City of Montgomery

Comprehensive Plan

February 2019

WVU LAW
LAND USE & SUSTAINABLE DEVELOPMENT LAW CLINIC

Chapter 1: Introduction

Chapter 2: Community Amenities and Facilities

Chapter 3: Neighborhood Revitalization

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Chapter 1: Introduction

Purpose of a Comprehensive Plan

Individuals plan in their daily lives—we regularly engage in short-term planning when we decide what to make for dinner or what to wear to work. We also plan long-term, for a vacation or for retirement. Planning for a community is not very different—local governments are familiar with both short-term and long-term planning to meet the needs of residents and visitors. A comprehensive plan is a useful tool that can help local governments plan for the future.

A comprehensive plan is a municipality's roadmap for future development. Effective planning allows a community to build its vision and become more resilient when challenges rise. A comprehensive plan attempts to capture the hopes and needs of all community members and contains implementable action steps to achieve that vision. The plan covers a variety of topics, from transportation to recreation.

The City of Montgomery began developing a comprehensive plan in October 2016. Adopting a comprehensive plan provides several benefits to a community. A comprehensive plan enables a municipality to enforce land use ordinances, such as a zoning ordinance or a subdivision and land development ordinance. Having a comprehensive plan is also an attractive addition to grant applications, as potential funders will see that a community is taking steps to plan for its future. Finally, a comprehensive plan is a useful tool to community leaders. Clear action steps are often needed for momentum to be built on a project.

> The comprehensive planning process, overall, seeks to answer three guiding questions:
>
> *Where are we now?*
>
> *Where do we want to go?*
>
> *How do we get there?*

Who prepares a comprehensive plan?

Chapter 8A of the West Virginia Code authorizes a municipality, county, or region to adopt a comprehensive plan. A planning commission is granted the authority to prepare a comprehensive plan. The City of Montgomery Planning Commission consists of five members that meet monthly or bi-monthly. All planning commission meetings are open to the public. An agenda for all planning commission meetings are posted at Montgomery City Hall at least three business days prior to the meeting. The Montgomery City

Council ultimately votes on whether or not to adopt the comprehensive plan, which must be updated every ten years. However, the planning commission should complete progress reports and check-ins as frequently as the planning commission deems prudent.

Where does the content of a comprehensive plan originate?

Chapter 8A of the West Virginia Code outlines specific objectives and components that a community must include in a comprehensive plan. Staff at the The Land Use and Sustainable Development Law Clinic at West Virginia University College of Law ("Land Use Clinic ") ensured that all requirements were met. A full list of objectives and components, as well as the pages on which those requirements are found, is on pages 1-8 and 1-9.

When will the plan be used by local elected officials?

A comprehensive plan is a policy guidance document. Local elected officials should reference the city's comprehensive plan when amending policy or making new decisions. Referencing the plan also helps ensure that change within the community is consistent with residents' aspirations for Montgomery. Decisions pertaining to land use should be consistent with the comprehensive plan and the Future Land Use Map found in Chapter 5.
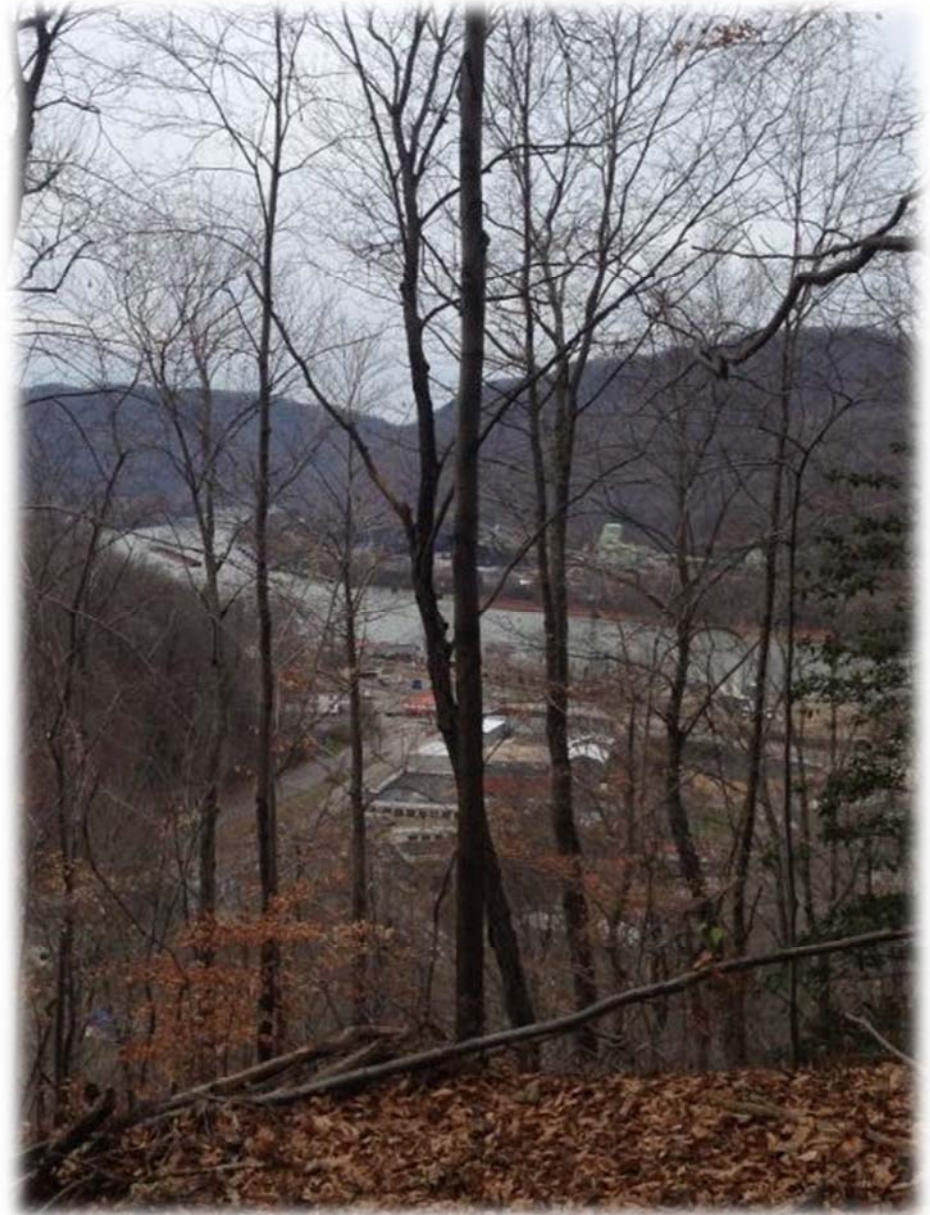
Plan Organization

The City of Montgomery Comprehensive Plan is organized into seven chapters. Chapters 2-6 each focus on a specific goal. For example, Chapter 5 focuses on economic development. Each chapter begins by answering the question "where are we now." Census data, mapping, and information from local stakeholders are synthesized to create a snapshot of the issue as it currently exists. Each chapter also includes a needs assessment that discusses the change or growth that Montgomery residents and visitors would like to see. Gaps in services or areas for improvement are included in the needs assessment. Finally, Chapters 2-7 each culminate in an action plan that lists specific steps that Montgomery's leaders can take to implement its goals.

Chapter 7 provides an Implementation Matrix that lists all objects and action steps that need to be taken to implement Montgomery's comprehensive plan. The implementation matrix does not include any new substantive content. However, the matrix is useful in that it lists potential funding sources and partners that may be utilized during implementation. The implementation matrix also lists whether an objective or goal is high, medium, or low priority, as well as the timeline for which that goal should be achieved.

Chapter 1– Introduction

Chapter 2– Community Facilities and Amenities

Chapter 3– Neighborhood Revitalization

Chapter 4– Tourism and Recreation

Chapter 5– Economic Development

Chapter 6– Transportation

Chapter 7 – Implementation Matrix

Opportunities for Public Input

On July 25, 2017 the City of Montgomery Planning Commission adopted Public Input Procedures to outline, at a minimum, the steps that the commission would take to engage the public in the comprehensive planning process. The city's Public Input Procedures are found in **Appendix 1.**

Several opportunities for public input were organized alongside the development of the city's comprehensive plan. Community

stakeholders, including business owners, local officials, church leaders, and others were contacted and asked to participate in an individualized survey. Survey responses from the stakeholders willing to participate are incorporated throughout the comprehensive plan. Stakeholders were contacted throughout the comprehensive planning process, usually by both phone and email. A complete list of stakeholders contacted is found in **Appendix 2.**

An online survey, designed through Survey Monkey, was also available for any interested community member. The online survey was made available on August 10, 2017 and consisted of six questions. All residents of Montgomery received a link to participate in the survey via mail. The link was included in the August 2017 sanitary billing cycle. The survey was also advertised in the Montgomery Herald and in person at the city's Open House held in the same month. The survey was closed on March 15, 2018 and received over 100 responses. Community input informed the goals and discussion of the city's comprehensive plan. An analysis of online survey responses can be found in **Appendix 3.**

On August 29, 2017, the city hosted an Open House to gather public input for the Comprehensive Plan. The Open House was held at the KVC Workforce Center of Excellence and drew over 30 community members. Attendees were led through various exercises in which they were asked how they would like to see Montgomery change and what they believed the city should prioritize moving forward. The Open House was advertised in the Montgomery Herald and the Fayette Tribune, as well as through physical flyers displayed at City Hall. The input received during the Open House is found in **Appendix 4**.

On January 23, 2018, staff from the Land Use Clinic visited BridgeValley Community and Technical College (CTC) to gather input from students, staff, and faculty at the college. The BridgeValley community was invited to participate via email blast
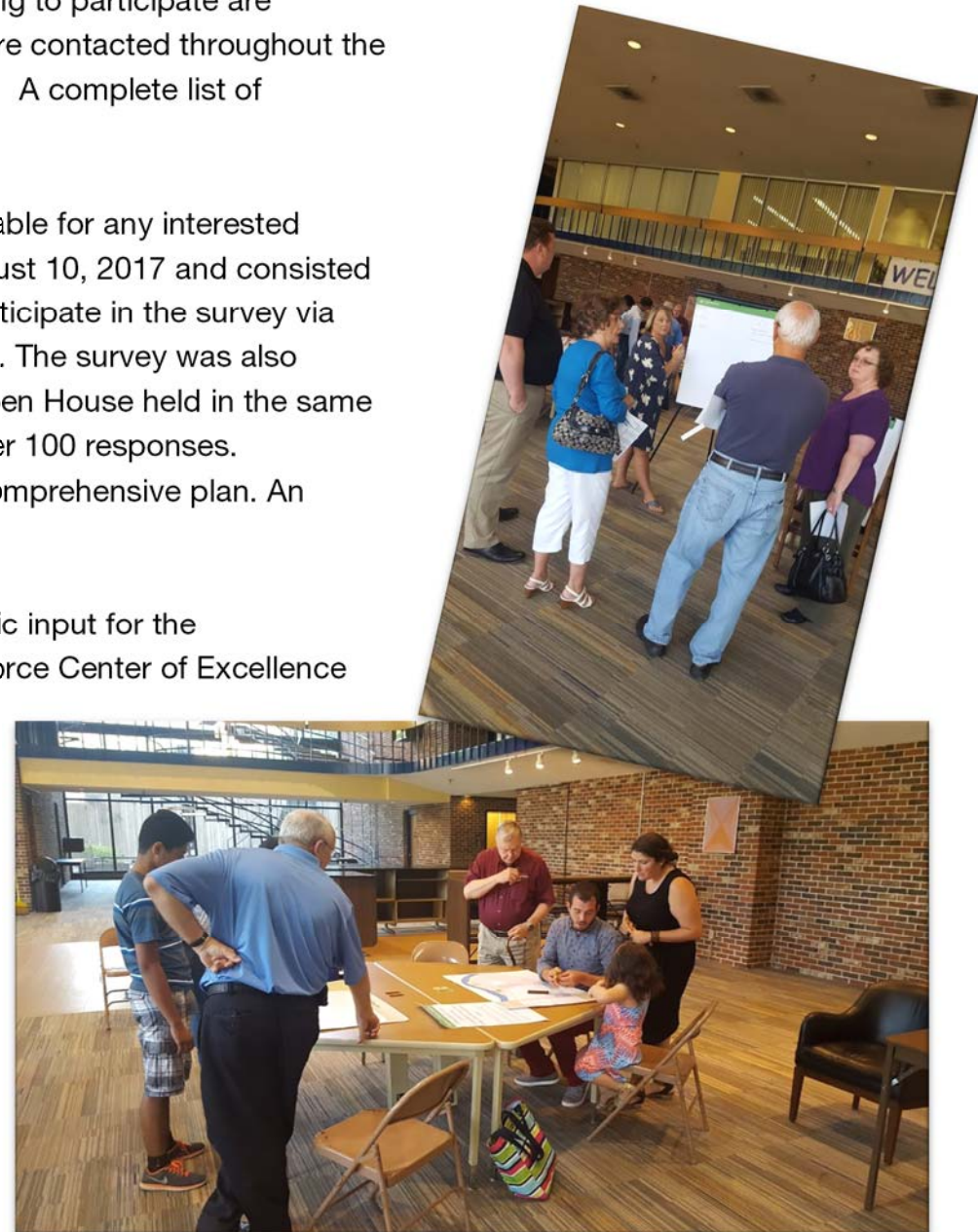
and through physical flyers in the Davis Hall Lobby. Anyone who stopped by the Land Use Clinic's table was invited to participate in an activity in which they could invest $3 "UKV Bucks" on a variety of areas, from education to public services. A survey and informational flyer was also available. A list of results from the activity can be found in **Appendix 4.**

Vision and Goals

Early in the planning process, the Montgomery Planning Commission drafted a vision statement that sought to capture an image of Montgomery, ten years into the future.

> *Montgomery is a historic, welcoming community nestled between the Allegheny Mountains and along the Kanawha River. Our community provides convenient access to recreation and tourism, while serving as the regional hub for business and educational opportunities, health care, and public transportation. Our rich diversity provides a haven for artisans and entrepreneurs.*

Using data, input from stakeholders and community members, and the knowledge of the planning commission, six critical issues were identified. The reminder of the planning commission meetings for the comprehensive plan revolved around discussing the critical issues and action steps that needed to be taken to address the concerns of the public.

These six critical issues serve as the backbone of the comprehensive plan. In subsequent chapters, each critical issue is discussed in detail. Goals are then developed to address each issue. Each goal has a series of accompanying objectives and action steps. The level of specificity increases from goals to objectives to action steps. While a goal may be broad, an action step denotes specific next steps.

Identified Critical Issues

	Effectiveness of municipal facilities and services
	Abandoned and dilapidated buildings
	Need for recreational and tourism opportunities
	Increased economic development
	Improvement of transportation options
	Regional partnerships

Compliance with Chapter 8A: Land Use Planning

The following tables ensure compliance with the requirements set forth in Chapter 8A of the West Virginia Code.

Required Objectives for a Comprehensive Plan	
W. VA. Code §8A-3-4	
Code Provision	**Chapter**
Statement of goals and objectives	2-11 to 2-17; 3-7 to 3-12; 4-7 to 4-11; 5-16 to 5-21; 6-6 to 6-10
Timeline on how to meet short and long-term goals and objectives	Chapter 7
Action plan with implementation strategies	Chapter 7
Recommendations of a financial program for necessary public funding	Chapter 7
Statement of recommendations concerning future land use and development policies	5-11 to 5-15
A program to encourage regional planning, coordination, and cooperation	7-2
Maps, plats, and/or charts that present basic information on the land, including present and future uses	2-4, 5-10, 5-12, 5-15

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)	5-9 to 5-21
Population density and building intensity standards	5-9
Growth or decline management	5-3 to 5-5; 5-8 to 5-9
Projected population growth or decline	5-3 to 5-5
Constraints on development (including identifying flood-prone and subsidence areas)	5-11
Housing	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	3-2 to 3-5; 5-16
Identify the number of projected housing units and land needed	3-2 to 3-4; 5-16
Address substandard housing	3-2 to 3-5; 3-7 to 3-9
Rehabilitate and improve existing housing	3-2 to 3-5; 3-7 to 3-9
Adaptive reuse of buildings into housing	3-4
Transportation	
Vehicular, transit, air, port, railroad, river, and any other mode	2-3 to 2-4; 6-2 to 6-10
Movement of traffic and parking	2-3 to 2-4; 6-2 to 6-10
Pedestrian and bicycle systems	6-3 to 6-7; 6-9
Intermodal transportation	6-3
Economic development	
Analyze opportunities, strengths and weaknesses	5-2 to 5-9
Identify and designate economic development sites and/or sectors	5-9 to 5-15
Identify types of economic development sought	5-9 to 5-15
Miscellaneous Components	
Infrastructure	2-3 to 2-4; 2-11
Public Services	2-2, 2-5 to 2-10; 2-12 to 2-17; 3-12
Rural	5-12 to 5-13
Recreation	4-2 to 4-11
Community Design	3-5 to 3-6; 3-9 to 3-11
Preferred development areas	5-13
Renewal and/or redevelopment	3-5 to 3-6; 3-9 to 3-11; 5-13 to 5-14
Financing	Chapter 7
Historic preservation	3-6, 3-12

Chapter 2:

Community Facilities and Amenities

Critical Issue 1: Effectiveness of municipal facilities and services

The City of Montgomery is tasked with providing specific community services to residents. Community services that the city provides include fire protection, police protection, emergency management, provision of water and sewage, and public works. The effectiveness of municipal facilities and services was identified as a critical issue during the planning process. Providing quality services requires resources and money. With declining municipal budgets and rising costs, Montgomery has struggled to continue to provide the municipal services that it has in the past.

Approximately 79 percent of respondents of the online survey were either dissatisfied or very dissatisfied with Montgomery's quality of life.

Structure of Local Government

The city is governed by a mayor and city council. The Montgomery City Council consists of five members and meets monthly. Other boards in Montgomery include a Planning Commission, Parks and Recreation Committee, Beautification Committee, and a Finance Committee.

The 2018-2019 Montgomery budget is approximately $1,426,584. Expenses by department are shown on *Chart 2.1: Government Expenditures by Department*. Almost half of the budget is spent on public safety. This is a major concern to local elected officials as drug problems and corresponding crime continue to be a problem. Most of the revenue the city collects originates from the business and occupancy tax, property taxes, refuse collections, excise tax on

CHART 2.1: GOVERNMENT EXPENDITURES BY TYPE

Health/Sanitation 14%

Culture/Recreation 1%

General Government 27%

Streets 15%

Public Safety 43%
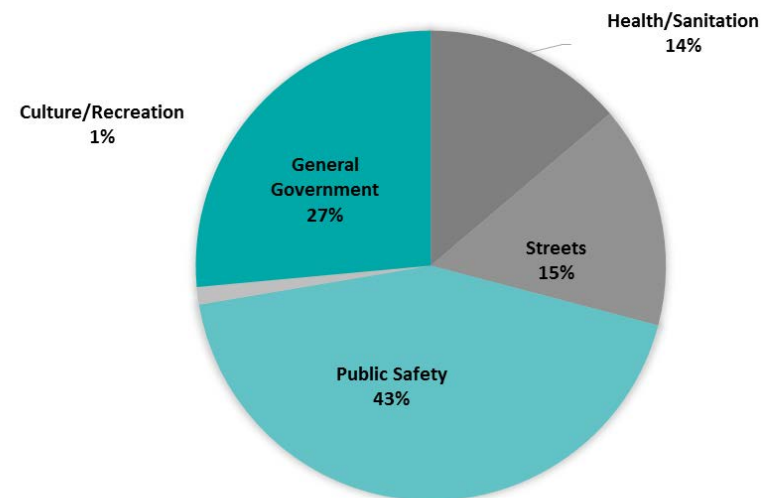
utilities and fines, fees, police fees, and court costs. With the closure of WV Tech, revenue is expected to decrease and will strain the municipal budget in the future.

Infrastructure

Water and Sewer

The City of Montgomery is on the Elk River Kanawha Water System. West Virginia American Water completed refurbishments to lines in Kanawha County in recent years.

> Approximately 26 percent of respondents of the online survey rated infrastructure as good and 37 percent rated it as fair.

The entire City is covered by the municipal public sewer system. The sanitary department is in need of a new backhoe, pickup truck and a sanitary vacuum truck. All roof drains have been removed from the sewer system.

Public Works

The public works department consists of 4 full time employees and 2 part time employees in the summer. The department is in charge of maintaining 9 miles of local roadways. The public works department is in need of all new equipment. There is a need for a new trash truck, dump truck, boom bucket truck, street sweeper, and pick-up truck. Other concerns include drainage cleanouts, adequate staffing, retiring employees, supervision structure, and MS4 Implementation. There is interest by the public works department in sustainable initiatives.

The department has completed some small patching projects on local roadways, however those projects are expensive. The planning commission has identified road concerns are shown on *Map 2.1: Road Condition Map.*

City of Montgomery

Map 2.1: Road Condition Map

Legend

City of Montgomery
Kanawha County
Fayette County
Railroad
Water

Road Condition
Fair
Good
Poor

Source: WV GIS Technical Center, WV DOT, Fayette County, Kanawha County

Kanawha County

Fayette County

0   0.125   0.25   0.5 Miles
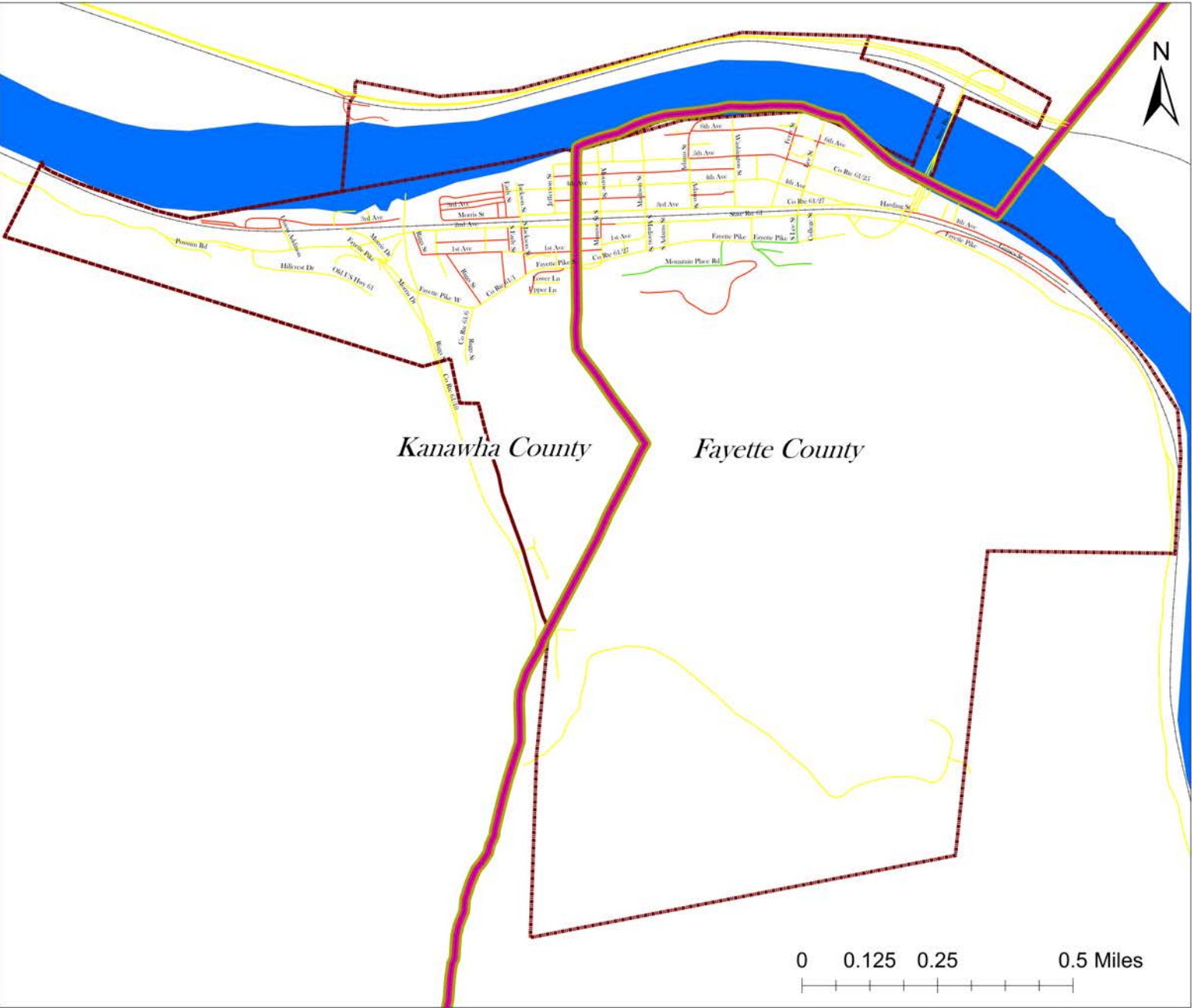
Public Safety

Police Department

In 2017, the city raised police and municipal fees for residents. Montgomery's total police force currently sits at 10 officers. The department responded to over 2,000 calls in 2017. The need for more officers has been identified as a need, as safety and security have been impacted by drug use in the area. Other needs include a better communications system, updated equipment, additional facilities, and better processing facilities.

KVC has contracted with the city for the city to provide them certified city police officers Currently they employ two officers. In the future they would like to employ a total of four officers on their campus.

> Approximately 41 percent of respondents of the online survey rated police services as fair and 31 percent rated the services as poor.

Fire Department

The City of Montgomery has a Volunteer Fire Department, located in Kanawha County. Facilities and dispatch equipment is inadequate at this time. Participants of the online survey responded favorably to the fire department's current operations. Question 2 asked participants about their level of satisfaction of a variety of services and opportunities in the city. The highest percentage of participants, 54.4%, responded that they were satisfied with the fire protection in Montgomery. Approximately 54 percent of online survey respondents felt that the fire department was one of the city's greatest strengths.

Smithers and Montgomery currently coordinate under a Mutual Aid Agreement in which the cities share fire and policing services when needed.

There are challenges in emergency situations as Montgomery is located in both Kanawha and Fayette Counties. Each county has its own 911 center. All Montgomery's emergency calls are dispatched through Fayette County 911 Center. If the emergency is in Kanawha County, the call is transferred to Fayette County 911, and then to Montgomery Police. This leads to a delay in services. There should be direct radio contact with each 911 system.

Emergency Management

JanCare/General Ambulance provide ambulance service to the city. At this time there are no emergency shelters located within city limits. There is no disaster plan in place.

Medical Facilities

A strength in the City of Montgomery is the presence of many medical facilities. However, the need for an urgent care facility was identified during the planning process.

Montgomery General Hospital

Montgomery General Hospital (MGH) is an asset to the city and surrounding counties. A general acute care hospital, MGH serves over 1,000 inpatients and 40,000 outpatients. MGH is a critical access facility with 25 beds. MGH reliably serves a variety of needs, including surgical services, pediatrics, and more. For decades, the hospital has contributed to a positive quality of life in Montgomery. Recently, for example, the city and hospital have partnered in fundraising efforts for the UKV YMCA.

The hospital also has an Elderly Care and Rehabilitation Center, as well as an extended care facility.

From 7:00AM–1:00PM, MGH provides a free fitness area that is open to the public and is used predominately by seniors. After 1:00PM, the physical activity room is available for staff.

The hospital meeting room is used for Narcotics/Alcohol Awareness Meetings. The hospital also runs a drug treatment center.

MGH offers Certified Nursing Assistant Training and also hosts a Senior Health Fair. In 2013, MGH participated in a Community Health Needs Assessment that identified trends and needs within the hospital's service district. Data analysis and a community survey led to the development of the following focus areas:

- The use of the emergency room for primary care instead of emergency care
- Need for outpatient oncology and infusion therapy and outpatient cardiac rehabilitation and pulmonary therapy
- Access to Mental Health Care (facilities and physicians)
- Need for substance abuse services in the service area
- Need for outpatient mental health services, such as depression and anxiety
- Increased focus on diabetes education and services
- Improve the availability of transportation for the impoverished and elderly who are unable to drive (Montgomery General Hospital, December 2013)

A full report can be found on the hospital's website: http://www.mghwv.com/community/community-helth-needs-assessment

Fresenius Kidney Care

A state of the art dialysis center is located in Montgomery and is operated by Fresenius Kidney Care. The Fresenius Kidney Care Montgomery– Hawks Nest Dialysis offers at-home peritoneal dialysis, in-center hemodialysis, and KidneyCare 365 classes.
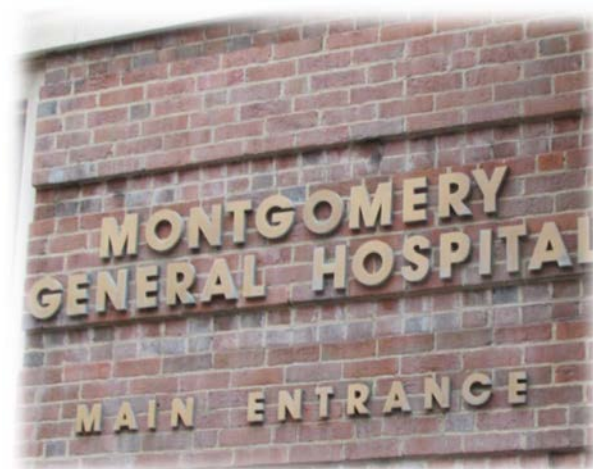
Education

Public School

Elementary age students in Montgomery typically attend Valley Elementary or Pratt Elementary. Valley Elementary is operated under the Fayette County Board of Education, and Pratt under the Kanawha County Board of Education. Valley Elementary enrolled 350 students in the 2017-2018 school year. Middle school students typically attend Valley Middle School or East Bank Middle School. High School students typically attend Valley High School in Smithers or Riverside High School in Belle. Valley Middle and High School are operated under the Fayette County Board of Education. East Bank Middle School and Riverside High School are operated under the Kanawha County Board of Education.

Valley High may be closing in the next year and students would then attend either Riverside High School in Kanawha County or Oak Hill High School in Oak Hill. The building would then be renovated to create a pre-K through 8th grade school. Residents strongly oppose the closure of any schools in the region. The possibility of running a pilot program in which Valley High Students take college level courses at BridgeValley CTC has been discussed in order to keep the schools open.

BridgeValley Community and Technical College

BridgeValley Community and Technical College has two campuses, one of which is located in Montgomery. Approximately 50 Associate Degrees and 25 Certificate Programs are available. The college also offers pre-certification and licensure courses in health, business, and technology. Continuing education, workforce education, and personal enrichment classes are also offered.

Community Amenities

Library Services

The Montgomery Public Library is an asset to the city and surrounding communities. An online survey distributed during the comprehensive planning process asked participants about Montgomery's top strengths. The library was ranked as the city's second strength, second only to fire protection. Libraries can be great places for community members to receive information and learn about upcoming events or educational opportunities.

The city and Fayette County should seek to maintain its library and expand upon the services it offers. The library is currently in need of additional computers.

Community Center

The city has converted the WVU Tech Alumni Center into a two-floor Community Center. The space is available to rent for celebrations and gatherings, as well as plays and concerts. The building is desperately is in need of renovations. Needed renovations include a new kitchen and appliances, paint, porch repairs, handicap access, lighting, and electrical repairs.

Social, Cultural, Community

Residents of Montgomery are well-served by numerous social and community events held in the city during the year. The Upper Kanawha Valley RiverFest, hosted by the Montgomery Arts Group, is held in Montgomery annually in June and includes an Upper Kanawha float trip, live music, art vendors, bike show, food, and kid activities. The City of Montgomery hosts a 4th of July celebration. The city also hosts a Fall Festival in September which includes a car show, bands, and other entertainment. A Christmas Parade is also held annually in December.

The UKV Creative Arts Group has been instrumental in bringing art and community events to the City of Montgomery. The group is also encompasses Smithers and potentially Gauley Bridge. The group has developed an art carts program. The art cart is out on the street every Friday night in Smithers and every Saturday night in Montgomery displaying and creating art for the public. If it rains, the group does sketchbook clinics to teach children how to draw. The group also teaches watercolor classes at the YMCA. A goal of the group is to develop a place in either Montgomery or Smithers to display local art. The location would be a place to exchange ideas and help people develop art projects.

The Art Space at the GRID, sponsored by BridgeValley CTC, also hosts several events every month that are open to the public. The GRID is a center that combines the elements of a business accelerator with the creative environment of a makerspace. The GRID provides retail spaces, gathering sites for workshop, space for small-scale industrial manufacturing, specialty agriculture equipment and a public access point for high-speed internet.

Action Plan

Goal 1 of Montgomery's Comprehensive Plan aims to improve the overall quality of life for all residents and community members. The following action plan was developed utilizing the public input that was received throughout the planning process. The action plan is meant to address the various needs in relation to municipal facilities and amenities. All of the action steps detailed are recommended to help achieve the following goal:

Goal 1: Provide efficient and sustainable municipal facilities and services to enhance quality of life and maintain a good environment in which to live, work, and play.

Objective 1: Improve infrastructure systems

Action Step: Continue to work with the DOH to fully separate Montgomery's sewer and stormwater systems

The city has been working on separating the sewer and stormwater systems throughout town. While much has been accomplished there are two outlets that are still combined. The city needs to continue to work with the Department of Highways to separate these systems.

Action Step: Continue to support the public works department and purchase new equipment as needed

The town should continue to assist the Public Works Department with funding requests and grant applications. The public works department is in need of new equipment and additional workers. The town should consider a capital improvements plan to help budget new equipment.

Action Step: Complete a energy audit of city owned buildings

The City of Montgomery is interested in completing an energy audit of city owned buildings to determine how to make the buildings more efficient. Not only will this save the city and ultimately the taxpayers money, it will reduce the city's overall energy footprint. The Appalachian Regional Commission offers grants to communities for energy planning and implementation.

Objective 2: Provide high quality public safety services

Action Step: Resolve issues with emergency communications

The City of Montgomery should continue to work with both county 911 centers to ensure there is no delay in emergency services due to the two county status of the city. There should be direct radio connections with each 911 center.

Action Step: Continue to foster and support coordination with police and fire services with other communities

The City of Montgomery has mutual aid agreements with nearby communities in regards to public safety services. Partnerships should continue with the BridgeValley Public Safety Department as well. Montgomery should also collaborate with nearby communities and identify solutions to attract and support additional police officers. Partnerships with other municipal public safety organizations would also be beneficial in fighting the drug epidemic.

**Objective 3: Educate residents of the effects of drug use**

Action Step: Collaborate to increase public awareness of the drug epidemic

It is never too early to reach out to young children and advise them of the dangers of drugs. Drug addiction can often occur after people have an injury or medical procedure and are then prescribed pain pills. Education on prescription medication is vital to stop this from occurring. After school programs should be held to discuss drug addiction. The dangers of addiction with real-life stories should be provided. Education should also continue after students graduate high school. As Montgomery is home to an institution of higher learning, education should also be provided there. There are several non-profit groups that offer education on the effects of substance abuse.

The Montgomery General Hospital has a clinic available for opioid treatment. KVC Health Systems is also working on a partnership with Montgomery General Hospital on addressing the drug epidemic.

Montgomery police department should collaborate with local business to participate in "drug take back days". The National Prescription Drug Take Back Day aims to provide a safe, convenient, and responsible means of disposing of prescription drugs, while educating the public about the potential for abuse of medications.

Case Study-The Martinsburg Initiative

The Martinsburg Initiative is a partnership between the Martinsburg Police Department, Berkeley County Schools, and various community, faith-based, health, and law enforcement leaders and organizations to address the opioid addiction problem in the city. The program targets at-risk children and troubled families. The program is voluntary and begins with a meeting with parents, school counselors and administrators, and a police officer to discuss ways to reduce and eliminate negative experiences. The program is located at all of the city's eight elementary and intermediate schools.

Source: http://www.martinsburgpd.org/martinsburg-initiative/

Action Step: Continue community orientated policing

Approximately 31 percent of the respondents that completed an online survey for the comprehensive plan feel that police protection is poor and 41 percent felt that police protection is fair. The rankings most likely are due to the increased crime in the area.

The police department should develop community oriented policies to help fight crime. Community oriented policing brings police and the community together by working side-by-side to address and identify crime. There are simple and inexpensive methods to get the public involved:

- Facebook page
- Email system
- Community crime watch meetings
- Text messaging system
- Additional press releases
- Youth policing academy
- Citizens Police Academy
- Conduct classes at local high school

Case Study-City of Dunbar and City of Martinsburg

Dunbar Police Department Neighborhood Watch

The City of Dunbar, WV has a very active neighborhood watch program that encourages residents to report suspicious behavior to the police. The program also provides an opportunity for residents to get to know the police and their neighbors better.

Source: https://www.facebook.com/DunbarNeighborhoodWatch/

City of Martinsburg Community Engagement Partnerships

The City of Martinsburg Police Department has expanded their community engagement efforts in the past few years. Police officers engage with residents and prevent crime with increased foot and bicycle patrol. The department has increased school visits through "Adopt a Classroom" and daily visits and basketball games with the Boys and Girls Club. The department also held an annual National Night Out Against Crime.

The department also offers a program for city youth. The Police and Fire Youth Explorer Post is a partnership between the police and fire departments that gives city youth the opportunity to learn about jobs and skills in public safety. Participants learn about police and fire careers through training, instruction and practice.

Lastly, the city police department website allows residents to report suspicious activity. Officers will then investigate the tip.

Source: http://www.martinsburgpd.org

Objective 4: Provide high quality health care services

Action Step: Promote the success of the Urgent Care Facility at Montgomery General Hospital

An urgent care facility is defined as a facility that does not require appointments and is open in the evening and on weekends. These types of facilities can typically treat illness and injuries, such as colds, flu, and fractures. The facilities also offer typical wellness and preventive care. Montgomery General Hospital has stated in their Needs Assessment Report that there is a need for such a primary care facility to stop people from using the emergency room for non-emergencies. An urgent care facility would meet this demand. The hospital is currently in the process of exploring the feasibility of developing an urgent care facility at the hospital. The City of Montgomery should support and promote this endeavor.

Objective 5: Ensure high quality educational services for residents of all ages

Action Step: Partner with senior center in Smithers to provide education on health issues

There is a need for increased education on wellness, fitness, mental health, caregiving, technology, and self-care. The senior center in Smithers would be an ideal opportunity to begin an educational program for seniors.

Action Step: Continue to lobby against the closure of Valley High School

The City of Montgomery should continue to work with other communities to lobby against the closure of Valley High School. The partnership proposed between the school, BridgeValley Community and Technical College, and the Upper Kanawha Valley YMCA to allow the school to stay open should still be campaigned as a viable solution.

Objective 6: Improve community services

Action Step: Continue to support the local library and use the library to advertise information about municipal events

The city should seek computer donations, library specific grants or fundraise for computers at community events throughout the year.

There is a need for increased advertisement of events in the city. The library is a perfect place to advertise events, especially for those that do not receive the newspaper or have internet access. For example, a monthly bookmark with a list of meetings, organized activities, or celebrations, could be available for free.

<u>**Case Study-Library Fundraisers**</u>

Southern Area Library-Lost Creek, WV

An annual Taste of the Soup event is held to support the Southern Area Library.

Shepherdstown Public Library– Shepherdstown, WV

The Shepherdstown Public Library holds an annual golf scramble fundraising tournament.

White Sulphur Springs Library– White Sulphur Sprigs, WV

The White Sulphur Springs Rotary Club holds a barbeque lunch to benefit the city's public library.

Fredericktown Area Library– Fredericktown, PA

In Fredericktown, a "Sip of Summer" Wine Tasting is held every year to raise money for the local library. The event includes wine, food, basket auction, music, and souvenir wine glass.

Rostraver Library– Rostraver Township, PA

The Rostraver Library held a purse bingo to help with fundraising. Attendees had the chance to win several designer purses.

Action Step: Advertise the Community Center and utilize the space for programming

Many residents are not even aware that Montgomery has a community center. The city needs to publicize the availability of the community center to residents and people throughout the region. The city recently reduced the rent in hopes of attracting more people to rent the facility.

Chapter 3: Neighborhood Revitalization

Critical Issue 2: Abandoned and dilapidated buildings

Montgomery contains many single-family homes that sit directly on the riverfront. One of the assets that emerged during the planning process is the presence of stately homes in the community. However, dilapidation and vacancy is one of the top challenges faced by the city. The city has recently been taking action by identifying structures for demolition.

The quality of life in communities is directly correlated with safety, condition and appearance of neighborhoods throughout a community. Quality housing is essential to meet the basic needs of residents. Housing quality includes the physical condition of housing, age of housing, diversity of housing stock in a community, and affordability. During the planning process 78 percent of survey respondents indicated that abandoned and dilapidating buildings are a real concern in the city. The same concern was reiterated at the open house and planning commission meetings. Not only is housing a concern in the community, but also the overall appearance of the city, specifically the downtown business district.

Information was gathered from the 2010 US Census and 2016 Community Survey to better understand housing data trends in the City of Montgomery.

Overview of Neighborhoods and Demographics

> Montgomery has a total of 849 housing units according to the 2016 American Community Survey.

The majority of housing in the city is single family homes (78 percent). Few multi-family options exist, with only 8 percent of the housing stock considered multi-family. There are a total of 7 apartment buildings (10 or more units) in city limits. The city has four subsidized housing complexes; Myers Apartments, Childers Apartments, Rivermont Presbyterian Homes, Bridgewater Place, and Upper Falls Landing. Rivermont Presbyterian Homes offers apartments for

senior citizens The building is handicap accessible.

Approximately 83 percent of the housing units in the city are estimated to be occupied, while 17 percent are estimated to be vacant. The vacancy rate is high, higher than Kanawha County's rate. However, the rate in Fayette County is the same.

Of the occupied housing units, approximately 55.5% are rental units. This rate likely was due to the presence of WVU Tech. Now that WVU Tech has moved from Montgomery, there is a concern that rental units will stay vacant. The percentage of renter-occupied housing exceeds Fayette County's percentage of 22.3% and Kanawha County's percent of 30.9%.   The median rent in Montgomery was estimated to be $442 per month in 2016, while the average monthly cost for home owners with a mortgage was estimated to be $905. Rent is much more affordable in Montgomery when compared to Fayette County's average of $560 and Kanawha County's average of $703.

The median value of a home in Montgomery was estimated to be $84,200 in 2016. The median value is higher than Fayette County's but much lower than Kanawha County's value of $107,100. Over 60 percent of the homes are valued less than $100,000 as shown on *Chart 3.1: Housing Value*.

Chart 3.2 Structure Built Per Year details the age of housing units in Montgomery. Many housing units in the city were built prior to 1939. An uptick in construction occurred from 1970-1990. An older housing stock can often indicate a

Chart 3.1: Housing Value
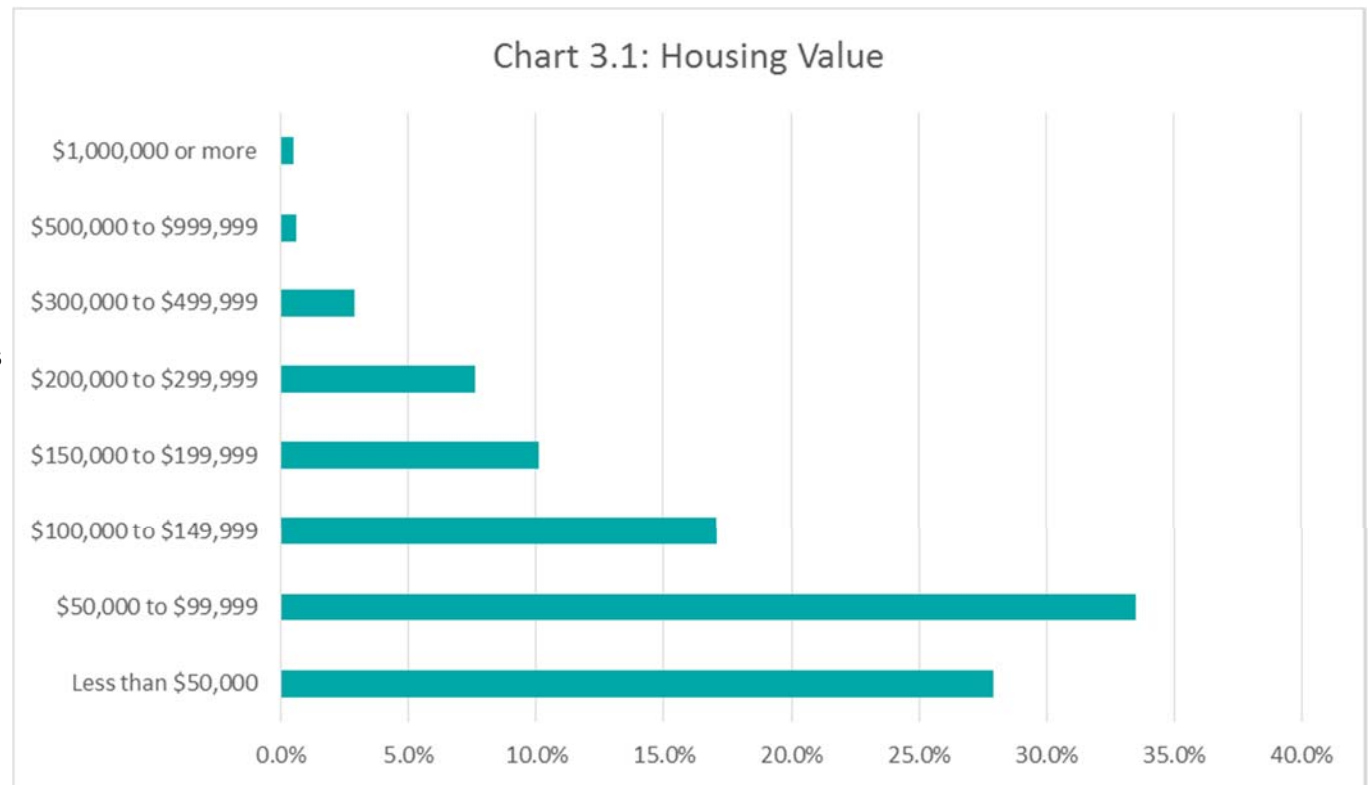
presence of vacant or dilapidated buildings, as older homes are generally more difficult to maintain. Residents falling into older age cohorts may also have a difficult time with the maintenance of a single-family home, potentially contributing to dilapidation. However, the opportunity to promote historic character is also present with an older housing stock.

The City of Montgomery has an adequate amount of housing and is not feeling development pressure. At this time there is no need for additional single-family or multi-family housing units. Since the move of WVU Tech from Montgomery to Beckley, Montgomery has seen an increase in vacancies. The presence of BridgeValley CTC, and recently KVC, may help in filling vacant units and buildings. However, due to an aging population, there is a need for senior housing. There is a possibility for senior housing in buildings that once housed WVU Tech.

Chart 3.2: Structures Built Per Year (2016 ACS Estimates)	
Year	Housing Units Built
2000-present	0
1990-1999	78
1980-1989	135
1970-1979	136
1960-1969	75
1950-1959	76
1940-1949	94
1939 or earlier	255

The city also hopes to promote Airbnb. Airbnb allows both short and long time visitors to rent a room or house from an owner. Airbnb could be promoted for tourists, families visiting for sports competitions, and family members of a patient at MGH.

According to a local realtor, the appraised value of a home in the city has dropped dramatically since the loss of WV Tech and the closure of other businesses. Homeowners that are selling their house have been receiving a much lower selling price than prior to the loss.

The average selling price is between $80,000-$90,000. The realtor also revealed that the rental market at this time is very weak. Many apartments are now vacant that used to be rented by WV Tech students.

Existing Tools and Ordinances

Having the right tools and ordinances at your disposal is one of the best ways to spur neighborhood revitalization.   The City of Montgomery enacted a zoning ordinance in 1975. The zoning ordinance is in need of updates that are consistent with the vision of the Comprehensive Plan. The future land use map detailed in Chapter 5 should be used as the basis for any zoning updates. The city has also adopted the West Virginia State Building Code in 1991. There is a need for increased code enforcement of all existing ordinances.

The City of Montgomery enacted the vacant property registry in 2018. The vacant property registry requires all owners of vacant buildings to register their building with the city and pay an annual fee. The fee increases yearly. The registry should help incentivize residents to either sell or demolish properties so they do not have to pay the fee annually. While the city has enacted the vacant property registry, the registry is currently not being enforced.

Beautification

The Montgomery Planning Commission expressed a need for cleanliness, safety, and consistency in the city. Of those who participated in the online survey, approximately 53 percent consider the visual appearance of the city as poor. Overall, the city should encourage beautification efforts to increase the appeal of the city to current and future residents, visitors, and business owners. The city is currently working to install banners and hanging baskets to help with beautification efforts. American flags were installed in 2017 on Route 61. The city also decorates for Christmas. Future plans include new street signage, lighting, and curbs.

A concern of residents is the appearance of downtown, as well as empty storefronts and lack of retail. A community's downtown should provide opportunities to residents and visitors alike. Currently, downtown Montgomery houses City Hall and local businesses, such as the popular restaurant El Jalisco.

Local institutions such as BridgeValley CTC are within walking distance of downtown Montgomery. The up-and-coming YMCA is situated within the city's downtown stretch, as well. Thus, the city is well positioned to create draws for visitors already interacting with opportunities within Montgomery. Revitalizing downtown Montgomery would help create a positive energy around the city that could lead to economic development.

The 2018 Healthy Places for Healthy People Plan outlined several ideas for improving Montgomery's image and for drawing people downtown. One idea was to create and implement a signage plan between Smithers and Montgomery. Visitors might begin to associate the cities' signage with riverfront activities. Another idea discussed in the Healthy Places for Healthy People Plan is to "identify target locations or structures for painting, beautification, and murals."

Historic Preservation

The National Register of Historic Places is administered by the National Park Service. Properties are eligible to be included on the list if they meet criteria pertaining to "age, integrity, and significance" (National Park Service, 2018). While the City of Montgomery does not currently have any properties on the Register, the following properties may be eligible:

- The Pool House, built by the CCC
- Masonic Lodge Building
- Old Main
- True House of Prayer
- Merchant's Bank/ "Bank Bar and Grill" Building

The African American Heritage Auto Tour, developed by the New River Gorge National River and other local organizations, allows tourists to utilize an app on their smart phone to listen to stories about African American history in the region. One of the stops along the tour takes tourists to Montgomery's Bright Hope Lodge #9, an example of the African American fraternal organizations that began as a means of meeting the economic and social needs of the African American community.

Action Plan

Revitalizing neighborhoods throughout Montgomery was identified as a critical issue during the planning process. Therefore, after a careful analysis of the issues and concerns, the following goal was developed.

Goal 2: Revitalize neighborhoods by addressing abandoned properties and proactively identifying solutions.

Objective 1: Utilize tools and ordinances to address issues with vacant and dilapidated properties

Action Step: Request home rule status to address abandoned and dilapidated buildings

The Home Rule Program is one avenue the city should explore to help with addressing the issues with abandoned and dilapidated buildings. The program allows municipalities to utilize tools that are currently not permitted in the statewide code. Once such tool is the use of on-site citations. Home Rule would allow city officials to issue citations to a property owner for sanitation and nuisance violations, without having to go to court to have the issue addressed.

Action Step: Increase code enforcement

Montgomery should work with the Fayette and Kanawha County Commissions to explore options for addressing vacant and dilapidated properties. The city should also explore the option of jointly hiring a Code Enforcement Officer whose responsibility is to enforce ordinances pertaining to vacant and dilapidated properties, as well as other nuisances, in the Upper Kanawha Valley.

The code enforcement officer should enforce the vacant property registry, as well as encourage property owners to ask for help in maintaining their home.

Like many communities in West Virginia, Montgomery is faced with the challenge of abandoned and dilapidated properties. Due to the time and cost associated with demolishing a structure, rehabilitation should be encouraged when possible. Weatherization of

occupied housing units, for example, can prevent dilapidation. Many residents in Montgomery may simply not be able to afford to maintain their homes. This issue will continue to be a problem, especially as the population ages. The City of Montgomery should work with volunteer groups and the church community to help property owners with low-cost maintenance issues and weatherization.

Many residents are unaware of code violations and how to fix them. The city should prepare a guide on specific property maintenance codes, the legal process of what happens when a property owner violates the code, and how a property owner can fix the problem. The guide should also contain listings for lawn and tree companies, towing services, and junk removal services.

Case Study-Oak Hill

The town of Oak Hill enacted a vacant structure ordinance to prevent buildings from becoming dilapidated. Vacant buildings must be registered by the property owner if they are vacant for over a year. A fee is associated with each vacant registered property. The fee increases every year the building sits vacant. In order to register vacant properties, the town is using the police department to identify vacant structures and then record them in the town's geographic information system (GIS). If fees are not paid on the structures, the town then can sell the property by means of forfeiture (2013, January 26, Register-Herald).

Action Step: Include short term rental regulations in the update to the zoning ordinance

The City of Montgomery would like to encourage the renting of homes for short term stays due to the presence of the hospital and institutions of higher learning and the lack of a hotel. However, there is a need for regulations that would govern the short term rentals in order to preserve the small town character of the city. The city could also require short-term rentals to obtain a permit, which would then allow for an additional funding stream for the city.

> **Case Study-Town of Fayetteville**
>
> The Town of Fayetteville enacted short term rental regulations in their zoning ordinance in 2016. The regulations use a point system to address violations. Owners who violate permit requirements would receive points and could either have their permit suspended or revoked. The regulations require working smoke detectors, off-street parking, and set limits on maximum number of people to occupy the home at once . The permit fee is $100.

Objective 2: Improve the appearance of Montgomery through continued beautification efforts

Action Step: Continue to support the beautification committee

The Montgomery's Beautification Committee has recently been rejuvenated. The committee's main priorities should be a street light project, seasonal decorations, replacing flags and flowers on all street lights, and improving curb appeal throughout the city.

> **Case Study-City of Bluefield**
>
> The City of Bluefield Beautification Committee was established to enhance the aesthetic beauty of the city. Projects undertaken by the committee include the construction of a sculpture at a major intersection in the city, erection of a new welcome sign, installation of a clock in front of the courthouse, and theme flags throughout the city. Projects are financed by private donors, grants and fund raisers.

Action Step: Participate in the WV Make It Shine Program

One method to encourage beautification efforts is to host city-wide opportunities to clean-up Montgomery. Depending on the project, the city could provide the community with the materials needed to participate in the clean-up, such as trash bags, pick-up tools, or gloves.

One potential program the city may wish to participate in is the WV Make It Shine Program. The Make It Shine Program is a project through the WV Department of Environmental Protection. Program participants engage in a litter clean-up project early each April. The WV DEP coordinates with the WV DOH to provide the resources needed to plan the event in communities throughout the state.

Action Step: Sponsor a monthly yard and home contest

Other beautification efforts, facilitated by either the city or the Beautification Committee, could be friendly contests in which residents vote for the most cheerful Christmas lights or most colorful garden. Clean-up events could coordinate with celebrations such as Earth Day or Thanksgiving.

Action Step: Continue to encourage students to participate in volunteer projects in Montgomery

Case Study

City of Weston

The city holds an annual clean-up week where the Street Department picks items up that residents want to get rid of. Community groups also team up to clean the city.

City of Elkins

In the City of Elkins, a Make it Shine contest rewards residents $300 for cleaning and improving property within city limits. Participants must enter before and after photos. Prizes are also available for runner ups.

Students at BridgeValley CTC and Riverbend should continue to be encouraged to participate in volunteer projects in Montgomery. If students are actively working to improve Montgomery's image and quality of life, they may feel a sense of stewardship and pride for the place they temporarily call home.

The city should reference the opportunities explored in the Healthy Places for Healthy People Plan and prioritize and assign a timeline to projects to beautify Montgomery.

Action Step: Maintain and expand murals to beautify neighborhoods

Currently the artists group has a contest for a mural on 3rd avenue. There is an additional need for murals throughout the city. There is also a need to maintain and touch up existing murals. Volunteers from Riverbend, BridgeValley, or throughout the community may be interested in volunteering time and contributing to the mural.

<u>**Case Study-City of Charleston**</u>

The City of Charleston is in the process of painting a series of public art murals. The program is a joint effort between the Strong Neighborhood Task Force and the City of Charleston Office of Public Art. Mural projects are located throughout the City of Charleston in several neighborhoods.

Source: http://charlestonwvrestore.org/tag/mural/

Action Step: Continue the streetscape project

The City of Montgomery is currently working on a streetscape project on 2nd and 3rd Avenue that will include new lighting, sidewalks, pavement, plantings, signage and crosswalks.

In the future, the city would like to work with business owners to clean and decorate their buildings. There is also a need for parks with fountains on vacant lots. The city would also like to extend the streetscape across the bridge and into Smithers and to the Marina along Route 60. Additional streets in the city would also be included.

Objective 3: Promote the historic character of the city

Action Step: Explore methods to preserve historic buildings and promote the historic attractions in the city

There are many historic buildings in Montgomery that should be preserved for future generations. The city should determine which buildings need the most work and are in danger of becoming dilapidated. The former Baptist Church on Fayette Pike has already been identified as a high priority for preservation.

There is a lack of knowledge of the historic buildings and attractions that currently exist in the city. The city should explore methods on how to promote and educate residents on the city's rich history. Developing a walking map and tour showcasing the historic resources is one way to promote the city. An interpretative kiosk detailing the map would make residents and visitors aware of the historic walking tour. The city could also develop their own Historical Marker Program to recognize the city's history. The signs could be small and incorporate the name of the resource and date it was constructed.

Action Step: Nominate historical resources for listing on the National Register

The Planning Commission should first determine if the public is supportive of listing the following buildings on the National Register:
- The Pool House, built by the CCC
- Masonic Lodge Building
- Old Main
- True House of Prayer
- Merchant's Bank/ "Bank Bar and Grill" Building

If there is significant public support, then the Commission should complete a nomination form. Grants are available from the West Virginia Division of Culture and History for preparation of National Register of Historic Places nominations.

Chapter 4: Tourism and Recreation

 Critical Issue 3: Need for recreational and tourism opportunities

Visitors to Montgomery and the Upper Kanawha Valley immediately notice the area's natural beauty. The online survey asked respondents to choose the three most important things for Montgomery to improve in the next 5-10 years. Out of a list of 29 items, the "availability of recreation" ranked #2. Opportunities for outdoor recreation could serve as a foundation to many entrepreneurial pursuits, while also improving residents' quality of life.

The Kanawha River flows past the City of Montgomery, situated in the rolling Allegheny Mountains

Recreation Facilities

River Park is considered an asset by many residents in Montgomery. The park includes a picnic shelter and playground equipment. The existing pool has been closed and drained for the past five years. The pool has been identified as a priority for redevelopment. The playground is still open, however there are safety concerns due to increased drug activity in the vicinity of the park.

The Louis Tabit Roadside Park is another asset for the community. However, the park lacks parking and sidewalks. The park consists of a gazebo with a picnic table and veterans memorial.

The National Parks and Recreation Association (NPRA) recommends 10 acres of parkland for every 1,000 residents. This standard means that the City of Montgomery should provide approximately 16 acres of parkland for its citizens. The City owns and maintains approximately 6 acres of parkland.

The public recognizes the need for additional programs and facilities for children, teens, and seniors. Likewise, community members reiterated the need for increased youth activities in the area. In an activity completed with students and staff at BridgeValley CTC, the highest percentage of "UKV Dollars" were invested in recreation. At the Open House held in August of 2017, attendees noted that they would like to see a riverside park with grills, track, splash pad, modernized boat lunch, fishing pier, and camping at the marina.

To determine if the city is lacking in recreation facilities, the NPRA guidelines were examined for Montgomery. *Table 4.1: NPRA Standards for Facilities* details the types of recreation facilities and how many facilities for each resident are recommended. The standards show that the 2,000 population mark is where communities should start to provide certain recreational facilities. According to these standards, the city is not lacking in recreational facilities. The city already has a playground and picnic shelter available for use at River Park.

The Upper Kanawha Valley YMCA is also an asset to Montgomery. Housed in WVU Tech's former athletic center, the YMCA offers opportunities for community members to engage in healthy activities. The UKV YMCA held its ribbon-cutting ceremony in January 2018. Facilities at the YMCA include a gym, wellness center, swimming pool, weight room, and batting cages. In the future, Montgomery's YMCA will offer several opportunities for community members. For example, a daycare facility will be located at the YMCA. The YMCA is also undergoing efforts to target Montgomery's youth. Crew, kayaking, scuba diving in the Kanawha, and a youth camp at the City's marina will all be available in the coming months and years.

| Table 4.1: NPRA Standards for Facilities ||
Activity/Facility	1 facility/# persons
Baseball	3,000
Softball/Little League	3,000
Basketball Courts	5,000
Football Fields	20,000
Tennis Courts	2,000
Volleyball Courts	5,000
Swimming Pools	20,000
Soccer Fields	10,000
Playgrounds	2,000
Picnic Shelter	2,000
Horseshoe Pits	7,500

Ownership of the former WVU Tech Marina on the north side of the river was transferred to the city in 2017. The marina is a huge opportunity for the city to expand recreational opportunities on the river. The put-in needs work and there is a need for an expanded picnic area and volleyball nets.

Several vacant lots within city limits could serve as pocket parks.

An existing boat ramp near the bridge provides access to recreational opportunities., However, parking is limited at the ramp.

Trails

Montgomery's River City Trails are located on the mountainside behind buildings occupied by KVC. This trail network is also incorporated into the Healthy Places for Healthy People's Trail Concept Vision.

Riverfront

Much of Montgomery's tourism potential is tied to the Kanawha River. Many stakeholders and survey respondents said that they would like to see the river utilized for recreation. The city should capitalize on this natural asset and build the infrastructure needed

for river opportunities to grow.

Safe and accessible boat launches will likely increase river usage. The city has a goal to improve boat launches on both the city-side of the river and at the Marina directly across the river. The city-side boat launch currently exists under the Earl M. Vickers Bridge. This launch is in need of improvements.

The city marina along Route 60 also has a design plan that includes boat rental slips, fuel slips, a dock, expanded parking, and more. The planning commission listed the marina as an opportunity to the area.

Organizations

The Montgomery Parks and Recreation Committee consists of 7 members that are tasked to help plan and budget recreation needs in the city. The committee plans and oversees several annual events: 4th of July fireworks, Ice Cream Social, Riverfest, Fall Fest, and the city Christmas parade. They also sponsor bi-weekly movie nights in the summer. The committee also manages and rents the Marina and community center and sponsors the City Hoops Basketball program. City Hoops is a local league for local youth that play basketball throughout the fall and winter months.

The Morris Creek Watershed Association has also been vital in providing recreational opportunities to the City of Montgomery and the surrounding region. The association is a non-profit organization whose mission is to improve and restore the Morris Creek Watershed. The association's mission includes providing recreational opportunities. The association is trying to extend the River Cities Mountain Trails to include other areas within the watershed. There are also plans to develop an aquatic learning center within the City of Montgomery. The center would serve as an opportunity for students to learn about aquatic ecosystems, the water cycle, and more. The education center would be a great compliment to recreational opportunities; a tourist visiting Montgomery would have the opportunity to spend a morning in the educational center, for example, and then spend the afternoon participating in a canoe, paddleboard, or kayak experience. In the past, the Morris Creek Watershed Association applied for a $6 million grant for Abandoned Mine Land Funding through the Department of Environmental Protection for the purpose of establishing the Aquatic Education Center.

Action Plan

Goal 3 seeks to utilize Montgomery's prime location along the river and near the New River Gorge Recreation Area as a catalyst for change in the community.

> Goal 3: Improve and create opportunities for tourism and recreation by utilizing our natural assets.

Objective 1: Improve existing recreation facilities

Action Step: Support efforts of the Morris Creek Watershed Association to establish an aquatic center or fishing park

The Morris Creek Watershed Association has applied for grants to build an environmental facility that will host watershed activities and act as a community center for the watershed. A perfect location for this facility would be at River Park. The city should continue to work with the association to develop this facility.

There is also the possibility of establishing a fishing park instead of an aquatic center. The fishing park would consist of a stocked fishing pond geared for children.

Action Step: Explore the potential of a splash pad

With the closure of the existing pool, a splash pad would be a great resource for residents. Depending on the size and scope of the pad, it could also become a regional attraction.

Splash pads are more cost effective and easier to maintain than traditional pools, consisting of a few sprinklers that are often freely accessed by residents and visitors. Montgomery's leaders should further explore the potential for a splash pad in the city.

Case Study-City of Fairmont and City of Lewisburg

In 2014, the City of Fairmont installed a splash pad in Palatine Park along the Monongahela River. The splash pad is free for visitors. The park also includes access to the river for boating and pavilion for concerts. In the winter, the pad is converted into an ice skating rink. Free skates are provided.

The City of Lewisburg has installed a play fountain next to city hall in existing open space.

Action Step: Improve the boat launch under the Earl M. Vickers Bridge

The city-side boat launch currently exists under the Earl M. Vickers Bridge. In the past, the city applied for a Transportation Enhancement Grant through the West Virginia Department of Transportation to improve this boat launch. The city should pursue grant funding to implement the existing design for improvements at this location.

The city should work with local stakeholders, such as the YMCA, to continue developing a vision for this location and pursue grant funding.

Action Step: Reconstruct Ferry Street to include a city center with amphitheater and pavilion

The city will eventually move city hall to Ferry Street. There is a need to demolish abandoned and dilapidated buildings in this area. Once those buildings are torn down, the city can then utilize the space to build an amphitheater and pavilion. This area is designated as *City Center* on the Future Land Use Map found in **Chapter 5: Economic Development**.

Action Step: Develop a park near Montgomery Rehab and Elderly Care

The city owns a lot on 6th Avenue that could be developed into a small park. This area could include a pier, fishing area, and picnicking area next to the hospital and nursing home. Construction of the fishing pier has started but is not finished. This location would also be great place for a kayak launch. This area is designated as a *Preferred Development Area #2* on the Future Land Use Map found in **Chapter 5: Economic Development**.

Objective 2: Improve pedestrian and bicycle opportunities

Action Step: Foster the expansion of the River City Trails

The existing River City Trails are in need of maintenance and re-grading. There are plans to develop a series of trails that connect to the existing section of the River City trail, parallel to the roadway, football field and then over the bridge to the Montgomery Marina. The trail would be bicycle accessible.

Objective 3: Capitalize on the Kanawha River as a resource

Action Step: Improve marina with gas and boat slips and camping sites

The City of Montgomery should work to improve the marina using the design plan completed for the site. As many improvements are needed, the city should prioritize which improvements are needed first.

Action Step: Continue to promote and develop the riverfront to increase tourism

The annual Riverfest is a great event that promotes the river in Montgomery in order to attract visitors. The city should continue to promote the river through improved access to the river and additional events.

Case Study-River Town Program

The River Town Program in Pennsylvania helps communities connect to the river to promote tourism and community assets. The Monongahela River Town Program spans 3 counties in Pennsylvania and northern West Virginia. The program helps communities along the river with streetscape beautification, educational workshops targeting small businesses, branding and promotion, boat launch improvements and gateway signage.

In order to promote the river, communities along the river have held various events. Events include canoe and kayak tours, concerts, ducky races, food trucks, and fishing derbies.

Objective 4: Support community health initiatives

Action Step: Explore partnerships to provide additional recreation opportunities

For example, one stakeholder said that "partnerships with the Hospital and YMCA to bring in healthy activities for all ages, such as hiking, cycling, hosting a 3k or 5k in the area" would improve the Upper Kanawha Valley.

Partnering with the YMCA could lead to increased opportunities for seniors. Recreational classes specifically developed for seniors could be held on a weekly basis, and senior memberships to the YMCA could be discounted. Additionally, the YMCA could be a good location to host senior programming events in which seniors can learn about services and resources available to them in the Upper Kanawha Valley.

The city should implement the Healthy Places for Healthy People Plan and Trail Concept Vision developed in 2017 for both Montgomery and Smithers. Some highlighted goals of the plan include "building partnerships to advance the design of the trail concept vision," "identifying target structures for painting, beautification, or murals," and establishing "a pocket park at the Gannon Property." Both cities should continue to collaborate to implement this plan and pursue grant funding to assist in moving initiatives forward.

Source: Extreme Sports Committee of Tech

Chapter 5: Economic Development

Critical Issue: Increased economic development

The West Virginia Code, Chapter 8A calls for a comprehensive plan to analyze strengths, opportunities, and weaknesses of the local economy. This section examines the US Census data and public input received throughout the planning process relating to economic development. The analysis of strengths, weaknesses, and opportunities conducted by the city is used as a framework.

Strengths

The City of Montgomery is ideally located, which is one of its biggest strengths. The town is approximately 28 minutes from the state capitol of Charleston and major roadways, such as I-77, I-64, and US Route 19. The city's business district includes several small shops and restaurants that serve residents as well as visitors and travelers. The town is also a gateway to the New River Gorge area.

Due to its proximity to Charleston and the New River Gorge area, there are many job opportunities available in the immediate region for residents. The top employers in both Fayette and Kanawha County are within close driving distance to Montgomery.

While the WV Chamber of Commerce does not list top employers for municipalities, some of the top employers in Montgomery are likely Montgomery General Hospital (MGH), BridgeValley CTC, the City of Montgomery, and Fayette County Public Schools. Elkem Metals plant in Alloy and the Mammoth Coal Processing Plant in London, while outside of municipal boundaries, employ many residents of Montgomery.

Weaknesses

Economic conditions in the City of Montgomery have been poor in the past few years. An analysis of population in Montgomery shows that this could be due to a declining population as shown on *Chart 5.1: Population Trends.* According to the 2010 US Census, the population of Montgomery was 1,638 people. The city has continually lost population since 1980. Population peaked in 1950, with 3,484 residents. Since 1950, the city has lost 1,846 people. The population of the city is almost back to what it was in 1900.

Chart 5.1: Population Trends

Year	Population
2010	1638
2000	1942
1990	2449
1980	3104
1970	2525
1960	3000
1950	3484
1940	3231
1930	2906
1920	2130
1910	1886
1900	1594
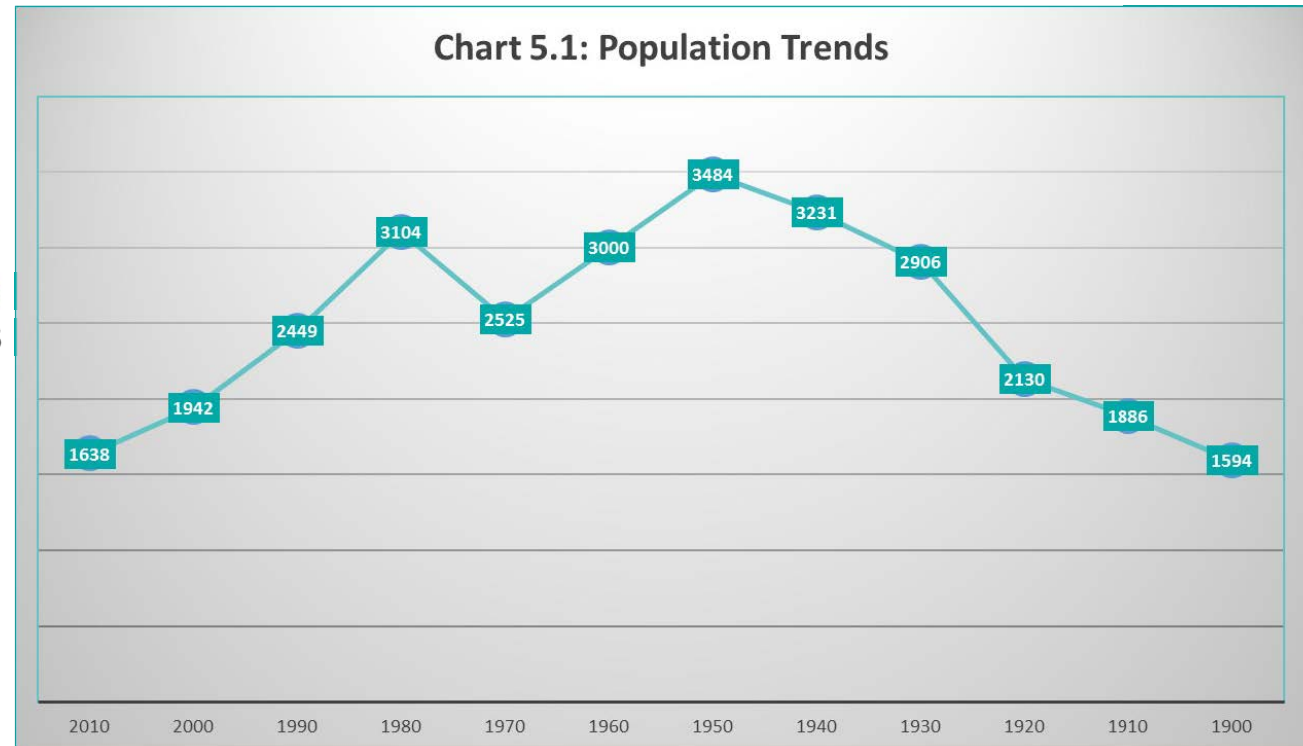
Population projections were developed in order to better understand future economic conditions. Determining projections are difficult, as many circumstances are not taken into account when developing models. Also, no projection data is available in West Virginia for incorporated areas, only for counties. As past population numbers show a continued decrease in population, it is assumed that this trend will continue over the next ten years. The US Census Annual Estimates of population project a total of 1,549 residents in 2017, a decrease of 89 people over the past seven (7) years. From 1950 to 2010, the city approximately lost 0.5 percent of its population every year. Applying the percentage loss of 0.5 in the future would indicate that Montgomery will continue to lose population in the next 15 years from the last official US Census population number in 2010 of 118 people. This would make the population approximately 1,520 in 2025. The projection of 1,520 people is on trend with the US Census Annual Estimates.

Age cohorts were also examined to gain a better understanding of the makeup of the population. Taking a closer look at a community's age cohorts is useful, as different populations have different needs. Age cohorts can also help a community plan for an influx of specific needs in the future.

The average median age in Montgomery in 2016 was 30.1, which is much lower than West Virginia's median age of 41.3 The younger median age is likely a reflection of the educational opportunities that have been present in the city for generations. Montgomery, like many other communities in West Virginia, is also home to an aging population.

An analysis of age cohorts from 2010 to 2016 show that the city has gained population in the primary school and middle school cohorts. However, the city has lost residents in the preschool, high school, post secondary, childbearing, and older retired age cohorts as shown on *Table 5.1: Age Cohorts.* This trend is a concern as it would seem that middle-aged residents with young families are moving from the city. These age cohorts typically include the bulk of the workforce and have more disposable income.

Table 5.1: Age Cohorts		
Age Cohort	**2010**	**2016**
Preschool (Under age 5)	4.0%	3.1%
Primary school (Ages 5-9)	3.4%	9.6%
Middle School (10-14)	2.6%	4.4%
High School (15-19)	16.6%	11.1%
Post-secondary (20-24)	17.7%	16.8%
Childbearing (25-34)	10%	8.8%
Childrearing (35-54)	17.9%	19.4%
Pre-retirement (55-64)	11.8%	12.2%
Younger retired (65-74)	7.7%	8%
Older retired (75+)	8.5%	6.7%

The number or residents in the pre-retirement and younger retired age cohorts have increased, which illustrates that the population of the city is aging. An older population may have limited finances and may need greater access to medical facilities and public transportation.

The continued loss of population and aging of the city is not uncommon in West Virginia communities. The City of Montgomery, as with

many communities in Fayette and Kanawha Counties, was heavily invested in the coal industry. Once this industry declined, many residents and businesses left the area and even the state. Changes in educational opportunities may also impact Montgomery's age cohorts. WVU Tech completed its transition from the Montgomery to Beckley campuses in 2017. WVU Tech enrolled 1,347 students during the 2016-17 school year, and KVC hopes to eventually support 500 students. Overall, the post-secondary age cohort may shift in the coming years as opportunities for higher education in Montgomery evolve.

The loss of the WVU Tech to the City of Beckley has been a major blow to Montgomery. The college was established in 1895 in the City of Montgomery. Much of the city's development can be contributed to the presence of the college campus. The campus at one time employed over 200 people with an enrollment of over 3,000 students. Many of the faculty, staff and students lived in the City of Montgomery. The faculty, staff and students frequented local businesses, paid taxes, and rented or owned property in the city. While many of the faculty and staff have chosen to commute to the City of Beckley, the loss to the city is still great without the presence of the students.

While the City of Montgomery was dealing with loss of WVU Tech and the fallout, the Fayette County School Board announced the closure of nearby Valley High School in the City of Smithers. While this wouldn't seem to effect the local economy, the loss of the high school could lead to people moving out of the city with their children or future residents looking to buy a home to not choose to live in the City of Montgomery. Students will have the choice to attend Riverside High School in Kanawha County, a 20 minute drive or Oak Hill High or Midland Trail High Schools in Fayette County. Oak Hill High School is a 40 minute drive and Midland Trail High School is a 45 minute drive.

In 2016, the American Community Survey estimated Montgomery's unemployment rate to be 7.7%, only slightly higher than the state's estimate of 7.5%. As *Chart 5.2: 2016 ACS Unemployment Estimates* depicts, Montgomery's estimated unemployment rate is similar to that of Fayette and Kanawha County. However, 25.9% of Montgomery's population is estimated to be living below the poverty level in 2016.

American Community Survey estimates that the median household income for Montgomery residents in 2016 was $22,039. This median income is significantly lower than the state's 2016 estimated median income of $42,644. *Chart 5.3: Median Household Income* depicts the estimated median incomes for Montgomery, West Virginia, and both Fayette and Kanawha Counties.

Chart 5.2: 2016 ACS Unemployment Estimates

MONTGOMERY	WEST VIRGINIA	FAYETTE COUNTY	KANAWHA COUNTY
7.7%	7.5%	8.5%	6.4%

■ Unemployment Rate

Chart 5.3: Median Household Income

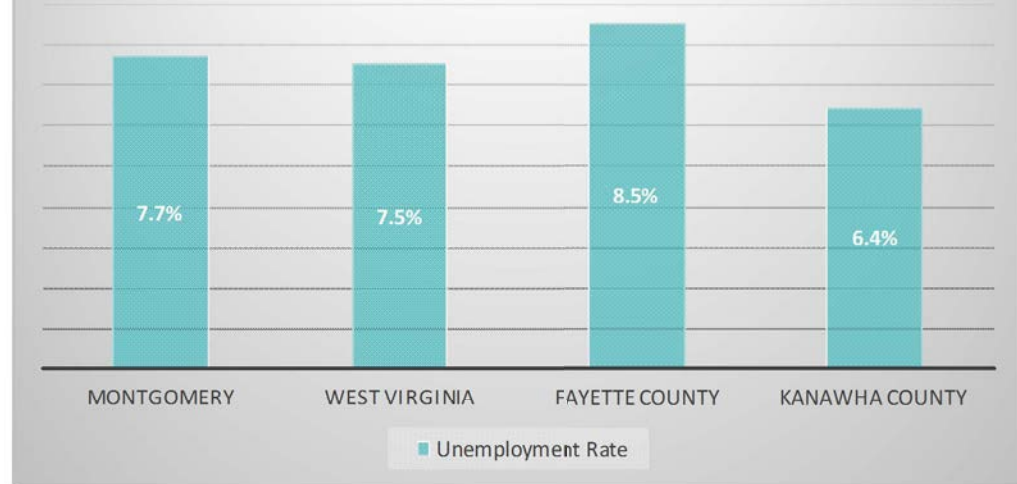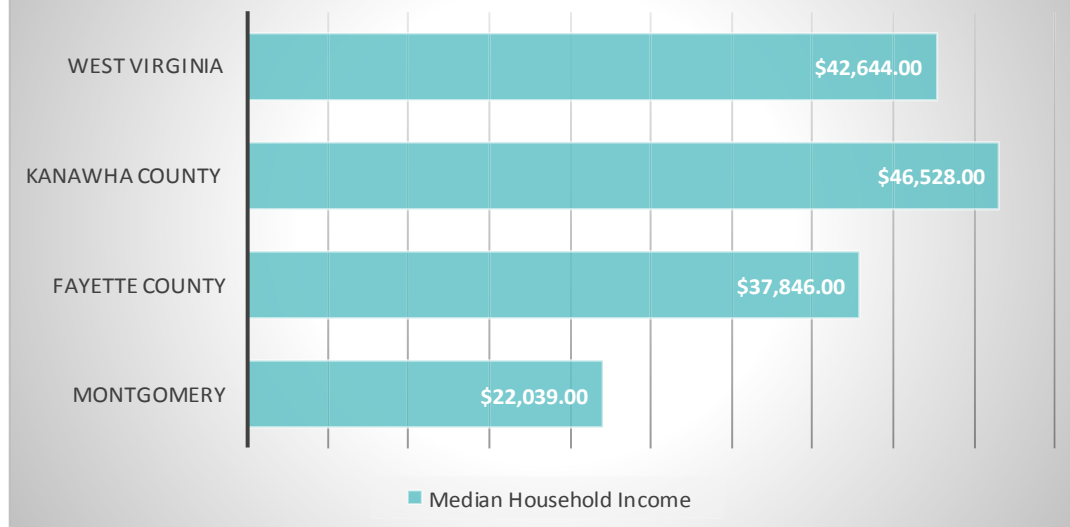|	
WEST VIRGINIA	$42,644.00
KANAWHA COUNTY	$46,528.00
FAYETTE COUNTY	$37,846.00
MONTGOMERY	$22,039.00

■ Median Household Income

A review of sources of income for residents of the City of Montgomery illustrates why the median household income may be lower than Fayette and Kanawha County and the state. As shown on *Table 5.2: Earnings*, more people in Montgomery rely on supplemental security income, cash public assistance and food stamps than both counties and the state.

Table 5.2: Earnings

	Montgomery	Kanawha County	Fayette County	West Virginia
Earnings	60.9%	71.9%	64.0%	67.9%
Social Security	35.7%	39.7%	45.3%	39.8%
Retirement Income	18.9%	23.1%	25.1%	24.2%
Supplemental Security Income	11.4%	6.7%	10.2%	7.9%
Cash Public Assistance	6.4%	2.5%	1.7%	2.3%
Food Stamp/SNAP benefits	25.6%	15.3%	19.4%	16.4%

Table 5.3: Employment by Industry (2016 ACS Estimates) breaks down the estimated number of employees for a variety of industries, including construction, transportation, retail, and more. The most significant percentage of Montgomery residents (38.6%) is employed in educational services, health care, and social assistance. This employment pattern is common in both West Virginia and the US, although a higher percentage of Montgomery's residents falls in this category than the state or US. The presence of both MGH and institutions of higher education likely account for the proportion of employees in this category.

Additionally, fewer of Montgomery's residents are employed in the construction and manufacturing industries than in the state or country, while a higher percentage of Montgomery's residents are employed in the arts, entertainment, recreation, accommodation, and food services industry than either WV or the US. The high

Table 5.3: Employment by Industry (2016 ACS Estimates)

Industry	Montgomery	West Virginia	United States
	Percent	Percent	Percent
Agriculture, forestry, fishing and hunting, and mining	2.1%	4.9%	1.9
Construction	1.8%	6.2%	6.3
Manufacturing	5.5%	8.0%	10.3%
Wholesale Trade	1.2%	2.2%	2.7
Retail Trade	14.2%	12.4%	11.5
Transportation, warehousing, and utilities	6.1%	5.4%	5.0
Information	1.5%	1.6%	2.1
Finance and insurance, real estate, rental, and leasing	2.2%	4.2%	6.6
Professional, scientific, management, administrative, waste management services	6.0%	8.0%	11.2
Educational services, health care, social assistance	38.6%	27.0%	23.1
Arts, entertainment, recreation, accommodation, and food services	16.2%	9.2%	9.7
Other services, except public administration	3.4%	4.3%	4.9
Public administration	1.2%	6.8%	4.7

percentage of residents employed in these industries could account for the lower median household income as the industry typically pays minimum wage.

The mean travel time to work for residents is 23.6 minutes. This illustrates that many residents are traveling for work. However, 27.9 percent of residents walked to work in 2016, which is most likely due to the presence of WVU Tech (before it moved), Bridge Valley CTC and Montgomery General Hospital.

Opportunities

Educational levels are a good indicator of how well a community can meet the demands of employers who need skilled labor or an educated workforce. Approximately 82 percent of residents in the city have a high school degree and approximately 27 percent have a bachelor's degree or higher. These numbers show that Montgomery has a highly skilled workforce. The amount of residents that received a bachelor's degree in Montgomery is higher than Fayette County (13%) and Kanawha County (25%).

Of the general survey respondents, 56.31% noted that Montgomery should focus on job opportunities in the next 5 -10 years. Out of 29 items listed on the survey, job opportunities ranked #1 for needing improvement. The need for Montgomery to strengthen the city's economic climate has been reiterated throughout the comprehensive planning process. Luckily, the city has several existing strengths that lay the foundation for further growth to occur.

Montgomery's anchoring institutions, such as MGH and BridgeValley CTC, already bring traffic to the city. Furthermore, the Kanawha River and surrounding natural beauty are draws of which the city should take advantage. New development in Montgomery should build from the existing assets that community members already enjoy.

New business in Montgomery should appeal to populations that already visit the city. For example, a coffee shop or wood-fired pizza restaurant may appeal to Riverbend or BridgeValley CTC students. A smoothie or frozen yogurt shop could appeal to community members finishing a workout at the local YMCA. Additionally, 26.21% of general survey respondents said that the city's "availability of retail" needs improvement.
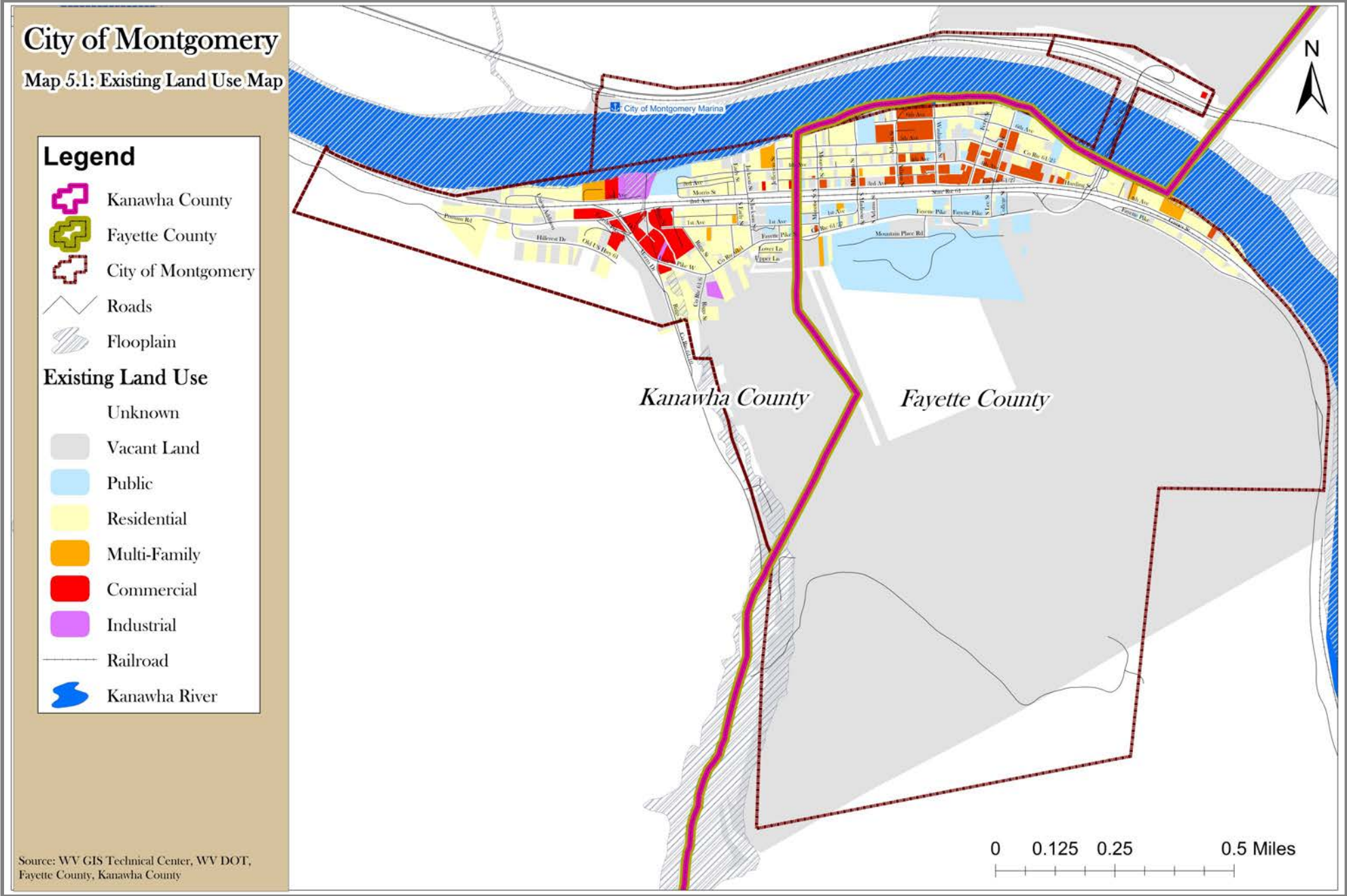
KVC Health Systems is in the process of purchasing the WVU Tech campus buildings on the Fayette County side to establish a center to provide higher education support services for youth aging out of foster care. The center is named the Riverbend Center Supporting Higher Education and is projected to eventually enroll 200 students. The center is expected to create over 200 jobs over the next ten years and have an annual economic impact of $22 million once the school reaches projected enrollment (2018, February 15 Charleston Gazette-Mail).

BridgeValley Community and Technical College is expanding into the former Tech buildings on the Kanawha County side of the campus. BridgeValley and KVC are working together to provide an educational program for the former foster youth. BridgeValley recently opened an education/innovation center. The center has the elements of a business accelerator with a maker's space. The center includes tools and resources to develop prototypes and run production. The goal of the center is to allow students and the community to utilize their skills. The center will also hold classes and events. (2018, April 11 Montgomery Herald).

Many opportunities exist for new development and infill development in the city. An analysis of existing land use in the city was first conducted to determine the types of uses that already exist to better understand the future needs of the city.

Map 5.1: Existing Land Use Map details the types of uses located in the City of Montgomery. Montgomery is a small city with a population density of 1.043 people per square mile. The city is made up of mostly single family residential homes, with multi-family scattered throughout. The majority of the commercial uses are located along State Route 61 and Morris Drive, with other small scale commercial uses scattered throughout the side streets. Very few industrial uses exist in the city.

Vacant land shown on the map consists mostly of a wooded area that includes the River City Trail and surrounding lands. Public uses include land owned by the city, post office, churches and land once owned by West Virginia University as part of WVU Tech.

City of Montgomery

Map 5.1: Existing Land Use Map

Legend

- ⬡ Kanawha County
- ⬡ Fayette County
- ⬡ City of Montgomery
- ⌁ Roads
- ⬚ Flooplain

Existing Land Use

- Unknown
- Vacant Land
- Public
- Residential
- Multi-Family
- Commercial
- Industrial
- Railroad
- Kanawha River

City of Montgomery Marina

Kanawha County   Fayette County

N

0   0.125   0.25   0.5 Miles

Source: WV GIS Technical Center, WV DOT, Fayette County, Kanawha County

In 1975, the City of Montgomery enacted a zoning ordinance. The city is divided into the following zoning districts:
- Central Business District (CBD)
- Residence District (R1)
- Residence District (R2)
- General Purpose District (GP)
- Land Conservation (LC)
- Medical Complex District (MCD)

The town's zoning ordinance is in need of an update so that the ordinance is consistent with this comprehensive plan. Any future zoning ordinance amendment should update the definitions, sign regulations, parking requirements, and landscaping and buffering requirements in the zoning ordinance.

An updated zoning ordinance should also include a new zoning map that is consistent with *Map 5.2: Future Land Use Map.* The future land use map is the city's vision for future development and revitalization in the next several years.

Currently the city faces no subsidence or flooding issues. The Kanawha River rarely floods. Floodplains are shown on *Map 5.1: Existing Land Use Map.* Mine shafts have flooded Montgomery in the past but most mine shafts now drain from the back side of the mountain into Morris Creek.

City of Montgomery

Map 5.2: Future Land Use Map

City of Montgomery Marina

Salsman Lane

Preferred Development Area #1

Preferred Development Area #2

Potential Fishing Pier

Preferred Development Area #3

Preferred Development Area #4

Potential Education Center

Potential City Center

Renewal/Redevelopment Area #2

Preferred Development Area #5

Renewal/Redevelopment Area #1

Renewal/Redevelopment Area #3

Kanawha County

Fayette County

Legend

- City of Montgomery
- Kanawha County
- Fayette County
- Kanawha River
- Roads
- Railroad

Future Land Use

- Rural
- Low Density Residential
- Multi Family Residential
- Mixed Use
- Commercial

Source: WV GIS Technical Center, WV DOT, Fayette County, Kanawha County

0   0.125   0.25   0.5 Miles
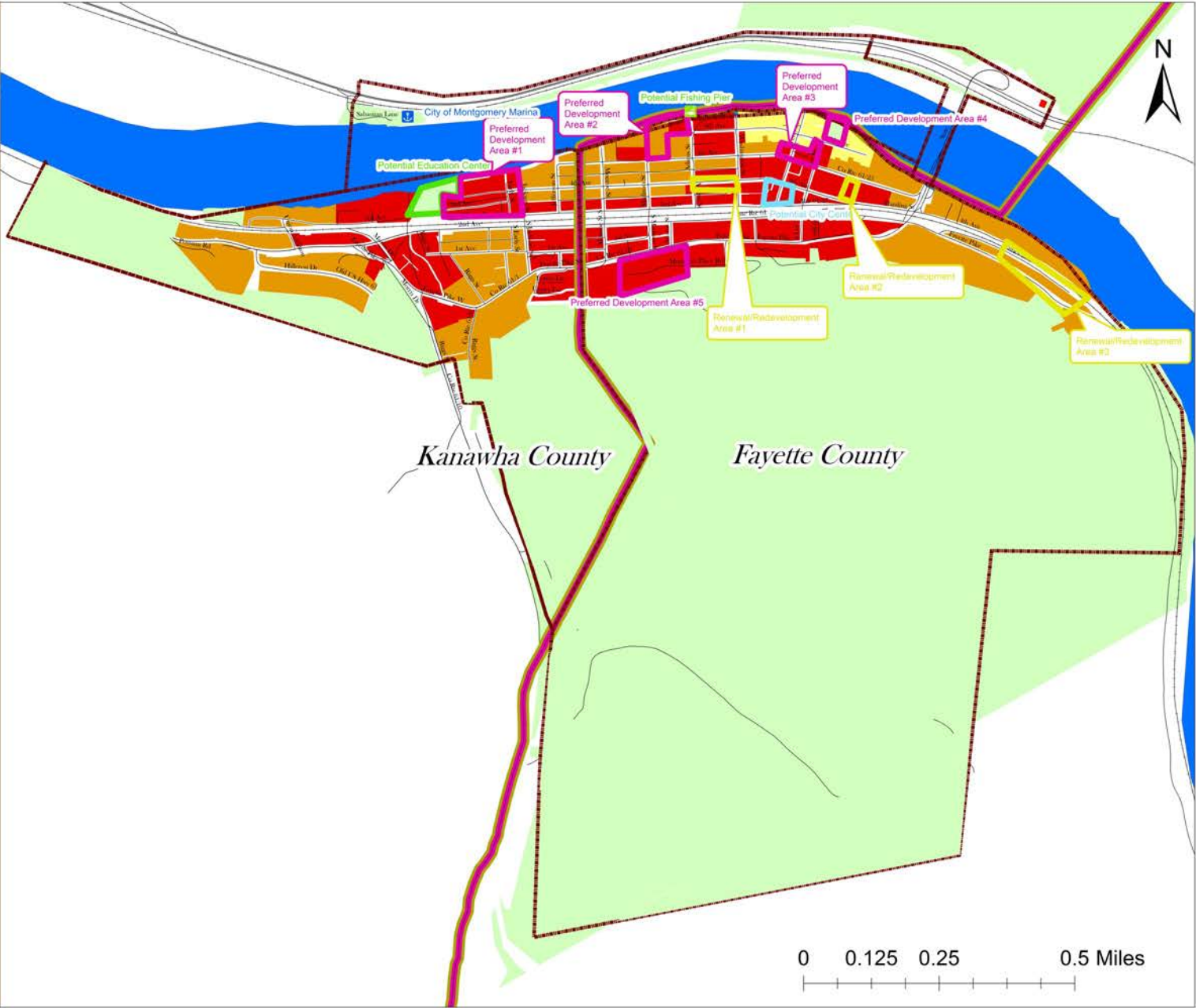
The following categories were developed on the future land use map:
- Rural– land designated to stay as either open space or wooded
- Low Density Residential– intended to provide for single family housing
- Multi Family Residential– intended to provide for a mix of single family and multi family housing
- Commercial– intended to provide for various commercial uses and light industrial uses.

The future land use map also illustrates areas that are preferred for development in accordance with the West Virginia Code, Chapter 8A: Land Use Planning. The town desires new businesses to support the tax base and to provide services and goods to existing and future residents. The need for a grocery store was reiterated through the planning process. The planning commission expressed the goal of attracting a grocery store to one of the renewal areas listed on the Future Land Use Map. There are three (3) areas identified for development on the future land use map. A description of each is as follows:

- *Preferred Development Area: #1*: This area is intended for small scale commercial development
- *Preferred Development Area #2*: The area around Montgomery General Hospital is designated for new development for services to support the existing hospital, such as assisted living facilities, a hotel, or other small scale commercial uses. The city would like to utilize some of the area as greenspace and a fishing pier.
- *Preferred Development Area #3*: This area includes the now closed car dealership that would be ideal for another car dealership or small scale commercial development, such as a grocery store.
- *Preferred Development Area #4:* This area is located along the river and is designed as rural due to its access to the riverfront and potential for riverfront recreation.
- *Preferred Development Area #5:* This area is the location of the former College of Business and Economics and Old Main. The buildings have the potential to be repurposed for different uses, which is why it has been designed as mixed use. This area would be a great location for affordable senior housing.

Two renewal and/or redevelopment areas are also identified on the future land use map. A description of each is as follows:
- *Renewal and/or Redevelopment Area #1*: This area consists of mostly abandoned and dilapidated buildings. New commercial development is needed to revitalize the area.
- *Renewal and/or Redevelopment Area #2*: This area includes the old grade school that is in poor condition and needs to be demolished. New commercial development is needed in this area.

- ***Renewal and/or Redevelopment Area #3:*** This area consists of abandoned and dilapidated housing that needs torn down.

Potential areas for annexation are also identified on *Map 5.3: Potential Annexation Area*. Local elected officials would like to annex land on County Route 61 and Morris Creek Drive to address crime and blight in this area. Adena Village and Kimberly are also located in the potential annexation area as these unincorporated villages may want city services.

A potential **City Center** is also designated on the map. The vision for this area is a new city hall, with a community center, decorative fountain or splash pad, and pavilion area. The goal is to have this area be a gathering place for residents. The general survey also revealed an interest in a local farmer's market. The proposed **City Center** would be an ideal location for a farmers market.

The potential aquatic center is also designated on the future land use map as a ***Potential Education Center***. Details of the vision in this area can be found in **Chapter 4: Tourism and Recreation.**

Other opportunities exist for the City of Montgomery in regards to senior living opportunities. There is increased interest from developers to create affordable senior living opportunities in the city.

City of Montgomery

Map 5.3: Potential Annexation Area

Legend

City of Montgomery

Kanawha County

Fayette County

Kanawha River

Railroad

Kanawha County

Fayette County

Potential Annexation Area

Source: WV GIS Technical Center, WV DOT, Fayette County, Kanawha County

0   0.425   0.85   1.7 Miles
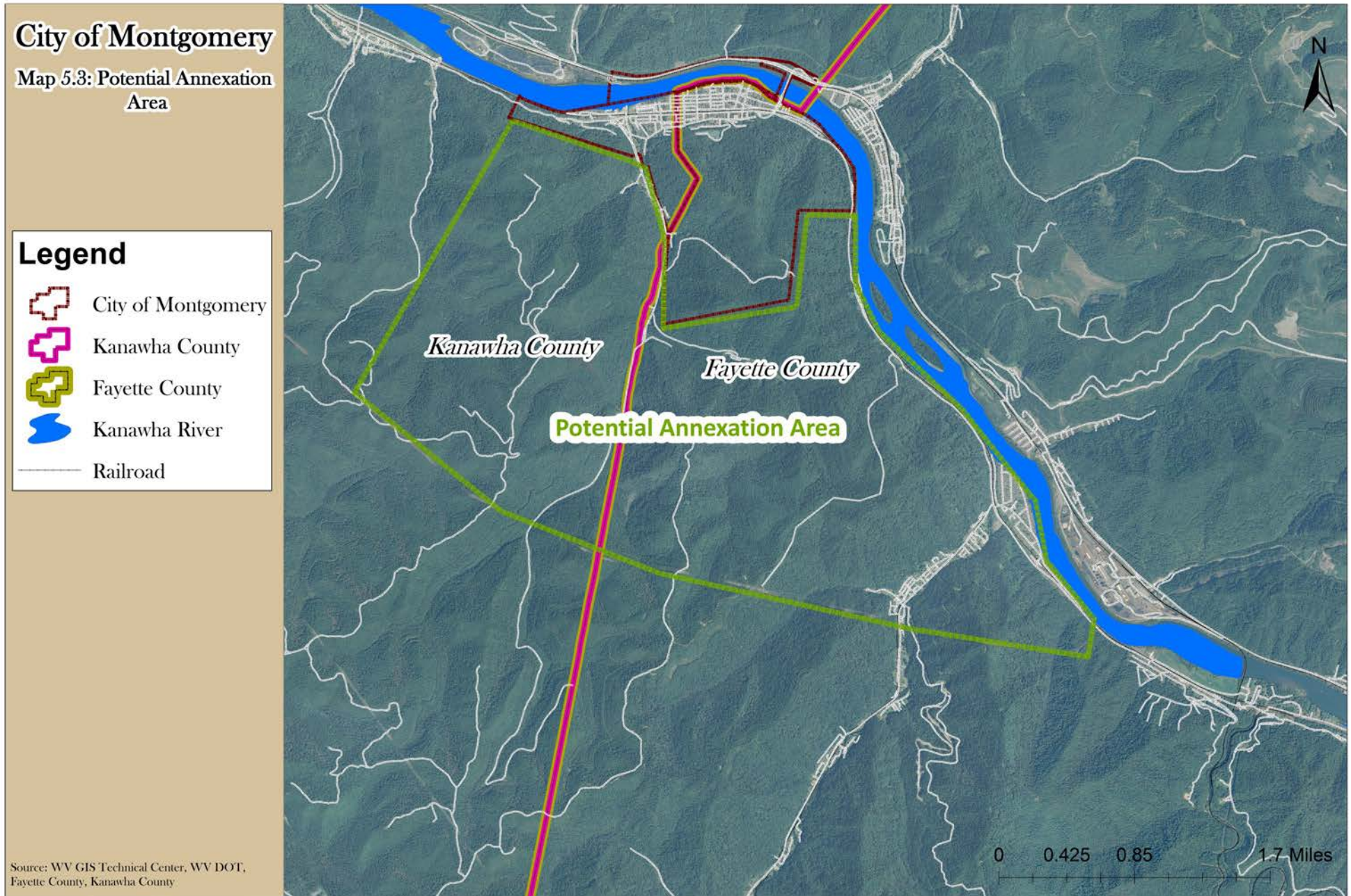
Action Plan

Goal 4 was developed to address the need for increased economic development in the city. The strengths, weaknesses, and opportunities that were discussed earlier in this chapter were used as a framework to create the following goal:

Goal 4: Support the local population and attract new business through sustainable land use practices.

Objective 1: Identify new economic development opportunities in the city

Action Step: Market the city as a place for tiny homes

The City of Montgomery vision for future development includes capitalizing on river recreation and as a gateway to the New River Gorge. Montgomery therefore is an ideal location for "weekend homes" for those traveling for recreational opportunities. The idea to build "tiny homes" that overlook the Kanawha River was raised. The tiny homes could be booked by tourists visiting Montgomery, offering a small-town escape. Many communities are banning or limiting the placement of tiny homes, therefore the city should market and publicize the fact that they welcome this type of residential development.

Action Step: Develop a marketing and branding campaign to raise awareness of all that Montgomery has to offer

The city needs to work with the local convention and visitors bureau to market what Montgomery has to offer. The city's attractions need to be marketing on online websites and social media. A marketing campaign should include brochures, online presence, and a business inventory.

Vacant building space can be utilized by new businesses that want to locate within the city. Part of the marketing campaign of the town should include a listing of existing inventory of space available for rent or purchase. Businesses that should be specifically

targeted to be opened in Montgomery include those that would complement the region's opportunities for outdoor recreation and would be of interest to the college students commuting to and living in the city.

To further understand the types of amenities that students and community members are looking for, the city could email a survey or provide a physical survey at frequently populated locations. The city could then identify the most sought-after businesses and amenities, and advertise this possibility to potential business owners

Action Step: Prioritize and implement recommendations from previous planning efforts

Promoting a culture of entrepreneurship received focus in recent plans developed in the Upper Kanawha Valley, such as the "Virginia Tech Plan," "Healthy Places for Healthy People," and "Your Voice Your Valley."

The City of Montgomery should strive to implement the recommendations of these three plans and use them for support and background information when seeking funding. Some of the action steps that emerged through these plans include developing a business incubator, hiring an Entrepreneur Coordinator, and identifying potential office and business space (Your Voices, Your Valley; Healthy Places for Healthy People). Furthermore, the city should continue to participate in the Upper Kanawha Valley Regional Planning Commission, which will be synthesizing the three aforementioned community development plans, as well as regional Comprehensive Plans, into a Regional Strategic Plan.

Action Step: Facilitate technical assistance and workshops for small businesses

Small businesses often struggle in the beginning months of opening their business. Education is vital to help small businesses owners become successful. Education on marketing, operations, human resources, using website and social media, and cash flow are all important topics that should be discussed. The City of Montgomery should work with partners such as BridgeValley to bring technical assistance and workshops to the city and the region to help improve the economic climate of the UKV region.

Objective 2: Capitalize on visitors

Action Step: Sponsor additional events to bring people into Montgomery

Community events are a great way to showcase your community. While Montgomery holds several annual events, more events and festivals would increase the visibility of the city and attract visitors to the community. All events and festivals should be listed on the city's website and publicized in the local newspaper. Ideas for events include street parties, movie nights, craft shows, etc.

Case Study-City of Weston

The City of Weston has established a Fairs and Festival Committee to oversee the development of activities in the downtown. Events organized by the committee include the annual street fair, Weston's Amazing Week (week long activities such as farmers market, pet contest, ice cream social, history challenge, movie night at the park), Small Business Saturday, Annual Make it Shine (community clean-up day), co-sponsor of 4th of July celebrations with local VFD, Halloween Event, Christmas Parade, and Chocolate Lovers event.
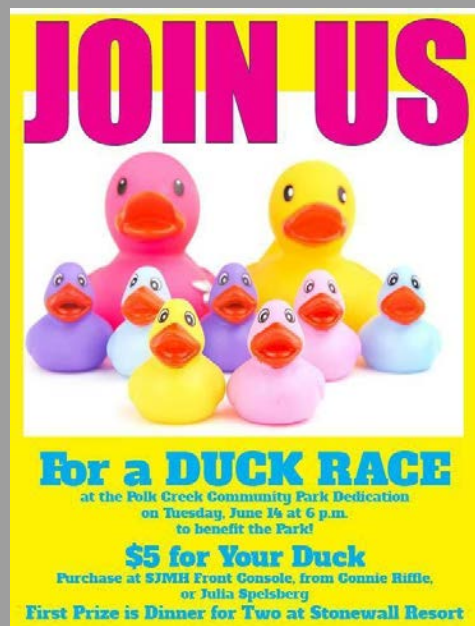
Action Step: Develop a wayfinding system with a consistent theme that directs visitors to key attractions, amenities, and businesses

During the planning process it was repeatedly mentioned that there is a lack of consistent signage. If Montgomery wants to attracts visitors to the city, a system needs to be in place to direct people to various locations. A comprehensive wayfinding signage system is needed that includes directional signage, parking signs, and interpretive kiosks.

All of the signage should fit in with the character of the community and have a consistent theme or logo.

Vehicular directional signage- This type of signage would be installed on poles and intersections that point to various destinations throughout the town

Parking directional signage- This type of signage would be installed on traffic lights or poles with arrows pointing to public parking lots or spaces

Interpretive kiosks- This type of signage would include a map and provide information on the various attractions throughout Montgomery and would be installed at key locations

Pedestrian kiosks- This type of signage would also include a map that would be placed in the downtown to direct people on foot

Case Study-City of Charleston

The City of Charleston, West Virginia has created a wayfinding commission to help create a uniform signage program. The members are appointed by the mayor and confirmed by Council. The Commission helped create design guidelines for the wayfinding system. For more information visit https://charlestonwv.gov/government/wayfinding

Other cities throughout the United States have also developed a wayfinding system. The pictures shown are signs in Alexandria, Virginia and Winchester, Virginia.

Action Step: Develop signage to promote Montgomery along major corridors

There is a need for additional signage on Route 60 to direct travelers to restaurants and other attractions in Montgomery. There is also a need for signage on Interstates 64 and 77 in Charleston.

Action Step: Continue to build upon and expand relationship with hospital, schools, and YMCA

Building partnerships will also be crucial to encouraging economic development in Montgomery. Strong community partnerships are attractive on grant applications and can help ensure that efforts are not being duplicated. Some potential partners in the region include the Fayette County Chamber of Commerce, the New River Gorge Regional Development Authority, the New River Gorge Convention & Visitor's Bureau, the West Virginia Tourism Office, and more.

The city should continue to work with BridgeValley, KVC, and the YMCA. Quarterly meetings should be held with all partners, the city, and non-profit organizations to share ideas and discuss projects.

Action Step: Support and expand Farmer's Market

Montgomery General Hospital currently holds a farmer's market in the lobby of the hospital. More advertisement of this farmer's market is needed. Since the farmer's market is not a weekly event, there are additional opportunities for a farmer's market in the city.

Communities in the Upper Kanawha Valley should pursue regional opportunities for a bi-weekly or even monthly farmer's market. Montgomery's Ferry Street has been identified as a potential location to host a farmer's market. A farmer's market was previously attempted in the city. A lack of interest from vendors and the geographic distance from farmers posed challenges. If the city does seek the development of a farmer's market, the market should be located in a heavily trafficked area of town that is in a close proximity of the city's entrance. Another action step would be determining how to ensure that foods bought at the farmer's market would qualify for Snap Benefits. WV FOODLINK may be a potential partner in assisting the city in finding information or resources to increase asses to healthy foods in Montgomery.

Objective 3: Encourage sound land use decisions in order to protect community character

Action Step: Update the zoning ordinance to be consistent with the vision in the comprehensive plan

The zoning ordinance was enacted in 1975 with very few updates over the years. A total overhaul of the zoning ordinance is needed so that it is in compliance with the 2004 changes of the West Virginia Code, Chapter 8A. The zoning ordinance also needs to be updated to be consistent with this comprehensive plan and the future land use map.

Action Step: Consider annexation of surrounding lands to increase the tax base and provide continued economic growth

The City of Montgomery would like to annex lands shown on *May 5.3: Potential Annexation Area*. The city should coordinate with Fayette and Kanawha Counties on the annexation of lands. This effort would be a great opportunity to promote regional planning between the Counties and City.

Action Step: Explore and promote opportunities for senior housing

The City should also explore and promote opportunities for senior housing. There are several locations that would be excellent location for senior housing, one of which is shown on *Map 5.2: Future Land Use Map*.

Action Step: Prioritize property redevelopment

Priorities for redevelopment include the former Turnpike Ford Dealership, city pool property, former Montgomery Elementary School, former city hall, former Brown Chevrolet, and City National.

Action Step: Utilize unused space for community gardens

The former WVU Tech football field is one location that has been suggested for a community garden and high tunnel. Other possible locations is the vacant lot where the former Hirise dormitory was located before it was demolished and the pool property.

Chapter 6:

Transportation

Critical Issue 5: Improvement of transportation options

Transportation Network

The City of Montgomery is located along US Route 60, also known as the Midland Trail. The Midland Trail is a National Scenic Byway that stretches 180 miles from White Sulphur Springs, past Charleston, and through Huntington. The Midland Trail is an attractive alternative to the Interstate and provides travelers with a taste of West Virginia history and scenery. Montgomery is well positioned to attract visitors needing to refuel and stretch their legs. WV-61 also runs north to south and becomes 2nd Ave within the city. Four (4) public parking lots lie within the city, each of which have approximately 20 spaces. The lots are located near the Montgomery Bridge, EDC building, City National Bank, and the City Pool. All parking in the lots is free. Free on-street parking exists throughout the city. The citizens see no parking issues at this time.

The city is well served with public transportation. Kanawha Valley Regional Transportation (KRT) is a bus line that provides hourly transportation to downtown Charleston and points beyond during the work week. The weekend schedule includes twelve roundtrips on Saturday and six roundtrip on Sunday. One of the city's goals is to maintain its current bus facilities. An active railroad also runs through Montgomery. The city has an Amtrak station that is served by the Cardinal, which runs three times per week. The Cardinal runs from Chicago's Union Station to Penn Station in New York City. The Amtrak station is slated to be remodeled in 2018. The existing platform will be removed and a new platform constructed. An accessible path will be constructed on the platform. New lighting and signage will also be added.

Yeager Airport is located in Charleston, WV, approximately 29 miles from Montgomery and is served by American, Delta, Spirit, and United Airlines. Nonstop flights are offered to Atlanta, Charlotte, Chicago, Houston, Myrtle Beach, Philadelphia and Washington DC.

A one-stop flight to Ft. Lauderdale is available March through August. The nearest port is also located in the City of Charleston. The Kanawha Valley Local Port Authority District is developing the North Charleston Tank Farm and Distribution Center. A public port is in the planning stages in South Charleston.

The Kanawha River is not currently used for commercial traffic. Two public access points in the City of Montgomery allow the public to access the river.

At this time, no intermodal transportation options exist for the town.

While the town has many strengths and opportunities in regards to transportation, residents also express concerns shown on *Table 6.1:Transportation Public Survey Results*. Over a fourth of online respondents ranked pedestrian/bicycle safety, street condition, and public transportation as poor.

TABLE 6.1: TRANSPORTATION PUBLIC SURVEY RESULTS

PLEASE RATE YOUR LEVEL OF SATISFACTION

	Excellent	Good	Fair	Poor
Pedestrian/Bicycle Safety	2.0%	21.7%	38.1%	28.9%
Sidewalks	0%	27.1%	49.0%	22.3%
Street Condition	2.1%	13.4%	54.7%	28.8%
Traffic Circulation	5.2%	36.1%	43.3%	9.3%
Public Transportation	1.1%	17.9%	43.2%	31.6%

One of the needs expressed during the planning process is for additional and consistent signage. More signage that points visitors to opportunities and amenities in the city is needed. Similarly, the planning commission noted inconsistent signage in Montgomery. The height of stop signs, for example, is not uniform.

One asset to the city is the presence of sidewalks. Sidewalks along Route 61 and neighborhoods near City Hall are good. However, the rest of the sidewalks in the city are in poor condition.

In December of 2017, a Healthy Places for Healthy People report was completed for Montgomery and Smithers. The report recognizes the need for better pedestrian and bicycle opportunities in both cities. A trail concept vision was then developed to address concerns of residents, as shown of Figure 1: Proposed Trail System. The cities have since received a $15,000 grant for design of the proposed trails. Four trail systems are proposed:

1. Montgomery Marina to the US Route 60 bridge

2. US Route 60 bridge to the River Cities Trails in Montgomery

3. Marina and River Cities Mountain Trail to existing walking trail in Smithers

4. All trails in Montgomery and Smithers to Gauley Bridge

Additional funding will be needed to design and implement all of the trail systems.

A water trail will also be mapped from Kanawha Falls to the Montgomery Marina.
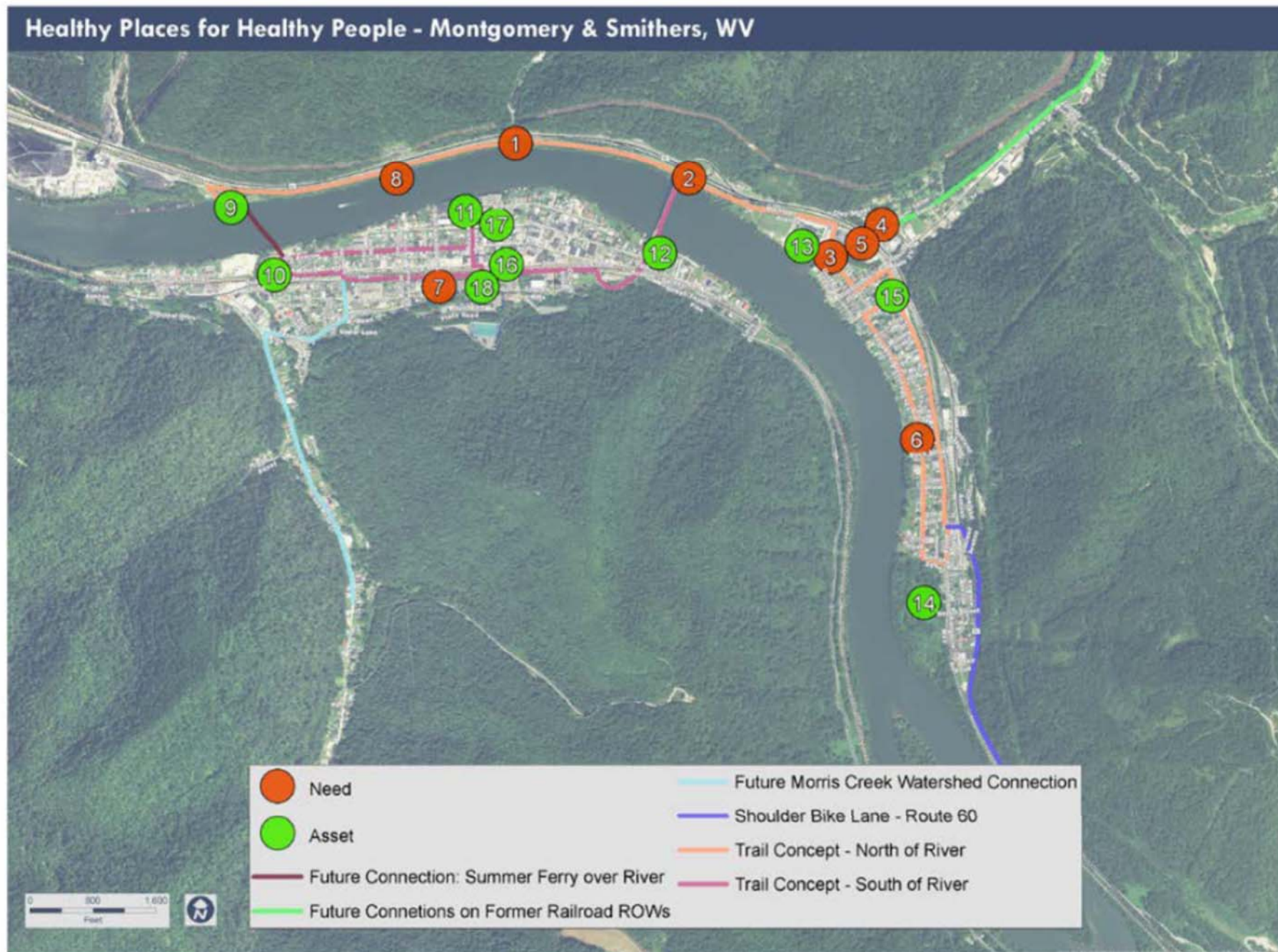
Figure 1: Proposed Trail System

Action Plan

The city needs to improve the existing transportation system. As noted during the public input, many residents would like to see a multi-modal transportation system that allows for different methods of travel. The following goal was created to address concerns of residents.

Enhance and improve vehicular, bus and rail transportation.

Objective 1: Provide multi-modal transportation options

Action Step: Work with Kanawha Valley Regional Transportation Authority to expand bus service in the UKV Region

The need for increased public transportation in the UKV Region was an issue raised during the regional planning commission meetings between Fayette County, Kanawha County, Montgomery, Smithers, and Gauley Bridge. While Montgomery has stops located in city limits, no public transportation options exist for Smithers and Gauley Bridge. The City of Montgomery should continue to work with the regional planning commission and KVRTA to expand transportation options throughout the UKV as this would help businesses, BridgeValley CTC, and the YMCA. There is also a need for Mountain Transit Authority in Fayette County to establish a stop in Gauley Bridge so that residents in that portion of the region could travel all the way to Charleston by transferring from the MTA bus to the KVRTA bus.

Action Step: Install bicycle share the road signs

The City of Montgomery would like to promote bicycling throughout the city. Due to the narrow width of city streets, the streets lack space for a designated bicycle lane. However, due to the low speed limit throughout the city, bicyclists can ride on the street. To encourage bicyclists to utilize city streets and to promote safety for those that do ride their bikes, Share the Road signs and pavement markings should be used.

Action Step: Design walking routes throughout town

Plans show future designated walking trails in Montgomery. However, walking routes should also be designated in town to showcase historical resources and fascinating attractions in town.

The condition of sidewalks and roadways should be considered when determining the routes. Routes should be signed and include the distance traveled. A short course (1 mile or less) for those that don't wish to walk very far and a more ambitious route (3 or more miles with varied topography) for those that desire a more challenging workout should be developed. The starting point for each could be at city hall, where maps would be available.

Case Study-Mount Hope, WV

The City of Mount Hope has put tremendous work into creating a bikeable/walkable community with the help of Active Southern West Virginia. A map has been created showing walking route descriptions, mileage and points of interest.

The city has also created a fitness trail and is in the process of developing a rail-to-trail. A complete streets policy was adopted by city.

Source: http://mthopewv.org/bike-walk-mount-hope/

Action Step: Develop a water trail to promote the Kanawha River to residents and visitors

The Kanawha River meanders through beautiful mountains and scenery in the UKV region. No designated map shows visitors public access points and attractions along the river. As the river is one of the region's greatest strengths, the tourism potential of the river needs to be exploited. Designating the Kanawha River as a water trail will help the communities in the UKV region publicize the recreational opportunities of the river and work together to beautify the river.

Case Study-Guyandotte Water Trail

The Guyandotte Water Trail spans five counties with access to the Guyandotte River at 24 different access points. The water trail gives people the opportunity to enjoy river recreation activities, such as kayaking, canoeing, and fishing. Many of the communities along the water trail are developed community parks at access points to get people off the river to enjoy their downtown and businesses.   The water trail project is spearheaded by the Guyandotte Water Trail Alliance.   The alliance has managed river cleanups and beautification projects along the water trail.

Source: http://guyandottewatertrail.com/
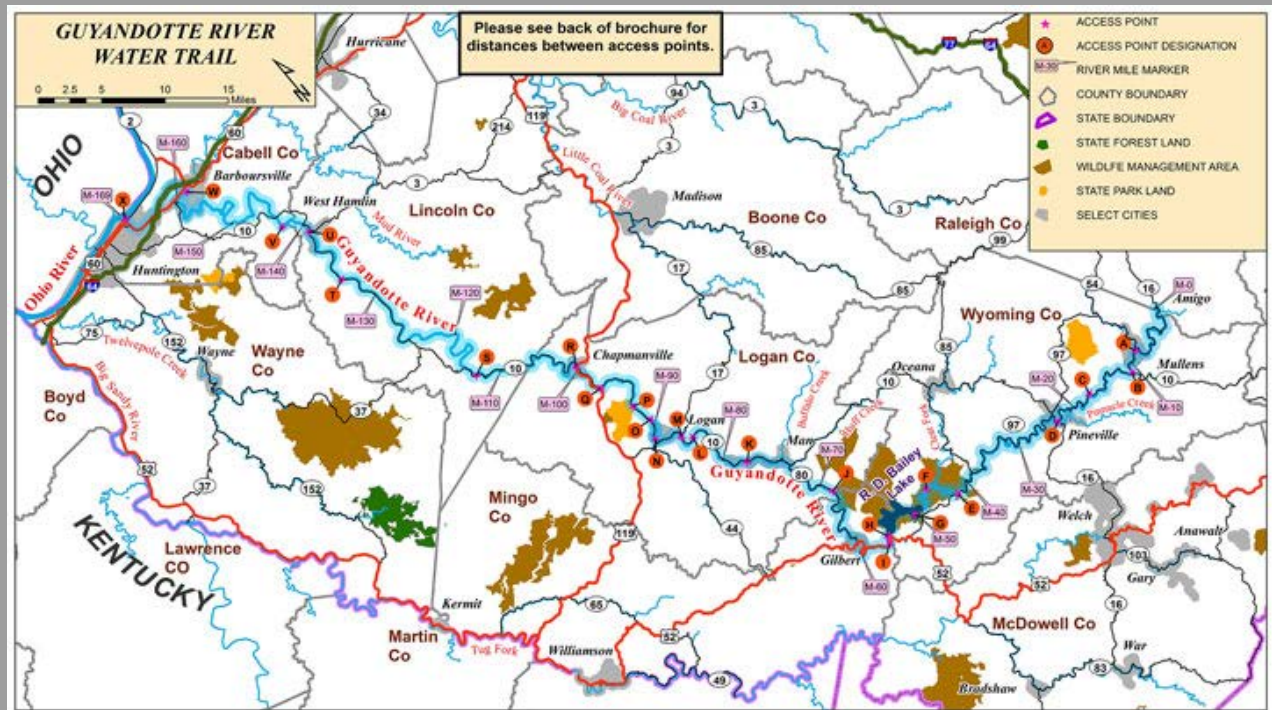
Objective 2: Improve existing transportation network

Action Step: Provide uniform street signage throughout the city

Chapter 5 details the need for a consistent wayfinding system throughout Montgomery. Wayfinding signage should be consistent with street signs. Major businesses and destinations are also lacking signs. Stop signs, parking signs, and other street signs should be uniform.

Action Step: Develop a capital improvements plan to address transportation needs

Developing a capital improvement plan that analyzes traffic needs, in addition to other needs pertaining to infrastructure in the city, would assist Montgomery prioritizing city-wide improvements. The CIP would also identify funding sources. The plan can be used in conjunction with the comprehensive plan to assist local elected officials in deciding which projects should get funded based on public input received during the planning process.

Action Step: Develop a sidewalk program to prioritize sidewalk improvements

As there are many sidewalks in need of repair in Montgomery, a list should be developed noting the condition of each sidewalk. A corresponding map should also be developed.

The city should develop a sidewalk program to prioritize the most needed repairs, as well as construction of new sidewalks. The sidewalk program would utilize a point system to establish which sidewalks should be repaired or constructed first. The point system would take into account the following factors:
- Sidewalks proximity to parks, local government facilities, schools, businesses, etc.
- Connectivity with other sidewalks
- Average daily foot traffic
- Topography of street
- Conflicts with other utilities
- Available right-of-way

Case Study-Bluefield, WV

City of Bluefield

The City of Bluefield offers 36 month, 0 interest loans to residents to replace damaged sidewalks. Residents work with the city engineer to determine cost and the city engineer then manages the project for the property owner.

Source: http://www.cityofbluefield.com/Default.asp?ID=286&pg=Fix+My+Sidewalk

City of Clarksburg

The Sidewalk Improvement Program in Clarksburg partially reimbursing property owners for sidewalk repairs and construction. A residential property owner can receive up to 70 percent of the cost of materials and up to $1,500 for labor. A commercial property owner can receive 70 percent reimbursement up to $2,000.

Source: https://shinnstonnews.com/sidewalk-upgrades-in-clarksburg-get-boost-from-city/

Action Step: Develop a road maintenance plan

Many of the roads in Montgomery are in need of repair. The public works department should first assess each road and determine the condition. This process will help prioritize those that are in immediate need of repair. The information gathered should then be placed on maps so that employees can visualize the issues.

For large road improvements, such as road resurfacing, a schedule of 15-20 years should be created. For minor repairs that are more frequent, such as potholes and cracks, a five year schedule should be created.

Case Study-Parkersburg, WV

The Road and Street Division in the City of Parkersburg uses a database to track pavement condition and history of maintenance of each roadway within city limits. The condition of roadways is evaluated using a pavement condition index rating system.

Source: http://parkersburgcity.com/pc/services-2/streets/streets-overview/

Chapter 7: Implementation

Implementation

Developing a comprehensive plan is often easier than actually implementing the plan and incorporating the plan's vision into everyday governmental functions. The city should use the plan when preparing budgets and planning for future projects. The comprehensive plan should be considered when developing the annual budget.

Regional Planning

Intergovernmental cooperation is essential in land use planning. Communities don't exist in a vacuum; and therefore should engage in planning with surrounding jurisdictions as much as possible. The City of Montgomery realized this point and has created strategic partnerships with the City of Smithers. Both cities are working together to hire a community and economic development educator. The educator will assist both cities in small businesses training, promotion and economic development, and implementation of the various regional community development plans. The educator should utilize this comprehensive plan to better understand the issues and concerns in the city and help the city implement the action steps detailed throughout the plan.

The city should also continue its participation in the Upper Kanawha Valley Regional Planning Commission. The UKV Regional Planning Commission is comprised of representatives from Montgomery, Smithers, Gauley Bridge, Fayette and Kanawha Counties. The regional planning commission is working on several regional partnerships and projects that will benefit the entire UKV region. Many of the action items in this comprehensive plan will require regional participation. The UKV Regional Planning Commission will be vital in achieving those action items.

The city should also work together with both Regions 3 and 4 to implement and fund projects detailed in the Comprehensive Plan.

Financial Implications

Implementation of many projects detailed in the Action Plan will be costly for the City of Montgomery. However, there are many other funding sources the city should consider when budgeting for implementation. A list of funding opportunities that should be considered for implementing the plan can be found in **Appendix 6.**

Implementation Matrix

An implementation matrix is part of the Action Plan. The matrix details the priorities, potential partners, estimate of probable costs, and potential funding sources of each action step.

With limited funds available, the City must establish priorities. While all of the action steps are important to implement, only a few can be implemented 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 Planning Commission as the most important. However, some high priority action steps may take longer to implement due to funding constraints and staff capacity.

Potential partners are important to implementation of the plan. The implementation matrix details probable costs as well as funding sources. This list is not an exhaustive list of funding sources, but a list of grants that are more 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 help begin implementation of the plan immediately after the plan is adopted by City Council. The purpose of the implementation matrix is to help guide the Planning Commission in implementation so 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 any obstacles they are encountering.

Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 1: Provide efficient and sustainable municipal facilities and services to enhance quality of life and maintain a good environment in which to live, work, and play						
Continue to work with the DOH to fully separate Montgomery's sewer and stormwater systems	High	2-11	Sanitary Board	WV DOH	Dependent on scope of project	General Fund; Grant Sources
Continue to support the public works department and purchase new equipment as needed	High	2-11	City of Montgomery	N/A	Dependent on scope of project	General Fund; Grant Sources
Complete a energy audit of city owned buildings	Low	2-12	City of Montgomery	Appalachian Regional Commission	Dependent on scope of project	General Fund; Grant Sources
Resolve issues with emergency communications	Low	2-12	Fayette and Kanawha County 911	City of Montgomery	Dependent on scope of project	N/A
Continue to foster and support coordination with police and fire services with other communities	Low	2-12	City of Montgomery	City of Smithers; BridgeValley	Staff Time	N/A
Collaborate to address the drug epidemic	Medium	2-13	Fayette and Kanawha County Board of Education; Montgomery General Hospital	KVC Health Systems, Montgomery Police Department, Bridge Valley	Staff Time	N/A
Continue community orientated policing	Low	2-14	City of Montgomery	N/A	Dependent on scope of project	General Fund
Support the promotion of an urgent care facility	High	2-15	City of Montgomery	Montgomery General Hospital	N/A	N/A
Partner with senior center in Smithers to provide education on health issues	Low	2-15	City of Montgomery	City of Smithers	Dependent on scope of project	General Fund; Grant Sources
Continue to lobby against the closure of Valley High School	High	2-15	City of Montgomery	City of Smithers, Gauley Bridge, BridgeValley, YMCA	Staff Time	General Fund
Continue to support the local library and use the library to advertise information about municipal events	Medium	2-16	City of Montgomery	Montgomery Library	Dependent on scope of project	N/A
Advertise the Community Center and utilize the space for programming	Medium	2-17	City of Montgomery	N/A	Staff Time	General Fund

Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 2: Revitalize neighborhoods by addressing abandoned properties and proactively identifying solutions						
Request home rule status to address abandoned and dilapidated buildings	Low	3-7	City of Montgomery	WVU Land Use and Sustainable Development Law Clinic	Staff Time	General Fund
Increase code enforcement	High	3-7	City of Montgomery	City of Smithers; Fayette and Kanawha Counties; Strategic Initiatives Council	Staff Time	General Fund
Include short term rental regulations in the update to the zoning ordinance	Low	3-9	City of Montgomery	WVU Land Use and Sustainable Development Law Clinic	Dependent on scope of project	General Fund
Continue to support the beautification committee	Low	3-9	City of Montgomery	N/A	Dependent on scope of project	General Fund; Grant Sources
Participate in the WV Make It Shine Program	Low	3-10	City of Montgomery	WV DEP	Dependent on scope of project	General Fund
Sponsor a monthly yard and home contest	Low	3-10	City of Montgomery	Beautification Committee	Dependent on scope of project	General Fund
Continue to encourage students to participate in volunteer projects in Montgomery	Low	3-10	City of Montgomery	BridgeValley	Staff Time	General Fund
Maintain and expand murals to beautify neighborhoods	Medium	3-11	City of Montgomery	Montgomery Arts Group	$3,000-$5,000	General Fund
Continue the streetscape project	High	3-11	City of Montgomery	N/A	Dependent on scope of project	General Fund; Grant Sources
Explore methods to preserve historic buildings and promote the historic attractions in the city	Medium	3-12	City of Montgomery	State Historic Preservation Office; Preservation Alliance of West Virginia; African American Cultural Heritage Action Fund	Dependent on scope of project	General Fund; Grant Sources
Nominate historical resources for listing on the National Register	Medium	3-12	City of Montgomery	State Historic Preservation Office	Dependent on scope of project	General Fund; Grant Sources

Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 3: Improve and create opportunities for tourism and recreation by utilizing our natural assets						
Support efforts of the Morris Creek Watershed Association to establish an aquatic center or fishing park	High	4-7	City of Montgomery	Morris Creek Watershed Association; Department of Natural Resources; BridgeValley; Corps of Engineers; Department of Environmental Protection; Local Schools	Dependent on scope of project	General Fund; Grant Sources
Explore the potential of a splash pad	High	4-7	City of Montgomery	N/A	Dependent on scope of project	General Fund; Grant Sources
Improve the boat launch under the Earl M. Vickers Bridge	High	4-8	City of Montgomery	N/A	Dependent on scope of project	General Fund; Grant Sources
Reconstruct Ferry Street to include a city center with amphitheater and pavilion	High	4-9	City of Montgomery	N/A	Dependent on scope of project	General Fund; Grant Sources
Develop a park near Montgomery Rehab and Elderly Care	High	4-9	City of Montgomery	Montgomery General Hospital	Dependent on scope of project	General Fund; Grant Sources
Foster the expansion of the River City Trails	High	4-10	City of Montgomery	City of Smithers	Dependent on scope of project	General Fund; Grant Sources
Improve marina with gas and boat slips and camping sites	Low	4-10	City of Montgomery	N/A	Dependent on scope of project	General Fund; Grant Sources
Continue to promote and develop the riverfront to increase tourism	High	4-10	City of Montgomery	N/A	Dependent on scope of project	General Fund; Grant Sources
Explore partnerships to provide additional recreation opportunities	High	4-11	City of Montgomery	YMCA; BridgeValley; City of Smithers; Morris Creek Watershed Association	Staff Time	General Fund

Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 4: Support the local population and attract new business through sustainable land use practices						
Market the city as a place for tiny homes	Low	5-16	City of Montgomery	N/A	Staff Time	General Fund
Develop a marketing and branding campaign to raise awareness of all that Montgomery has to offer	Medium	5-16	Fayette and Kanawha Counties CVBs	N/A	Dependent on scope of project	N/A
Prioritize and implement recommendations from previous planning efforts	Medium	5-17	Strategic Imitative Council	City of Montgomery, City of Smithers	Staff Time	N/A
Facilitate technical assistance and workshops for small businesses	Low	5-17	Strategic initiative Council	BridgeValley	Staff Time	N/A
Sponsor additional events to bring people into Montgomery	Low	5-18	City of Montgomery	Strategic Initiative Council	Staff Time	General Fund
Develop a wayfinding system with a consistent theme that directs visitors to key attractions, amenities, and businesses	High	5-19	City of Montgomery	City of Smithers, WV DOT	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	General Fund; Grant Sources
Develop signage to promote Montgomery along major corridors	Low	5-20	City of Montgomery	WV DOT	Dependent on scope of project	General Fund
Continue to build upon and expand relationship with hospital, schools, and YMCA	High	5-20	City of Montgomery	YMCA, BridgeValley, Montgomery General Hospital, local schools	Staff Time	General Fund
Support and expand the Farmer's Market	Medium	5-20	City of Montgomery	Montgomery General Hospital	Staff Time	N/A
Update the zoning ordinance to be consistent with the vision in the comprehensive plan	Medium	5-21	City of Montgomery	WVU Land Use and Sustainable Development Law Clinic	New zoning ordinance- $20,000-$30,000	N/A
Consider annexation of surrounding lands to increase the tax base and provide continued economic growth	Low	5-21	City of Montgomery	Fayette County	Staff Time	General Fund
Explore and promote opportunities for senior housing	High	5-21	City of Montgomery	N/A	Staff Time	General Fund
Prioritize property redevelopment	Medium	5-21	City of Montgomery	N/A	Staff Time	General Fund
Utilize unused space for community gardens	Low	5-21	City of Montgomery	N/A	Staff Time	General Fund

Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal 5: Enhance and improve vehicular, bus and rail transportation.						
Work with Kanawha Valley Regional Transportation Authority to expand bus service in the UKV Region	Medium	6-6	City of Montgomery	Kanawha Valley Regional Transportation Authority, Fayette and Kanawha Counties, BridgeValley, UKV Regional Planning Commission; Strategic Initiative Council	Staff Time	Grant Sources
Install bicycle share the road signs	Low	6-6	City of Montgomery	WV DOT	Staff Time	General Fund; Grant Sources
Design walking routes throughout town	Low	6-7	City of Montgomery	Active Southern WV	$200-$1,000	General Fund; Grant Sources
Develop a water trail to promote the Kanawha River to residents and visitors	High	6-8	City of Montgomery	Strategic Initiative Council; Regional Planning Commission	Dependent on scope of project	General Fund; Grant Sources
Provide uniform street signage throughout the city	High	6-9	City of Montgomery	City of Smithers, Strategic Initiative Council	Dependent on scope of project	General Fund
Develop a capital improvements plan to address transportation needs	High	6-9	City of Montgomery	N/A	Staff Time	General Fund
Develop a sidewalk program to prioritize sidewalk improvements	High	6-9	City of Montgomery	N/A	Staff Time	General Fund
Develop a road maintenance plan	High	6-10	City of Montgomery	N/A	Staff Time	General Fund

Appendix 1:
Public Input Procedures

City of Montgomery, West Virginia
Planning Commission
The Comprehensive Plan Procedures for Public Input

Pursuant to the requirements of W. Va. Code § 8A-3-6(c), the Planning Commission (hereinafter "Commission") of the City of Montgomery, West Virginia (hereinafter "City") hereby adopts the following procedures to encourage and promote public participation in the drafting of the City's comprehensive plan. The comprehensive plan is being drafted pursuant to W. Va. Code § 8A-1-1 *et seq.*

(1) Prior to recommending a new or amended comprehensive plan, the Commission will hold a public meeting on the new comprehensive plan. The purpose of a public meeting is to gather input from the general public as to the City's strengths, weaknesses, opportunities and threats as they pertain to matters in the comprehensive plan.

(2) The Commission will request input from other affected governing bodies and units of governments that may be affected by the adoption of the comprehensive plan.

(3) Under W. Va. Code § 8A-3-6(b), once the Commission has completed a draft of the comprehensive plan, and before submitting a plan to the City Council for adoption, it must publicize and hold a public hearing on the draft of its plan.

  a. Under W. Va. Code § 8A-3-6(b), at least thirty(30) days prior to the date set for the public hearing, the Commission will publish a notice of the date, time, and place of the public hearing as a Class I legal advertisement in compliance with the provisions of article three, chapter fifty-nine of the West Virginia Code. The notice shall run in a general circulating publication, the publication area will be the area that will be covered by the comprehensive plan.

  b. In addition to the requirements of W. Va. Code § 8A-3-6(b), the Commission will publish its draft of the comprehensive plan at least thirty (30) days prior to the public hearing. Specifically, the Commission will display a draft of the plan for public review at Montgomery City Hall.

(4) For purposes of this comprehensive planning process, the Commission considers the "community" of the City of Montgomery to be broader than just full-time residents within the corporate borders. For input into the comprehensive planning process, the Commission will look to business owners who live outside the corporate borders, part-time residents, those who are employed in the City but live outside the corporate borders, visitors, and others.

(5) Public notice of Commission meetings will be given pursuant to the West Virginia Open Governmental Proceedings Act, where applicable.

(6) No provision herein shall be construed as limiting the Commission's ability to engage in additional public participation efforts as the Commission deems appropriate. No provision herein shall prohibit the Commission from amending these procedures.

Adopted this 25th day of July, 2017.

_____
President

_____
Vice-President

_____
Member

_____
Member

_____
Member

Appendix 2: Stakeholders

City of Montgomery Stakeholder List

Stakeholders who completed questionnaires

Bridge Valley Community and Technical College

City Attorney (Brian Parson)

El Jalisco

First Christian Church

Fraternal Order of the Eagles

Fred Lockard- City Council

J Higgins- former Mayor

Jennifer Bunnder- City Council

Kennedy Dental Office

Montgomery Arts Group

Montgomery Fire Department

Montgomery General Hospital

Montgomery Parks and Recreation Commission

Montgomery Police Department

Montgomery Public Works Department

Morris Creek Watershed Association

Mr. Billheimer- Resident

Sandy Huddleston- Realtor

Sherry Smith- City Accountant

Smith Cochran Hicks (accounting firm)

Super Dollar

Surveys were also sent to other individuals/organizations, but were not completed and returned by the identified stakeholders

APPENDIX 3:
SURVEY RESULTS

City of Montgomery Online Survey Results

How do you feel about the overall quality of life in the City of Montgomery?		
Answer Choices	Responses	
Very satisfied	0.00%	0
Satisfied	14.56%	15
Indifferent	6.80%	7
Dissatisfied	45.63%	47
Very dissatisfied	33.01%	34

Please rate your overall level of satisfaction for each of the following in Montgomery					
	Excellent	Good	Fair	Poor	No Opinion
Availability of recreation	0.00%	4.90%	11.76%	79.41%	3.92%
Fire protection	19.61%	42.16%	20.59%	8.82%	8.82%
Police protection	4.85%	17.48%	39.81%	32.04%	5.83%
Public school system	0.00%	11.65%	23.30%	57.28%	7.77%
Library services	6.80%	28.16%	36.89%	19.42%	8.74%
Job opportunities	0.00%	0.00%	5.83%	92.23%	1.94%
Arts and Culture	0.00%	5.83%	17.48%	70.87%	5.83%
Pedestrian / bicycle safety	1.94%	20.39%	38.83%	29.13%	9.71%
Infrastructure (water / sewer)	3.92%	24.51%	36.27%	16.67%	18.63%
Enforcement of Ordinances	0.00%	9.80%	31.37%	47.06%	11.76%
Housing options	0.98%	10.78%	30.39%	50.00%	7.84%
Sidewalks	0.00%	25.49%	49.02%	24.51%	0.98%
Street conditions	1.94%	12.62%	54.37%	30.10%	0.97%
Visual appearance of Montgomery	0.00%	10.68%	34.95%	54.37%	0.00%
Getting information about City events and matters	3.88%	23.30%	33.01%	33.98%	5.83%
Availability of retail	0.00%	0.97%	13.59%	82.52%	2.91%
Traffic circulation	4.85%	35.92%	42.72%	10.68%	5.83%
Public transportation	0.99%	18.81%	41.58%	30.69%	7.92%
Emergency management	2.94%	30.39%	36.27%	21.57%	8.82%
Stormwater management	2.91%	18.45%	38.83%	16.50%	23.30%
Recycling	0.00%	1.98%	14.85%	64.36%	18.81%
Overall effectiveness of city government	0.98%	10.78%	30.39%	48.04%	9.80%
Youth activities	0.00%	1.94%	9.71%	84.47%	3.88%
Historic preservation	0.97%	11.65%	31.07%	47.57%	8.74%
Health care	2.94%	20.59%	39.22%	33.33%	3.92%
Abandoned and Dilapidated Buildings	0.00%	0.97%	15.53%	78.64%	4.85%
Food Access	2.94%	14.71%	32.35%	45.10%	4.90%
Collaboration with Higher Education Institutions	2.91%	12.62%	29.13%	47.57%	7.77%

What do you think are the 3 MOST important things for Montgomery to improve in the next 5 to 10 years? (select 3)	
Answer Choices	Responses
Availability of recreation	40.78%
Fire protection	0.97%
Police protection	18.45%
Public school system	13.59%
Library services	1.94%
Job opportunities	56.31%
Arts and Culture	10.68%
Pedestrian / bicycle safety	0.00%
Infrastructure (water / sewer)	4.85%
Enforcement of ordinances	9.71%
Housing options	6.80%
Sidewalks	0.00%
Street conditions	1.94%
Visual appearance of Montgomery	24.27%
Getting information about City events and matters	3.88%
Availability of retail	26.21%
Traffic circulation	0.00%
Public transportation	1.94%
Emergency management	0.00%
Stormwater management	0.00%
Recycling	2.91%
Overall effectiveness of City government	9.71%
Youth activities	25.24%
Historic Preservation	0.97%
Health care	2.91%
Abandoned and Dilapidated Buildings	23.30%
Food Access	9.71%
Collaboration with Higher Education Institutions	4.85%
Other (please specify)	15.53%

What are Montgomery's 3 greatest strengths? (select 3)	
Answer Choices	Responses
Availability of recreation	4.85%
Fire protection	54.37%
Police protection	23.30%
Public school system	2.91%
Library services	31.07%
Job opportunities	0.97%
Arts and Culture	4.85%
Pedestrian / bicycle safety	6.80%
Infrastructure (water / sewer)	7.77%
Enforcement of ordinances	1.94%
Housing options	5.83%
Sidewalks	20.39%
Street conditions	7.77%
Visual appearance of Montgomery	7.77%
Getting information about City events and matters	12.62%
Availability of retail	2.91%
Traffic circulation	20.39%
Public transportation	11.65%
Emergency management	7.77%
Stormwater management	3.88%
Recycling	0.97%
Overall effectiveness of City government	8.74%
Youth activities	0.00%
Historic Preservation	2.91%
Health care	16.50%
Collaboration with Higher Education Institutions	17.48%
Other (please specify)	13.59%

To what extent do you agree with the following statements					
	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
Montgomery should promote and develop river recreation.	3.92%	2.94%	17.65%	36.27%	39.22%
I would participate in river recreation if there were more opportunities.	4.90%	7.84%	21.57%	36.27%	29.41%

Appendix 4:
Public Input

City of Montgomery Open House Results

The **City of Montgomery's Planning Commission** held an open house on 8/29/2017 at the KVC Workforce Center of Excellence at Fayette Pike, Montgomery, WV. The goal of the open house was to gain public input on the upcoming comprehensive plan draft. Community members were asked to participate in several stations involving a vision for the next 10 years in Montgomery, strengths, opportunities, challenges, and threats for their Town, future growth, and how tax dollars should be spent for Montgomery. The results of the open house are as follows:

Exercise 1: "Spend my tax dollars on… to help improve the quality of life in the City."

Spend my tax dollars on

to help improve the quality of life in the Town.

- Activities for youth
- Sidewalks and town roads
- Advertise and publicize Montgomery and UKV
- Recruit new businesses
- Aggressively address drug problems
- Education center with Morris Creek watershed
- Dog park!
- Opening schools, not closing schools!
- Revitalization
- Track to walk and run
- Improve sewage system and water drainage
- Removing dilapidated buildings
- Splash pad
- Improve/update gun range

Exercise 2: "Visioning – Help us develop a vision for the City!"

Station 1: Visioning

Help us develop a vision for the City!

In 10 years, what kind of place would you like the Town to be?

What would you like the Comprehensive Plan to address?

What do you feel are the most important issues?

Instructions: In 10 years, what kind of place would you like the City to be? What would you like the Comprehensive Plan address? What do you feel are the most important issues?

In 10 Years:

- A small, cool town
- More green spaces
- Would like to see restaurants, recreation, and small businesses
- A grocery store
- Established annual events
- Activities to encourage medical personnel
- Pedestrian friendly
- More city participation
- Artisan friendly
- More events
- Better use of the river
- Splash pad

- Amphitheater
- Veteran's clinic
- Adult playgrounds
- Motel/hotel and B&B
- Town embraces KVC, Bridge Valley, and Montgomery Hospital
- Daycare
- Activities for senior citizens

Important Issues:

- Safety
- Keeping our citizens, young adults in particular
- Attracting new citizens, young adults and families in particular
- Competitive jobs
- Sustainable employers
- Recreational opportunities
- Beautification projects
- Finances
- Grant writer

Exercise 3: "Strengths and Opportunities."

Station 2: Strengths and Opportunities

Strengths

Strengths are typically those elements that currently contribute to the quality of life of a community. They help create a distinct sense of place and can be used as a foundation on which to build positive economic growth. Strengths can also act as major attractions for visitors or potential new residents. Strengths are those qualities that you want to see maintained, protected and used as catalysts for future planning.

Opportunities

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

Instructions: Identify things you feel as though are strengths and opportunities for the City of Montgomery.

Strengths:

- River
- KVC
- YMCA
- Infrastructure
- Buildings, good sanitary services, roads
- College
- Hospital
- Dialysis center
- 2 banks
- Community identity – willing workers
- Library
- Restaurant
- Drugstore
- Mountains
- Art Group
- Morris Creek Watershed

Opportunities:

- Utilize empty building for small business
- More parking
- Food, entertainment
- Signage on Rt. 60
- Additional activities
- Residential community, satellite of Charleston
- Properties for redevelopment
- Develop riverfront property
- Market as gateway to plateau or Charleston
- Assisted living on the river
- Nighttime entertainment

- Art walk incorporating faith based
- Merchant mix and match
- Dog park
- Tourism
- Park with grills along river
- Seasonal rental of small shops to sell arts and crafts, etc.
- Railroad days
- Need motel
- Services in need, DHHR extension office
- Rehab
- Reason for 30 year olds to stay

Exercise 4: "Challenges and Threats."

Station 3: Challenges and Threats

Challenges

Challenges negatively influence a resident or visitor's experience in a community. Challenges are those things that you want to see paid special attention to in the creation or updating of a comprehensive plan. Challenges may or may not have an obvious solution, but it is important to identify them regardless of their complexity. Challenges, like strengths, can be anything from a structure to a service.

Threats

Threats could cause problems for the county in the future. Threats are often external and beyond a community's control. It is important to identify threats as communities can prepare for the possible impact they may have in the future.

Instructions: Identify things you feel as though are challenges and threats to the City of Montgomery.

- Communication due to lack of media
- Unoccupied houses and buildings
- Occupying 2 counties
- Drug problem
- Negative publicity like Tech's departure, shootings, drug arrests, etc.
- Loss of population and business
- High rent for businesses
- Lack of recreational activities
- Lack of local schools like the closure of Valley High School
- No longer "destination" city, i.e. shopping
- Lack of services for seniors
- Lack of employment opportunities
- Zoning regulations and lack of building codes
- Lack of community spirit
- Lack of signage regulations in business district
- Stigma with Montgomery, it is a challenge to rebrand

Exercise 5: "Future Growth."

Station 4: Future Growth

Please identify future growth areas, conservation areas, rural areas, and redevelopment areas!

Growth areas– areas that you would like to see additional commercial, industrial and/or residential development.

Conservation areas– areas that you want to see conserved and not developed in the future.

Rural areas– areas that will remain undeveloped as either agricultural lands, park land or open space/woods.

Redevelopment areas– blighted areas that are in need of revitalization.

Instructions: Please identify future growth areas, conservations areas, rural areas, and redevelopment areas!

- More riverfront activity
- Pool area needs revitalized
- Change and develop Family Stale Restaurant on Riggs Street
- Rework storm sewer drainage
- More outdoor/recreation development with watershed
- Ninja Warrior training camp off of County Rd 6/10
- Amusement arcade near Adams Street
- Utilize rail service for day trips, etc.
- More murals and art in town
- Green space near 4th Ave and Lee Street
- Old bars revitalized

Results from activity at BridgeValley CTC

"If you were in charge, where would you spend your UKV Bucks? Instructions: Tape your UKV Bucks next to the category that you believe should be prioritized. You can use more than one dollar in one category."

Recreation: $14

Economic Development: $12

Abandoned and Dilapidated Buildings: $9

Public Safety (Police, Fire, EMS): $8

Public Services (Medical, Education, etc.): $4

Community Design (Community Character, Pride, Beautification): $3

Infrastructure: $1

Pedestrian Safety: $0

Annexation: $0

APPENDIX 5:
SOURCES

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APPENDIX 6:

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.

The Greater Kanawha Valley Foundation (GKVF)

The Greater Kanawha Valley Foundation (GKVF) encompasses Kanawha, Putnam, Boone, Clay, Lincoln, and Fayette Counties in West Virginia. The Foundation helps individuals, families, businesses, and nonprofits improve the lives within the community now and for generations to come. They assist donors in creating charitable funds, each with its own philanthropic purpose, and provide grants to nonprofits that meet the needs of the community.

There are two discretionary grantmaking tracks:
- Proactive collaborative grants in education, health, and civic engagement and community building
- Responsive grants in basic needs or arts and culture

To be eligible for both discretionary grantmaking programs, an applicant must:
- Be a 501(c)(3) nonprofit, public school, or government entity
- Demonstrate the ability to build community wealth
- Serve Kanawha, Putnam, Lincoln, Boone, Clay, and/or Fayette Counties of WV
- Have an audit, financial review, or financial compilation

APPENDIX 7:
ADOPTION MATERIALS

BECKLEY NEWSPAPERS

801 North Kanawha Street, Beckley, WV 25801
www.register-herald.com   Phone: 304-255-4400 • Toll Free: 800-950-0250 • Fax: 304-255-4427

Affidavit of Publication

STATE OF WEST VIRGINIA
COUNTY OF FAYETTE,

I, Sonya Mitchell, of The Montgomery Herald, a weekly newspaper published in the Municipality of Montgomery, Fayette County, West Virginia, do certify that the notice attached hereto under the caption;

Notice

was published in the said Montgomery Herald 1 time(s) on the following day(s), namely 10/31/18
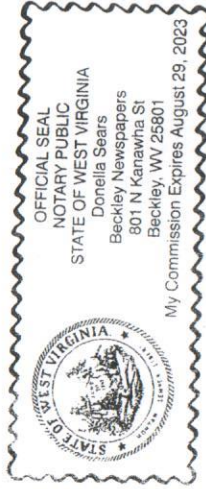
Publication Fee: $14.15

Signed: _Sonya Mitchell_

Subscribed and sworn to before me this day
10/31/2018

My commission expires: _August 29, 2023_

Notary Public: _Donella Sears_

AD# 162948

NOTICE that the City of Montgomery Planning Commission will hold a public hearing and meeting on Tuesday, December 18, 2018 at 6 p.m. at Montgomery City Hall, 706 Third Avenue, Montgomery, WV 25136.

The public is invited to attend and submit comments on the recently drafted City of Montgomery Comprehensive Plan.

Beginning on October 31, 2018, a copy of the comprehensive plan can be reviewed at Montgomery City Hall, 706 Third Avenue, Montgomery, WV 25136 during normal business hours (Monday through Friday 8 a.m. to 4 p.m.).

Members of the public can call City Hall at 304-442-5181 if they are unable to review the plan at city hall.

Written comments can be submitted prior to the scheduled hearing at Montgomery City Hall, 706 Third Avenue, Montgomery, West Virginia 25136.
10-31-1; 162948

AFFIDAVIT OF PUBLICATION

State of West Virginia,

I, _____

of _____

CHARLESTON GAZETTE MAIL,

do solemnly swear that the legal notice of:

PLANNING COMMISSION PUBL

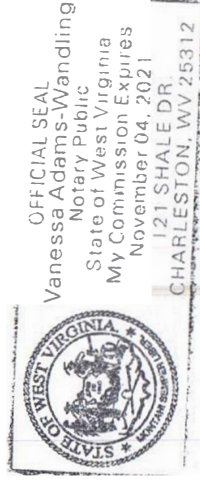was duly published in said newspaper(s) at the stated price for the respective newspaper(s) and uring the dates listed below:

10/31/18-10/31/18

Subscribed and sworn to before me this __2__ day of __Nov. 2018__

_____
Notary Public of Kanawha County, West Virginia

THE CITY OF

Montgomery

GREG INGRAM
Mayor

DAVID WHITE
Recorder

706 Third Avenue
Montgomery, West Virginia 25136

Phone: 304-442-5181
Fax: 304-442-5395

COUNCIL
Jennifer Bunner
Roger D. Landers
Fred Lockard
Shawn Malhotra
Carol Vickers

October 26, 2018

Fayette County Commission
100 N. Court Street
Fayetteville, WV 25840

Dear Commissioners:

The City of Montgomery Planning Commission has developed a comprehensive plan in accordance with the West Virginia Code. The final draft is now available for review and comment. The draft plan is available for review at Montgomery City Hall (706 Third Avenue, Montgomery, WV 25136).

We have opened the public comment period on the draft plan, and wanted to make sure municipal officials had an opportunity to review and provide input. The Planning Commission will hold a public hearing on the draft plan on Tuesday, December 18, 2018 at 6 PM at Montgomery City Hall. Please submit any written comments by 4 PM on Monday, December 17, 2018 via mail or email at cityofmontgomery@yahoo.com.

Thank you for your consideration in this matter.

Sincerely,

Angela Tackett

Angela Tackett
Office Manager

RESOLUTION APPROVING A COMPREHENSIVE PLAN PREPARED BY THE PLANNING COMMISSION OF THE CITY OF MONTGOMERY, WEST VIRGINIA

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

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 Montgomery Herald on October 31, 2018 and the Charleston Gazette-Mail on October 31, 2018;

WHEREAS, further pursuant to West Virginia Code §8A-3-6, a public hearing was held before the City of Montgomery's Planning Commission on Tuesday, December 18, 2018;

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 City of Montgomery, West Virginia, that, pursuant to Chapter 8A of the West Virginia Code, the comprehensive plan prepared by the Planning Commission for the City of Montgomery, West Virginia, bearing the date of October 2018, is made a part of this resolution by reference and is hereby recommended to City Council;

PASSED and APPROVED at a special meeting of the Planning Commission of the City of Montgomery, West Virginia, held on December 18, 2018.

ATTEST:

_____

President, City of Montgomery Planning Commission

THE CITY OF

GREG INGRAM
Mayor

DAVID WHITE
Recorder

706 Third Avenue
Montgomery, West Virginia 25136

Phone: 304-442-5181
Fax: 304-442-5395

COUNCIL

Jennifer Bunner
Roger D. Landers
Fred Lockard
Shawn Malhotra
Carol Vickers

December 19, 2018

Montgomery City Hall
706 Third Avenue
Montgomery, WV 25136

Dear Council Members,

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

After holding a properly advertised public hearing on December 18, 2018, 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 City Council for review and possible adoption.

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

Best Regards,

President, City of Montgomery Planning Commission

Enclosure

BECKLEY NEWSPAPERS

801 North Kanawha Street, Beckley, WV 25801
www.register-herald.com   Phone: 304-255-4400 • Toll Free: 800-950-0250 • Fax: 304-255-4427

Affidavit of Publication

STATE OF WEST VIRGINIA
COUNTY OF FAYETTE,

I, Sonya Mitchell, of The Montgomery Herald, a weekly newspaper published in the Municipality of Montgomery, Fayette County, West Virginia, do certify that the notice attached hereto under the caption; Notice - Public Hearing and Meeting

was published in the said Montgomery Herald 1 time(s) on the following day(s), namely 01/16/19

Publication Fee: $15.15

Signed: _Sonya Mitchell_

Subscribed and sworn to before me this day
01/16/2019

My commission expires: _August 29, 2023_

Notary Public: _Valerie Slone_

PUBLIC HEARING AND MEETING

NOTICE that the Montgomery City Council will hold a public hearing and meeting on Tuesday, February 12, 2019 at 7:00 p.m., at Montgomery City Hall, 706 Third Avenue, Montgomery, WV 25136.

The public is invited to attend and submit comments on the recently drafted City of Montgomery Comprehensive Plan. A copy of the comprehensive plan can be reviewed at Montgomery City Hall, 706 Third Avenue, Montgomery, WV 25136 during normal business hours (Monday through Friday 8 a.m. to 4 p.m.). Members of the public can call City Hall at 304-442-5181 if they are unable to review the plan at city hall.

Written comments can be submitted prior to the scheduled hearing at Montgomery City Hall, 706 Third Avenue, Montgomery, West Virginia 25136.
1-16-1-MH; LG 196936

AD# 196936

State of West Virginia,

Marilyn Conley   of

CHARLESTON, GAZETTE MAIL,

do solemnly swear that the legal notice of:
NOTICETHATTHEMONTGOMERYC

was duly published in said newspaper(s) at the stated price for the respective newspaper(s) and during the dates listed below:
01/15/19-01/15/19

Subscribed and sworn to before me this ___4th___ day of *March 2019*

Notary Public of Kanawha County, West Virginia

RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF MONTGOMERY, WEST VIRGINIA

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

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

WHEREAS, pursuant to West Virginia Code §8A-3-7, a public hearing was held before the City of Montgomery's Planning Commission on Tuesday, December 18, 2018;

WHEREAS, the planning commission presented the comprehensive plan to City Council on Tuesday, January 8, 2019;
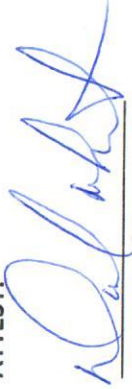
WHEREAS, pursuant to §8A-3-7, a public hearing was held before City Council on Tuesday, February 12, 2019;

NOW, THEREFORE, IT BE RESOLVED by the City Council for the City of Montgomery, West Virginia, that, pursuant to West Virginia Code §8A-3-8, the comprehensive plan prepared by the Planning Commission for the City of Montgomery, West Virginia, bearing the date of October 2018, is made a part of this resolution by reference and is hereby adopted without any amendments thereto entered into the official minutes of the City Council.

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

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Montgomery, West Virginia, held on Tuesday, February 12, 2019.

ATTEST:

_____
City Clerk