies	9, 14-15, 19, 27, 29-30
Recommendations of a financial program for necessary public funding	30, Appendix 2
Statement of recommendations concerning future land use and development policies	25-27
A program to encourage regional planning, coordination, and cooperation	27, 29
Maps, plats, and/or charts that present basic information on the land, including present and future uses	22, 26

Required Components of a Comprehensive Plan - W.Va. Code § 8A-3-4(c)

Code Provision	Page #
Different land uses (including, for example, residential, agricultural, historic, conservation)	21, 22
Population density and building intensity standards	21
Growth or decline management	21, 23, 24
Projected population growth or decline	23, 24
Constraints on development (including identifying flood-prone and subsidence areas)	21, 22, 25
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	18, 24, 25
Identify the number of projected housing units and land needed	24
Address substandard housing	18, 19
Rehabilitate and improve existing housing	18, 19
Adaptive reuse of buildings into housing	21
Vehicular, transit, air, port, railroad, river, and any other mode	11-16
Movement of traffic and parking	11-15
Pedestrian and bicycle systems	11-12, 15-16
Intermodal transportation	11
Analyze opportunities, strengths, and weaknesses	17, 18, 19
Identify and designate economic development sites or sectors	25
Identify types of economic development sought	25
Infrastructure	11-14
Public services	8, 9, 11, 17, 18
Rural	25, 26
Recreation	21, 25
Community design	9, 18, 27
Preferred development areas	25, 26
Renewal or redevelopment	25, 26
Historic preservation	8-10



Area of Concern #1: Historic Preservation

According to the town's website, the Town of Hedgesville is located at the site of a natural limestone spring that served as an Indian meeting place before the European settlers came into the region in the early 1700's. The spring was a determining factor leading to the settlement of the area. The Town grew out of a trading village known as Skinners Gap in North Mountain (Source: Town of Hedgesville, 2025).

Hedgesville was first called Hedges Villa after the Josiah Hedges family. The village of Hedgesville was laid out as a town in 1830 and incorporated by the General Assembly in 1854. The town prospered in the late 1800's and early 1900's with the construction of the Mount Clifton Hotel. The hotel served as a summer retreat for those who had a desire to escape the heat, noise, and congestion of Baltimore and Washington. The town also had numerous taverns and hotels. The railroad was built in Martinsburg in the 1840s, which brought industry to Berkeley County. Population continued to increase throughout the twentieth century. The Great Depression took its toll on the hotel industry in Hedgesville and the Mountain Clifton Hotel closed.

In 1980, the Hedgesville Historic District was listed on the National Register of Historic Places. The district includes 78 contributing buildings and one contributing site, the town spring.

Why is this important?

The town wishes to preserve the numerous structures and areas that are part of the historic district. If a historically significant structure is replaced by a new building that is visually incompatible, the entire character of the town will suffer and change forever. Approximately 69 percent of online respondents feel that historic preservation efforts are good to fair, with 19 percent rating efforts as poor.

What should the town do?

Educate residents on grants and historic tax credits

There are many historic buildings in Hedgesville that need renovation and would benefit from grants and historic tax credits. One example is the historic funeral home on Mary Street. Financial incentives like grant programs and tax credits are available to individuals and businesses owning properties that contribute to the historic character of these districts, provided that there is willingness to follow the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures and to work with the WV State Historic Preservation Office in doing so. The Town of Hedgesville should invite property owners to a workshop with state officials to discuss and present options for the renovation of historic homes.

Consider historic design guidelines

The town should consider the development of historic design guidelines to preserve the exterior architectural features of the historic district. The design guidelines would be voluntary as the town lacks the capacity to enforce them.

Limit the development of parking lots

Local elected officials are concerned with the demolition of historic buildings in the town. Specifically, churches have bought and demolished buildings for parking. This zoning ordinance should be amended to prohibit parking lots as a principal use.

Goal: Maintain Hedgesville's historic small-town character

Objective 1: Preserve culturally and historically significant areas

Objective 2: Protect historical resources through zoning regulations



CASE STUDY EXAMPLES

Educational Workshops

The Beverly Heritage Center in the Town of Beverly held a preservation workshop to educate residents and property owners on preserving historic buildings and districts, registering them on the National Register, tax credits and grants, and restoring buildings for adaptive reuse. Presenters included representatives from WV State Historic Preservation Office and the West Virginia Division of Culture and History and two historic preservation consultants.

Woodlands Development Group, Elkins Main Street, Beverly Heritage Center, and New Historic Thomas also sponsored a clinic to help local residents understand how they can benefit from historic and other tax credit programs to renovate commercial buildings.
Historic Beverly Preservation

The design guidelines developed for the Town of Beverly are voluntary and based upon the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

City of Weston Zoning Ordinance

The City of Weston Zoning Ordinance includes two historical overlay districts to specifically target areas in the city that are prioritized for protection based on the historic, architectural, and cultural significance. The ordinance requires conditional use permits for renovations/construction within those overlay districts, with the decision basis being whether the proposal will ensure that harmony and compatibility will exist within the area. The Board of Zoning Appeals (BZA) is tasked to review applications and base decisions off the Secretary of the Interior's Standards for Historic Preservation, as well as other treatises or authorities on historic preservation.

Area of Concern #2: Infrastructure

Public sewage is provided by the Berkeley County Public Service Sewer District.

Public water is provided by the Berkeley County Public Service Water District (BCPSWD). The March 2023 status update from the BCPSWD discusses the need to expand treatment capacity and distribution capacity of the water system in the county due to increased development that is requiring substantial volumes of water. One identified project, the replacement of the James Ramsey Booster Station, impacts the Hedgesville area.

Garbage service and recycling is available to town residents. Berkeley County Solid Waste Authority operates a recycling center not far from the town in Eagle Plaza off Route 9.

The present circulation system of Hedgesville is a network of local streets that feed directly onto State Route (SR) Route 9. SR 9 travels through the center of Hedgesville and extends the entire length of Berkeley County and Morgan County to Martinsburg and the Interstate 81 highway corridor. SR 9 is a highly traveled roadway with 17,000 vehicles a day.

Rail service from Martinsburg by Amtrak serves the town on a twice per day basis. The State of Maryland operates the MARC commuter train from Martinsburg to Washington, DC, with three trains leaving in the morning, and three returning in the evening.

Local roads are maintained by the town. Sidewalks run along SR 9 starting at the intersection of Bodine Street and ending at the Hedgesville Presbyterian Church. Sidewalks are also located on most of SR 901. No bicycle lanes, river access, ports, or intermodal transportation options exist in the town. The closest airport is Hagerstown Regional Airport. Nonstop flights are available year-round to Orlando/Sanford and seasonally to St. Petersburg/Clearwater and Myrtle Beach. The airport provides services to corporate jets.



The city is well served with essential utilities like electricity, gas, the internet, and hydrants. Utilities are available for expansion. Currently, there is one traffic signal.

Currently, the only public safety concern in Hedgesville pertains to transportation. Police patrols are provided by the Berkeley County Sheriff's Department, which is experiencing county-wide staffing shortages. There are no emergency shelters located within Hedgesville. However, residents can sign up to receive text and email alerts about severe weather and other hazardous conditions through the county notification system.

Public transportation is not available in Hedgesville. The Eastern Panhandle Transit Authority (EPTA) provides service to Berkeley County. The nearest stop to Hedgesville is located at James Rumsey Technical Institute, which is less than two miles from town.

Why is this important?

Approximately 27 percent of survey online respondents rated the water and sewer services as poor. The original water lines in Hedgesville are asbestos-cement pipes, which were common for much of the 20th century. A concern with asbestos-cement pipes is that age, weather, and damage can cause the pipes to release asbestos fibers into the water.

Excessive rain events cause issues with the sewer system due to increased storm drainage and surface water runoff. Excessive slopes serve to further complicate stormwater problems. Sewer lines in Hedgesville were built from 1983 to 1991, and not every house is hooked up to the system. Also, a concern is the subterranean water table under the town which can lead to groundwater flooding, increased surface runoff, and saturated soil.

Transportation overall is the biggest concern of online survey respondents, as shown in the table below.

	Excellent	Good	Fair	Poor
Pedestrian Safety	1.7%	15.2%	33.7%	49.4%
Sidewalks	1.1%	11.4%	33.0%	54.6%
Road/Street condition	2.3%	18.1%	30.5%	49.2%
Traffic circulation	1.1%	2.8%	19.0%	77.2%
Public transportation	1.1%	4.0%	11.4%	83.4%

Citizens expressed concern with the transportation system’s lack of public transportation to reach shopping, medical and social services, and employment centers. Most roads in town are in good condition, however improvements are needed on Potato Hill Street. Improvement of existing sidewalks is needed throughout town. Limited space for parking lots exist in town, with no room for expansion.

Traffic circulation was rated as the most important transportation issue for the Town of Hedgesville to improve by online survey respondents. State Route 9 bisecting the town presents a dangerous situation with the volume and speed of traffic. Urban sprawl in areas surrounding Hedgesville have exacerbated the traffic on SR 9. A large amount of truck traffic travels through Hedgesville due to the landfill approximately two miles north of town.

Several studies have pointed out the inadequacies of Hedgesville's present circulation system and the traffic demands that this system is expected to encounter in the future.

- The 1978 Summary Report on the Eastern Panhandle Area Transportation Study identified the lack of east-west service as the primary corridor deficiency in the system. This study recommended realignment / reconstruction of two lanes plus truck lanes from Berkeley Springs to Hedgesville, with a four-lane realignment from Hedgesville to I-81.
- 1990 Berkeley Comprehensive Development Plan projected that the corridor would experience poor Levels of Service (LOS) by the Year 2000.
- WV 9 Feasibility / Location Study (1993) developed concepts for new corridors between Berkeley Springs and Martinsburg. A Draft Corridor Environmental Impact Statement (DEIS) was

prepared and later approved by the Federal Highway Administration (FHWA). However, concerns regarding the process and lack of funding led to the project's demise.

- West Virginia Multimodal Statewide Transportation Plan (2010) identified a WV 9 four lane realignment from CR 7 west of Hedgesville to CR 1 near I-81 as one of the Top 20 Benefit-to-Cost rated projects in the state.
- The Berkeley County Comprehensive Plan Update (2016) noted that improvements to WV 9 have been held up primarily due to concerns about impacts on natural and historic resources. The plan identified the realignment of WV 9 West as one of eight projects in the 2026 priority network and shows the WV 9 Corridor as a Growth Area on the Growth Management Map.
- Direction 2045 – HEPMPO Long Range Transportation Plan (2018) identified WV 9 as “congested” between Hedgesville and WV 45 based on GPS travel time data. The 2045 travel model forecasted significant travel and congestion growth on this segment. WV 9 at Priscilla Street in Hedgesville was identified as one of 7 high crash locations in Berkeley and Jefferson Counties.
- HEPMPO Regional Traffic Safety Study (2019) identified Welltown Rd to I-81 and Postal Service Rd to Ben Speck Rd in Hedgesville as being high crash number and high fatality / injury count corridors along WV 9.
- Planning and Environmental Linkage (PEL) Study (2021) identified on average WV 9 traffic volume is projected to increase by 10 percent over the next 25 years. The PEL study identified transportation needs within the WV 9 corridor and conducted a preliminary assessment of relocation alternatives as well as upgrading existing WV 9.
- Congestion Management Process in 2024 identified Hedgesville Road (W Main Street/N Mary St Intersection/School House Drive) as a top priority in Berkeley County. Recommended upgrades include signal coordination and optimization and intersection improvement.

To date the following projects concerning WV 9 in Hedgesville have been funded through the Transportation Improvement Program:

- Improvements to WV 9 and WV 901 by installing left turn lane and traffic signal renovation. Engineering and ROW are completed; construction is estimated to begin in 2025.
- Improvements to WV 9/ School House Dr. Funding is scheduled in 2025 for engineering and ROW.



What should the town do?

A solution to the traffic problems is difficult to formulate because of the inflexibility of the present system and the proximity of land uses and buildings to many streets, which makes widening of many streets infeasible.

At this time, no specific action items have been identified to address stormwater management and infrastructure concerns. The town has limited ability to directly address these issues, as they fall under the jurisdiction of the Berkeley County Public Sewer District and the Berkeley County Public Service Water District.

Advocate to state officials for alternative solutions to address congestion in Hedgesville

Local elected officials in Hedgesville are concerned about the proposed projects listed in the Transportation Improvement Program. Local elected officials believe that the proposed projects would not address the root cause of the congestion, which is the constant flow of traffic between Martinsburg and Berkeley Springs and the school buses departing the school in the afternoon. The first project, the construction of a left turn lane at the WV 9/901 intersection, would necessitate the removal of trees. The second proposed project includes improvements to WV 9/School House Drive that require the removal of a local convenience store (7-Eleven), which would significantly impact the town's budget due to loss of business and occupation taxes.

Continue to support the construction of a bypass

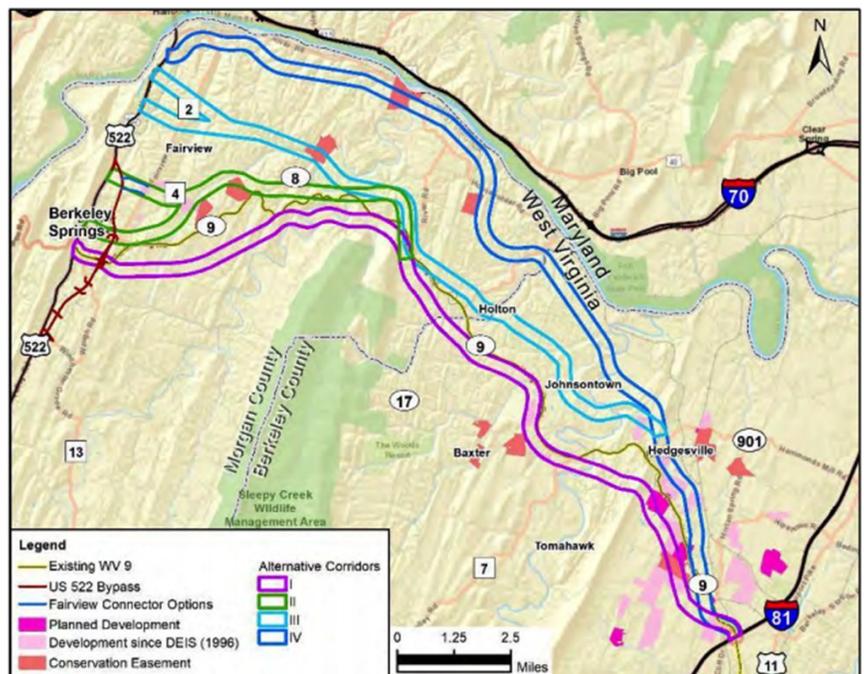
In 2022 West Virginia Division of Highways presented several options to improve WV Route 9 between Martinsburg and Berkeley Springs. Four options were proposed:
Option 1- no changes to the roadway
Option 2- Upgrade the existing roadway with wider shoulders, additional turning lanes, better signage and markings, and drainage
Option 3- Re-route parts or all of WV 9 between Berkeley Springs and Martinsburg. There are six (6) corridor options. The first route would begin at the proposed U.S. 522 bypass interchange; the second would begin either at the Fairview connector of the U.S. 22 bypass; the third

Goal: Improve essential infrastructure

Objective 1: Reduce traffic congestion and improve transportation safety

Objective 2: Improve pedestrian safety

Objective 3: Improve stormwater and sewer infrastructure to reduce flooding



(Source: The Morgan Messenger, 2022)

would begin at one of two possible intersections along U.S. 522; the fourth would begin at the existing U.S. 522 intersection just south of the Potomac River Bridge; the fifth would only be a partial corridor beginning on the existing Route 9 roadway; and the sixth would also be a partial corridor beginning on the existing Route 9 road near Johnstown (Source: The Journal, 2021).

Local elected officials support Option 3, Alternative Corridor IV. This option would impact the town the least and would alleviate traffic congestion in town, specifically truck traffic.

Upgrade existing sidewalks

The town should develop a sidewalk program to help facilitate repairs to existing sidewalks. A point system could prioritize and establish which sidewalks should be repaired first. The point system would consider 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



CASE STUDY EXAMPLES

Municipal Sidewalk Funding Ideas

The City of Charles Town offers Sidewalk Improvement Program grants to assist property owners in repairing sidewalks in front of their property. Residents must apply and if awarded the city will provide a 50/50 match up to \$5,000 for sidewalk repairs.

The Sidewalk Reimbursement Program in the City of Clarksburg reimburses residents and businesses in Clarksburg to replace damaged sidewalks. A residential property owner will be reimbursed for 70 percent of the actual cost of materials and labor only to a maximum of \$3,000. Non-residential commercial property owners or tenants will be reimbursed for 70 percent of the actual cost of materials and labor only to a maximum of \$3,500. (Source: City of Clarksburg website, 2025).

State Sidewalk Funding- West Virginia Department of Transportation's Recreational Trails and Transportation Alternatives Program

This program provides funding to build and improve sidewalks, lighting, walking paths, and rail trails.

Several communities in West Virginia have received funding, below are just a few examples:

- City of Buckhannon– award of \$213,623 to extend ADA accessible sidewalks along Main Street and into neighborhoods
- City of Madison– award of \$60,000 to design sidewalk along State Street
- City of Oak Hill– award of \$897,000 to construct sidewalk along Virginia Street
- Town of Clendenin– award of \$75,000 to design new sidewalk along Main Street



Area of Concern #3: Revitalization

The proximity to the Washington, D.C. metropolitan area has led to significant growth in Berkeley County. The Town of Hedgesville has become a bedroom community of Martinsburg and the region. Hedgesville is a desirable place to live due to the lower cost of living, proximity to local schools, and the preservation of historic resources. The housing stock consists of older single-family homes, many of which are historic. The newest housing is a townhouse development.

Due to its size and residential character, Hedgesville lacks significant industrial sites and economic development that would serve as a major employment center. The Town, however, is only four miles west of the Cumbo Yard Industrial Park, which includes many industries, such as the General Motors Parts Division Plant, Macy's Logistics, FedEx, Quad/Graphics, and Rust-Oleum Distribution Center.

Local employment is available in a variety of retail and service businesses that rely on the patronage of residents and serve daily convenience shopping needs of people in and near the town. For major purchases, clothing, medical needs, entertainment, etc., residents must travel to the Martinsburg or Winchester, Virginia area.

The WVU Medicine Berkeley Medical Center is located approximately 15 minutes from Hedgesville. WVU Medicine Berkeley Medical Center is a 195-bed non-profit acute care hospital. The hospital includes a 40-bed emergency department, full radiology services, wound care center, NICU, 20-bed ICU, oncology services, neurosurgery services, expanded operating room services, and a Cardiac Cath Lab. The hospital is also the primary learning site for the Eastern Internal Medicine Residency Program.

Students who live in Hedgesville attend schools within the Berkeley County School District. Students attend Hedgesville Elementary School, Tomahawk Intermediate School, Hedgesville Middle School, and Hedgesville High School. All four schools are outside of town limits.

(Source-Institute of Education Sciences – National Center for Education Statistics)

Local businesses include an animal hospital, gas station/convenience store, daycare, hair salon, tattoo parlor, screen printing, wellness shop, massage therapy and two autobody shops.

Why is this important?

Downtown Hedgesville, while compact, serves as the historic and social heart of the community, anchored along West Virginia Route 9. Characterized by a collection of locally owned businesses, the downtown area retains a small-town charm and fosters a strong sense of community identity. The preservation of its historic architecture contributes to its unique character, offering a glimpse into the town's past. A vibrant and well-maintained downtown is crucial for Hedgesville's continued social and economic well-being.

Approximately 43 percent of the survey respondents are dissatisfied with the quality of life in Hedgesville.

Approximately 56 percent of survey respondents feel that job opportunities are poor.

Many buildings are vacant and/or dilapidated in Hedgesville. Approximately 64 percent of survey respondents rated the visual appearance of town as fair/poor. The availability of retail was also rated low, with 59 percent of respondents rating it poor. Online survey respondents would like to see a medical clinic in town limits, as well as shopping options and a restaurant.

Town limits include a total of 129 housing units according to the 2020 Census. The vacancy rate is approximately 8 percent. No affordable housing or universally designed housing accessible to persons with disabilities exist within town.

Age of housing is one indicator of housing condition and value. Older housing may require more maintenance and renovation than newer housing. Approximately 38% of homes were built before 1990, with almost 25 percent of the homes being built before 1939.

Homeownership rate in Hedgesville is approximately 51 percent, with approximately 49 percent of homes being rentals. Over 70 percent of residents have moved to Hedgesville in the last 15 years. The homeownership rate is low compared to Berkeley County's rate of approximately 72 percent. The high number of renters in Hedgesville most likely contributes to the low cost of housing. The average value of homes in Hedgesville is \$187,500, which is significantly lower than Berkeley County's average value of \$271,600.

Challenges with revitalization efforts include the limited tax base and town budget, capacity of local government, and residents not invested in the community. Homeowners tend to take better care of their home whereas renters may not stay in the community as long or have a stake in the appearance and quality of the home. The Town has participated in beautification efforts in the past, such as restoring the town spring and adding benches and flowers. The town's ability to implement streetscape beautification is limited due to the heavy truck traffic on the main routes.

Hedgesville fosters a strong sense of community through a variety of annual events that bring residents together. Some notable events include the festive Annual Christmas tree lighting, complete with local singers, a band, and a visit from Santa; Hedgesville Heritage Day, showcasing the town's history with a band and vendor booths; the annual Easter egg hunt at the Town Spring, which provides a scenic backdrop for family-friendly fun; and the practical Fall clean-up initiative, which includes the delivery of dumpsters for community use.

What should the town do?

Enact 8-12-16

West Virginia Code Section 8-12-16 allows municipalities to address structures, dwellings, or buildings that are unsafe, unsanitary, dangerous, or detrimental to public safety or welfare. Procedures set out in the provisions ensure that property owners receive due process.

Enact a vacant property registration ordinance

Municipalities in West Virginia may assess a registration fee for both vacant properties and vacant buildings. The fee incentivizes renovating properties/buildings to avoid paying annual registration fees. Fees collected through a local vacant property registration program must be used to improve public safety and to monitor and administer the registration program.

Collaborate with property owners to improve and clean up their properties.

Municipal officials can negotiate, whether formally or informally, to come to agreements that address neglected properties. This approach can be as simple as directing town employees to mow a property's grass and bill the landowner (Source: Liability to Viability Toolkit, 2025).

Update nuisance ordinances

Nuisance ordinances are local laws that declare certain activities as injurious to the public health, safety, or welfare. The ordinances provide fines for the owners of property where the activity occurs and for orders for the activity to be abated. If not abated, the local government may abate the nuisance and impose the cost of abatement on the property owner.

Goal: Promote revitalization efforts that preserve historic housing and stimulate economic development in the town

Objective 1: Review and update ordinances to support revitalization efforts

Objective 2: Encourage programs to support neighborhood revitalization



CASE STUDY EXAMPLES

City of Spencer

The City of Spencer has identified and prioritized problem properties. The mayor then contacts the property owner and tries to work out a deal based on the particular problem. According to the city attorney, this has been the most successful method of taking care of buildings to date (Liability to Viability Toolkit, 2025).

Area of Concern #4: Land Use



The settlement of the Town of Hedgesville was suggested by its location. Being located within a natural divide in North Mountain with a bountiful water supply, the community was an attractive and convenient rest stop for early pioneers traveling in Conestoga wagons. Through the years, the town continued to grow. By the mid 1800's, Hedgesville was incorporated and numerous commercial establishments that supported the numbers of visitors from the larger metropolitan areas of Baltimore and Washington, D.C., provided the town with a sound economic base.

Hedgesville has managed to retain its "small town" character despite being located near a growing urban area and a major interstate highway system. The population density is 2,267 people per square mile. With major geographic constraints, the Town has expanded at a minimal rate along Main Street (Route 9). According to the US Census, approximately 54 percent of the housing stock is 1 unit attached dwellings, 37 percent is single-family detached, and 8 percent is more than 2 units.

Commercial land uses represent a small portion of Hedgesville's land area. These uses are located on or near the Route 9 corridor proceeding through the center of town. The commercial uses are small and intermingled with residential. No agricultural or industrial uses are in the town.

The public library, town hall, churches, and cemeteries are designated as public use. The town does not have any park or recreational facilities.

Adaptive reuse of buildings to housing is possible if the commercial building on Main Street is converted into a residential unit. However, parking would be an issue.

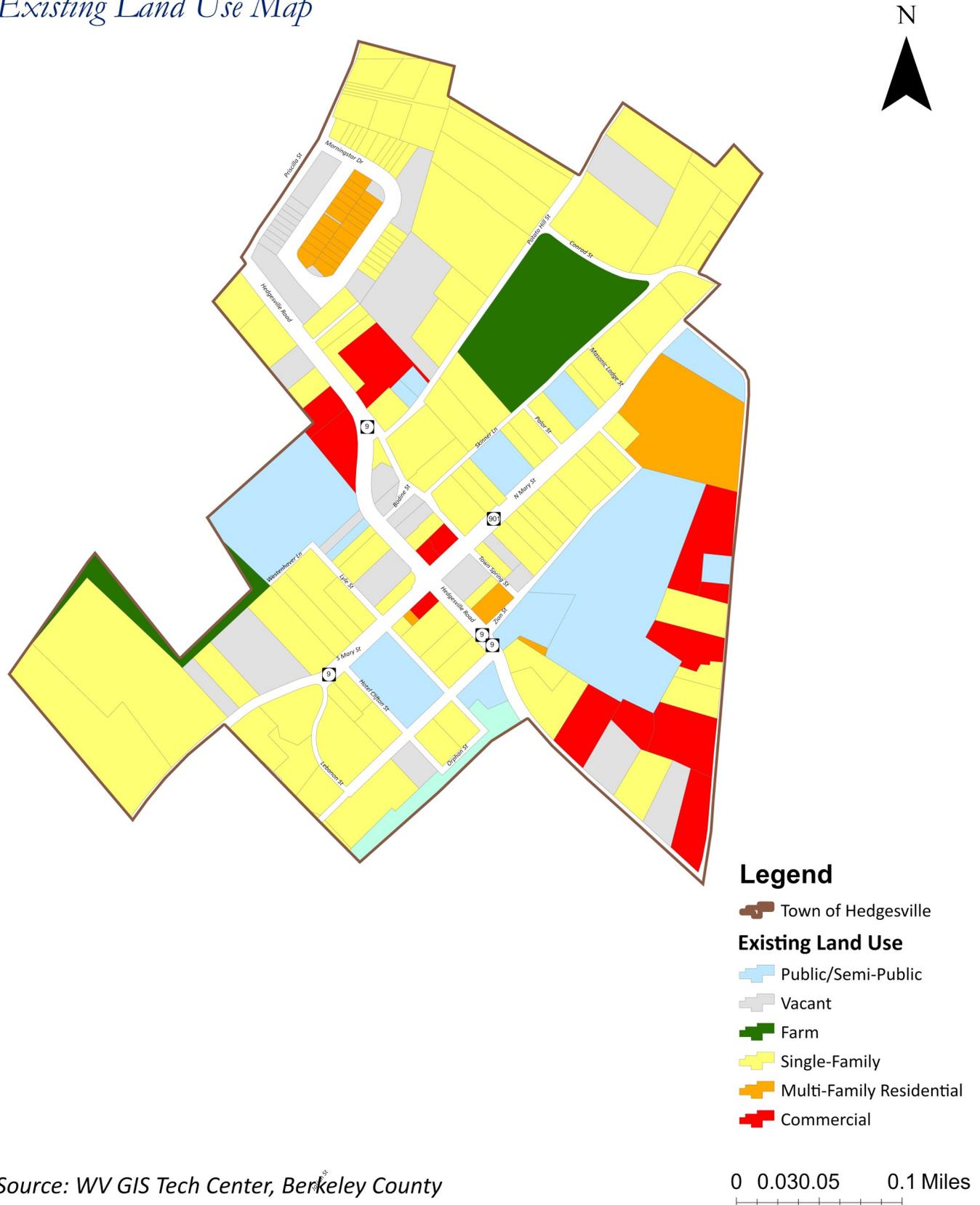
Minimal land is classified as vacant and/or open space in Hedgesville. Much of this land is subject to moderately high slopes or low-lying soils which cause

The Hedgesville Public Library is part of the Martinsburg-Berkeley County Public Libraries system. The Naylor Memorial Library in Hedgesville became the county's first branch in 1968. In 2014, the Hedgesville Library opened its new building.

Source: West Virginia Library Commission, 2025

stormwater issues. Subsidence is not a current issue. Subsidence presented issues at one time near the Town Spring, but not at present. No part of the town lies within the floodplain, so flooding issues are minimal.

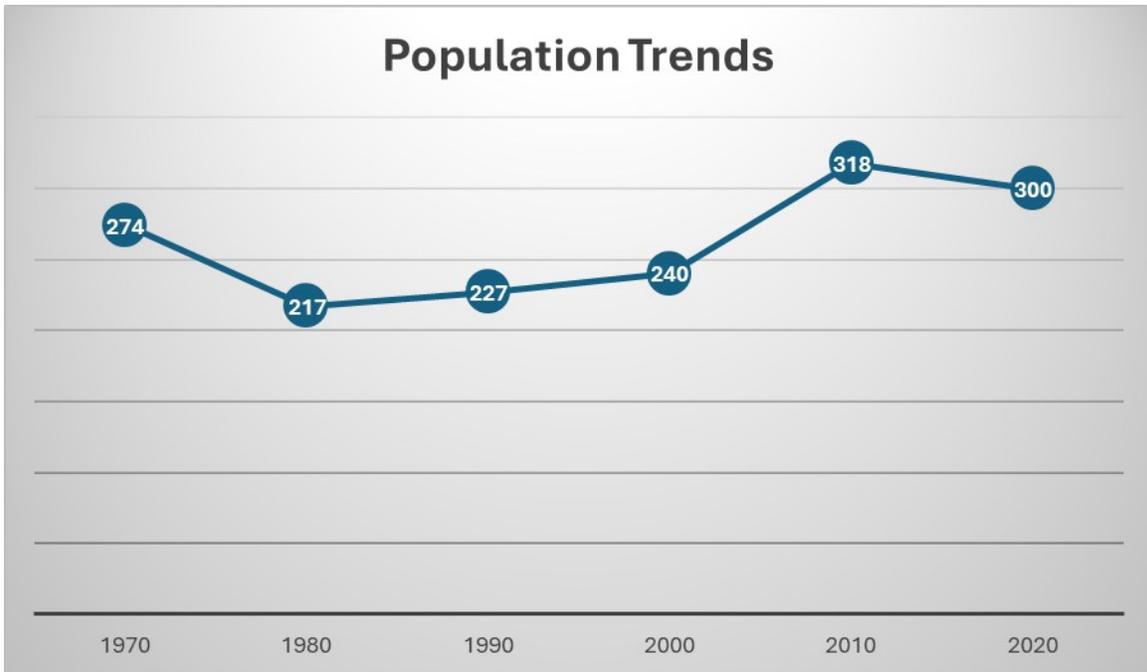
Existing Land Use Map



Source: WV GIS Tech Center, Berkeley County

Why is this important?

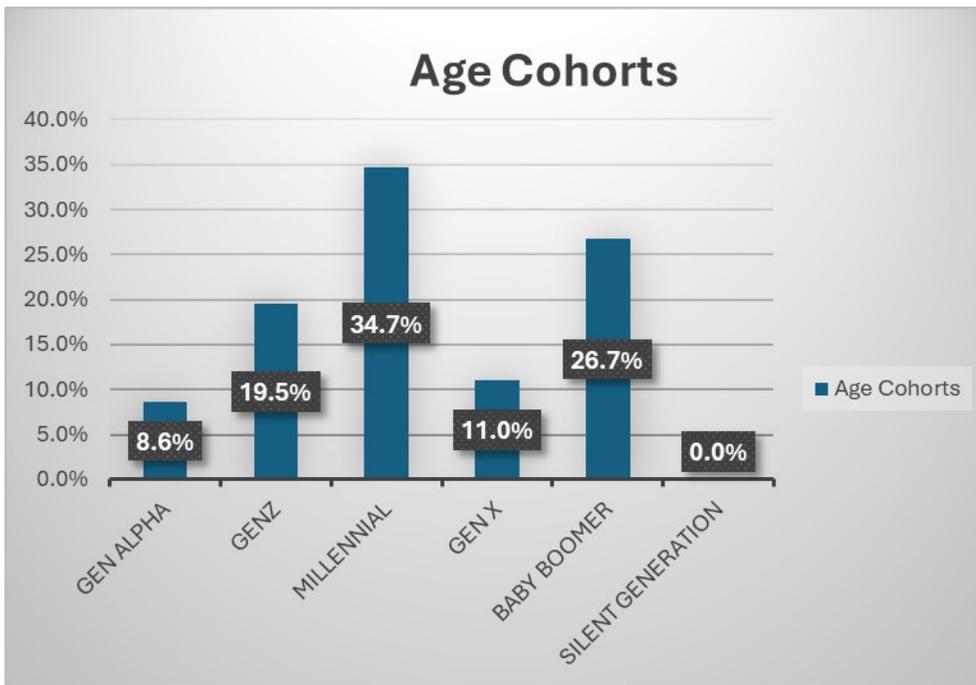
With increased development pressures in Berkeley County, Hedgesville must prepare for the future. According to the US Census Bureau the population of Berkeley County grew 2.37 percent in one year (2022-2023), a gain of 3,061 people. Between 2010 and 2020, the county's population grew by more than 21,000 people. According to the 2020 Census, the population of the Town of Hedgesville was 300 people.



Population trends over time in Hedgesville illustrate population growth between 1980 and 2010. However, from 2010 to 2020 the town lost approximately 18 residents. One factor in the population loss is the lack of housing units to support additional residents. Hedgesville Hills is the newest housing development with 42 townhouse units. An additional seven units will be built in the future.

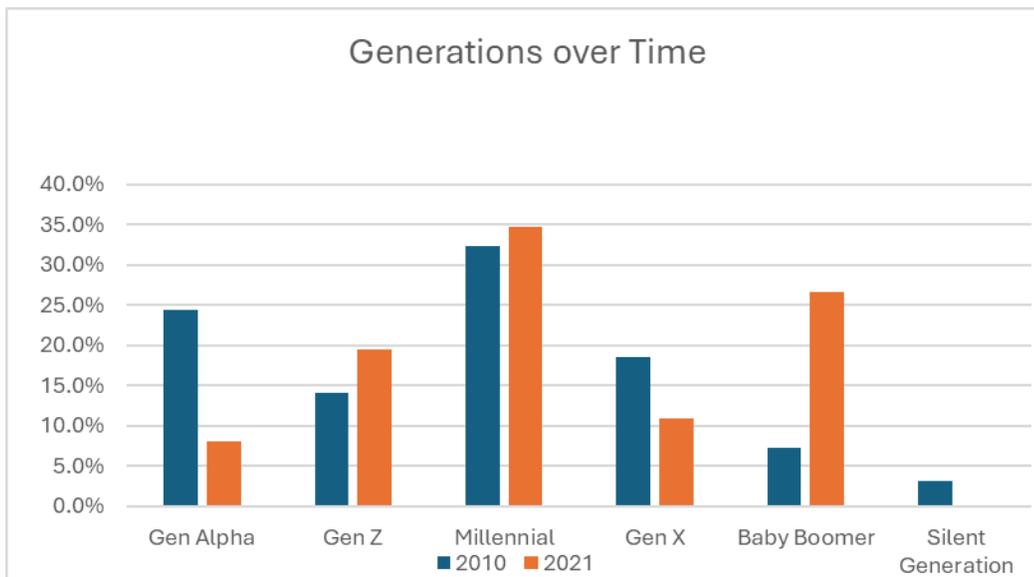
The median age in Hedgesville is 32.9, which is significantly younger than the median age of Berkeley County at 38.4 and West Virginia at 42.8. The median age increased slightly from the 2010 Census, when it was 31.2.

Currently the largest age cohort in the Town of Hedgesville is the millennial age cohort. Millennials (late 20s to early 40s) grew up during the start of the internet and advanced technologies. Millennials are waiting longer to get married and have children. The average millennial has experienced slower economic growth than their predecessors due to recessions, student debt and childcare costs. The second largest age cohort is the baby boomers. Baby boomers are people born between the late 1940s and 1964. This generation has considerable influence due to its size and wealth. Many baby boomers are retired or nearing retirement and by 2030 all will at least be 65 years old.



Comparing age cohorts from 2023 and 2010 illustrates that the town is aging, with an increase in residents of the “baby boomer” generation and a loss of “Gen Alpha”. However, there has been an increase in residents in the “Gen Z” and “millennial” category, which typically are younger people that may be living in Hedgesville due to the low cost of housing and availability of rental properties.

The Town of Hedgesville has grown approximately 1.25 percent in the past 20 years. Therefore, it is likely that Hedgesville’s population will slightly increase, adding about 38 residents by 2030, especially considering the demographic composition of the community. If population continues to increase, the city may need approximately 13 new housing units for new residents. However, limited land is available for housing. Due to the limited supply of affordable single-family housing, local elected officials have expressed interest in encouraging this type of development in the future.



Future Land Use

Planning for the future is imperative for the town. The lack of county zoning, proximity to interstates, and the growing population around Hedgesville has led to unmitigated growth near the municipal borders. Most residents do not want to see any new development in the Town of Hedgesville. The town works closely with Region 9 Planning and Development Council and hopes to continue this collaboration in the future.

The Town is largely built out, with limited space remaining for new development—particularly for large-scale industrial or commercial enterprises. The lack of available land has also resulted in no parks and recreational areas that are easily accessible to residents in town limits. Given these constraints, the town intends to focus on strengthening its identity as a primarily residential community. A future land use map was created to guide land use decisions within the town. The future land use map is not a zoning map but a visual illustration of the vision of the town considering broader categories of uses. Future land use categories are shown on the Future Land Use Map and are as follows:

- Open Space—intended to remain largely undeveloped in order to preserve their environmental, historical, and cultural significance
- Residential—intended to accommodate a variety of housing types that support the small-town character
- Commercial—intended to support a range of commercial activities that meet the needs of residents, visitors, and local businesses, while maintaining the small-town character

Two Preferred Development Areas were identified on the Future Land Use Map :

Preferred Development Area 1- this area is located on N Mary Street next to Hedgesville Middle School. The area includes existing townhomes, with the possibility of additional residential units.

Preferred Development Area 2- this area is located on Potato Hill Street. Currently this area is open space with potential for residential development. Approximately six to nine homes could be built, however current issues with stormwater would need to be fixed.

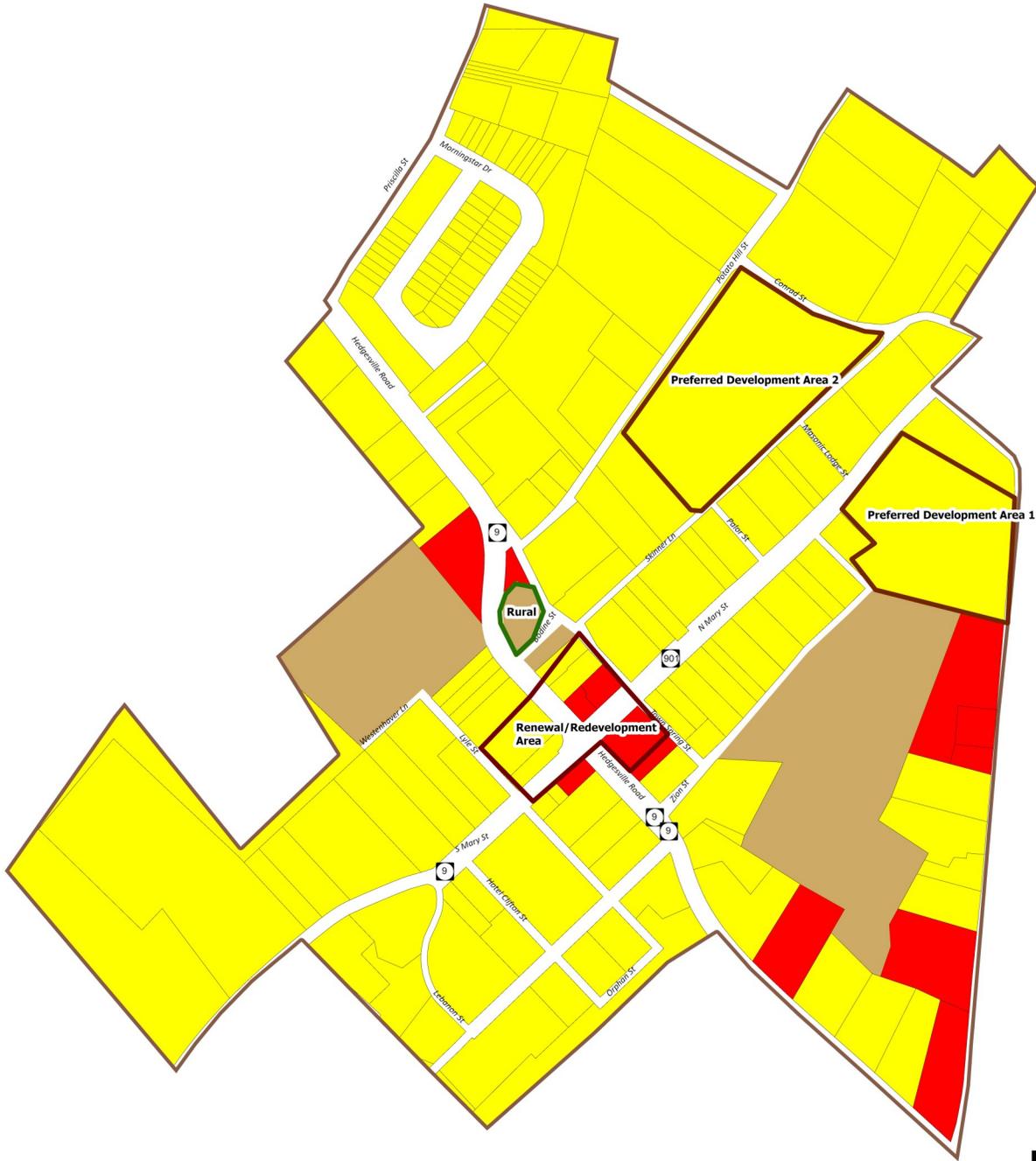
The Town Spring is identified as Rural on the Future Land Use Map. One Renewal/Redevelopment Area was identified in the downtown core on Hedgesville Road (SR 9) and Mary Street (SR 901). This area includes abandoned and/or dilapidated buildings.

Rural areas: land that is not intended for urban growth and set goals, plans and programs for growth and/or decline management in the designated rural area

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

Renewal and/or Redevelopment Area: 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

Future Land Use Map



Legend

-  Town of Hedgesville
- Future Land Use**
-  Rural
-  Commercial
-  Residential

Source: WV GIS Tech Center



What should the town do?

Update the zoning ordinance

Updating the zoning ordinance would help maintain the character of the town and be consistent with the vision described in this comprehensive plan. The ordinance also needs updates to ensure compliance with the Chapter 8A of the West Virginia Code. Updates to the definition section and parking requirements should be considered, as well as the addition of landscaping and sign regulations. The zoning map must be consistent with the Future Land Use Map.

Consider regional planning opportunities with Berkeley County

Local elected officials would like to work with the Hedgesville Library to develop a community meeting space in the upstairs of the library.

Goal: Preserve and enhance Hedgesville's scenic open spaces and historic structures while promoting land use compatibility that respects both present and future needs

Objective 1: Update land use ordinances to protect the town's character

Objective 2: Foster partnerships in alignment with future land use goals

CASE STUDY EXAMPLES

Town of Beverly Zoning Ordinance Update

In 2017, The Town of Beverly adopted a comprehensive plan outlining the importance of promoting heritage tourism, preserving its small-town character, and protecting historic areas. To support this vision, the plan recommended updating the town's zoning ordinance. In response, the zoning ordinance was revised in 2023 to include a new zoning map and updated definitions and regulations on fences, landscaping, signage, and special/mass events.



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 Hedgesville 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 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. The town also works with the Eastern Panhandle Regional Planning and Development Council (Region 9) on infrastructure and economic development needs.

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 Hedgesville Implementation Matrix

Recommendation	Priority	Timeframe	Reference page #	Responsible Party	Recommended Partners	Estimated Costs/ Funding Sources
Educate residents on grants and historic tax credits	High	Immediate	9	Town of Hedgesville	WV State Historic Preservation Office and the West Virginia Division of Culture and History	General fund
Consider historic design guidelines	Medium	Mid	9	Town of Hedgesville	N/A	General fund
Limit the development of parking lots	High	Immediate	9	Town of Hedgesville	N/A	General fund
Advocate to state officials for alternative solutions to address congestion in Hedgesville	High	Immediate	14	Town of Hedgesville	Local state representatives	Staff time
Continue to support the construction of a bypass	High	Long-term	14	Town of Hedgesville	Local state representatives	Staff time
Upgrade existing sidewalks	Medium	Long-term	15	Town of Hedgesville	WV DOT	Dependent on size/scope of project
Enact 8-12-16	High	Immediate	19	Town of Hedgesville	WVU Land Use Clinic	Staff time
Enact a vacant property registration ordinance	High	Immediate	19	Town of Hedgesville	WVU Land Use Clinic	Staff time
Collaborate with property owners to improve and clean up their properties	High	Mid	19	Town of Hedgesville	N/A	Dependent on size/scope of project
Update nuisance ordinances	High	Immediate	19	Town of Hedgesville	WVU Land Use Clinic	Staff time
Update the zoning ordinance	High	Mid	27	Town of Hedgesville	WVU Land Use Clinic	Dependent on size/scope of project
Consider regional planning opportunities with Berkeley County	Low	Mid	27	Town of Hedgesville	Berkeley County Libraries	Dependent on size/scope of project

Appendix 1: Public Input Procedures

COMPREHENSIVE PLAN PROCEDURES FOR PUBLIC INPUT HEDGESVILLE PLANNING COMMISSION HEDGESVILLE, WEST VIRGINIA

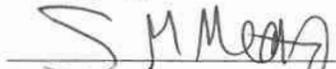
Pursuant to the requirements of W. Va. Code § 8A-3-6(c), the Planning Commission of the Town of Hedgesville, West Virginia (“Hedgesville Planning Commission”) hereby adopts the following procedures to encourage and promote public participation in the drafting of the Hedgesville Comprehensive Plan (“comprehensive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

- (1) The Hedgesville 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 Hedgesville Planning Commission has completed a draft of the comprehensive plan, and before the Hedgesville 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 Hedgesville 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 Hedgesville 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 Town Hall and at the Hedgesville Public Library, and the draft will be available online at the Town of Hedgesville’s website: <https://www.hedgesvillewv.us/town-documents>.
- (3) Public notice of Hedgesville 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 Hedgesville Planning Commission’s ability to engage in additional public participation efforts as the Hedgesville Planning Commission deems appropriate. No provision herein shall prohibit the Hedgesville Planning Commission from amending these procedures.

Adopted this 22nd day of September, 2025.



Mary Sue Catlett, President



Emily Moats, Vice-President



Zach Hall, Member

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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Town of Hedgesville (2013). Town of Hedgesville Comprehensive Plan. Fox & Associates, Inc.,.

Town of Hedgesville website, <https://www.hedgesvillewv.us/> Accessed 2024-2025.

Town of Hedgesville Facebook page, <https://www.facebook.com/people/The-Town-of-Hedgesville/100063591639916/> Accessed 2025.

U.S. Department of the Census website, <https://data.census.gov/cedsci/> Accessed 2024-2025.

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

West Virginia Library Commission website, [https:// librarycommission.wv.gov](https://librarycommission.wv.gov) Accessed 2025.

Appendix 4:
Adoption Materials

November 25, 2025

Hedgesville Town Hall
105 Potato Hill Street
Hedgesville, WV 25427.

Dear Council Members,

On behalf of the Hedgesville Planning Commission, I would like to submit the recommended comprehensive plan, which has been prepared by the Planning Commission. The Planning Commission has taken great strides to ensure that this Plan is in conformance with Chapter 8A of the West Virginia Code, which governs land use planning in West Virginia. This includes the adoption of public input procedures, by the Planning Commission, which have been followed throughout the planning process.

After holding a properly advertised public hearing on November 24, 2025, the Planning Commission convened and held a regular meeting where a quorum of the Commission, by way of resolution, recommended the plan and now submits the plan to Town Council for review and possible adoption.

At the next Town Council meeting the Planning Commission will present the comprehensive plan to Council where we would be happy to answer any question you or members of the Council may have. In order to present the comprehensive plan, the Planning Commission requests that the matter be placed on the next Council's meeting's agenda.

Best Regards,



President, Town of Hedgesville Planning Commission

The Journal

AFFIDAVIT OF PUBLICATION

Journal (Martinsburg)
1351 Edwin Miller Boulevard
(304) 263-8931

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Journal (Martinsburg), a newspaper printed and published in the City of Martinsburg, County of Berkeley, State of West Virginia, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Oct. 8, 2025

NOTICE ID: TBcFQsCU1dz20GbitNu

NOTICE NAME: Comprehensive Plan

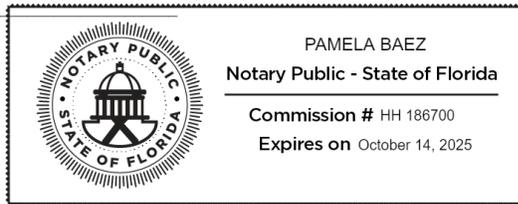
Publication Fee: \$17.03

Edmar Corachia

(Signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 10/08/2025

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE that the Town of Hedgesville Planning Commission will hold a public hearing and meeting on November 24, 2025 at 6:00 PM at the Hedgesville Town Hall, 105 Potato Hill Street, Hedgesville, WV 25427. The public is invited to attend and submit comments on the Town of Hedgesville Comprehensive Plan. A copy of the comprehensive plan can be reviewed at Hedgesville Town Hall, 105 Potato Hill Street, by appointment only. The plan can also be reviewed at the Hedgesville Public Library, 207 North Mary Street, during normal business hours (Monday 10 AM-7 PM and Tuesday-Saturday 10 AM-5 PM). The comprehensive plan is also available to view online at <https://www.hedgesvillewv.us/>. Written comments can be submitted prior to the scheduled hearing at Hedgesville Town Hall, PO Box 83, Hedgesville, WV 25427

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

WHEREAS, the Planning Commission for the Town of Hedgesville, 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 Martinsburg Journal on October 8, 2025;

WHEREAS, further pursuant to West Virginia Code §8A-3-6, a public hearing was held before Hedgesville's Planning Commission on November 24, 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 Hedgesville, West Virginia, that, pursuant to Chapter 8A of the West Virginia Code, the comprehensive plan prepared by the Planning Commission for the Town of Hedgesville, West Virginia, bearing the date of September 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 Hedgesville, West Virginia, held on November 24, 2025.

ATTEST:



President, Town of Hedgesville Planning Commission

The Journal

AFFIDAVIT OF PUBLICATION

Journal (Martinsburg)
1351 Edwin Miller Boulevard
(304) 263-8931

State of Florida, County of Orange, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Journal (Martinsburg), a newspaper printed and published in the City of Martinsburg, County of Berkeley, State of West Virginia, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Dec. 10, 2025

NOTICE ID: 59uShN0FkaP7D2V9bRtp

NOTICE NAME: Comprehensive Plan

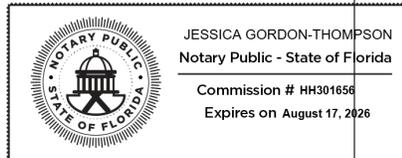
Publication Fee: \$16.63

Ankit Sachdeva

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **12/10/2025**

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE that the Town of Hedgesville Council will hold a public hearing and meeting on February 4, 2026 at 6:30 PM at the Hedgesville Town Hall, 105 Potato Hill Street, Hedgesville, WV 25427. The public is invited to attend and submit comments on the Town of Hedgesville Comprehensive Plan. Acopy of the comprehensive plan can be reviewed at HedgesvilleTown Hall, 105 Potato Hill Street, by appointment only. The plan can also be reviewed at the Hedgesville Public Library, 207 North Mary Street, during normal business hours (Monday 10 AM-7 PM and Tuesday-Saturday 10 AM-5 PM). The comprehensive plan is also available to view online at <https://www.hedgesvillewv.us/>. Written comments can be submitted prior to the scheduled hearing at Hedgesville Town Hall, PO Box 83, Hedgesville, WV 25427.

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

WHEREAS, the Planning Commission for the Town of Hedgesville, West Virginia, pursuant to §8A-3-11(a) of the West Virginia Code, has reviewed and made updates to the comprehensive plan for the Town;

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

WHEREAS, pursuant to West Virginia Code §8A-3-7, a public hearing was held before the Town of Hedgesville's Planning Commission on Monday, November 24, 2025;

WHEREAS, the planning commission presented the updated comprehensive plan to the Town Council on Wednesday, December 3, 2025;

WHEREAS, pursuant to §8A-3-7, a public hearing was held before Town Council on Wednesday, February 4, 2026;

NOW, THEREFORE, IT BE RESOLVED by the Town Council for the Town of Hedgesville, West Virginia, that, pursuant to West Virginia Code §8A-3-8, the updated comprehensive plan prepared by the Planning Commission for the Town of Hedgesville, 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 Berkeley County, West Virginia.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Town Council of the Town of Hedgesville, West Virginia, held on Wednesday, February 4, 2026.

ATTEST:


Town Clerk - 