

Moorefield

Comprehensive Plan

A Vision for the Future

Adopted July 2016

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Moorefield

Comprehensive Plan

Chapter 1: Introduction

Introduction

At the confluence of the South Branch and the South Fork of the South Branch of the Potomac River lies one of the oldest towns in West Virginia. Moorefield, which was chartered in 1777 has been an important center of trade, commerce, history, and culture for the region ever since.

The agriculture and service industries have largely kept Moorefield from experiencing many of the negative effects other communities around the state are dealing with such as significant loss of population, widespread dilapidation and abandonment of structures, and little economic development growth.

There are still many issues which need to be addressed in order for Moorefield to realize its full potential. One of the best ways to address issues in the community is through the creation of a comprehensive plan. A comprehensive plan is the foundation for future development, re-development, and prioritization of projects within a community. The plan can be seen as a “blueprint” for the community over the 10 to 15 years.

Why do we have a comprehensive plan?

A comprehensive plan must be in place for a local government to adopt land use ordinances. In addition, many land use ordinances, including zoning ordinances and subdivision and land development ordinances (SALDOs), must be consistent with an adopted comprehensive plan.

According to §8A-1-2 of the West Virginia Code the comprehensive plan is a “plan for physical development and sets forth guidelines, goals and objectives for all activities that affect growth and development in the governing body’s jurisdiction.”

In order to make sound decisions, as they pertain to land use and development, a community is often well served by not only adopting a comprehensive plan but continually utilizing the plan as a policy and guidance document once it is adopted.

VISION STATEMENT

Moorefield is small rural town nestled in the Potomac valley along the South Branch of the Potomac River. We will enhance the community with high quality growth & development that preserves:
Our Heritage, people, and historical, scenic & natural assets.

What are the legal requirements of a comprehensive plan in West Virginia?

Chapter 8A of the West Virginia Code establishes the scope and purpose of a comprehensive plan. Each comprehensive plan and subsequent update must follow the requirements found in Chapter 8A.

West Virginia Code §8A-1-1(a)(5) describes the comprehensive plan as “a guide to a community’s goals and objectives and a way to meet those goals and objectives.” The comprehensive plan should also “be the basis for land development and use, and be reviewed and updated on a regular basis” (West Virginia Code §8A-1-1(b)(3)), which the Code later defines as every 10 years (West Virginia Code §8A-3-11(a)).

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. Pursuant to Chapter 8A, a comprehensive plan must meet certain objectives and contain certain components in order to be considered valid. Care has been taken to ensure that all required objectives and components have been sufficiently addressed in the Town of Moorefield Comprehensive Plan.

Who completed the plan?

While there are too many people to name individually, the comprehensive plan was a communitywide effort, as many people and organizations have provided support and feedback necessary to complete the comprehensive plan. One way to ensure that a comprehensive plan properly reflects a community’s vision is to make sure the entire community has meaningful opportunities to participate in the comprehensive plan process.

The planning commission, who was tasked with preparing the comprehensive plan, is a volunteer body and has met several times over the last couple of years to discuss the various components of the comprehensive plan. Additionally, the planning commission held public meetings, open houses, and distributed surveys to receive public input throughout the process.



Introduction

As elected officials, the Mayor and Town Council hold responsibility for adopting the comprehensive plan and play a large role in the subsequent implementation of the comprehensive plan after adoption. Town staff also proved instrumental during the comprehensive plan process by obtaining information, organizing meetings, and providing the necessary support to complete the comprehensive plan.

Countless citizens and stakeholders also provided input, completed stakeholder surveys, and spoke with planning commissioners or elected officials. The input from citizens and stakeholders is crucial in achieving a communitywide comprehensive plan. Hardy County officials, especially the planning office and the county planner, were instrumental in providing support for the comprehensive plan and maintaining an open line of communication between the Town and the County. This communication is critical when planning for the future of the area.

The town also reached out to WVU College of Law, Land Use and Sustainable Development Law Clinic to assist in the development and completion of the comprehensive plan. The Clinic facilitated meetings, ensured that all required components and objectives were sufficiently met, helped develop surveys, and assisted in drafting the comprehensive plan.

How is the plan adopted by the Town?

The planning commission is tasked with preparing the comprehensive plan. Once the planning commission has either created or amended a comprehensive plan, a public hearing must be held pursuant to Chapter 8A of the West Virginia Code. After the planning commission holds a public hearing and addresses any public comments, the planning commission may recommend the comprehensive plan to the town council. The planning commission should submit the comprehensive plan to the town council, then at the town council's next regularly scheduled meeting the planning commission must present the recommended comprehensive plan to the town council.

After the presentation by the planning commission, the plan comes under the purview of the town council. After providing proper notice and allowing for written public comment of the plan, the governing body must conduct a second public hearing. After holding a public hearing, the governing body can decide whether or not to adopt the comprehensive plan. If adopted, the comprehensive plan needs to be filed with the office of the Hardy County Clerk.

The town council, along with the planning commission, have taken all necessary steps to ensure that the adoption process for the town's comprehensive plan has been consistent with the West Virginia Code.

How do I navigate the plan?

The Town of Moorefield Comprehensive Plan has been organized to allow ease of reading and navigation to specific content. Chapter 1 provides an introduction to the comprehensive plan including a description of the legal framework and detailed tables that show where each mandatory component and objective is found. Chapter 2 is the Community Snapshot, which gives the reader a historical overview, as well as a profile of the town with regard to housing, economic development, transportation, land use, recreation, and public facilities. Chapter 3 sets out the Needs Assessment, which identifies the issues that need to be addressed in order for the town to achieve its vision of the future. Chapter 4 articulates the Action Plan, which lists goals, objectives, and specific action steps which are prioritized primarily by importance, need, and feasibility. Finally the reader will have an opportunity, through the appendices, to review information that is supplemental to the comprehensive plan.

- Chapter 1- Introduction
- Chapter 2- Community Snapshot
- Chapter 3- Needs Assessment
- Chapter 4- Action Plan
- Appendices

Did the Town encourage citizens and business owners to participate in the comprehensive plan process?

Involving the public early, often, and throughout the comprehensive plan process is very important to the success of the plan. While West Virginia law requires public hearings, the town took great care to encourage and facilitate public input throughout the process. By doing so, the citizens benefit as they gain a better understanding of the issues and become more informed about the comprehensive plan process. The Town of Moorefield Planning Commission adopted required “public input procedures,” which have been followed throughout the process and can be found in the appendices of the comprehensive plan.

The planning commission ensured that all official business was conducted during an open and public meeting. The planning commission also solicited public comment by advertising for and holding an open house where all members of the public were invited to attend and provide comments. During the open house participants could visit various stations

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that gave participants the opportunity to identify the town's "Strengths, Weaknesses, Opportunities, and Threats (SWOT Exercise). The SWOT exercise is a valuable exercise to start to identify issues and strategies in the comprehensive plan

Furthermore the planning commission established a Facebook page to keep citizens informed about upcoming meetings, and events. Furthermore, the planning commission conducted stakeholder surveys and created an online survey as another way of getting input from the public. The online survey which was advertised in the paper was especially well received with over 115 completed surveys, which were instrumental in helping to identify and define the issues facing Moorefield.



Required Objectives for a Comprehensive Plan

W. VA. Code §8A-3-4(b)(1)-(7)

Code Provision	Chapter
Statement of goals and objectives	Chapter 3
Timeline on how to meet short and long-term goals and objectives	Implementation Matrix
Action plan with implementation strategies	Chapter 4
Recommendations of a financial program for necessary public funding	Implementation Matrix
Statement of recommendations concerning future land use and development policies	Chapter 4
A program to encourage regional planning, coordination, and cooperation	Chapters 3 & 4
Maps, plats, and/or charts- that present basic information on the land, including present and future uses	All Chapters

Introduction

Chapter 1

Required Components for a Comprehensive Plan	
<i>W. VA. Code §8A-3-4(c)(1)-(13)</i>	
Code Provision	Page #
<i>Land Use</i>	
Different land uses (including, for example, residential, agricultural, historic, etc.)	2-8 through 2-11
Population density and building intensity standards	2-13
Growth and/or decline management	3-3, 3-23
Projected population growth or decline	2-12
Constraints on development (including identifying flood-prone and subsidence areas)	3-19, 3-20, 4-10
<i>Housing</i>	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	3-24 through 3-26 ,4-13 through 4-15
Identify the number of projected housing units and land needed	3-26
Address substandard housing	4-14
Rehabilitate and improve existing housing	3-25, 3-26, 4-14
Adaptive reuse of buildings into housing	3-26, 4-14
<i>Transportation</i>	
Vehicular, transit, air, port, railroad, river, and any other mode	2-4 through 2-6
Movement of traffic and parking	3-5; through 3-7, 4-3, 4-4
Pedestrian and bicycle systems	3-10 through 3-12; 4-2,4-6
Intermodal transportation	2-5
<i>Economic development</i>	
Analyze opportunities, strengths and weaknesses	1-6, 2-2
Identify and designate economic development sites and/or sectors	3-21, 3-22
Identify types of economic development sought	3-21
<i>Miscellaneous Components</i>	
Infrastructure	3-3 through 3-5, 4-2
Public Services	4-2, 4-4 through 4-6
Rural	2-9
Recreation	3-10 through 3-15, 4-6
Community Design	3-17, 3-24
Preferred development areas	3-17, 4-9
Renewal and/or redevelopment	3-26, 4-14
Financing	Implementation Matrix
Historic preservation	3-23, 4-13

Moorefield

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Chapter 2: Community Snapshot



Community Snapshot

Chapter 2

The Chapter 2-Community Snapshot focuses on existing conditions in Moorefield. By highlighting certain segments of our community we can better identify the town's strengths and weaknesses in order to develop our goals and objectives. This chapter is divided into different "profiles," including economic development, housing, transportation, land use, governance, historical, and educational profiles.

History

Moorefield was chartered in 1777 by an act of the Virginia General Assembly. Moorefield originally comprised of 62 acres near the confluence of the South Fork and the South Branch of the Potomac River. Moorefield is the 4th oldest town in West Virginia and is the county seat of Hardy County. Hardy County was formed from Hampshire County in 1786 as part of Virginia and eventually became part of West Virginia.

Map 1- Town of Moorefield (late 18th Century)



During the Civil War most of Moorefield and the areas immediately surrounding the town sympathized with the Confederacy. One of Moorefield's most notable residents was John Hanson McNeil who led a group called McNeil's Rangers, a Confederate guerrilla group who were made famous by capturing two Union generals in Cumberland, Md.

During the early part of the 20th Century the B & O Railroad was established in Moorefield (1910), which helped further establish the burgeoning tannery which opened up in Moorefield in 1902. Moorefield's tannery was originally called the "Potomac Tannery," then later

it was called the "U.S. Leather Company," and finally "Union Tanning." By 1925 the tannery was producing 25 hides per day and employed close to 50 people.

The Town established a historic district on the National Register of Historic Places in 1984. The historic district comprises of portions of Main, Elm, Washington & Winchester Streets. Many of the structures found in the historic district date back from the mid-18th Century. At the time of the application in 1984 there



were 223 buildings identified in Moorefield. The Town also has the distinction of being one of the few places in the state to have three standing current and former courthouses.

Known as an agricultural center, Moorefield has long been surrounded by farms that produce cattle, poultry, corn and hay feed. During the latter part of the 18th century the Moorefield area was widely seen as the beef cattle capital of Virginia and the United States. Moorefield has also been known as the Poultry Capital of West Virginia which began with the formation of a poultry plant in 1943 by Rockingham Poultry Company. (wvencyclopeida.org)

What is now known as Pilgrim's Pride actually began as two separate enterprises. Rockingham Poultry Company was a poultry producer and supplier. Rockingham Poultry Company became Wampler then Wampler-Longacre and finally Pilgrim's Pride. In the 1950s a poultry processing plant, Pierce Foods was established as a seasonal operation. Pierce Foods became Hester Industries which later became ConAgra Foods and finally Pilgrim's Pride. Pilgrim's Pride currently has two distinct operations in Moorefield and is the largest employer in the community with approximately 2,200 people employed with the company.

Transportation Profile

Many historic turnpikes went through Moorefield, including the "Old Hardy and Winchester Turnpike" that set off eastward through the mountains towards Virginia. Route 55 is a modern day remnant of that turnpike. The "Moorefield Allegheny Turnpike" went from Moorefield to Morgantown.

Downtown Moorefield sits at the intersection of Winchester Avenue (Old West Virginia

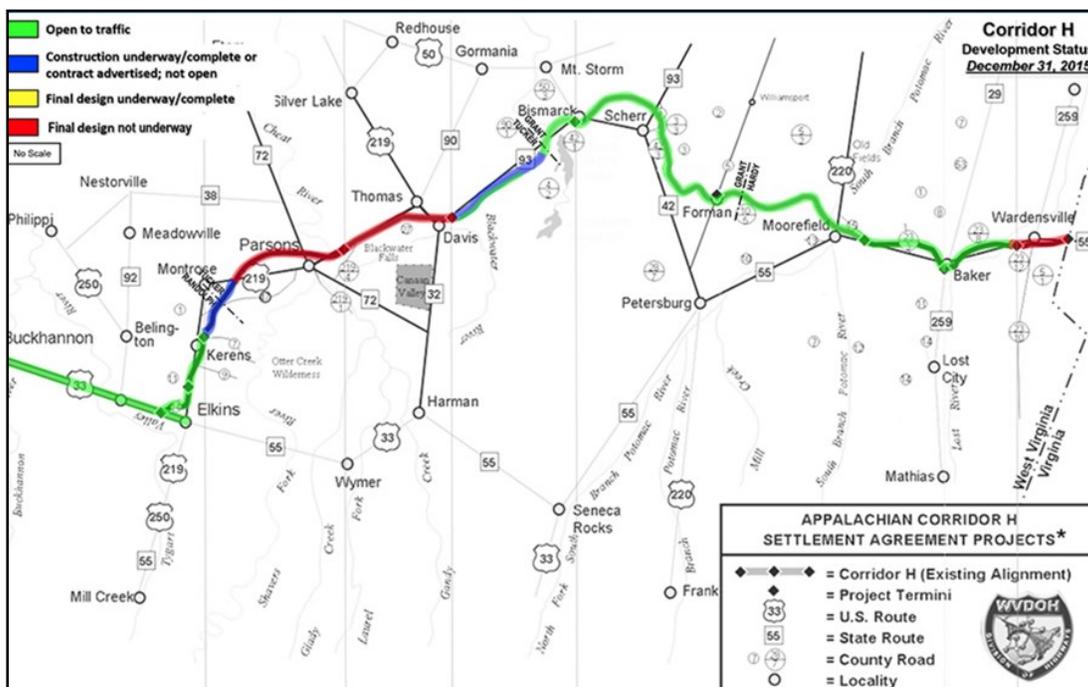
Community Snapshot

Route 55) and Main Street (US Route 220). Old WV Route 55, prior to the construction of Corridor H, provided the primary transportation route to places east of Moorefield such as Wardensville, Baker, and Strasburg, Va. US Route 220 follows a general north-south trajectory and connects Moorefield to places such as Keyser, Cumberland, Maryland and parts of Pennsylvania to the north, and Petersburg and various places in West Virginia to the south. The entirety of US Route 220 is 680 miles long and goes from North Carolina to New York.



The most significant change in transportation for the Moorefield area has been the development of Corridor H. While not complete, significant portions of the Corridor have been completed with other sections currently under construction. The project itself has been in the works since 1965 when Congress passed the Appalachian Regional Development Act to stimulate economic growth in rural Appalachia. Corridor H was identified as one of 23 corridors to be developed. Construction began in the 1990s (near Elkins) and construction did not reach Hardy County until 2000. Map 2 shows, as of April 2015, construction progress on Corridor H.

Map 2- Corridor H Development Status



The closest Interstate to Moorefield is I-81 in Virginia, which lies approximately 45 miles from Town. Moorefield is situated close to a few large population centers, including Washington, DC which is slightly over 2 hours' drive, Baltimore, less than 3 hours away, and Pittsburgh, about a 3 hour drive from Moorefield.

While no ports exist in Moorefield, water access to the South Branch lies right outside the town limits in Brighton Park, which has an asphalt parking lot and boat ramp. Also right outside the town to the north is a boat ramp at Old Fields Bridge. Although not a waterway port, the Virginia Inland Port is an intermodal port owned by the Virginia Port Authority. The inland port lies in Front Royal, Virginia, about a one hour drive from Moorefield. Rail service from the inland port provides direct access to Hampton Roads/Norfolk, Virginia, Harrisburg, Pennsylvania, the New York/New Jersey region, and Baltimore/Washington.

Air Travel- The closest facility for air travel is the Grant County Airport, which is publicly-owned and has one asphalt runway that measures 2,000 x 75 feet. Twenty-three aircraft are based on the field, with an average of 38 aircraft operations per day. For international travel, the closest airport is Washington Dulles International Airport (Dulles, VA), which can be reached in less than 2 hours by car from Moorefield.

Rail Travel- A short distance from Moorefield, Cumberland, Maryland has an Amtrak passenger train station, with connections to places across the country. The Potomac Eagle Is a scenic train that departs from Romney, but also has stops in Moorefield and Petersburg. The Town also has one of the few state owned and operated railroads, the South Branch Valley Railroad, which is operated by the West Virginia State Rail Authority. In fact, in 1978 West Virginia became the first state in the nation to both own and operate a commercial railroad.

The town spent \$223,467.18 during FY 2013-2014 on streets and highways. This amount was 19% of the total Moorefield budget. For FY 2014-2015 the Town budgeted \$285,688 for street and highway expenditures.

Public Transit- The Potomac Valley Transit Authority (PVTA) currently provides public transit services to Moorefield. The PVTA operates several routes that have stops in Moorefield, including daily routes to and from Winchester, Virginia, Wiley Ford, West Virginia (near Cumberland, Maryland), Harrisonburg, Virginia, as well as more localized routes to and from Wardensville, Petersburg, Franklin, and Romney. The PVTA has also established the "Moorefield Ready Ride" which is a local transportation service designed for citizens of Moorefield. The Moorefield Ready Ride operates Monday through Friday and has a fare of \$1.50 each way.

Intermodal Transportation

Intermodal transportation refers to the use of multiple modes of transportation. In Moorefield, intermodal transportation exists between vehicular and rail transit modes. Most of

Community Snapshot

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this transportation relates to the agricultural industry, more specifically the poultry and poultry processing industry, found in and around Moorefield.

Economic Development Profile

Some of the Top Employers– Moorefield Area

- Pilgrim’s Pride Corporation of West Virginia
- American Woodmark Corporation
- Hardy County Board of Education
- Wal-Mart Associates, Inc.
- Eastern WV Community and Technical College
- Summit Community Bank, Inc.
- Packers Sanitation Services, Inc.

Employment Statistics

The unemployment rate in Hardy County has fluctuated in the past several years. The unemployment rate doubled in 2008 from 4.4% to 8.8% in 2009. The following year (2010), the unemployment rate peaked at 9.4% and has decreased to 6.9% as of 2013.

The 2013 Census estimated the Town of Moorefield’s unemployment rate was 4.0%, significantly lower than the county’s unemployment rate (See Table 1). As a comparison the unemployment rate in September 2015 for West Virginia was 7.3%.



Table 1- United States, West Virginia and Hardy County Unemployment Rates (as a percentage)

Year	Hardy County	West Virginia	United States
2000	3.8	5.4	4.1
2001	3.8	5.0	4.7
2002	4.1	5.9	5.8
2003	4.4	6.1	6.0
2004	4.0	5.3	5.5
2005	3.6	5.1	5.1
2006	3.6	4.9	4.6
2007	3.9	4.6	4.6
2008	4.4	4.3	5.8
2009	8.8	7.7	9.3
2010	9.4	8.7	9.6
2011	8.1	8.1	8.9
2012	8.2	7.5	8.1
2013	6.9	6.7	7.4
2014	8.5	6.5	6.2
2015	5.6*	6.5#	5.3

*Bureau of Labor Statistics (*November 2015– not seasonally adjusted, # Average through November 2015– Seasonally Adjusted)

According to the Census Bureau the two largest industries in Moorefield are 1) manufacturing and 2) educational services, health care, and social assistance. Manufacturing is an important industry in the area, and accounts for over 41% of the total workforce in Moorefield. The information sector only accounts for 1.3% of the workforce and retail trade only accounts for 9.4% which is significantly lower than state’s figure of 12.5%.

Community Snapshot

Table 2- Employment by Industry-Town of Moorefield (2013 American Community Survey)

Industry	% of Workforce
Educational services, health care, and social assistance	15.8%
Retail Trade	9.4%
Manufacturing	41.1%
Transportation and Warehousing and utilities	0.0%
Public Administration	1.8%
Finance and insurance, and real estate and rental and leasing	1.3%
Wholesale Trade	1.6%
Professional, scientific, and management, and administrative and waste management services	2.4%
Arts, entertainment, and recreation, and accommodation and food services	10.6%
Construction	3.5%
Other services except public administration	9.2%
Information	1.3%
Agriculture, forestry, fishing and hunting, and mining	1.2%

Median Household Income

In 2013 the median household income in the Town of Moorefield was \$25,817, while Hardy County’s median household income was \$32,723 and the State’s median household income was \$41,043. The town’s median household income was 21% below the county and 37% below the state’s figures.

Land Use Profile

The Town is nestled in the fertile Potomac Valley, surrounded on almost all sides by mountainous terrain. As one of the oldest towns in West Virginia almost all flat land, especially land outside the floodplain has been developed.

The Town of Moorefield is also situated at the confluence of the South Fork and South Branch of the Potomac River. The town’s identity is closely tied to the rivers. While the town owes much of its history and prosperity to the rivers, flooding has caused much damage over the years and has made development and redevelopment challenging.

While today much of Moorefield is single-family residential development, a few areas of

town contain primarily commercial development, most notably the Main Street corridor. The central business area near the intersection of Main and Winchester Streets is almost exclusively commercial in nature. Because of the town's manufacturing heritage, numerous industrial/manufacturing sites still exist throughout Moorefield, including the Pilgrim's Pride plant and the American Woodmark building.



As the county seat of Hardy County, numerous county government facilities lie within Moorefield, including the courthouse and the board of education building. Additionally a USDA local service center is located in town.

Moorefield boasts a large historic district that encompasses a significant portion of the town. The historic district has been designated by the National Park Services under the National Register of Historic Places program since 1984.

Moorefield is largely "built out," meaning most of the developable land within town limits has already been developed. However, a few undeveloped areas around town may be suitable for future development. Several smaller areas throughout the town may accommodate infill development. These areas are identified and analyzed in the Chapter 3-Needs Assessment.

Very little land in Moorefield is considered agricultural and/or rural in nature, although more land is used for agriculture within the town limits of Moorefield than many other cities and towns in West Virginia. Of that land much of it is in the Special Flood Hazard Area and so it should be considered limited in future development potential. Very little land within the corporate boundaries, according to tax map information, would be considered "vacant."

Through the years Moorefield has been hit hard by a series of floods. "Record floods came in 1912, 1924, 1936, and 1949, the worst of these being the 1949 flood. On June 18, 1949, the river at Moorefield crested at 16 feet, more than six feet above flood stage. The most devastating flood in the county's history was on November 4th & 5th, 1985. The flood waters tore away bridges and destroyed roads, railroads, homes, and businesses. During the 1985 flood the river reached 20 feet, more than nine feet above flood stage." (wvencyclopedia.com) In the 1990s, as a response to frequent flooding, an earthen levee was constructed to protect many areas of Moorefield.

Even with the levee, a significant portion of Moorefield is still located within the FEMA-

Community Snapshot

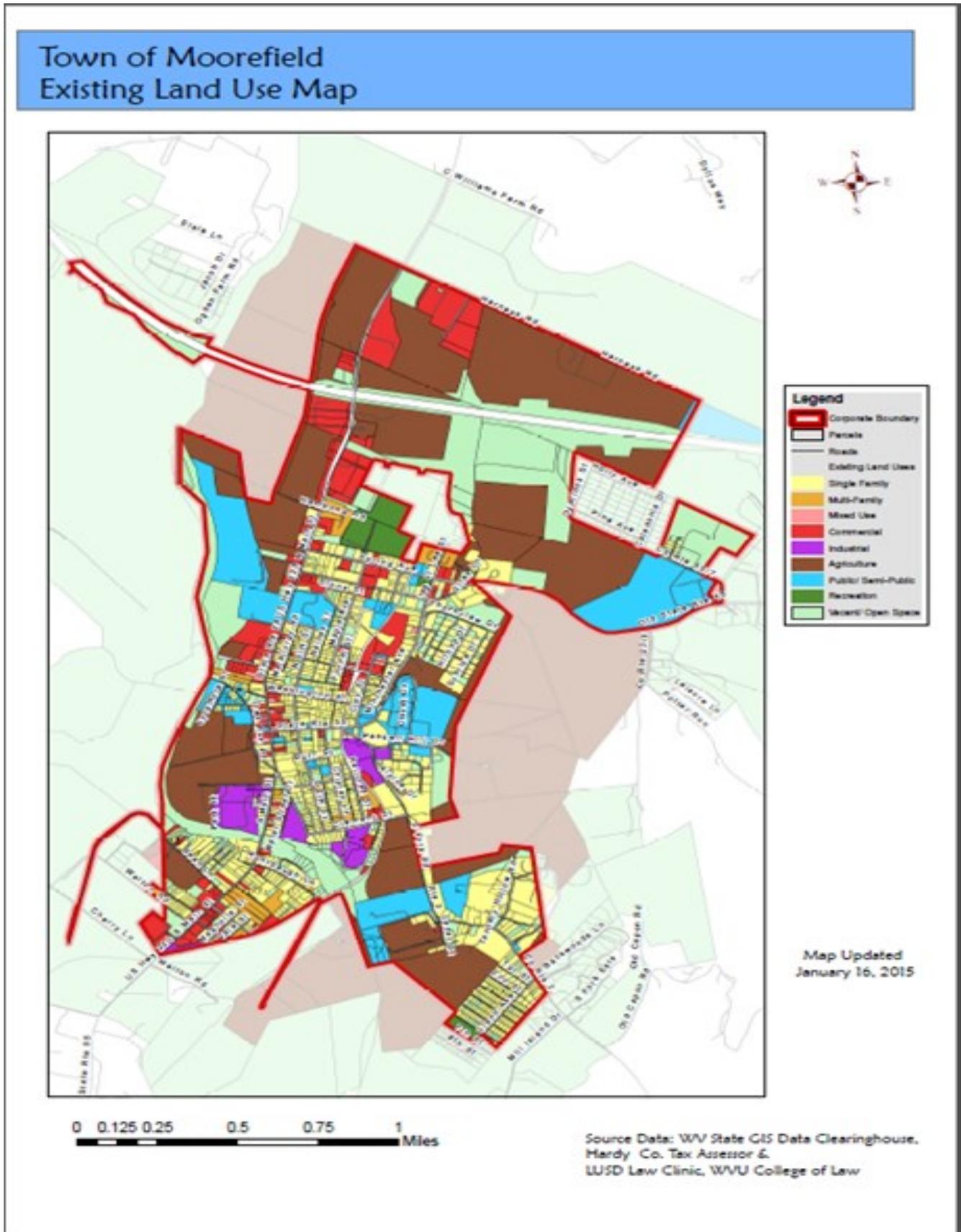
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designated Special Flood Hazard Area (SFHA). Therefore, the town participates in the National Flood Insurance Program (NFIP). Participation in this program is a requirement in order for citizens who own property in the floodplain and have a federally-backed mortgage to receive flood insurance. The town should consider what types of future development and redevelopment should occur in the floodplain, if any.

In 1980 Moorefield established a zoning ordinance. Since the original enactment only a few amendments have been made to the ordinance. The textual component of the zoning ordinance, as well as other municipal ordinances, can be found online through the Municode website. According to the zoning ordinance there are ten (10) different zoning districts. Moorefield also established subdivision regulations in 1985 “to provide assurances that building sites are suitable for their intended uses, that new streets and roads are constructed in accordance with minimum standards and are coordinated with existing public streets, [and] that public utilities will be installed with sufficient size and proper location...”



Map 2- Existing Land Use Map

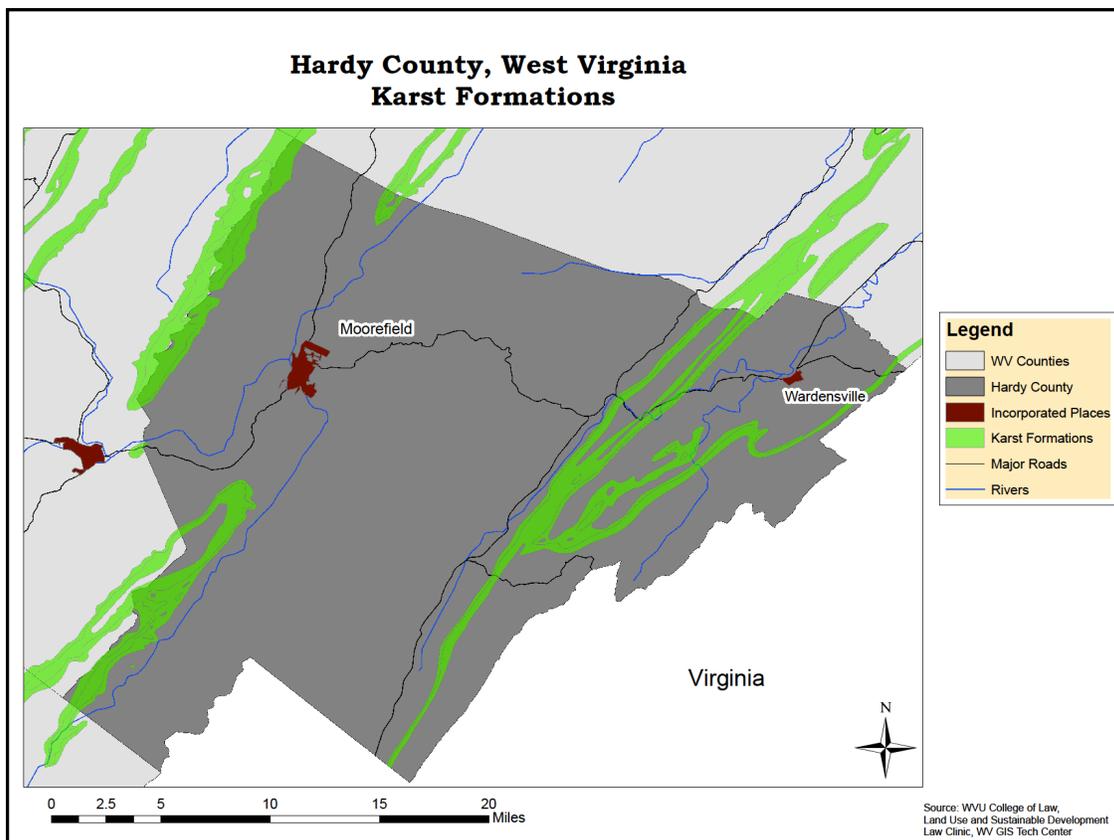


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Subsidence Areas

In addition to identifying flood-prone areas, Chapter 8A also requires the identification of any subsidence areas, which are typically associated with karst areas. The eastern part of West Virginia is well known for karst areas such as Seneca Caverns and Smoke Hole Caverns. Hardy County includes some karst areas, mostly along the eastern portion of the county. According to the latest USGS Karst Map there is no karst within the town limits, however there is karst a few miles to the west along the Hardy-Grant County border and just north of town.

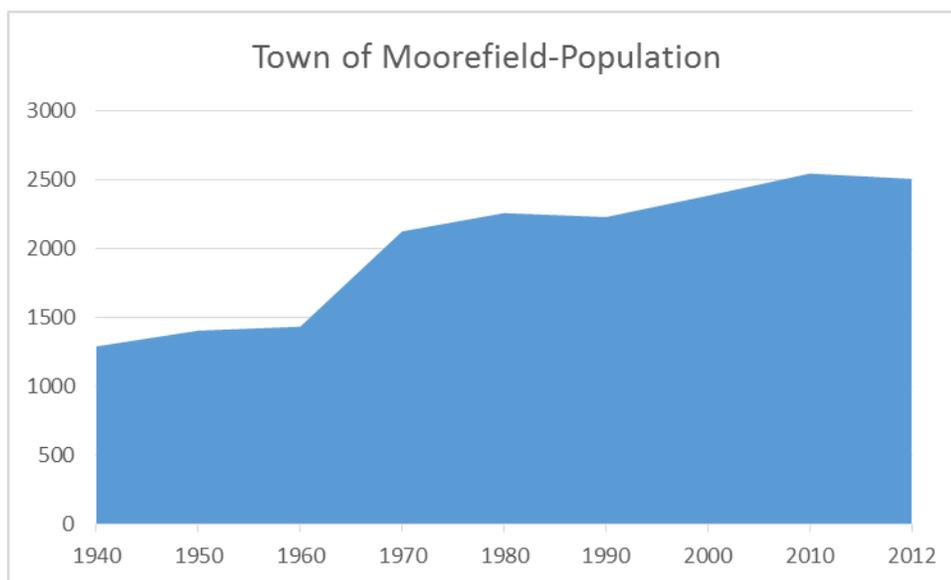
Steep terrain is also a concern and increases the likelihood of landslides. Most of the town is relatively flat. However, portions of the eastern part of town include steep slopes. One area with steep slopes is along Old State Route 55 near the school complex, this area is wooded and largely undeveloped. The other areas with steep terrain are near the Olivet Cemetery and along South Fork Road near the town's water tower.



Population Profile

Throughout the 1800s the population of Moorefield remained steady. The population started to increase in the early part of the Twentieth Century from 620 people in 1920 to 1,291 in 1940. Since the mid-1900s there has been, for the most part, an increasing population in Moorefield. The town saw its largest increase between 1960 and 1970 when the population went from 1,434 to 2,124, a 67% increase in 10 years. The population hit its apex in 2010 when the population of Moorefield totaled 2,544. According to the United States Census population estimates the population of Moorefield has dropped slightly to 2,505 in 2014.

Table 3– Town of Moorefield Population (by Census)



Hardy County has followed a slightly different trend in terms of population. Historically the population for Hardy County ebbed and flowed, with the county’s population increasing from 1900 to 1940 and decreasing from 1940 to 1980. Since the 1980 census population in Hardy County has steadily increased. Significant growth occurred in the county from 1990 (10,977) through 2010 (14,025), an increase of over 32%. In 2012 the population density of Moorefield was 1,087 people per square mile, while the state had a population density of 77.1 people per square mile.

The WVU Bureau of Business and Economic Research’s “Population Trends in West Virginia through 2030,” forecasts that Hardy County will grow slightly until 2020 where it will peak and then start a very slow decline through the year 2030.

Age Distribution, Town of Moorefield, 2013

Community Snapshot

Almost 28% of Moorefield’s population falls into the “Childrearing” cohort (35-54 years old). Moorefield has a higher percent of “Childbearing” cohorts (15.7%) than the state average (11.8%).

General Age Cohorts

- **Preschool- (Under the age of 5)**
- **Primary School (5-9 age group)**
- **Middle School- (10-14 age group)**
- **High School- (15-19 age group)**
- **Post-Secondary- (20-24 age group)**
- **Childbearing- (25-34 age group)**
- **Childrearing- (35-54 age group)**
- **Pre-retirement- (55-64 age group)**
- **Younger retired- (65-74 age group)**
- **Older retired (75- and up age group)**

Cohort Group	Number of Persons	Percentage of Population
Preschool	139	5.5%
Primary School	104	4.1%
Middle School	71	2.8%
High School	124	4.9%
Post-Secondary	200	7.9%
Childbearing	397	15.7%
Childrearing	703	27.8%
Pre-retirement	369	14.6%
Younger retired	225	8.9%
Older retired	202	8.0%

Race and Gender

The town is more racially diverse than many communities in West Virginia. According to the 2012 American Community Survey, 83.3% of people living in Moorefield were White, 6.8% Black, and 9.2% Hispanic or Latino. Meanwhile Hardy County racial makeup was 94.7% White, 1.7% Black, and 3.3% Hispanic or Latino, and the state was 93.8% White, 3.2% Black, and 1.3% Hispanic or Latino.

In 2013 there were 1,151 (45.5%) males and 1,379 (54.5%) females in Moorefield which is much more unbalanced than the state which was 49.3% male and 50.7% female.

Median Age

As of 2013, the median age in Moorefield was 41.2, which is significantly lower than both the state (43.1) and Hardy County (43.3).

Governance Profile

The Town of Moorefield operates a Mayor-Council form of government. The Town Council is comprised of 5 members elected from the wards by voters of the town and serve four-year terms. The Mayor is elected at-large in a separate election and presides over council meetings.

There are currently a total of 29 full-time and 2 part time town employees. Table 2 breaks down the placement of employees into various departments.



Table 2: Town of Moorefield Employment (as of May 2015)

Town Department	Number of Employees
Police	8 full-time/ 1 part-time
Water	6 full time
Sanitary Board	2 full time
Street Department	5 full time
Office Staff	4 full time
Parks	3 full time (excludes seasons employees)
Municipal Judge	1 full time
Planning/Zoning/Building	1 part time

The Town of Moorefield's 2013-2014 annual budget allocated as follows (list not exhaustive):

- City Hall- \$15,705.43
- Public Works- \$30,431.68

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- Police- \$553,143.66
- Fire- \$10,500.00
- Flood Control- \$6,529.73
- Streets & Highways- \$223,467.18
- Parks & Recreation- \$42,404.16
- Beautification [Tree City USA]- \$7,095.20

(Expenditures for the Town totaled \$1.19 Million)

The majority of the town's revenues during FY 2013-2014 came from the following sources (list not exhaustive):

- Ad Valorem Taxes- \$471,957.55
- Excise Tax on Utilities- \$227,229.84
- Hotel Occupancy Tax- \$97,277.44
- Police Fines & Costs- \$64,147.76
- Wine & Liquor Tax - \$40,128.16
- Federal Grants -\$24,233.39
- Gaming Income- \$22,448.19



Police Department

The Moorefield Police Department consists of (8) full-time officers and one (1) part time officer. The department is fully equipped and has 6 police vehicles and one crime scene tracker. The department hopes to replace the 4 x4 utility vehicle, as it is becoming unserviceable. The department took approximately 1,200 calls in 2013 and is generally tasked with enforcing the laws and keeping the peace in Moorefield.

Fire and EMS Services

There are currently 45 active members (51 total members), all unpaid, of the Moorefield Volunteer Fire Department. The fire department, which was established in 1934, services all areas within the town and has mutual aid agreements with Hardy, Mineral, Grant, and Hampshire Counties.

In 2014 the Town of Moorefield provided \$10,500 to the fire department. The Fire Department's fleet includes a tanker, 3 pumpers, a rescue truck, a mini pumper, a brush

truck, 2 utility trucks, and an ATV. The fire department would like to expand their current building or construct a new fire station in the near future. The fire chief also noted the need for an aerial ladder truck.

EMS Services in Moorefield are provided by a private company, Fraley Ambulance Service. Fraley's fleet includes 4 ambulances and one rapid response unit. The ambulance service responds to an average of 1,200 calls per year. Fraley's has 25 EMTs, both paid and volunteer and 6 other personnel. The company also provides services to Pendleton, Grant, and Hampshire Counties.

Open Space, Parks, and Recreation

Several areas of Moorefield have been preserved as green space. One of the more notable areas is the 2.75 mile levee that was built for flood control purposes in the 1990s. Other areas of green space include the land adjoining the Town Park, where there is a significant amount of undeveloped land. An eighteen acre undeveloped lot lies just north of Pilgrim's Pride as well as several areas of open space off of South Fork Road that is within the town limits.

The town maintains several acres of recreational land within its corporate limits. Two (2) public parks lie within the town limits. The Town Park offers several amenities including softball and baseball fields, basketball and tennis courts, various playground equipment, a pool, pavilion, and an amphitheater. The other park in town is located in the Misty Terrace development off of South Fork Road and offers a basketball court, a playing field, and playground equipment.

The Hardy County Public Library includes a branch in Moorefield, situated downtown along Main Street. The Library offers many programs throughout the year as well as space for activities, internet service, and many volumes of print and electronic books.

Public Services and Facilities

Public Services and facilities typically include utilities, waste management, and water and wastewater treatment. These services and their corresponding facilities are extremely important to the wellbeing of the community.

The trash within the town limits is picked up by a private company, Envirco. The Town does not participate in any recycling program at this time.



Community Snapshot

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Water Service- The Town provides municipal water service to approximately 870 residential customers, 270 commercial customers, 1 large industrial customer (Pilgrim's Pride) and 2 resale customers; the Hardy County Public Service District (PSD) and Hardy County Rural Development Authority (RDA). The majority of the water customers are inside the Town limits; however, there are a few customers that are situated along US 220, south of the town limits.

The Town operates two independent surface water treatment facilities, one which sits along the South Fork, the other along the South Branch of the Potomac River. The oldest water treatment plant was built in 1949 with upgrades in 1960 and 1987 and has a capacity of 2.3 million gallons per day (MGD.) The newest water treatment plant was built in 1992 and has a capacity of 2.5 MGD. Both plants are conventional flocculation, sedimentation, and tri-media filtration and are operating approximately 18 hours per day. The Town has a secondary water intake in Brighton Park on the South Branch of the Potomac River which is used as needed.

A water system improvements project is currently ongoing and consists of a new 8 MGD membrane water treatment plant, a 1.5 MG water storage tank, and 9000 linear feet of 12" water line. The new proposed 8 MGD water plant will enable the treatment time to be reduced to 12 hours a day.

Wastewater Service- The town is serviced by the Moorefield-Hardy County Regional Wastewater Facility which is located in the Old Fields area. The Town provides wastewater service to all municipal water customers as well as approximately 85 residential and 12 commercial customers that are on the Hardy County PSD water system.

The Moorefield/Hardy County Wastewater Authority completed the Regional Wastewater Plant in November of 2013. The Authority only serves 2 customers, the Town of Moorefield and Pilgrim's Pride. The plant's average influent flows are 2.5 MGD for Pilgrim's Pride and 0.6 MGD for the Town. The new treatment plant has the capacity to treat 4.1 million gallons per day of wastewater. The plant as constructed will meet discharge limits and is consistent with Chesapeake Bay protection goals and objectives.

The collection network for the wastewater treatment facility totals 4 miles of sewer lines which includes an 18 inch forced main, 24 gravity sewers, and pumping station. The total cost of the project was \$40.4 million and this single project will remove about 85 percent of West Virginia's 2002 point source phosphorus load to the Chesapeake Bay and will remove about 26 percent of the point source nitrogen load.

The wastewater facility's gravity system follows the levee north and collects the Town's sewage at 3 separate locations and then enters a pump station which is just north of Sewer Plant Drive. The wastewater is then pumped all the way to the plant along US Highway 220 North.

The Town currently has 2 Combined Sewer Overflow (CSO) points both of which are rarely active. The CSO points are located at the end of Alleghany Street and Kuykendall Avenue.

Education Profile

Hardy County Schools have identified the following core beliefs and goals;

"our students will have the ability to learn and succeed; our schools will provide safe, supportive and nurturing environments for everyone; our staff will consists of highly qualified personnel; our schools will be centers to enhance life-long learning; our commitment will be to high standards for quality education."

There are six (6) public schools in Hardy County; two (2) high schools, two (2) middle schools, an intermediate school, and an elementary school. Of those, one high school, one middle school, an elementary school, and the intermediate school are located in Moorefield.

Moorefield Elementary has 56 staff members (including teachers, administration, and support staff). In 2014, there were approximately 450 students at the elementary school, of which between 20-30% lived in Moorefield. The town's police department provides traffic control assistance during the morning arrival and afternoon dismissal times at the elementary school on Main Street.

Moorefield High School has over 400 student enrolled, with 45 staff members at the school. The high school has a 17:1 student to teacher ratio and has recently undergone major structural renovations.

	Mastery Rate- % of Students			
	Reading	Math	Science	Social Studies
West Virginia	46%	43%	42%	34%
Hardy County	42%	58%	68%	35%
Moorefield High School	40%	40%	49%	33%
Moorefield Middle School	48%	49%	55%	24%

The West Virginia Edu-

ational Standards Test (WESTEST2), was administered to judge students' aptitude in Science, Social Studies, Mathematics, and Reading/Language Arts for grades 3-11. There were five levels in which a student can obtain, novice, partial mastery, mastery, above mastery, and distinguished.

In 2013-2014 Moorefield High School performed better than the state average in science and performed below average in reading, mathematics, and social studies. Moorefield

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Middle School performed better than the state average in reading, mathematics, science and below average in social studies.

WESTEST 2 (2014)

WESTEST2 has been eliminated in West Virginia and is being replaced with the Smarter Balanced Assessment Test, which follows Common Core principles. The new standardized test has been implemented for the 2014-2015 school year.

Housing Profile

Housing is an important part of any community. The number of units, type of housing, condition of housing, and the redevelopment of houses are all important factors for a community to consider when developing or updating a comprehensive plan.

Home Ownership

According to the 2009-2013 American Community Survey, of the homes classified as "occupied," 53% were occupied by home owners. The median home value in Moorefield was \$98,800 and 51% of home owners with a mortgage paid more than 30% of their monthly household income in housing costs. The median monthly rent in Moorefield during this time was \$437. Forty-two percent (42%) of renters paid more than 30% of their household income in rent. Almost 60% of householders, both owners and renters, have lived in their current residence less than 15 years which is significantly higher than the state's figures in which 53% of householders have lived in their residence for less than 15 years.

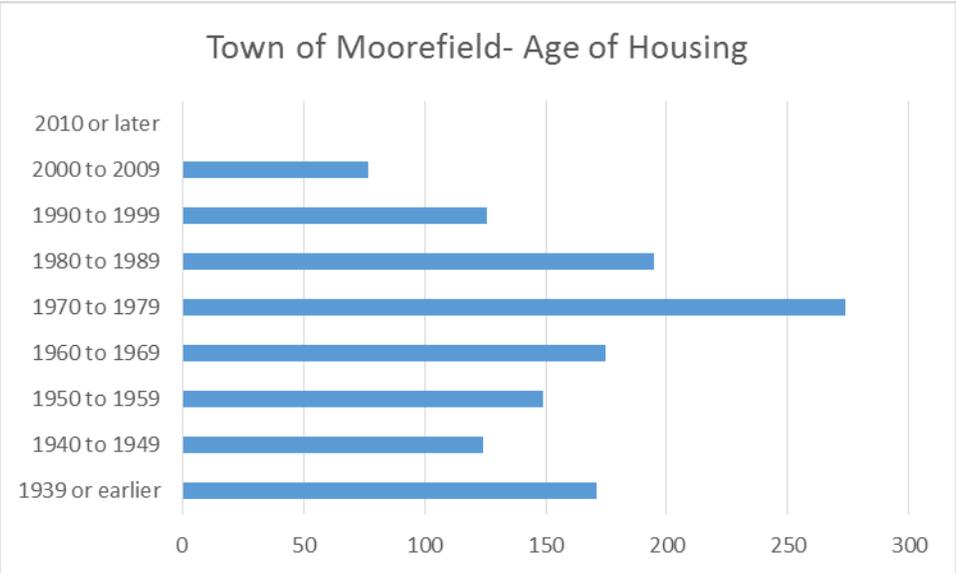


Age of Housing

Census data indicates that the majority of the housing stock in Hardy County was built between 1960 and 1990 (68%). In Moorefield a large percentage of houses were built between 1950 and 1980 (46%). In town 13.2% of housing structures were built before 1940 which is slightly lower than that state average of 16.6%. These statistics are important

because when older structures are not properly maintained, dilapidation and vacancy may become significant issues in Moorefield. It is important to understand that the age of the housing stock is just one indicator of housing condition and value.

Table 3– Age of Moorefield’s Housing Stock



Moorefield

Comprehensive Plan

Chapter 3: Needs Assessment

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Statement of Public Participation

In early 2014, the Town of Moorefield's Planning Commission began work to complete the town's comprehensive plan. During the initial stages of the comprehensive plan process the planning commission developed "public input procedures" pursuant to Chapter 8A of the West Virginia Code. The public input procedures were adopted by planning commission and outlined steps the planning commission could take to gather public input throughout the comprehensive plan process.

In accordance with the West Virginia Code, all planning commission meetings were open to the public. The planning commission also held an open house in October 2014. The open house was advertised throughout the community and everyone was encouraged to attend and provide input. During the open house, members of the planning commission and the WVU Land Use Clinic staff interacted with citizens at a series of "stations." The open house provided an informal setting to receive feedback from the citizens and for the planning commission members to explain the comprehensive plan process to the public.

The planning commission sent out individualized surveys to key stakeholders. Additionally the planning commission developed an online survey that was available to anyone interested in providing input regarding the future of Moorefield. Hard copies of the online survey were printed and placed in Town Hall for those who did not have internet access. A public service announcement was prepared with a link to the online survey and placed in the Moorefield Examiner newspaper.

The planning commission received 115 responses from the online survey. Over 70% of participants responded that they were either "very satisfied" or "satisfied" with the quality of life in Moorefield. Additionally, 87% of participants responded that they were in favor of constructing a bicycle (multi-use) trail on the levee. The online survey also provided participants an opportunity to tell town officials, in their own words, how they envision the town moving forward. For a full summary of the survey results, please refer to the appendices of this comprehensive plan.

The issues identified during the open house and through the surveys were invaluable to the

VISION STATEMENT

Moorefield is small rural town nestled in the Potomac valley along the South Branch of the Potomac River. We will enhance the community with high quality growth & development that preserves:
Our Heritage, people, and historical, scenic & natural assets.

planning commission in helping to identify issues and form recommendations for the comprehensive plan.

Working with other local governments and organizations

The West Virginia Code requires, under “mandatory components” of any comprehensive plan (8A-3-4(b)(6)): *A program to encourage regional planning, coordination and cooperation with other governing bodies, units of government and planning commissions.*

The Town of Moorefield recognizes that if it is going to be successful in achieving the goals and objectives outlined in the comprehensive plan, the Town must work with other local governments, as well as regional and state authorities. Most apparent is the need for Moorefield and Hardy County to work closely together to protect and enhance mutual interests.

Creating a Resilient Community

Community resilience is the “capability to anticipate risk, limit impact, and bounce back rapidly through survival, adaptability...and growth in the face of turbulent change.” (Community and Regional Resilience Institute (CARRI))

If the community identifies and anticipates known risks it will be better able to bounce back from significant events such as floods, fires, mudslides, droughts, livestock/animal disease, or the loss of a major employer. While there is no specific recommendation for Moorefield to become resilient, the goals and objectives identified throughout this plan should have the overall impact of making the community more resilient.

Infrastructure & Transportation

Water Treatment Facilities

Aging water infrastructure was identified as the town’s greatest “weakness” and “threat” by citizens at the open house in October 2014.

The Town currently operates two water treatment plants. One plant was built in 1949, the other in 1992. Because of increased need for



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water, both plants have remained operational. Existing water intakes are in front of the water plant (2 intakes)- South Fork and (1 intake) on the South Branch in Brighton Park off of Fisher Road. Currently both plants are pumping water an average 18 hours per day.

The 2011 earthquake in Virginia caused some structural damage to the 1949 water plant and shortly thereafter it was decided that the Town needed to take a close look at its aging water treatment facilities.



In 2012, the town hired engineering consultants to look at options for their water treatment facilities. The engineers came up with two options. Option 1 was to upgrade the 1992 plant to the point where the 1949 plant would no longer be necessary. Option 2 was to build a new plant to replace both existing plants. The consultant concluded that the more economical option was to build a new plant to replace the two existing plants. While the existing plants use the conventional tri-medium filtration system, a new plant would utilize a membrane filtration system, which is a more advanced technology.

This option is estimated to cost approximately \$25 million, and would actually consist of three separate mini-projects; a new water treatment plant, a wire-wound concrete water tank, and a new water distribution line along Main Street.

Currently the town only has enough water storage for one and a half days. A new water tank would give the town two days of water storage. The town also needs to replace an old cast iron water line along Main Street that experiences multiple breaks each year. The town plans to replace the pipe with a 12-inch PVC pipe. The PVC pipe will help with pressure and the quantity of water pumped.

The town is working with the USDA- Rural Utilities Service for an application to finance the \$25 million dollar project. The town needs \$24 million to complete the project and is hopeful that a large portion of the remaining balance is paid for by grant funding. As part of this project, the town also needs to work with the West Virginia Public Service Commission (PSC) to obtain a "Certificate of Public Convenience and Necessity."

Town officials are optimistic that the necessary financing will be secured, all documentation through the PSC will be completed, and the town will be able to go out to bid for the water facility upgrades by Summer/Fall 2016. It is estimated that the construction

of the projects will take approximately 2 years.

Capital Improvement Plan

The town should develop a Capital Improvement Program (CIP). A CIP will help identify the means of financing, prioritize projects, and develop a timetable for the repair of existing municipal infrastructure including roads and sidewalks. When working on either repairs or new sidewalks the town should ensure that the sidewalks are accessible to the fullest extent possible.



In addition to the CIP, the town should also inventory and map the areas of town which need new roads/sidewalks or repairs to existing roads/sidewalks. By having a CIP in place, including a road/sidewalk inventory, the town will more easily be able to plan and prioritize future road/sidewalk projects and identify how projects will be funded.

Sidewalks

Sidewalks exist sporadically throughout town. However some are either not compliant with Americans with Disability Act (ADA) standards or are in need of repair.

During the comprehensive plan process a few specific areas were identified as needing sidewalks. One area in need of sidewalks is North Main Street (Route 220) from Spring Avenue up to Wal-Mart. This area is heavily traveled by pedestrians and vehicular traffic alike, however there are currently no pedestrian facilities.

The town should work with appropriate transportation officials to construct a sidewalk or a multi-use trail along Main Street so that citizens can access the north part of town in safety.

Traffic congestion

Traffic congestion, especially along Main Street, was identified as a major issue in Moorefield during planning commission discussions, stakeholder surveys, online surveys, and at the open house. While there is congestion throughout the day along Main Street, when there is a shift change at Pilgrim's Pride or when the high school or the elementary school dismiss for the day, the congestion is the highest.

A significant amount of traffic along Main Street consists of commercial vehicles either traveling through Moorefield or stopping for deliveries. Some citizens suggest creating a

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by-pass around the eastern part of town so that traffic, especially through traffic, could access Corridor H without having to drive through downtown. Having a bypass would be advantageous for both residents and through traffic travelers. The town should work with transportation officials as well as local employers to identify feasible routes for a by-pass that would alleviate traffic congestion downtown.

Town officials should work with schools on Main Street to develop an optimal dismissal and travel schedule. School and town officials should consider alternate routes, staggering bus dismissals, patrol guards and any other measure that might alleviate some of the congestion during the schools' drop off and dismissal times.

The town also needs to properly plan for ingress and egress of new development, especially along the northern part of town. The town should work with state transportation officials, county officials, and local business owners to ensure that any new development in the north end of town has appropriate access as well as signage and striping.

While most people have expressed a desire to decrease traffic congestion, some downtown business owners have noted that traffic, especially east-west traffic has already been re-routed on Corridor H and people are driving past Moorefield without getting to see all that the town has to offer. These effects should also be considered when looking at measures to alleviate traffic congestion.

Stormwater

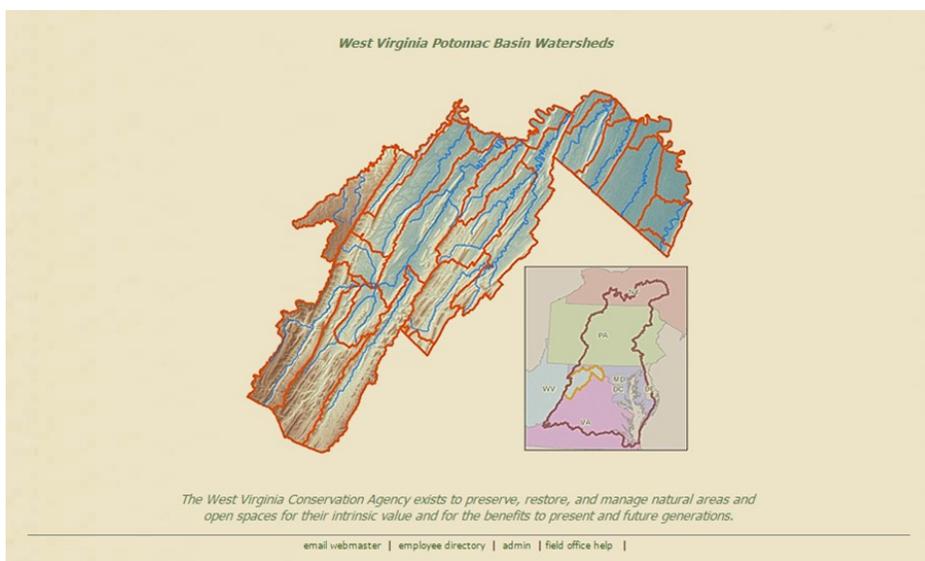
Proper stormwater management is essential for reducing damage from flood events, addressing combined sewer overflows, and standing water all of which can quickly deteriorate infrastructure such as roads. In addition, Moorefield lies within the Chesapeake Bay watershed. Town officials and citizens need to understand what requirements are in place regarding stormwater under West Virginia's Chesapeake Bay Program.

Combined Sewer Overflows (CSOs) are outlet pipes that discharge excess water from the combined sewer system into streams and rivers during high water flow conditions. Combined sewer systems carry both sanitary waste and stormwater drainage. CSOs contain untreated domestic waste and may contain commercial and industrial wastes, surface runoff containing contaminant from various sources (WVDEP). Moorefield currently has two (2) CSO points, however these points are rarely active. The CSOs points are located at the end of Alleghany



Street and Kuykendall Avenue. Various control measures exist to eliminate CSOs, including the separation of storm sewers and wastewater sewers. The town should work with state officials to find the best way to eliminate the remaining CSOs in Moorefield.

Another issue involves standing water after rain events. While much of the town sufficiently drains, standing water accumulates in some areas including along Washington Street and Spring Avenue. The town should examine whether implementing low impact design practices such as grassy swales or conventional stormwater approaches would eliminate standing water throughout town.



(Source: WV Chesapeake Bay Program)

Parking Issues

Several areas within the town were identified as having issues with parking. One area is downtown, which has been addressed, in part, with the addition of the pervious paver lot on the corner of Main Street and Winchester Avenue. While many downtown businesses do not have off-street parking, there is a concern that having on street parking both directions in the downtown area is not the best option.

The town should examine all options for downtown parking. The town needs to review the zoning ordinance to see if shared off-street parking between businesses would be permitted and if not discuss whether shared parking is something that should be considered.

The areas near the Courthouse and Moorefield High School also raise parking concerns. The town should work with both the County Government and the Board of Education to find solutions for parking around those two buildings.

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Governance

Like most local governments in West Virginia, Moorefield operates with very limited resources. Town employees and officials should continue to be transparent, resourceful, helpful, and assist the community to achieve its goals and objectives. The following needs have been identified during the comprehensive plan process and will guide Moorefield officials and employees in achieving the community's vision for the future.

Municipal Website

The town should develop a municipal website that will quickly disseminate important information to the community. A community calendar could be posted on the website with the time, date, and place of events around Moorefield. Citizens could pay their municipal water and sewer bill online through the website, and can eliminate costly mailings.

Minutes, agendas, and notice of municipal meetings can be posted on the website. A personnel directory and codified ordinances including the comprehensive plan, zoning ordinance, and subdivision regulations could be found in one location.

The level of detail and amount of information found on a municipal website varies based on resources as well as staff's time and expertise. It is important to note that a municipal website can be a powerful economic development tool. The town, the Chamber of Commerce, and CVB could link to each other's sites. The town could also promote Chamber and CVB functions and initiatives that benefit the Moorefield community.

The town should consider the costs related to the establishment and maintenance of a municipal website and whether the development and maintenance of the website would best be completed in-house or by a third-party web designer.



Create a planning development office

One concept emerging from the town's comprehensive plan process involves the need to establish a "planning and development office." This office could be staffed with a part-time or full-time position depending on the duties outlined. The town council, with input from the

planning commission and citizens, will need to outline how this office can help move Moorefield forward.

Planning and development personnel could write and administer grants for police and fire equipment and training, emergency preparedness training and education, and infrastructure grants.

The planning and development position would not replace any current municipal position and a significant portion of funding for this position would come by way of grant funding. Planning and development office personnel could work with other members of the town staff as well as with other local and state personnel. Besides writing grants, the planning and development office position would be responsible for administering the zoning and subdivision ordinances and would be in charge of all other planning-related activities.

The planning and development position could also serve as Moorefield's floodplain manager and enforce the National Flood Insurance Program (NFIP) requirements. The town could create and administer a Community Rating System (CRS) program, which is a voluntary program in which a community goes beyond the minimum requirements of the NFIP through a series of activities and exercises that mitigate damage from floods. The more activities the community completes the more discount each person in the community with a flood insurance policy receives annually.

Initially, the town could establish the planning and development office position as an AmeriCorp Vista. AmeriCorps Vistas make a year-long, full-time commitment to serve on a specific project at a nonprofit organization or public agency. "Vistas focus their efforts to build the organizational, administrative, and financial capacity of organizations that fight illiteracy, improve health services, foster economic development, and otherwise assist low-income communities." (Source: AmeriCorp Vista Website) Vistas have already been used by local governments in West Virginia to assist local governments with their day-to-day operations. Supporting a Vista for a year would be a relatively low cost way to get the office of planning and development up and running.



Recycling Program

The town currently contracts with a private third party company, Envirco. for trash pickup.

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Envirco also picks up recycling at the Moorefield Industrial Park one Saturday each month. When asked to rate their level of satisfaction regarding recycling in Moorefield, almost 75% of respondents to the online survey said “poor” and another 20% responded “fair.”

The town should consider more frequent collection of recyclables as well as having permanent recycle bins for drop off in a central location. Additionally the town should look at costs and gauge willingness of citizen participation in curbside recycling.

International Property Maintenance Code for external sanitation offenses

The town should focus efforts to enforce the International Property Maintenance Code (IPMC), which Moorefield has already adopted as part of the West Virginia State Building Code. The IPMC is primarily concerned with whether existing properties are unsafe. The IPMC enforces rubbish, tall grass, and abandoned vehicles located on the exterior of the property. Since the town is already enforcing the state building code and there is a building inspector, no new personnel would be needed at this time.



Police Department

The police department needs a new 4 x 4 utility vehicle. Having such a vehicle would be useful during times of inclement weather, including localized flood events, when it is still necessary for the police to respond quickly in adverse conditions.

Recreation and Quality of Life

The importance of maintaining and creating recreational opportunities and a high quality of life for citizens cannot be overstated. While Moorefield already has several recreational facilities including two parks, playgrounds, a pool, basketball and tennis courts, and baseball and softball fields the town should continually be looking at ways to expand and diversify recreational opportunities for Moorefield citizens.

Multi-use trails in town

The lack of pedestrian and bicycle facilities in Moorefield is an issue that has been brought up repeatedly during the comprehensive plan process. Many people are concerned with the lack of safe pedestrian and bicycle access to portions of town, particularly along Route 220 in the northern part of town. Many people walk or bicycle along Route 220 to visit the commer-

cial areas in the northern part of town without pedestrian or bicycle facilities.

Several citizens also responded that pedestrian and bicycle facilities for recreational purposes were also needed. Ideas include a multi-use trail on top of the levee along the South Branch. The levee which was built in 1996 is used for flood mitigation, but is otherwise an unutilized area.

One question on the online survey asked whether a respondent would be in favor of a multi-use (bicycle) trail on the levee, if structurally sound. 87% of respondents were in favor of such a trail.

Some of the main concerns raised with constructing a multi-use trail on the levee include 1) whether the trail can be done in such a way as to not disrupt the structural integrity of the levee; 2) how is the town going fund such a project; 3) ingress and egress for trail.



The town will need to work with the Army Corps of Engineers to determine whether a trail on the levee is permitted and feasible. In terms of public ingress and egress, access points exist at Allegheny and Kuykendall Streets.,

However public access might become problematic at the northern and southern portions of the levee. Therefore, the town would need to work with property owners to obtain right-of-way access. A multi-use trail with existing recreational facilities, including the town park and the schools, would be very beneficial.

A possibility exists of extending the levee trail across the South Fork all the way down to Brighton Park (County-owned). However, there would likely be issues with rights-of-way and access.

Another location for a multi-use trail is along the railroad tracks that run through town. From the town park, going north to Walmart, a multi-use trail could be developed adjacent to the train tracks. A trail in this area gives people an opportunity to access shopping destinations without walking or riding their bicycles along high traffic corridors. The town would need to work with the rail authority as well as property owners in order to make sure right-of-way and liability issues are properly addressed.

Utilization of FEMA Hazard Mitigation Properties

The Town of Moorefield owns several properties, especially near Poplar Avenue, that

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were purchased through FEMA's Hazard Mitigation Assistance- Property Acquisition Program. Buyouts of repetitive loss properties are an important way to reduce the risk of future flood events. By law, a property purchased through the acquisition program must remain open space in perpetuity. The community can use the land to create public parks or wildlife refuges, for example, but the community cannot sell the land to private individuals or develop it.

Properties purchased through the acquisition program on Poplar Avenue could be used to create community gardens. Creating and maintaining community gardens are a relatively inexpensive activity that allows the community to utilize the land which is otherwise restricted from being developed. However, community gardens are not the only option for this land. Other options include leaving the land open space, establishing a small playground, or creating a dog park.

Conservation and preservation of open/green space

The town needs to balance development with the protection of areas within town that should be preserved as green space. Areas that are currently undeveloped and within the Special Flood Hazard Area (AKA 100 Year Floodplain) should be considered for open space designation when the town updates the zoning ordinance.

The town, through the zoning ordinance, should establish riparian buffer overlay areas along the South Branch and South Fork which are part of the floodplain and important to preserve.

Utilization of existing recreational amenities

Feedback from citizens indicates that the amphitheater in the town park is underutilized. One way to encourage more use of the park and amphitheater is to create a summer concert series at the park. The amphitheater also provides a year round venue for local artists to perform. A concert series in the park can be administered by the planning and development office and there may be grants associated with promoting the local arts.

Creating a dog park in Moorefield may also be a way to utilize existing recreational land. Creating a dog park can be relatively inexpensive to develop and can give dog owners a place to recreate and spend time with their pets. Possible locations for a dog park in Moorefield include the town park, the old lagoon site, or the FEMA Hazard Mitigation lots near Poplar Avenue. Dog parks do not typically take up much space and can be confined to an acre or less.

The old wastewater treatment lagoon, which was part of the former wastewater treatment facility is no longer in use and the former lagoon site presents a unique opportunity for recre-



Dog Park Advantages and Disadvantages

Advantages

- **Opportunity for dogs and owners to exercise**
- **Dogs socialize with other dogs and people**
- **Off-leash play in a closed environment**
- **Can limit off-leash dog play in other parks, if providing a designated dog park.**

Disadvantages

- **Potential exposure to aggressive dogs, dogs fighting**
- **Potential exposure to disease where there is a concentration of animals**
- **Tragedy of the commons, some people do not pick up after dogs or may leave dog unattended**
- **Municipal upkeep- mowing, waste removal.**

ation in Moorefield. The lagoon will be filled in, per state regulations, and will provide over 12 acres of flat land within town limits. The main concern with utilizing the old lagoon site is that the land is located within the Special Flood Hazard Area, so development should be limited. With its size, the lagoon area could be used for multiple recreational purposes including soccer, football, lacrosse, baseball practice fields, as well as youth sports fields.

Activities for youth

A community should provide a diverse offering of activities for the youth. While parks and athletic fields are important, so too are places and activities for the arts. 38% of participants of the online survey indicated that they were "dissatisfied" with the current level of activities for youth, and another 37% were "very dissatisfied." The survey asked if the town provided enough programs and facilities for teens and children (84% said "No") or enough programs for families (65% said "No").

The Town already boasts a historic theater that is home to community performances which often involve youth. The churches also coordinate activities for youth. Instead of "reinventing the wheel," the town should support and encourage the expansion of existing organizations and services. The town should work with youth service organizations to provide the youth with a space that they can call their own. A building or downtown storefront that would serve

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as a local multi-use hangout for teens, where they can play video games, have access to computers, or hold 'battle of the bands' concerts would be ideal. The development of a multi-use youth center would need to be a coordinated effort between the town, the schools, library, local business owners, church groups, and other organizations.

Another option is to develop a multipurpose building such as a vacant building that could be developed into an ice skating rink in the winter and provide space for other activities throughout the year.

Teenage Alcohol Consumption

"If the community was supportive, and adolescents perceived that the adults in their community cared about them and worked hard to provide activities for them, if they felt safe in their community, they drank a lot less," study researcher Laura DeHaan, a psychology professor at Calvin College in Michigan.

The town should offer a free movie night at the pool. The pool would stay open late once a week and there would a showing of an appropriate movie. Participants would be encouraged to bring an inner tube or other floatation device and lounge around the pool and enjoy a movie projected on a large screen at the pool. The amphitheater could also be used for "movies at the park" if the pool is not available.

The town should encourage art contests in which the youth, with the property owners and town's permission, paint a building mural that depicts life in Moorefield. This would give the youth that are artistically inclined an opportunity to express themselves, all while providing public art pieces around town. The town could work with Moorefield High School's art department to develop a program to paint murals and provide other pieces of public art in the community.

The town should consider allowing a few high school students each year to become town officials for a day. During the designated day, a handful of students would become council members, the mayor, public works director, police chief, and town clerk. The students would shadow these officials and would hold a mock town council meeting where they could offer suggestions on how to improve Moorefield in the future. This is a great opportunity for the town to work with the youth as well as get ideas about how the town can better serve its youth.



Land Use

Review and update land use ordinances

To further many of the goals and objectives of the comprehensive plan a review and update of Moorefield's current land use ordinances must be given high priority. The town has adopted both subdivision regulations and a zoning ordinance; however, neither has been substantially updated in several years (Subdivision Regulations 1985, Zoning Ordinance 1980). Meanwhile, there have been several changes to the community that effect land use and development in the past several years. The most significant change is the development of Corridor H, which has not only altered traffic patterns in Moorefield but where commercial and residential development is occurring.

Another reason to review and update the town's land use ordinances is to ensure consistency with the state's land use statute, Chapter 8A, West Virginia Code (2004). Chapter 8A establishes the requirements for creating a planning commission, creating and updating a zoning ordinance, creating and updating a subdivision and land development ordinances (SALDOs), and establishing a Board of Zoning Appeals. The town, when updating its land use ordinances, needs to ensure that all updates and revisions comply with current state laws.



Updating the zoning ordinance will help ensure that the zoning district descriptions and the official zoning map are consistent. Property owners should be able to review the zoning map and easily determine their property's zoning designation. The zoning ordinance text should clearly explain permitted and conditional uses, as well as size, area, and bulk requirements. Both the subdivision regulations and the zoning ordinance are tools to implement a comprehensive plan so it is necessary that they are consistent with the comprehensive plan.

Annexation/Preferred Development Areas

Annexation is a process whereby a municipality's changes its corporate limits to include land that was not previously within their jurisdiction. Annexation is another tool that can implement the goals and objectives of the comprehensive plan. The town should analyze the potential costs and benefits of annexing land into the town. One possible cost is providing services to more people and businesses, including infrastructure and maintenance costs. Possible

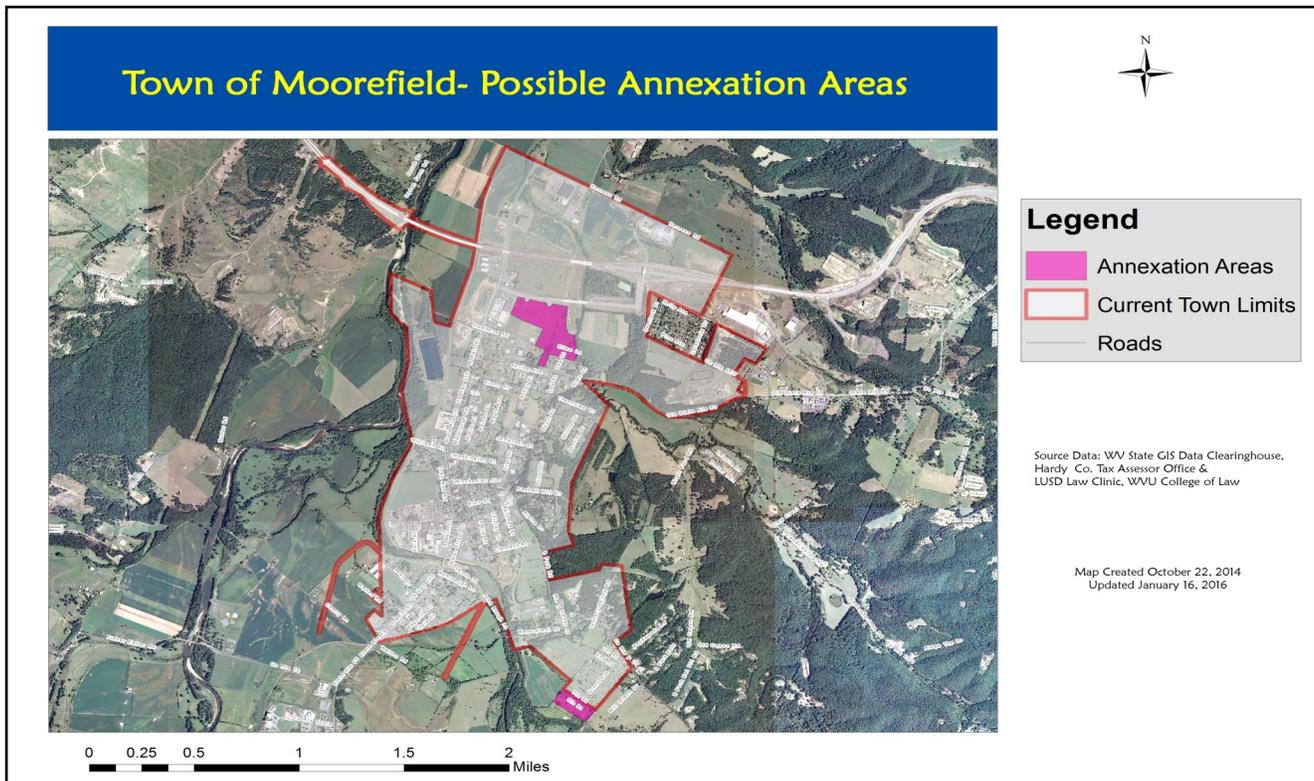
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benefits include an increased tax base, more developable land, and added population to the town.

Annexation was discussed extensively throughout the comprehensive plan process. One area for possible annexation has been referred to as the “donut hole.” The donut hole is an area of land in the northern part of town adjacent to the town park. This land is controlled by the county yet is completely surrounded by the Town of Moorefield. This area of land could be beneficial to the town in many ways. The land within the donut hole is largely undeveloped so it could be incorporated into the town park which sits adjacent to the donut hole. This land is also advantageous for annexation because it is relatively flat and it is not in the Special Flood Hazard Area (SFHA).

The other area that should be considered for possible annexation is the unincorporated portion of Misty Terrace. The majority of Misty Terrace is currently within town limits, however parts of 7th and 8th Streets are still part of the county. The town has already built recreational facilities in Misty Terrace that everyone, including those on 7th and 8th streets, can freely use.



Property owners should be part of the annexation process including initial discussions. While there were two specific areas identified for possible annexation, changes in circumstance

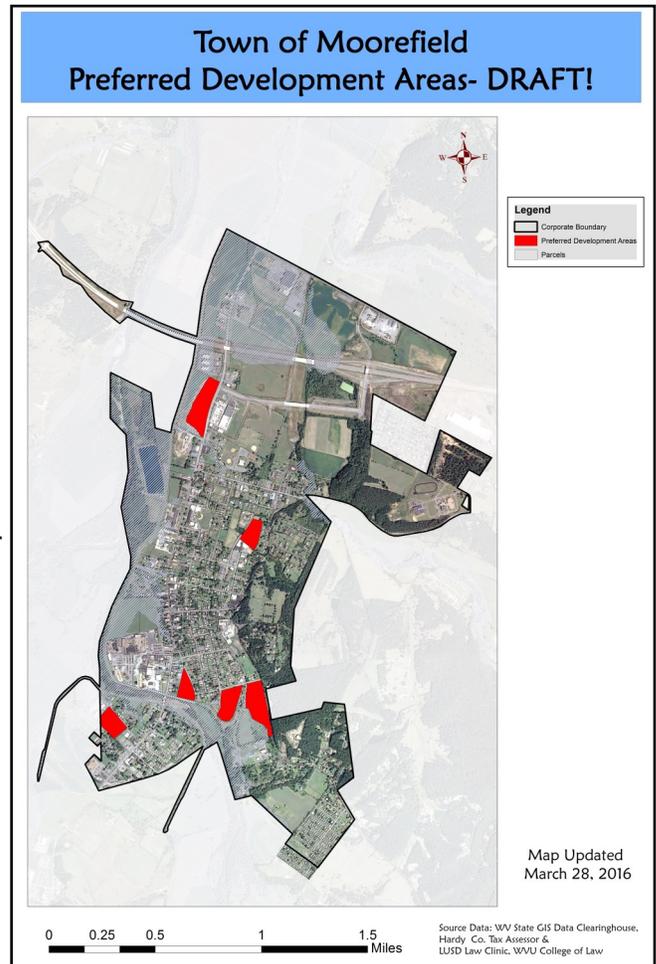
may necessitate a review of possible annexation areas not currently identified.

Both the Town of Moorefield and Hardy County have developed a “preferred development areas” map. The Town’s “preferred development areas are indicated on Map X. Under Chapter 8A of the West Virginia Code, preferred development areas are defined as a “geographically defined area where incentives may be used to encourage development, infill development or re-development in order to promote well designed and coordinated communities.” Many of the areas identified as preferred development areas are adjacent to the Town of Moorefield (see Appendix A). The development of these areas, whether they remain in Hardy County or become annexed by the Town of Moorefield, should be done with transparency and openness so that property owners are informed of actions that could have an effect on their property.

Corridor Planning (Rt. 220 & Rt. 48)

Corridors are often critical for future use and development and deserve special attention during the comprehensive plan process. The development of Corridor H has already made an impact on land use in Moorefield and Hardy County. As the Corridor continues to be built and connected to other areas more visitors are going to pass through Moorefield.

Of equal importance is Main Street (Route 220) which serves as the town’s north-south corridor. The Main Street Corridor has three distinct segments. The northern segment of the corridor goes from the northern most portion of the corporate limits south to the Monroe Street intersection. This part of the corridor is where most of the recent development has occurred and where continued development pressure is likely to be strong. This segment is also the most visible segment from Corridor H. Access management is critical in the segment as there



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are still opportunities to plan for new infrastructure and infill development.

The middle segment of the corridor goes from Monroe Street south to Town Run Road. This segment is largely built out and contains the historic downtown district. This area has smaller lot sizes and a mixture of single-family houses and small businesses. Main Street (Route 220) narrows in this segment and has a smaller right-of-way than other parts of the corridor. Preservation of small businesses and historic structures is one of the main concerns along this segment.

The last segment goes from Town Run Road south to the corporate limits, right before Cherry Lane. This segment is home to Pilgrim's Pride as well as other businesses including a super-market, banks, restaurants, as well as many residential structures. Some areas within this segment are vacant and appropriate for infill development and redevelopment. The development pressure here is less intense than the northern segment. However, the southern segment should also be considered a gateway and planned for appropriately.

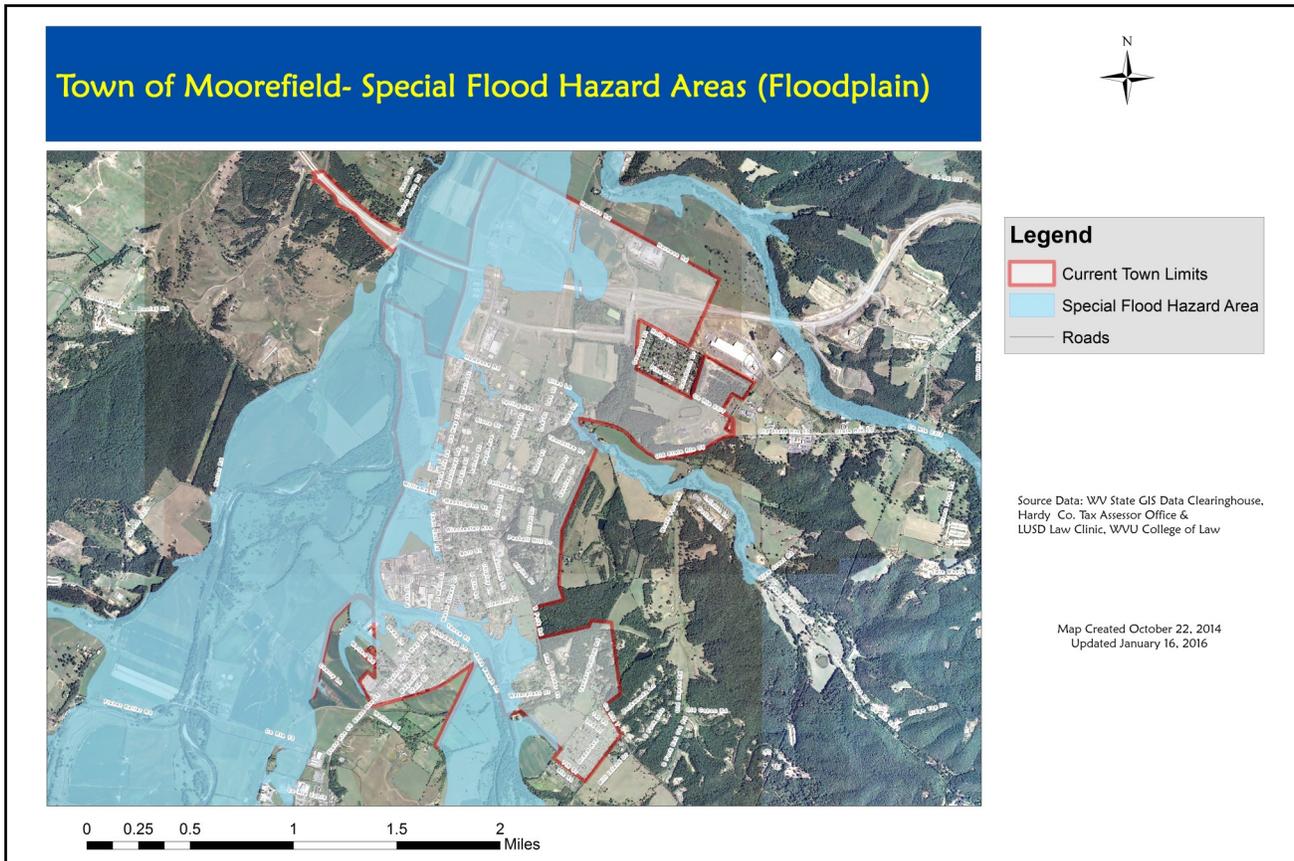
The town should understand the role the corridors play in daily life. When updating the zoning ordinance, the town should consider adopting regulations for the corridors, including proper requirements for signage and nonconforming uses.

Floodplain management

The Town of Moorefield is no stranger to devastating floods. Many residents remember the 1985 flood and the damage it caused in and around Moorefield. Businesses and homes were ruined, livestock washed away, and there were weeks spent cleaning up in the aftermath. Since that time flood mitigation measures have been put in place, most notably the levee that surrounds much of the town.

A significant portion of the town's developed land still lies within the Special Flood Hazard Area (SFHA), also known as the floodplain. The town should continue to work with FEMA and the West Virginia Division of Homeland Security and Emergency Management (DHSEM) representatives to ensure that Flood Insurance Rate Maps are updated and accurate. The town also needs to continue to educate and provide information to citizens about the costs and hazards of developing in the SFHA. Furthermore the town should help its citizens understand how flood insurance changed in light of the Biggert-Waters Act of 2012 and the Homeowners Flood Insurance Affordability Act of 2014.





While participation in National Flood Insurance Program (NFIP) is required for property owners to be able to receive flood insurance, the program only sets minimum requirements. FEMA has also created a volunteer program called the Community Rating System (CRS), which awards communities that go beyond the minimum requirements of NFIP. The more activities/programs/and actions taken to mitigate flood risks the more points a community is awarded. When certain levels are obtained, all property owners in the community receive an annual discount on their flood insurance premiums. The more flood mitigation activities the community completes, the larger the annual discount individual policyholders receive on their premiums.

The Town of Moorefield should work with the DHSEM to establish a Community Rating System (CRS) program and make it a priority to focus on activities that can mitigate flood hazards, while trying to reach higher-class levels that would allow community members to receive greater discounts on their flood insurance premiums.

The town should also work with state and federal floodplain officials to determine if there are additional lots which could be purchased through FEMA's Hazard Mitigation- Property Acquisition Program. Only properties in which there remains a high risk or continued loss due to flooding would typically be considered for FEMA's acquisition program.

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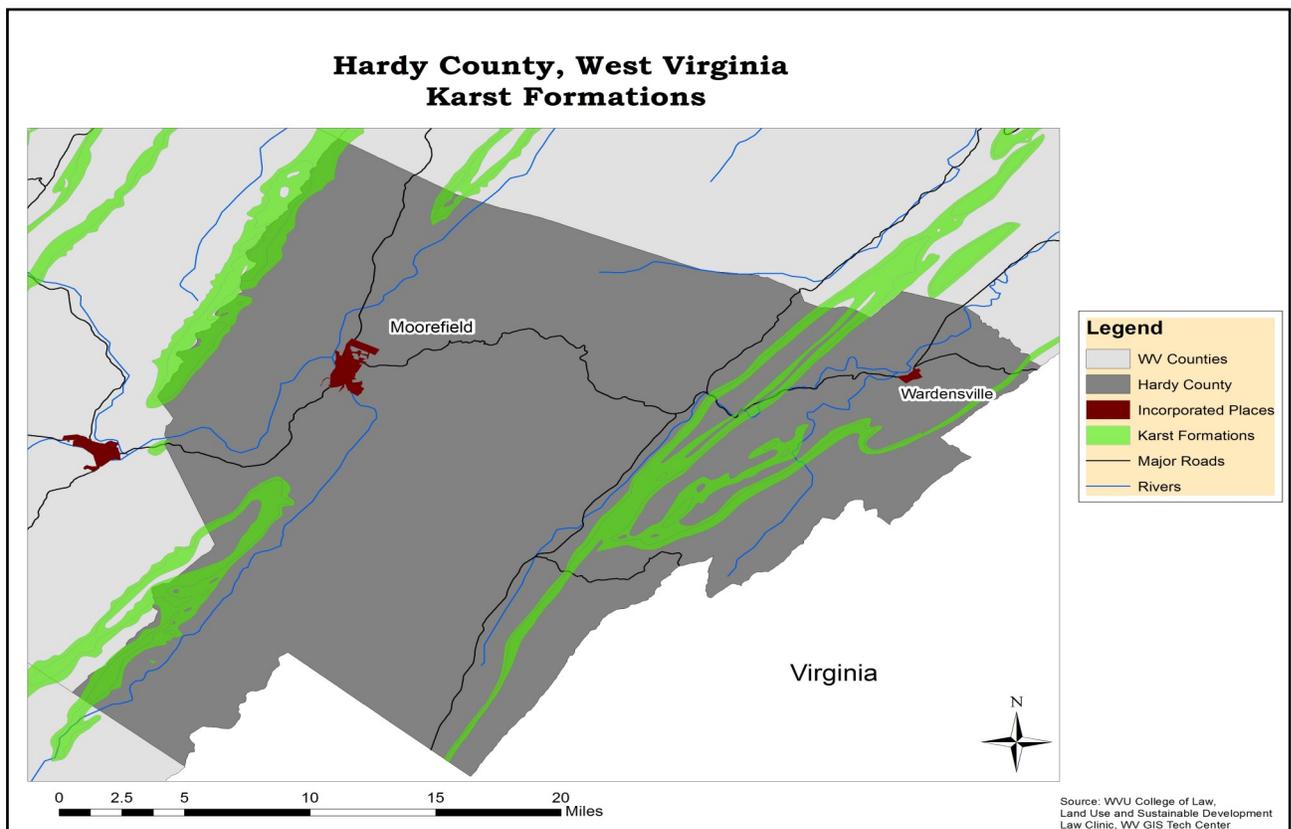
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The town could also create, during the zoning ordinance update, a floodplain overlay district that provides additional protections and limitations for future development in areas that are inundated with flood waters.

Subsidence Areas

In addition to identifying flood-prone areas, Chapter 8A also requires the identification of any subsidence areas, which are typically associated with karst areas. The eastern part of West Virginia is well known for karst areas such as Seneca Caverns and Smoke Hole Caverns. Hardy County includes some karst areas, mostly along the eastern portion of the county. According to the latest USGS Karst Map, there is no karst within the town limits; however, there is karst a few miles to the west along the Hardy-Grant County border and just north of town.

Steep terrain is also a concern and increases the likelihood of landslides. Most of the town is relatively flat. However, portions of the eastern part of town include steep slopes. One area with steep slopes is along Old State Route 55 near the school complex, this area is wooded and largely undeveloped. The other areas with steep terrain are near the Olivet Cemetery and along South Fork Road near the town's water tower. Much like the floodplains, the town could create a steep slope overlay that limits certain types of development in areas of town with steep slopes.



Economic Development

Economic development is an important consideration in any comprehensive plan. Each community addresses future economic development in their own way. Moorefield's distinction lies in the handful of major employers in and around town that, either directly or indirectly, provide a high percentage of the local jobs. While the focus should be on how to keep small and large employers here, the town should also consider how to promote the diversification of the economy and provide more well paying jobs in different sectors.

Identify Niche Markets & Diversify Economic Sectors

The town should utilize existing municipal facilities to promote locally produced goods in the park. A "Farmers in the Park" program could allow local farmers and artisans to sell their wares at the town park, at a designated time and place. A "Farmers in the Park" program could function much like a farmers market. Instead of having a few fruit and vegetable stands sprinkled throughout Moorefield and surrounding areas, the vendors could set up at one centralized location.

Moorefield should also more vigorously promote telework. HardyNet already provides broadband service (up to 6 megs of data speed) throughout town which would allow streaming video, video conferencing, and the upload/download of large data files. Having the fiber optic network in place is similar to having road built, or a wastewater treatment facility in place. People that may have to commute to the DC, Northern Virginia area infrequently and appreciate the low cost of living and the rural lifestyle might see Moorefield and the surrounding area as a prime location for telecommuting or buying a summer home.

The town needs to work with the Chamber of Commerce, the County, the CVB, and other economic development-focused groups to promote Moorefield and Hardy County as a place with the broadband infrastructure, a low cost of living, all the day-to-day amenities in town, and in close proximity to the Washington, DC metropolitan area. The town should understand what the needs and desires of people moving to Moorefield to telecommute might be and try to address any deficiencies.

A pellet plant is considering locating to the Moorefield area. The plant's impact would include an estimated 70 trucks per day going to and from the pellet



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plant with the potential for increased industry and jobs. The town should be involved in discussing logistics with the property owners.

Work with entities involved in tourism and economic development

While the town needs to promote itself for tourism and economic development purposes there are already organizations in Moorefield and Hardy County to work with and collaborate. The town can promote local economic development initiatives such as the "Ride the High Five," which promotes motorcycle tourism in the Potomac Highlands. The town should also work with the Hardy County CVB that is currently "undergoing a logo and destination branding project designed to positively increase and contribute to the economic benefit of tourism, agri-tourism, and travel to Hardy County."

ON TRAC/Main Street WV Program

Another program to consider is the ON TRAC program through Main Street West Virginia. If the town were to be accepted into the ON TRAC program and successfully complete 2 years in the program, the town would be eligible to become a Main Street program. The Chamber of Commerce has already submitted an application for Moorefield to become an ON TRAC community. Participating in the Main Street program provides technical assistance for activities such as downtown design, organizing community facilities, and promoting and improving physical aspects of the town.

Economic Development Sectors and Sites

The traditional center of trade and commerce for Moorefield has been its downtown. Many businesses as well as the courthouse, library, restaurants, theater are still located downtown. The downtown will likely continue to be the center of trade and commerce for the town, however the town needs to acknowledge that future development pressure might be located in other areas of town.



Since the establishment of Corridor H the northern part of town has been developing at a fairly high rate. Several new businesses have located in very close proximity to the Route 220 & Corridor H Interchange. The town needs to decide where future commercial development should occur. The town should look at factors such as existing infrastructure including water facilities, transportation facilities, and how development will affect traffic. Updating the zoning ordinance can further support the community's preference for development in specific areas. The town should work with Hardy County by coordinating efforts to direct development to certain areas.

Continue to work with local employers

Much of the town's current economic fate is tied to its large employers. Town officials need to continue to work with these large employers to ensure they continue to provide much-needed jobs for citizens. The town should meet with officials from the large companies quarterly to discuss any issues and to ensure the town is providing proper services. These meetings should be open to the public and an invitation should be extended to all business owners in the town, regardless of their company's size. The town should coordinate with the Hardy County RDA and the Chamber of Commerce.

The community should consider creating a loss management plan. This plan will focus on the economic resiliency of the town in the event a major employer moves/ceases operations from Moorefield.

Partner with Eastern West Virginia Community & Technical College

The town should work with Eastern West Virginia Community & Technical College, when appropriate, to continue to provide educational opportunities to residents. The town office should offer internships for students who are learning skills that would be useful in town government. For instance, have a permanent internship position for qualified students in the computer applications/information technology program to build and maintain the town's website. The town should work with the college to make sure the students receive a small stipend or college credits for any work completed that supports the functions of the town office.

Qualified students can receive "real life" experience which is an important part of learning and the town can benefit by having more "man" power in the office.

Historic Preservation

Groups that focus on historic preservation in and around Moorefield include the Hardy County Historical Society and the Town's Historic Landmark Commission. While Moorefield already has a federally designated historic district, the district has not been updated since 1982. The town should review the historic designations to see if any of the structures since 1982 have been destroyed or torn down and should be removed from the registry or if additional structures can be placed on the registry.

The town through its Historic Landmarks Commission should continue to protect and preserve its historical resources.

Commuter Fee



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Several communities in West Virginia impose a “user fee.” A user fee is assessed to anyone working within the jurisdiction. Fees are typically a few dollars a week and are taken out by the employer and typically used to fund infrastructure projects.

A similar concept is a “commuter fee.” A commuter fee has been discussed by some communities around the state. The primary difference between a user fee and a commuter fee is that a commuter fee would only be assessed to those who live outside the jurisdiction but work within the community.

The town should only consider a commuter fee at this time. The town should first ensure that such a fee is enabled in West Virginia. The town should also clearly define whom this fee would effect, how the funds would be used, and how much would be assessed.

Directional Signage for “historic” areas of Moorefield

People traveling along Corridor H are likely to miss much of the town. Moorefield officials need to work with the West Virginia Department of Transportation– Division of Highways to provide signage that identifies key attractions and landmarks in Moorefield, especially those which cannot be seen from Corridor H. Additional small-scale directional signage should be considered for the parks, town hall, and other community amenities similar to what has been done for the library along Main Street.

Housing

Create a regional housing authority

The town should work with other local governments to create a Regional Housing Authority pursuant to §16-15-3a of the West Virginia Code. The housing authority shall “provide decent, safe and sanitary housing that is affordable to persons of low and moderate income.”

The state permits the formation of a regional housing authority between two or more local governments which would be established by way of resolution from each participating community. The Town of Moorefield, Town of Wardensville, and Hardy County could work together to form a housing authority. Participating communities need to fully understand what it means to have a housing authority in the region, identify both the strengths and weaknesses of establishing a housing authority, and make sure



the resources are in place so that a regional housing authority can effectively work in the communities.

Encourage senior and/or assisted living facilities

The community recognizes a need for senior and assisted living facilities in Moorefield. People want to “age in place,” meaning they do not want to move away from their hometown because they are aging and might need assistance for some daily life functions. The town should facilitate the development of senior and/or assisted living developments in town so that people will not have to move to other places when they get older. The town should permit, by-right, these types of facilities in any appropriate zoning districts and to ensure safe design requirements if retrofitting a residential structure to become accessible.

Another option is to encourage more one-story ranch-style housing. The town can also encourage construction that can be universally utilized such as ramps for access, wider doors for wheelchairs, lower counter tops, and other design standards that conform to local zoning and building codes.

Vacant and uninhabitable property registration programs

Any municipality in West Virginia is enabled to create both a vacant property registration program and an uninhabitable structures registration program. A vacant property registry is a program that municipalities in West Virginia can establish to require all owners of vacant buildings and properties to register their properties and pay an annual registration fee.

Some of the advantages, as explained in the WV LEAP Toolkit for establishing a vacant property registry are 1) the registration program incentivizes renovating properties/buildings to avoid paying annual registration fees, 2) fees collected through a local vacant property registration program must be used to improve public safety and to monitor and administer the registration program and, 3) a registration program creates an up-to-date list of vacant buildings “for police and fire personnel, who most often contend with the dangerous situations manifested in vacant buildings.”

The town can also establish an uninhabitable property registration program. An uninhabitable property registry is a program that municipalities in West Virginia can establish to require all owners

EXAMPLE OF VACANT PROPERTY REGISTRY FEES

City of Wheeling- Vacant Property Registration Program Annual Fees (Fee Schedule):

<1 year = \$0
1 year = \$ 500
2 years = \$1,000
3 years = \$2,000
4 years = \$3,500
5 years = \$4,000
5 years+= \$4,000+\$300 per yr.

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of uninhabitable properties to register their properties and pay an annual registration fee.

The town's code enforcement officer would determine whether a property is uninhabitable, in violation of the West Virginia State Building Code (WVSBC), and subject to an uninhabitable property registration program fee.

Although similar to a vacant property registry, an uninhabitable property registration program has different requirements and should be treated as a distinct program.

Encourage renewal, redevelopment, adaptive reuse, and infill development.

There are several places in Moorefield where infill development could be encouraged. One area in particular is Rosemary Lane where there are several empty lots scattered among existing residential units.

In terms of adaptive reuse, there are already examples in town, including the old Hotel McNeill where there are apartments that are to be located on the upper level. The zoning ordinance should allow for adaptive reuse of properties, especially on the 2nd and 3rd level of existing commercial spaces downtown. In certain areas of town old commercial or industrial buildings that are not being used as such should be permitted, possibly through a conditional use permit to be redeveloped into residential living space. Renewal of an empty, unused building could go a long ways towards addressing the issue of lack of housing in Moorefield. Since recent population numbers and estimates for Moorefield show relative stagnation, the number of housing units and land may not need to be increased substantially, however a focus on adaptive reuse, and appropriate infill development could alleviate any near-term housing pressure. The exact number of housing units needed is very hard to predict.



Moorefield

Comprehensive Plan

Chapter 4: Action Plan



Action Plan

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Goal 1- Improve Transportation and Infrastructure

Objective 1- Complete water treatment project [HIGH]

Action Step 1- Work with United States Department of Agriculture (USDA) to secure funding for the three-phase project. Work with the West Virginia Public Service Commission to obtain a "Certificate of Public Convenience and Necessity"

Action Step 2- Submit a "Request For Proposals" for the three projects once funding is secured.

Action Step 3- Construct the three-phase project. Will take approximately 2 years once bids have been received. The three projects include a new water treatment facility, a new water tank, and a new water line on Main Street.

Action Step 4- Purchase a backup generator for the water treatment facility.

Objective 2- Improve roads and sidewalks

Action Step 1- Develop Capital Improvement Program (CIP)

The CIP identifies the most critical needs for infrastructure such as roads and sidewalks. The CIP will also identify funding sources for particular projects and can be used in conjunction with the comprehensive plan to assist town officials in deciding which projects get funded and when each project will be funded.

Action Step 2- Build new sidewalks/repair existing sidewalks

Construct a sidewalk or multi-use trail along North Main Street from Spring Avenue to the Wal-Mart.

Ensure all new sidewalks are compliant with the Americans with Disability Act (ADA) requirements.

Retrofit existing sidewalks with ADA-compliant curb cuts.

Objective 3- Reduce traffic congestion

Action Step 1- Cost-Benefit Analysis of Bypass around Moorefield

A bypass has been discussed for several years. Traffic along Main Street by thru-traffic seems to be getting worse. Work with state and county officials to identify the costs and benefits of constructing a bypass.

Action Step 2- Reduce congestion during school arrival and dismissal time.

Need to develop, in coordination with schools and the police department, a dismissal and travel schedule that minimizes traffic congestion along Main Street.

Action Step 3- Promote access management for new development

Work with state transportation officials and private developers to limit multiple direct access points to arterial roads.

Objective 4- Address stormwater issues around town

Action Step 1 – Eliminate the remaining Combined Sewer Overflows (CSOs)

Work with state officials, including staff from the Department of Environmental Protection, to determine the best methods and means of financing for the removal of the two remaining CSO sites.

Action Step 2- Address standing rain water

Eliminate areas of standing rain water by implementing low impact design concepts such as swales, vegetated buffers, or pervious transportation surfaces on publicly-owned property.

Objective 5- Ensure there is proper parking throughout town

Action Step 1- Understand the parking needs of downtown businesses. Poll downtown business owners as to whether they prefer parking on both sides of Main Street, one side of the street, or no on-street parking downtown.

If no on-street parking is desired alternatives need to be identified,



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such as small public parking lots at various spots downtown.

Action Step 2- Address high volume of vehicles parked on the streets near the Courthouse and high school.

Work with the County Commission and Board of Education to find solutions.

Action Step 3- Require directional parking

Ensure that vehicles are parked on the same side as the direction they would be traveling in, for example if a car was parked on Main Street facing north, that vehicle could only be parked on the north-bound side of the street.



Goal 2- Increase the Scope and Quality of Governmental Services

Objective 1- Develop a municipal website

Action Step 1 Identify and plan for initial costs and content

Identify costs associated with developing the town website by a third party web designer or in-house. Ensure all desired content is on the website and is appropriate for Moorefield.

Action Step 2 Plan for maintenance and update of website

Once the website has been designed, there will be periodic maintenance and upkeep costs. The town should either retain a web designer or train town staff to manage the website.

Objective 2- Create a Planning and Development Office

Action Step 1- Develop a detailed job description that outlines powers and duties of the office. Decide whether the planning personnel will be full-time or part-time, salary/hourly, and benefits.



Action Step 2- Develop a Community Ratings System (CRS) program

The Planning and Development Office position would likely serve as the local floodplain manager. This person should look into the merits of having the town apply for the Community Rating System (CRS) program.

By participating in the CRS program each Moorefield resident which has a flood insurance policy will receive an annual discount on their premium.

Objective 3- Initiate a recycling program

Action Step 1- Work with Enviro, Inc. to establish a more frequent and convenient recycling program.

Analyze different recycling options including curbside recycling or the placement of large receptacles at the town park.

Objective 4- Focus enforcement efforts on International Property Maintenance Code (IPMC)

Action Step 1- Ensure abandoned and dilapidated structures, inoperable vehicles, and unkempt properties are enforced through the IPMC.

Objective 5- Provide town police with necessary equipment

Action Step 1- Provide the financing or assist with grant funding for a new 4 x4 vehicle for the police department

Objective 6- Continue to work with volunteer fire department to ensure they can

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continue to be an asset to the community.

Action Step 1- Periodically meet with members of the fire department to ensure collaboration between the town and fire department.

Objective 7- Partner with the Eastern West Virginia Community & Technical College

Action Step 1- Give students meaningful internship opportunities working in town hall. The town could establish a permanent internship position for computer applications students to build and maintain the town's website.



Goal 3- Improve Recreational Opportunities and Quality of Life

Objective 1- Develop bike (multi-use) trails

Action Step 1- Work with Army Corps of Engineers

Work with Army Corp and FEMA representatives to understand the feasibility of creating a multi-use trail on the levee. The primary concerns are whether developing a multi-use trail on the levee will lessen the structural integrity of the levee and whether construction of a trail on the levee is permitted.

Action Step 2- Identify route and ingress/egress of trail

There are concerns with lack of ingress and egress under the proposed levee

trail. The town needs to have a basic idea of where the trail will be located and identify preferred areas for ingress and egress. The town could then work with property owners to try and gain trail access.

Action Step 3- Secure funding for trail

Identify grant funding for trail development. The town needs to research available grant funding for recreation and/or trail development.

Objective 2- Utilization of Federal Emergency Management Agency (FEMA) acquisition properties

Action Step 1- Develop community gardens or dog park

The town owns several properties that are part of the FEMA property acquisition program. There are development restrictions placed on the properties as part of the acquisition program.

The town should decide whether or not these properties have any public value beyond vacant green space. One option is to develop small community gardens. Many of the acquisition lots are small so a series of gardens may be a good use of the land.

Another option is to develop a dog park on the acquisition properties. Creating a dog park can be a relatively inexpensive project that would meet an unfilled need in town.



Objective 3- Provide more diverse activities for youth

Action Step 1- Establish a multi-use youth center that focuses on fine arts

Work with local organizations to establish a local “hang out” for youth to

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socialize, play video games, access computers, and hold music/singing competitions.

Action Step 2- Free movie night at pool/park during the summer

Keep the pool and/or the park open late at least once a week to show free movies. Invite folks to bring inflatables to the pool and watch a movie.

Another option is to utilize the amphitheater at the town park to show free movies.



Action Step 3- Murals painted by local art students.

Work with Moorefield High School, as well as property owners, to develop a mural program in town. Art students could develop mural concepts and the town could work to identify willing property owners.

There could be an annual design competition that focuses on the ideals of the community. The property owner and town officials would have to agree to the winning design. Each year the winning design would be painted on the side of a building by the local art students. Part of this program would be to repaint the existing murals after a certain number of years.

Objective 4- Identify best use of lagoon area

Action Step 1- Once the remediation of the site is complete the town can decide whether to sell the lagoon site or keep the property public.

Action Step 2- Work with citizens to decide best use of the lagoon area

Because the old lagoon is in the Special Flood Hazard Area it may be limited in its redevelopment potential.

The old lagoon site is very large and several athletic fields could be developed

on the property. A football practice field could be developed for the high school. Youth sports fields for soccer, baseball, softball, lacrosse and other sports could also be placed on this site.

Goal 4- Encourage Land Use Development Consistent with the Needs of the Community

Objective 1- Review and update land use ordinances

Action Step 1- Review and update zoning ordinance.

Moorefield's current zoning ordinance has not been substantially updated in several years. The planning commission will need to develop a "study and report on zoning" which provides updates and recommendations prior to town council amending the zoning ordinance.

Action Step 2- Review and update subdivision regulations.

The subdivision provisions have not been updated in several years. The planning commission should work with the town council to make the necessary updates



Objective 2- Identify annexation and preferred development areas

Action Step 1- Consider areas for annexation, including the "Donut Hole," county-controlled land surrounded by the town and the remainder of Misty Terrace (7th and 8th Streets)

Action Step 2- Work with affected property owners throughout the annexation

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process.

Make sure all involved, including town officials, understand the annexation process.

Objective 3- Corridor Planning

Action Step 1- Focus corridor planning efforts along Route 220 (Main Street).

Plan the Route 220 Corridor as three distinct segments (upper, middle, and lower). Each segment serves a different function in the community.

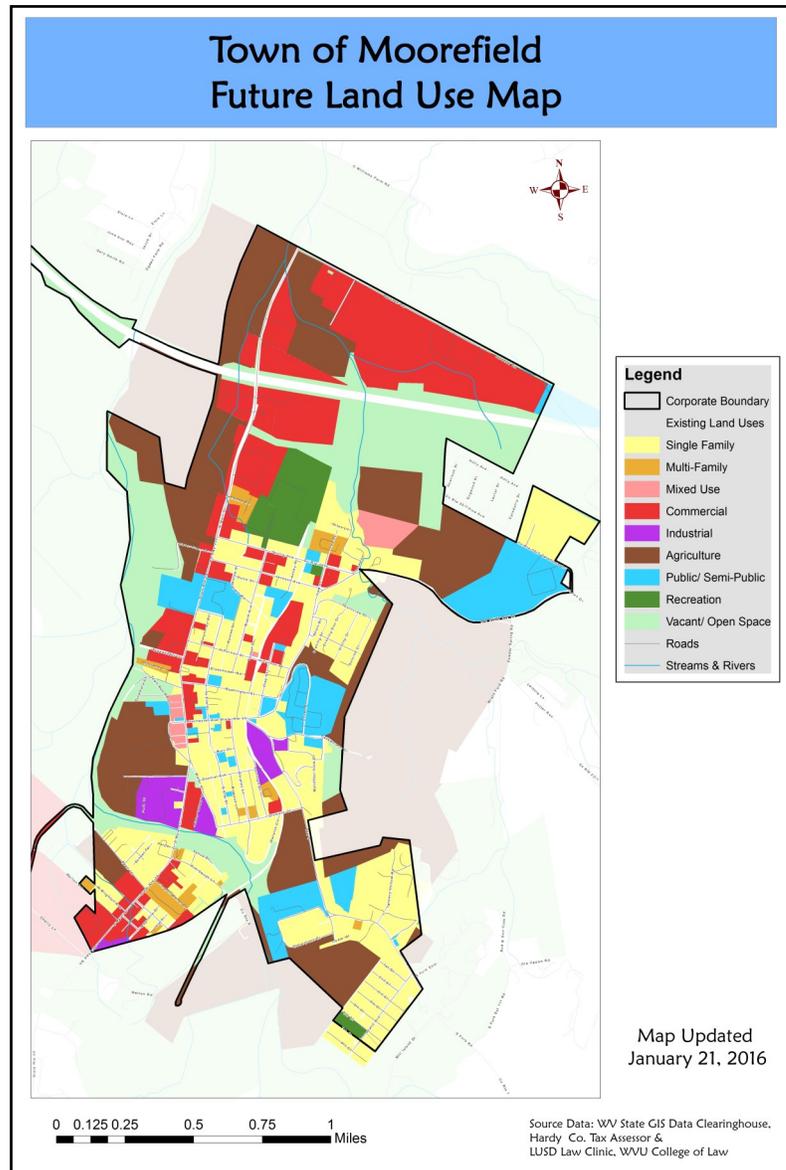
Objective 4- Continue to promote sound floodplain management

Action Step 1- Establish a Community Ratings System (CRS) program.

The Planning and Development Office will be in charge of administering the CRS program.

Action Step 2- Identify other properties which may be eligible for purchase through FEMA's Hazard Mitigation-Property Acquisition program.

Action Step 3- Work with FEMA representatives to ensure that local Flood Insurance Rate Maps (FIRMs) are accurate and up-to-date.



Goal 5- Promote Economic Development Consistent with Town's Vision

Objective 1- Create a marketing and branding plan

Action Step 1- Work with the Chamber of Commerce, CVB, and the Hardy County Tour and Crafts Association to establish a marketing and branding program for Moorefield. The planning and development office personnel could spearhead the effort.

Action Step 2- Community needs to answer the question "How is Moorefield different than any other small West Virginia town," to help develop a successful marketing and branding plan.

The Planning and Development Office can develop surveys and questionnaires to explore this very important question.

Objective 2- Identify niche markets and diversify economic sectors

Action Step 1- Create a "Farmers Market in the Park" program. Encourage all the small local farm produce vendors to set up in the town park once or twice a week throughout the growing season.

Action Step 2- Promote telecommuting/telework

Work with HardyNet to continue to provide high level services and promote the town as a telework-friendly community. Review the zoning ordinance to see if low-impact home occupations that might utilize broadband service such as an architect or engineer are permitted in residential districts.



Action Plan

Chapter 4

Action Step 3- Develop train infrastructure

Construct an accessible train depot in town that enables passenger trains to pick up and drop off passengers in Moorefield.

Work with local passenger train operators to develop wine excursions and ghost tours that operate out of or have stops in Moorefield.

Objective 3- Develop an On Trac/Main Street WV Program

Action Step 1- Work with the Chamber of Commerce, which has already submitted an *OnTrac* application for Moorefield. If selected, the town should provide support to ensure the *OnTrac* program is operating at a high level so that the town may be in a position to eventually become a Main Street community.



Objective 4- Identify specific economic development sites and sectors

Action Step 1-Encourage infill development along the Main Street Corridor.

Action Step 2- The town, through its zoning ordinance, should identify certain areas for future development and redevelopment.

Should development continue to occur in the northern part of town? Should emphasis be placed on redevelopment in the historic downtown area?

Objective 5- Continue to work with local business owners

Action Step 1-Meet quarterly with local business leaders to receive input, ensure the town is providing proper services, and to discuss projects and programs that the town is implementing.

Action Step 2- Consider developing a "loss mitigation plan" to ensure the town

will survive, economically, in the event a major employer ceases operations in Moorefield.

Objective 6- Consider implementing a commuter fee

Action Step 1- Need to verify the enabling authority to enact a commuter fee before adopting such an ordinance.

Action Step 2- Decide the amount of fee assessed, how it would be assessed, and how the funds would be used to improve Moorefield.

Objective 7- Develop directional signage

Action Step 1- Work with state transportation officials to identify key attractions in Moorefield to provide appropriate signage.

Action Step 2- Small-scale directional signage should be considered for the parks and town hall much like the current directional signage for the library.

Objective 8- Historic preservation

Action Step 1- Work with the Hardy County Historical Society and the Town's Historic Landmarks Commission (HLC) to review the federally-designated historic district.

Action Step 2- Continue to promote the preservation of Moorefield's historic resources through the town's zoning ordinance.

Goal 6- Ensure there is enough quality housing

Objective 1- Create a regional housing authority

Action Step 1- Work with other local governments to create a regional housing authority pursuant to West Virginia Code §16-15-3a.

Objective 2- Encourage senior and assisted living facilities

Action Plan

Chapter 4

Action Step 1- Ensure the zoning ordinance enables the development of appropriate senior and assisted-living facilities throughout town.

Action Step 2- Encourage universally-designed residential units to include features as stairless entries, wide ingress/egress, and other appurtenances that can be utilized by both persons with disabilities and abled-bodies persons.



Objective 3- Establish vacant and uninhabitable property registration programs

Action Step 1- Establish a vacant property registration program pursuant to West Virginia Code §8-12-16c.

Create a program that requires all vacant properties, as defined by the state code, to be placed on a registry. The owner of a vacant property is required to pay an annual registration fee set by the town.

Action Step 2- Establish an uninhabitable property registry pursuant to West Virginia Code §8-12-16a.

Since the town has adopted the West Virginia State Building Code it can create an uninhabitable property registry. The owner of an uninhabitable property is required to pay an annual registration fee set by the town.

Objective 4- Encourage renewal, adaptive reuse, and infill development

Action Step 1- Ensure the zoning ordinance permits adaptive reuse of properties, especially on the second and third level of commercial properties downtown.

Action Step 2- Encourage infill development throughout town.

Review zoning ordinance to ensure that minimum lot size requirements will allow for infill development in appropriate areas.

Recommendation	Priority	Reference page #	Responsible Party	Potential Partners	Estimated Costs	Funding Sources
Goal 1: Improve Transportation and Infrastructure						
Secure funding for three-phase water treatment project	High	4-2	Town of Moorefield	Infrastructure and Jobs Development Council (IJDC)	Minimal costs for securing the funding	N/A
Submit a "Request for Proposal" for the water treatment project, once funding is secure	High	4-2	Town of Moorefield	N/A	Minimal costs for putting out a "request for proposal." Staff time	N/A
Construct the three phase water project which includes a new water tank, new water treatment facility, and a new distribution line on Main Street	High	4-2	General Contractor	Subcontractors	\$25 Million to complete all three phases.	IJDC & possible grant funds
Purchase backup generator for water treatment facility	High	4-2	Town of Moorefield	N/A	Cost can greatly vary. Similar sized city in WV quoted at \$80,000+	FEMA "Generator Grants," IJDC
Develop a Capital Improvement Program (CIP)	Moderate	4-2	Town of Moorefield	Third party consultant (technical assistance in developing plan)	Initial costs to develop a CIP, staff time to annually update the CIP. CIP could be completed in-house, and supplemented by 3rd part consultant. Costs dependent on level of involvement of consultant.	General Fund, Flex-E Grants
Build new sidewalks/repair existing sidewalks	Moderate	4-2	Town of Moorefield	Property Owners	Industry costs estimated between \$4-\$9 per square foot. A 4 foot wide by 200 foot long concrete sidewalk could cost between \$3,200-\$7,200 to construct.	Property owner contribution; General Fund; Safe Routes to School Funding
Complete a cost-benefit analysis for a bypass around Moorefield	Moderate	4-2	Town of Moorefield and Hardy County Commission	WV Department of Transportation, Division of Highways(WV DOH); Rural Development Authority; Chamber of Commerce; Hardy County Planning Commission	Minimal costs to review already completed work. The cost benefit analysis should have minimal costs. Additional costs incurred later during planning and creating a concept	N/A
Reduce traffic congestion during school arrivals and dismissals	Moderate	4-3	Town of Moorefield	WV DOH, Hardy County Schools	Costs variable on steps taken. Some steps such as requiring a change in traffic patterns would be inexpensive; other steps could cost thousands such as a new traffic signal or flashing lights.	Safe Routes to School Funding; Transportation Alternatives Program (TAP)- WV DOH
Promote proper access management, especially for new development in town	Moderate	4-3	Town of Moorefield	WV DOH	Minimal Cost, only for updating code sections	General Fund
Eliminate the remaining Combined Sewer Overflows (CSOs)	Moderate	4-3	Town of Moorefield	Department of Environmental Protection (DEP)	Cost dependent on scope of project. Estimates have been upwards of \$4,000 for each property serviced along main sewer line.	General Fund. DEP/EPA grant funding

Recommendation	Priority	Reference page #	Responsible Party	Potential Partners	Estimated Costs	Funding Sources
Address standing rain water in certain areas of town	Moderate	4-3	Town of Moorefield	WV DEP	Costs dependent on action taken. New drainage and storm water systems can be expensive	General Fund
Gain an understanding of downtown parking needs	Moderate	4-3	Town of Moorefield	Downtown business owners	Minimal Costs, holding meetings, document replication	General Fund
Address high volume of vehicles parked on the streets near the Courthouse and high school	Moderate	4-4	Town of Moorefield	Hardy County Commission, Hardy County Schools	Minimal costs. Meeting with County Commission, restriping curbs	N/A
Require directional parking	Low	4-4	Town of Moorefield	WV DOH	No costs, update town code	N/A

Recommendation	Priority	Reference page #	Responsible Party	Potential Partners	Estimated Costs	Funding Sources
Goal 2: Increase the Scope and Quality of Governmental Services						
Establish initial costs and content for a municipal website	High	4-4	3rd Party Web Designer	Town of Moorefield	Costs dependent on whether work done in-house or by 3rd party web designer. Will have initial start up costs upwards of \$2,000.	General Fund
Plan and budget for maintenance and periodic update of a municipal website	Moderate	4-4	Town of Moorefield	3rd Party Web Designer	If maintenance in-house then costs will be minimal. If maintained by 3rd party, costs can be over \$500 per year for periodic maintenance and hosting fees.	General Fund
Create a Planning and Development Office and include a detailed job description that outlines powers and duties	High	4-5	Town of Moorefield	N/A	Cost for salary and benefits. Training costs and other incidentals. Determine whether person is part-time or full-time	General Fund
Establish a more frequent and convenient recycling program	Low	4-5	Town of Moorefield	3rd Party Solid Waste and Recycling Company	Variable depending on level of service needed.	DEP- Recycling Assistance Grant Program (REAP)
Focus enforcement efforts on dilapidated structures, inoperable vehicles, and other property maintenance and building violations	Moderate	4-5	Town of Moorefield	N/A	Continuing education, and certification costs for enforcement. Most of this should be budgeted costs.	Building permits fees and General Fund
Provide financing or assist with obtaining grant funding for 4 x 4 police vehicle	Low	4-5	Town of Moorefield	N/A	\$30,000-\$50,000 depending on make/model	USDA Rural Development Grant/Loan, Community Facilities Program
Town officials periodically meet with fire department members to ensure collaboration between the town and department	Moderate	4-6	Town of Moorefield	Fire Department, Chamber of Commerce, Downtown Merchants	Minimal costs. Costs for occasional refreshments and document replication.	General Fund
Partner with Community and Technical College to provide meaningful internship opportunities within the Town's operating framework	High	4-6	Town of Moorefield	Eastern West Virginia Community & Technical College	Minimal Costs. Students receive internship experience for college credit. Need physical space for housing the student intern and supplies.	General Fund

Recommendation	Priority	Reference page #	Responsible Party	Potential Partners	Estimated Costs	Funding Sources
Goal 3: Improve Recreational Opportunities and Quality of Life						
Work with Army Corps of Engineers to analyze the feasibility of constructing a multi-use trail on the levee	High	4-6	Town of Moorefield	United States Army Corps of Engineers	Minimal costs to establish whether building on levee is permitted. If permitted then a study should be completed to identify costs and materials.	N/A
Identify potential multi-use trail route including ingress/egress options	High	4-6	Town of Moorefield	Adjoining property owners to levee	Town may need to conduct record room research to identify property owners for ingress/egress. Additional costs could include purchasing land.	General Fund
Secure funding for the multi-use trail	High	4-7	Town of Moorefield	WV DOH	Costs highly dependent length, surface/base, width and other factors. One mile of crushed aggregate (10 foot width) could cost approximately \$50,000. While one mile of asphalt (10 foot width) could cost over \$150,000.	Recreational Trails Fund Program- DOH; Chesapeake Bay Program Funding- West Virginia Conservation Agency
Utilize FEMA acquisition properties as community gardens or dog park	Moderate	4-7	Town of Moorefield	Moorefield High School, local horticulturalists	Community garden costs can vary depending on size, scale of activities, and the number of volunteers/donations, however a community garden with the basic elements can cost between \$2,500 and \$5,000	Donations, time/materials; Community Impact Grants (Home Depot Foundation).
Establish a multi-purpose youth center that focuses on fine arts	High	4-7	Local civic organizations that currently provide youth-centered services	Town of Moorefield	Costs dependent on if property donated or purchased and the condition of the structure. Purchasing building or constructing a new facility could cost \$250,000	Private donations, fundraising events
Summer program at pool/park during the summer months	Moderate	4-8	Town of Moorefield- Parks Commission	N/A	Purchase screen and audio equipment. Movies can be second run, provide refreshments occasionally.	Local businesses; arts and recreation grants
Establish a mural program with Moorefield High School art students and local property owners	Moderate	4-8	Town of Moorefield	Moorefield High School; Library; Hardy County Tour and Crafts Association; Property owners interested in donating side of building	Costs for painting supplies, maintenance of murals. ~\$500 annually.	JPMorgan Chase grant for the arts and culture; donations of time and materials
Decide either to sell or keep the lagoon property once remediation is complete	Moderate	4-8	Town of Moorefield	N/A	Minimal costs	N/A

Recommendation	Priority	Reference page #	Responsible Party	Potential Partners	Estimated Costs	Funding Sources
If kept public, decide what the best use of the old lagoon site	High	4-8	Town of Moorefield	N/A	Minimal costs to decide best use of property. Costs vary to redevelop land into practice fields. Must also consider maintenance, and upkeep costs.	General Fund
Goal 4: Encourage Land Use Development Consistent with the Needs of the Community						
Review and update the zoning ordinance	High	4-9	Town of Moorefield	Land Use and Sustainable Development Law Clinic	Costs will be minimal with assistance from Land Use Clinic. Otherwise could cost approximately \$25,000-\$30,000	General Fund
Review and update the subdivision regulations	High	4-9	Town of Moorefield	Land Use and Sustainable Development Law Clinic	Costs will be minimal with assistance from Land Use Clinic. Otherwise could cost upwards of \$20,000-\$30,000	General Fund
Consider areas for annexation including the "donut hole" and the county-controlled portions of Misty Terrace	High	4-9	Town of Moorefield	Affected property owners	Costs limited to annexation proceedings, replication of documents, and legal advertisements.	General Fund
Focus corridor planning efforts along Route 220 to include access management provisions	Moderate	4-10	Town of Moorefield	WV DOH	Cost limited to identifying best practices and amending town ordinances to permit/require certain access management concepts such as limited ingress/egress	General Fund
Establish a Community Rating Service (CRS) program to help incentivize and promote sound floodplain management activities and programs	Low	4-10	Town of Moorefield	West Virginia Division of Homeland Security and Emergency Management (WV DHSEM), FEMA	Costs will be minimal to put application together and to work with WV DHSEM. Cost vary on type of floodplain management activities.	General Fund
Identify additional properties that might be eligible for purchase through FEMA's Hazard Mitigation-Property Acquisition program. Develop criteria to prioritize properties	Low	4-10	Tow of Moorefield	WV DHSEM, FEMA	Costs minimal to identify and prioritize properties. Can receive grants for up to 75% of the eligible costs of each acquisition. State or grantee must provide the 25% match.	Grant funding, General Fund match

Recommendation	Priority	Reference page #	Responsible Party	Potential Partners	Estimated Costs	Funding Sources
Goal 5: Promote Economic Development Consistent with Town's Vision						
Establish a marketing and branding initiative for Moorefield with the assistance of the Chamber of Commerce and the CVB	High	4-11	CVB, Chamber of Commerce	Town of Moorefield; Hardy County Tour and Crafts Association; Marketing and Branding Company	\$5,000+/- for a marketing and branding initiative	General Fund
When marketing and branding, must answer the question "How is Moorefield different than any other small West Virginia town"	High	4-11	CVB, Chamber of Commerce	Town of Moorefield	Minimal costs.	N/A
Create a "farmers market in the park." Allow existing small produce sellers to set up in the park at designated times/days	Low	4-11	Town of Moorefield	Chamber of Commerce	Should be self-sustaining. Require permits for participation, keep costs low, administration/enforcement.	Funds from permits required to sell at the park; General fund
Actively promote telecommuting and telework	Moderate	4-11	Town of Moorefield	HardyNet, Inc.	Costs could be included in marketing and branding action steps.	N/A
Develop train infrastructure including a train depot in town	Moderate	4-12	Town of Moorefield	West Virginia Rail Authority	If depot is on town owned land then costs reduced. Construction costs of the depot dependent on size and desired function.	General Fund, Federal Railroad Administration Grants (Railroad Rehabilitation & Improvement Financing)
Encourage the continued development of an ON TRAC program which may lead to the creation of a Main Street Program	Low	4-12	Chamber of Commerce	Town of Moorefield	Application already submitted. ON TRAC participation minimal costs. Main Street required to employ an Executive Director.	N/A
Town officials meet quarterly with local business leaders and business associations such as the Chamber of Commerce	Moderate	4-12	Town of Moorefield	Chamber of Commerce, small and large business owners	Staff/ Council Time. Minimal Costs for advertising meeting, document replication.	General Fund
Develop a "Loss Mitigation (Resiliency) Plan" to ensure the town will endure sudden shocks to the community including the loss of a major employer or a natural disaster	High	4-12	Town of Moorefield	Local Businesses, DHSEM, Chamber of Commerce, CVB	Staff and official's time. Document replication.	General Fund
Consider implementing a commuter fee	Moderate	4-13	Town of Moorefield	N/A	Considerable staff time to implement and enforce.	Funds from the fee assessed; General fund.
Develop small-scale directional signage. Work with state transportation officials	Moderate	4-13	Town of Moorefield	WV DOH	Costs vary depending on size, materials used, and support structure needed. Each sign likely over \$200	General Fund

Recommendation	Priority	Reference page #	Responsible Party	Potential Partners	Estimated Costs	Funding Sources
Goal 6: Ensure there is enough quality housing						
Work with other local governments to create a regional housing authority	Moderate	4-13	Town of Moorefield	Hardy County, Town of Wardensville	Town might be required to provide funds to establish the authority	Community and Economic Development Fund pursuant to W. Va. Code 16-15-13. Federal housing grants to administer federal housing subsidies.
When updating zoning provisions ensure that the ordinance provides for the development of appropriate senior and assisted living facilities throughout town	Moderate	4-14	Town of Moorefield	Consult senior and disability advocacy groups	Minimal costs	N/A
Encourage universally-designed residential units to be constructed in town	Moderate	4-14	Town of Moorefield	N/A	Minimal costs to amend the municipal code	N/A
Establish vacant and uninhabitable property registration programs	Moderate	4-14	Town of Moorefield	N/A	Costs include enforcing registration programs, increased mailings, occasional court costs.	Registration fees collected required to support enforcement of the program
Encourage infill development, adaptive reuse, and renewal throughout town	Moderate	4-14	Town of Moorefield	N/A	Minimal cost to amend codes to encourage the utilization of these concepts.	N/A

APPENDIX

AFFIDAVIT OF PUBLICATON

Cost of Publication \$27.77

I, Phoebe Fisher Heishman, being first sworn upon my oath, do depose and say that I am President of the R. E. Fisher Company, a corporation, and publisher of the newspaper entitled THE MOOREFIELD EXAMINER, a Democratic newspaper; that I have been duly authorized by the Board of Directors of such corporation to execute all affidavits of publication; that such newspaper has been published for more than one year prior to publication of the annexed notice described below; that such newspaper is regularly published twice weekly on Wednesdays and Saturdays, for at least fifty weeks during a calendar year, in the municipality of Moorefield, Hardy County, West Virginia; that such newspaper is a newspaper of "general circulation," as that term is defined in article three, chapter fifty-nine of the Code of West Virginia, 1931, as amended within the publication area or areas of aforesaid municipality and county; that such newspaper averages in length four or more pages, exclusive of any cover, per issue; that such newspaper is circulated to the general public at a definite price or consideration; that such newspaper is a newspaper to which the general public resorts for passing events of a political, religious, commercial, and social nature, and for current happenings, announcements, miscellaneous reading matters, that the annexed

Notice of Public Hearing--Town Council of Moorefield

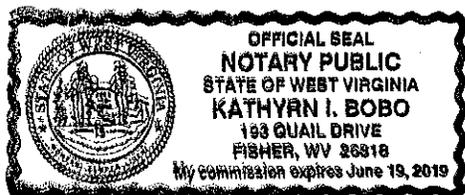
was duly published in said newspaper once a week for 2 successive weeks, commencing with the issue of 15th day of June, 2016, and ending with the issue of the 22nd day of June, 2016, and was posted at the N/A on the _____ day of _____, 20_____.

/S/ Phoebe Fisher Heishman
Phoebe Fisher Heishman, Publisher
The Moorefield Examiner

Taken, subscribed and sworn to before me in my said county this 22nd day of June, 2016.

My commission expires June 19, 2019.

/S/ Kathryn I. Bobo
Notary Public of Hardy County, WV



PUBLIC NOTICE

NOTICE that the Town of Moorefield Council will hold a public hearing on July 19, 2016 at 6:30 PM at the Moorefield Town Hall, 206 Winchester Ave., Moorefield, West Virginia 26836. The public is invited to attend and submit comments on the recently drafted Moorefield Comprehensive Plan. Copies of the draft comprehensive plan will be available for review at the Hardy County Public Library and Moorefield Town Hall during normal business hours. Members of the public can call Jared Anderson at 304.293.1698 (Mon-Fri 8:30 AM - 5:00 PM) if they are unable to review the plan at the library or town hall. Written comments can be submitted prior to the scheduled hearing at the Moorefield Town Hall, 206 Winchester Ave., Moorefield, West Virginia 26836 or may be emailed to Jared Anderson at jared.anderson@mail.wvu.edu.

6/15, 6/22 2c

AFFIDAVIT OF PUBLICATON

Cost of Publication \$17.85

I, Phoebe Fisher Heishman, being first sworn upon my oath, do depose and say that I am President of the R. E. Fisher Company, a corporation, and publisher of the newspaper entitled THE MOOREFIELD EXAMINER, a Democratic newspaper; that I have been duly authorized by the Board of Directors of such corporation to execute all affidavits of publication; that such newspaper has been published for more than one year prior to publication of the annexed notice described below; that such newspaper is regularly published twice weekly on Wednesdays and Saturdays, for at least fifty weeks during a calendar year, in the municipality of Moorefield, Hardy County, West Virginia; that such newspaper is a newspaper of "general circulation," as that term is defined in article three, chapter fifty-nine of the Code of West Virginia, 1931, as amended within the publication area or areas of aforesaid municipality and county; that such newspaper averages in length four or more pages, exclusive of any cover, per issue; that such newspaper is circulated to the general public at a definite price or consideration; that such newspaper is a newspaper to which the general public resorts for passing events of a political, religious, commercial, and social nature, and for current happenings, announcements, miscellaneous reading matters, that the annexed

Notice of Public Hearing--Town of Moorefield--Planning Commission

was duly published in said newspaper once a week for 1 successive weeks, commencing with the issue of 13th day of March, 2016, and ending with the issue of the 13th day of April, 2016, and was posted at the N/A on the _____ day of _____, 20_____.

/S/ Phoebe Fisher Heishman
Phoebe Fisher Heishman, Publisher
The Moorefield Examiner

Taken, subscribed and sworn to before me in my said county this 13th day of April, 2016.

My commission expires June 19, 2019.

/S/ Kathryn I. Bobo
Notary Public of Hardy County, WV



Public Hearing

NOTICE that the Town of Moorefield Planning Commission will hold a public hearing and meeting on May 31, 2016 at 6:30 PM at the Moorefield Town Hall, 206 Winchester Ave., Moorefield, West Virginia 26836. The public is invited to attend and submit comments on the recently drafted Moorefield Comprehensive Plan. Beginning on April 13th, copies of the draft comprehensive plan will be available for review at the Hardy County Public Library or may be reviewed at Moorefield Town Hall during normal business hours. Members of the public can call Jared Anderson at 304.293.1698 (Mon-Fri 8:30 AM - 5:00 PM) if they are unable to review the plan at the library or town hall. Written comments can be submitted prior to the scheduled hearing at the Moorefield Town Hall, 206 Winchester Ave., Moorefield, West Virginia 26836 or may be emailed to Jared Anderson at jared.anderson@mail.wvu.edu.

4/13/16

Town of Moorefield, 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 (hereinafter "Commission") of the Town of Moorefield, West Virginia (hereinafter "Town") hereby adopts the following procedures to encourage and promote public participation in the drafting of the Town's comprehensive plan. The comprehensive plan is being drafted pursuant to W. Va. Code § 8A-1-1 *et seq.*

- (1) Prior to recommending a new or amended comprehensive plan, the Commission will hold a public meeting on the new or amended comprehensive plan. The purpose of a public meeting is to gather input from the general public as to the Town's strengths, weaknesses, opportunities and threats as they pertain to matters in the comprehensive plan.
- (2) The Commission will request input from other affected governing bodies and units of governments that may be affected by the adoption of the comprehensive plan.
- (3) Under W. Va. Code § 8A-3-6(b), once the Commission has completed a draft of the comprehensive plan, and before submitting a plan to the Town Council for adoption, 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 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 Commission will publish its draft of the comprehensive plan at least thirty (30) days prior to the public hearing. Specifically, the Commission will post draft hardcopies of the plan for public review at Moorefield Town Hall.
- (4) For purposes of this comprehensive planning process, the Commission considers the "community" of the Town of Moorefield to be broader than just full-time residents within the corporate borders. For input into the comprehensive planning process, the Commission will look to business owners who live outside the corporate borders, part-time residents, those who are employed in the Town but live outside the corporate borders, visitors, and others.
- (5) Public notice of Commission meetings will be given pursuant to the West Virginia Open Governmental Proceedings Act, where applicable.
- (6) No provision herein shall be construed as limiting the Commission's ability to engage in additional public participation efforts as the Commission deems appropriate. No provision herein shall prohibit the Commission from amending these procedures.

Adopted this 28th day of April, 2014.

Jeffrey A. Fisher

President

[Signature]

Mayor

Zachary W. Volk

Member

Thomas L. Wilder

Member

[Signature]

Member

[Signature]

Member

[Signature]

Member

Doug M. Monfeldt

Member

Member

Public Service Announcement- Town of Moorefield Comprehensive Plan

The Town of Moorefield's Planning Commission has been working with the WVU College of Law, Land Use and Sustainable Development Law Clinic to prepare a comprehensive plan. As part of the comprehensive plan process the planning commission has held monthly meetings, which are open to the public, and has encouraged citizens to participate in the development of the plan. Last fall the commission distributed stakeholder surveys and later held an open house to discuss issues facing Moorefield with the public.

Also in the fall the planning commission sent out a community-wide online survey. The planning commission received 115 responses from a large cross-section of the community. Over 70% of the people surveyed were either "satisfied" or "very satisfied" with the quality of life in Moorefield. When asked to describe Moorefield's greatest strengths some of the more common answers were "the people, the culture/history/heritage, and the small town feel and sense of community." When asked what needs to be improved some of the most common answers were "traffic, lack of job opportunities, and drugs." Lastly, 87% of the respondents indicated that they are in favor of developing a bicycle trail on the levee, if structurally sound.

The planning commission is now starting to develop the specific chapters of the comprehensive plan. It is not too late to become involved in the comprehensive plan process...we want your input. Please call the Town Office at (304) 530-6142 to find out how you can be part of shaping Moorefield's future!

Moorefield Comprehensive Plan Open House Workshop

Date: October 27, 2014

Time: 5:30-7:00 PM

Location: South Branch Inn
1550 US Highway 220 North
Moorefield, WV 26836

**The Town of
Moorefield
Planning
Commission
invites you!!!**

Please attend the Open House Workshop to provide input, ask questions and to be part of planning for Moorefield's future. Drop in for a few minutes or stay the entire time to share your thoughts with town officials, the planning commission, staff, and fellow residents.

Questions?

Contact:

**Rick Freeman , Town of Moorefield
(304)- 530-6142 OR**

**Jared Anderson, WVU College of Law- Land Use and
Sustainable Development Law Clinic: (304) 293-1698**



Source: Middle Picture: USACE

Moorefield Comprehensive Plan Open House
October 27, 2014

Public Meeting Sign In Sheet

Please sign in below and provide your contact information to receive future reminders of upcoming public meetings. If you do not have email, please provide a mailing address. Thank you!

Name:

Email or Mailing Address:

	Name:	Email or Mailing Address:
1	Melissa Scott	MSCOTT.hardyplanner@gmail.com
2	Gray Starwicksor	Town of Moorefield - WJBYOR
3	Lucas Gagnon	LGagnon50@yahoo.com
4	JIM OLIVER (LIONS)	JOLIVER@HARDYNET.COM
5	Judy Wilder	jwilder@frontier.net
6	Beth Dolan	beth.dolan@usihardy.com
7	Greg Gorman	Ggorman@hardynet.com
8	Steve Reckart	sreckart@moorefieldpd.com
9	Steve Davis	stdavis@frontier.net
10	Robert Williams	rwilliams@hardynet.com
11	Lee Lehman	Box 11 Moorefield, WV 26836
12	Nancy Dr. Hill	mged.
13	Charles W. Hill	bill billhill@hardynet.com
14	Jude Peterson	the
15	Regina Heishman	rheishman@hardynet.com
16	Rick Freeman	townofmfd@hardynet.com
17	Joshua Stickle	joshstickle@gmail.com
18	Zyonna & Elwood Williams	cew1999@hardynet.com
19	Armeda Noe	noesai@hardynet.com
20	Cindy Allen	callen@hardynet.com
21	Elizabeth Whetson	EMMYX3@frontier.net

Moorefield Comprehensive Plan Open House
October 27, 2014

Name:

Email or Mailing Address:

	Name:	Email or Mailing Address:
22	Mike Crubs	MLCrites@kandy.net.com
23	Reed Williams	rwilli253@yahoo.com
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Continued on page 6

Planning Commission to Host Open House

By Jean A. Flanagan
Moorefield Examiner

What is your vision for the future of the town of Moorefield? How do you think the town should look in the future? How can Moorefield attract new residents and businesses, while maintaining the historical culture of the town?

You will have an opportunity to answer these questions and share your ideas at the

Moorefield Comprehensive Plan Open House Workshop to be held on Oct. 27 at the South Branch Inn.

Tom Widder of the Moorefield Planning Commission announced the open house at the Moorefield Council meeting held Tuesday, Oct. 7.

"I attended a workshop given by the WVU Land Use and Sustainable Development Law Clinic," Widder said. "The things discussed here are things

that are discussed in every town. I really enjoyed attending."

Widder said the workshop will be held in an open house format from 5:30 - 7 p.m. "People can come in anytime and share their ideas," he said.

Earlier this year, the MPC asked residents and businesses to participate in an online survey. The survey is still available and will be until the open house. Anyone who lives or

works in Moorefield is invited to complete the survey. Go to www.surveymonkey.com/s/moorefieldplan.

Police Report

Moorefield Police Chief Steve Reckart said being short several members of the police force will not interrupt the 24/7 coverage the department offers the citizens of Moorefield. "I have six full time and one part time officer, but we've worked

it out so we will continue to cover all shifts," he said.

In the month of September, the MPD responded to a total of 167 calls for service. Of those 124 were from the 911 center and 43 were complaints made directly to the office.

Reckart introduced four of his seven officers to the council. "I want them to see how our government works," he said.

Reckart said the parking situation has improved and the

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Moorefield Conducting Community Survey for Comprehensive Plan

The Town of Moorefield is currently in the process of developing a comprehensive plan. The purpose of a comprehensive plan is to identify issues and concerns of residents that are affecting the quality of life for those that live and work in Moorefield. The plan will include a detailed action plan outlining specific steps that town government and other partners can take to address the identified issues and concerns. The comprehensive plan will also be the foundation for future growth and development in the Town.

As the plan revolves around issues in Moorefield, citizen input is a vital part of the planning process. Therefore, a survey has been created to solicit input from the general public. The survey is designed to only take a few minutes to complete and will help local elected officials identify issues and concerns in the Town of Moorefield. This information is vital in helping define the future of Moorefield and what actions the town should take in order for it to prosper.

The survey can be found online (<https://www.surveymonkey.com/s/moorefieldplan>). Hard copies of the survey are also available at Moorefield Town Hall. Limit one per person. Please complete the survey by Friday, September 5, 2014.

Citizen input is a vital part of the comprehensive planning process and plays a central role in developing a comprehensive plan. Please take a few minutes to state your issues and concerns in the Town of Moorefield. Due to limited space, the answer sections are limited in size. Please only complete one survey per person. Thank you in advance for your willingness to participate and to help make the Town of Moorefield a great place to live!

1. How do you feel about the quality of life in the Town of Moorefield?

- Very satisfied
- Satisfied
- Dissatisfied
- Very dissatisfied

2. Please rate your level of satisfaction for each of the following:

	Excellent	Good	Fair	Poor
Availability of recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public school system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts/culture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pedestrian Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Infrastructure (water/sewer)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforcement of ordinances	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street conditions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Visual appearance of Moorefield	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Getting information about Town events and matters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic circulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promotion of downtown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall effectiveness of town government	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for youth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Of the things listed above, what is the one that you feel is MOST important for Moorefield to improve in the next 5 to 10 years?

- Availability of recreation
- Fire protection
- Police protection
- Public school system
- Library services
- Job opportunities
- Arts/culture
- Pedestrian Safety
- Infrastructure (water/sewer)
- Enforcement of ordinances
- Housing options
- Sidewalks
- Street condition
- Visual appearance of Moorefield
- Getting information about Town events and matters
- Availability of retail
- Traffic circulation
- Public transportation
- Emergency management
- Stormwater management
- Promotion of downtown
- Recycling
- Overall effectiveness of town government
- Activities for youth
- Historic preservation
- Health care

Other (please specify)

4. What are Moorefield's greatest strengths? (List and describe top 3)

5. Are you in favor of putting a bicycle (multi-use) trail on the levee, if structurally sound?

- Yes
- No (if no then please explain why)

Comment

6. What is your opinion about the recreation provided in the Town of Moorefield? Please answer yes or no.

Yes or No

There are enough recreational facilities for families

There are enough programs and facilities for teens and children

There are enough programs and facilities for senior citizens

The facilities are adequately maintained

More park space and facilities are needed

7. In 10 years I want Moorefield to...(finish the sentence)

8. What are the top 3 things you dislike about Moorefield that you would like to see addressed?

Optional questions.

9. How old are you?

- Under 18 years
- 18-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65 years and older

10. Where do you live?

- Town of Moorefield

Other (please specify)

11. Do you

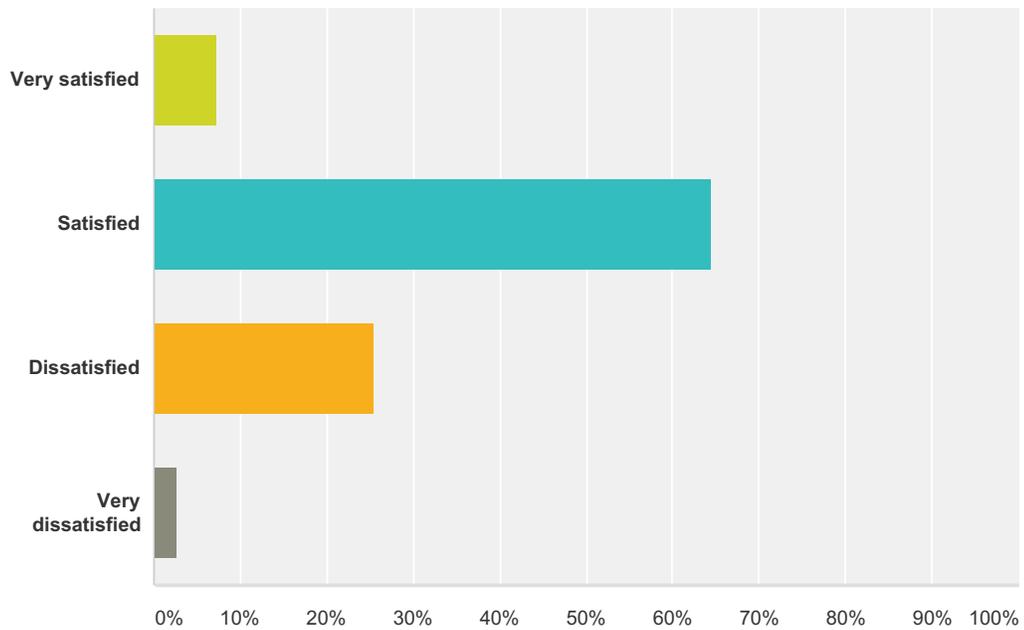
- own your home
- rent your home

12. Number of people in your household

- 1
- 2
- 3
- 4
- 5
- 6 and more

Q1 How do you feel about the quality of life in the Town of Moorefield?

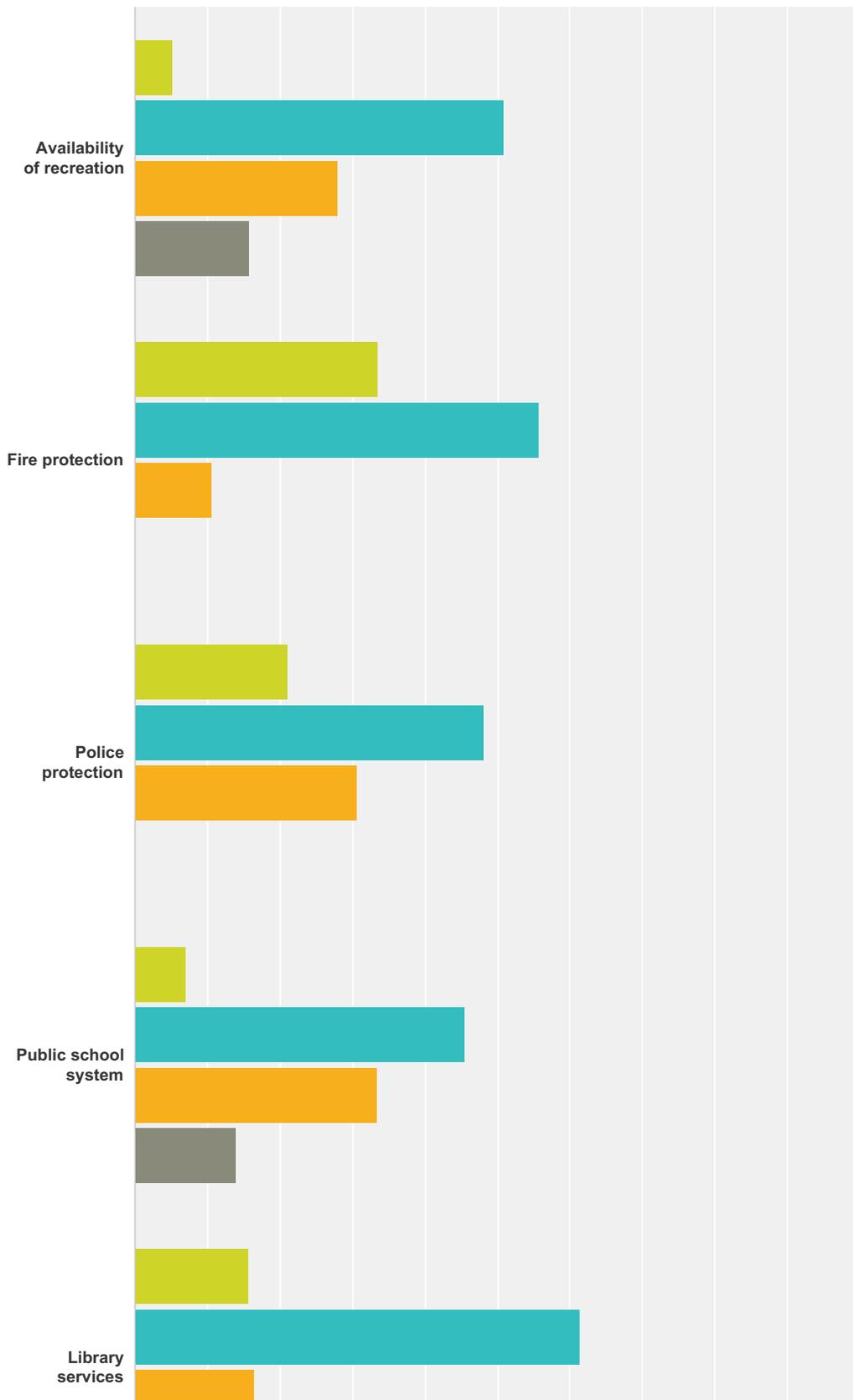
Answered: 110 Skipped: 4

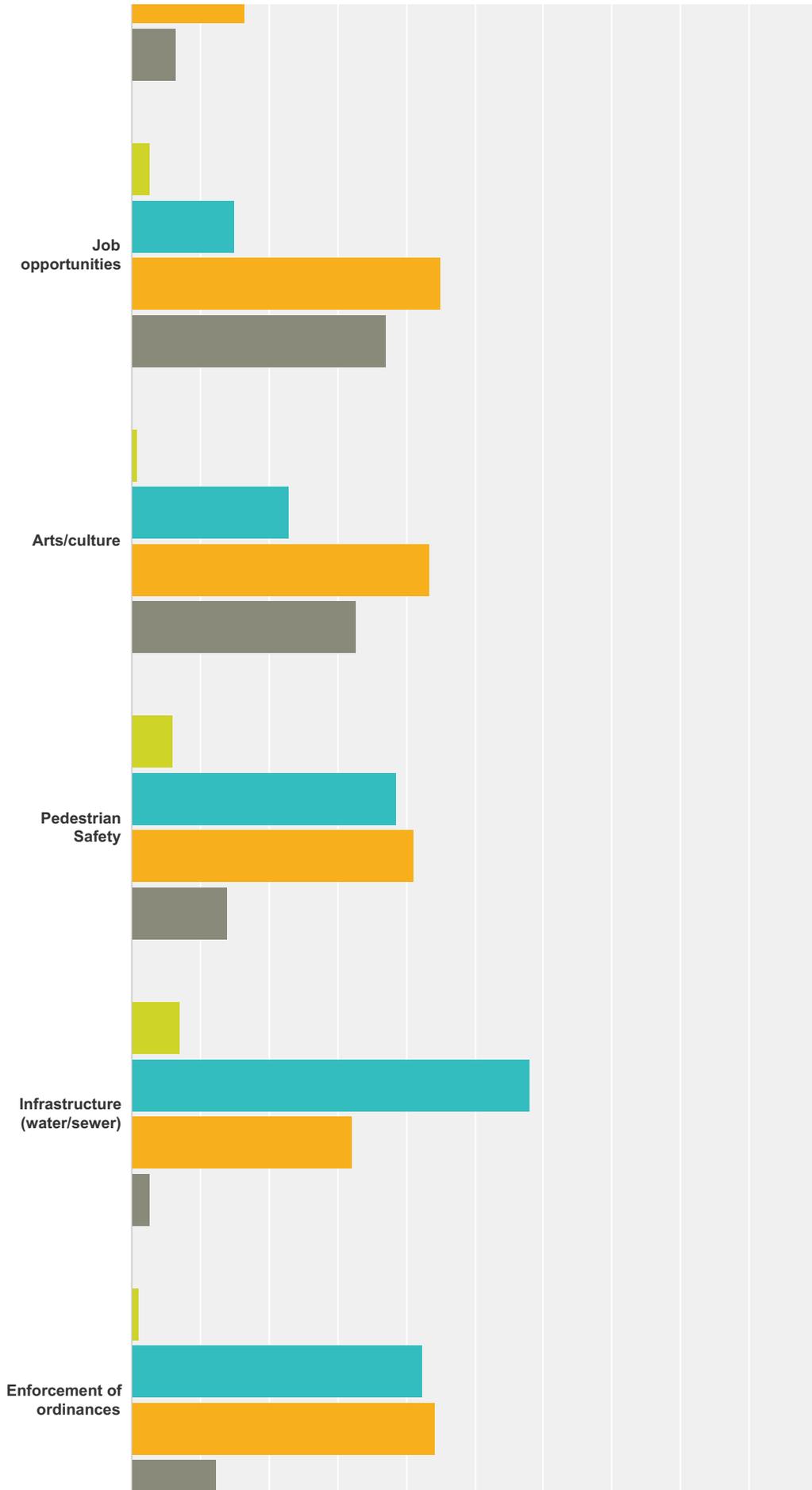


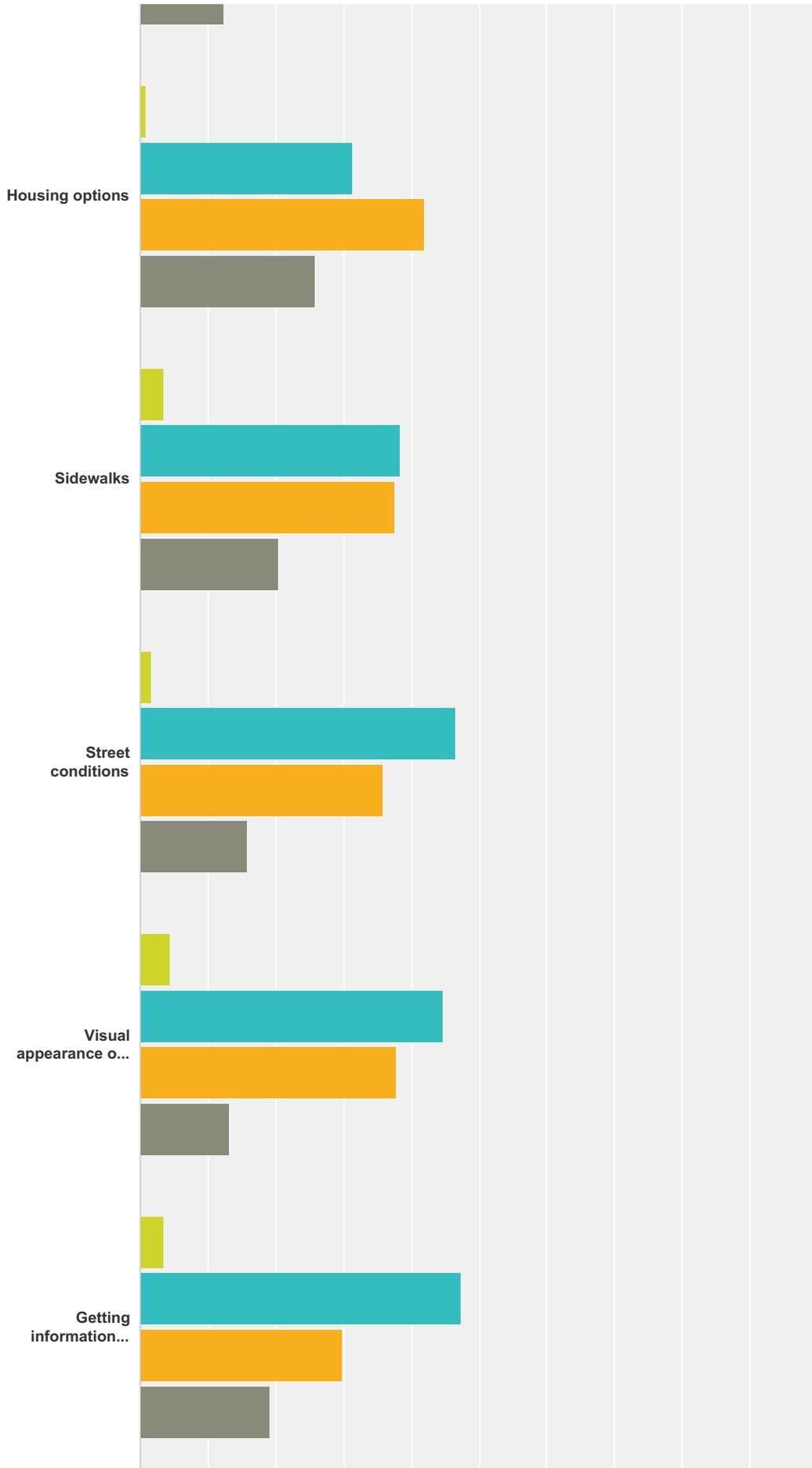
Answer Choices	Responses
Very satisfied	7.27% 8
Satisfied	64.55% 71
Dissatisfied	25.45% 28
Very dissatisfied	2.73% 3
Total	110

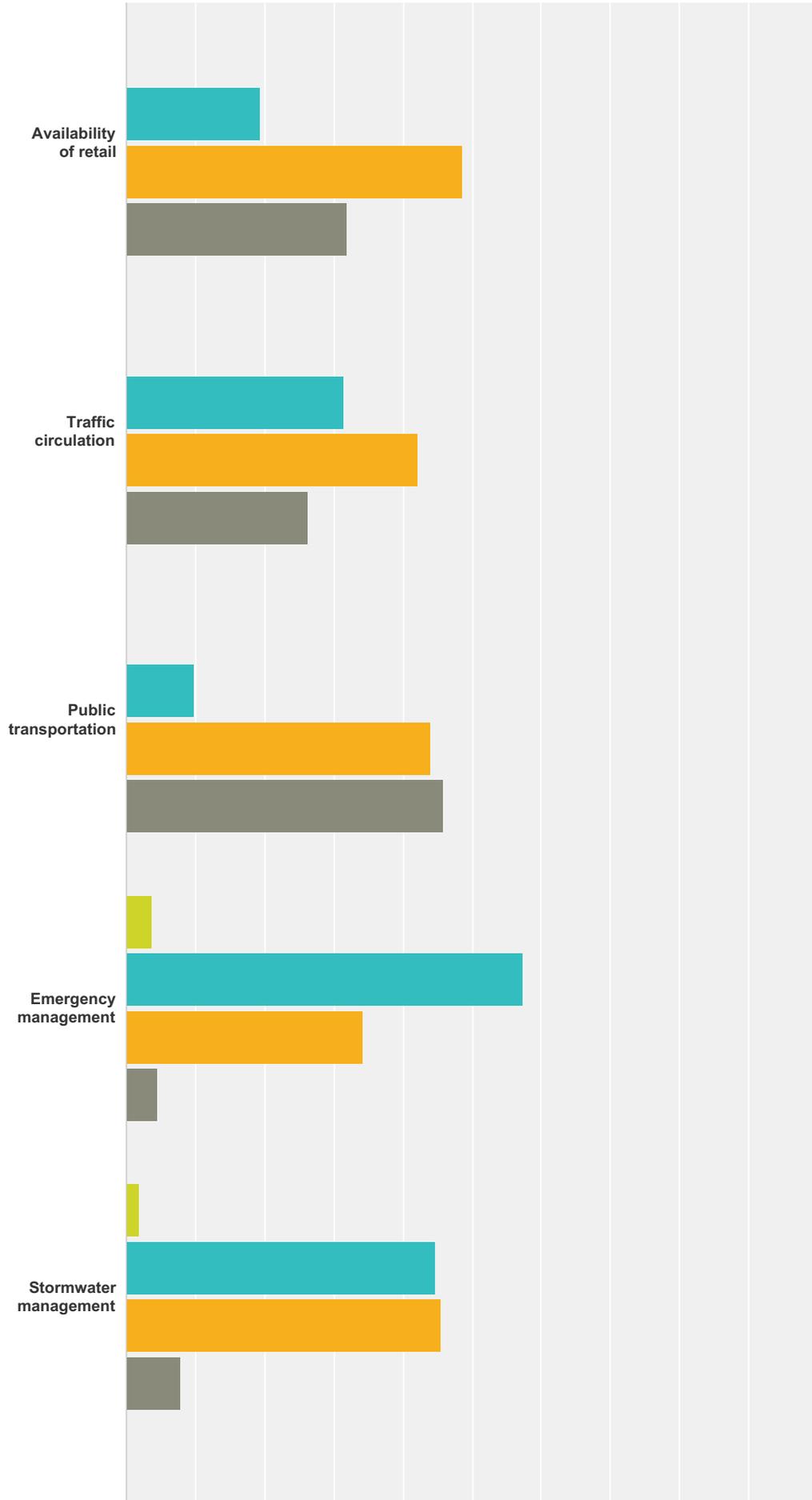
Q2 Please rate your level of satisfaction for each of the following:

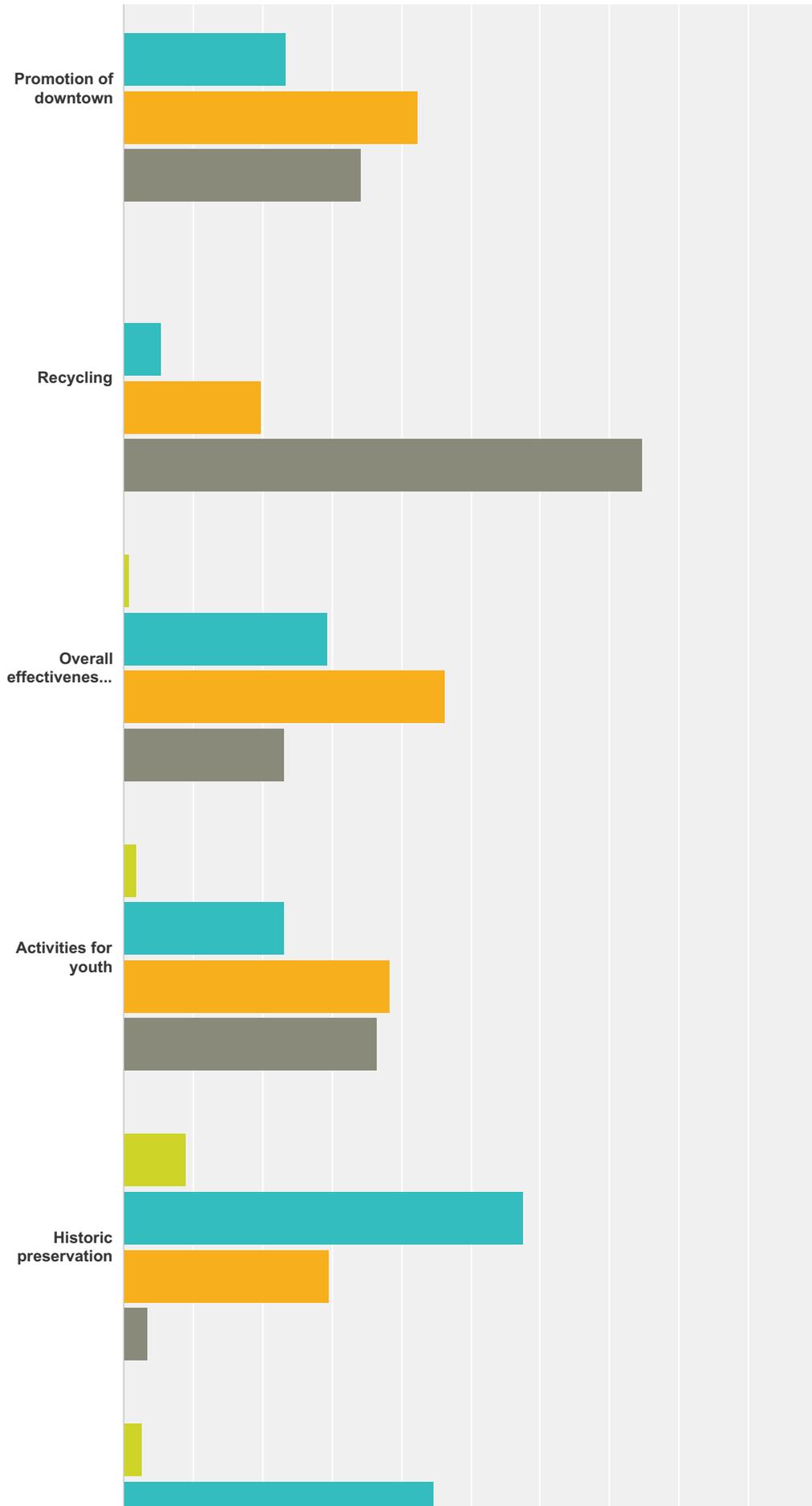
Answered: 114 Skipped: 0

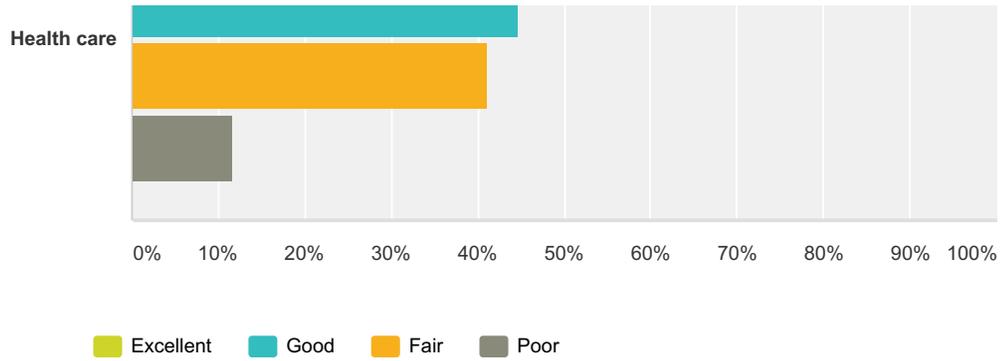










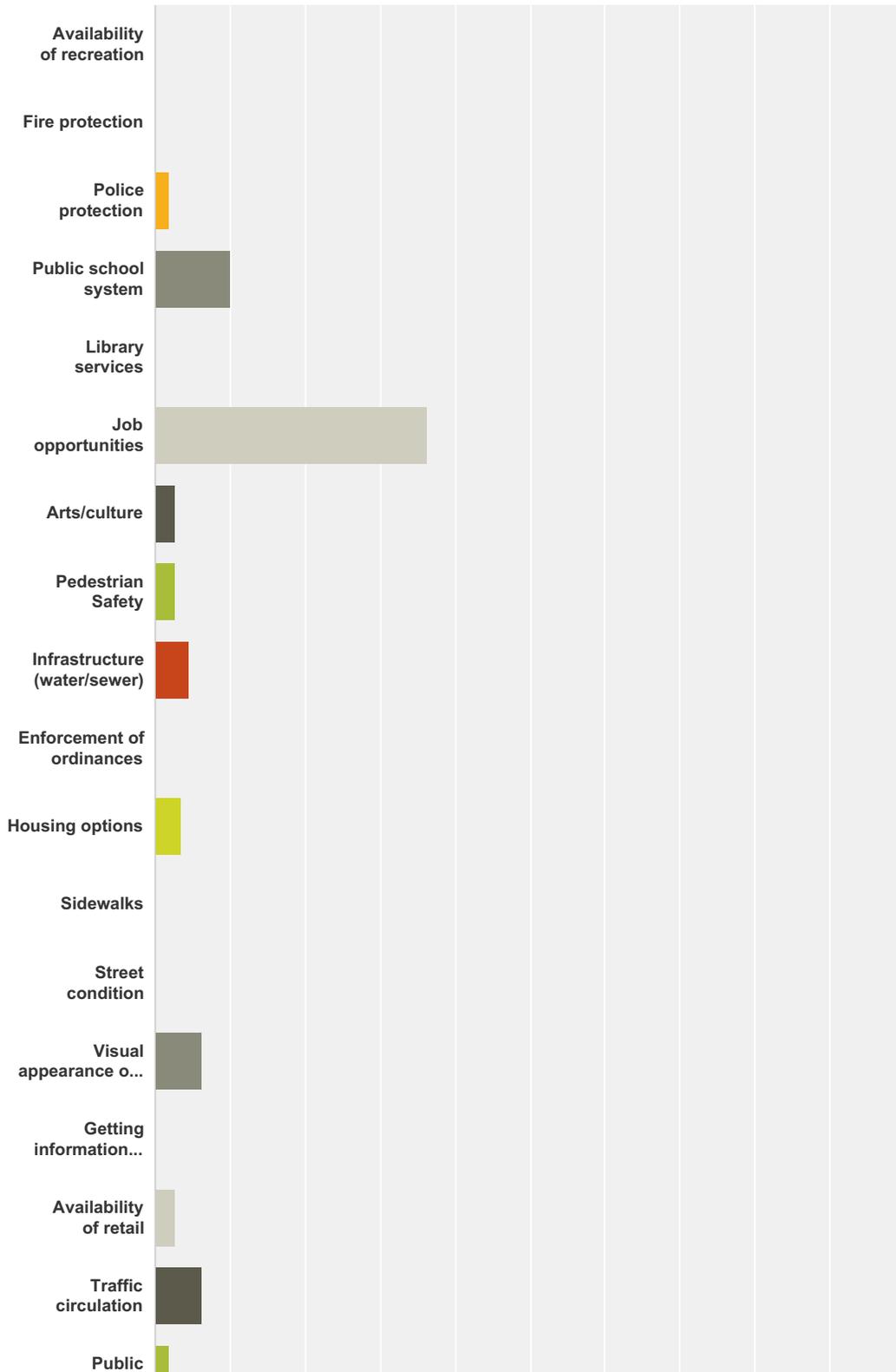


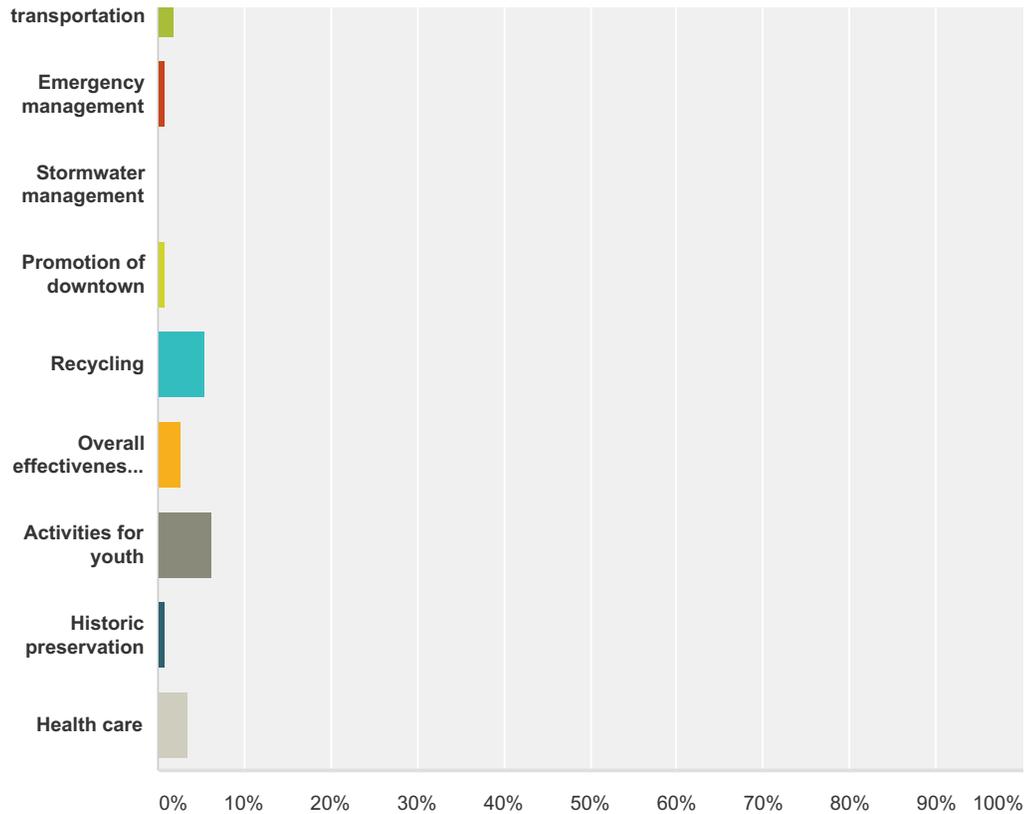
	Excellent	Good	Fair	Poor	Total
Availability of recreation	5.26% 6	50.88% 58	28.07% 32	15.79% 18	114
Fire protection	33.63% 38	55.75% 63	10.62% 12	0.00% 0	113
Police protection	21.05% 24	48.25% 55	30.70% 35	0.00% 0	114
Public school system	7.02% 8	45.61% 52	33.33% 38	14.04% 16	114
Library services	15.60% 17	61.47% 67	16.51% 18	6.42% 7	109
Job opportunities	2.65% 3	15.04% 17	45.13% 51	37.17% 42	113
Arts/culture	0.88% 1	23.01% 26	43.36% 49	32.74% 37	113
Pedestrian Safety	6.14% 7	38.60% 44	41.23% 47	14.04% 16	114
Infrastructure (water/sewer)	7.14% 8	58.04% 65	32.14% 36	2.68% 3	112
Enforcement of ordinances	0.94% 1	42.45% 45	44.34% 47	12.26% 13	106
Housing options	0.89% 1	31.25% 35	41.96% 47	25.89% 29	112
Sidewalks	3.57% 4	38.39% 43	37.50% 42	20.54% 23	112
Street conditions	1.75% 2	46.49% 53	35.96% 41	15.79% 18	114
Visual appearance of Moorefield	4.39% 5	44.74% 51	37.72% 43	13.16% 15	114
Getting information about Town events and matters	3.51% 4	47.37% 54	29.82% 34	19.30% 22	114
Availability of retail	0.00% 0	19.47% 22	48.67% 55	31.86% 36	113
Traffic circulation	0.00% 0	31.58% 36	42.11% 48	26.32% 30	114
Public transportation	0.00% 0	9.91% 11	44.14% 49	45.95% 51	111

Emergency management	3.70% 4	57.41% 62	34.26% 37	4.63% 5	108
Stormwater management	1.79% 2	44.64% 50	45.54% 51	8.04% 9	112
Promotion of downtown	0.00% 0	23.42% 26	42.34% 47	34.23% 38	111
Recycling	0.00% 0	5.41% 6	19.82% 22	74.77% 83	111
Overall effectiveness of town government	0.89% 1	29.46% 33	46.43% 52	23.21% 26	112
Activities for youth	1.79% 2	23.21% 26	38.39% 43	36.61% 41	112
Historic preservation	9.01% 10	57.66% 64	29.73% 33	3.60% 4	111
Health care	2.68% 3	44.64% 50	41.07% 46	11.61% 13	112

Q3 Of the things listed above, what is the one that you feel is MOST important for Moorefield to improve in the next 5 to 10 years?

Answered: 110 Skipped: 4





Answer Choices	Responses
Availability of recreation	0.00% 0
Fire protection	0.00% 0
Police protection	1.82% 2
Public school system	10.00% 11
Library services	0.00% 0
Job opportunities	36.36% 40
Arts/culture	2.73% 3
Pedestrian Safety	2.73% 3
Infrastructure (water/sewer)	4.55% 5
Enforcement of ordinances	0.00% 0
Housing options	3.64% 4
Sidewalks	0.00% 0
Street condition	0.00% 0
Visual appearance of Moorefield	6.36% 7
Getting information about Town events and matters	0.00% 0
Availability of retail	2.73% 3

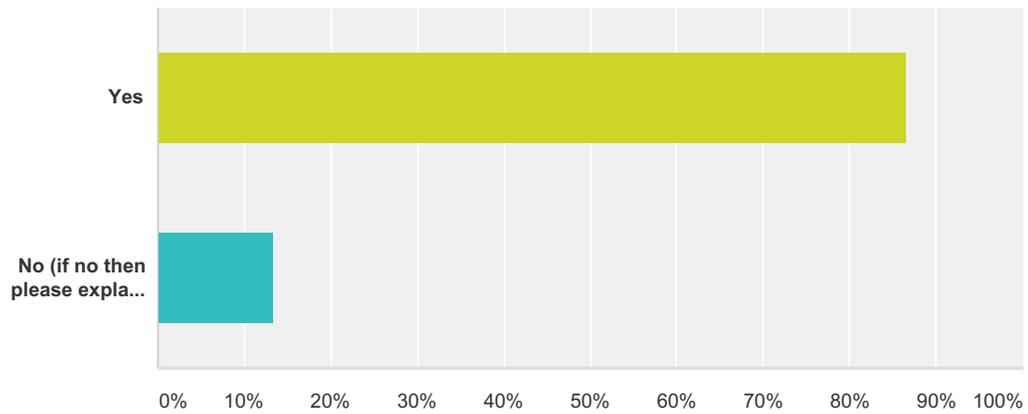
Traffic circulation	6.36%	7
Public transportation	1.82%	2
Emergency management	0.91%	1
Stormwater management	0.00%	0
Promotion of downtown	0.91%	1
Recycling	5.45%	6
Overall effectiveness of town government	2.73%	3
Activities for youth	6.36%	7
Historic preservation	0.91%	1
Health care	3.64%	4
Total		110

Q4 What are Moorefield's greatest strengths? (List and describe top 3)

Answered: 70 Skipped: 44

Q5 Are you in favor of putting a bicycle (multi-use) trail on the levee, if structurally sound?

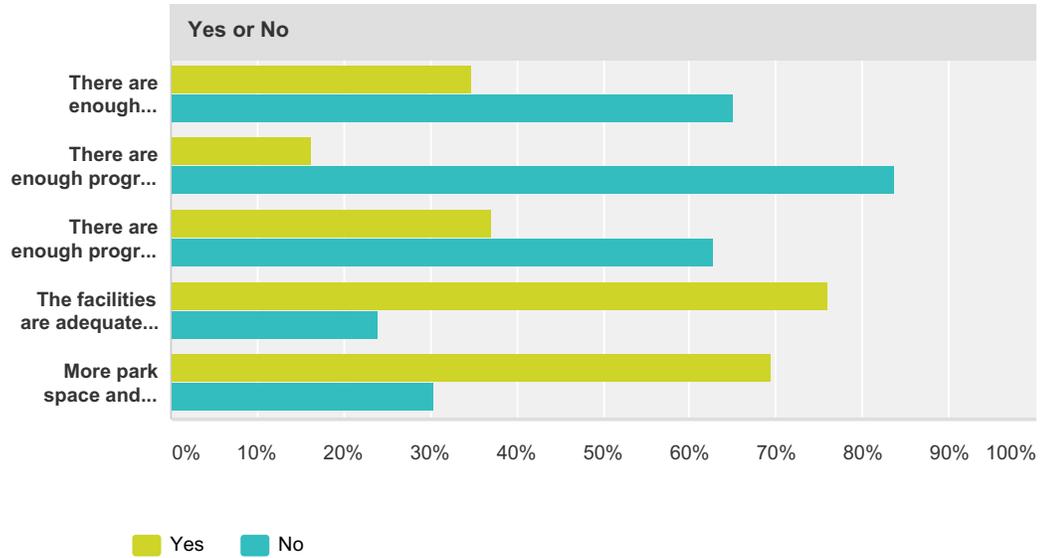
Answered: 112 Skipped: 2



Answer Choices	Responses
Yes	86.61% 97
No (if no then please explain why)	13.39% 15
Total	112

Q6 What is your opinion about the recreation provided in the Town of Moorefield? Please answer yes or no.

Answered: 113 Skipped: 1



Yes or No			
	Yes	No	Total
There are enough recreational facilities for families	34.82% 39	65.18% 73	112
There are enough programs and facilities for teens and children	16.22% 18	83.78% 93	111
There are enough programs and facilities for senior citizens	37.25% 38	62.75% 64	102
The facilities are adequately maintained	75.93% 82	24.07% 26	108
More park space and facilities are needed	69.52% 73	30.48% 32	105

Q7 In 10 years I want Moorefield to...(finish the sentence)

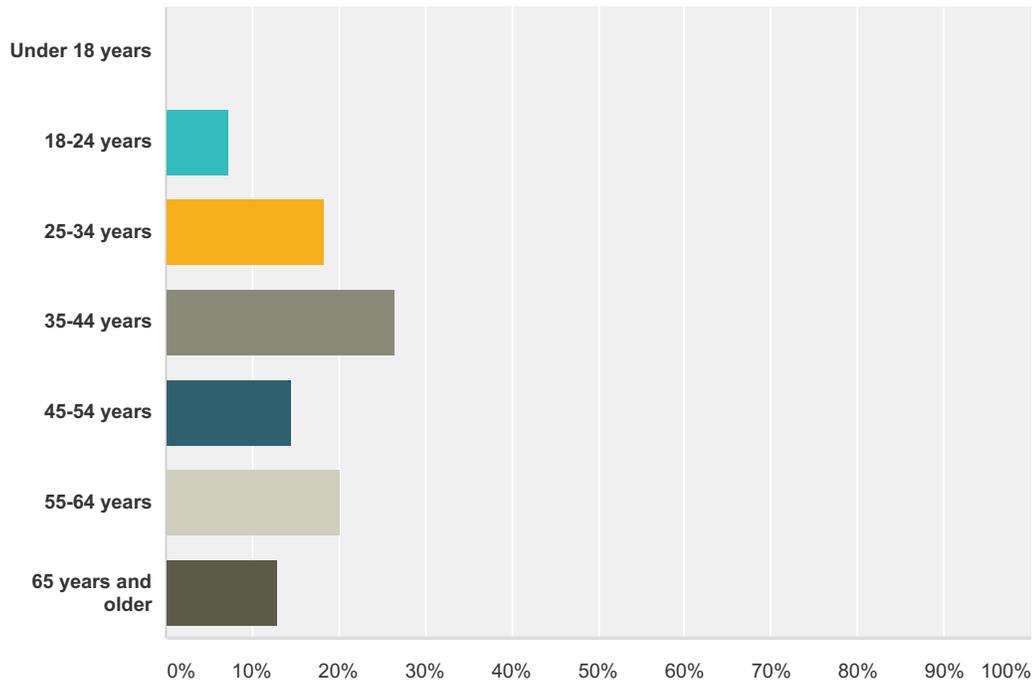
Answered: 87 Skipped: 27

Q8 What are the top 3 things you dislike about Moorefield that you would like to see addressed?

Answered: 89 Skipped: 25

Q9 How old are you?

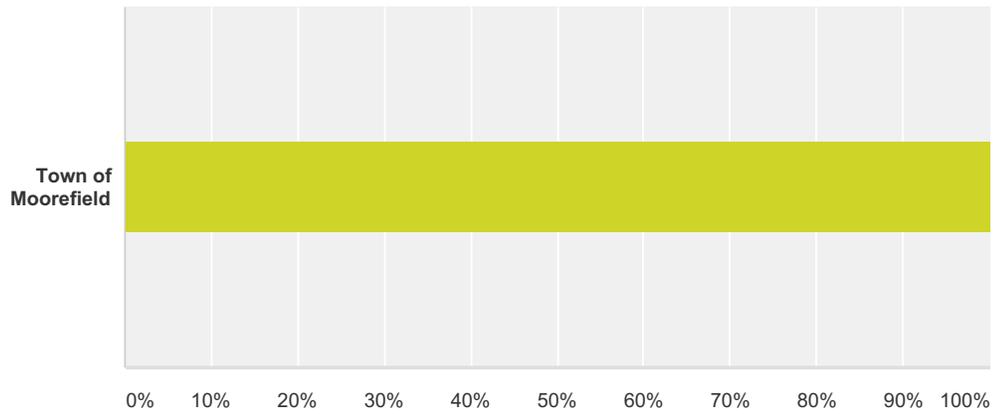
Answered: 109 Skipped: 5



Answer Choices	Responses
Under 18 years	0.00% 0
18-24 years	7.34% 8
25-34 years	18.35% 20
35-44 years	26.61% 29
45-54 years	14.68% 16
55-64 years	20.18% 22
65 years and older	12.84% 14
Total	109

Q10 Where do you live?

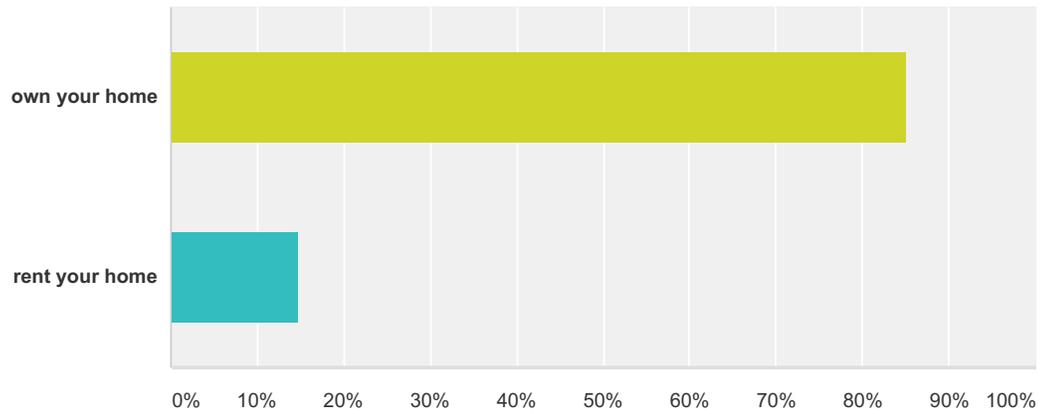
Answered: 62 Skipped: 52



Answer Choices	Responses
Town of Moorefield	100.00% 62
Total	62

Q11 Do you

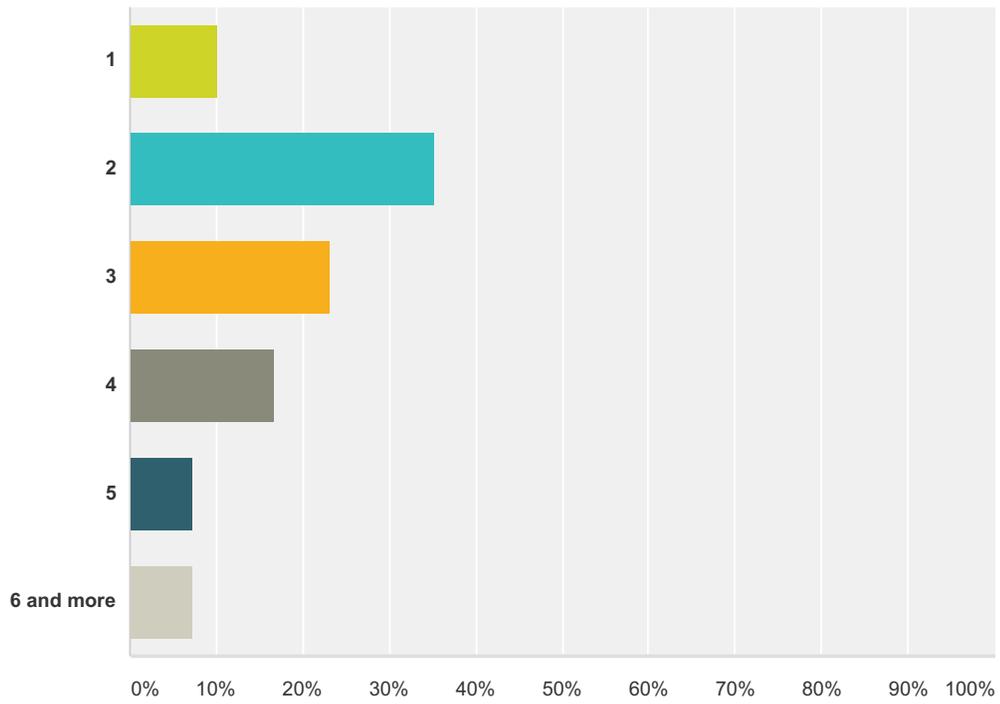
Answered: 108 Skipped: 6



Answer Choices	Responses
own your home	85.19% 92
rent your home	14.81% 16
Total	108

Q12 Number of people in your household

Answered: 108 Skipped: 6



Answer Choices	Responses	Count
1	10.19%	11
2	35.19%	38
3	23.15%	25
4	16.67%	18
5	7.41%	8
6 and more	7.41%	8
Total		108

Question 4- What are Moorefield's greatest strengths? (List and describe top 3)

70 responses

- People, heritage, location
 - Beautiful area Nice people Proximity to Corridor H
 - Jobs at local plants Information..local paper Healthcare..local clinics
 - Scenery and outdoor life are top-notch.
 - Rural, disconnected somewhat from large cities Friendly people Good infrastructure
 - Moorefield has great bones, but does not take advantage of planning opportunities. Heritage tourism, natural beauty and historic preservation should be emphasized more.
 - Sense of Community, Preservation of History, Well Prepared Emergency Personnel
 - Appreciation of Historic Preservation Schools Police Protection
 - It has no great strengths
 - Our History and our down town, but we cannot have the RDA dictate what we can and cannot do with our down town. We also can not have the history committee of the town tell groups what they can do with their buildings.
 - 1. Community Pride 2. Easy commute with addition of Rt.48 3. Historical consciousness.
 - Small rural town feel, pedestrian access to all areas, forward thinking leadership
 - Ambulance services On Corridor H (business and tourists) Manufacturing base (wood and poultry)
-
- 1) Industry within walking distance 2) Police- Effective force 3) a central shopping area
 - 1) A beautiful valley with river access close by. 2) A strong Christian influence 3) varied recreational and cultural opportunities close by.
 - close knit groups (also can be a downfall), physical/outdoor recreation available, traffic flow with new highway
 - Sense of pride amongst the community. Ideal geographical location. Residents with a variety of skills.
 - Moorefield police department Moorefield Fire company and Fraleys ambulance
 - Plenty of police Relatively clean Roads
 - The people, size, know nearly everyone
 - Low crime Fiber-optic availability New school being built
 - Good people Small town atmosphere
 - people, history, pride
 - Small close net community. Corridor H to connect it to bigger cities. Scenic appeal.
 - 1) the history of the town and surrounding area 2) the friendliness of most of the people 3) the ability to pull everyone together when the situation gets bad, like floods and fires
 - 1. its people 2. its pristine setting 3. its traditions and moral values
 - It people. Good caring folk that love their children.
 - Growth of church and church programs, availability of employment and higher education
 - Cultural diversity. Proximity to metropolitan areas. Potential.
 - Closeness. Everyone has a great sense of community. Awareness. The support is quick from the community once someone local is in need.
 - A strong work ethic. Friendly people. Strong family units.
 - Sense of community
 - Beautiful, historic, and recreation
 - Many churches available, new high school, ?
 - It's residents. It's beautiful mountains/location.
 - pretty town
 - IT'S PEOPLE IT'S WAY OF LIFE

- Agriculture Citizens Location
- community coordination between civic and historical groups with local government; pride of unique historic aspects of the town; diversity of activities for adults and children
- It's people and their work ethic. Those who are 35 and older.
- Churches Historic Buildings Tourism location
- New schools Above average fire department
- 1. Its park which offers many activities, 2. the citizens who are trying to improve downtown
- Moorefield Town Park. A wonderful facility that could be used even more. The Chamber - who has brought businesses together and for their communication? Non-profit organizations - The activities that they bring to the community is invaluable.
- Economy, Government, The Hub of Activity For Surrounding WV Counties. We are blessed with a good economy for such a small community in such a rural county and state. Government is good to work with and doesn't stop progress....appears pro-growth and works well with county officials and RDA. We are again blessed with our location which was enhanced by Corridor H. Moorefield is now the central business, financial, educational, entertainment, dining, agriculture, shopping, etc location for Hardy, Grant, Pendleton and large parts of Hampshire, Tucker and Mineral Counties.
- Neighborliness Activities for youth Landscape
- Small town with great people and history.
- small town no big city atmosphere
- Police-we have a fine group protecting our city and county. Ambulance-Fraleys do an awesome job. Old town look- I enjoy the street lamps and benches on our sidewalks.
- the average hard working citizens
- Everyone comes together in a time of need or crisis. a variety of stores to shop. 4 school where the students are separated by age.
- Love of the community
- Job opportunities Health care Visual appearance
- That the community comes together in times of need.
- Quiet safe town Police force Don't have the answers for this one.
- History, friendly people, mountain scenery
- close knit community, Historic Architecture,
- Youth activities, nice town park facility. Police chief/force. Historical heritage.
- Feeling of community
- 1) Location with respect to Corridor H 2) Excellent infrastructure, poised for growth 3) Good, honest people
- Safe Pretty Population
- 1. Small town charm 2. Historic significance 3. Tourism
- Small town
- small town atmosphere
- People Beauty Churches
- fire protection
- 1. Small community with Corridor H accessibility to larger places. 2. In times of need, we come together to help and support those facing a hardship (illness, etc.) 3. Factories/Businesses that do provide jobs and help with economic growth. 4. The college
- Has a very pretty, old town appearance. Plays up historical facts with Heritage Weekend and other events.
- Fire Protection Police department Ambulance service in Moorefield
- Small Town atmosphere History Moderate blue collar jobs

Organized into groups/categories (number of times discussed in parentheses)

- People (20)
- Heritage/History/Culture (23)
- Location (close to metro areas) (5)
- Corridor H (8)
- Outdoors/Scenery/Beauty (15)
- Small town feel/ sense of community (23)
- People pull together in times of need (5)
- Low crime (3)
- Emergency Services (5)
- Churches (5)
- Strong work ethic/Pride (4)
- Agricultural lifestyle (1)
- Schools (5)
- Parks/Recreation (6)
- Jobs (5)
- Manufacturing base (2)
- Local Paper (1)
- Health Care (Clinics) (2)
- Infrastructure (3)
- Tourism (2)
- Pedestrian Access (2)
- Leadership (2)
- Fire Department (4)
- Police Department (8)
- Diverse activities for adults and children (3)
- Chamber of commerce (1)
- Moorefield as a regional hub (3)
- Fiber Optics (1)
- The College (1)

Question 7- In 10 years I want Moorefield to (finish the sentence)

87 Responses

- continue to have controlled growth
- Have a revamped downtown. Clean up the burned out furniture store. Have the old Sheetz be put to use.
- be the economic hub of the Grant/Hardy/Hampshire area. Can't do it without Corridor H
- Have more shopping options
- grow population 2-3% annually, and attract another mid-sized employer/manufacturer to the area.
- have an educational system that prepares kids for a real future and people in government that do not feel entitlement above the citizens they serve.
- Historic Downtown Moorefield- tourism destination and county seat.
- retain its great "small town" qualities even facing rapid economic and population growth.
- have a vibrant and thriving downtown.
- have employment opportunities for the kids that graduate from here. These jobs need to be higher paying and offer good benefits so one can raise a family on their earnings. These opportunities need to be the type of opportunities that keep the higher achievers of each graduating class here.
- Have another way across the south fork river
- Install additional lighting, a sidewalk and bike path along the side of South Fork Rd. from Malcom's Groc. to Misty Terrace.
- Have a bypass road around town.
- Protect old town area, smart growth to the north around Corridor H
- Have expanded town limits and tax base; put in the bypass to take truck traffic off main street and have assisted living for seniors.
- be moving up out of floodplain, levee has still not been tested by storm.
- have a fair and impartial court system
- have more available housing and more diverse industry and a walking trail on the levee.
- have the number one school system in the state.
- Have more culture

- Continue to grow economically as well as recreationally. Continue to prosper and to get to the forefront of the surrounding communities when it comes to recreational activities.
- give high school students a better education
- Have a pedestrian infrastructure for safety reasons and town activities to attract young adults to the area.
- Provide more activities for the people
- Have established itself as one of the leading small towns in the state by bringing in some "white" collar businesses that require college degrees for employment.
- Embrace new technology to bring more job opportunities.
- Be one of the best small towns in America
- have better job and more jobs for college educated people
- Grow. I want jobs to more readily available for people. I know moving back to Moorefield after college is tough but I also know lots of people miss it if they move elsewhere.
- be safe with a good economy and still have the small town feel
- have brought in business that both aligns with our way of thinking and forces us to expand our horizons, challenging ourselves to grow professionally, physically, socially, mentally, and spiritually.
- Be more drug free
- be a safe and thriving area to live and raise your family.
- Grow by 5% in population and economically while increasing opportunity for recreation.
- Have a better library. Technology is taking over and if children had a different outlet, they could find better ways to express themselves. Have a recycling plan!!!!
- be clean and promoting the arts while maintaining our heritage.
- Return to being a thriving small community.
- A great place where my children will want to come back to raise their children, as I did.
- Evolving, but holding it's charm.
- More attractive, structurally with adequate income and education for all.
- promote tourism.
- smell better and have better job options
- lower taxes.
- Have a by-pass around it to take truck traffic from downtown
- **BECOME A BETTER PLACE FOR OUR CHILDREN TO GROW UP AND TO BE PROUD OF.**
- expand economically by inviting more small businesses to open up, and I would like to see Moorefield become more tourist friendly. I believe parking meters would bring more cash flow to the community.
- have a bypass, which can have retail development
- Get rid of illegals
- To continue to grow and improve the public schools as far as student performance is concerned.
- encourage manufacturers to the area, and lobby West Virginia to eliminate the business inventory tax and smell better.
- be a vibrant community where there is access to better nutrition options, better use of the McCoy theater for professional performances, and plenty of retail commerce
- have a beautiful downtown area, continue to rid our town of drugs, have a nice department store, such as Kohl's.
- Be the place my children can raise their own family without having to travel 3 hours in order to have a successful career.
- the most desirable location in the Potomac Highlands to live, work, raise a family and retire.
- Improve the looks of downtown and separate county and city property stewardship so that each group only owns / provides stewardship for property within their borders.
- Have more jobs, places to eat and small business.
- Get more jobs for citizens
- have a bypass to ease traffic pollution control's on unexceptionable odors and known Carcinogens in air
- Have better job opportunities for the people who live here.
- be a place where I can walk down main street and not feel like I am a third world country.
- Have a youth center.
- be clean and have more pride about how they do things
- Thriving
- Have a bypass/? to get around town and loosen up the congestion in town.
- Be a community where jobs are not scarce, and buildings sitting empty. Also, recreation and programs for the disabled both physically and mentally. YMCA
- Be like it was a few years ago when you could walk down the street or shop at Walmart and know you are in the America.
- Be free of the prescription drug problem & other drugs that are obtained & used so easily.
- preserve and promote its history and beauty

- Have more job opportunity so my kids will want to come back here to live and a much better school system.
- Grow into a thriving community where arts and job security are plentiful
- I would like to see Moorefield a nice historic town to visit with retail space down town. I would like to see the revitalization of town happen not just in the Historic District. I would like to see sidewalks finished and restored throughout town. A place for a farmers market.
- Maintain the historical heritage that is already here. Use facilities, stop tearing down for parking lots. Maintain the look of heritage, stop building sleek, and glass front city looking buildings.
- Grow efficiently and effectively.
- make its home owners clean up their property and keep their yards mowed or fine them on a weekly bases
- To have more professional job opportunities so young adults can stay here.
- Expand employment opportunities to support our population.
- To be a thriving community with lots of things to see and do for people of all ages. A place for people to be proud to call home.
- Move forward
- Improve traffic
- have good well-paying jobs available for young folks just finishing their education
- Grow and fill up empty stores.
- In 10 years I want Moorefield employment to improve with opportunities for our graduates/post graduates so they can stay here and not have to leave the area. We need better medical facilities which would be a well-equipped hospital. And lastly, I would love to see old town Moorefield developed with retail shops. With the productions at McCoys, I would love to see our community provide more arts and cultures because we have become such a diverse community with 19 different dialects.
- We are luckier than many small towns in that we have a movie theater and a bowling alley but I would like to see more for the teens and a day care service for seniors would be welcome to many. I hope we can keep our Wellness Center open and flourishing.
- To continue to grow in a Manner that complements our Heritage & encourages better paying jobs.
- be the #1 spot to visit in the Potomac Highlands
- be a thriving small town with services for all age groups so they don't have to travel too far

Organized into groups/categories

- Growth (9)
- Downtown (revamped but preserved) (6)
- Economic regional hub (3)
- More shopping options (2)
- Good educational system (6)
- Retain small town charm (8)
- More well-paying employment opportunities (19)
- Provide a crossing at S. Fork (1)
- Bicycle/pedestrian facilities (2)
- Bypass (6)
- Annexation (1)
- Develop out of the floodplain (1)
- Impartial judicial system (1)
- Diverse industry (1)
- More housing (1)
- More recreational opportunities for everyone (including elderly and disabled) (4)
- More community/youth activities (5)
- Increased technology (1)
- Drug free (3)
- Promote arts/heritage (7)
- Tourism (2)
- Lower taxes (1)
- Better library (1)
- Recycling (1)
- More attractive (1)
- Better healthcare (1)
- Get rid of illegals (3)
- Safe place to raise kids (2)
- Improve traffic (2)
- Fill empty storefronts (3)

- Assisted living for seniors (1)
- More pride in community (1)
- Property maintenance (1)
- Maintain historic nature (2)

Question 8- What are the top 3 things you dislike about Moorefield that you would like to see addressed?

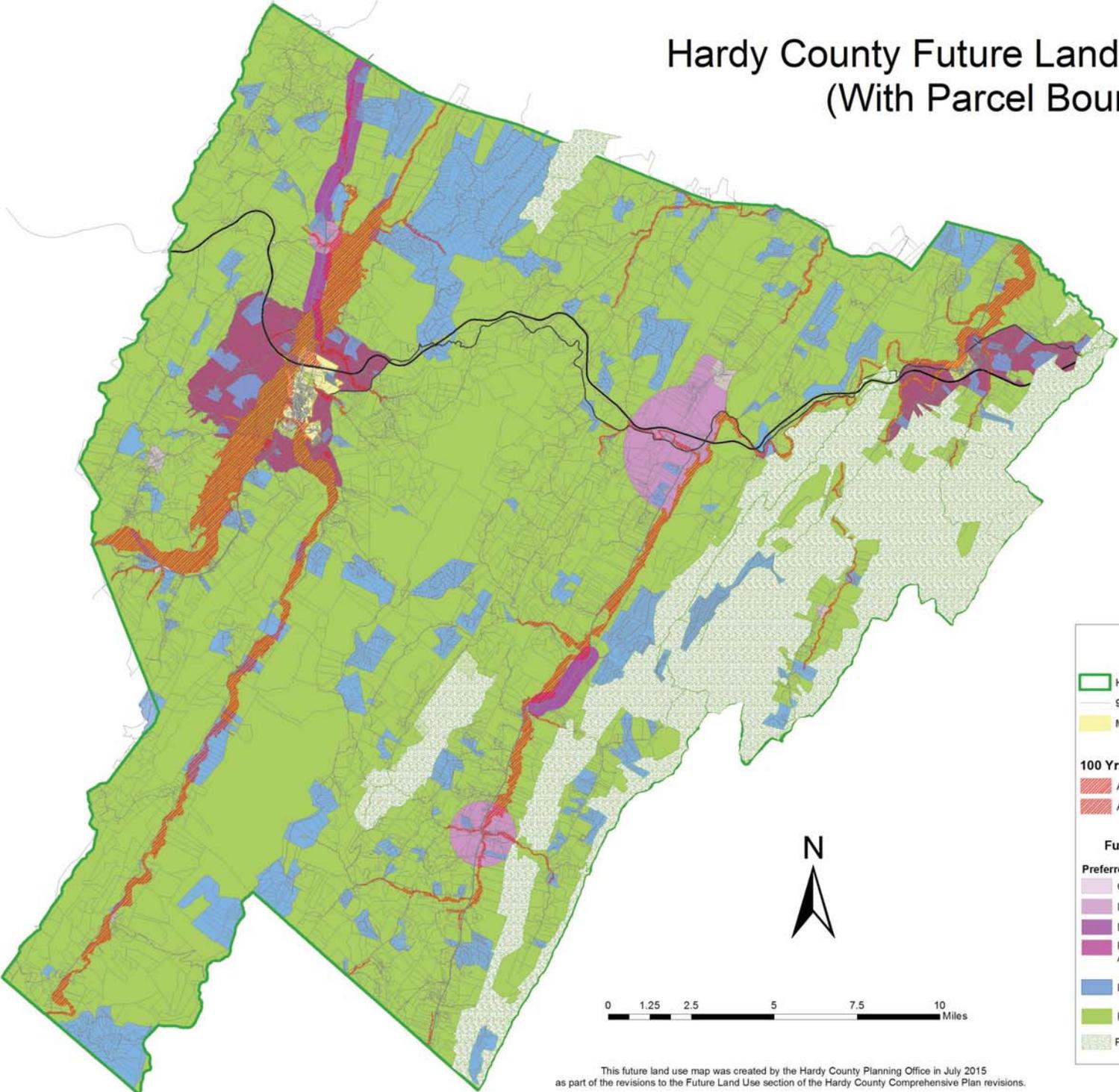
89 Responses

- Traffic, get rid of utility lines on Main Street, would like a farmers market
- The Funding problems of the ambulance services. The run down look of some of the downtown.
- Job opportunities. Job opportunities. Job opportunities. Why our children should be forced to leave the area in order to support themselves.
- Local retail Drug law enforcement Traffic violations
- Abuse of the welfare system influx of immigrants lack of opportunity for our youth
- Poultry industry in the middle of town. Lack of planning in downtown. Poor employment opportunities.
- The police force seems to be poorly respected. They are often seen on their cell phones, and I have heard of many occasions where a person had a ticket dropped for knowing the right people even with a relatively serious offense. I would also like to see higher standards within the schools. Many students leaving MHS struggle with higher level academics because they have been given a somewhat easy route in high school and must try to learn study skills quickly to adapt to college or secondary school life.
- Empty storefront buildings Lack of retail options
- 1. The idiotic devotion to the thought that promoting tourism is good economic development and that the town leadership has the unmitigated gall to pass ordinances limiting what I can and can't do on my property in the name of tourism and government grants. 2. The dismal failure you call the Rural Development Authority. I realize this is a county commission item, but in reality the RDA is nothing short of a waste of money. 3. The fact that a few manage to keep new things out of the Town and the fact the leadership of the town aren't interested in the ideas of the average citizen. The town spends tons of money on so called experts when all they need to do is ask the public.
- traffic, government, lack of jobs
- 1. They took away parking in front of Malcolm's without assisting the owner with changes. It has been there since before the ordinances and/or laws and should receive some kind of exception. This is someone enforcing a rule that could have been worked out differently. May cause a small business to suffer and close. 2. Lack of sidewalks along 220 on North end of town. Forces pedestrians out into the street. 3. RDA and other agencies not pushing to get additional job opportunities after the close of 2 AWM plants.
- Traffic is terrible, not enough restaurants, school system - lack of adequate teachers and leadership.
- Traffic, overhead utilities and run down properties
- Housing options Pedestrian safety Recycling
- 1) water & sewer 2) sidewalks 3) parking (public)
- 1) a high school of adequate size for the next 20 years where the rules are actually enforced and enforced impartially. 2) A fair and impartial court 3) A system that provides economical in-home health care for seniors.
- 1) need to be better enforcement on ordinances 2) sewer manhole covers on Maple Ave. and front of Capon Valley Bank to be raised also on South Elm Street.
- 1, Traffic congestion on Main St., especially afternoon 2. Off street parking should not mean tearing down historic sites. Down town should be more than a parking lot. 3. Shopping at WalMart is often the only option- Yuck.
- Public School, new parks, new recreational buildings and programs for all ages
- drugs and petty crime, jobless ness, looks of downtown- dreary
- Police force has become a burden on the average resident going about their business. Traffic has become an issue when trying to enter Main st. During rush hour. Not enough retail store.
- Education received at Moorefield High School More restaurants Higher paying jobs
- Sidewalk repairs more than lights at rr tracks Better traffic pattern for school traffic at MES- if there were an emergency at MES during pickup/drop off an emergency vehicle could never get in

- Need more recreation Government needs to get it's priorities straight More job opportunities need to be made
- Continue to battle the existing battle with prescription drugs, heroine, and other substance abuse. Poor availability of educated level employment. Need to establish to draw young people to our area.
- Moorefield Examiner is very anti-business. Would like to see stories that aren't so anti-growth. Need more parking downtown. Better infrastructure.
- Education Jobs Downtown atmosphere
- loss of culture, decline in quality of life, low education level
- The job situation is probably the most crucial. We need to try to encourage businesses to locate here. More community activities.
- 1) politics need to be left out and work together for the better of the town instead of looking at who wants to build what and fighting it if they don't like that person. 2) not a damn thing to do but go to a bar, town needs more than just a theatre and bowling alley. 3) work with the rda and county to bring jobs and business into town instead of fighting it
- 1. its inability to attract and maintain young talent! 2. its latency in accepting vibrant, artistic, cultural norms
- Drugs, fighting among our county commissioner , lack of retail stores for clothing, home goods, etc.
- Growing drug use, traffic congestion and self serving elected officials and community leaders
- Lack of activities for youth, dependence on manufacturing.
- The political leaders. Money is too much power and influence in a small town. More activity for the youth including fun and safe activities for teens. Law enforcement being more concerned about small matters and more energy being put towards drug control and drunk driver awareness and prevention.
- The smell of the rendering plant must be removed. Sidewalks are needed to the schools on Caledonia hill and to the town limits on South Fork Road. No more replacing characteristic 19th century structures with hideous, imposing monstrosities like the Summit office building
- Job opportunities, youth programs, better local government infrastructure
- Public transportation Lack of jobs Recreation for teens
- Lack of shopping, lack of opportunities for master leveled people, and emergency services.
- Way to much history preservation Store rentals on main street to high no one can afford to stay open very long.
- Traffic thru town, abandoned buildings removed, no industry in town limits!
- cat and dog over population and nothing is being done except by PHAR and we get no credit and are not paid but we safely remove over one thousand animals a year.
- No recycling. Traffic.
- Cops are corrupt Prosecutor is corrupt Commissioners are corrupt
- BETTER JOBS FOR THOSE WHO WISH TO STAY HERE.
- Parking within town limits Lack of public events and participation Traffic
- traffic odor
- Illegals, trash, traffic issues
- Moorefield does not have good options to buy organic food products; Moorefield does not have a good bookstore; Hardy County's 3-hour-once-a-month recycling option with Envirco is woefully inadequate and often difficult to catch with busy schedules
- Housing options, job availability and drug problem.
- Local law enforcement seems to be a swat team with nothing but radar traps everywhere in town. Should be engaged with youth, approachable, and working with the community.
- lack of jobs/variety smell lack of growth
- The appearance of downtown Lack of access to quality local produce Better quality restaurants
- The smell. Some of the building on Main Street need repair. Stray cats are everywhere.
- The non-English speaking influx of people that live here concern me. More activities, opportunities for our teenagers. Improvement in the drug addiction issues in this small community.
- Sidewalks on Spring Street and Main Street from Schools Down to Wal-Mart. The new Auto Zone is a major disappointment in appearance. Sheetz, McDonalds, KFC/Taco Bell and Hawse Plaza with the new brick and nice landscaping have spent extra money to make nice facilities then you have a brand new and very unattractive structure built just off Corridor H Moorefield Exit. Overhead power and phone lines look bad and would be great if some could be buried over time. Poultry is our life but anything we can do to control the occasional foul smells coming from the plants would be a great benefit to all.
- Polarization of government entities Better use of 4-lane advantage Acceptance of those living "over the mountain."

- Traffic issues. Beautify the downtown area more and SIDE WALKS TO THE NORTH END OF TOWN to Shop N Save Walmart and the park. Spring Avenue.
- No job opportunity, need more stores
- traffic drugs parking
- County Commissioners. Public School system. Jobs!
- government, school system, jobs
- Remedy the chicken stink smell. On certain days it's disgusting. There is no bypass on the north side of the town. traffic congestion
- jobs , people on streets all times of the night, need more clothing stores such as k-mart and such
- Taxes are to high, the poultry plant putting oil out of the stacks all over the town, more reasonable priced store's in town
- traffic Pedestrian safety
- No jobs, no facilities for disabled and no sidewalks for those who was from doodling to Wal-Mart.
- English as the main language. Better pay for our teachers. Town officials held responsible for their actions.
- 1. Make the firemen slow down before they run over someone. 2. Put people on the Park Commission who actually have an interest in the park & the activities that are going on there. Katherine Moomau & Richard Hartman do NOT belong on that Commission anymore. Its a power trip for Hartman. They have hindered way more progress at the Park than what they've helped. 3. Main street needs to have parking on one side only until a bypass is built. Its to narrow for 2 sides of parking when the truck traffic is directed from Corridor H through the middle of town. And, let's face it, there aren't that many main Street businesses anymore. And the ones that are there like Hardmans, Fraleys, McMechan, US Cellular all have off street parking.
- smell and downtown needs to look better
- The smell and the heavy traffic.
- Limited jobs with decent pay. Limited places to eat and shop. Nice housing not low income apartments.
- I would like to see many of the rental units in Moorefield follow strict guideline on what is acceptable for housing and that they are made to stick to those guidelines. I would like to see the town side walks repaired and expanded all the way thru town especially on the north end of town. I realize it was and expense to highlight the center historic portion of town with the brick, old time lighting post, benches and Trash cans but it would be nice to see that our main street throughout would look somewhat the same match somewhat with some similar details throughout the whole main street. I would like the trash trees the planted on main street to be taken back up and replaced with something that is slower growing and flowering much like the kusa dogwood. (How long do we need to see all the dead trees or the ones that are half dead on main street.) I would like to see the streets cleaned once a week not just the ones on main street. If you pay taxes in town then you should have the street swept by town. I would like some of buildings especially on main street that have tyveck for instance to be enforced to put a façade on the buildings. And last but not least I would like to see some art various places in town ie painted chickens much like Winchester has the apples or Chicago did the cows. Or something historical that would fit with our town.
- By-pass needs to be built. Utilize empty facilities like Woodmark building, etc. Property owner up-keep of personal , rental, and/or vacant property.
- It concerns me most that people are able to have the opportunity to earn a living wage nearby and not have to drive to Winchester or some other town to find work. Also the issue of protecting our citizen's illegal drugs is must always be a top priority for our law enforcement.
- 1) There are not many tourist attractions. 2) Not enough hotel space. 3) Not enough housing to support new jobs that may come.
- Pedestrian safety, Sidewalks, effectiveness of town government
- property appearance build some sidewalks so the Mexicans will stay out of the road address some of the towns safety hazards
- Lack of job opportunities Emergency Management training through mock emergencies Lack of transparencies in our local Government
- 1. Buildings have the fronts worked on but never finished, there are two on Main Street that are in dire need of finishing. Make an ordinance for the owners of the building to take action to make everything look loved 2. The drug task force is doing a wonderful job but I would like to see all the 'dealers' ran out of town, far away from our small town (even county wide) 3. The trash cans along Main Street fill up and no one ever empties them, rather frustrating when you have community service people with nothing to do. Put them to work to continue to clean our town, always something to do...
- County Commission
- Traffic flow drug problems Some bad streets

Hardy County Future Land Use 2015 (With Parcel Boundaries)



Legend

- HardyCoBoundary
- 911 Roads
- Municipal Boundaries

100 Yr. Floodplain

- A
- AE

Future Land Use Categories

Preferred Development Area

- Community Centers
- Development Activity Centers
- Development Corridor
- Preferred Development Area Adjacent to Municipalities

- Existing Residential Subdivision
- Rural Agricultural District
- Public



This future land use map was created by the Hardy County Planning Office in July 2015 as part of the revisions to the Future Land Use section of the Hardy County Comprehensive Plan revisions.