



Wyoming County Comprehensive Plan

September 2017

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Wyoming County Comprehensive Plan

Chapter 1: Introduction

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Chapter 1: Introduction

Why should Wyoming County develop a Comprehensive Plan?

Wyoming County has consistently lost population over several decades, and unemployment rates are continually rising. Many Wyoming County residents have doubts about the future of the county. The development of the comprehensive plan is a chance for residents and local elected officials to take a hard look at the future of their home and decide how to change it for the better. The county has had numerous studies completed over the past several years. The development of this plan took those plans into account and did not attempt to reinvent the wheel. The goal of this plan was to look at all existing plans and determine what action items were achieved and which ones were not. What worked and what didn't? What more can be done? These are all questions that will be answered in this comprehensive plan.

The plan is comprehensive because it looks at all facets of the county; land use, transportation, housing, economic development, recreation, and community facilities.

Now is the time for Wyoming County to rebuild themselves into something better. Residents, local elected officials, and business owners have the chance to be bold and pave a path forward. Hopefully this comprehensive plan will be a stepping stone for innovative choices that will propel the county into a brighter future.

The goal of this plan is to not list several action items that the county does not have the financial means or capacity to implement. The goal of this plan is to determine which action items are most crucial to achieving the county's vision.

The county commissioners should use this plan anytime a decision needs to be made regarding a development proposal, capital improvement project, or policy change. The plan should be reviewed annually by the planning commission to ensure that the vision and goals identified in the plan are still consistent and applicable.

Legal Requirements

The West Virginia Code, Chapter 8A: Land Use Planning sets the rules and regulations that local governments must follow when participating in land use planning efforts. Chapter 8A authorizes local governments to create a planning commission. The planning commission is responsible for developing a comprehensive plan. Chapter 8A, Article 3 also details required elements of a comprehensive plan. The tables at the end of this chapter direct readers to where they can read the mandatory elements in the plan.

The Wyoming County Planning Commission promotes the orderly development of the county, serves as an advisory capacity to the Wyoming County Commission, and holds certain regulatory authority over land use matters in the county. Therefore, the planning commission is leading the development of this comprehensive plan.

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

- City of Mullens
- Town of Oceana
- Town of Pineville

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

Public Input

A comprehensive plan should be guided and shaped by the priorities of residents, business owners, and stakeholders. Therefore, public input has been vital to the development of the Wyoming County Comprehensive Plan. Opportunities for public input consisted of an open house in Pineville, an online survey with over 400 responses, and individual meetings with Mullens, Oceana, and Pineville elected officials. Open houses were also held in Mullens, Oceana, and Pineville for a Flex E-Grant planning study. Those results were also incorporated into the comprehensive planning process.

The planning commission has adopted public input procedures that can be found in [Appendix 1: Public Input Procedures](#).

Open House

The county hosted a community meeting to gather citizen input on the issues and concerns of residents, business owners, and interested residents on July 21, 2015 in Pineville. Residents and stakeholders were invited to stop by during the posted hours to offer ideas, voice concerns, and help formulate a vision for the future of Wyoming County.

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During the meeting, attendees completed a SWOT (strength, weakness, opportunity, and threats) exercise. The results from this exercise follow.

Open House SWOT Exercise Results

STRENGTHS

- | | |
|----------------------|--------------------------------------|
| * Natural beauty | * Friendly |
| * Tourism | * Wilderness area |
| * Low cost of living | * Twin Falls State Park |
| * Food | * Lake |
| * People | * No traffic lights |
| * Good schools | * No sprawl |
| * Affordable housing | * WVU expansion into Beckley |
| * Low crime | * Coal mining historical attractions |
| * Quiet | |

WEAKNESSES

- | | |
|------------------------------------|--|
| * Lack of hotels/rooms | * River is dirty |
| * Rental market | * Wastewater |
| * Lack of diverse economy | * Dredging river |
| * Need to change people's mindset | * People are territorial |
| * No hospital/urgent care | * Geography |
| * Monopoly on health care facility | * Aging population |
| * Need locals to support locals | * Population vs. housing units over time |
| * Internet | * South Mullens Park-not enough lighting |
| * Wi-Fi | * Need attractions for ATV riders |

OPPORTUNITIES

- * Amphitheater
- * Lowest prices of real estate (Mullens)
- * 4-lane in Mullens
- * Tourism
- * Agriculture
- * Youth-FAFA
- * Community gardens
- * Local foods
- * Specialty products
- * Low grade timber
- * Skateboard park (Oceana)
- * Taxi service
- * Biking/running trails
- * GET
- * Twin Falls SP & connections to Hatfield McCoy
- * Zipline
- * Telecommuters
- * Utilize winter for recreation
- * Kayaking, river trails
- * Possible rail trail on abandoned RR
- * Swimming pools- make them slides
- * Beckley-New River
- * Annexation in Mullens and Pineville
- * Public transportation

THREATS

- * Threats
- * Straight-piping
- * Mentality of people
- * Unemployment
- * Land company
- * Lack of activities for young adults
- * Flooding

Stakeholder Interviews

Stakeholders are key people that have specific knowledge about an issue within Wyoming County. The Planning Commission helped to identify the key stakeholders in the community.

Each stakeholder was asked to complete a brief survey regarding the function of their organization and any issues or concerns they may have. Over 40 stakeholders were contacted. Of those that were contacted, over 20 responded to the survey. A list of stakeholders can be found in [Appendix 3: Stakeholder List](#). Surveys were sent to county government officials, municipal government officials, educational facilities, non-profit organizations, recreation groups, local businesses, public safety providers, and infrastructure providers.

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Public Survey

The Planning Commission sought to solicit additional input from residents who did not attend the open house through an online survey. A total of 441 people completed the survey. The results from the survey were presented to the Planning Commission to help identify key issues in the plan. The survey responses can be found in [Appendix 2: Online Survey Results](#).

Public Survey Results

Almost 70 percent of respondents are not happy with the quality of life in Wyoming County. Survey participants identified the following issues: declining job opportunities, no activities for youth, lack of police protection, and availability of recreation. Respondents want additional development, specifically industrial and commercial development, as well as revitalization of downtowns. The survey also asked citizens about the availability of recreation, recreational activities, amount of parkland, and maintenance of facilities. Respondents overwhelmingly answered that there are not enough recreational opportunities, activities, and parkland in the county.

Public Hearings

The West Virginia Code requires that the planning commission give notice and hold a public hearing before recommending a comprehensive plan to the governing body. After the public hearing and approval, the planning commission must submit the recommended plan to the county commission. The county commission is then required to hold a public hearing prior to adoption of the plan.

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

Plan Layout

The comprehensive plan was developed to be accessible and useful. Therefore, the plan is separated into four straightforward chapters. The plan revolves around the key issues and concerns in the county as a whole, as well as within each of the three municipalities.

- Chapter 1-Introduction
- Chapter 2– Vision and Goals
- Chapter 3-Municipal Overview
- Chapter 4– Action Plan

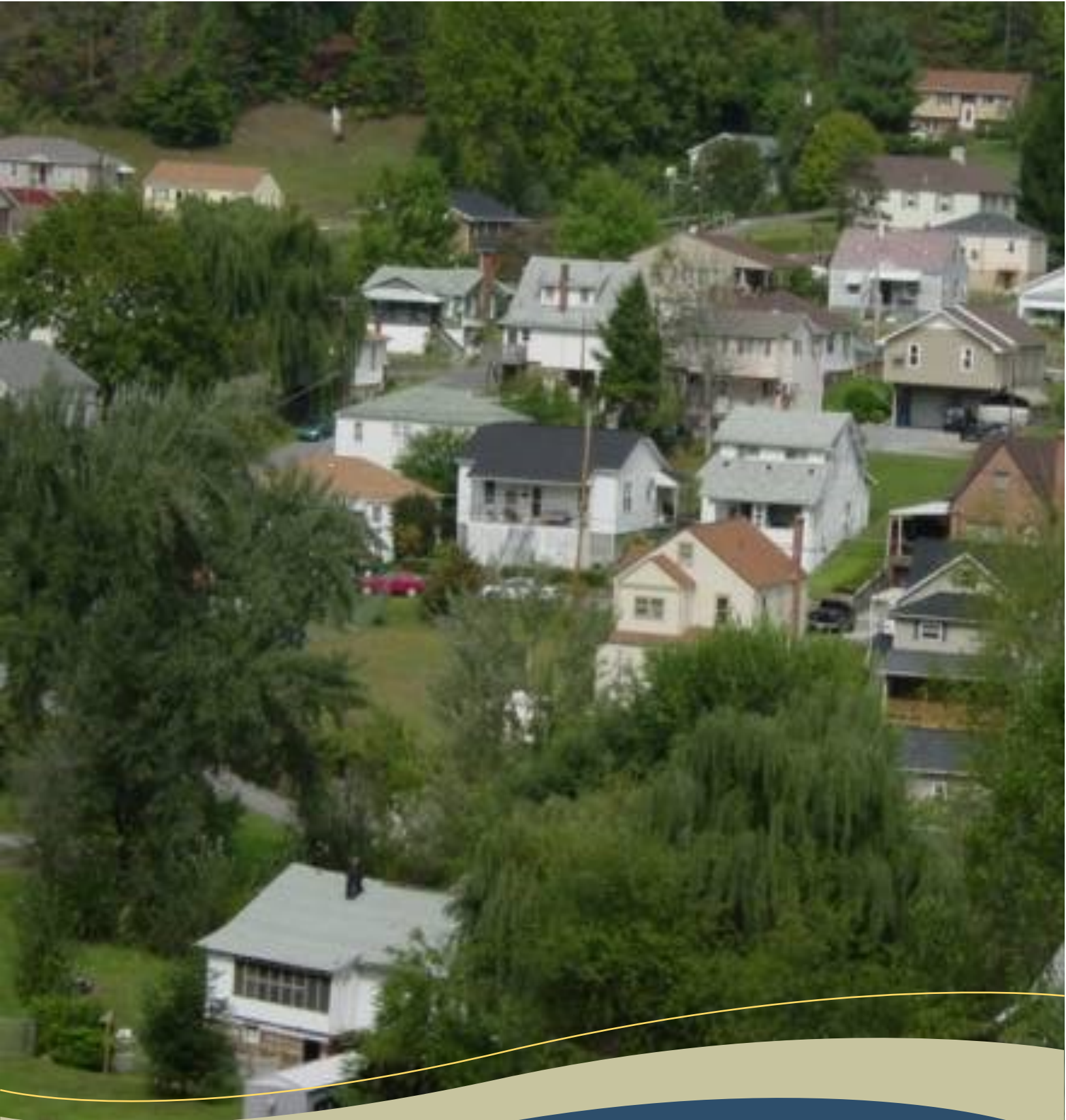
Mandatory Elements

Chapter 8A of the West Virginia Code: Land Use Planning requires several mandatory elements in a Comprehensive Plan. The tables below display the mandatory elements and where they can be found in the Wyoming County Comprehensive Plan.

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

Chapter 1: Introduction

Required Components for a Comprehensive Plan	
W. VA. Code §8A-3-4(c)	
Code Provision	Page #
Land Use	
Different land uses (including, for example, residential, agricultural, historic, conservation)	2-3, 2-4, 3-4, 3-8, 3-12
Population density and building intensity standards	2-3, 3-2, 3-3, 3-8, 3-12
Growth or decline management	2-7, 3-4, 3-9, 3-13, 4-4, 4-5, 4-6
Projected population growth or decline	2-13, 2-14, 3-4, 3-9, 3-12
Constraints on development (including identifying flood-prone and subsidence areas)	2-4, 2-5, 3-3, 3-4, 3-8, 3-12
Housing	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	2-17, 2-18, 3-2, 3-5
Identify the number of projected housing units and land needed	2-7, 2-17, 3-5, 3-6, 3-12, 3-13
Address substandard housing	2-18, 3-2, 3-5, 3-9
Rehabilitate and improve existing housing	2-18, 4-11, 4-12
Adaptive reuse of buildings into housing	2-18, 3-2
Transportation	
Vehicular, transit, air, port, railroad, river, and any other mode	2-6, 3-2, 3-3, 3-5, 3-10, 3-14, 4-4
Movement of traffic and parking	2-6, 3-5, 3-10, 4-4
Pedestrian and bicycle systems	2-6, 3-5, 3-10, 3-11, 3-14, 4-8, 4-19,
Intermodal transportation	2-6, 2-7, 3-2, 3-3
Economic development	
Analyze opportunities, strengths and weaknesses	2-19, 2-20, 2-21, 2-22, 2-23, 2-24, 3-5, 3-9, 3-10, 3-11, 3-12, 3-13
Identify and designate economic development sites and/or sectors	2-19, 2-20, 2-23, 3-5, 3-9, 3-10, 3-11, 3-12, 3-13
Identify types of economic development sought	2-23, 2-24, 3-5, 3-9, 3-10, 3-11, 3-12, 3-13, 4-13, 4-15, 4-16
Miscellaneous Components	
Infrastructure	2-8, 2-9, 2-10, 3-6, 3-10, 3-14, 4-8, 4-9
Public Services	2-10, 2-11, 2-12, 2-31, 2-32, 2-33, 2-34, 3-6, 3-10, 3-14, 4-9, 4-10, 4-14, 4-15, 4-19
Rural	2-7, 3-2
Recreation	2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 2-31, 3-6, 3-13-7, 3-10, 3-11, 3-13, 3-14, 4-17, 4-18, 4-20, 4-21
Community Design	2-27, 3-7, 3-9, 3-13, 3-14, 4-6, 4-7, 4-17
Preferred development areas	2-7, 3-4, 3-9, 3-13
Renewal and/or redevelopment	2-7, 3-5, 3-8, 3-9, 3-13
Financing	4-2, 4-7, 4-24
Historic preservation	2-31, 2-32, 2-33, 2-34, 2-35, 3-7, 4-19



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Chapter 2: Vision and Goals

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Vision Statement

A vision statement was crafted in 2013 for Wyoming County during the development of the Wyoming County Economic Development Strategic Plan. The planning commission reviewed the vision statement from the strategic plan and felt that it still reflected the overall vision for the future of the county, with a few minor changes. The vision statement shown below helped guide the comprehensive plan development forward and captures the values of county residents and the hopes for the future.

With the completion of its infrastructure systems, Wyoming County is prepared for significant economic growth, an influx of new residents, and a vibrant housing market. Additionally, with the construction of new highways and improved access to recreational attractions, the county is viewed as a destination to many who want to experience all the natural and cultural resources the county has to offer.

Goals

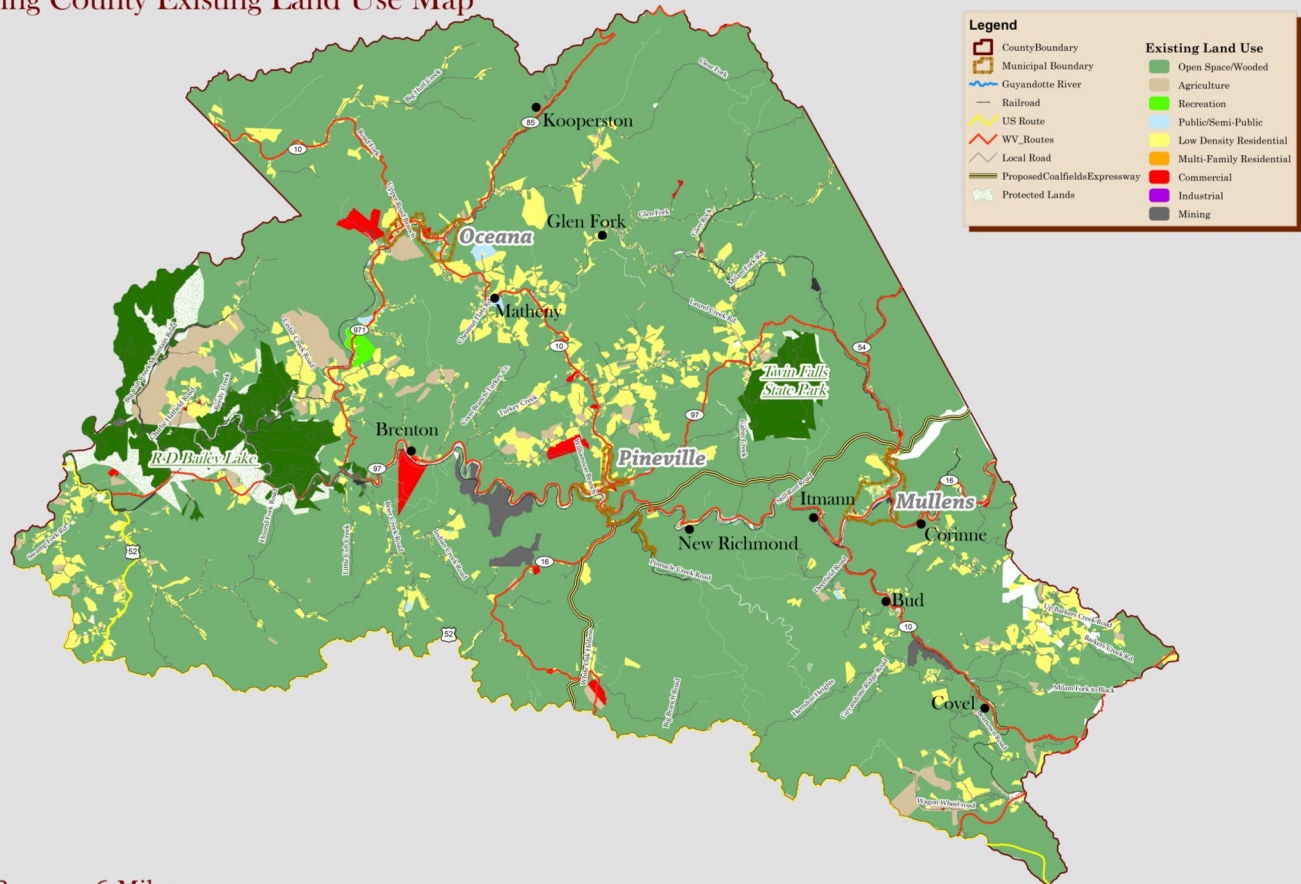
The strategic plan completed in 2013 also included several goals that were reviewed for inclusion in the comprehensive plan. After review, it was determined by the planning commission that most of the goals were still relevant and should be included in the comprehensive plan. Some goals were combined with other goals for simplicity, and others were removed based on current applicability and issues and concerns. Background information, as well as issues and concerns are discussed for each identified goal in this chapter.

Goal 1: Support development that capitalizes upon mining activities, and brownfields, and the accessibility to the Coalfields Expressway

Existing Land Use

Wyoming County is 502 square miles with a population of 23,796 according to the 2010 Census. Over half of Wyoming County is forest or open space due to its mountainous terrain, as shown on the *Existing Land Use Map*. Development has mainly occurred in the three incorporated towns (Pineville, Oceana, and Mullens) and villages scattered throughout the county. Population density is low, with only 45 people per square mile, compared to the state of West Virginia at 77 people per square mile.

Wyoming County Existing Land Use Map



Source: Wyoming County Assessor's Office, WV Tech Center

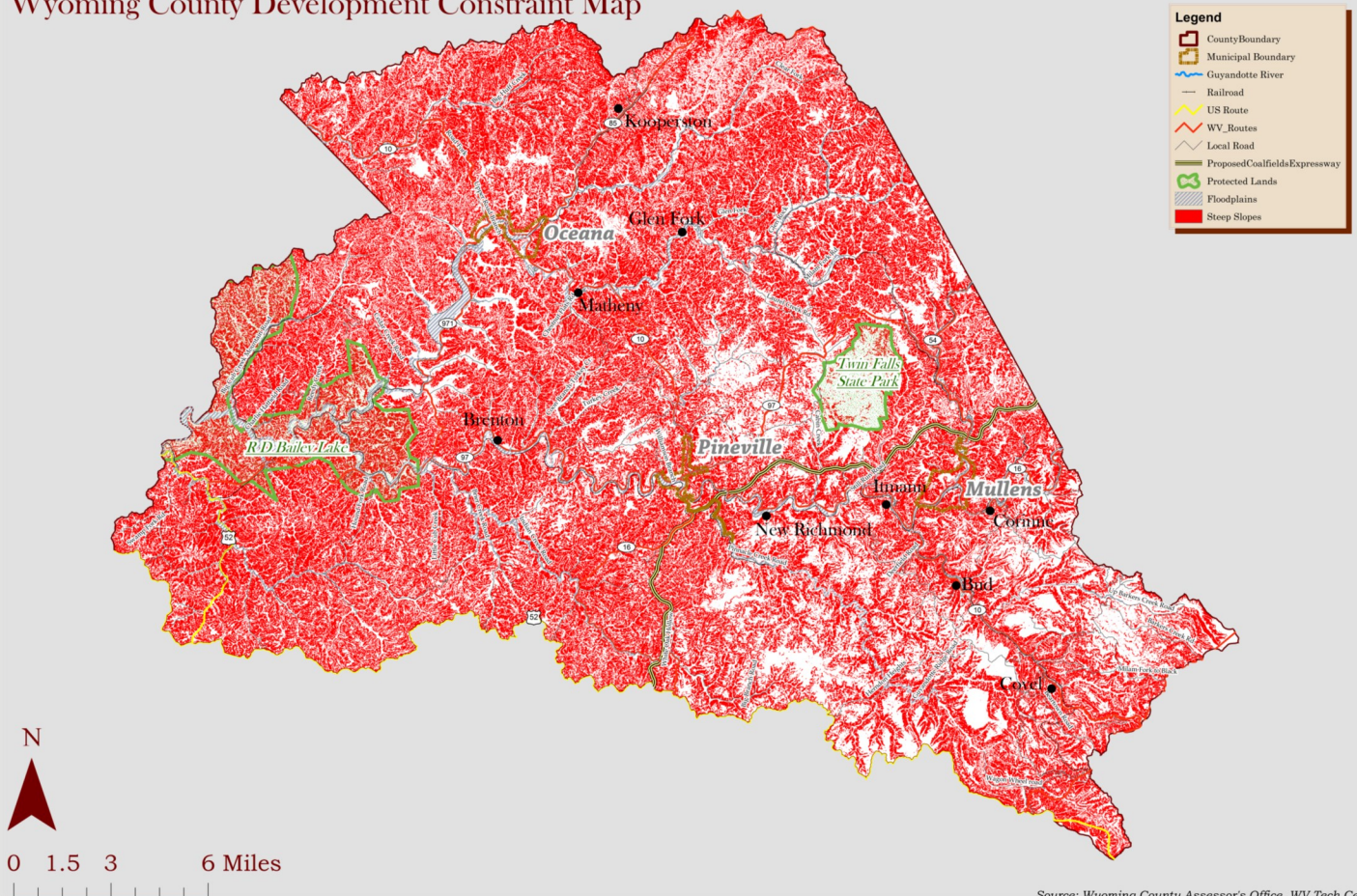
There is very little land classified as agriculture, most likely due to the terrain and soil conditions in the county. According to the 2012 Census of Agriculture, there were 27 farms in the county in 2012. The farms consisted of 2,969 acres with an average of 110 acres per farm. While there is very little land classified as agriculture, there has been a movement within the

Chapter 2: Vision and Goals

county to support local agriculture. A weekly farmer's market is held at the Mullens Opportunity Center (MOC). A high tunnel greenhouse has been constructed at the MOC to provide produce for the farmers market. A farm to school program has also been established in the county. The goal of this program is to help students grow food for their school meals. There are additional opportunities in the municipalities to build community gardens on vacant lots.

As for other land uses in the county, there is very little land classified as multi-family residential or commercial. Most of the land that is classified as either residential or commercial is located in or near the towns and villages within the county.

Wyoming County Development Constraint Map

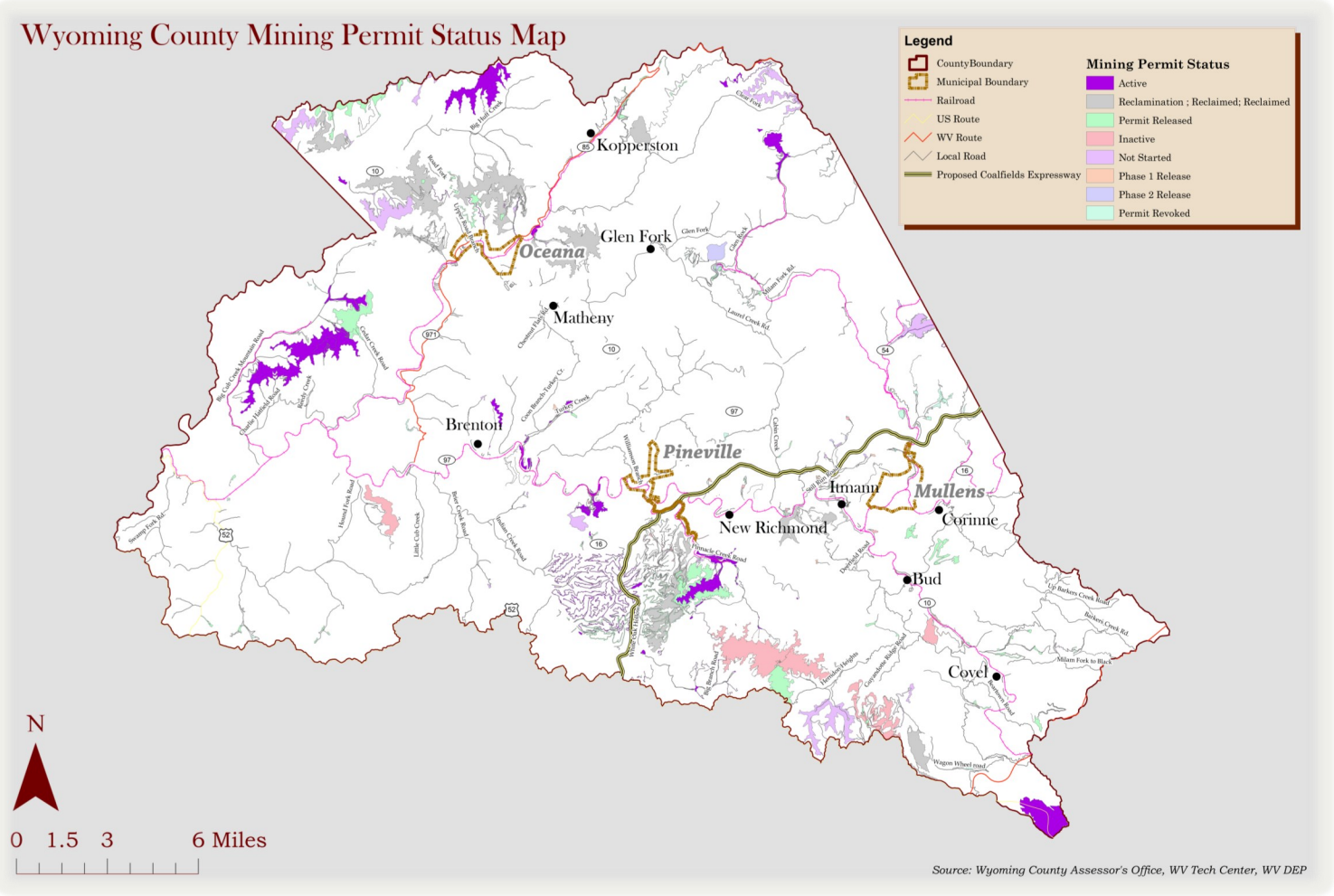


There are several constraints to development in Wyoming County, as shown on the *Development Constraints Map*. The major constraint in the county is the lack of flat, developable land. Most of the land that is flat is located within the floodplain. Much of the county is located in the floodplain. In 2001, major flooding of the Guyandotte River and

its tributaries affected most of the county. In Mullens, over half of the business district was destroyed, and in Oceana, almost half of the business district and residences were destroyed. Roads were closed, utilities were impacted, and many people were left homeless. The county has since purchased and torn down over 100 homes through federal mitigation programs.

Another constraint to development is that much of Wyoming County has been mined or is in the process of being mined. There are many environmental concerns related to mining, as well as possible mine subsidence issues. Mining activity is shown on the [Mining Permit Status Map](#). Active mines include:

- Lower War Eagle Mine near Cyclone, operated by Greenbrier Minerals
- Pinnacle Mine near Pineville, owned by Seneca Coal Resources
- Wyoming No. 2 mine, owned by Alpha Natural Resources
- Elk Creek Mine, owned by Ramaco Development



As a result of much of the land being mined at some point in time, ownership is controlled by coal companies or land companies. Over 87 percent of land in Wyoming County is owned by three (3) large land companies. In some cases, the land companies develop their land, but only through long-term leases. The flat, developable land remaining from the many abandoned mining sites are assets that the county can capitalize on.

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Transportation

The proposed extension of the Coalfields Expressway will help bring additional development into the county. County officials should continue to lobby for funding to complete the highway. An interchange is currently planned in Mullens. The expressway will connect Beckley, WV to Slate, VA. Construction from Slab Fork in Raleigh County into Wyoming County is expected to be completed in the fall of 2016. Design is underway for the 3.8 mile section extending to WV 54 at Mullens. Construction for this section is to begin in 2018. However, it is important to note that, with additional traffic, there may be further development in the area. As many people cherish the rural nature of Wyoming County, it is important to think to the future and protect the interchange area from development that does not fit into the character of the county. This is important, as Wyoming County does not currently have any land use regulations in place. Pineville and Oceana have enacted zoning regulations. None of the municipalities have subdivision regulations.

Access to Wyoming County is currently difficult, primarily due to two lane roadways that travel through mountainous terrain. Major roadways include US Route 52 and State Routes 10, 16, 54, 80, 85, 97, 99 and 971. Numerous local roads are located throughout the county. There are no public transit or bicycle/pedestrian trails within the county. Parking is not a problem in the county. The National Coal Heritage Authority completed a study of potential greenways and blueways in the National Coal Heritage Area, of which Wyoming County is part of. Several potential trails were identified in Wyoming County for consideration.

Potential Trails in Wyoming County

- | | |
|---------------------------------|-------------------------------------|
| • Corrine Mullens Bike Path | • Old Slab Fork Trail |
| • Mullens Riverside River Track | • Big Branch Rail Trail |
| • Mullens Loop | • Twin Falls Mullens Pineville Loop |
| • Southern Mullens River Trail | • Guyandotte Scenic Drive and |
| • Ostego Mullens Bike Path | • Guyandotte River Water Trail |
| • Pineville River Walk Trail | |

The Guyandotte River is not deep enough to be used by motorized boats or barges, therefore there are no ports located in Wyoming County. Wyoming County is served by one railroad, Norfolk Southern, which enters the county from Raleigh County and travels along State Route 54 to Elmore. The railroad company operates the Elmore Rail Yard, located between Itmann and Mullens. The rail continues along the Guyandotte River to Mingo County. A spur also travels north in the county to Kopperston. Recently, Norfolk Southern announced that it would phase out the mainline from the Elmore Rail Yard to Princeton in Mercer County.

There is a publically owned airport, Kee Field, located two miles from Pineville, that is in the process of renovating the runway.

Intermodal transportation is defined as the transfer of products involving multiple nodes of transportation, such as truck, railroad, or freight carriers. Typically in West Virginia, this involves trucks and railroads. The industrial park

will need both railroad and truck intermodal transportation of goods.

Future Land Use

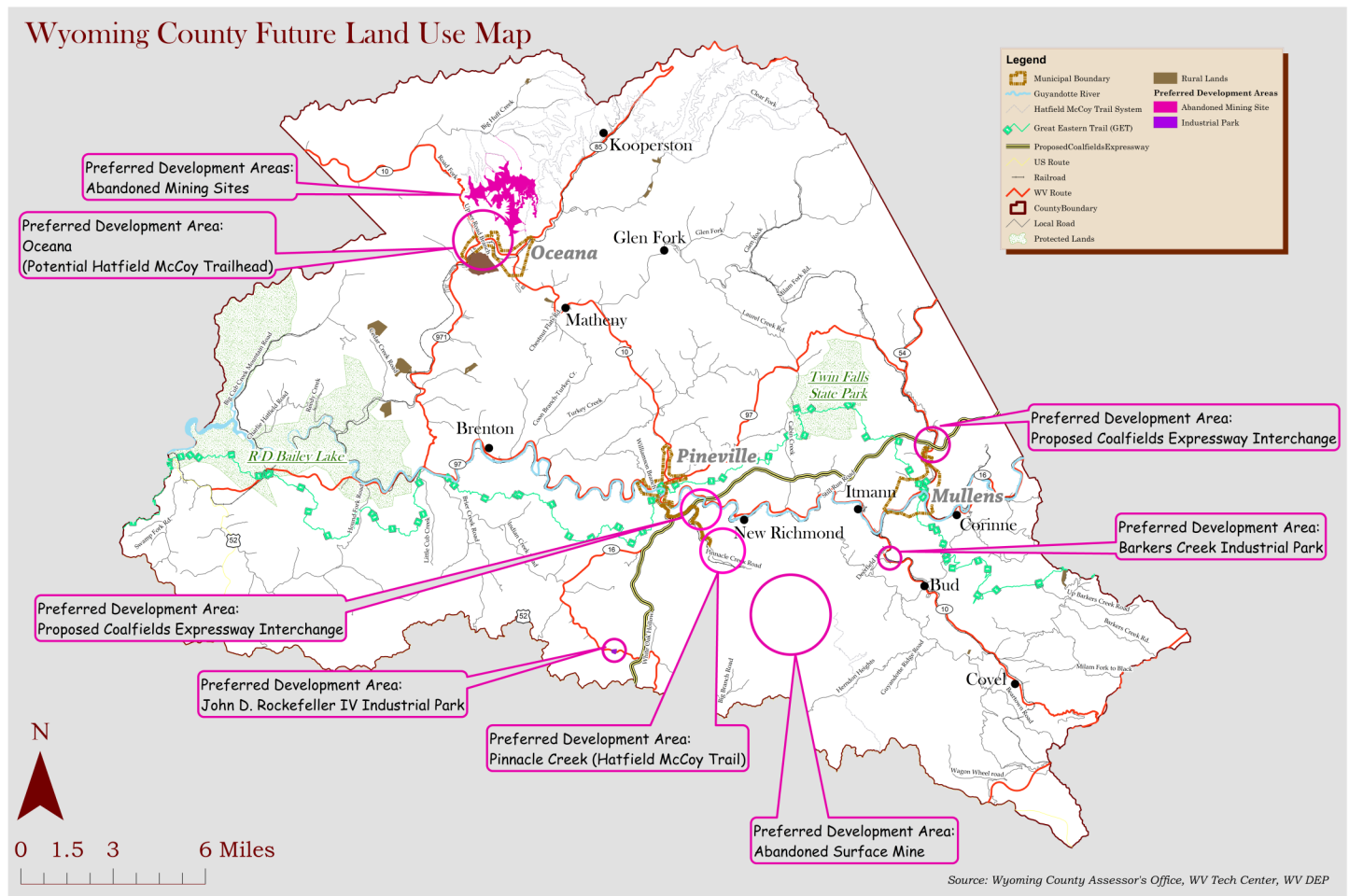
A *Future Land Use Map* was developed to illustrate future development in the county in the next ten years. The future land use map took into account existing land use and how the transportation network may alter development patterns. The future land use map identifies potential economic development sites, preferred development areas, renewal and/or redevelopment areas, and rural lands. Rural lands shown on the map are potential farmland preservation areas. No renewal/redevelopment areas were identified as there are not specific areas of blight or slums. There are areas of abandoned and dilapidated buildings, however they are scattered throughout the county and not located in one specific location.

Several preferred development areas were identified during the planning process:

- Abandoned Mining Sites (Identified as high priority sites in the Land Use Master Plan 2013)
- Oceana Potential Hatfield McCoy Trailhead
- Proposed Coalfields Expressway Interchange (Mullens)
- Proposed Coalfields Expressway Interchange (Pineville)
- Barkers Creek Industrial Park
- John D. Rockefeller IV Industrial Park
- Pinnacle Creek (Hatfield McCoy Trail)
- Abandoned Surface Mine near Pinnacle Creek

Preferred development areas. -- Consistent with the land use component, identify areas where incentives may be used to encourage development, infill development or redevelopment in order to promote well designed and coordinated communities and prevent sprawl.

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



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Goal 2: Identify community services necessary to support future development in Wyoming County.

A successful community is able to provide high quality community services to its residents. Therefore, it is important to identify the existing community services available and those that are in need of improvement. Community services include the provision of water and sewer service, public safety, education, medical, and disaster needs.

Water/Sewer

Table 1: Public Service Districts shows the public service districts in Wyoming County. It is also important to note that the Town of Pineville operates its own water system within and outside of town. The Town of Oceana operates both water and sewer within town limits, as well as outside town limits. The City of Mullens operates a sewer system both inside and outside of municipal limits.

There are also several community water systems (Garwood, Marianna, Green Camp and Coal Mountain) located throughout the county, most of which are planned to be replaced by future water projects that are currently in preliminary stages.

The following providers also service Wyoming County with public water: Alpoca Water Works, Inc., Covell Water Works, Inc. and Ostego Community Water System.

Public Survey Results: Rate your level of satisfaction:

	Excellent	Good	Fair	Poor
Infrastructure (Water/Sewer)	4.5%	27.93%	37.84%	71.68%
Fire Protection	22.52%	51.35%	24.32%	1.80%
Police Protection	10.62%	34.51%	39.82%	15.04%
Emergency Management	9.82%	41.07%	31.25%	17.86%
Public School System	9.82%	46.43%	33.93%	9.82%
Library Services	15.32%	37.84%	36.04%	10.81%
Arts/Culture	0%	2.65%	25.66%	71.68%
Recycling	0%	11.71%	35.14%	53.15%

Table 1:Public Service Districts (PSD)

Service	
Brenton PSD	Water
Center PSD	Sewer
Eastern Wyoming PSD	Water
Glen Rogers PSD	Water/Sewer
Kopperston PSD	Water
Raleigh County PSD	Water
Ravencliff-McGraws-Saulsville PSD	Water
Oceana PSD	Water/Sewer
Logan PSD	Water

Region I Planning & Development Council

Updated July 25, 2016

Wyoming County Water & Sewer

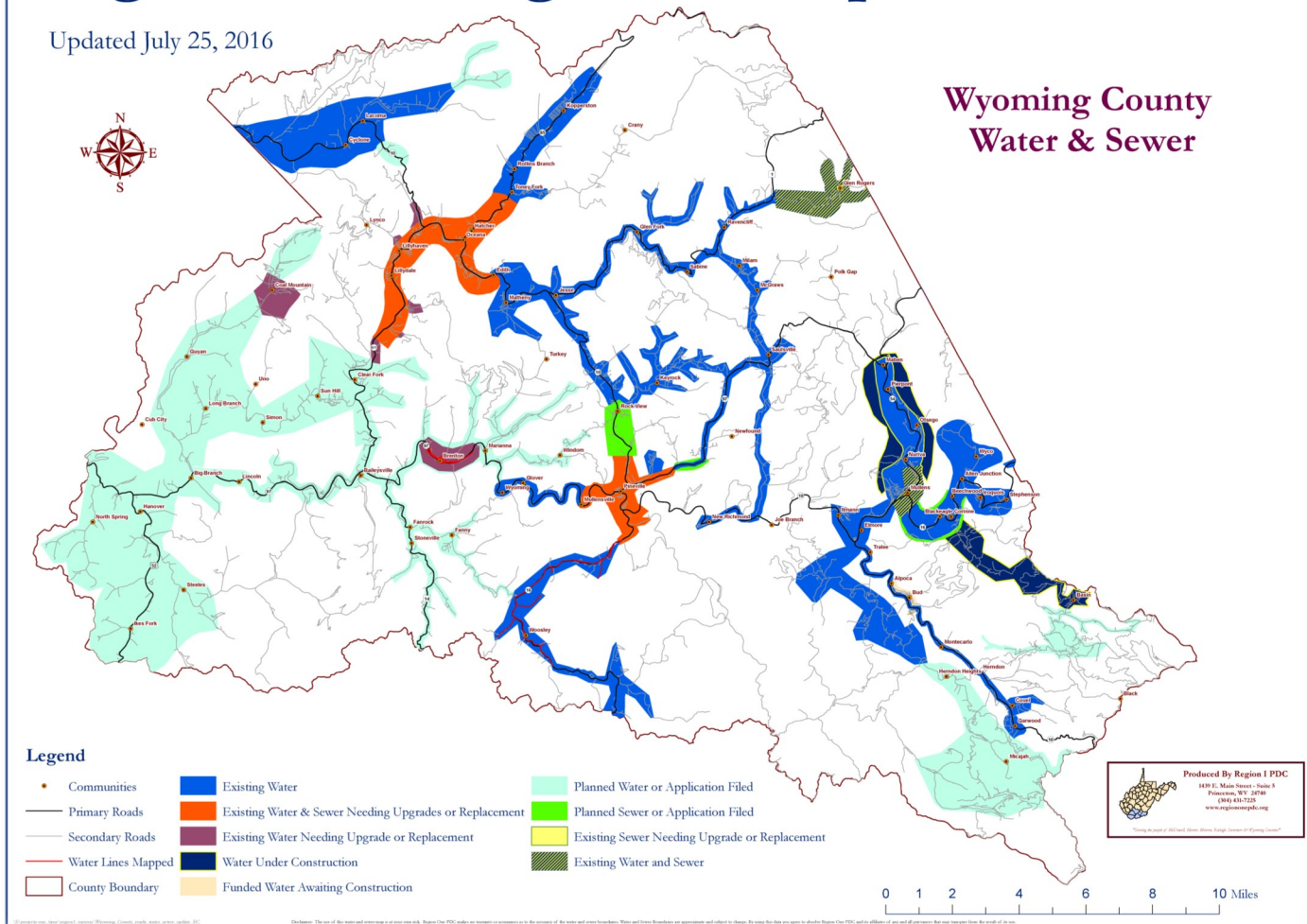


Figure 1: Wyoming County Water and Sewer

The availability of community services within Wyoming County can be difficult due to its geographic location and economic condition. Many areas throughout the county lack public water and sewer.

Figure 1: *Wyoming County Water and Sewer* shows the location and status of existing water and sewer in Wyoming County as of July 2016. The map was created by Region 1 Planning and Development Council. All planned upgrades or replacements and extension of new water and/or sewer shown on this map are high priorities for the county.

Chapter 2: Vision and Goals

Cellular Service/Internet

There is limited cell phone reception in the county. Cell phone reception is either non-existent or spotty in most areas of the county. The best areas for reception include Mullens, Pineville, and Oceana. However, only one service provider is available— people with other cell phone providers are unable to use their cell phone. The lack of cell phone service is not only an issue for residents but for businesses as well. Without cell phone coverage and access to the internet, marketing new business to the county is difficult.

Internet providers include Shentel and Frontier. Internet is available at the two industrial parks. Satellite internet is also available in some locations, however it is expensive.

Public Safety

Public safety services are essential to existing residents. Public safety includes fire and police protection, emergency medical services, and emergency management services.

There are 8 volunteer fire departments located in various locations throughout the county as shown on *Table 2: Volunteer Fire Departments*. Over 70 percent of respondents that took the online survey are satisfied with fire protection. Each volunteer fire department was sent a questionnaire asking to list issues and concerns. Hanover VFD would like additional fire hydrants in their service area, replacement of older equipment, improved recruitment, a stand-by generator, better marking of 911 addresses, training, and better radio communications.

Police protection in Wyoming County is provided primarily by the Wyoming County Sheriff's Office and WV State Police. The Wyoming County Sheriff's Department provides 24 hours a day coverage with 19 officers that cover 507 square miles.

STAT EMS serves Wyoming, Mingo, Logan, McDowell, Mercer, and Raleigh Counties with emergency medical services. STAT EMS provides advanced life support, basic life support, critical care transport, and specialized multi-patient transport. STAT EMS has stations in Pineville, Mullens, Oceana, Glen Fork, and Hanover. Jan-Care also has stations in Mullens, Pineville, and Oceana. Jan-Care offers a range of medical transportation services. The Mullens Volunteer Fire Department also serves as a first responder.

Table 2: Volunteer Fire Departments

Brenton VFD
Coal Mountain VFD
Cyclone VFD
Hanover VFD
Mullens VFD
Oceana VFD
Pineville VFD
Upper Laurel VFD

Emergency Management

The Department of Emergency Services for Wyoming County was created to guide and assist in response and recovery in times of disaster in the county. The department also enforces the floodplain ordinance. Additionally, the department manages the county 911 center, formed in 1991. The 911 center recently moved and received new equipment. The center was able to secure grant funding for the new building and equipment. Shelters are located in Brenton, Cyclone, Mullens, Pineville, Oceana, and Hanover. The county does have a local emergency planning committee in place.

Education

Education is another important community service. Quality of education is crucial in attracting new residents into a community. According to Niche (a company that ranks and reviews schools), Wyoming County is ranked as the state’s sixth best school system. Rankings are based on academic ratings, extracurricular activities, facilities, resources, and student ratings. Educational facilities in Wyoming County include three elementary schools, three middle schools, five combined elementary/middle schools, and two high schools, as shown on *Table 3: Wyoming County Schools*.

The biggest concern of the school district is declining funding due to loss of tax revenue, which may lead to possibly school closures and staff lay-offs.

The Wyoming County Career and Technical Center is located in Pineville and offers vocational classes to grades 9-12 and to adults. Adult basic education classes are also offered at the college, as well as at the Mullens Opportunity Center.

Table 3: Wyoming County Schools		
School Name	# of Students	Grades
Baileysville Elementary/Middle	311	K-8
Berlin McKinney Elementary	388	Pre-K-4
Glen Fork Elementary/Middle	182	K-8
Herndon Consolidated Elementary/Middle	199	Pre-K to 8th grade
Huff Consol Elementary/Middle	269	Pre-K to 8th grade
Mullens Elementary	250	K-4
Mullens Middle	166	5-8
Oceana Middle	266	5-8
Pineville Elementary	413	Pre-K to 4th grade
Pineville Middle	264	5-8
Road Branch Elementary/Middle	177	Pre-K to 8th grade
Westside High	633	9-12
Wyoming County East	542	9-12

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In regards to higher education, the Southern West Virginia Community and Technical College provides students with the opportunity to receive associate degrees or the first years of a bachelors program with a transfer to another institution after the first two years. The college also offers skills sets and certificates. The college has a location in Wyoming County in Saulsville, near Pineville. Other locations include Foster, Mount Gay, and Williamson. Approximately 80 percent of the students are from Wyoming County and attend the Wyoming/McDowell campus. Many of the students transfer to a four year college.

Adult basic education classes are offered at the Mullens Opportunity Center.

The Wyoming County Library operates 4 branches in the county: Hanover, Mullens, Oceana, and Pineville. The library has ten employees, five of which are full-time. Sources of funding include state grants, Wyoming County Board of Education, Wyoming County Commission, Town of Oceana, Town of Pineville, City of Mullens, private endowment, fees, fines, and donations. Programs offered by the county include a summer reading program and story hour. Concerns of library staff include the following:

- Libraries are physically too small
- Parking is an issue at Hanover, Mullens, and Oceana libraries
- Consistent funding
- Lack of adult programming

The library would like to offer more programming geared towards adults and families rather than small children. The decline of preschool aged children has affected the libraries efforts to offer programs to the public.

Health Care

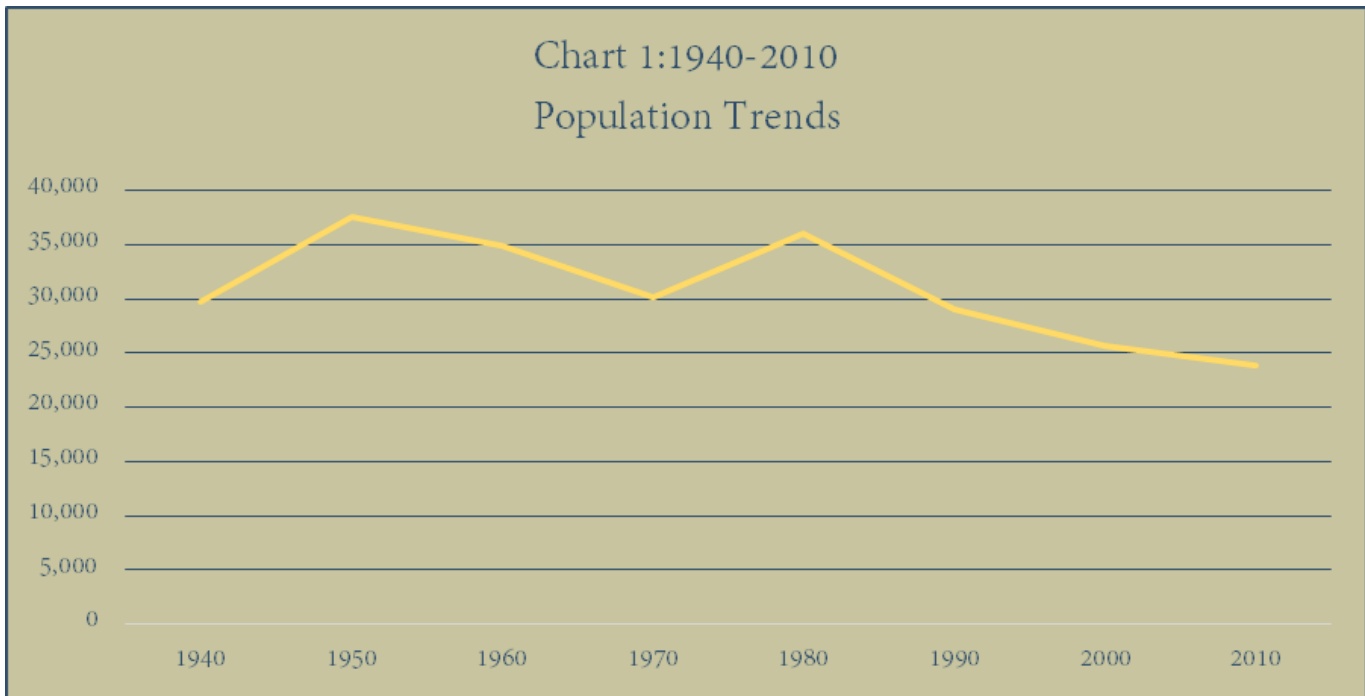
The availability of health care facilities is also an important community service, especially as the population in the county ages. There are several local doctors and pharmacies located in Wyoming County. The lack of an urgent care facility or hospital in Wyoming County poses a challenge. The nearest hospital, depending on the location of a person, is located in Beckley (Raleigh General, Beckley VA and Beckley ARH), Welch (Welch Community Hospital) or Logan (Logan Regional Medical Center). The nearest urgent care facility is located in Logan or Beckley. There is a definite need for urgent care facilities and a health clinic with extended hours.

Goal 3: Provide safe, healthy, and affordable housing for existing and future residents of Wyoming County

Population

In order to better understand housing trends in the county, population trends were reviewed. Population growth is one of the main factors that contributes to the demand of housing. Conversely, population loss could be a main factor in abandoned and dilapidated housing.

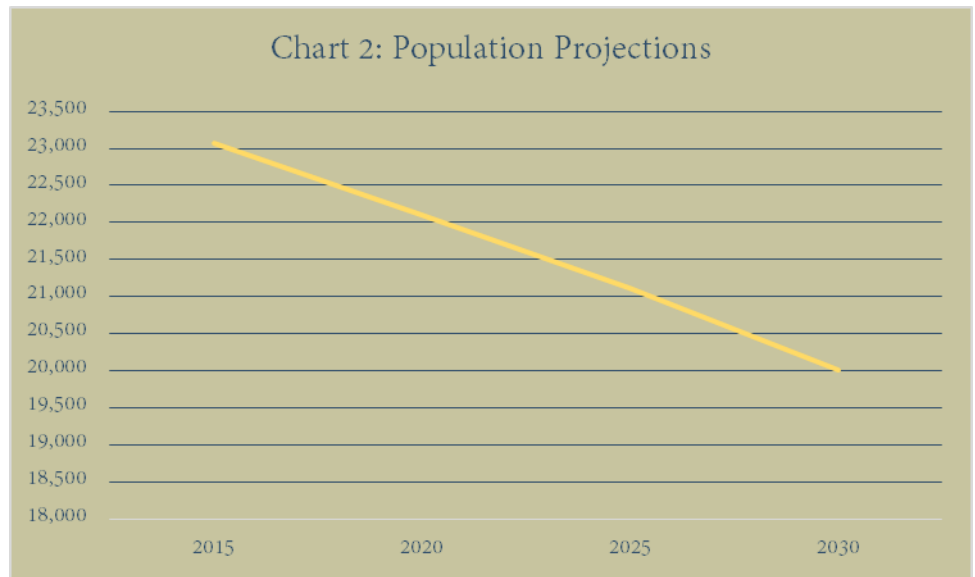
According to the US Census, the population in 2010 was 23,796 people. As *Chart 1: Population Trends* illustrates below, the population of the county has dropped continuously since 1980. In 1980, there were almost 36,000 people, the county's peak population. The loss of coal mining jobs in the past several years has most likely been a contributing factor to the decrease in population.



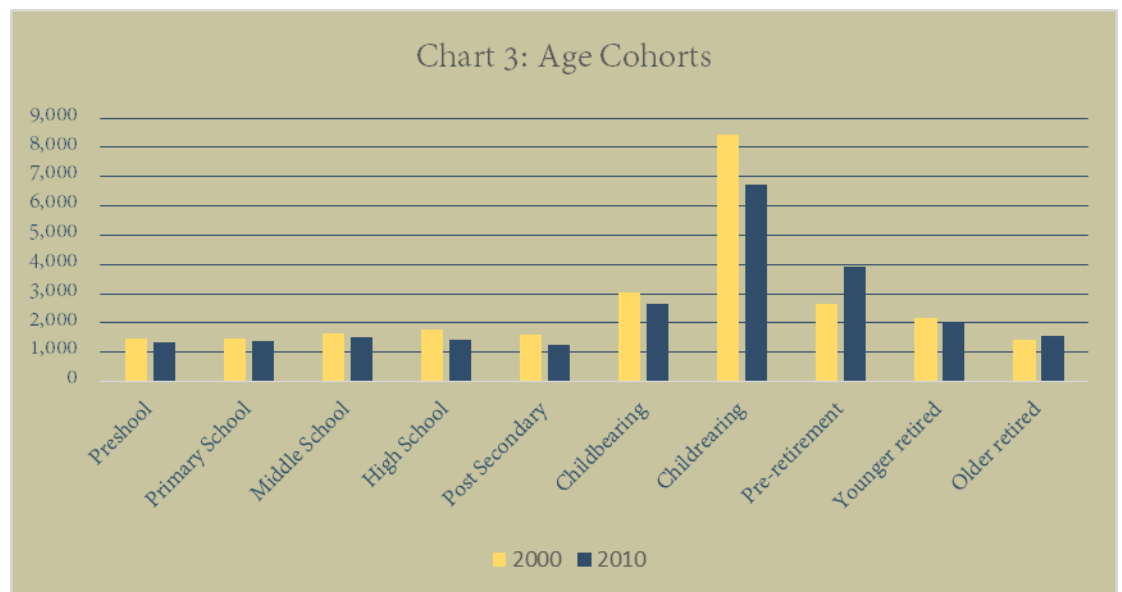
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Population projections help determine whether Wyoming County will experience growth or decline in population over the next several years. Projections will also help the county understand the future demand for housing, as well as community services. In 2011, the WVU College of Business and Economics completed county population projections. It is projected that Wyoming County will experience a loss of population of approximately 16 percent by 2030, as shown on *Chart 2: Population*

Projections. The American Community Survey projects a total of 22,151 people in the county in 2015, a decrease of over 1,600 people in 5 years.



The age composition of residents in the county is also important to examine as different age cohorts require different types of services. School age residents will require school facilities, recreation facilities, and youth activities. An older population may need access to health care facilities and public transportation. The type of housing that different



age cohorts desire also varies. Younger people with families may want larger single family homes, whereas those residents who are older may wish to downsize to a smaller home or a multi-family unit without maintenance. Age cohorts from 2000 to 2010 were examined to determine trends in the county, shown on *Chart 3: Age Cohorts*.

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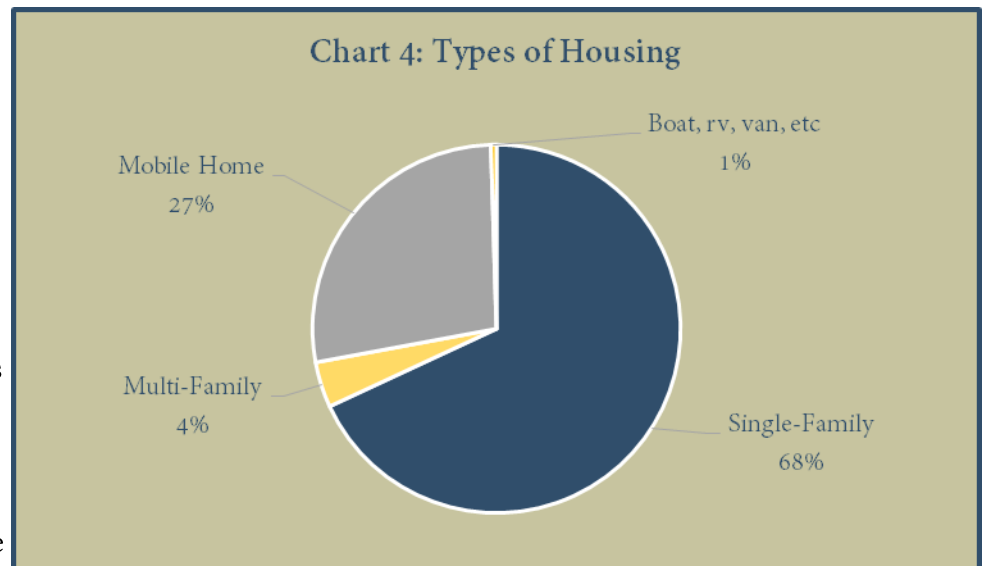
Wyoming County's population is getting older, with an increase in the pre-retirement and older retired age cohorts from 2000 to 2010. There has been a decrease in every other age cohort since 2000, most likely due to the overall population loss in the county. This is a concern, as most of the population loss occurred in the young children, childbearing, and childrearing age cohorts. These age cohorts typically comprise the workforce of a community and therefore tend to spend more money than those in the older age cohorts.

Housing

Examining housing data helps determine the economic condition of a community, the types of housing that are needed to meet demand of residents, and the condition of housing that is available. Housing is one of the most important factors that determines the quality of life for residents in a community.

Chart 4: Types of Housing illustrates the majority of homes within the county

are single family residences. The second highest category is mobile homes. There is a lack of multi-family units available in the county. This is a concern for those that do not wish to own a home and would rather rent, and for those who cannot afford to purchase a single family residence.



Wyoming County has a high rate of home ownership, with approximately 82 percent of residences owning their own home and 18 percent renting. There are a total of 10,958 housing units in the county; 88 percent are occupied and approximately 12 percent are vacant. Wyoming County has a lower vacancy rate than the state and neighboring counties (McDowell, Mercer, and Mingo Counties). There has been a slight increase in the amount of vacant homes since 2000, when the vacancy rate was approximately 11 percent. Of the homes that are vacant, the majority are vacant due to classification called “other vacant” by the US Census Bureau, as shown on *Chart 5: Reason for Vacancy*. This classification means that homes are held vacant for personal reasons by the owner. Common reasons include:

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

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The second highest reason for vacancy is that the home is being advertised to be rented but has not yet been rented to someone.

The age of housing can play a big factor in the occupancy rate of a community. If housing is too old, owners will have to maintain and renovate, leading to additional expenses. This is a concern for those that already live on a fixed budget and could eventually lead to homes becoming dilapidated.

Chart 6: Year Built illustrates that over half of the homes in Wyoming County were built after 1970, and approximately 42 percent were built before 1970. Few homes have been built in the past ten years.

Housing values were examined to better understand the housing market and vacancy rates in Wyoming County. The average housing value in the county is

Chart 5: Reason for Vacancy

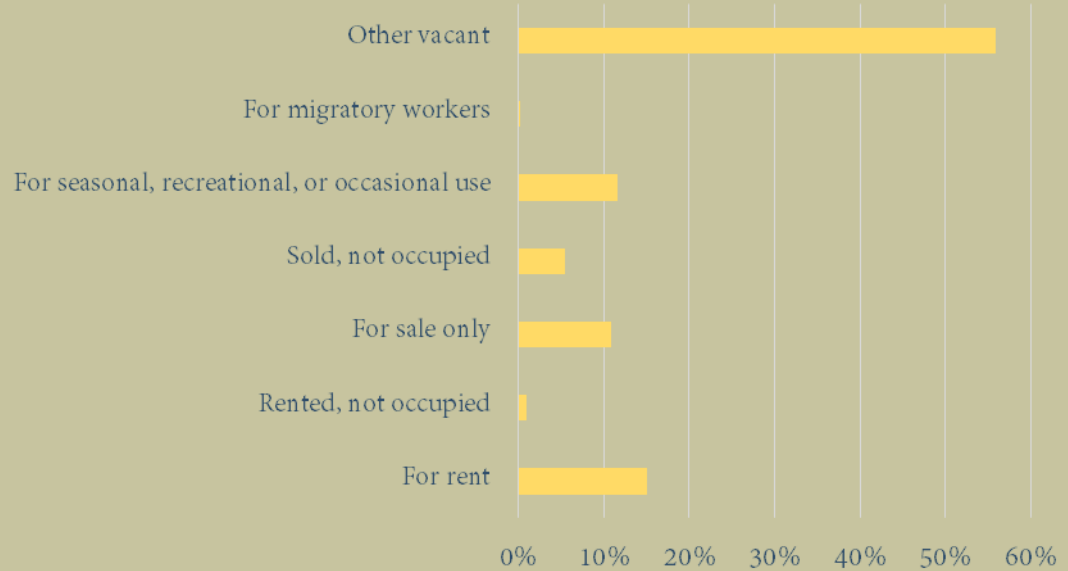
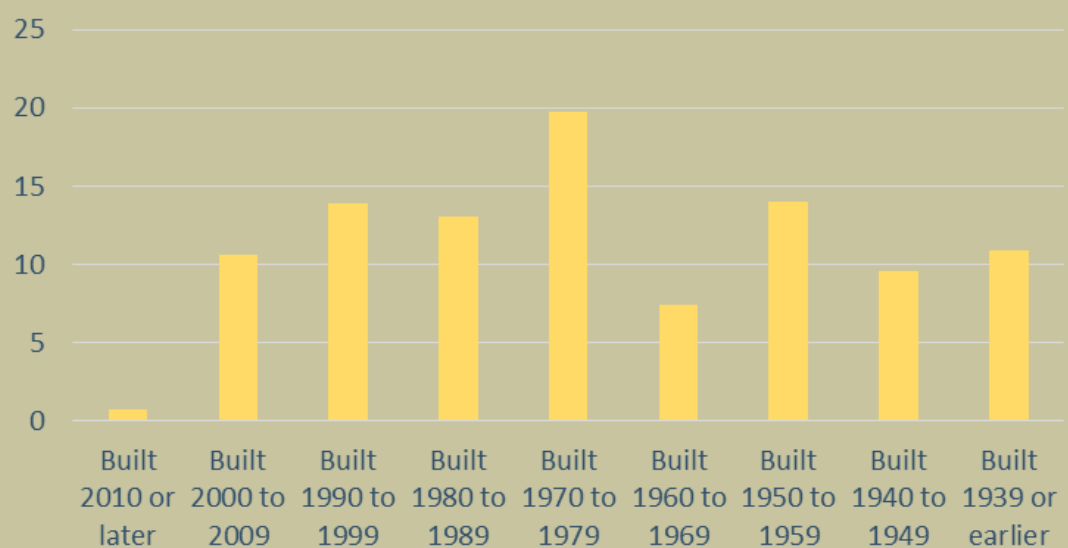
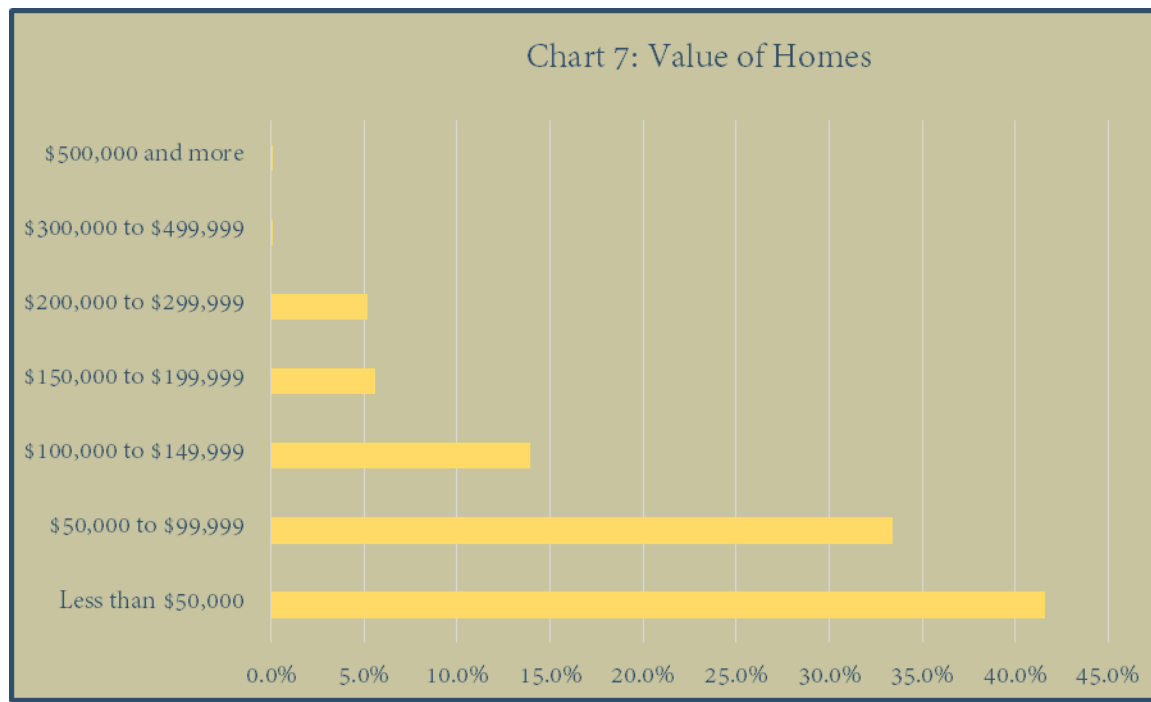


Chart 6: Year Built





\$60,400, which is significantly lower than the state average of \$100,200. As displayed on the *Chart 7: Value of Homes* 33 percent of homes are valued between \$50,000 and \$99,999. Over 42 percent of homes are valued at less than \$50,000. The low median housing value could correlate to the age of the homes in the county and the high amount of mobile homes, which tend to have a lower value than single family homes.

During the planning process, the lack of housing was mentioned as an issue. While housing is affordable in the county, many feel that the available housing is substandard. There is also an issue with rental units and the lack of maintenance by landlords. It is difficult to project how many housing units are needed in the county, as population loss continues every year. Wyoming County Economic Development Agency (EDA) will assist housing developer(s) and give unqualified support for affordable rental housing projects in areas of the county that have necessary infrastructure in place. Development of such housing in census tracts 29.01, 29.02, 31.00 and 32.00 fulfills the specified goals of this plan.

A local realtor was contacted to gain a better understanding of the housing market in the county. In 2015, approximately 30 homes were sold. Of those, five were sold for more than \$100,000, five were sold between \$50,000-\$100,000, and the remaining homes were sold for less than \$50,000. This is a challenge as most buyers are looking for middle-priced homes that are bigger and have newer construction. Most of the homes available in the county are small and older, which is less appealing to buyers. The realtor has mentioned that the demand for residential rental housing is greater than the supply. One of the biggest concerns is that most financing now requires public sewage or an approved/certified private system.

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Abandoned and dilapidated housing is also an issue throughout the county. If the population continues to decline and housing values drop, more homes may become abandoned. In 2012, Wyoming County approved an abandoned building ordinance to help deal with complaints regarding dilapidated and abandoned buildings. An Abandoned Building Agency was formed to enforce the ordinance and hear appeals. Property owners are notified of the complaint and are given the opportunity to address the concerns or appeal to the commission. If the property owners do not comply, the county can have the property cleaned and can put a lien on the property for the cost. The county can also force the property owner to sell the property in order to collect costs (2013, January 14 Register-Herald).

The agency includes an engineer, county health officer, fire chief, county litter control officer, two members appointed by the commission, and the sheriff. A countywide inventory of abandoned and dilapidated buildings has not yet been completed.

Housing for persons with disabilities is available at Mullens Manor and Oceana Apartments. There is potential for the old Kopperston Elementary School, Baileysville High School and Mullens School to be converted into apartments. The old Kopperston Elementary School would be a great location for lodging used to capitalize on the Hatfield McCoy Trail System.

Wyoming County does not have a housing authority and instead is in the service area of the Mingo County Housing Authority. At this time, the authority does not own or manage any facilities within Wyoming County. The Housing Authority of Mingo County would be willing to assist with any project in Wyoming County that would promote housing and economic development.

Goal 4: Expand existing employment opportunities and explore new employment opportunities through the diversification of the local economy

A thorough analysis of the strengths, weaknesses, and opportunities of the local economy and workforce was done as part of the comprehensive plan process. This analysis will help Wyoming County prepare for increased economic development in the future.

Strengths

The presence of local, small business will be important for the local economy as the coal industry is on the decline. Wyoming County is fortunate to have many local businesses. Another strength is that training and loans are available to small businesses in the county. The quality of education, low cost of commercial space, and skilled workforce also help to attract new business and industry to the county. The fiscal impact of tourism in recent years has also helped the local economy and will only increase in the future.

One of the greatest strengths in regards to economic development in the county is the Wyoming County Economic Development Authority. The Wyoming County Economic Development Authority (EDA) provides assistance and services to existing and new business that wish to locate to the county. The EDA provides the following services:

- Identification of site and building locations
- Funding assistance
- Technical support
- Workforce Training

The Wyoming County EDA has spearheaded the efforts to bring new industry and development in the county with the creation of two industrial parks. The EDA manages the John D. Rockefeller IV Industrial Park on Welch-Pineville Road. The industrial park includes three buildings. Utilities include broadband, 3-phase power, public water, and sewer on site. There is no cell phone service available.

Top 10 Employers in Wyoming County (2015)
Wyoming County Board of Education
Pinnacle Mining Company, LLC
Greenbrier Minerals, LLC
Mountainheart Community Services, Inc.
Stat EMS, LLC
Spartan Mining Company
KBR Technical Services, Inc.
Wyoming County Commission
Council on Aging, Inc
Brooks Run Mining Company, LLC

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The EDA is also in the process of developing the Barkers Creek Industrial Park, located on State Route 10, in partnership with the WV DEP and US EPA. The site is being remediated using EPA Brownfields Cleanup Funding. The site is known as the former Lusk Lumber Property and was abandoned in 2000. The site was home to a coal tippie, as well as a pressurized wood treatment facility, painting company, and equipment and truck storage by a solid waste collection company. Remediation of the site is still underway and it is expected by mid 2017 that final remediation work plans will be submitted for approval. After approval, it is anticipated that construction will begin in summer of 2017. The site includes public water and an underground septic system. Broadband is available. There is no cell service and 3-phase power is in close proximity. The EDA is working on a preliminary marketing plan through the WV Northern Brownfields Assistance Program.

The Coalfields Expressway Authority is another organization that is helping with economic development efforts in Wyoming County. The authority is a public corporation whose primary mission is to promote and advance the construction of the Coalfields Expressway through McDowell, Raleigh, and Wyoming Counties. As there is no major highway located in Wyoming County, many see the Coalfields Expressway as not only a transportation project, but an economic catalyst for increased development.

Weaknesses

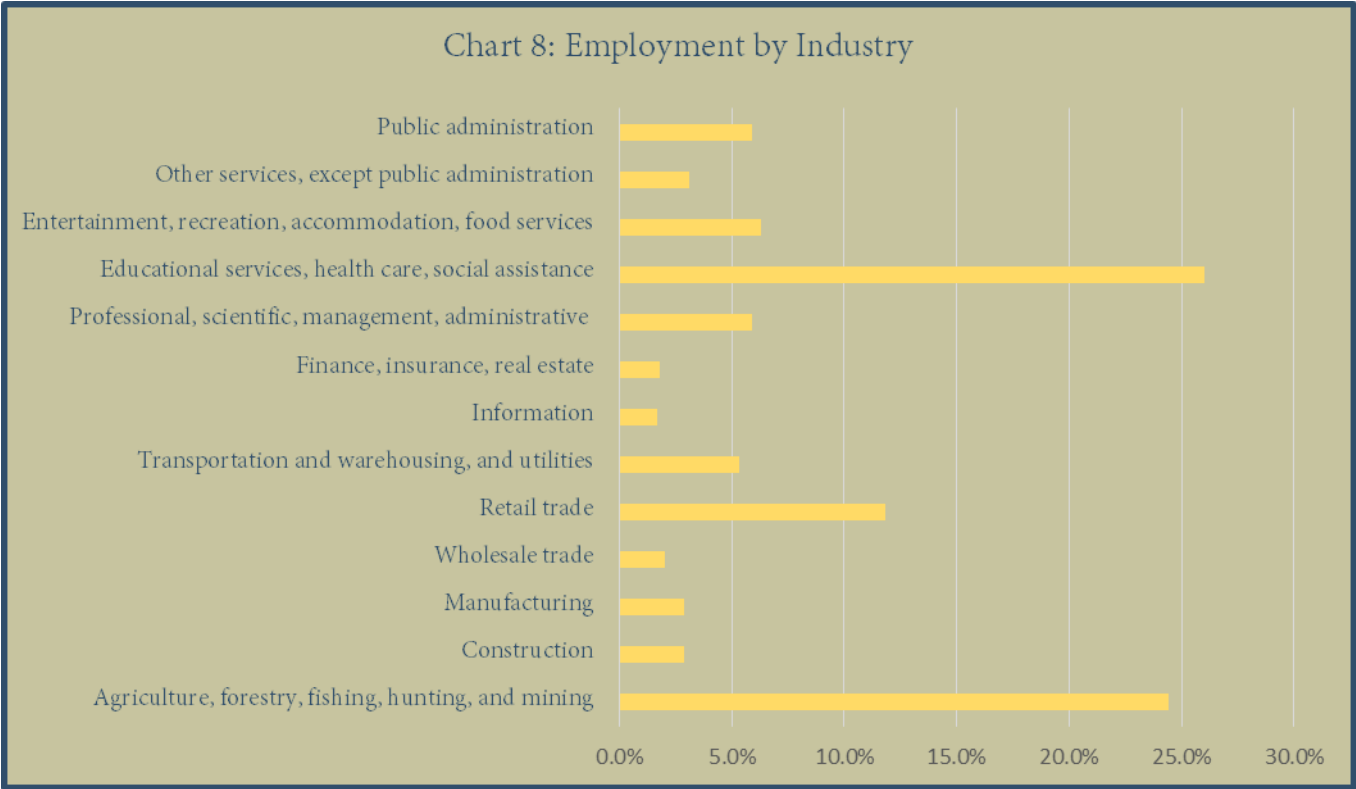
Wyoming County's economy has historically relied on the coal industry. Over the years, the coal industry has declined, and many people have left the county looking for jobs elsewhere. The 2010 Census listed the population in Wyoming County to be at 23,796 residents. Population has continued to decline in Wyoming County since 1980. By 2030, the county may lose 44 percent of its population from 1980. The Appalachian Regional Commission (ARC) has identified Wyoming County as an at-risk community in 2016. At-risk counties are those susceptible to becoming economically distressed. The ARC ranks the lowest 10 and 25 percent of the nation's counties (ARC, 2016).

The median age in Wyoming County is 42 years of age, which is higher than West Virginia's median age of 38.9 years. Forty percent of the population in Wyoming County is within the Childrearing and Childbearing age cohort. While the idea that younger people are living and raising families in the county is promising, the amount of people in these age cohorts has decreased since 2000. This has led to a decrease in the amount of school children in the county.

To stop the population loss and to attract new residents and visitors to the county, it is essential that increased economic development occur. According to Workforce West Virginia, the unemployment rate in Wyoming County, as of March 2016, is 11.7 percent. This is higher than last year's rate of 8.2 percent. The unemployment rate is also much higher than the states rate of 7.2 percent.

Other economic challenges include the lack of flat, developable land and essential utilities, such as water and sewer service and internet and cell phone service. The tourism industry is on a rise in the county, however there is a lack of lodging available, which is a deterrent to new development. The lack of a major roadway in the county also hinders economic development.

One of the main weaknesses to the local economy is a lack of diversification in industry. As shown on the [Chart 8: Employment by Industry](#) below, the two main industries include educational services, health care, and social assistance and agriculture, forestry, fishing, hunting and mining. There are very few people employed in manufacturing, construction, transportation, professional services, finance/insurance, real estate, and information.



The average household income in Wyoming County is \$34,620, which is considerably lower than the state average of \$41,576. This is most likely due to the types of jobs available (as shown in the chart above), which tend to pay a lower wage. The average commute time is 32 minutes, also higher than the state average (25 minutes). This could indicate that many residents are leaving the county to work.

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To better understand the economic viability of the county, the type of income residents receive was examined, as shown on *Table 4: Type of Income*. Over half (53%) of residents receive earnings from employers, which is a lower rate than the state. Many residents rely on retirement income, whether it be social security or retirement income saved throughout the years. As the county continues to age, the number of residents living off of retirement income will increase. The amount of public assistance that residents receive is higher than the state.

Approximately 21 percent of residents in the county live in poverty, also higher than the state.

Educational attainment of the county was examined, as it is good indicator of how well the county can meet the demands of employers who need skilled labor or an educated workforce.

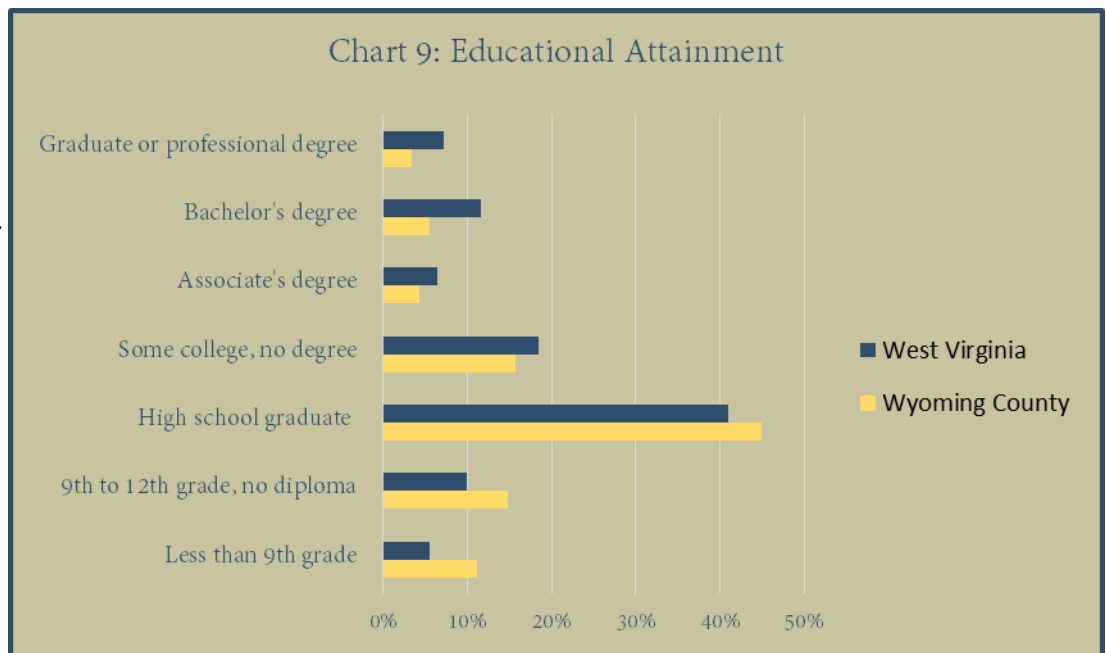
Chart 9: Educational

Attainment illustrates that approximately 45 percent have a high school degree or higher, while approximately five percent have a bachelor's degree or higher. The high school graduate numbers are higher than the state, however the number of residents with a college degree is lower than the state average.

Table 4: Type of Income

	Wyoming County	West Virginia
Earnings	53.7%	68.2%
Social Security	52.1%	38.8%
Retirement Income	29.9%	23.5%
Supplemental Security Income	13.2%	7.9%
Cash Public Assistance Income	1.1%	2.3%
Food Stamps/SNAP benefits	21.1%	15.8%

Chart 9: Educational Attainment



Opportunities

One of the biggest opportunities for increased economic development in the county is tourism. The county is home to numerous recreational assets that attract thousands of visitors each year. Right now, this type of economic development is underutilized. Tourism can help diversify the local economy and support entrepreneurship efforts. For example, a market feasibility study for proposed lodging identified the need for increased lodging in the county and identified Pineville as the most suitable location for a new hotel. There is also potential in Oceana for lodging and possibly for a campground. There is a need for additional adventure activities to entice people to visit the county, such as a zipline.

Recreational attractions should be marketed more aggressively than they have been in the past. The Wyoming County Convention and Visitors Bureau (CVB) is in the process of increasing marketing efforts and growing their organization.

Actions that are underway by the CVB include:

- Hiring staff to conduct day-to-day work activities that are difficult to complete with volunteer members
- Establishing physical office space in Pineville
- Completing a non-profit application
- Providing professional development opportunities for members

The CVB hopes to also focus on activities that will attract visitors from outside of the area. Increased tourism will help bring in outside dollars to the local economy. The CVB offers a mini-grant program that supports tourism activities, including local festivals.

A visitor's survey was completed in October 2015, via Survey Monkey, as part of the recreation and tourism planning study. Over 1,100 responses were received. Over 60 percent of the respondents were in the 40-60 age group, and over 55 percent had a college degree. Of the respondents that completed the survey, approximately 73 percent had an annual income of more than \$66,000. The majority of the respondents visited Wyoming County to go ATV riding. As the demographics illustrate, this is a huge opportunity for the county to capitalize upon. Visitors to the county have higher educations and will be more likely to spend money in the county. Visitors would like to see additional shopping opportunities, better communication infrastructure, and an availability of a variety of restaurants. There is a need for hospitality education and education on the importance of maintaining a clean, trash free county.

The Guyandotte Scenic Drive designation is also a huge tourism opportunity. A corridor management plan was completed in 2016. There is a push to market the drive to motorcycle touring groups. The CVB provided funds to install signs on the right-of-way to identify the drive.

The presence of the Hatfield-McCoy trails also brings many opportunities for small businesses. The proposed expansion of the trail near Oceana will increase ridership in the county. There is also the potential to connect Twin Falls State Park and Mullens to the trail system. These opportunities should be explored quickly and aggressively.

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The Pineville Chamber of Commerce has established a new office in the former Pineville library building. Future plans include providing a visitor center, creating office space for the CVB, and offering a community center for residents. This will help with marketing efforts in the future. Future marketing efforts should include marketing attractions via brochures and smart phone apps.

The National Coal Heritage Area (NCHA) designation also provides opportunities for Wyoming County. Over 15,000 Coal Heritage Trail brochures and National Coal Heritage Area Driving Guides were distributed to individuals and welcome centers. Both publications feature historic towns and sites in Wyoming County. The NCHA partnership grants were awarded for restoration of the African American School in Itmann for use as offices and an interpretive/visitor center for Itmann. Preservation and development of this structure could create a unique tourism venue. A grant was also awarded for development of the Glen Rogers Memorial Park commemorating Glen Rogers Mine Disasters.

Another opportunity for Wyoming County is its participation as one of the West Virginia Community Development HUB IAS (Innovation Acceleration Strategy) communities. The IAS process is a community-based economic diversification planning process. As part of this process Wyoming County has chosen the following projects to focus their resources on:

1. Arts– plans to expand art classes in the county
2. Transportation– working to develop a rail-trail and make the City of Mullens bike friendly
3. Tourism– development of a remote controlled car track and creation of a 4-H club centered around R C cars

Goal 5: Enhance and promote recreation and cultural resources in the county for both residents and tourists

Wyoming County is home to abundant recreational and cultural resources. Each municipality in Wyoming County owns and maintains a community park. Historic resources are located throughout the county. The City of Mullens Historic District is listed on the National Register of Historic Places. The Itmann Company Store, Wyco Church, and Wyoming County Courthouse area also listed on the National Register. The section below will discuss each resource and the opportunities and concerns with each.

Recreational Resources

There are several other recreational facilities located throughout the county. This is a huge asset for both residents and visitors, as shown on *Table 5: Recreational Resources*.

Table 5: Recreational Resources		
Municipality	Park	Facilities Available
Town of Pineville	Palisades Park	Pool, basketball court, tennis courts, playground
Town of Oceana	Gilliland Park	Pool and water slide, baby pool, playground equipment, basketball court, swing set, picnic shelters, tennis courts, fishing platform, athletic field, skate park, picnic tables, benches, bathrooms, amphitheater, restrooms . Received a grant to construct a new ADA-compliant walkway, parking areas and picnic shelter floors and tables.
Town of Mullens	Community Park	Pool, basketball court, picnic shelter (3), playground (3), tennis courts

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The following is a list of all known recreation facilities and opportunities throughout the entire county.

Clear Fork Valley Golf Course

Clear Fork Valley Golf Course is a public, 18 hole golf course located near Oceana. Golf carts can be rented.

Mullens Opportunity Center

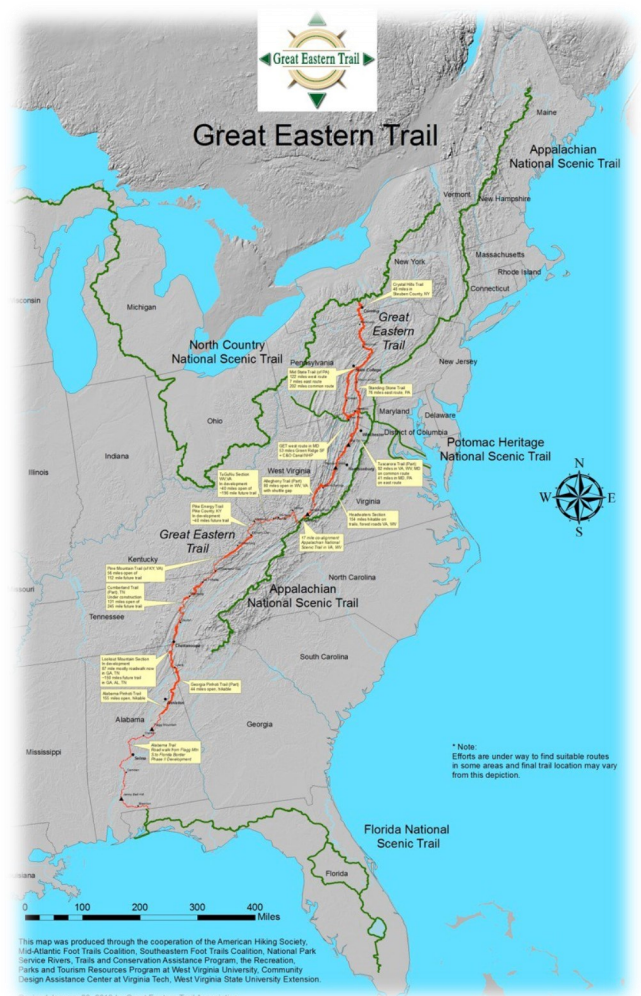
The Mullens Opportunity Center includes picnic tables and handicap river access at their property in Mullens. Ten recreational vehicle sites are open for tourists and travelers.

Great Eastern Trail (GET)

The Great Eastern Trail (GET) is a hiking trail that begins in Alabama and ends in New York. The trail travels through Mingo, Wyoming, Mercer, Raleigh, Summers, Monroe, Greenbrier, and Pocahontas Counties in West Virginia. In Wyoming County, the proposed trail route enters near R.D. Bailey Lake, on to Pineville, Twin Falls State Park, Mullens, and across Barkers Ridge. The TuGuNu Hiking Club is facilitating the efforts to bring the GET through Wyoming County as most of the proposed route is located on land owned by a land company.

Progress is underway on the trail and recently a bridge was constructed to connect the nature trail with the Hemlock Trail in Twin Falls State Park that will be used by GET users.

One of the needs regarding establishment of the trail in the county is an organization or authority to act as a go-between the hiking club and the land company.



Map of the Great Eastern Trail (Source: Great Eastern Trail 2016)

Guyandotte Outdoor Roadside Environmental Educational River Park

The Guyandotte Outdoor Roadside Environmental Educational River Park is located on Route 10 near the Wyoming East High School. The park is almost three acres and includes a loop trail, trail to the river, fishing hole, and canoe and boat launch area. An issue with the park is the lack of paved access and signage.

Guyandotte Scenic Drive

The Guyandotte Scenic Drive is a 84 mile loop that will emphasize the Little Bolt and Guyandotte Mountains and the Guyandotte River. A corridor management plan for the drive has been completed and submitted and the trail has officially been designated by the West Virginia Division of Highways. The Wyoming County CVB hopes to promote motorcycle tours and to develop a county-wide, multi-day event along the scenic drive, which would be marketed extensively to people throughout West Virginia and other states. A logo and signage has been created for the scenic drive and is waiting on approval.

Guyandotte Water Trail

The Guyandotte Water Trail is a 160 mile recreational water trail for non-motorized boaters and fisherman that travels from Wyoming County to Cabell County in West Virginia. The Guyandotte River Trail Alliance is raising awareness of the recreational opportunities of the river in order to increase boating access and infrastructure.

Currently, the official designation does not extend into Wyoming County. The River Trail Alliance is soliciting input from residents on officially designating the trail in the county by amending the original proposal to the WV Recreational Trails Advisory Board. This would extend the existing designation from RD Baily Lake to Amigo. Current concerns regarding the water trail are water quality and litter.



All three municipalities are interested in public access points along the river.

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Hatfield-McCoy Trails

The Hatfield-McCoy Trail System consists of hundreds of miles of off highway vehicle trails. Trails are open everyday to ATVs, dirt bikes, and utility vehicles (UTVs). There are six trail systems:

- Rockhouse
- Buffalo Mountain
- Bearwallow
- Indian Ridge
- Pocahontas
- Pinnacle Creek

Most of the trail systems also include community connecting trails so that riders can visit towns located throughout southern West Virginia.

The Pinnacle Creek trail system is located in Wyoming County, with a trailhead located in Pineville. The trailhead, named Castle Rock, is located on Pinnacle Road. Connectors are available to the Pocahontas and Indian Ridge trail systems. The trailhead is staffed and includes a two acre parking lot, on site restrooms, permits, and merchandise.

There is a connector trail near the City of Mullens to the Pinnacle Creek trail system. There are also plans to connect the trail system to Oceana. The Oceana connection will connect visitors to hundreds of miles of trail in Mingo County and Mercer County. Currently, the Hatfield-McCoy Regional Recreation Authority is working with landowners to open up land for trails in the Cow Creek and Kopperston areas.

A 3.5 mile connector was recently constructed near Twin Falls State Park that connects riders to Mullens. A parking lot at the connector is planned but has not yet been constructed.

The trail system is administered by the Hatfield-McCoy Regional Recreation Authority. The authority was established



by the West Virginia Legislature.

An economic study regarding the trail system estimates that the economic impact of the system to the region is approximately \$22 million. The total impact of the trail system has grown over 70 percent since the last study completed in 2006.

One of the biggest issues facing the trail system is the lack of lodging for visitors along the trail system. Many feel it is a missed opportunity for small business owners. A lodging study completed for the EDA determined that the best location for additional lodging is the Town of Pineville. Oceana was ranked second and offers the more base amenities (restaurants, grocery stores, gas stations) than the two other municipalities.

The study concluded that the market would support a 40 to 60 bed hotel in the Pineville area that offers amenities (wifi, exercise room, pool, laundry, etc).



Horse Creek Lake

Horse Creek Lake is a 12 acre lake near Baileysville owned by the WV Department of Natural Resources. A trail around the lake provides bank fishing access. Boating is permitted, and only electric motors are allowed. Fish species found in the lake include largemouth bass, bluegill, and channel catfish. Trout are stocked in the lake. The lake is included within a wildlife management area (WMA) of approximately 48 acres. Hunting is allowed within the WMA.

The lake is not signed very well, which makes it difficult to find. Maintenance is also suffering due to recent cut-backs at the state level.

R.D. Bailey Lake

R.D. Bailey Lake Dam is a flood risk management project that also provides recreational facilities and wildlife management. The dam is constructed on the Guyandotte River in Mingo and Wyoming Counties, with the majority located within southern Wyoming County. Visitation to the lake has ranged from over 300,000 to



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700,000 people annually. The total lake project is 19,000 acres, of which the lake is 630 acres with 17 miles of shoreline and 2,000 acres of recreation area. Most of the land is leased to West Virginia for fish and wildlife management. Facilities include a visitors center, picnic facilities, boat rentals, and a campground. Boating and fishing are popular activities at the lake.

Many residents feel the lake is an underutilized recreational and tourism attraction. The US Army Corps of Engineers is trying to increase awareness, hoping that park utilization will increase. A master plan update completed for the lake in 2011 listed the following issues that were brought up by the public:

- New marina with boat slips
- Improved and better maintained campgrounds, including improved sewer sanitary sewer capabilities
- Improved maintenance
- 24 hour illumination of the tunnel
- Lower campground fees
- Access to additional hunting areas
- Stocking the lake and tailwaters
- Other recreational facilities, including basketball courts
- ATV trail access to the Hatfield-McCoy Trail System

Twin Falls State Park

Twin Falls State Park is located near Pineville on State Route 97 and encompasses 3,776 acres. The state park includes a restaurant, lodge, cottages, and camping sites. Recreational attractions include a golf course, hiking and biking trails, picnicking, an indoor pool (guests only), an outdoor pool (public), a guest fitness room, a basketball court, a multi-purpose game field, six playgrounds, tennis courts, a nature center, picnic shelters and areas, and a historic pioneer farm. There are over 100,000 visitors to the park annually.



Planned projects include expansion of public wifi to the new nature center and campground. A new nature center and development of a miniature golf course is also underway, as well as the replacement of water lines. In the future, the park would like to expand electric hookups to all campsites. The park would also like to offer additional recreational activities. The top priorities of the park moving forward include:

- Marketing and public relations
- Public WiFi and technology
- Maintenance on aging buildings and infrastructure

Currently there is no access to the Hatfield-McCoy Trail System. The Castle Rock Trailhead of the Pinnacle Creek Trail is 15 miles away. Many have stated that they would like to see a connection to the state park and the trail system in the future, especially those that are visiting from out of town.



Wyoming Coal and Heritage Rail Trail

The Wyoming Coal and Heritage Rail Trail is a currently a concept being explored by the Innovation Acceleration Strategy Program. The proposed trail totals 34 miles and spans from Glen Rodgers/Sabine to the Wyoming County Line past the Barkers Creek Industrial Park. The proposed rail trail consists of three different segments:

- Glen Rodgers Branch Trail– 16 miles from Glen Rodgers/Sabine to Maben
- Dogwood Trail –4.5 miles from Maben to Mullens, 4 miles of sidewalk from Mullens to Bakers Creek Industrial Park
- Deepwater Branch Trail-11 miles from Barker’s Creek Industrial Park to Wyoming County line

Most of the trail is on abandoned rail line. Some portions of the railroad are currently not in use.

Huff Creek

The Huff Creek Watershed Association is working on several stream restoration projects. Huff Creek, a tributary to the Guyandotte River, is a great recreational resource. The watershed association has held trash cleanups and built structures for trout. They have also held a fishing day for kids.

Cultural Resources

Wyoming County is rich in history, with several historic and cultural resources located throughout the county. Below is a list of all known historic and cultural resources:



Chapter 2: Vision and Goals

Castle Rock

Castle Rock is located near the old Pineville Library, which is now the home of the Pineville Chamber of Commerce. Castle Rock is a sandstone formation that resembles a castle, hence the name, and is approximately 200 feet tall. Future plans of the chamber is to develop Castle Rock into a picnic area and family gathering place.

Itmann Company Store

Itmann is a former coal town located between Pineville and Mullens. It was one of the most productive mines in West Virginia in the 1950s and employed over 500 miners. As such, the town included homes for the workers, as well as a company store. The store is listed on the National Register of Historic Places due to its architectural



characteristics. The building is built out of sandstone and was designed by a famous architect and built by Italian immigrants.

The store was closed in the 1980s and was briefly opened back up as a homeless shelter and thrift shop. It eventually was closed again. The building and property has since become run-down with vandalism and dumping occurring. The Rural Appalachian Improvement League (RAIL) is working on restoring the property and reusing it in the future. Right now, efforts are focused on cleanup of the property. Volunteers have cut and hauled away brush that had grown around the store and volunteer college students cleaned garbage from the store.

Future opportunities of the store include a county museum or a coal heritage museum.

Lambert Knob Fire Tower

According to the National Historic Lookout Register, the 86' tower was built by the Civilian Conservation Corps. It was operated by the West Virginia Division of Forestry until it was closed in 1991. The National Historic Lookout Register lists towers that are earmarked for preservation and restoration.

Lost Cemetery of Mullens

The cemetery is located near Slab Fork Creek and the former coal camp of Nuriva. RAIL is in the process of cleaning up and identifying graves in the cemetery.

Mullens Historic District

The Mullens Historic District was listed on the National Register of Historic Places in 1993. The district includes 95 contributing buildings and one contributing structure in the central business district, as well as surrounding residential areas (Wikipedia, 2016). Buildings include:

- Highlawn Baptist Church (1925)
- Old Presbyterian Church, Wyoming Hotel (1918)
- Bank of Mullens Building (1920)
- Masonic Hall Building (1924)
- Welch Apartment Building (c. 1930)
- Old Hospital / Webster Apartments (c. 1928)
- Smiley Department Store Building (1921),
- Piggly Wiggly Building (1929)

There are no restrictions or design guidelines in place in Mullens to protect the historic district.

Petroglyphs

Wyoming County is home to several petroglyphs, or rock carvings. Many have estimated that the rock carvings were done as early as the sixth century, while some feel it was later in the 1300 century.

The county has five prehistoric petroglyphs:

- Dameron Petroglyph
- Campus/Cook Petroglyph
- Lynco Petroglyph
- Huff Creek Petroglyph
- Cow Creek Petroglyph

One of the main issues in promoting the presence of the petroglyphs in the county is that they are difficult to access. They are near the railroad, which poses a liability to the railroad company if visitors were to cross the tracks to view the petroglyphs.

Chapter 2: Vision and Goals

Wyoming County Courthouse

The Wyoming County Courthouse is one of the most historical buildings in the county. The courthouse was built in 1916 by an Italian stonemason using locally quarried stone. The jail was constructed in 1929. Both are listed on the National Register of Historic Places. The courthouse was recently renovated. The building is a testament to the architectural detail of the builders.



Wyoming County Museum

The mission of the Wyoming County Historical Museum is to perpetuate and preserve the history and traditions of Wyoming County for future generations and encourage preservation of historical buildings, monuments, and markers. The museum is funded through grants and donations and is located in Oceana.

The museum sponsors several events throughout the year:

- Civil War Education Day (1 day event in May for county eighth grade students)
- Wyoming County Civil War Days (3-day event in July open to the public)
- Haunted History (1 day event in October open to the public)
- Civil War Christmas (1 day event in December for twelve invited children)

The museum is currently working on creating traveling displays to take to schools and a pictorial DVD of historic and modern sights around the county. In the future, the museum would like to reprint two local history/genealogy books and preserve and restore a Native American burial mound near Baileysville and a Native American Fort outside of Pineville. Another need is preservation work on the petroglyph sites and the Itmann Company Store. The museum would also like older records at the courthouse to be digitized and made available online. Preservation of documents from all churches is also desired.

Concerns of the museum include the size of their current space, as they have outgrown the facility. Due to the lack of space, they are unable to receive or display larger items and are unable to rotate displays due to lack of storage space. They have also cut back on collected books and documents for research and for the reference library.

Wyco Church

The Wyco Church is an historic Baptist Church near Mullens. It was constructed in 1917 for use by coal miners and families who lived in the Wyco coal town. The church is listed on the National Register of Historic Places. RAIL now owns the building and is in the process of restoring the church by cleaning dense brush outside and making improvements inside the church. Boy Scouts built a new bridge over the creek in order to access the church and also built a walking trail from the bridge to the church.

Chapter 2: Vision and Goals

Goal 6: Create a Community Network

The Planning Commission was formed to help spearhead the creation of a community network. A representative from each of the many different community organizations are members of the Planning Commission. The Planning Commission meets quarterly to discuss various planning efforts in the county and to provide updates on the status of ongoing projects. There is still a need to keep key players informed of all events and projects within the county. The Planning Commission should advertise meetings to all local government officials and non-profit organizations to encourage attendance at meetings to brainstorm ideas. The youth also needs to be more involved in local government. There is also a need for leadership training so that more people will volunteer to work on projects.

Goal 7: Build and grow a sustainable source of funds to provide for the needs of Wyoming County

The Wyoming County Fund was formed to help provide funds to projects and programs in the county. Funds can be directed to an unrestricted fund, children's fund, parks and recreation fund, scholarship fund, arts fund, cemetery fund, administrative fund, or the donor advised fund. Any organization that use the funds for projects in the county should consider the comprehensive plan's vision and goals in their application.

The Planning Commission awards two scholarships annually for any Wyoming County resident that will attend either the Wyoming County Career and Technical Center or Southern Community College (Wyoming Campus) in the Fall of 2016. This scholarship is feasible due to an annual BINGO fundraiser held every October.

There is a need to increase visibility of the fund to solicit more donations and to attract donations from former residents that have since moved out of the county.



Wyoming County Comprehensive Plan

Chapter 3: Municipal Overview

September 2017

Chapter 3: Municipal Overview

Why are the municipalities included in a county comprehensive plan?

Chapter 8A-3-3 grants county planning commissions the authority to include municipal planning in a county comprehensive plan, with the consent of those municipalities' governing bodies and/or planning commissions. All three of Wyoming County's municipalities, Mullens, Oceana, and Pineville, have consented to being included in the county plan and to adopting the plan as their own. Chapter 3 will discuss the unique and similar aspects of Wyoming County's three municipalities, ensuring that individual challenges and assets are addressed.

Meetings were held with each municipality to determine issues and concerns. The county planning commission includes local elected officials or community leaders from all three municipalities. As a component of community planning for recreation and tourism, open houses were held in all three municipalities. Information gathered from those meetings will be used in the development of this comprehensive plan.

Similarities within Municipalities

The West Virginia Code requires that a comprehensive plan include several mandatory elements. Many of the mandatory elements are addressed for each individual municipality in this chapter. However, there are some common elements that all three municipalities share. Those elements include land use, transportation, housing, and environmental concerns.

While much of Wyoming County is expected to stay rural, the three municipalities will continue to be the county's hub of activity. The three municipalities desire to protect the rural landscape of their communities, while accommodating future development to improve economic conditions. The Existing Land Use Map was used as the base layer for the municipal future land use maps, as it is expected that many of the existing land use classifications will stay the same. Population density and building intensity are also projected to stay the same, excluding the areas identified for preferred development. These areas could potentially see population growth and new buildings due to new development.

The biggest housing concern in all three municipalities is abandoned and dilapidated housing. Housing for persons with disabilities is available at Mullens Manor and Oceana Apartments. There is a potential for outdated school buildings to be converted in apartments or lodging facilities. In regards to transportation, all three municipalities can be difficult to access due to their geographic location. None of the municipalities have access to a port, and intermodal

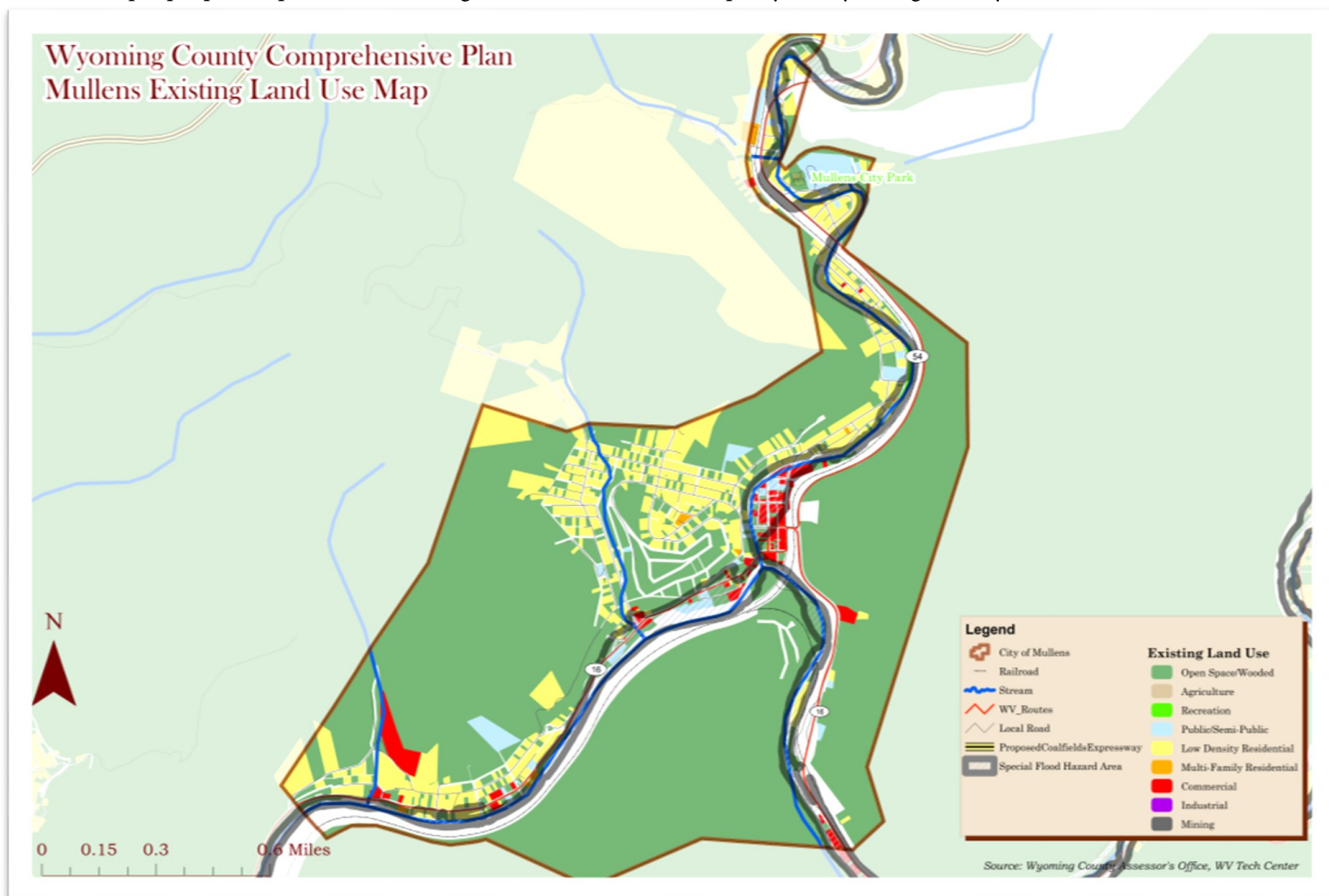
transportation within the municipalities themselves is scarce. The only airport in the county is located near Pineville.

Environmental issues include flooding. There are no subsidence issues in any of the three municipalities at this time.

City of Mullens

The City of Mullens is located in the eastern portion of the county along the Guyandotte River. The city does not currently have a comprehensive plan, and there are no land use regulations, such as zoning or subdivision regulations, currently enacted.

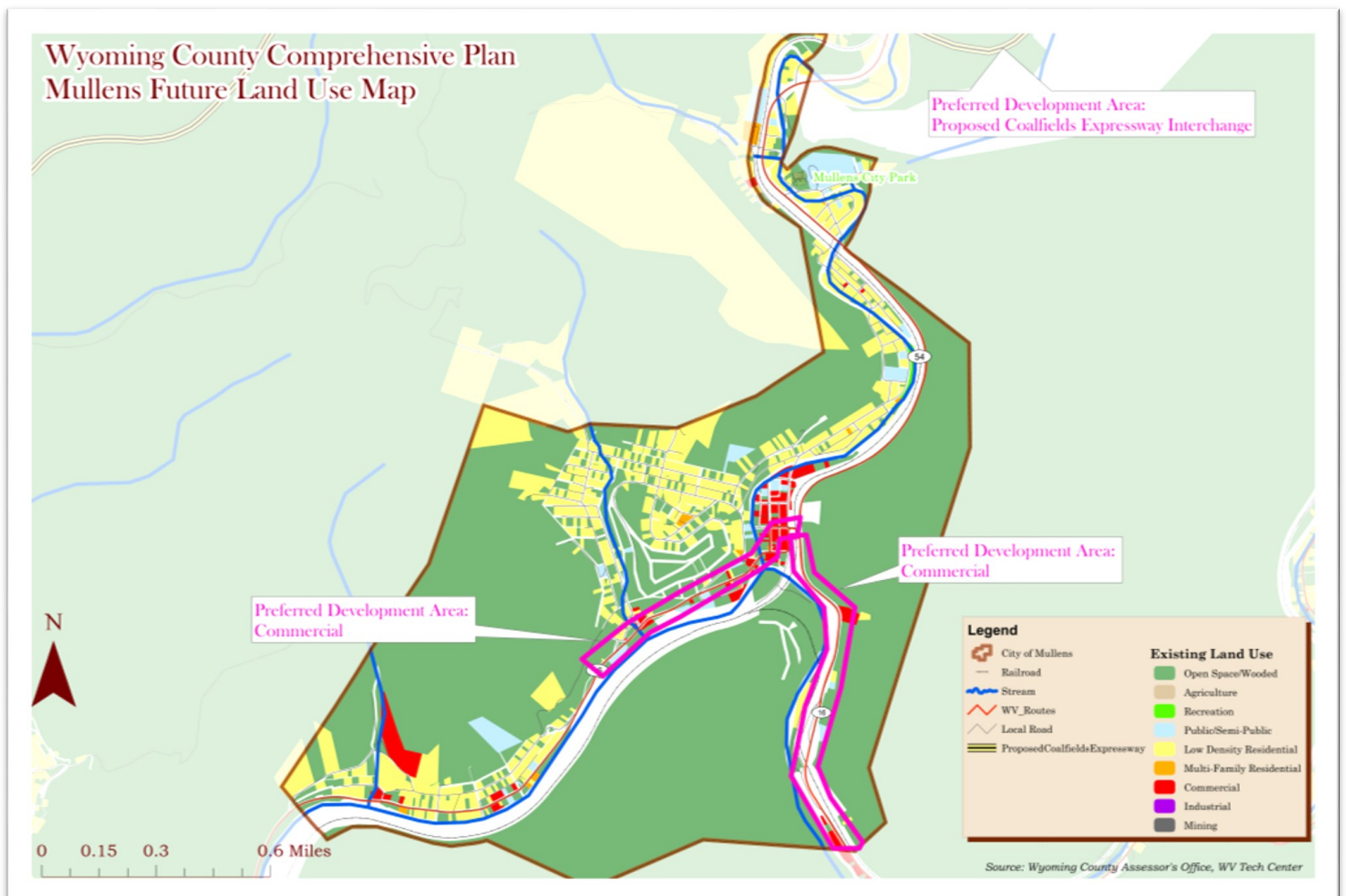
In 2010, Mullen's' population was 1,559 people with a geographic area of 1.8 square miles. Population density is over 800 people per 1 square mile, making it the most rural municipality in Wyoming County. There has been



Chapter 3: Municipal Overview

continued population loss since 1970. Population loss is expected to continue, and based on previous rates, there could be an additional loss of people over the next several years, with a total population of 1,494 by 2025.

Existing land uses are primarily single family residential uses, as shown on the *Mullens Existing Land Use Map*. Commercial uses are primarily concentrated along major roadways and in the downtown area of the city, which was nearly destroyed by flash flooding in 2001. Much of the city is located within the floodplain, and many of the commercial buildings in the downtown area are still vacant. The city desires additional commercial development along State Routes 16 and 54. Public uses consist of churches and government owned buildings, such as the US Post Office. There is very little land classified as multi-family residential, industrial, agriculture, or mining. Many lots within city limits are now considered FEMA lots, which were bought from landowners by the government as part of a flood mitigation program. These lots can never be re-developed and must remain as open space to protect and preserve natural floodplains.



The average value of a home in Mullens is \$63,100 according to the US Census. Therefore, affordable housing is not a concern. At this time, there is not a need for new housing. Vacant and abandoned housing is a concern, which is why Mullens is considered a renewal/redevelopment area. The vacancy rate, according to the US Census, is 17 percent.

In 2015, a recreation and heritage tourism study was completed, assisting Mullens in identifying and addressing resource gaps. The study detailed three priority areas in which the city should focus their resources: the Interchange Area, Hatfield McCoy Opportunities and other trail connections, and local, community supported agriculture.

Likewise, the city would like to capitalize upon riders of the Pinnacle Ridge System of the Hatfield McCoy Trail System. Currently there is no signage at the trails that would direct riders to Mullens, which is only a short distance away. There is a need for lodging in the city, not only for trail riders but for those recreating on the Great Eastern Trail (GET). The potential route of the GET will travel through Main Street in Mullens, providing additional opportunities for new business throughout the city.

Another tremendous opportunity for the city in regards to future growth is the construction of an interchange for the Coalfield Expressway, as shown on the *Mullens Future Land Use Map*.

Construction is expected to be begin in 2018 and will connect the greater Beckley area to Mullens, increasing accessibility to the city. The only major roadways are State Routes 16 and 54. There is no public transportation within the city, no access to a port, and the nearest airport is near Pineville. Parking is not a problem within city limits.



Chapter 3: Municipal Overview

There may be a need for additional housing when the interchange is built, as new residents could be attached to Mullens due to the low cost of housing and rural living. The majority of existing homes in Mullens were built before 1960. Therefore, the need for newer construction could become important to the future of the town.

In regards to transportation, several issues were raised by local elected officials. Mullens would like to improve the sidewalk network throughout town and has applied for grants to help with funding. Virginia Road, in particular, is slipping, and rock walls are falling throughout town. The Public Works Department is also in need of new equipment.

The Mullens Volunteer Fire Department is highly trained in fire suppression, medical response, and vehicle extraction. The Advanced Life Support (ALS) Rapid Response Program has been essential in assisting EMS in the county. The VFD concerns include water availability, public education, proper equipment, aging apparatus, a deteriorating fire station, and the need for specialized training. For example, the expansion of the Coalfields Expressway could potentially bring more commercial and industrial traffic into Mullens, which could in turn necessitate the need for hazardous material training and response. In addition, the rail system is currently increasing the amount of hazardous material traveling on the railroad, a safety concern of the VFD. Emergency shelters are located at the Mullens Opportunity Center, High Avenue Baptist Church, and the VFD.

Mullens Police Department consists of three full time staff and two part time staff. In 2015, the department responded to over 1,000 calls. The department previously employed six full-time police officers and would likely to be able to return to that level of staffing in the future. All police vehicles are over five years old, have over 140,000 miles, and will eventually need to be replaced. There is also a need for new police vests and radios.



The City of Mullens operates a sewer system within city limits, Caloric, and New-Riva-Black Eagle. The outdated facility is in need of repairs or a complete overhaul. The system is currently operating in the red.

In regards to recreation, there are three city parks. West Mullens Park includes a slide, swings, a basketball court, and a tennis court.

Mullens Hill Park includes a picnic areas, swings, and a basketball court. South Mullens Park includes picnic areas, swings, a basketball court, and a tennis court. Conley Street Park includes swings, a picnic area, and a basketball court. The conditions of these three city parks needs improved.

The city park includes a pool that opened in the summer of 2016. Tater Hill Park includes a shelter and picnic tables. This park could be further developed, however the road needs improved.

The City of Mullens is very historic due to its development as a coal town and major railroad hub. Downtown Mullens has been designated as a National Historic District. The city would like to preserve the existing historic structures as much as possible. The former Mullens Grade School, for example, has been converted into the Mullens Opportunity Center (MOC) and is the Rural Appalachian Improvement League's headquarters. The center provides a space for events, guest speakers, small businesses, and nonprofit programing for area residents. The MOC and the railroad museum are two historic resources that residents would like to see preserved in the future. Mullens has developed a walking tour to highlight the existing history.

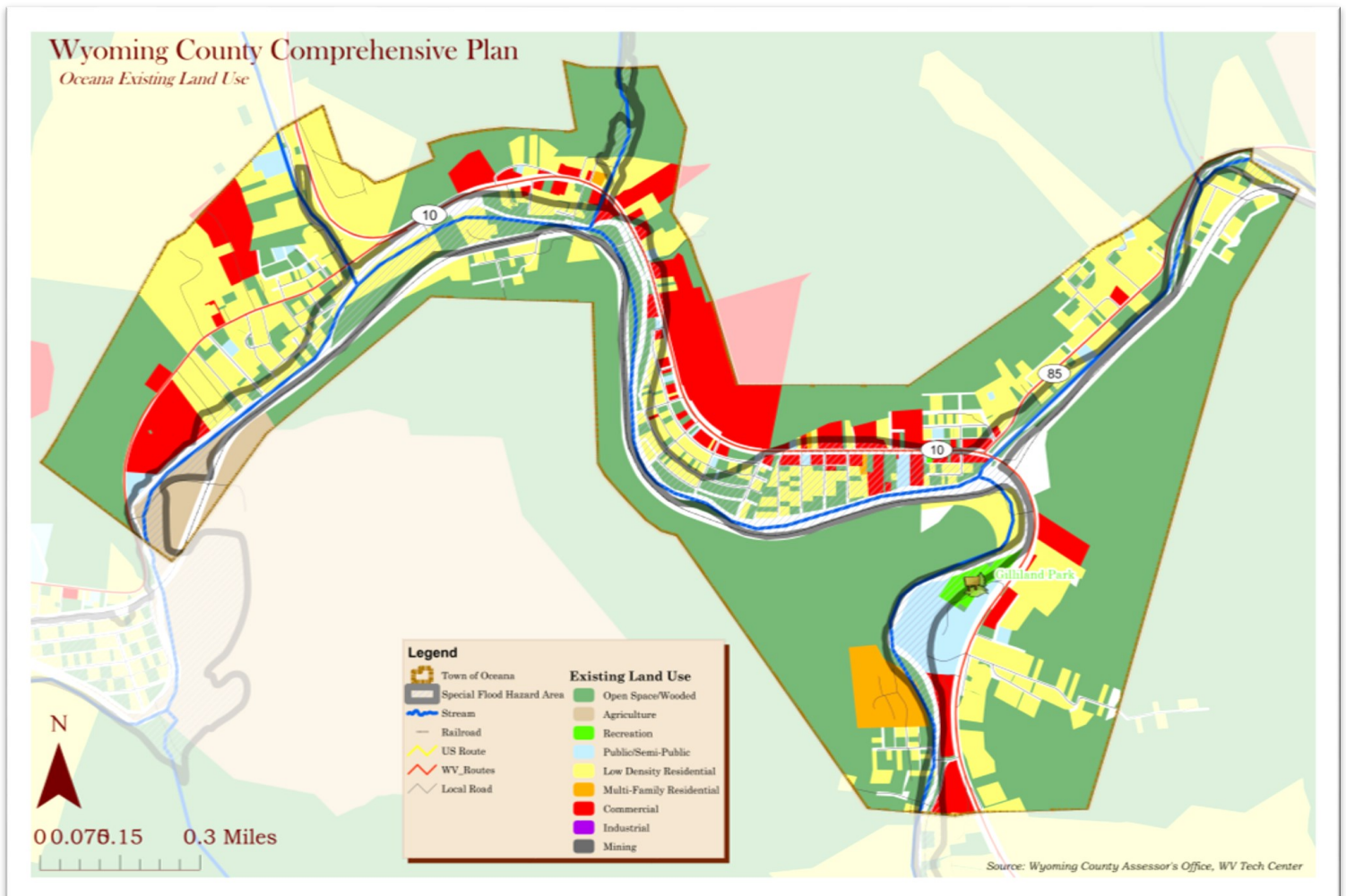


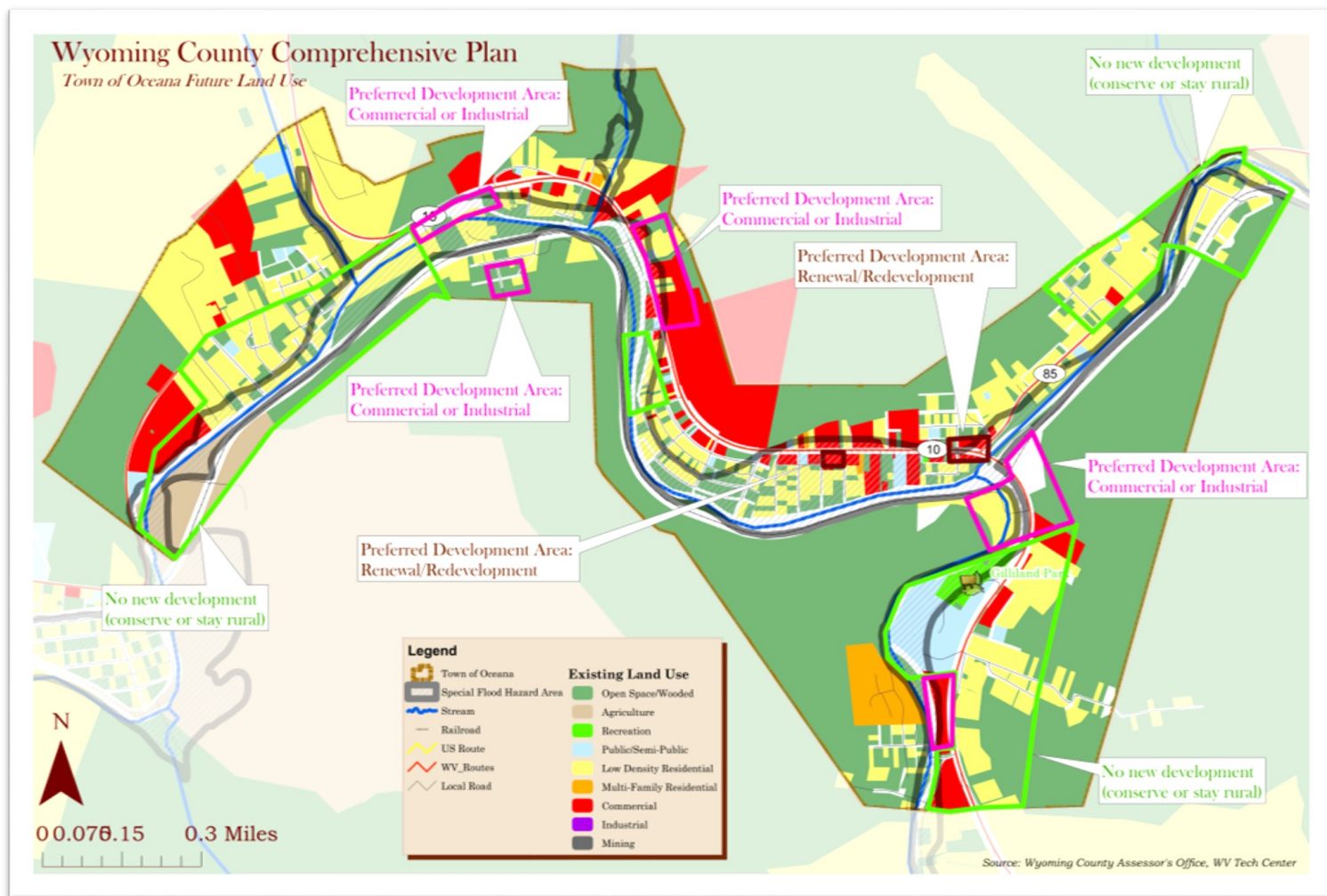
Chapter 3: Municipal Overview

Town of Oceana

The Town of Oceana 1.3 square miles and is home to 1,394 people. Population density is approximately 1,000 people per square mile, making it the most dense municipality in Wyoming County. The town is situated in the northwestern part of the county at the confluence of Clear Fork and Laurel Fork. Due to the presence of the two streams, much of the town is located within the floodplain.

The town consists primarily of a mixture of low density residential development and commercial development, as shown on the *Oceana Existing Land Use Map*. Commercial development is concentrated along State Route 10 and includes several chain restaurants and stores. Oceana would like to see additional commercial development along State Route 10, as shown on the *Oceana Future Land Use Map*. The map also illustrates two renewal/redevelopment areas, one of which is the former Hamilton Hotel. Preferred annexation areas include Turkey Dip and Lynco.





Housing is a concern for local residents. The average value of a home is only \$49,800, which is significantly lower than the state average. Due to the low home value, affordable housing is not a concern; however, re-sale value and condition of homes do pose challenges. Over 60 percent of homes were built before 1970. This is a concern, as older homes can be less desirable and tend to have maintenance issues over the years. Additionally, the vacancy rate in Oceana sits at 12 percent. Local elected officials are interested in methods that could remedy the issue of abandoned and dilapidated buildings in the town. Many vacancies can be contributed to the continued loss of population over the past several years. In 2010, the population of Oceana was 1,394. Oceana has lost 13 percent of its population since 1970. The population is expected to continue declining, potentially dropping to 1,328 residents by 2025.

The town does not have a current comprehensive plan or a subdivision and land development ordinance. However, the town has enacted a zoning ordinance and enforces the International Building Code.

Chapter 3: Municipal Overview

Transportation is another concern for local elected officials and residents in Oceana. There is no public transportation, and the number of downtown parking spaces is insufficient. The town would also like to improve their sidewalk network. Oceana currently has a part-time employee in the street department. Issues and concerns include the need for repaved streets, better equipment, increased funding, and increased staff.

The Town of Oceana is well served in regards to public safety. The police department consists of five full-time staff that patrol a seven square mile area. In 2015, the department responded to approximately 3,500 calls. Concerns of the police department include:

- Age of equipment, vehicles, and computers
- Assistance needed with funding and grants

The Oceana Volunteer Fire Department consists of 24 active volunteers that serve 81 square miles. In 2015, the department responded to over 300 calls. One concern is the lack of fire hydrants in certain locations of the service area. In addition, the current fire station, tanker truck, and bunker gear need replaced.

The town operates a water and sewer system that provides service both within and outside municipal limits, for a total of 150 square miles.

The town has made repairs to the water system to stop leaks, and upgrades to the sewer plant and system are being made. There is also a need for a secondary source of water.

A recreation and heritage tourism study was completed for Oceana in 2015 to identify resource gaps and ways to address those gaps. The study detailed the following regional priorities:

- Connect Clear Fork to RD Bailey Lake (Blueway or multipurpose trail)
- Local community supported agriculture
- Create trails on reclaimed mine lands
- Revitalize the village of Kopperston



View of Oceana (Oceana City Hall Facebook Page, 2016)



State Route 19 in Oceana (Source: Wikipedia, 2016)

The plan also identified five specific opportunities in the Town of Oceana that are detailed in the study.

Gilliland Park offers recreational opportunities. The park spans five acres and includes a pool, tennis courts, fishing areas, picnic sheds, playground, athletic field, and amphitheater. The pool was built in 1959 and needs repaired. The town recently received a grant to make the park ADA compliant but does not have the matching funds. There is also a need for better restrooms. Despite these challenges, the availability of recreation is a true asset to Oceana.

Oceana Opportunity Areas

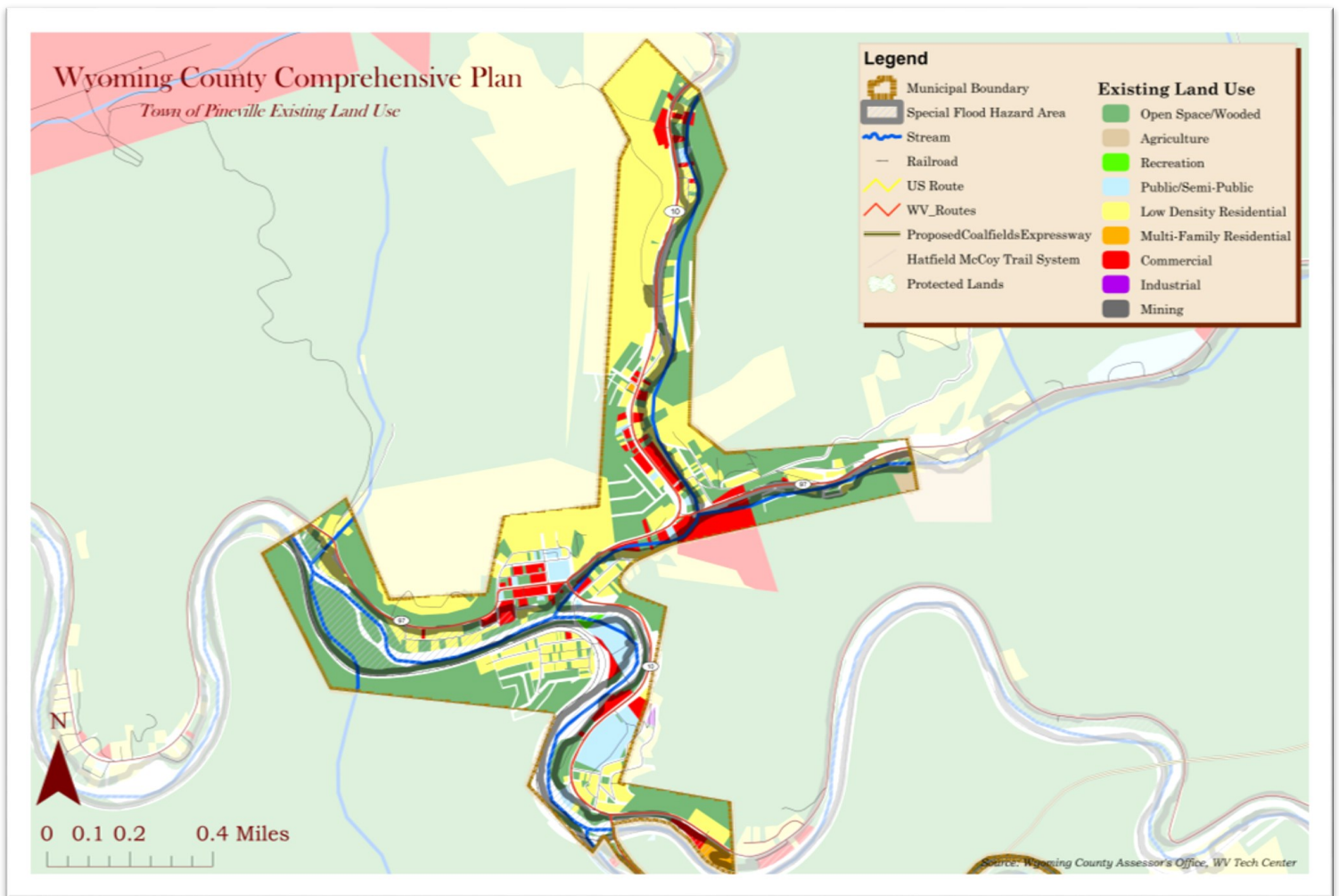
1. Establishing the Hatfield McCoy Trailhead at the Fishpond site
2. Develop a campground near trailhead
3. Establish greenspaces
4. Develop a hotel on Route 10
5. Improve Route 10 corridor



Chapter 3: Municipal Overview

Town of Pineville

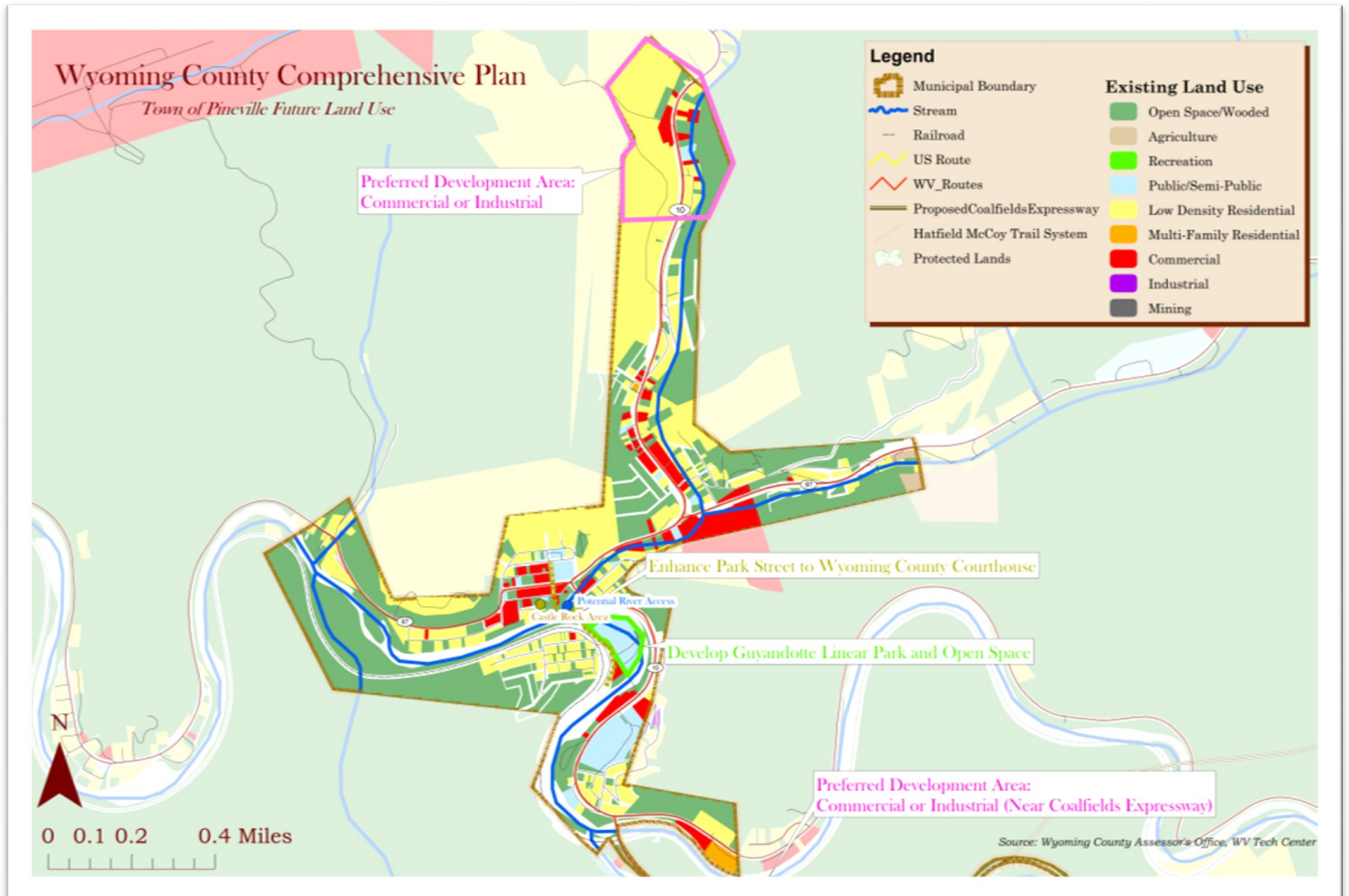
The Town of Pineville is the county seat with a geographic area of 0.8 square miles. Population density is approximately 835 people per square mile. According to the US Census in 2010, the population of Pineville was 668 people. Similar to Mullens and Oceana, Pineville's population is decreasing, with a loss of over 500 residents since 1970. It is expected that the town's population will continue to decline, for a loss of an additional 65 people in the next 15 years. By 2025, the population of Pineville is projected to drop to 602 people. As a result of this population loss, new housing units are not needed.



Owing to its designation as county seat, Pineville is home to many county and state government buildings as shown on the *Pineville Existing Land Use Map*. Most of Pineville consists of residential land use, with commercial uses located along major corridors, such as State Route 10 and State Route 97. Constraints to development include the Guyandotte River and the floodplain, which spans through much of the town. The Town of Pineville has neither a

comprehensive plan nor a subdivision and land development ordinance, although the town does have zoning.

Future growth in Pineville would most likely be contributed to tourism. The town would like to have annexation north along State Route 10 for additional commercial and residential development, preferably near the proposed Coalfields Expressway, as shown on the *Pineville Future Land Use Map*. Lodging is desperately needed to support the tourism industry, especially due to its proximity to the Hatfield-McCoy trailhead in Pineville. Renewal/Redevelopment is not presently an issue in Pineville.



A recreation and heritage tourism study that identified resources gaps, as well as ways to address those gaps, was completed for Pineville in 2013. The study detailed seven recommendations. Specific information on each recommendation can be found in the study. Recommendations that are still applicable and feasible are shown on the future land use map. Access to the Guyandotte River remains a huge priority for the town. Additional challenges in regards to recreation include a lack of activities and the need for funding to repair the pool.

Chapter 3: Municipal Overview

Pineville has completed a streetscape project to promote community design and identity. The project included decorative lighting, bricks, benches, street signs, and sidewalks. There are plans to construct a Safe Routes to School sidewalk with decorative lighting and seating from the end of the sidewalk in front of Pineville Elementary School to the Wyoming County Board of Education building. Streetscape sidewalk enhancement is planned from the intersection at Main Street to the town hall. These new sidewalks will include decorative lighting and benches. There are currently additional projects to be completed, but the town is in need of matching funds. There is also need for a small taxi service due to the lack of public transportation.

The street department consists of two full time employees. The primary concern of the department is that the equipment is very old and in need of constant maintenance. Equipment needs replaced, and new tools are needed. Total street replacement projects are needed, but a lack of funds hinders the town's ability to fix the roadways.

The Pineville VFD consists of 35 active members that serve 107 square miles. The current fire station was built in 2001. With the addition of fire hydrants to the service area, improvements to the communications center, training, and condition of equipment, the VFD was able to lower their ISO Protection Class from a 7 to a 4. ISO ratings are used by insurance companies to establish rates. The lower the rate, the better for a homeowner.

The Pineville Police Department consists of three full-time police officers that responded to over 200 calls in 2015. Concerns of the police department include the need of increased funding to repair vehicles and equipment.

The town has one park, Palisades Park, which includes a pool and playground. Increased funding is needed to keep the pool open and for future park maintenance. The town would also like to see the old Pineville Middle School torn down and a amphitheater and walking trails be developed in its place. The town would also like to be able to offer activities for youth and adults in the future.

Water service was expanded in 2011. However, the sewage system is in need of an upgrade.

Historic resources include the Wyoming County Courthouse, Castle Rock, and Pineville Cemetery. Pineville Cemetery is in need of preservation to safeguard the tombstones and monuments.

Pineville Opportunity Areas

1. Enhance the Park Street Corridor
2. Guyandotte River Linear Park
3. Public Green Space
4. Railroad History District
5. Establish River Nodes
6. Castle Rock Area
7. New Hotel Location





Wyoming County Comprehensive Plan

Chapter 4: Action Plan

September 2017

Chapter 4: Action Plan

Implementation

The Wyoming County Comprehensive Plan was developed according to the issues and concerns of residents. By developing the plan based on identified needs, it is the hope of the Planning Commission that the plan will not merely sit on the shelf and collect dust. The county should use the plan's vision when preparing budgets and planning for future projects. The various community organizations should also work together with the county to develop projects that were identified as priorities. The plan should always be referenced in any grant application.

Action items can range from simple projects that do not require large amounts of funding to complex projects that will take time and money to implement. The action plan is basically a "to do" list for the Wyoming County Planning Commission and Wyoming County Commissioners.

Regional Planning

Intergovernmental cooperation is essential in land use planning. Land use issues do not simply stop at municipal boundaries. Several recommendations in the plan involve partnerships between various government entities. In an effort to spearhead regional planning, all municipalities in the county were afforded the opportunity to participate in the comprehensive planning process. The municipalities of Mullens, Oceana, and Pineville participated in the comprehensive planning process. The county also works closely with all three municipalities, Region I Planning and Development Council, various Public Service Districts, and private developers on planning issues.

Financial Implications

Implementation of many projects detailed in the Action Plan will be costly for Wyoming County. However, there are many other funding sources that the county should consider when budgeting for implementation. A list of funding opportunities can be found in Appendix 5.

Implementation Matrix

An implementation matrix is part of the Action Plan. The matrix is very important for the county, as it details priorities, potential partners, estimate of probable costs, and potential funding sources.

With limited available funds, establishing priorities is important. While many of the action steps are important to implement, only a few can be worked through at one time due to funding and staff capacity. Action steps are identified as either high, medium, or low priority. High priorities are those that were identified by the county as being the most important.

Potential partners are important to implementation of the plan. Fortunately, many community groups work to better the county. The Planning Commission should hold a meeting with all community groups, as well as all three municipalities, to kick-start the implementation of the plan and get everyone on the same page. The implementation matrix details probable costs, as well as funding sources. This is not an exhaustive list of funding sources but is a list of grants that are common for communities to consider. Probable costs are only estimates and are not accurate reflections of the total cost of a project.

The Planning Commission should use this implementation matrix to begin implementation of the plan immediately after the plan is adopted by the County Commission. The purpose of the implementation matrix is to help guide the Planning Commission in implementation so that the plan does not sit on the shelf. The Planning Commission should also review the plan annually to determine the status of each project and note any obstacles they are encountering.

Chapter 4: Action Plan

Goal 1: Support development that capitalizes upon mining activities, brownfields, and accessibility to the Coalfields Expressway

Action Step 1: Continue to lobby for additional funding to complete the Coalfields Expressway

The construction of the Coalfields Expressway is vital to improving economic conditions in the county. Accessing the county is currently difficult, as discussed in earlier chapters. The expressway will connect Wyoming County to Beckley and Virginia. Funding for the expressway is only available for the portion extending from near Sophia to Mullens. At this time, no additional funding has been allocated for the remaining section of the Expressway in Wyoming County. The county commissioners, local state senators, and the county economic development agency should continue to lobby the state and federal government for additional funding.

Goal 1 Objectives

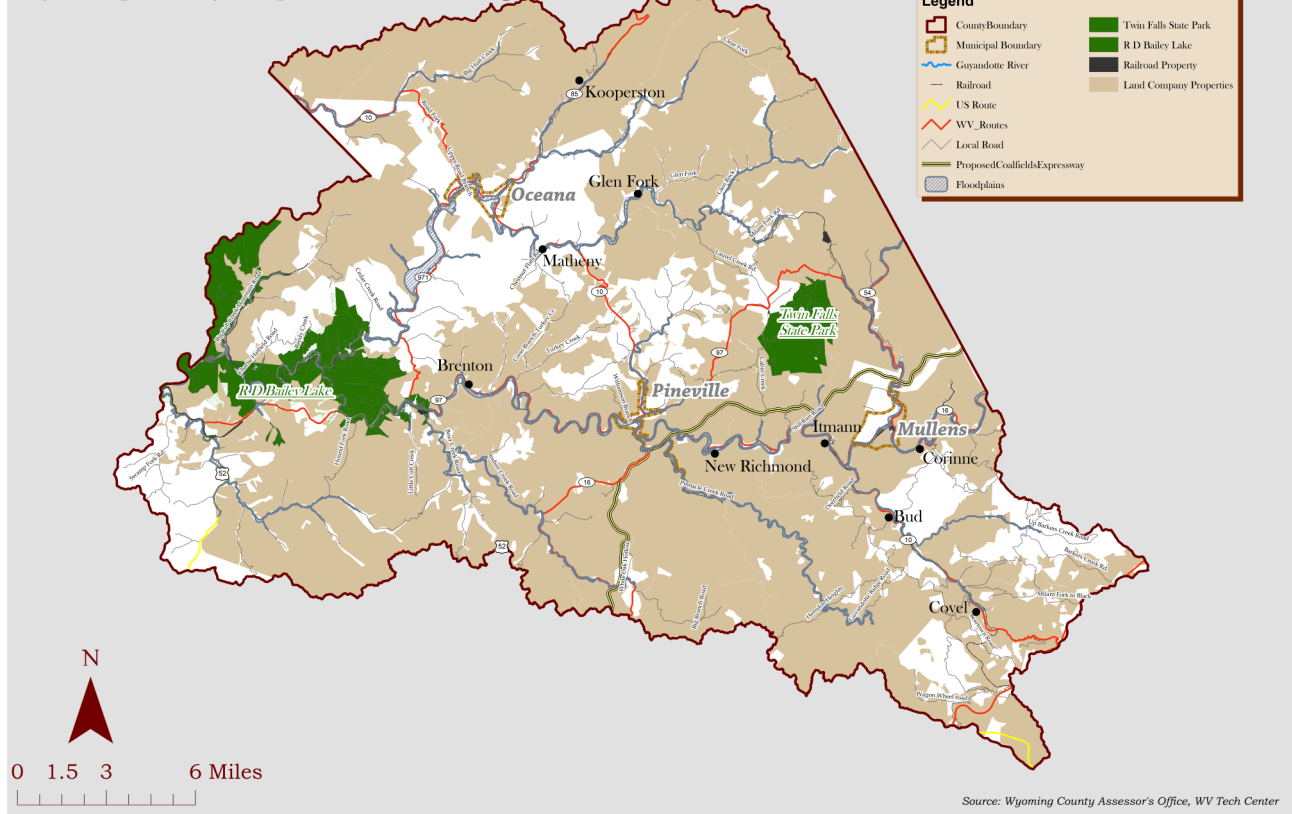
- Encourage completion of the Coalfields Expressway
- Encourage new development to support commercial and industrial uses
- Consider annexation to strengthen the local tax base
- Preserve the scenic character of the county through land use planning

Action Step 2: Explore the use of public/private partnerships to support the creation of flat developable land

The county is in need of flat land to attract new development. Development sites should be in close proximity to infrastructure, such as water and sewer, internet, and cell phone services. Several preferred development areas were identified in Chapter 2: Vision and Goals. These areas should be reviewed by the Wyoming County Planning Commission and the Wyoming County Commission and be prioritized based on accessibility to key roadways, availability of infrastructure, and location of utilities. A ranking criteria should be developed; the top three sites should then be explored for further action.

The county also needs to continue to work with the large land holding companies in the county to determine what sites could be suitable for development in the future. As shown on the *Large Land Owners Map* a significant portion of the county is owned by land holding companies, federal and state government, and railroad companies. Combined with the amount of land located in the floodplain, there is not much land left for development.

Wyoming County Large Landowners Map



The county is especially interested in developing areas near the proposed expansion of the Coalfields Expressway. *Figure 1: Land Adjoining the Coalfields Expressway* shows the area for potential development and land ownership.

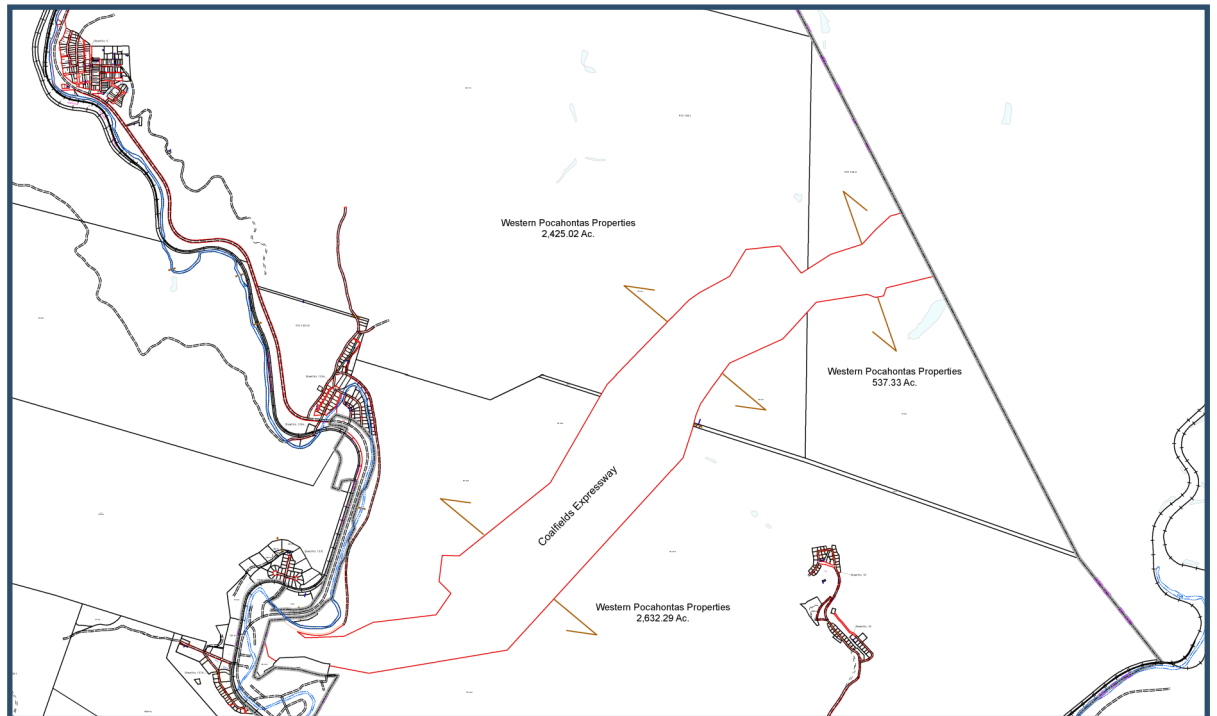


Figure 1: Land Adjoining the Coalfields Expressway

Chapter 4: Action Plan

Action Step 3: Enact land use regulations that ensure that new growth harmonizes with the natural environment and protects scenic resources

The Coalfields Expressway is slated to open in 2018/2019 in Mullens. Mullens currently has no zoning regulations in place. Mullens may want to consider zoning to protect the interchange area and surrounding lands from incompatible development.

Pineville and Oceana have zoning in place; however, the ordinances have not been reviewed or updated in several years. The municipalities should review their current regulations and make amendments as needed.

Action Step 4: Determine public support for annexation

At this time, the locations for the proposed expressway interchanges are not located within municipal limits. Pineville and Mullens would both like to annex the area that is proposed for the interchange. Annexation is needed to exercise local control over the development in these areas, while increasing the tax base of municipalities. The municipalities need to determine the support from residents and the county before moving forward with the annexation process.

Action Step 5: Assess the remainder of the county for brownfield opportunities

Barkers Creek Industrial Park has been the focus for brownfield redevelopment. Once the clean-up grant is completed for Barkers Creek, the county should identify other areas for brownfield projects. A study that identified brownfields was completed for the eastern portion of the county. A study is needed in the Oceana region to determine potential brownfield opportunities.

Goal 2: Identify community services necessary to support future development in Wyoming County.

Action Step 1: Encourage the implementation of a Capital Improvements Program for the county

A Capital Improvements Program will help the county identify the most critical needs for infrastructure (road, sidewalks, water/sewer). The CIP will also identify funding sources for particular projects and can be used in conjunction with the comprehensive plan to assist county commissioners in deciding which and when projects get funding.

Goal 2 Objectives

- Ensure infrastructure can serve the needs of current and future residents and development
- Provide a multi-modal transportation network
- Ensure adequate public safety services

Action Step 2: Develop a comprehensive county wayfinding system

There is no wayfinding system in the county that directs visitors to various attractions. The Guyandotte Scenic Drive Management Plan details a wayfinding system for navigating the scenic drive. The system includes scenic drive markers, directional signage, and kiosks. Any gateways established should also have the same design as the wayfinding system.

Vehicular directional signage that points to destinations throughout the county should be installed on poles and in intersections. Interpretive kiosks should include maps and information on various attractions and should be installed at key locations. Pedestrian kiosks that include maps directing people downtown should be installed in all three municipalities.

Any additional signage that is placed in the county should be consistent with the theme of the Guyandotte Scenic Drive and should display a consistent theme and message.

As part of the comprehensive wayfinding system, gateways should be established at all major entrance points into Wyoming County, as well as into Mullens, Oceana, and Pineville.

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Action Step 3: Improve the sidewalk network throughout Wyoming County

The City of Mullens would like to make repairs to sidewalks throughout town and has applied for grant funding to help defray the costs. The Town of Oceana would also like to repair the sidewalk network throughout town; however, cost is an issue, as well as availability of manpower. The Town of Pineville recently completed a streetscape project that included installation of new sidewalks. Additional projects are needed, but the town must have matching funds to meet many grant requirements.

All three municipalities should consider a sidewalk reimbursement process whereby the property owner pays for materials associated with the construction and repair of sidewalks, and the municipal public works department completes the labor. The three municipalities should also consider working together on these types of projects.

The three municipalities should develop a sidewalk program to help prioritize the maintenance of existing sidewalks, as well as the construction of new sidewalks. The program would establish which sidewalks should be repaired and/or constructed first, based on a point system. The point system should take into account the following factors:

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

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

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

Action Step 4: Continue to replace and extend water and sewer lines and upgrade treatment plants throughout Wyoming County

As shown on the Wyoming County Water and Sewer Map in **Chapter 2: Vision and Goals**, infrastructure is a priority throughout the county. The following is a list from Region 1 Planning and Development Council of current high priority projects in the county:

- Mullens/Otsego/Pierpoint/Maben– Water
- Barkers Ridge Phase 1– Water
- Covel– Water
- Bud/Alpoca– Water
- Barkers Ridge Phase II- Water
- New Richmond– Water
- Center PSD Phase 1– Sewer
- Center PSD Phase II– Sewer Extension
- Coal Mountain/Long Branch– Water
- Oceana Wastewater Plant Upgrade
- Western Wyoming Phase 1– Water

Mullens and Pineville are also in need of upgrades to their wastewater plants.

The county should also encourage consolidation of the five public service districts in the county to reduce duplication of services and streamline administrative costs.

Action Step 5: Encourage expansion of broadband and cellular phone service

There is limited cell phone reception in the county. In the areas that do have service, only one provider is available. The lack of cell phone service is a huge concern for residents and visitors, as well as existing and potential new business owners. There is also a lack of broadband. The availability of high-speed internet is important to businesses to operate effectively, for residents to be able to telecommute and access information, and for students to access digital learning tools. There is a need for completion among providers, as currently there is only one provider in the county.

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

The County Commission should also work with Regional I Planning and Development Council to implement the Broadband Strategic Plan completed for Region 1.

Action Step 6: Encourage a county-wide fire levy to support emergency services

Many of the fire stations in Wyoming County have limited manpower due to continued population loss. Decreased funding, increased equipment costs, and mandatory training requirements also have hurt local fire

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departments' ability to recruit new volunteers. The county commission should consider the enactment of a county wide fire levy to help the local fire departments with funding.

The County Commission should also work with the local fire chief's association to discuss issues and concerns of all volunteer fire departments in the county and should work collaboratively to increase volunteers and funding. The county should continue to support local fire departments in replacing old equipment and gear.

A county-wide recruitment strategy should be developed to increase the number of volunteers throughout the county. The county should also consider working with the departments on a county-wide fire safety program to reduce fires, as well as a smoke alarm program to ensure that every home and business has a working smoke alarm.

Action Step 7: Replace aging public works equipment and re-pave roads

The county should continue to support the municipalities by providing support for grant funding applications regarding new public works equipment and re-paving projects. The municipalities should also consider bulk purchasing to help defray the cost of equipment. Sharing of equipment, if possible, should also be considered.

Action Step 8: Ensure the 911 Center can meet current and future needs of residents

The Wyoming County 911 Center is a state of art facility. There has been some discussions in recent months about consolidation of 911 Centers in the southern portion of the state. Wyoming County desires to retain its 911 center in order to serve the needs of its residents.

Action Step 9: Seek partnerships to provide an urgent care facility in the county

There is a need for additional health care facilities in the county, especially a facility that is open in the evening and on the weekend. The county commission needs to work with current health care providers to determine if they can meet this need.

Goal 3: Provide safe, healthy, and affordable housing for existing and future residents of Wyoming County

Action Step 1: Develop a county-wide inventory of abandoned and dilapidated structures

The county has formed an Abandoned Building Agency to enforce the abandoned building ordinance enacted by the county in 2012. The agency should develop a county-wide inventory of abandoned and dilapidated buildings in order to determine priority areas for demolition. Properties should be rated on their present condition, using a scale of A to F. Information should also be gathered on ownership, code violations, fire and police calls, and tax status. This will give the county a better understanding of the vacancy problem and will help identify where resources are needed.

Goal 3 Objectives

- Develop programs to ensure quality housing
- Enact specific regulations to address abandoned and dilapidated buildings
- Support municipal efforts to revitalize housing

Action Step 2: Work with the municipalities to adopt tools to address abandoned and dilapidated buildings

All of the municipalities within the county are struggling to find ways to address the issue of abandoned and dilapidated buildings. Many tools are available to municipalities that may not be available to the county. These tools are detailed in the WVU Law Land Use and Sustainable Development Law Clinic legal toolkit. Tools include:

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

More information on the tools can be found at: <http://wvleap.wvu.edu/>

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Action Step 3: Develop home improvement contests to improve property appearance

A Pride Campaign should be developed by each municipality to increase the pride of local residents and business owners by improving the appearance of homes, as well as the overall appearance of the county. Municipalities should sponsor a monthly yard and home contest where residents can enter and win a prize. This type of contest would provide motivation to residents to improve their property. The municipalities could ask local businesses to sponsor the contest by donating prizes, free meals to area restaurants, gifts, etc. While this type of contest would typically be only held in the summer, the municipalities could extend it into the holiday season by sponsoring a community Christmas decorating contest, as well.

Goal 4: Expand existing employment opportunities and explore new employment opportunities through the diversification of the local economy

Action Step 1: Seek tenants for the Barkers Creek Industrial Park

The Barkers Creek Industrial Park has been identified as a preferred development area. The industrial park will be remediated during 2017. Construction is scheduled to begin in 2018. The Wyoming County EDA is working on a preliminary marketing plan with the WV Northern Brownfields Assistance Program. Actively marketing the industrial park to tenants will be a step in this plan's implementation.

Goal 4 Objectives

- Promote industrial and commercial development opportunities in the county
- Expand educational opportunities for small business owners
- Market and promote existing tourist attractions to increase economic development opportunities

Action Step 2: Determine the feasibility of a AmeriCorps VISTA that will prepare students in local schools and colleges for careers in entrepreneurs and business

There is a need for local entrepreneurs in the county. The planning commission would like to see high school students educated in how they can start their own business. Currently there are no business courses offered. An AmeriCorps VISTA could help start a Future Business Leaders of America club in the two high schools. The VISTA could also help with updating the master list of businesses in the county for marketing purposes.

Action Step 3: Finish the proposed expansion of Hatfield-McCoy trails trail near Oceana

The extension of the Hatfield-McCoy trail system near Oceana is a high priority, as it will generate additional ridership to the area, thus increasing economic development opportunities in the county. The Wyoming County Commission and the Town of Oceana should continue to support development of a trailhead for the Hatfield-McCoy Trail System in Oceana on Route 10.

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Action Step 4: Develop signage to direct users of the Hatfield-McCoy Trail System to Mullens

A recreation and heritage tourism study completed for Mullens listed the Hatfield-McCoy Trail System as a high priority area in which the city should focus its resources. There is a connector trail near the City of Mullens to the Pinnacle Ridge System of the Hatfield-McCoy Trail System. While the connector is close to the city, it is not within city limits. The city should work with the Regional Recreation Authority to install signage that directs trail users to businesses within city limits. The city should also partner with the Regional Recreation Authority to build a parking lot.

Action Step 5: Attract visitors by promoting and expanding festivals throughout the county to increase overnight stays

Festivals and other events are a great way to attract visitors to the county. Several festivals are already very popular to local residents and visitors, such as the Labor Day Festival in Pineville, the Dogwood Festival in Mullens, the 4th of July Festival in Oceana, and the Lumberjack Festival at Twin Falls State Park.

The Wyoming County Convention and Visitors Bureau (CVB) should work with the county, local groups, and the municipalities to plan a county event each month. The CVB should also use their website to advertise events.

All brochures and promotional materials should also include information on local events and festivals so that visitors are aware of their options when visiting the county.

Action Step 6: Offer hospitality education to business owners and employees

Most often, it is employees and business owners that greet new visitors to the county. A visitor's first impression of the county is an important one. This experience could determine if they will return and how much money they will spend in the future. Therefore, hospitality education is relevant, as it provides knowledge of the county and can help enhance skills in serving customers.

Action Step 7: Continue to support the restoration of the Itmann school for an interpretive visitors center

The NCHA partnership grants were awarded for restoration of the African American School in Itmann. The school may be restored as an interpretive visitor center for Itmann. Office space may also be available in the building. Preservation and development of this structure could create a unique tourism venue.

Action Step 8: Consider local food production on FEMA floodplain properties throughout the county

There are many FEMA floodplain properties located throughout the county that can only serve as open space or space for recreation. A recreation and tourism planning study completed for Oceana has identified underused open space along Clear Fork Creek as an area that could be developed into a garden or orchard. The study recommends that these properties function as local neighborhood gardens that are maintained by local neighborhood groups. The first step in this project would be for the Town of Oceana to identify and create an inventory of FEMA properties that could function as community gardens.

Mullens is the center for local, community based agriculture in Wyoming County. The Rural Appalachian Improvement League (RAIL) has initiated several programs regarding agriculture, including a local Farm to School program, community gardens, and starting a local farmers market. Garden plots and a high tunnel are located at the Mullens Opportunity Center (MOC). Local, community supported agriculture should be expanded throughout Mullens. An inventory of FEMA properties and brownfield sites should also be developed to determine the best locations for local agriculture.

Action Step 9: Support the re-introduction of the elk herd into Wyoming County

The Department of Natural Resources (DNR) has identified southern Wyoming County as a focus area, specifically in the Pinnacle Creek Region, for re-introduction of the elk herd in West Virginia. Land has been acquired in Mingo and Lincoln Counties, and the state is waiting to receive elk from other states.

The County Commission should work with DNR to acquire or lease land in Wyoming County for elk. The re-introduction of elk into Wyoming County could have many potential benefits, in regards to tourism.

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Action Step 10: Continue to develop marketing materials (brochure, social media, etc.) and an online presence to advertise attractions in Wyoming County

The county does not currently have a website. The county EDA has a website, but it is geared towards economic development rather than tourism. The Wyoming County Convention and Visitors Bureau (CVB) should promote their website to visitors. The CVB does have a Facebook Page with over 600 likes, which should be utilized to raise awareness of all the county has to offer.

Action Step 11: Explore the feasibility of building additional lodging

There is a need throughout the county for additional lodging such as campgrounds, cabins, and hotels. The county should work with entrepreneurs and land holding companies to determine specific sites.

Action Step 12: Explore the feasibility of development of the Rock Crusher site

The “Rock Crusher” site has several potential alternative uses. The site would do well as a campground, given its proximity to Bear Hole and Cabin Creek Road. These roads are trafficked by ATVs and other vehicles on their way to the Pinnacle Creek Trailhead of the Hatfield-McCoy Trail System.

The Rock Crusher site could also be home to an amphitheater for large performances, perhaps as a component of a camping program. Performance space would serve as an asset to the county and would provide social opportunities for visitors and community members alike.

In addition, the site could be used for industrial development.

Goal 5: Enhance and promote recreation and cultural resources in the county for both residents and tourists

Action Step 1: Create a county-wide Parks and Recreation Commission

A Parks and Recreation Commission is a volunteer board that would be formed by the county commission. Members should be selected based on their geographic location in the county so that every community is represented on the commission. The commission would be an advisory body to the

commission on matters pertaining to parks and recreation. The commission would be tasked with making recommendations on facilities, programs, events, and services, as well as providing support for grant applications.

Goal 5 Objectives

- Develop a method to oversee and develop recreation in the county
- Improve existing recreational facilities
- Offer recreational programs and events
- Promote existing recreational assets to attract visitors
- Improve walkability and develop new walking routes/trails to create a pedestrian friendly atmosphere
- Protect historical resources for future generations

Action Step 2: Promote and support the development of the Great Eastern Trail in Wyoming County

A priority of the county is the development of the Great Eastern Trail (GET) in Wyoming County. The trail, once completed, will connect Alabama to New York. The county should determine the feasibility of establishing an organization or authority to help the TuGuNu Hiking Club negotiate with land companies on the proposed route of the GET through Wyoming County.

Action Step 3: Promote and support the development of the Guyandotte Scenic Drive

A Corridor Management Plan was completed for the Guyandotte Scenic Drive that details several recommendations. Recommendations in the plan detail action items for wayfinding, signage, and marketing activities. The Wyoming County CVB should meet with the county commission, municipal officials, and other interested parties to work together in implementing the plan and researching grant opportunities.

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Action Step 4: Promote and support the Guyandotte River Water Trail

The Guyandotte River Trail Alliance is working on receiving an official designation of the Guyandotte River Water Trail in Wyoming County. The county commission, local municipalities, and other interested parties should continue to support this effort by the Alliance. These groups should also work with the Alliance to promote the water trail and develop public access points along the river. Signage also needs to be developed and installed for access points along the river.

Action Step 5: Revitalize Horse Creek Lake

Horse Creek Lake is a hidden gem in Wyoming County. Many visitors, and even residents, are unaware of this asset due to a lack of promotion and signage. The county should work with WV Department of Natural Resources to develop signage and increase promotion of the lake.

Action Step 6: Investigate the feasibility of creating additional mountain biking, hiking, and equestrian trails on reclaimed mine lands throughout the county

The recreation and heritage tourism study completed for Oceana identified the opportunity for trails on reclaimed mine lands that could be connected to the Hatfield McCoy Trail System and other recreational opportunities. Trails could be used for mountain biking, hiking, and horseback riding. If the county forms a Parks and Recreation Commission, this project would be great for the commission to undertake. The commission could talk with landowners and determine the feasibility of building trails. There are also other areas for trails that should be explored.

Action Step 7: Determine the feasibility of removing the old Pineville Middle Space to allow for permanent open space to provide for an outdoor amphitheater space and event venue

The Town of Pineville should determine the feasibility of removing the old Pineville Middle School near the Pineville Park. The space could then be used for an outdoor amphitheater and event venue, which could host programs and community gatherings.

Action Step 8: Partner with R.D. Bailey Lake in promotion efforts

The R.D. Bailey Lake is another recreational resource that many feel is underutilized by county residents and visitors. The Wyoming County Convention and Visitors Bureau should work with management at R.D. Bailey Lake to promote the facility and increase the amount of visitors using the lake.

Action Step 9: Help with marketing and public relations efforts of Twin Falls State Park

A stakeholder interview with Twin Falls State Park revealed that increased marketing and leadership is needed to increase visitation. The Wyoming County Convention and Visitors Bureau should work with management at the state park to promote events and recreational opportunities that the park offers.

Action Step 10: Support the development of the Wyoming County Coal and Rail Heritage Trail

There are no rails-to-trails located within the county. The proposed Coal and Rail Heritage Trail would be a tremendous asset for residents and visitors. A trail feasibility study should be developed to aid this effort. A feasibility study would look at the issues that could impact development of the trail and would also determine landowner interest, community support, and public access points. The study would also identify the total cost of developing a rail trail, as well as the cost of operation and maintenance after the trail is constructed.

Action Step 11: Develop Castle Rock into an area for picnics and family gathering

The Pineville Chamber of Commerce has identified Castle Rock as a good place to develop a picnic and family gathering area. The chamber should work with the Town of Pineville to determine the steps need to be taken, as well as promotion, signage, and connections to the area.

Action Step 12: Support historic preservation efforts in Wyoming County

The historic resources of the county should not only be preserved for future generations but should be capitalized upon as a means to attract visitors into the county. All historic resources should be highlighted in promotional materials for Wyoming County, including online resources such as municipal and county

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websites. The county commission should also continue to support the county-wide preservation efforts of the Wyoming County Historical Society.

Action Step 13: Enhance the Park Street Corridor and develop the Guyandotte River Park in Pineville

The recreation and heritage tourism study completed for Pineville recommends enhancements of the Park Street Corridor from River Drive Avenue to the county courthouse. The study also recommends the creation of a pedestrian environment at Park Street Bridge, former school building lots (home of County Commission), through Palisades Park, to 'River Node' (adjacent to Fire Station), to Bridge to Former Library, to Castle Rock, and to the historic county courthouse. A conceptual rendering of the Park Street bridge is shown on Figure 2.



Figure 2: Conceptual rendering of Park Street Bridge



Figure 3: Conceptual rendering of walkway along the Guyandotte River

The study also recommends a walkway

along the Guyandotte River surrounding Palisades Park to provide a new connection to the river and a means to promote active living, as shown on Figure 3. The roads and parking areas that circle around the former school buildings may function as an exercise path. Connecting with the planned pedestrian environment along Route 10 at the Park Street bridge creates an extensive walking environment for all-ages.

Action Step 14: Develop signage and paved access to the Guyandotte Outdoor Roadside Environmental Educational River Park

The Guyandotte Outdoor Roadside Environmental Educational River Park is a huge asset for those wishing to access the river. However, signage is needed so that residents and visitors are aware of the public access point. Paved access

would also be beneficial. The park should also be promoted in any county marketing materials and should be listed as an attraction online.

Action Step 15: Support improvements to all county and municipal parks

All three municipalities need numerous improvements at their respective local parks. The county commission should continue to offer assistance as needed, as well as provide letters of support for grant applications. Many people use municipal recreational facilities, even if they are not a resident of that particular community.

Each municipality was asked to complete a recreational questionnaire. The following are the high priority projects identified by those municipalities that completed the questionnaires.

City of Mullens

- Improvements to West Mullens Park
- Improvements to South Mullens Park
- Improvements to Conley Street Park
- Promotion of amphitheater at Mullens Opportunity Center

Town of Oceana

- ADA compliance in Gilliland Park
- New restrooms in Gilliland Park

Town of Pineville

- Improvement of pool at Palisades Park
- Development of amphitheater and open space at Palisades Park
- Offer recreational programming

The county should also support the development of Milam Creek Park and Glen Rogers Memorial Park.

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Goal 6: Create a Community Network

Action Step 1: Promote youth involvement in the county

The Planning Commission would like to see the youth have an opportunity to present their ideas, discuss problems and needs, and spearhead projects that benefit youth throughout the county.

Goal 6 Objectives

- Build leadership and community relationship skills
- Provide civic engagement opportunities
- Promote collaboration of organizations throughout the county

Action Step 2: Continue county leadership program to build community relationships and enhance leadership skills

In 2008, Wyoming County developed Leadership Wyoming County, which was a program to train community leaders throughout the county. The program revolved around the following topics; Leadership & Communication, Planning & Collaboration, Facilitation, Human Resources & Substance Abuse Challenges, Tourism & Home Based E-Commerce, and Entrepreneurship. Sessions included speakers who have implemented successful strategies in other rural areas. The program was held in 2008 and 2009. As it has almost been ten years since the last program, the planning commission would like to discuss the possibility of developing the program again in the near future.

Action Step 3: Create a repository of planning documents

The Wyoming County Economic Development Agency (EDA) has started to collect all pertinent planning studies that have been completed for Wyoming County. The county commission should collect the studies from the EDA and other groups and have copies available at the commission office. All documents should also be updated online for easy viewing.

Action Step 4: Continue to provide an electronic newsletter and list serve to keep interested parties informed

The Wyoming County Economic Development Agency (EDA) has started a quarterly electronic newsletter to keep everyone informed of events, volunteer opportunities, grant sources, and status of key projects throughout the county.

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Goal 7: Build and grow a sustainable source of funds to provide for the needs of Wyoming County.

Action Step 1: Enhance and develop electronic media tools that serve the Wyoming County Community Fund in order to increase visibility and make donating easier for donors

Goal 7 Objectives

- Increase donations to the Wyoming County Fund

Currently the Wyoming County Economic Development Agency discusses the community fund on their website but there is no way to donate online. The fund is administered by the Beckley Area Foundation. The Beckley Area Foundation allows donations to be made online on their website. The EDA should work with the Beckley Area Foundation to ensure that donations to the community fund can be made online.

Action Step 2: Advertise fundraising events for Wyoming County Community Fund to visitors

The biggest fundraiser for the community fund is a BINGO event held every fall. The EDA helps coordinate the fundraiser with other volunteers. The BINGO event should be advertised at all lodging facilities so that visitors are made aware of the event. The event should also be listed in any promotional materials developed by the CVB.

Recommendation	Priority	Timeframe	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 1: Support development that capitalizes upon mining activities, brownfields, and the accessibility to the Coalfields Expressway							
Continue to lobby for additional funding to complete the Coalfields Expressway	High	Long-Term	4-4	Wyoming County Commission, City of Mullens, Town of Oceana, and Town of Pineville	Other non-profit organizations in the county	N/A	N/A
Explore the use of public/private partnerships to support the creation of flat developable land	High	Short-Term	4-4	Wyoming County EDA	Wyoming County Commission, City of Mullens, Town of Oceana, and Town of Pineville	N/A	N/A
Enact land use regulations that ensure new growth harmonizes with the natural environment and protects scenic resources	Medium	Mid-Term	4-6	City of Mullens, Town of Oceana, Town of Pineville	WVU Land Use and Sustainable Development Law Clinic	\$20,000-\$30,000	General Fund
Determine public support for annexation	High	Short-Term	4-6	City of Mullens, Town of Pineville	Wyoming County Commission	Annexation costs- staff time and attorney fees	General Fund
Assess the remainder of county for brownfield opportunities	Low	Long-Term	4-6	Wyoming County EDA	West Virginia Brownfields Assistance Center	Dependent on scope of project	Grant Sources
Goal 2: Identify community services necessary to support future development in Wyoming County							
Encourage the implementation of a Capital Improvements Program for the county	Medium	Mid-Term	4-7	Wyoming County Commission	N/A	Staff time	General Fund
Develop a comprehensive county wayfinding system	High	Short-Term	4-7	Wyoming County CVB	Wyoming County Commission, City of Mullens, Town of Oceana, and Town of Pineville	Interpretive Kiosk- \$3,000-\$5,000 Pedestrian directional mini-kiosk- \$1,500-\$2,400 Parking directional signage- \$300-\$1,000 Vehicular signage- \$2,000-\$3,000	Grant Sources
Improve the sidewalk network throughout Wyoming County	Medium	Mid-Term	4-8	City of Mullens, Town of Oceana, and Town of Pineville	WV Department of Highways Wyoming County Board of Education	Dependent on scope of project	Grant Sources
Continue to replace and extend water and sewer lines and upgrade treatment plants throughout Wyoming County	High	Short-Term	4-8	Wyoming County Commission, City of Mullens, Town of Oceana, and Town of Pineville	Region 1 PDC, County Public Service Districts	Dependent on scope of project	Grant Sources
Encourage expansion of broadband and cellular phone service	High	Short-Term	4-9	Wyoming County Commission	Wyoming County EDA, Region 1 PDC	Staff time	N/A
Encourage a county-wide fire levy to support emergency services	High	Short-Term	4-9	Wyoming County Commission	City of Mullens, Town of Oceana, and Town of Pineville; Wyoming County Fire Association	Staff time	N/A
Replace aging public works equipment and re-pave roads	High	Mid-Term	4-10	City of Mullens, Town of Pineville, and Town of Oceana	N/A	Dependent on scope of project	General Fund, Grant Sources
Ensure 911 Center can meet current and future needs of residents	High	Mid-Term	4-10	Wyoming County	N/A	Staff time	N/A
Seek partnerships to provide an urgent care facility in the county	High	Short-Term	4-10	Wyoming County Commission	N/A	Staff time	N/A

Recommendation	Priority	Timeframe	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 3: Provide safe, healthy, and affordable housing for existing and future residents of Wyoming County							
Develop a county-wide inventory of abandoned and dilapidated structures	Low	Long-Term	4-11	Wyoming County	WVU Bad Buildings Program	Staff time	N/A
Work with municipalities to adopt tools to address abandoned and dilapidated buildings	High	Mid-Term	4-11	City of Mullens, Town of Oceana, and Town of Pineville	WVU Bad Buildings Program; WVU LUSD Law Clinic	Staff time; attorney fees	General Fund
Develop home improvement contests to improve property appearance	Medium	Mid-Term	4-12	City of Mullens, Town of Oceana, and Town of Pineville	Wyoming County Commission	Staff time	General Fund, Donations
Goal 4: Expand existing employment opportunities and explore new opportunities through the diversification of the local economy							
Seek tenants for the Barkers Creek Industrial Park	High	Short-Term	4-13	Wyoming County EDA	Wyoming County	Staff time	N/A
Determine the feasibility of a AmeriCorps VISTA that will prepare students in local schools and colleges for careers in entrepreneurs and business	High	Short-Term	4-13	Wyoming County EDA	Wyoming County; WV Development Office, WVU Law Clinics	Staff time	N/A
Finish the proposed expansion of Hatfield-McCoy trails trail near Oceana	High	Short-Term	4-13	Hatfield-McCoy Regional Recreation Authority	Wyoming County Commission, Town of Oceana; WV Office of the Governor	Dependent on scope of project	Hatfield-McCoy Regional Recreation Authority budget; grant sources
Develop signage to direct users of the Hatfield-McCoy Trail System to Mullens	High	Mid-Term	4-14	Hatfield-McCoy Regional Recreation Authority, City of Mullens	Wyoming County Commission, Mullens Chamber of Commerce	Dependent on scope of project	General Fund, grant sources
Attract visitors by promoting and expanding festivals throughout the county to increase overnight stays	High	Short-Term	4-14	Wyoming County Convention and Visitors Bureau	Wyoming County	Dependent on scope of project	CVB Budget, grant sources
Offer hospitality education to business owners and employees	Medium	Mid-Term	4-14	Wyoming County Convention and Visitors Bureau	Wyoming County Chamber of Commerce, Wyoming County EDA	Dependent on scope of project	CVB Budget, grant sources
Continue to support the restoration of the Imman school for an interpretive/visitors center	Medium	Long-Term	4-15	Groundwork Guyandotte	National Coal Heritage Authority	Dependent on scope of project	Grant sources
Consider local food production on FEMA floodplain properties throughout the county	Medium	Short-Term	4-15	Wyoming County, City of Mullens, Town of Pineville, Town of Oceana	WVU Extension, RAIL	Dependent on scope of project	Grant sources
Support the re-introduction of the elk herd into Wyoming County	Medium	Mid-Term	4-15	Wyoming County Commission	Wyoming County CVB	N/A	N/A
Continue to develop marketing materials (brochure, social media, etc.) to advertise attractions in Wyoming County	High	Short-Term	4-16	Wyoming County Convention and Visitors Bureau	Wyoming County Commission	Dependent on scope of project	CVB Budget, grant sources
Explore the feasibility of building additional lodging	High	Mid-Term	4-16	Entrepreneurs	Wyoming County EDA	N/A	N/A
Explore the feasibility of development of the Rock Crusher site	High	Mid-Term	4-16	Wyoming County Commission	N/A	N/A	N/A

Recommendation	Priority	Timeframe	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 5: Enhance and promote recreation and cultural resources in the county for both residents and visitors							
Create a county-wide parks and recreation commission	Low	Mid-Term	4-17	Wyoming County Commission	Groundwork Guyandotte; Wyoming County CVB	Staff time	N/A
Promote and support the development of the Great Eastern Trail in Wyoming County	Medium	Long-Term	4-17	TuGuNu Hiking Club; Wyoming County Commission; City of Mullens	Wyoming County CVB; Twin Falls State Park	Staff time	N/A
Promote and support the Guyandotte Scenic Drive	High	Short-Term	4-17	Wyoming County CVB	Wyoming County Commission	Staff time	N/A
Promote and support the Guyandotte River Water Trail	High	Short-Term	4-18	Wyoming County Commission; Wyoming County CVB, Guyandotte Water Trail Alliance; Groundwork Guyandotte	National Coal Heritage Authority	Staff time	N/A
Revitalize Horse Creek Lake	Low	Long-Term	4-18	Groundwork Guyandotte	West Virginia DNRs, Baileysville Sportsman's Club, Trout Unlimited, Wild Turkey Federation, Girl Scouts and Boy Scouts, Board of Education	Dependent on scope of project	West Virginia DNR
Investigate the feasibility of creating additional mountain biking, hiking, and equestrian trails throughout the county	Medium	Long-Term	4-18	Wyoming County, City of Mullens, Town of Pineville, Town of Oceana	Wyoming County CVB	Dependent on scope of project	Grant Sources
Determine the feasibility of removing the old Pineville Middle Space to allow for permanent open space to provide for an outdoor amphitheater space and event venue	High	Long-Term	4-18	Wyoming County Board of Education	Town of Pineville	Dependent on scope of project	Grant Sources
Partner with R.D.Bailey Lake in promotion efforts	High	Short-Term	4-19	Wyoming County CVB	US Army Corp of Engineers, Wyoming County Commission	Dependent on scope of project	N/A
Help with marketing and public relations efforts of Twin Falls State Park	High	Short-Term	4-19	Wyoming County CVB	WV DNR	Dependent on scope of project	N/A
Support the development of the Wyoming County Coal and Rail Heritage Trail	Medium	Long-Term	4-19	Wyoming County Commission	WV HUB, Groundwork Guyandotte, Wyoming County CVB, National Coal Heritage Authority	Dependent on scope of project	Grant Sources

Recommendation	Priority	Timeframe	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 5: Enhance and promote recreation and cultural resources in the county for both residents and visitors							
Develop Castle Rock into a picnic area and family gathering place	Low	Long-Term	4-19	Pineville Chamber of Commerce, Town of Pineville	N/A	Dependent on scope of project	Grant Sources
Support historic preservation efforts in Wyoming County	Medium	Long-Term	4-19	Wyoming County Museum	Wyoming County Commission, National Coal Heritage Authority	Dependent on scope of project	Grant Sources
Enhance the Park Street Corridor and develop the Guyandotte River Park in Pineville	Low	Long-Term	4-20	Town of Pineville	West Virginia DOT	Dependent on scope of project	General Fund, Grant Sources
Develop signage and paved access to the Guyandotte Outdoor Roadside Environmental Educational River Park	Low	Long-Term	4-20	RAIL	N/A	Dependent on scope of project	Grant Sources
Support improvements to all county and municipal parks	High	Short-Term	4-21	City of Mullens, Town of Pineville, Town of Oceana	N/A	Dependent on scope of project	General Fund, Grant Sources
Goal 6: Create a Community Network							
Promote youth involvement in the county	High	Short-Term	4-22	Wyoming County Commission	Wyoming County Board of Education, WVU Extension, Girl Scouts, Boy Scouts	N/A	N/A
Continue the county leadership program to build community relationships and enhance leadership skills	Medium	Long-Term	4-22	Wyoming County EDA	West Virginia Center for Civic Life, WVU Extension	Staff time	EDA
Create a repository of planning documents	Medium	Short-Term	4-22	Wyoming County Commission	N/A	Staff time	N/A
Continue to provide an electronic newsletter and list serve to keep interested parties informed	Medium	Short-Term	4-23	Wyoming County EDA	N/A	Staff time	EDA
Goal 7: Continue grow a sustainable source of funds to provide for the needs of Wyoming County							
Enhance and develop electronic media tools that serve Wyoming County Community Fund in order to increase visibility and make donating easier for donors	High	Short-Term	4-24	Wyoming County Planning Commission	Beckley Area Foundation	Staff time	N/A
Advertise fundraising events for Wyoming County Community Fund to visitors	High	Short-Term	4-24	Wyoming County Planning Commission	Twin Falls State Park; Wyoming County CVB	Staff time	N/A

APPENDIX 1: PUBLIC INPUT PROCEDURES

Wyoming County, West Virginia
Planning Commission
The Comprehensive Plan Procedures for Public Input


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

- (1) Prior to recommending a new or amended comprehensive plan, the Planning Commission will hold a public meeting on the new comprehensive plan. The purpose of a public meeting is to gather input from the general public as to the County’s strengths, weaknesses, opportunities and threats as they pertain to matters in the comprehensive plan.
- (2) The Planning Commission will request input from other affected governing bodies and units of governments that may be affected by the adoption of the comprehensive plan.
- (3) Under W. Va. Code § 8A-3-6(b), once the Planning Commission has completed a draft of the comprehensive plan, and before submitting a plan to the County Commission 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 Planning Commission will publish a notice of the date, time, and place of the public hearing as a Class I legal advertisement in compliance with the provisions of article three, chapter fifty-nine of the West Virginia Code. The notice shall run in a general circulating publication, the publication area will be the area that will be covered by the comprehensive plan.
 - b. In addition to the requirements at W. Va. Code § 8A-3-6(b), above, the Planning Commission will publish its draft of the comprehensive plan at least thirty (30) days prior to the public hearing. Specifically, the Planning Commission will post a draft of the plan on the City’s website, and will post hardcopies for public review at the Wyoming County Courthouse.
- (4) For purposes of this comprehensive planning process, the Planning Commission considers the “community” of Wyoming County to be broader than just full-time residents within the county boundary. For input into the comprehensive planning process, the Planning Commission will look to business owners who live outside the county, part-time residents, university/college students and employees, visitors, and others.
- (5) Public notice of Planning 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 Planning Commission’s ability to engage in additional public participation efforts as the Commission deems appropriate. No provision herein shall prohibit the Planning Commission from amending these procedures.

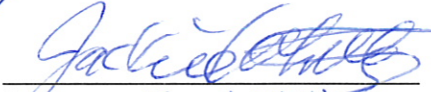
Adopted this 22nd day of October, 2014.



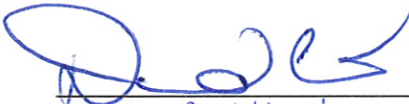
President



Vice-President, Sue Cline



Secretary, Jackie Whitley



Member, David Lord



Member, Michael E. Cook

Member, Everett Jhazier


Member, Dwight Shorter, Jr.

Member, Dand "Bugs" Stover



Member, Michael Cochran

Member, Dale Stewart



Member, Dyon Duncan



Member, Tim Ellison

Member, Larry Mathis

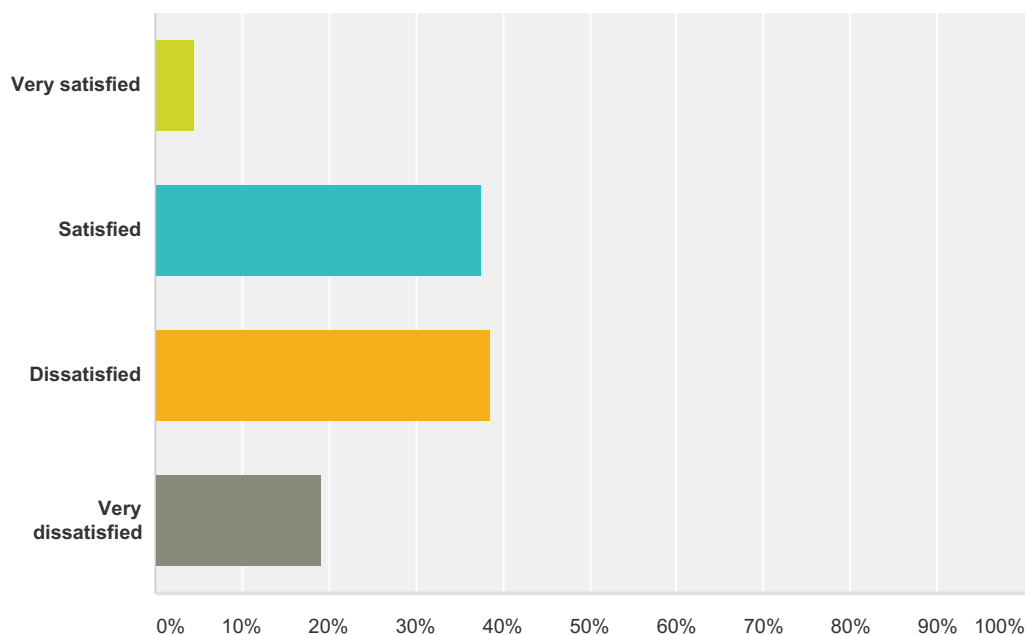
Member VACANT

Member VACANT

APPENDIX 2: ONLINE SURVEY RESULTS

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

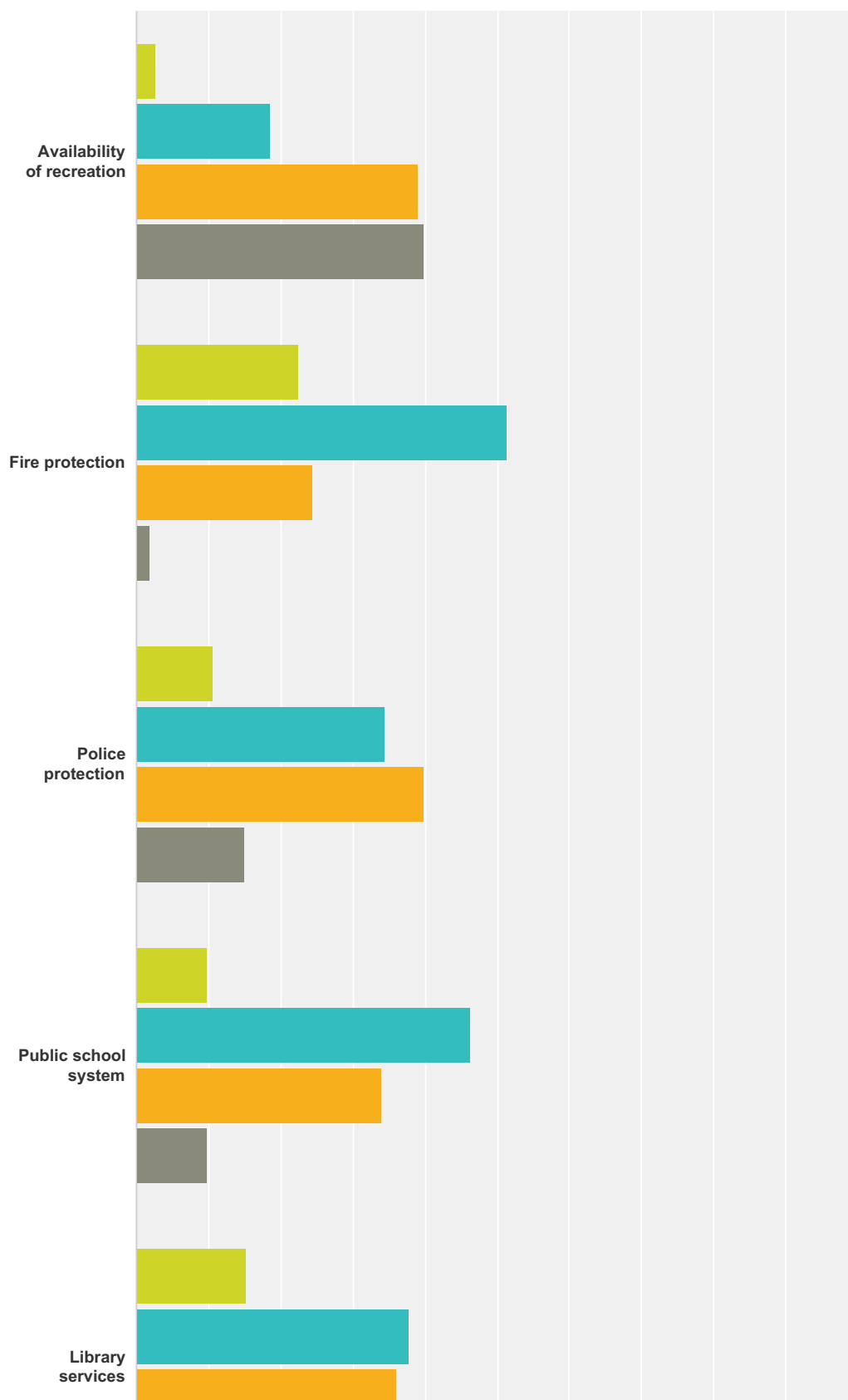
Answered: 109 Skipped: 4

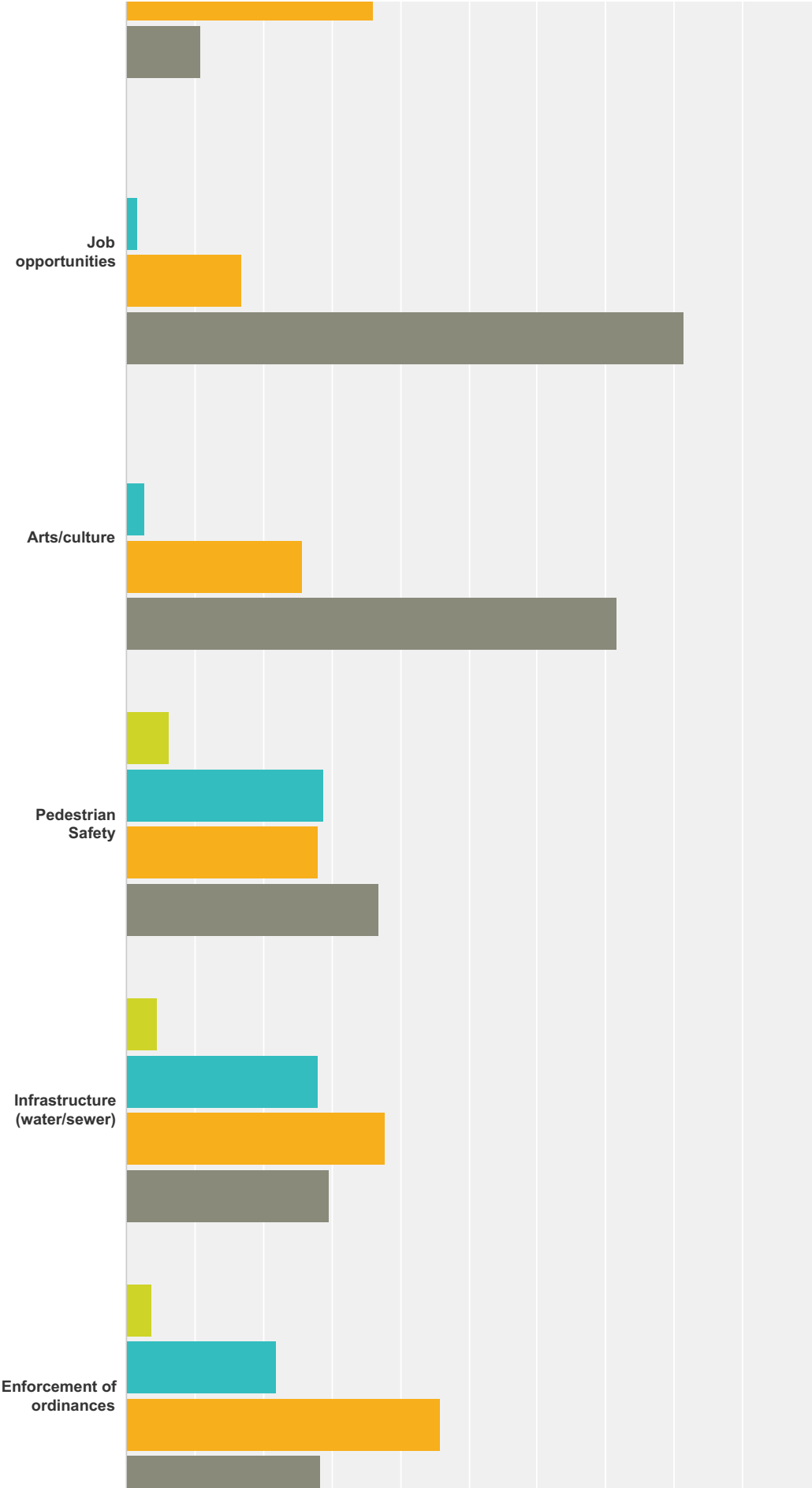


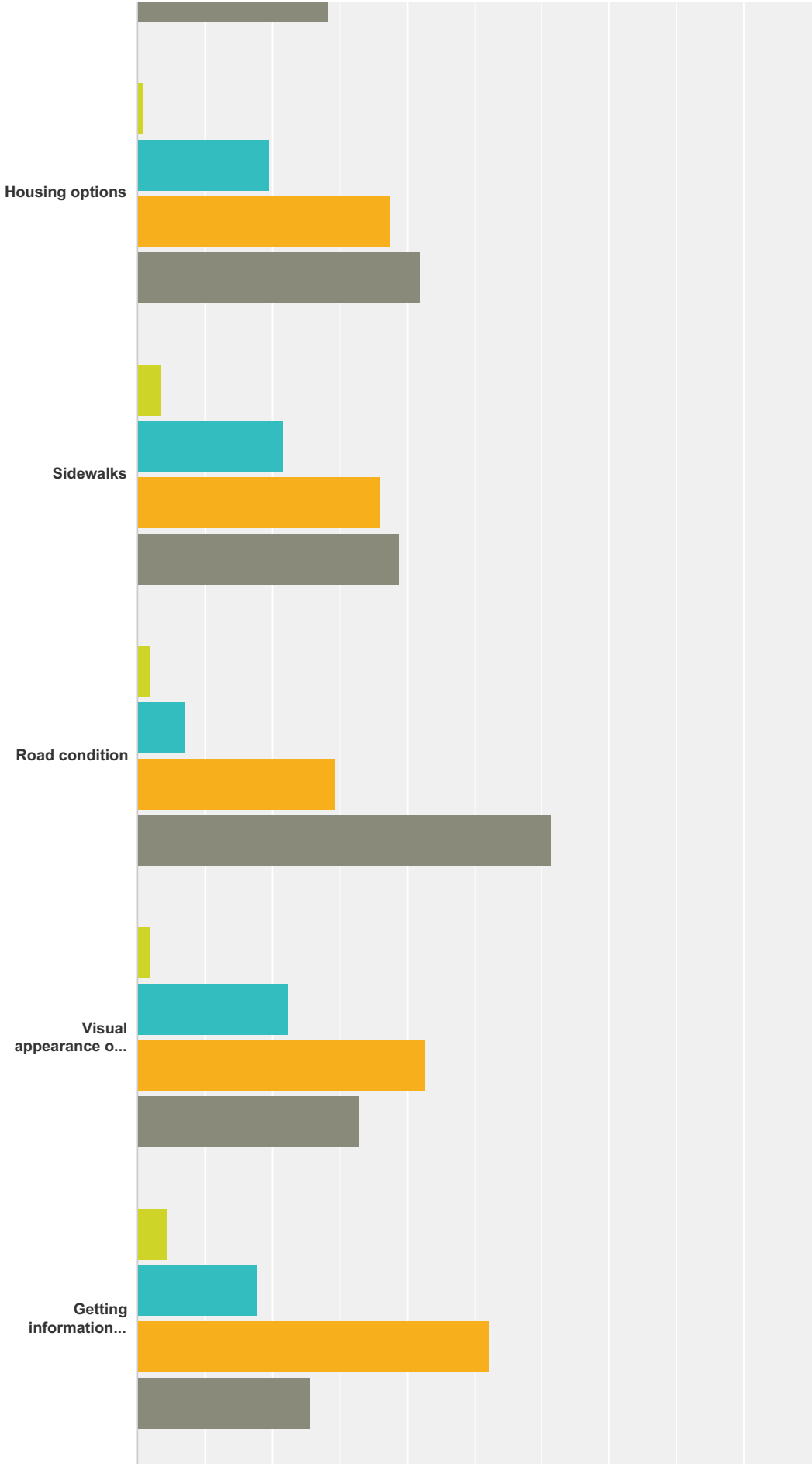
Answer Choices	Responses
Very satisfied	4.59% 5
Satisfied	37.61% 41
Dissatisfied	38.53% 42
Very dissatisfied	19.27% 21
Total	109

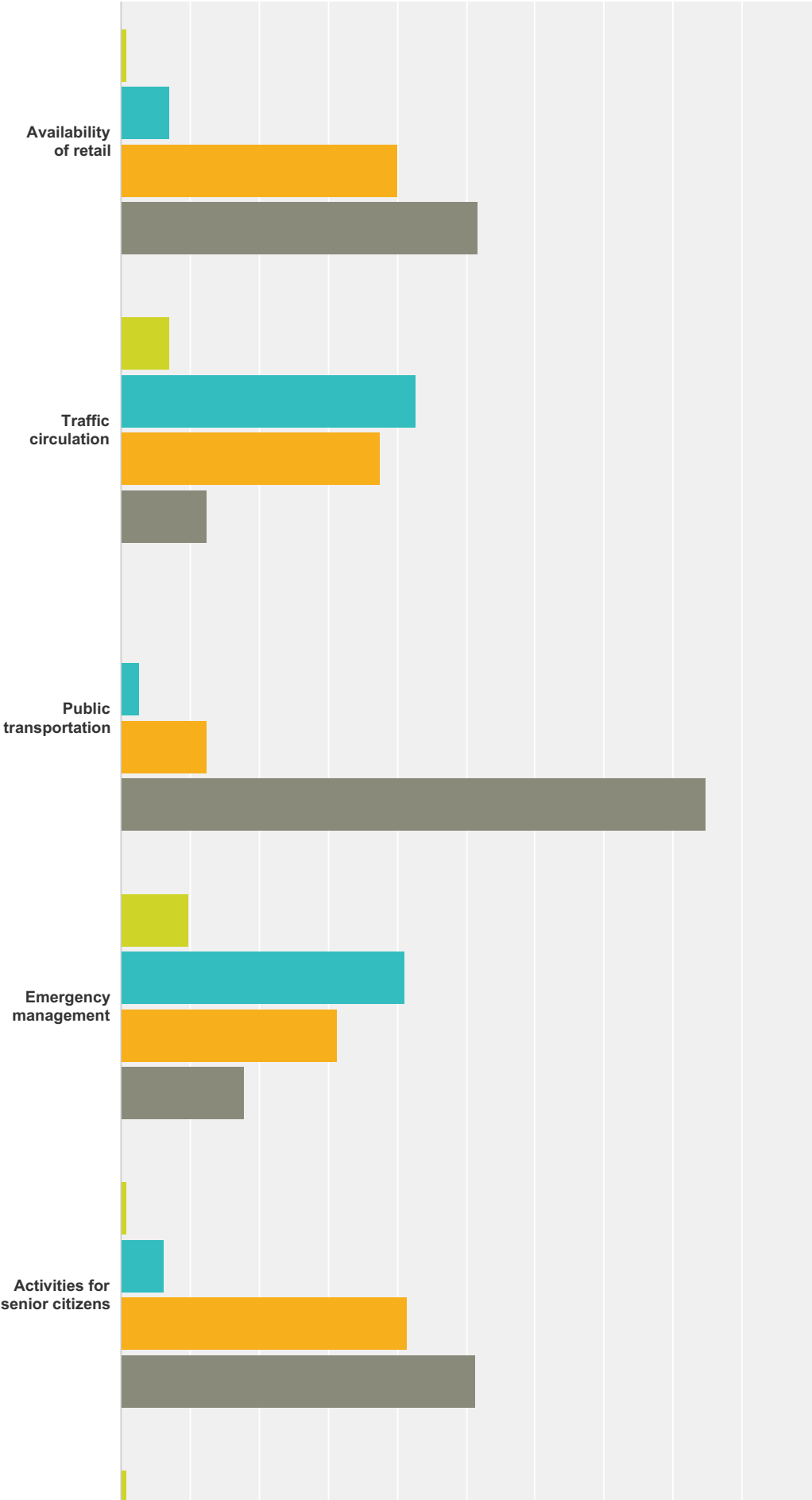
Q2 Please rate your level of satisfaction for each of the following:

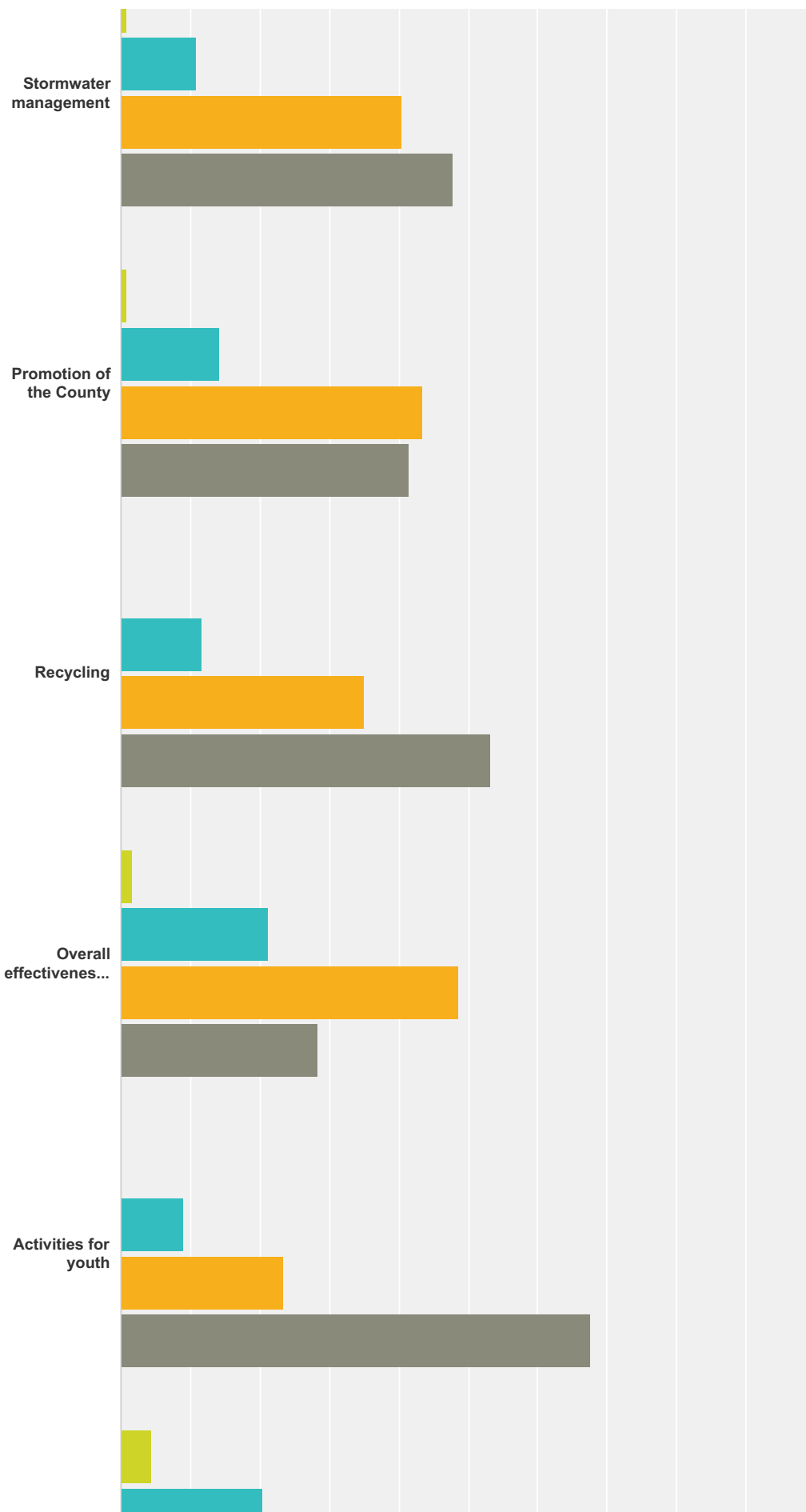
Answered: 113 Skipped: 0

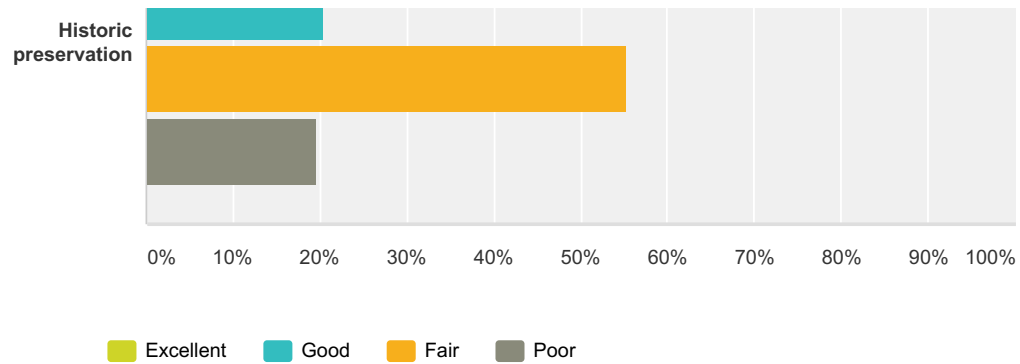










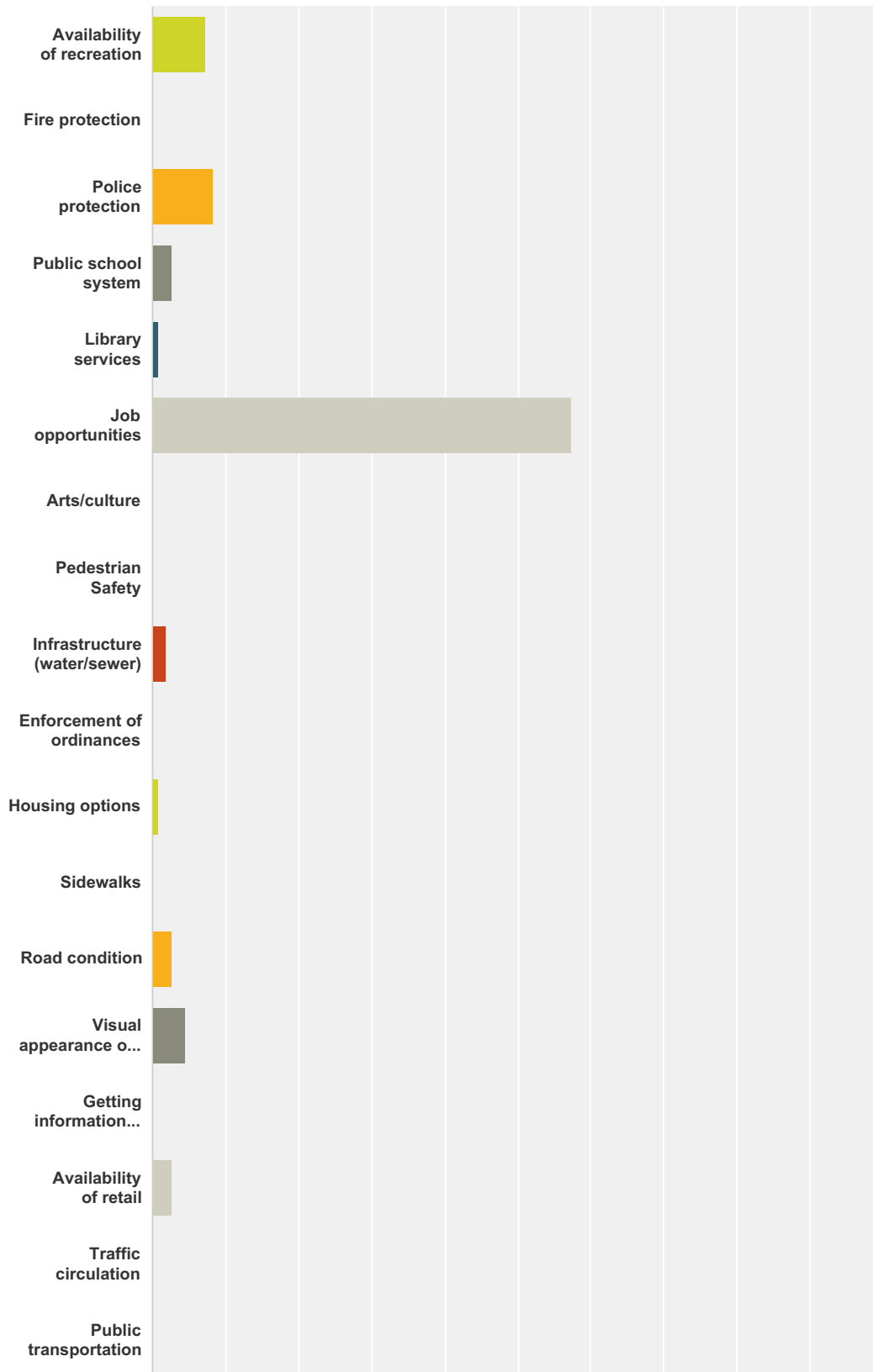


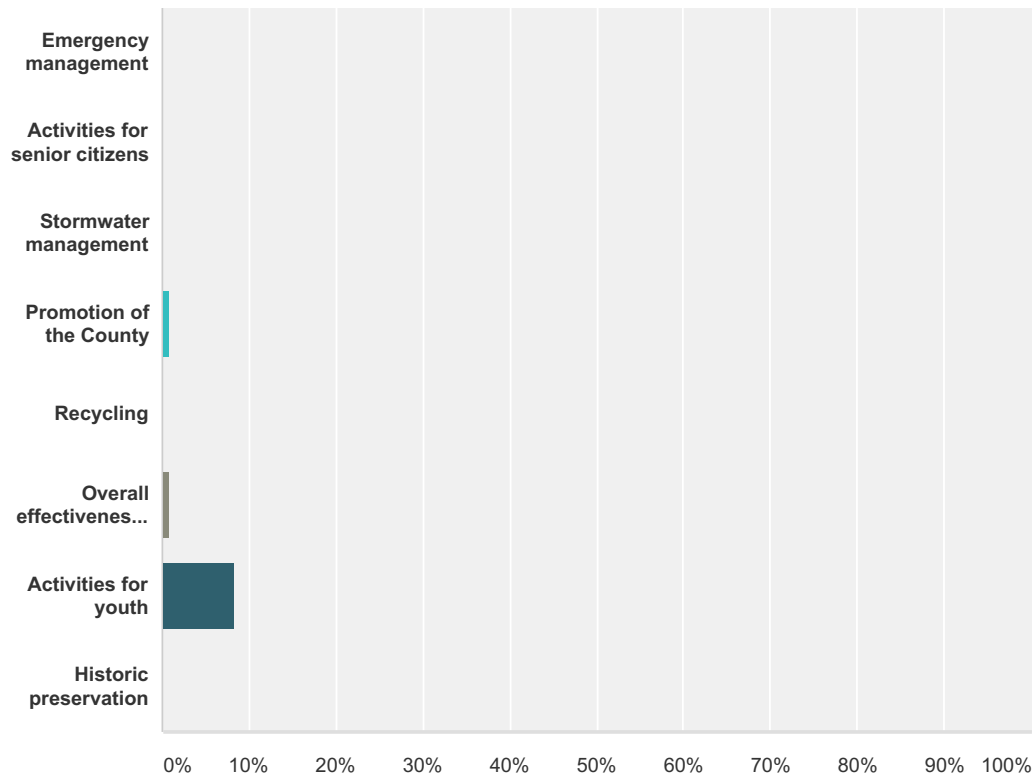
	Excellent	Good	Fair	Poor	Total
Availability of recreation	2.65% 3	18.58% 21	38.94% 44	39.82% 45	113
Fire protection	22.52% 25	51.35% 57	24.32% 27	1.80% 2	111
Police protection	10.62% 12	34.51% 39	39.82% 45	15.04% 17	113
Public school system	9.82% 11	46.43% 52	33.93% 38	9.82% 11	112
Library services	15.32% 17	37.84% 42	36.04% 40	10.81% 12	111
Job opportunities	0.00% 0	1.77% 2	16.81% 19	81.42% 92	113
Arts/culture	0.00% 0	2.65% 3	25.66% 29	71.68% 81	113
Pedestrian Safety	6.31% 7	28.83% 32	27.93% 31	36.94% 41	111
Infrastructure (water/sewer)	4.50% 5	27.93% 31	37.84% 42	29.73% 33	111
Enforcement of ordinances	3.67% 4	22.02% 24	45.87% 50	28.44% 31	109
Housing options	0.89% 1	19.64% 22	37.50% 42	41.96% 47	112
Sidewalks	3.60% 4	21.62% 24	36.04% 40	38.74% 43	111
Road condition	1.79% 2	7.14% 8	29.46% 33	61.61% 69	112
Visual appearance of Wyoming County	1.79% 2	22.32% 25	42.86% 48	33.04% 37	112
Getting information about County events and matters	4.42% 5	17.70% 20	52.21% 59	25.66% 29	113
Availability of retail	0.89% 1	7.14% 8	40.18% 45	51.79% 58	112
Traffic circulation	7.14% 8	42.86% 48	37.50% 42	12.50% 14	112
Public transportation	0.00% 0	2.68% 3	12.50% 14	84.82% 95	112

Emergency management	9.82% 11	41.07% 46	31.25% 35	17.86% 20	112
Activities for senior citizens	0.90% 1	6.31% 7	41.44% 46	51.35% 57	111
Stormwater management	0.90% 1	10.81% 12	40.54% 45	47.75% 53	111
Promotion of the County	0.88% 1	14.16% 16	43.36% 49	41.59% 47	113
Recycling	0.00% 0	11.71% 13	35.14% 39	53.15% 59	111
Overall effectiveness of county government	1.77% 2	21.24% 24	48.67% 55	28.32% 32	113
Activities for youth	0.00% 0	9.01% 10	23.42% 26	67.57% 75	111
Historic preservation	4.46% 5	20.54% 23	55.36% 62	19.64% 22	112

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

Answered: 108 Skipped: 5



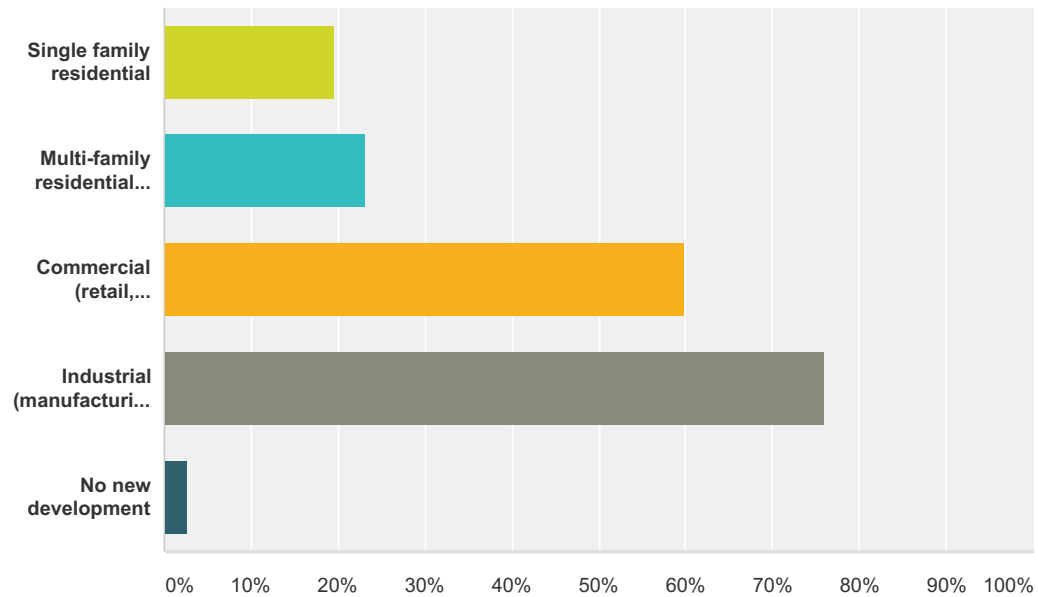


Answer Choices	Responses
Availability of recreation	7.41% 8
Fire protection	0.00% 0
Police protection	8.33% 9
Public school system	2.78% 3
Library services	0.93% 1
Job opportunities	57.41% 62
Arts/culture	0.00% 0
Pedestrian Safety	0.00% 0
Infrastructure (water/sewer)	1.85% 2
Enforcement of ordinances	0.00% 0
Housing options	0.93% 1
Sidewalks	0.00% 0
Road condition	2.78% 3
Visual appearance of Wyoming County	4.63% 5
Getting information about County events and matters	0.00% 0
Availability of retail	2.78% 3

Traffic circulation	0.00%	0
Public transportation	0.00%	0
Emergency management	0.00%	0
Activities for senior citizens	0.00%	0
Stormwater management	0.00%	0
Promotion of the County	0.93%	1
Recycling	0.00%	0
Overall effectiveness of county government	0.93%	1
Activities for youth	8.33%	9
Historic preservation	0.00%	0
Total		108

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

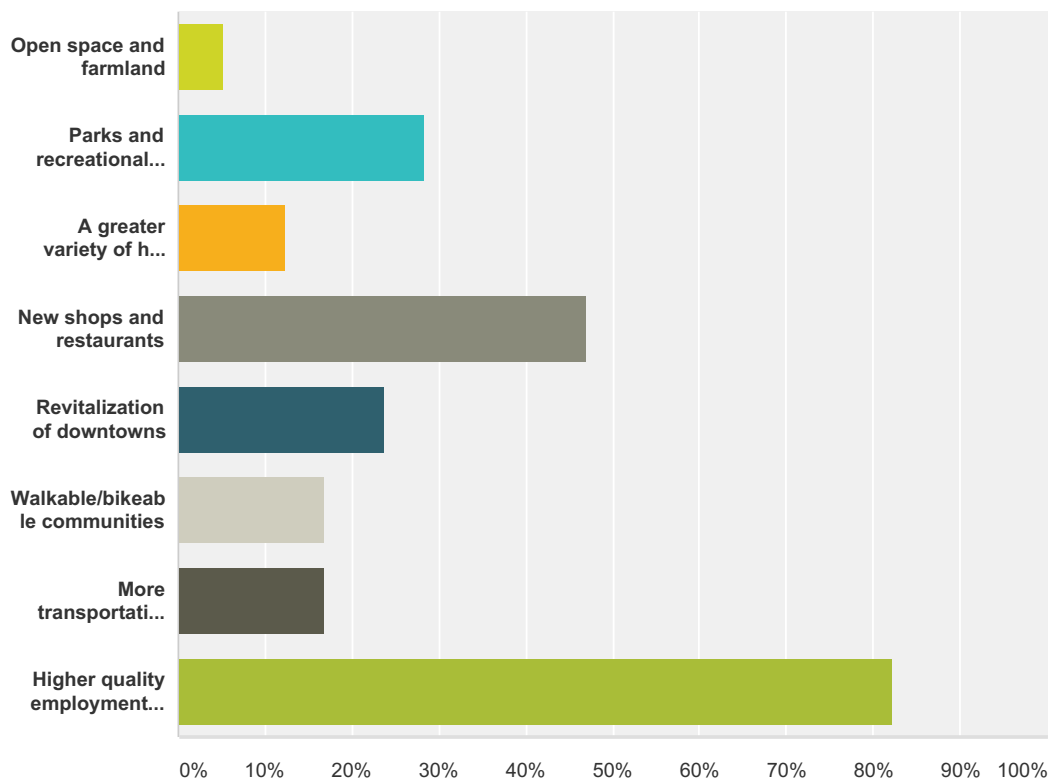
Answered: 112 Skipped: 1



Answer Choices	Responses	
Single family residential	19.64%	22
Multi-family residential (includes townhouses, condos, and apartments)	23.21%	26
Commercial (retail, restaurants, offices, banks, etc.)	59.82%	67
Industrial (manufacturing, processing, warehouses, factories, etc.)	75.89%	85
No new development	2.68%	3
Total Respondents: 112		

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

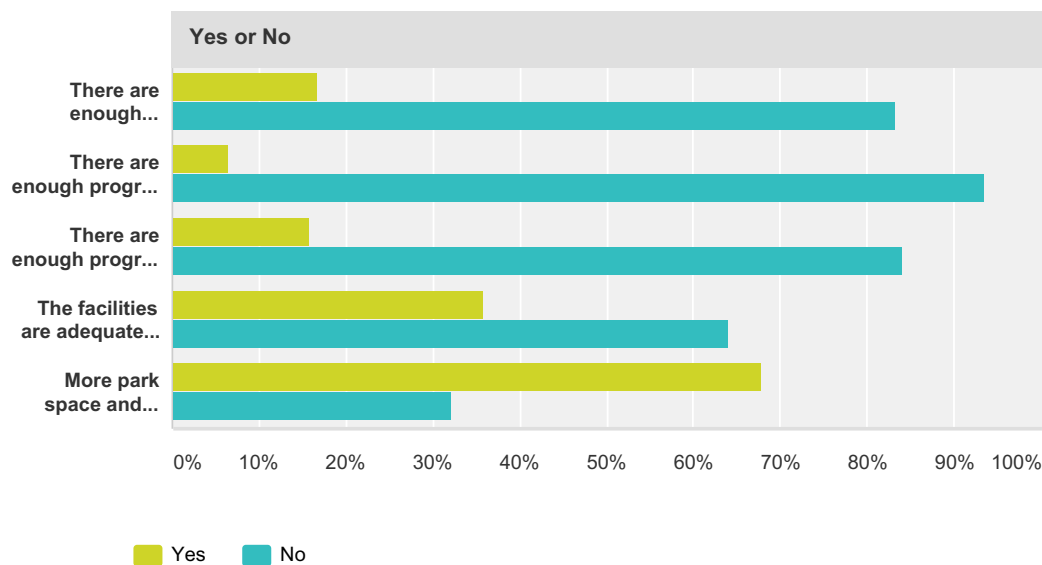
Answered: 113 Skipped: 0



Answer Choices	Responses
Open space and farmland	5.31% 6
Parks and recreational facilities	28.32% 32
A greater variety of home choices	12.39% 14
New shops and restaurants	46.90% 53
Revitalization of downtowns	23.89% 27
Walkable/bikeable communities	16.81% 19
More transportation options	16.81% 19
Higher quality employment opportunities	82.30% 93
Total Respondents: 113	

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

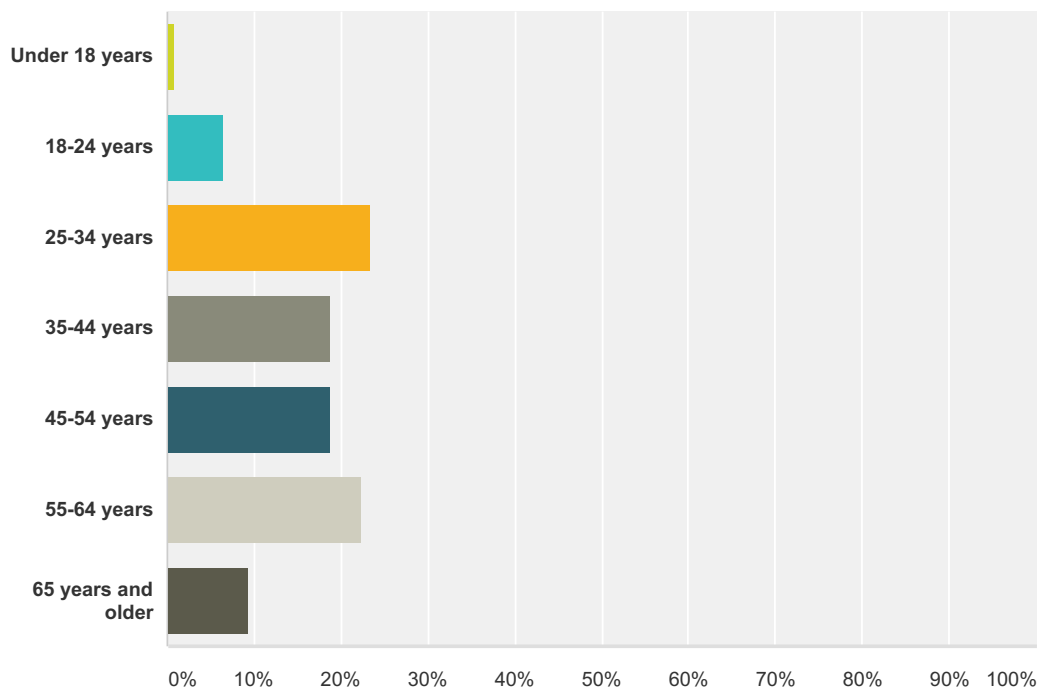
Answered: 108 Skipped: 5



Yes or No			
	Yes	No	Total
There are enough recreational facilities for families	16.67% 18	83.33% 90	108
There are enough programs and facilities for teens and children	6.48% 7	93.52% 101	108
There are enough programs and facilities for senior citizens	15.89% 17	84.11% 90	107
The facilities are adequately maintained	35.85% 38	64.15% 68	106
More park space and facilities are needed	67.92% 72	32.08% 34	106

Q9 How old are you?

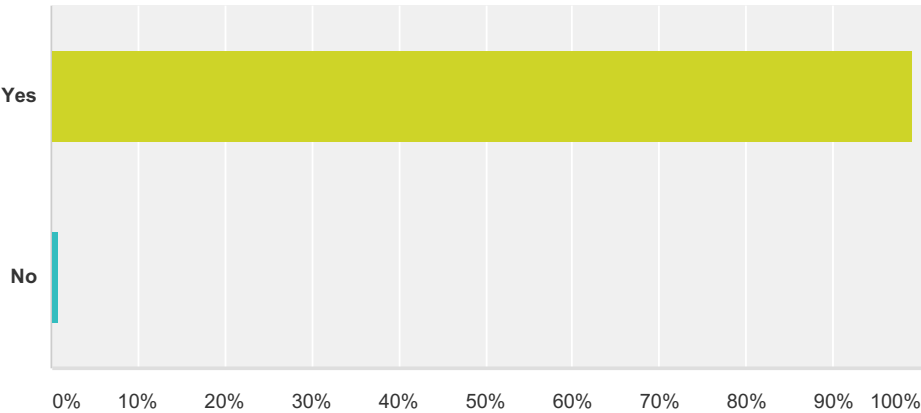
Answered: 107 Skipped: 6



Answer Choices	Responses	
Under 18 years	0.93%	1
18-24 years	6.54%	7
25-34 years	23.36%	25
35-44 years	18.69%	20
45-54 years	18.69%	20
55-64 years	22.43%	24
65 years and older	9.35%	10
Total		107

Q10 Do you live in Wyoming County?

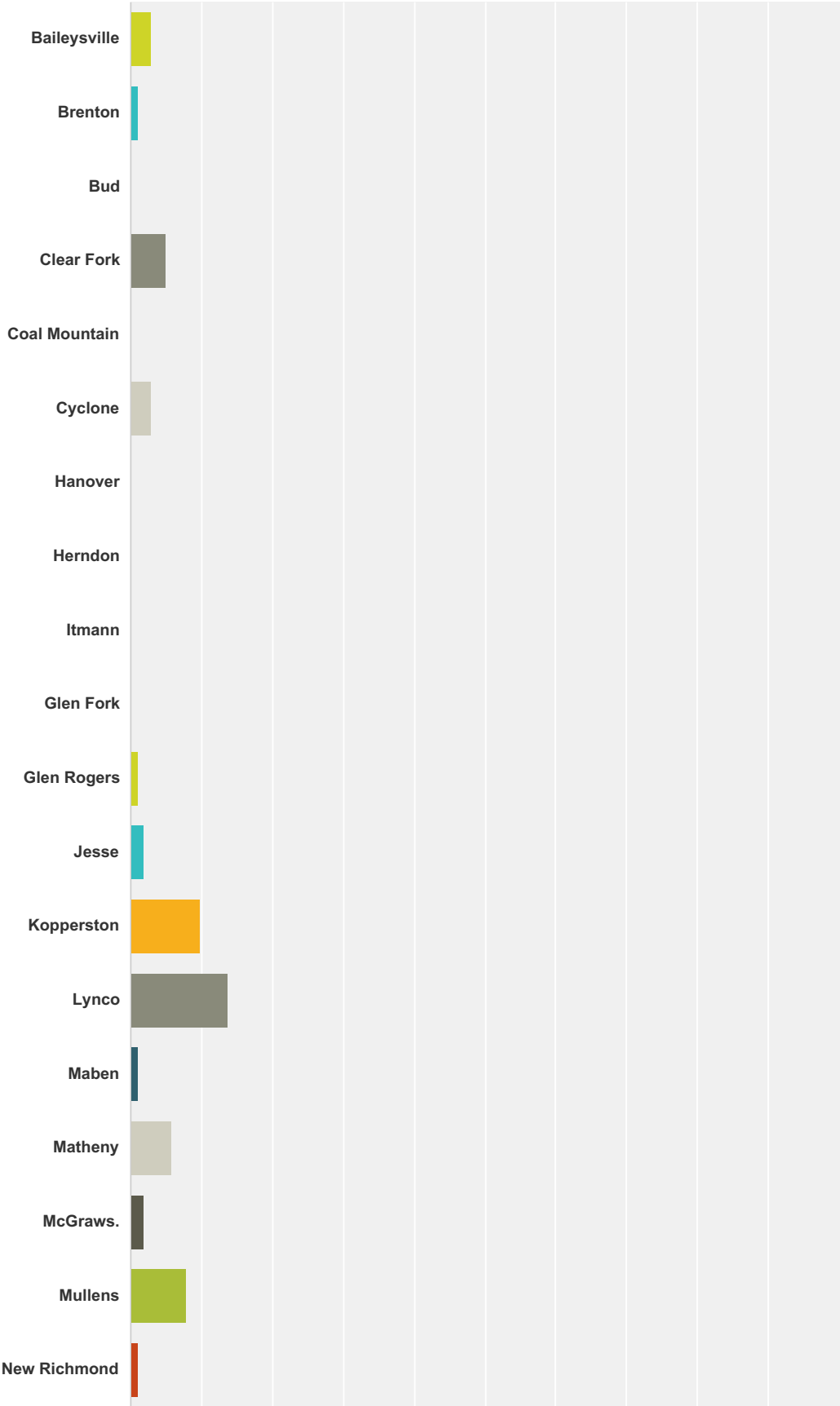
Answered: 108 Skipped: 5

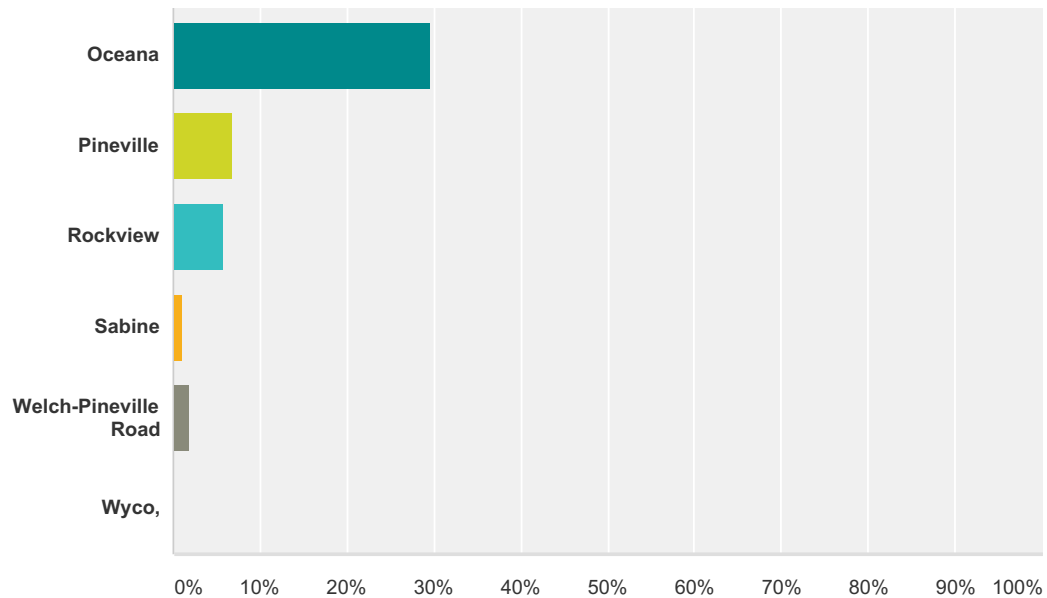


Answer Choices	Responses	
Yes	99.07%	107
No	0.93%	1
Total		108

Q11 Where do you live in Wyoming County?

Answered: 101 Skipped: 12



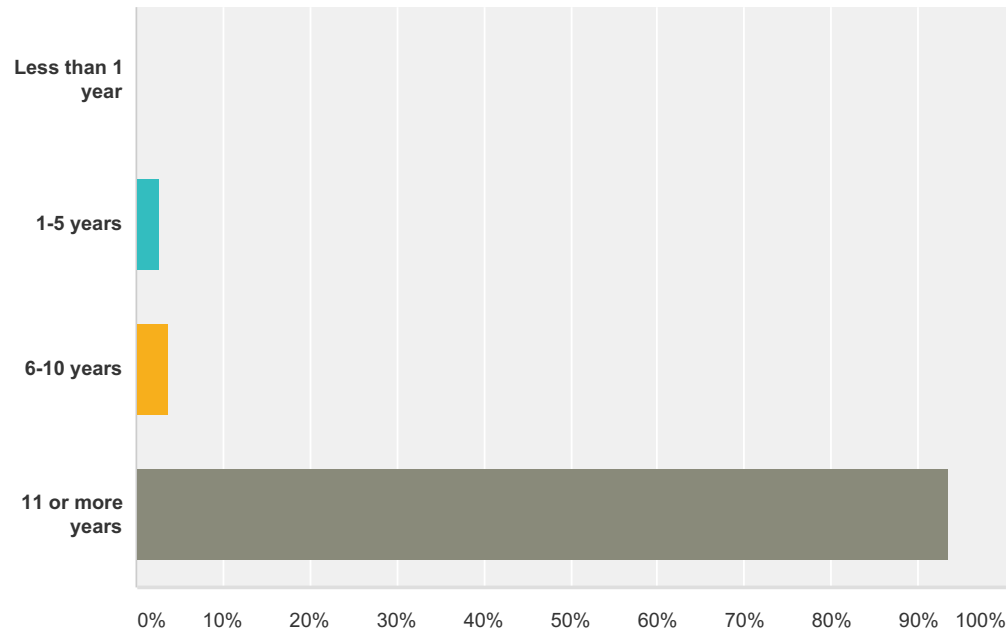


Answer Choices	Responses
Baileysville	2.97% 3
Brenton	0.99% 1
Bud	0.00% 0
Clear Fork	4.95% 5
Coal Mountain	0.00% 0
Cyclone	2.97% 3
Hanover	0.00% 0
Herndon	0.00% 0
Itmann	0.00% 0
Glen Fork	0.00% 0
Glen Rogers	0.99% 1
Jesse	1.98% 2
Kopperston	9.90% 10
Lynco	13.86% 14
Maben	0.99% 1
Matheny	5.94% 6
McGraws.	1.98% 2
Mullens	7.92% 8
New Richmond	0.99% 1

Oceana	29.70%	30
Pineville	6.93%	7
Rockview	5.94%	6
Sabine	0.99%	1
Welch-Pineville Road	1.98%	2
Wyco,	0.00%	0
Total Respondents: 101		

Q12 How long have you been a resident of Wyoming County?

Answered: 107 Skipped: 6



Answer Choices	Responses	
Less than 1 year	0.00%	0
1-5 years	2.80%	3
6-10 years	3.74%	4
11 or more years	93.46%	100
Total		107

Q8 Do you have any additional comments regarding Wyoming County?

Answered: 47 Skipped: 66

#	Responses	Date
1	I have traveled extensively as well as lived out of state. Everything in Wyo Co is conducted with a lack of excellence, and very unprofessionally. I feel the county govt is inward minded, and does not see the continual decay of the moral and ethical lifestyles. As far as Activities, retail and job opportunities, they are virtually non-existent. The quality of life is blank and I do see why so many end up on drugs (despite Mr. Halls opinion that it "isnt that bad" or pregnant.)My family and I will be moving this summer.	7/6/2015 4:30 PM
2	I moved away in 1990 , came back last year because of the small town feel. I love the way it is, just wish I could find a job	6/26/2015 11:01 PM
3	More could be done to get Wyoming county back to where it was.	6/21/2015 8:27 AM
4	NA	6/21/2015 6:44 AM
5	Should bring in more recreation opportunity and that would also help people get jobs	6/21/2015 6:11 AM
6	I hate seeing Wyoming county turned into a drug county.....we need help with this	6/21/2015 2:29 AM
7	I would love better road care. Patch work does not always fix the problem! Also a ymca would be amazing because it would give kids a safe place to play sports and hangout! An example of why we need this is that all the drug users hang out at the oceana park and most kids do not go down there for that reason!	6/21/2015 12:42 AM
8	Our County needs a lot of improvement. We have nothing to do and that is why so much drug AND crime happens. We need better jobs & better healthcare to. We need some drug treatment in our county to.	6/20/2015 11:29 PM
9	I love my/our county! It breaks my heart to see so many people moving away, to give their children a better opportunity. Many of them don't want to leave but are forced to due to the job/coal situation. We are so rich in natural resources and have the most beautiful state in our country. But, we have been left behind by congress for many years and I hope and pray that changes in the near future. I want to raise my family here, where I have been born and raised. Wyoming County	6/20/2015 11:16 PM
10	The only way the county will kick the drug problem around here is if there is more options for people to do!!! More arts programs, not just school sports, which this county seems to support more than anything!! Too many have other talents and other interests, a recreation building!! Drawing, music, photography, pool tables etc.	6/20/2015 9:42 PM
11	I hate living here. Most people that live here are very poor and since we don't have much money we can't get out and enjoy life because unless you live right in the middle of Oceana, Pineville, or Mullens, you have to drive pretty far to do anything at all but you can't really do that if you don't have a car or gas money. And even then, those towns have almost nothing except for the bare minimum (food, drug stores, etc.). We need more recreational things but we also need our communities to be easier to walk and bike in. It would enable people that don't have transportation to get out more and get jobs. Some actual public transportation would be nice too. Not these little "taxis" that pop up from time to time that are run by people that you can never actually get a hold of when you need them, but I mean actual transportation companies, either taxi companies and/or maybe some buses that run on an actual schedule through the county. That would be nice. We need better ways to promote county activities. The only way I know of to reliably and consistently find out about them is on facebook (either the Oceana Town Hall page or another page about wyoming county activities that i can't remember the name of right now) but a lot of people don't know about these pages and many people around here don't even use facebook. And personally I would love to see a movie theater here. Welch has one, come on, we're better than McDowell County! :)	6/20/2015 6:24 PM

12	I really love Wyoming County but it needs a bad upgrade from top to bottom. We need more jobs and better opportunities than what's offered so people could stay. I'd love to see a Sheets where the old Worrells Exxon is in Oceana. Would love to see a KFC, Long John Silver, Burger King, or Wendy's come down to our county. Would love to see the land in crouches farm be sold and allowed for a Walmart or a ymca type place come in. Would love to see a movie theater or even old school drive in the there come back to Wyoming County. As well as a skating rink or Bowling alley, something for our kids. But unfortunately I know most of these are laughable and will never happen. I would love to see a field house built to host Wyoming East and Westside basketball games so our county reaps the money not Raleigh County. I'd also like for every office to be voted on, including 911 director. I think if you work in the 911 dispatch you should have a 90-95% knowledge of the county so you can give decent directions and should have a decent background in the medical field before being able to work there. I'd personally like to see the county finally put up a county ambulance service that's here for just Wyoming County and not busy doing other things for other counties and places. This is just a small list of things I'd like to see, but know that I never will!	6/20/2015 5:13 PM
13	No.	6/20/2015 4:36 PM
14	Need to get land back from the land companies. We can't build, create, or improve anything with land companies owning over 80% of the land in the county. Either take the land back through legislation or tax the land companies so they either want to give it up or at least bring in more money to the county that can be used.	6/20/2015 3:19 PM
15	Arrest the drug traffickers in Lynco	6/20/2015 3:10 PM
16	Yes we could have better roads if the state did not dictate where and what area to spend money on .	6/20/2015 2:56 PM
17	More family sit down restaurants instead of fast food.	6/20/2015 2:48 PM
18	Without and increase companies that offer more jobs, there is little opportunity to increase and improve anything. Revenue base is non-growing.	6/20/2015 2:25 PM
19	Need more parks and more pools in other places instead of just having one in Oceana besides the one at the Oceana Apartment park	6/20/2015 1:52 PM
20	The police seem only interested in drug raids and traffic violations. Better protection and activity for other branches of law are needed. Speaking personally, my house was robbed twice in a one year period, I told the officers who it was, and nothing was ever done. Then, when I called in months later with new evidence toward my claim, they didn't even have the original report anymore. This happens everyday in this area. Pharmaceutical narcotics are sold on the streets like candy, and the only drug anyone worries about is Marijuana, and considering the fact that that's becoming slowly legal nationwide, the focus should be redirected to the drugs that are actually a danger to the citizens of this county. Complete strangers feel comfortable asking other strangers for pills around here. It's appalling.	6/20/2015 1:35 PM
21	Selfishly ran by county officials only in their best interest, they don't want new business because it may affect their own, community is non existent, values are gone, kids have absolutely nothing to d.	6/20/2015 1:26 PM
22	Until the drugs are taken out of this county and law enforcement and court systems do something; nothing will be done in Wyoming County Our taxes are supporting people that don't want to work but they find ways to get their drugs.	6/20/2015 1:19 PM
23	Clean it up and tear down burned or abandoned buildings. To much litter on our roadways and streams.	6/20/2015 1:03 PM
24	We need to invest in our youth. They are our future. Shops and restaraunts off job opportunities for them. While providing variety and price competition. We do not need more pizza places.	6/20/2015 12:53 PM
25	Drug enforcement will help this county more than anything. Get the drugs under control	6/20/2015 12:30 PM
26	They do nothing about all the druggies walking Oceana. They walk right out in front of you and act like you owe them everything something needs to be done.	6/20/2015 12:29 PM
27	We need good jobs back in this county.. Less government hand outs and more young people working.	6/20/2015 12:28 PM
28	Drug inforcement	6/20/2015 12:04 PM
29	We have to get road development in and out of the county and HAVE to get stable, middle class employment. With the decline in the coal industry, we must take action now. If not there may hardly be anyone or anything here in 20 years.	6/20/2015 11:53 AM
30	Better county commission, and realign county courthouse system	6/20/2015 11:53 AM
31	A traffic officer is desperately needed from 3:30pm to 4:30pm in Pineville on school days... at the court house bridge intersection	5/22/2015 1:12 PM

32	The County has a great opportunity to build around the Hatfield McCoy Trails.	5/17/2015 7:11 PM
33	CLEAN OUR COUNTY UP! TEAR DOWN THE TRASH	5/12/2015 3:27 PM
34	We need people willing to invest in startup businesses in Wyoming Co.	5/11/2015 9:56 PM
35	I would love to see more coal mines reopened so unemployed miners could be employed again. This would help the county in lots of ways.	5/11/2015 1:06 PM
36	Fix the sidewalks in Oceana and get the druggies off the streets	5/11/2015 11:56 AM
37	Wyoming County is a wonderful place to live and work. Its beauty is outstanding. Tourism is the key to economic development. Coal and gas industries have been on a down turn. Tourism could be the gateway to new jobs for the laid off workers.	5/11/2015 9:06 AM
38	Wyoming county is a great place to work, play, and be! We need to enhance the beauty that is around us and work together as a team to make this happen.	5/11/2015 8:40 AM
39	Wyoming County should and could be a bedroom community of other metro areas such as Beckley. The cost of utilities and property taxes makes it unattractive for anyone to move or live here. Wyoming County also needs some light manufacturing and could be attractive to such if the infrastructure were conducive for development. A key component is the expressway but if businesses or residents cannot afford to be here due to utility and tax costs, then what use it the expressway.	5/11/2015 7:37 AM
40	If economic development doesn't occur soon all three of the main cities are going to become ghost towns. The drug problem must be addressed!	5/10/2015 5:42 PM
41	No	5/10/2015 3:49 PM
42	Clean up Wyoming County.	5/10/2015 3:44 PM
43	In order to support life in this county we must have available jobs that have decent pay. Educational system, gas companies, and coal are our main sources of jobs and more opportunities are needed in order for growth to happen.	5/8/2015 10:04 PM
44	Need more industry, more jobs!	5/8/2015 7:11 PM
45	Wyoming county needs cleaned up and it should start in the court system. Too many people are STILL walking the streets when they should be in jail. This is one issue facing our communities, law abiding citizens shouldn't have to worry about them getting punished for protecting their family or property from a thief or trespasser. The system isn't for hard working, honest people.	5/8/2015 7:10 PM
46	Without employment opportunities people will Have no choice but to leave and poverty will flourish.	5/8/2015 6:45 PM
47	Get rid of the trash beside the highways; let people know they are safe. As for #7 above, no one uses our existing facilities. Market our curvy roads/keep us wild and wonderful.	5/8/2015 4:02 PM

Q5 Where should new development occur?

Answered: 81 Skipped: 32

#	Responses	Date
1	Pineville and oceana	7/8/2015 8:11 PM
2	Oceana	6/26/2015 11:52 PM
3	Oceana,Pineville,and Mullens.	6/23/2015 12:08 AM
4	Oceana	6/22/2015 4:13 PM
5	Anywhere in Wyoming County would be nice.	6/21/2015 8:17 PM
6	Clear fork area	6/21/2015 4:32 PM
7	Any where there is available land	6/21/2015 9:05 AM
8	Crouch's Farm	6/21/2015 8:27 AM
9	All over	6/21/2015 6:44 AM
10	You could put a bowling ally or drive in movie theater Beside auto advance	6/21/2015 6:11 AM
11	Crouches farm area.....	6/21/2015 2:29 AM
12	Oceana and baileysville	6/21/2015 12:42 AM
13	Oceana	6/21/2015 12:39 AM
14	In our towns.	6/20/2015 11:29 PM
15	Clear fork area.	6/20/2015 11:28 PM
16	Where ever possible!	6/20/2015 11:16 PM
17	Anywhere	6/20/2015 11:11 PM
18	Where available	6/20/2015 10:57 PM
19	anywhere in the county	6/20/2015 9:49 PM
20	Everywhere in Wyoming County	6/20/2015 9:42 PM
21	Old buildings torn down to make space for buildings providing jobs	6/20/2015 9:32 PM
22	Centralized in the county so all areas have equal opportunity.	6/20/2015 7:07 PM
23	Anywhere.	6/20/2015 6:24 PM
24	Center of county	6/20/2015 6:21 PM
25	Oceana area	6/20/2015 6:13 PM
26	Oceana	6/20/2015 6:08 PM
27	Oceana/ lynco area	6/20/2015 5:50 PM
28	There's plenty of places in Oceana and the outskirts of Oceana to see businesses come.	6/20/2015 5:13 PM
29	Anywhere would help	6/20/2015 4:36 PM
30	In and around the three municipalities.	6/20/2015 3:19 PM
31	In or near our towns: Mullens, Oceana, and Pineville.	6/20/2015 3:14 PM
32	Oceana/Clearfork area	6/20/2015 3:10 PM
33	Oceana and Pineville	6/20/2015 2:56 PM

34	County wide	6/20/2015 2:48 PM
35	Areas that are least likely to cause residents to need to move	6/20/2015 2:26 PM
36	County-wide	6/20/2015 2:25 PM
37	Baileysville.	6/20/2015 2:15 PM
38	Anywhere	6/20/2015 2:07 PM
39	crouches farm	6/20/2015 1:53 PM
40	There are several vacant buildings already up that have been empty for far too long.	6/20/2015 1:35 PM
41	Pineville	6/20/2015 1:26 PM
42	There are plenty of property in Wyoming County for sale The biggest problem is the abuse of drugs and nothing being done about it.	6/20/2015 1:19 PM
43	Honestly, anywhere that is possible. We desperately need it.	6/20/2015 1:08 PM
44	All over the county	6/20/2015 1:03 PM
45	All towns. Mullens, oceana, Pineville not just 1 "ALL"!	6/20/2015 12:54 PM
46	Close as possible to each high school in the county.	6/20/2015 12:53 PM
47	Anywhere in the county	6/20/2015 12:30 PM
48	Clear fork	6/20/2015 12:29 PM
49	All over the county....	6/20/2015 12:28 PM
50	Clear fork area	6/20/2015 12:11 PM
51	Through the county, not only in the bigger towns of oceana, pineville, and Mullens, but the county as a whole.	6/20/2015 12:08 PM
52	Large area of land at Lynco. Some in Mathney,	6/20/2015 12:04 PM
53	the medical field--small hospital	6/20/2015 12:02 PM
54	Oceana area, Crouch's Farm, old strip mine on huff mountain, old mine tippie location going toward Kopperston	6/20/2015 11:53 AM
55	Oceana	6/20/2015 11:53 AM
56	Anywhere in the county	6/20/2015 11:46 AM
57	Old railroad property in Mullens.	5/26/2015 8:13 AM
58	Along mountain ridges	5/22/2015 1:12 PM
59	Around the new coalfields expressway	5/17/2015 7:11 PM
60	Reuse of previously mined sites.	5/13/2015 5:37 AM
61	Industrial Parks	5/12/2015 7:53 PM
62	anywhere	5/12/2015 4:02 PM
63	In and around the Pineville City	5/12/2015 3:27 PM
64	Close to the Coalfield Expressway	5/11/2015 9:56 PM
65	Across the county.	5/11/2015 3:28 PM
66	Unsure of availability of property in area	5/11/2015 2:31 PM
67	The coal mines that have been closed should be reopened.	5/11/2015 1:06 PM
68	Oceana	5/11/2015 11:56 AM
69	Development needs to occur in areas not prone to flooding.	5/11/2015 10:41 AM
70	someplace where there is water and sewage. Near the Coalfields in Mullens or near the federal prison.	5/11/2015 9:52 AM

71	Jobs are needed all over the county.	5/11/2015 9:36 AM
72	This development should occur in or around the county seat of Pineville.	5/11/2015 8:40 AM
73	Anywhere along access to the Coalfields Expressway	5/11/2015 7:37 AM
74	Pineville	5/10/2015 5:42 PM
75	In Pineville, W.V.	5/10/2015 3:49 PM
76	Out of state property owners that owe land in Wyoming County.	5/10/2015 3:44 PM
77	County wide	5/8/2015 10:04 PM
78	Crouch's Farm	5/8/2015 7:11 PM
79	Between Baileysville and Oceana would be a good starting point. There is a nice level piece of land that could house many activities for residents. Including (but not limited to) basketball courts, tennis courts, walking/running trail and possibly bmx track or something similar. All those would encourage health lifestyles and there are more people than you know wanting such a place. There is absolutely nothing to keep our kids occupied.	5/8/2015 7:10 PM
80	Wherever land availability allows, within the county	5/8/2015 6:45 PM
81	County-wide, house by house, trash pick-up; cell service; sewer lines.	5/8/2015 4:02 PM

APPENDIX 3:

STAKEHOLDER LIST

Wyoming County Comprehensive Plan
Stakeholder List

Stakeholders who completed questionnaires

Guyandotte Water Trail

Hatfield/McCoy Trails

Integrated Resources

Mingo County Housing Authority

Mullens Chamber of Commerce

Mullens Police Department

Mullens Sanitation

Mullens Street Department

National Coal Heritage Area

Oceana Chamber of Commerce

Oceana Police Department

Oceana Sewer Board

Oceana Street Department

Pineville Police Department

Pineville VFD

Rural Improvement Appalachian League

Southern West Virginia Community and Technical
College

Twin Falls State Park

WVU Extension

Wyoming County CVB

Wyoming County EDA

Wyoming County Emergency Services/911

Wyoming County Historical Museum

APPENDIX 4:

SOURCES

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APPENDIX 5:

FUNDING SOURCES

Funding Sources

Appalachian Regional Commission

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

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

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

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

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

Benedum Foundation

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

Governors Community Participation Grant Program

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

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

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

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

KaBOOM

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

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

Land and Water Conservation Fund

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

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

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

- Visitor information centers
- Interpretive centers

Neighborhood Investment Program

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

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

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

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

Small Cities Block Grant Fund

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

- Activities benefiting low- and moderate-income people.

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

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

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

Smart Growth Implementation Assistance

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

Transportation Alternatives Program (TAP)

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

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

APPENDIX 6:

ADOPTION

MATERIALS

AFFIDAVIT OF PUBLICATION

I, Edward C. Martin, Publisher of the The Williamson Daily News (Mingo County), Logan Banner (Logan County), Coal Valley News (Boone County), Gilbert Times (Mingo County) and Independent Herald (Wyoming County) West Virginia, do hereby certify that the annexed notice was published in said paper for 1 successive time(s)

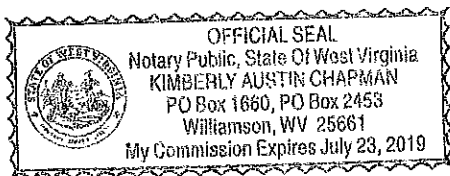
Independent Herald 6-21-17

Given under my hand this 24 day of May, 2017

Edward C. Martin

State of West Virginia
to-wit:

Subscribed and sworn before me this 24 day of May, 2017



Kimberly Austin Chapman
Notary Public for West Virginia

Cost of Publication \$ 29.20

Copy of Publication
See attached

NOTICE that the Wyoming County Planning Commission will hold a public hearing and meeting on Wednesday, August 9, 2017 at 12 PM at the Wyoming County Campus of Southern West Virginia Community and Technical College, 128 College Drive, Saulsville, WV 25876. The public is invited to attend and submit comments on the recently drafted Wyoming County Comprehensive Plan. Beginning on June 23, 2017, a copy of the comprehensive plan can be reviewed at the Wyoming County Economic Development Authority (EDA), 506A River Road, Pineville, WV 24874 and the Pineville Library (housed in the County Commission Riverside Complex), 155 Park Street, Pineville, WV 24874 during normal business hours. The plan can also be viewed online at www.wyomingcounty.com. Members of the public can call the Wyoming County EDA, at 304-732-6707 (Monday through Friday 8:30 AM to 4:30 PM) if they are unable to review the plan at the EDA office. Written comments can be submitted prior to the scheduled hearing at Wyoming County EDA, 506A River Road, PO Box 1828, Pineville, WV 24874.

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Pineville
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CLASSIFIED

Announcements

000 LEGALS

NOTICE OF
ADMINISTRATION
TO CREDITORS,
DISTRIBUTEES AND
LEGATEES

Notice is hereby given that the following estate(s) have been opened for probate in the Wyoming County Clerk's Office at PO Box 309, Pineville, WV 24874. Any person seeking to impeach or establish a will must make a complaint in accordance with the provisions of West Virginia Code 41-5-11 through 13. Any interested person objecting to the qualifications of the personal representative or the venue or jurisdiction of the court, shall file written notice of an objection with the County Commission through the Wyoming County Clerk's Office at the address listed above within 60 days after the date of the first publication or within 30 days of the service of the notice, whichever is later. If an objection is not filed timely, the objection is forever barred. Any person interested in filing claims against an estate must file them in accordance with West Virginia Code 44-2 or 44-3A.

Settlement of the estate(s) of the following named decedent(s) will proceed without reference to a fiduciary commissioner unless within 60 days from the first publication of this notice a reference is requested by a party of interest or an unpaid creditor files a claim and good cause shown to support reference to a fiduciary commissioner.

Publication day, June

Line: Fri-
TZ02 2017.
REPORT
TE

000 LEGALS

01/03/2014
Delinquent

ESTATE OF:
BRENDA HOUCK
EXECUTOR:
CANNON HOUCK
808 COLLIER AVENUE
MULLENS, WV
25882-1218

APPOINTMENT DATE
01/06/2017
Delinquent

ESTATE OF:
LONNIE LEWIS LUSK
ADMINISTRATRIX:
SANDRA CANADA
PO BOX 1408
OCEANA, WV
24870-1408

APPOINTMENT DATE
01/18/2017
Delinquent

ESTATE OF:
MAGDLENE JANET
BLANKENSHIP
EXECUTOR:
BEVERLY BROWN
PO BOX 155
MCGRAWS, WV
25912-0155

APPOINTMENT DATE
01/18/17
Delinquent

ESTATE OF:
HENRIETTA ELLISON
ADMINISTRATOR:
WILLIAM ELLISON
240 DILWORTH ROAD
HIGH POINT, NC
27265

APPOINTMENT DATE
01/26/2017
Delinquent

ESTATE OF:
WILLIAM C. COOK
ADMINISTRATRIX:
CAROLINE A. COOK
PO BOX 10
BRENTON, WV
24818-0010

APPOINTMENT DATE
01/30/2017
Delinquent

ESTATE OF:
KRISTOPHER CABLE
ADMINISTRATOR:
SHANNON LAMBERT
2024 HUTCHINSON
STREET
APT G
CHARLESTON, WV
25387-1529

APPOINTMENT DATE
03/17/2017

ESTATE OF:
HOWARD F. DIXON
EXECUTOR DBN:
JANET A. DIXON
PO BOX 202
CLEAR FORK, WV

000 LEGALS

24822-0202

APPOINTMENT DATE
03/21/2017
ESTATE OF:
CHESTER JUNIOR
DEAN
ADMINISTRATRIX:
TERESA LYNN DEAN
PO BOX 189
MATHENY, WV
24870-0189

APPOINTMENT DATE
03/24/2017

ESTATE OF:
RODNEY H. WALLS
ADMINISTRATRIX:
KIM LEE WALLS
PO BOX 28
HANOVER, WV
24839-0028

APPOINTMENT DATE
04/19/2017

ESTATE OF:
ANNIS COOPE
SPRATT BAKER
EXECUTOR:
MICKEY
BLANKENSHIP
3202 CLEAR FORK
ROAD
CLEAR FORK, WV
24822-9128

APPOINTMENT DATE
04/27/2017

ESTATE OF:
HELEN J. DAWSON
ADMINISTRATOR:
KEVIN W. DAWSON
1202 NORTH 42ND
STREET
KILLEEN, TX
76542-3826

APPOINTMENT DATE
04/27/2017

ESTATE OF:
HELEN A. WALKER
EXECUTOR:
HENRY WALKER
PO BOX 18
SIMON, WV
24882-0018

APPOINTMENT DATE
05/01/2017

ESTATE OF:
NANCY BROOM
EXECUTOR:
BILL BROOM
2311 ANDAUSIA
WAY NE
ST. PETERSBURG, FL
33704-3535

APPOINTMENT DATE
05/03/2017

ESTATE OF:
GLEN RONALD WILSON
ADMINISTRATRIX:
MABLE WILSON

000 LEGALS

PO BOX 41
CORRINE, WV 25826

APPOINTMENT DATE
05/05/2017
ESTATE OF:
CARL V. LESTER
ADMINISTRATRIX:
BONNIE LESTER
PO BOX 224
ITMANN, WV 24847

APPOINTMENT DATE
05/08/2017

ESTATE OF:
IRIS ANN BELCHER
ADMINISTRATRIX:
JENNIFER BELCHER
GOODWIN
3003 TANTALLON
DRIVE SE
OWEN CROSS
ROADS, AL
35763-9333

APPOINTMENT DATE
05/18/2017

ESTATE OF:
AGNES MARIE
GEORGE
ADMINISTRATRIX:
FAITH COTTRELL
529 EAST STREET
AMHERST, OH
44001-2309

Subscribed and
sworn to before me on
June 5, 2017.

Jewell Aguilar
Clerk of the
Wyoming County
Commission
6-19-WCR-2; LG 37

NOTICE

NOTICE that the Wyoming County Planning Commission will hold a public hearing and meeting on Wednesday, August 9, 2017 at 12:00 p.m. at the Wyoming County Campus of Southern West Virginia Community and Technical College, 128 College Drive, Sauls-ville, WV 25876. The public is invited to attend and submit comments on the recently drafted Wyoming County Comprehensive Plan. Beginning on June 23, 2017, a copy of the comprehensive plan can be reviewed at the Wyoming County Economic Development Authority (EDA), 508A River Road, Pineville, WV 24874 and the Pineville Library (housed in the County

000 LEGALS

Commission Riverside Complex), 155 Park Street, Pineville, WV 24874 during normal business hours. The plan can also be viewed online at www.wyomingcounty.com. Members of the public can call the Wyoming County EDA, at (304) 732-6707 (Monday through Friday, 8:30 a.m. to 4:30 p.m.) if they are unable to review the plan at the EDA office. Written comments can be submitted prior to the scheduled hearing at Wyoming County EDA, 506A River Road, PO Box 1828, Pineville, WV 24874.
6-19-WCR-1; LG 38

NOTICE OF PRECINCT CHANGE

Please be advised that your voting precinct location has been changed since you last voted. The change is as follows: Precinct #104 - Basin - formerly located at Basin Community Center. Has been moved to: BASIN FREEWILL BAPTIST CHURCH 104 Peak Ridge Road

6-19-WCR-1; LG 39

NOTICE OF PRECINCT CHANGE

Please be advised that your voting precinct location has been changed since you last voted. The change is as follows: Precinct #309 Simon - formerly at Hazel Conn's Beauty Shop. Has been moved to: Eddie Morgan's residence located at 1161 Long Branch Road, Simon

6-19-WCR-1; LG 40

105 PUBLIC NOTICES

OCEANA Surplus is accepting bids on delinquent storage units. Call 304-682-8405.

Our Classified ads can help you get the employees you need! Call us at 304-252-8800

Employment

225 GENERAL HELP WANTED



POSITION ANNOUNCEMENT

PROFESSIONAL PERSONNEL

POSITION TITLE:

3rd, 4th and 5th Grade Cheer Coach - Glen Fork Elementary and Middle School (2nd Posting)

6th, 7th and 8th Grade Cheer Coach - Glen Fork Elementary and Middle School (2nd Posting)

3rd, 4th and 5th Grade Cheer Coach - Huff Consolidated Elementary and Middle School (2nd Posting)

3rd, 4th and 5th Grade Cheer Coach - Mullens Elementary School (2nd Posting)

3rd, 4th, and 5th Grade Cheer Coach - Road Branch Elementary and Middle School (2nd Posting)

6th, 7th and 8th Grade Cheer Coach - Road Branch Elementary and Middle School (2nd Posting)

Principal - Wyoming County Career and Technical Center

Assistant Principal - Wyoming County Career and Technical Center

Spanish Teacher - Westside High School

Spanish Teacher - Wyoming East High School

DEADLINE FOR RECEIPT OF APPLICATION:
4:00 p.m.,
June 23, 2017

APPLY TO:

225 GENERAL HELP WANTED

Deirdre A. Cline,
Superintendent,
Wyoming County
Schools
19 Park Street
P.O. Box 69
Pineville, WV 24874
Telephone:
(304) 732-6262

Applicants are responsible for providing all information relative to their qualifications. Information already contained in an applicant's personnel file need not be supplied by an applicant. However, applicants are responsible for verifying the completeness and accuracy of information contained in his or her personnel file. If appropriate, applicant needs to supply proof of eligibility for a permit from an accredited college / university.

IF YOU ARE INTERESTED IN APPLYING FOR ANY OF THESE POSITIONS, YOU MUST SUBMIT A BID FORM OR A LETTER OF APPLICATION FOR THE PARTICULAR POSITION.

EQUAL OPPORTUNITY EMPLOYMENT

HOME DELIVERY MANAGER

The Bluefield Daily Telegraph seeks a home delivery manager to oversee its day-to-day distribution operations. The selected individual will report to the Regional Director of Audience Development and will oversee six employees as well as their own district of independent contractors. To be considered, you must have a high school diploma or equivalent, a clean driving record, a dependable car, and willing to work early morning hours, weekends and/or holidays. Experience working in daily newspaper circu-

**RESOLUTION APPROVING A COMPREHENSIVE PLAN PREPARED BY THE
PLANNING COMMISSION OF WYOMING COUNTY, WEST VIRGINIA**

WHEREAS, the Planning Commission for Wyoming County, West Virginia, pursuant to Chapter 8A of the West Virginia Code, has prepared a comprehensive plan for the County;

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

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

WHEREAS, pursuant to West Virginia Code §8A-3-6, notice was published in the Independent Herald on June 21, 2017 and the Wyoming County Report on June 19, 2017;

WHEREAS, further pursuant to West Virginia Code §8A-3-6, a public hearing was held before the County of Wyoming's Planning Commission on Wednesday, August 9, 2017;

WHEREAS, all written comments presented to the planning commission pursuant to the notice of public hearing were duly considered; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission for Wyoming County, West Virginia, that, pursuant to Chapter 8A of the West Virginia Code, the comprehensive plan prepared by the Planning Commission for the Wyoming County, West Virginia, bearing the date of June 2017, is made a part of this resolution by reference and is hereby recommended to the County Commission, with the following amendments thereto entered into the official minutes of the Planning Commission:

- Page 2-5- On the Mining Permit Status Map change Kooperston to Kopperston
- Page 2-6- Correct "Guyandotte Trail" to "Guyandotte Scenic Drive and Guyandotte River Water Trail"
- Page 2-23- Correct "The CVB is in the process of putting signs on the right-of-way to identify the drive. The CVB will provide funds for the signs." to "The CVB provided funds to install signs on the right-of-way to identify the drive."
- Page 2-27- Correct "97 mile loop" to "84 mile loop"
- Page 2-27- Correct "submitted to the West Virginia Division of Highways for approval and for official designation of the trail" to "the trail has officially been designated by the West Virginia Division of Highways"
- Page 4-13- Correct "Determine the feasibility of a AmeriCorps VISTA that will prepare students in local schools for careers in entrepreneurs and business" to "Determine the feasibility of a AmeriCorps VISTA that will prepare students in local schools and colleges for careers in entrepreneurs and business"

- Page 4-18- Correct “Action Step 4: Guyandotte Water Trail” to “Action Step 4: Guyandotte River Water Trail”.
- Page 4-18- Correct “The Guyandotte River Trail Alliance is working on receiving an official designation of the Guyandotte Water Trail in Wyoming County” to “The Guyandotte River Trail Alliance is working on receiving an official designation of the Guyandotte River Water Trail in Wyoming County”.
- Page 4-21- Correct “Support improvements to all municipal parks” to “Support improvements to all county and municipal parks”.
- Page 4-21- Add the following statement “The county should also support the development of Milam Creek Park and Glen Rogers Memorial Park”.

PASSED and APPROVED at a regular meeting of the Planning Commission of Wyoming County, West Virginia, held on August 9, 2017.

ATTEST:

Christy L. Laxton

President, Wyoming County Planning Commission

Wyoming County Planning Commission
PO Box 1828
Pineville, WV 24874

August 9, 2017

Wyoming County Commissioners
PO Box 376
Pineville, WV 24874

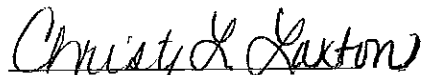
Dear County Commissioners,

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

After holding a properly advertised public hearing on August 9, 2017, the Planning Commission convened and held a regular meeting where a quorum of the Commission, by way of resolution, recommended the plan and now submits the plan to the County Commission for review and possible adoption.

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

Best Regards,



President, Wyoming County Planning Commission

Enclosure



Beckley Newspapers

Phone (304) 255-4406
Fax (304) 255-4405
Toll Free 800-950-0250
801 N. Kanawha Street
P.O. Box 2398 or 2340
Beckley, West Virginia 25802

CNHI dba Beckley Newspapers
P. O. Box 2398
Beckley, WV 25801
Fed. ID # 631253948

Publishers of
THE REGISTER-HERALD
THE FAYETTE TRIBUNE
THE MONTGOMERY HERALD
THE POST REPORT
WYOMING COUNTY REPORT
MARKET BASKETS
COMMERCIAL PRINTING
WEST VIRGINIA SOUTH

Advertising Invoice

WYOMING CO COMMISSION
ATTN: TAMMY SANDY
PO BOX 376
PINEVILLE, WV 24874

Cust#:1638
Ad#:104759
Phone#:304-732-8000
Date:08/21/2017

Salesperson: Tara Meyer

Classification: Legals

Ad Size: 1.0 x 5.90

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Wyoming County	08/28/2017	09/04/2017	2	30.44	60.88
Bold word charge	-	-	-	-	0.20

Payment Information:

Date: 08/21/2017 Order#: 104759 Type: BILLED ACCOUNT

PO# 123269

Total Amount: 61.08

Amount Due: 61.08

Attention: No credit or refund will be given to advertisements that are cancelled

Ad Copy

NOTICE

The Wyoming County Commission will hold a public hearing and meeting on Wednesday, September 20, 2017 at 9:30 a.m. at the County Commission Meeting Room at the Riverside Complex, 155 Park Street, Pineville, West Virginia 24874. The public is invited to attend and submit comments on the recently drafted Wyoming County Comprehensive Plan. The comprehensive plan can be reviewed at the Wyoming County Economic Development Authority (EDA), 506A River Road, Pineville, WV 24874 and the Pineville Library (housed in the County Commission Riverside Complex), 155 Park

PAID 10/7/17
CHECK NO. 48579

455

**AFFIDAVIT OF PUBLICATION
THE WYOMING COUNTY REPORT
WYOMING COUNTY, WEST VIRGINIA**

STATE OF WEST VIRGINIA

COUNTY OF WYOMING, to wit:

I, Tara Meyer, of The Wyoming County Report, a weekly zoned edition newspaper published in Wyoming County, West Virginia, do Certify that the notice attached hereto under the caption:


NOTICE

(Description of Notice)

was published once a week for two successive weeks on the following days:
August 28 and September 4, 2017

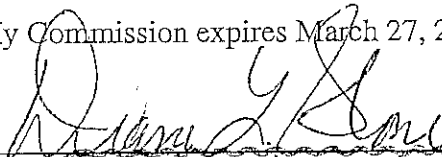
Publication Fee \$61.08


Signed:



Taken, subscribed and sworn before me this 4th day of September, 2017.

My Commission expires March 27, 2021.




OFFICIAL SEAL
Notary Public, State of West Virginia
DIANA L. SLONE
Bockley Newspapers
P. O. Box 2398
Beckley, WV 25802
My commission expires March 27, 2021

COPY OF PUBLICATION

-> attached

Wyoming County Commission

P.O. Box 309
Pineville, WV 24874
Telephone 304-732-0007
ext 301
Fax 304-732-6603

"Serving the citizens of Wyoming County"

Jewell L. Aguilar
County Clerk
Telephone 304-732-8000
Fax 304-732-9659



Jason Mullins
Commissioner

Silas Mullins, Jr.
President

Dr. Samuel Muscari, Sr.
Commissioner

RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR WYOMING COUNTY, WEST VIRGINIA

WHEREAS, the Planning Commission for Wyoming County, West Virginia, pursuant to Chapter 8A of the West Virginia Code, has prepared a recommended comprehensive plan for the County;

WHEREAS, the Planning Commission has recommended that the County Commission adopt the comprehensive plan;

WHEREAS, pursuant to West Virginia Code §8A-3-7, a public hearing was held before the Wyoming County's Planning Commission on Wednesday, August 9, 2017;

WHEREAS, the planning commission presented the comprehensive plan to the County Commission on Wednesday, August 16, 2017;

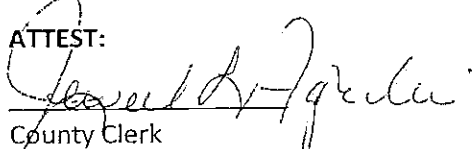
WHEREAS, pursuant to §8A-3-7, a public hearing was held before the County Commission on Wednesday, September 20, 2017;

NOW, THEREFORE, IT BE RESOLVED by the County Commission for Wyoming County, West Virginia, that, pursuant to West Virginia Code §8A-3-8, the comprehensive plan prepared by the Planning Commission for the Wyoming County, West Virginia, bearing the date of June 2017, is made a part of this resolution by reference and is hereby adopted with amendments thereto entered into the official minutes of the County Commission.

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

PASSED, APPROVED AND ADOPTED at a regular meeting of the County Commission of Wyoming County, West Virginia, held on Wednesday, September 20, 2017.

ATTEST:


County Clerk