

TOWN COUNCIL REQUESTED AMENDMENTS TO THE COMPREHENSIVE PLAN

PLANNING COMMISSION (PC) RESPONSES

1. **Add** the following two chapters to the Comprehensive Plan as described in WV Code Section 8A-3-4: **Land Not Intended for Urban Growth and Financing**. They would become Chapters XII and XIII, respectively. (Re: Ben Herrick, TC Planning Comm. Letter dated November 5, 2022) *PC agrees with this change.*
2. **Reflect** in the Section on **Chapter XII Land Not Intended for Urban Growth** that it is anticipated that the Town of Davis public green space (including Davis Riverfront Park) will continue to be used for public recreation and will not be privately developed. *PC agrees with this change.*
3. **Review** the sections that mention the **Virgin Hyperloop** and ensure that the wording indicates that it is only a development scenario, not a certain future project. These would be noted in the following sections:
 - a. **Page 10, Chapter II Land Use, A. Characteristics**
Last sentence, change "would" to "could" *PC agrees with this change.*
 - b. **Page 21, Chapter VI Housing, B. Assessments**
Last full paragraph, change "has" to "had"; after U.S Route 48, add "or other future industries, could be" expected... *PC agrees with this change.*
 - c. **Page 24, Chapter VII Transportation**
Second full paragraph, first sentence, change "bring" to "have brought"; *PC recommends changing the first sentence to the following: "The Virgin Hyperloop research and development facility, or similar future industries, could bring thousands of temporary construction jobs and hundreds of permanent technology jobs to the area."*

same paragraph, second sentence, after "This" add "type of" development; *PC agrees with this change.*

same paragraph, last sentence, Change "Once completed, it" to "Such development" could... *PC agrees with this change.*
4. **Reword "Historic preservation" topic in the following:**
 - a. **Page 11, B. Needs Assessment, 2. Controlling Factors**
Reword 2nd Bullet: Change "Historic Preservation" to "Retention of the historic character to maintain the charm of a small town". *PC recommends changing the 2nd bullet to the following: "Retention of the rural and historic character to maintain the charm of a small town."*
 - b. **Top of Page 17, B. Needs Assessment**
First full sentence which begins Additionally, where there is new development, especially on William Avenue, those new building DELETE "should be"; add "are encouraged to be" designed and constructed to be compatible in appearance with existing buildings. *PC recommends keeping the current language. The town currently has an ordinance (Corridor H guidelines) that require a certain architectural appearance. Why would this be "softened?"*

- c. **Page 17, Second Full Paragraph, First Sentence, Change "should" to "will" be...** *PC agrees with this language.*

5. II. Land Use

- a. **Page 13, Objective 5, Reword with "Emphasize and support all businesses."** *PC recommends the following rewording: "Emphasize and support locally-owned businesses." Delete Action 1; renumber "Actions 2 and 3" to "Actions 1 and 2" Under the new Action 2, remove the word "desirable" from the sentence. PC agrees with this change. The word "desirable" has already been removed from the Land Use Chapter and PC agrees with removing it from the Implementation Matrices as well.*
- b. **Page 13, Objective 7, Action 3, remove the word "compact" from the sentence.** *PC agrees with this change.*
- c. **Page 14, Objective 11, Omit Action 1** *PC recommends leaving this language in the Comprehensive Plan since WV Code 8A-3-4 requires that the Land Use section of the Comprehensive Plan address "Constraints to development, including identifying flood-prone and subsidence areas."*
- d. **Page 17, Goal 1, Objective 2, Action 1, spell out/explain WV Code 8-12-16** *PC agrees to this change and will add the title to the code (Ordinances regulating the repair, alteration, improvement, closing, demolition, etc., of structures, dwellings, or buildings that are unsafe, unsanitary, dangerous, or detrimental to the public safety or welfare; procedures.)*

6. III. Community Design

- a. **Page 14, A. Characteristics, First Paragraph, second sentence, Delete "Thomas Avenue"; replace with "The Town" ...** *PC agrees with this change as well as recommends deleting the 3rd sentence.*

7. VI. Housing

- a. **Page 18, A. Characteristics**
Recommend checking on 2) increasing seasonal and second homeowner rates *PC does not have any data regarding this entire sentence other than what has been informally observed over time.*
- b. **Page 19, Second paragraph: First sentence, Check on current median value of Davis homes.** *PC does not recommend revising this to a more current period (2016-2020). Since it is based on a five-year period, it is not expected that it will change by a significant amount.*
- c. **Same paragraph; next to last sentence, check on current increase of income being used for renters.** *PC recommends leaving this as is. This is based on the 2015-2019 period as well.*
- d. **Page 23 Top of page, Action Plan, Objective 2, first paragraph:**
Add "full-time" after options for and end sentence at "workforce".
Delete the remainder of that paragraph. *PC recommends adding "full-time" to first sentence, but only eliminating the second sentence. Short-term rentals should be addressed as well.*
- e. **Page 23, Action 1.**
Delete "visitors" in last sentence and Add "future residents". *PC recommends leaving as is since "housing" should address visitors as well as residents.*

8. VII. Transportation

- a. **Page 23, 1. Roads and Highways**

Add after first paragraph: "United States Fish and Wildlife Service (USFWS) installed new vehicle counters in 2016 with available data. Counters are at Camp 70, Beall Family Farm, Freeland Road. Vehicle counts of 135,000 between September 30, 2020 and September 30, 2021 increased to 136,000 between September 30, 2021 and September 30, 2022." *PC agrees with this change, but recommends placing this information after Blackwater Falls information since Blackwater Falls is closer to Davis.*

- b. **Follow this data with** "Blackwater State ...2019. Follow that sentence with "Vehicle counts of 359,437 ...June 2021." *PC agrees with this change, but moving it in front of USFWS information.*
- c. **Follow this data with** "These counters support...in the area." *PC agrees with this change.*
- d. **Page 26, 2. Challenges and Obstacles**
Typo: Should read "Limited funding sources for transportation." Delete remainder of sentence. *PC agrees with this change.*
- e. **Page 27, Objective 2, Action 2: Delete**
Renummer the next three Actions 2, 3, 4 *PC recommends leaving this in. If there are concerns about available parking in the downtown area, efforts should be made to encourage alternate means of transportation.*

9. VIII. Economic Development

- a. **Page 29: Public Infrastructure:** in reference to the feasibility study, possibly Add funded by TCDA; completed by Potesta and Associates *PC agrees with this change.*
- b. **Page 32: C. Action Plan, Objective 2: Delete Action 2 and Action 5; Renummer 1, 2, 3...8.** *PC recommends leaving these actions in the Comprehensive Plan. Partnering with Thomas makes sense to consolidate the costs of marketing, messaging and signage with a town that has similar interest to Davis. Tourism-related business is important to Davis. PC recommends changing the term "new" to "sustainable" in Action 5.*
- c. **Page 33, Objective 3: Delete "small" and Add "needs" after "local".** *PC agrees with this change.*
- d. **Page 33, Objective 5: Add "and along US 48." after "in Davis".** *PC agrees with this change.*

10. IX. Infrastructure

- a. **Page 34, Conveyance System: Drinking Water: Update households and businesses to 450** *PC agrees with this change.*
- b. **Page 35: b. Conveyance System: Fourth paragraph: Add: (one) Blackwater Public Service District** *PC agrees with this change.*
- c. **Page 36, Chapter IX Infrastructure, A. Characteristics, 7. Utilities/Providers, Change** reference to "Atlantic Broadband" to "Breezeline" and Add "Shentel-Internet". *PC agrees with this change.*

11. X. Public Services

- a. **Page 40, Emergency Services, First paragraph, 3rd line: Change "has" to "had"** *PC recommends changing the third sentence to the following: "There had been 24/7 staffing at the EMS station in Davis until November 2022."*
- b. **Page 41, 5. Medical Services: Delete entire first paragraph.** *PC recommends leaving this paragraph in, but revising it as follows: "Davis has Nurture Chiropractic, which offers a wholesome chiropractic practice as alternative to more invasive interventions. This is the*

only health service provided in Davis. All other medical facilities are in the local area or county, but not in town.

- c. **Page 41, Add** "Preston Taylor Community Health Center has opened Mountaintop Dental Center in October 2022 adjacent to their clinic in Thomas." *PC agrees with this change.*
- d. **Insert 2nd original paragraph** in reference to "Thomas has Mountaintop..." *PC agrees with this change.*
- e. **Page 41, Medical Services, Add** "St. George Medical Clinic in Canaan Valley opened in Summer 2022. The facility is equipped with X-ray equipment and a pharmacy". *PC agrees with this change.*

12. XI. Tourism and Recreation

- a. **Page 48, B. Needs Assessment, 3. Challenges and Obstacles, Bullet 4: Delete** *PC recommends leaving this in, but changing the bullet to the following: "History and authentic nature of town and its unique small businesses could be endangered by rapid land development."*
- b. **Page 49, C. Action Plan, Goal 1, Objective 1, Delete Actions 3, 4, 5** *PC recommends leaving these in. If the Town wants to foster a safe and inviting environment for foot and bicycle traffic, actions should reflect this.*
- c. **Page 49, C. Action Plan, Goal 2, Objective 3, Consider Adding "Action 2: "Consider designing and constructing an ADA Accessible paved walking path and multiple pavilions in Davis Riverfront Park** *PC recommends adding an Objective 3 under Goal 1 as follows: "Increase green space accessibility." Follow this objective with Action 1 using the language suggested by Council for Action 2.*

13. Implementation Matrices

- a. **Revise matrices** to reflect changes to action items in all the chapters. *PC agrees with this change.*

14. Appendices

- a. **Page 83/p. 3 of SUMMARY OF DAVIS SURVEY; LINE 85, Add an "A" to "Long"** *PC agrees with this change.*