

Adoption of Amendments to Berkeley County Comprehensive Plan (2016)

Letter From the Planning Commission President

Table of Contents

Chapter 1: The Role and Purpose of Planning	1-1
What This Plan Does	1-2
Relationship between the Comprehensive Plan and Other Plans	1-2
Recommended Review Process	1-2
Regulatory Review	1-3
Chapter 2: An Introduction to Berkeley County	2-1
Location and Regional Setting	2-1
A Brief History of Berkeley County	2-1
Quick Facts about Berkeley County	2-2
Chapter 3: Key Trends and Forecasts	3-1
Demographic Profile	3-1
Population Trends	3-1
Population Growth	3-1
Population Density and Distribution by Land Area	3-3
Age Group Distribution	3-4
Racial Composition	3-6
Household Characteristics	3-7
Educational Attainment: High School	3-8
Educational Attainment: College	3-9
Median Household Income	3-10
Per Capita Income	3-11
Poverty Status	3-12
Population Projections	3-12
Berkeley County Highlights	3-13
Chapter 4: Values, Visions and Goals	4-1
Values, Visions and Goals	4-1
Public Involvement Process	4-1
Public Meetings	4-1
Webpage	4-1
Values & Visions	4-2
Public Outreach – The Community Survey Summary	4-2
Multiple Choice Results	4-2
Written Responses	4-3
Goals Through Action Plans	4-4
Chapter 5a: The Land Use and Growth Management Plan	5a-1
The Land Use and Growth Management Plan Goals	5a-1
Development Based on Water Availability	5a-1
Provide Critical Infrastructure Planning and Protection	5a-1
Growth Management Implementation Tools	5a-1
Parks and Recreation	5a-1

Annexation and Eminent Domain	5a-1
Identify and Revitalize Brownfields	5a-1
The Land Use and Growth Management Summary	5a-1
The Land Use and Growth Management Plan Profile	5a-2
Introduction	5a-2
Existing Land Use	5a-2
Land Use Data	5a-3
Developed Areas	5a-4
Undeveloped Lands	5a-5
Forested Areas	5a-5
Agriculture	5a-5
Wetlands and Open Water	5a-5
Historical Comparisons and Trends	5a-5
Land Use Regulatory Measures	5a-6
Berkeley County	5a-6
County Building Code	5a-6
Other Areas of Berkeley County with Zoning Regulations	5a-6
Other Ordinances	5a-6
City of Martinsburg	5a-6
Town of Hedgesville	5a-6
The Growth Management Map	5a-6
Growth Management Land Use Categories	5a-7
Town Center/Urban Core	5a-7
Industrial Investment Centers	5a-7
Growth Areas	5a-7
Planned Community	5a-8
Rural Areas	5a-8
Natural Resource Protection Areas	5a-8
Planning Strategies and Population Forecasts	5a-8
Available Population Projection Sources	5a-8
Conclusion	5a-9
2006 Land use and Growth Management Plan Action Strategies	5a-9
Desired Outcomes	5a-9
Water Availability Land Use Plan	5a-9
Develop Alternatives to Zoning	5a-10
Develop Supporting Groundwater Studies	5a-10
Develop Land Use Policy Education Program	5a-10
Effective Land Use Implementation Tools	5a-11
2016 Land Use and Growth Management Plan Highlights	5a-15
Looking Forward to 2026	5a-15
Chapter 5b: The Natural Resources Plan	5b-1
Natural Resources Plan Goal	5b-1
Objectives	5b-1
Natural Resources Profile Summary	5b-1
Land Based Natural Resources Profile	5b-1
Physical Geography and Topography Profile	5b-1
Steep Slopes Profile	5b-2

Geology Profile	5b-2
Karst Topography Profile	5b-3
Mineral Resources Profile	5b-3
Soils Profile	5b-3
Soil Associations	5b-3
Septic Suitability	5b-3
Agricultural Soils	5b-4
Farmland Protection Program	5b-4
Hydric Soils	5b-5
Water Based Natural Resources Profile	5b-5
Surface Water and Drainage Profile	5b-5
Floodplain Profile	5b-5
Statewide Flood Protection Plan	5b-6
Countywide Floodplain Protection	5b-7
Watershed Profile	5b-8
Watershed Associations	5b-8
Source Water Assessment and Protection Profile	5b-9
Water Quality Profile	5b-10
Groundwater Profile	5b-12
Wetland Profile	5b-13
Air Quality Profile	5b-13
Air Quality Early Action Compact Support	5b-14
Vegetation and Wildlife Profile	5b-14
Scenic Features and Vistas Profile	5b-15
2006 Summary of Natural Resources Action Strategies	5b-15
2016 Highlights	5b-16
Looking Forward to 2026	5b-17
Chapter 6: The Housing Plan	6-1
Housing Profile	6-1
Housing Unit Supply	6-1
Final Subdivision Lot (Housing Unit) Approvals	6-2
Residential Building Permits Issued	6-3
Housing Unit Density	6-4
Average Household Size	6-4
Occupied and Vacant Housing Units	6-5
Age of Housing	6-6
Housing Unit Design	6-6
Housing Values and Affordability	6-7
Owner Occupied Housing Values	6-7
Contract Rent	6-8
Housing Affordability	6-8
Public Housing	6-9
Future Housing Needs	6-10
2006 Summary of Housing Action Strategies	6-10
New Housing and Land Use Management	6-10
Housing Affordability and Choices	6-11
Neighborhood Revitalization and Preservation	6-11

2006 Summary of Implementation Strategies	6-12
2010 Berkeley County Housing Highlights	6-13
Looking Forward to 2026	6-14
New Housing and Land Use Management	6-14
Housing Affordability and Choices	6-14
Neighborhood Revitalization and Preservation	6-14
Chapter 7: The Transportation Plan	7-1
The Transportation Plan Goal	7-1
Objectives	7-1
Transportation Profile Summary	7-1
Transportation Challenges Profile	7-2
Transportation Planning and Decision-Making Agencies Profile	7-2
West Virginia Department of Transportation Division of Highways (DOH)	7-2
Hagerstown/Eastern Panhandle Metropolitan Planning Organization (HEPMPO)	7-2
West Virginia Eastern Panhandle Transportation Authority (WVEPTA)	7-3
Transportation Roadways Profile	7-3
Interstate 81	7-3
US 11	7-3
WV Route 9	7-4
State Route 45 (WV 45)	7-4
State Route 901 (WV 901)	7-4
County Route 13 (CR 13)	7-4
County Route 15 (CR 15)	7-4
State Route 51 (WV 51)	7-4
The George Washington Heritage Trail Byway	7-5
Aviation Profile	7-5
The Eastern West Virginia Regional Airport/Shepherd Field	7-5
Washington Dulles International Airport	7-5
Bicycle and Pedestrian Transportation Profile	7-5
Railroad Profile	7-6
Railroad Freight Lines	7-6
Railroad Passenger Lines	7-6
MARC	7-6
Bus Services Profile	7-6
EPTA	7-6
Transportation Trends Profile	7-7
Choice of Mode for Work Travel	7-7
Travel Time to Work	7-8
Key Commuter Destinations	7-10
2006 Summary of Transportation Action Strategies	7-10
Adopt the County Priority Transportation Network	7-10
Minor or Feeder Roads	7-10
Bicycle and Pedestrian Transportation	7-10
PanTran and MARC	7-11
Subdivision and Land Use Ordinance	7-11
Funding	7-11
Agency Communication	7-12

2016 Berkeley County Transportation Highlights	7-12
2016 Priority Transportation Network	7-12
Aviation	7-13
Bicycle and Pedestrian Transportation	7-13
Railroads	7-13
Subdivision and Land Use Ordinance	7-13
Funding	7-13
Agency Communication	7-14
Looking Forward to 2026	7-14
Priority Transportation Network	7-14
Aviation	7-14
Bicycle and Pedestrian Transportation	7-14
Rail and EPTA	7-14
Funding	7-15
Chapter 8: The Infrastructure Plan	8-1
Infrastructure Goals	8-1
Public Water Facilities and Services Profile	8-1
The Berkeley County Public Service Water District	8-1
Service Area	8-1
Water Treatment Facilities	8-1
Future Water Supply Demand and Facilities	8-2
Wastewater Facilities and Services Profile	8-2
Current Service Areas and Wastewater Treatment Plants	8-3
Opequon/Hedgesville Wastewater Treatment Plant	8-3
Baker Heights Wastewater Treatment Plant	8-3
Inwood Wastewater Treatment Plant	8-3
North Area Wastewater Treatment Plant	8-3
The City of Martinsburg Wastewater Treatment Plant	8-3
Future Service Areas	8-4
North Area Service System	8-4
Inwood Phase 2 Service Area	8-5
Phase 3 – Future	8-5
On-Lot Wastewater Management Systems	8-5
On-Lot Wastewater Management System Monitoring	8-5
On-Lot Wastewater System Management Alternatives	8-6
On-Lot Sewage Management Districts	8-6
Decentralized System Technology	8-7
Stormwater Services Profile	8-7
Stormwater Permits	8-7
Municipal Separate Storm Sewer System (MS4)	8-8
Solid Waste Management Profile	8-8
Landfill Facilities Profile	8-9
Recycling Program Profile	8-10
Litter Control Program Profile	8-10
Public Utilities Profile	8-10
2006 Summary of Infrastructure Facilities and Services Action Strategies	8-11
Water	8-11

Wastewater	8-11
Stormwater	8-11
Solid Waste	8-11
Public Utilities	8-11
2016 Berkeley County Infrastructure Highlights	8-12
Looking Forward to 2026	8-12
Water	8-12
Wastewater	8-12
Stormwater	8-12
Solid Waste	8-13
Public Utilities	8-13
Chapter 9a: The Public Safety and Health Services Plan	9a-1
Public Safety and Health Services Goals	9a-1
Public Safety and Health Services Profile Summary	9a-1
Public Safety Profile	9a-1
Deputies and Police Services Profile	9a-1
Fire and Rescue Services Profile	9a-2
Emergency Medical Services Profile	9a-3
Central Dispatch Profile	9a-3
Homeland Security and Emergency Management Profile	9a-4
Hazard Mitigation Profile	9a-4
Public Health Facilities and Services Profile	9a-4
Berkeley Medical Center Profile	9a-4
Martinsburg Veterans Affairs Medical Center Profile	9a-5
Urgent Care Centers Profile	9a-5
Berkeley County Health Department Profile	9a-5
Department of Health and Human Resources Profile	9a-5
Drug and Alcohol Addiction Treatment Centers Profile	9a-6
2006 Summary of Public Safety and Health Services Action Strategies	9a-6
Staffing Strategies	9a-7
Equipment and Facilities	9a-7
Plan Development and Training Strategies	9a-7
2016 Berkeley County Public Safety and Public Health Highlights	9a-8
Looking Forward to 2026	9a-9
Staffing	9a-9
Equipment and Facilities	9a-9
Plan Development and Training	9a-9
Chapter 9b: The Educational Facilities and Services Plan	9b-1
Educational Facilities and Services Goals	9b-1
Educational Facilities and Services Profile Summary	9b-1
Educational Facilities and Services Profile	9b-1
Public Education Profile	9b-1
Private Schools Profile	9b-2
Public Libraries Profile	9b-3
Other Educational Opportunities Profile	9b-3
2006 Summary of Educational Facilities and Services Action Strategies	9b-3

2016 Educational Facilities and Services Highlights
Looking Forward to 2026

9b-3
9b-4

Chapter 10: The Parks, Recreation, and Cultural Resources Plan	10-1
Parks, Recreation, and Cultural Resources Plan Goals	10-1
Parks, Recreation, and Cultural Resources Profile	10-1
State Parks Profile	10-1
City and County Parks Profile	10-1
Recreation Centers Profile	10-1
Parks and Recreation Funding	10-2
Historic and Cultural Resources Profile	10-4
National Register of Historic Places	10-4
Historic Districts	10-5
State Historical Markers	10-6
Historic Monuments	10-7
Local Historic Preservation Efforts	10-7
Cultural Landscape	10-8
The Arts	10-8
Cultural Events and Resources	10-9
2006 Summary of Parks and Recreation Action Strategies	10-10
2006 Summary of Cultural Resources Action Strategies	10-10
2016 Highlights	10-11
Looking Forward to 2026	10-11
Chapter 11: The Economic Development Plan	11-1
Economic Development Plan Summary	11-1
Economic Development Goals	11-1
Economic Development Plan Profile	11-1
Employment Trends	11-1
Industrial Structure	11-4
Employment and Earnings	11-4
Berkeley County Top Employers	11-9
The Agriculture Sector	11-9
Workforce Characterization and Trends	11-10
Commuting Patterns	11-11
Place of Work by County 1990-2009	11-11
Travel Time to Work 1990-2009	11-11
Educational Attainment (Decennial Census)	11-11
Relationships to Infrastructure Conditions	11-12
Land Markets	11-12
2006 Summary of Economic Development Action Strategies	11-12
2016 Berkeley County Economic Development Highlights	11-13
Looking Forward to 2026	11-13
Chapter 12: Consistency and the Interrelationships of the Plan Elements	12-1
Summary	12-1
Growth Management Plan Elements	12-2
Natural Resources Plan Elements	12-2
Housing Plan Elements	12-2
Transportation Plan Elements	12-3
Infrastructure Plan Elements	12-3

Public Safety and Health Services Plan Elements	12-3
Parks, Recreation and Culture Plan Elements	12-4
Economic Development Plan Elements	12-4
Statutory Authority and Limitations	12-5
Agency Resources	12-6
Acknowledgements	12-7
Interrelationship of Entities and Involvement in Plan Elements	12-9
Lead Agency Recommendations	12-10

Appendices

Growth Management Map - 2016	A-1
Map 1 – Topography	A-2
Map 2 – Slope	A-3
Map 3 – Geology	A-4
Map 4 – Geologic Features	A-5
Map 5 – Soil Suitability	A-6
Map 6 – Designated Soils	A-7
Map 7 – Hydrology	A-8
Map 8 – Floodplains	A-9
Map 9 – Surface Drainage Watersheds	A-10
Map 10 – Emergency Services Facilities	A-11
Map 11 – Educational Facilities	A-12
Map 12 – Parks and Outdoor Areas	A-13
Map 13 – Public Sewer Services	A-14
Map 14 – Public Water Services	A-15
Map 15 – Historic Districts	A-16
Map 16 – 2006 Land Use	A-17
Map 17 – Transportation Systems	A-18
Priority Transportation Network Map - 2016	A-19
Survey Results Comparison of 2005 to 2015	A-20
Source Water Protection Plan Toolkit	A-21