



Berkeley County Commission Impact Fee Capital Improvement Plan (CIP)

Fiscal Year 2026

Adopted by the Berkeley County Commission on July 24, 2025

Introduction

This Capital Improvement Plan (CIP) identifies public capital projects eligible for funding with revenues collected from Berkeley County's impact fee program. This plan is prepared and adopted annually in accordance with the Local Powers Act (W. Va. Code §7-20-1 et. seq). and guides the use of impact fee revenue to ensure that public infrastructure keeps pace with new residential development.

Only projects listed in this plan may be funded in whole or in part using impact fees. Each section below includes a description of the fee's purpose, allowable uses, and a table of projects.

County Administration Impact Fee

Purpose:

The County Administration impact fee supports expansion of facilities and capital assets required to accommodate growth in population and demand for administrative services.

Allowable Expenses Include expenses such as:

- - Land acquisition for county offices
- - Construction or expansion of county administrative buildings
- - Capital equipment with a useful life of 5 years or more
- - Costs directly associated with delivering general government services to a growing population

Project Name	Description	Location	Total Cost	Start
Crawford Building	Judicial Center Expansion	315 W Stephen St. Martinsburg, WV	\$20,000,000	2029 (Estimate)
Day Report Center	Addition/Expansion	520 S Raleigh St. Martinsburg, WV	\$10,000,000	2023 (Completed)

Fire and Rescue Impact Fee

Purpose:

The Fire and Rescue impact fee funds capital facilities and equipment necessary to maintain fire protection and emergency medical services (EMS) response services as residential development increases.

Allowable Expenses Include expenses such as:

- - Construction of new fire stations
- - Expansion or renovation of existing facilities
- - Fire trucks, ambulances, and other emergency response vehicles
- - Firefighting and rescue equipment
- - Training facilities and fixed communications infrastructure

Project Name	Description	Location	Total Cost	Start
Station 49 Expansion	Increase capacity for 24/7 staffing	1036 Mid-Atlantic Pkwy. Martinsburg	\$800,000	2026
Station 70 Expansion	Increase capacity for 24/7 staffing	3676 Mtn Lake Rd. Hedgesville, WV	\$1,250,000	2028
Station 69 Expansion	Increase capacity for 24/7 staffing	2229 Charles Town Rd. Martinsburg, WV	\$3,300,000	2034
Fire Apparatus	Engine – Co. 60	30 Danbury Ln. Martinsburg, WV	\$1,100,000	2025
Fire Apparatus	Engine – Co. 40	775 Bedington Rd. Martinsburg, WV	\$1,100,000	2026
Fire Apparatus	Engine – Co. 30	4217 Hedgesville Rd. Hedgesville	\$1,100,000	2027
Fire Apparatus	Ladder Truck – Co. 20	7556 Winchester Ave. Inwood	\$2,500,000	2028
Fire Apparatus	Tanker – Co. 50	1922 Back Creek Valley Rd. Hedgesville	\$1,300,000	2029
Rescue Equipment	Type 1 Ambulance (3 additional)	82 Sue Court Martinsburg	\$400,000 (Each)	2026-2030

Law Enforcement Impact Fee

Purpose:

The Law Enforcement impact fee ensures adequate capital facilities and equipment are available to serve the growing population's public safety needs.

Allowable Expenses Include expenses such as:

- - Construction or expansion of law enforcement facilities
- - Substations or satellite offices
- - Patrol vehicles and mobile command units
- - Radios, body cameras, and security systems
- - Holding cells or detention improvements

Project Name	Description	Location	Total Cost	Start
Law Enforcement Vehicles	Purchase & Outfitting	510 S. Raleigh St. Martinsburg	\$1,488,474	2021
Law Enforcement Vehicles	Purchase & Outfitting	510 S. Raleigh St. Martinsburg	\$1,141,804	2024
Law Enforcement Vehicles	Purchase & Outfitting	510 S. Raleigh St. Martinsburg	\$1,500,000	2027
Facilities	North Facility Substation & Offices	Brown Rd. Martinsburg	\$6,675,000	2026

Parks and Recreation Impact Fee

Purpose:

The Parks and Recreation impact fee supports acquisition, development, and expansion of park and recreational facilities needed to meet the demands of new residents.

Allowable Expenses Include expenses such as:

- - Land acquisition for parks or green space
- - Construction or expansion of recreational facilities
- - Athletic fields and courts
- - Playgrounds, picnic areas
- - Park maintenance equipment

Project Name	Description	Location	Total Cost	Estimated Start
Dupont Athletic Complex Turf Field 1	Multisport turf field w/ lights and fencing	208 Dupont Rd. Martinsburg	\$1,700,000	2027
Dupont Athletic Complex Turf Field 2	Multisport turf field w/ lights and fencing	208 Dupont Rd. Martinsburg	\$1,700,000	2028
Dupont Athletic Complex Turf Field 3	Multisport turf field w/ lights and fencing	208 Dupont Rd. Martinsburg	\$1,700,000	2030
Dupont Complex Improvements	Track, Restrooms, Paved Parking, Pickleball Courts	208 Dupont Rd. Martinsburg	\$1,700,000	2029
Inwood Park Playground	Site construction & Equipment	Winchester Ave Inwood	\$400,000	2027
Inwood Park Phase 2 Amenities	Splash Pad, Pavilions, Amphitheater, Dog Park and other facilities	Winchester Ave Inwood	\$5,500,000	2028
Land Acquisition	North Berkeley County	Falling Waters	TBD	TBD
Land Acquisition	South Berkeley County	Inwood	TBD	TBD
Land Acquisition	West Berkeley County	Hedgesville	TBD	TBD

School Impact Fee

Purpose:

The Schools impact fee provides funding for capital improvements needed by Berkeley County Schools to accommodate increases in student enrollment due to residential development.

Allowable Expenses Include expenses such as:

- - Construction of new school buildings
- - Classroom additions and expansions
- - Land acquisition for future schools

Project Name	Description	Location	Total Cost	Estimated Start
Hedgesville Pre-K	Elementary	Hedgesville	\$17,910,000	2024/2025
Inwood Pre-K	Elementary	Inwood	\$18,910,000	2024/2025
Mountain Ridge Primary	Elementary	Gerrardstown	\$30,800,000	2024/2025
Falling Waters Elementary	Elementary	Falling Waters	\$50,000,000	2026/2027
New Intermediate School	Elementary		\$38,115,000	2027/2028

Summary of Impact Fee Allocations by Category

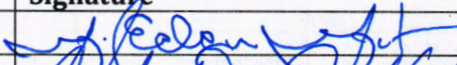
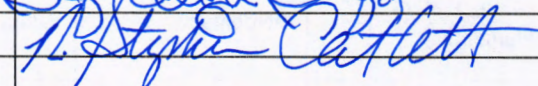
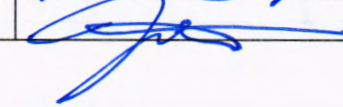
Category	Total Estimated Project Costs	Total Impact Fee Use
County Administration	\$30,000,000	\$
Fire and Rescue	\$13,650,000	\$
Law Enforcement	\$10,805,278	\$
Parks and Recreation	\$12,700,000	\$
Schools	\$155,735,000	\$

Summary of Impact Fee Revenue by Year and Category

Category	FY26	FY27	FY28	FY29	FY30
County Administration	\$	\$	\$	\$	\$
Fire and Rescue	\$	\$	\$	\$	\$
Law Enforcement	\$	\$	\$	\$	\$
Parks and Recreation	\$	\$	\$	\$	\$
Schools	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$

Certification and Adoption

The County Commission hereby adopts the above Capital Improvement Plan as the official guide for use of impact fee revenues for Fiscal Year 2026, in accordance with the Local Powers Act. Projects not included in this plan are not eligible for funding with impact fees unless and until the plan is amended and reapproved.

Commissioner	Signature
G. Edgar Gochenour, President	
R. Stephen Catlett, Vice President	
James P. Whitacre, Commissioner	
H.D. Boyd, Commissioner	
John Hardy, Commissioner	

Berkeley County
Anthony J. Petrucci, Clerk
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