

Future Planning

- Focus on future generations, families, workforce housing, and linking job opportunities with economic development efforts.
- Provide data driven recommendations for land use changes, particularly related to housing and transportation.
- Water and sewer infrastructure, utilities/power and broadband need to be clearly addressed.
- “Small community mentality” versus “high growth reality.”
- Set “high” design expectations for new development; we should want and expect the best.
- County should be able to accommodate significant land preservation while also accommodating growth through increased density and new development patterns.
- Coordinate closely with Towns and City leadership and staff regarding growth vision within incorporated places and immediately adjacent to (impacts).
- Promote “infill development,” where feasible, to limit greenfield development.
- Explore new housing types that better utilize limited land for future development within UDA.
- Goals and strategies should be actionable and measurable.
- Eastern Road Plan needs to be constrained.

Rural Preservation

- Better define what rural preservation means to the county in 2025. Is it agriculture? Open space? Rural residences and rural subdivisions? Something else?
- Loss of community rural character (agricultural heritage) to solar development, event facilities and 5-acre rural residences is a concern.
- Constrain rural growth through managing size of UDA and SWSA appropriately.
- Fund land-use tools that achieve rural preservation goals (such as purchase of development rights (PDR), conservation easements, etc.). Presently a disconnect between rural preservation “policy” and “actions.”
- Expansion of broadband to rural areas will change use of rural areas, opening it up to more residential development.
- Limit rural development and expand opportunities for rural landowners to make a profit without subdividing rural land for housing.
- County cannot be expected to save every farm, orchard, and battlefield. Loss of rural areas is not always the “crisis” some make it out to be.
- Aesthetics matter in the rural area; maintain rural “feel” even if some of the rural land develops.

Quality of Life

- Retain “community feel” of County; planning efforts should not drive away lifelong residents but should provide opportunities to continue to attract new residents.
- Balance property owners’ rights with what community needs and wants.
- County’s existing quality of life is attractive to new residents; the County is a phenomenal place to live and raise families.
- Rural areas residents should expect rural services (i.e. longer call times from emergency response, not direct access to parks and schools).
- Prioritize workforce housing efforts to allow local workers to live (and spend) locally. Too many local workers living in WV.
- Quality of life includes children and families – good schools, safe streets, walking/biking opportunities and community feel.
- Services required (minimum) versus services expected; for example, urbanized part of the County expected urbanized services (parks, schools, infrastructure).

Fiscal Management

- The County’s *firm* commitment to fiscal management, at times to a fault, is not always a benefit to all citizens (i.e. delays in funding capital projects).
- Investment in infrastructure leads to improvements in quality of life and attracts new residents and business to fund further investment.
- Work with state legislators to capture “full cost” of capital impacts. State code currently inhibits County’s ability to offset all impacts of new residential development.
- Infrastructure has not kept pace with development, particularly related to schools and transportation improvements to address overcrowding, circulation and alleviate traffic.
- Lack of (new) revenue does not allow County to invest in infrastructure to keep pace with development. County needs to be “aggressive” in luring desired types of development.
- “Business friendly” approach towards development has been *missing* in recent years.
- Economic development and developing desired industries can increase tax revenue. Need to review targeted industries identified in the Plan and speak to where in the County they should develop.