

Comprehensive Plan 2030

for

Summersville, WV

Final Version Prepared by Shae Strait
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City of Summersville

Comprehensive Plan 2030

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COMMUNITY PROFILE

The City of Summersville, West Virginia is a small, quiet, and rural community located atop the New River Gorge recreation and development area, and ultimately serves as the gateway to a large portion of southern West Virginia. As the seat of Nicholas County, Summersville maintains access to three major interstates – I-64, I-77, and I-79, which all utilize U.S. Route 19 (U.S. 19) for direct access to the town itself. Although not in city limits, the town is located just north of Summersville Lake, the largest clear water lake in West Virginia. The lake covers 2800 acres, includes a state wildlife area, and receives approximately a million visitors per year. The lake is situated to the north of the Gauley River National Recreation Area, is just 20 miles north of the New River Gorge National River and is less than two hours from the Monongahela National Forest. Opportunities for outdoor recreation and tourism are extensive.



Figure 1 - Summersville is shown as an orange dot within a green colored Nicholas County. Image by Shae Strait.

History

Summersville began as a small farming community and was named after Judge Lewis Summers, who was instrumental in the formation of Nicholas County. In 1820, just two years after the county was formed, Summersville was officially created through an act of legislation. It remained a quiet farming community, with a population of a little more than a hundred people, until the start of the Civil War.

Like many other places in West Virginia, the Civil War forever changed the small town. In 1861, Union troops won a decisive victory over Confederate troops at what is now the Carnifex Ferry Battlefield, a historical site currently located near Summersville. The victory allowed the Union to regain control of the Kanawha Valley. Three years later, during the winter of 1864 and 1865, armies from both the Union and the Confederacy camped in or around Summersville. It was during this time that all the town came under siege, and its buildings were burned to the ground.

The resilient citizens of Summersville refused to allow the fire to extinguish their spirit, and by 1884, the town was rebuilt and again became home to over one hundred people. Agriculture sustained the small town until the 1930s, when nearby coal operations transformed Summersville into a center of commerce and industry.

1930 also marks the year that construction began on a three-mile tunnel through Gauley Mountain near Gauley, West Virginia, with the ultimate goal being to divert water from

the New River to a downstream hydroelectric plant. Thousands of men were hired to complete the tunnel's construction, but over 764 of those men – most of them of African American descent – died almost immediately of silicosis as a result of blasting through poisonous silica without the proper protections. The Hawks Nest Workers Memorial Cemetery, located in Summersville, commemorates this very industrial disaster - one of the worst in American history (National Park Service New River Gorge National River West Virginia 2018).

Summersville's natural environment has provided the backdrop for much of the town's unique history, not to mention its past and current economic opportunities. Originally laid out in 1824, Summersville's total land area is just under four and a half square miles. All of the City of Summersville and the surrounding area lies within the Kanawha River drainage system. Most of Summersville lies within an area of minimal flood hazard. Where Arbuckle Branch and Muddlety Creek meet the Gauley River, however, parts of the greater Summersville area are subjected to 1-percent-annual-chance flood events, as was the case during the severe June floods of 2016 that ravaged much of the area.

Current Context

Just north and west of the Gauley River, as it flows toward the New River, Summersville's elevation ranges from around 1,850-1,875 feet in the downtown area, and up to around 2,000 feet in residential areas outside of downtown but within city limits. Some ridges surrounding the city exceed 2,500 feet.

Along U.S. 19, the commercial shopping and business district sits at an elevation of around 1,925 to 1,950 feet. As U.S. 19 approaches Summersville Lake to the south, the elevation drops to around 1,650 feet. Across the southern end of Hughes bridge lies four acres within city limits that have an elevation ranging from 1,650 to 1,850 feet along a ridge above U.S. 19. Much of Summersville's eastern city limits follow the drainage of Muddlety Creek as it approaches and empties into Summersville Lake.

The City of Summersville does not contain any notable open spaces within its city limits. However, Summersville is within close proximity and a short drive from Summersville Lake, Carnifex Ferry Battlefield State Park, Summersville Lake Wildlife Management Area, and the Gauley River National Recreation Area. Further from city limits to the east are the western entrance to the Monongahela National Forest and the Cranberry Wilderness area; to the south are Babcock State Park and the New River Gorge National River; and to the southwest is Hawks Nest State Park. Each of these open space areas contribute to the natural capital readily available to Summersville residents and businesses for recreational and cultural purposes.

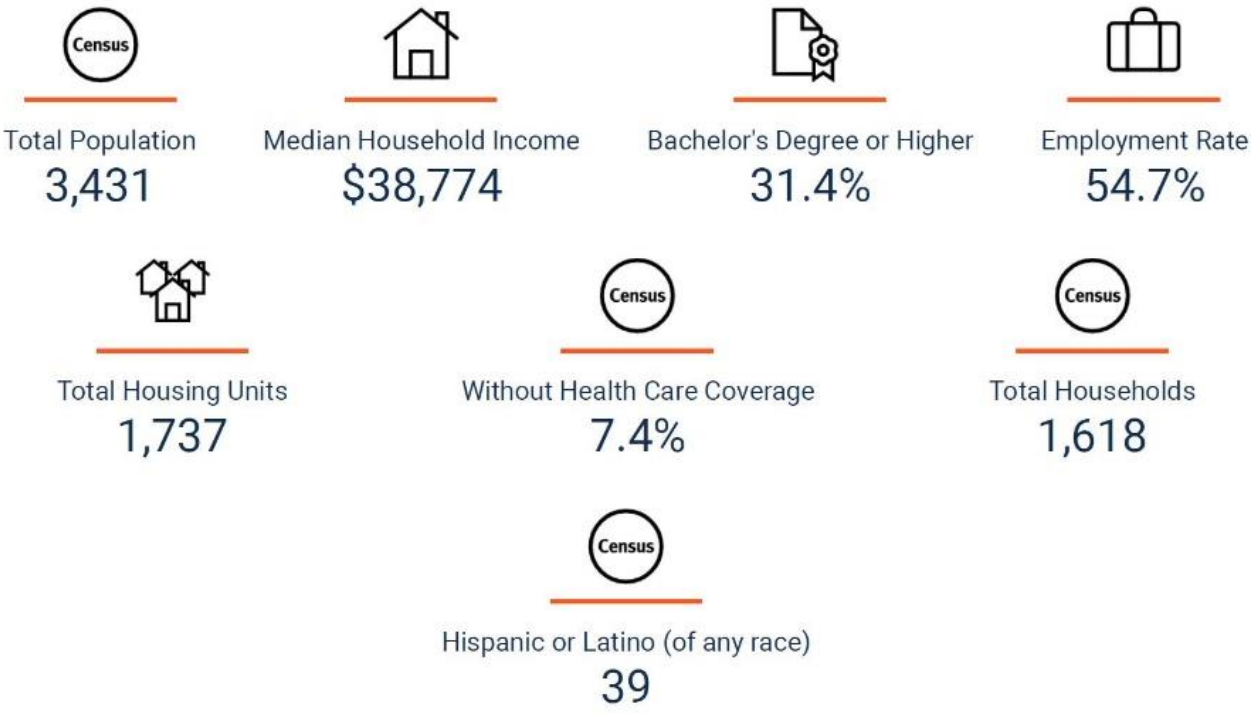
In 1966, the Army Corps of Engineers completed construction of the Summersville Dam, which was ceremonially dedicated by President Lyndon B. Johnson. With over 60 miles of shoreline and approximately 2,700 acres of flat water, Summersville Lake is the largest lake in West Virginia. During the summer months, the lake's elevation is approximately 1650 feet; the U.S. Army Corps of Engineers ("Army Corps") drains the lake once every

year, its waters creating some of the finest whitewater in the nation on the Gauley River. Nearly 60,000 outdoor adventurists come to the Summersville area every fall for Gauley Fest. The nearby New River Gorge National River Park, created in 1978, provides Summersville residents and tourists over 70,000 acres of protected land to enjoy.

Summersville is largely affected by the climate. Seasonal changes in Summersville directly impact agricultural output, tourism, infrastructure maintenance costs, and overall daily living. Agricultural production is limited throughout all of Nicholas County due to harsher winters but still can sustain major crop yields in the fertile spring and summer months.

Several water resources are within or adjacent to Summersville: the Gauley River - a part of the Kanawha River system, Summersville Lake, and Muddlety Creek. It is in the interest of the City of Summersville to help preserve and improve the water quality of these readily accessible waterways.

Today, Summersville is the 36th largest city in West Virginia and is home to around 3,431 people, almost doubling the entire population of Nicholas County at the time of Summersville's founding in 1820. Of the town's current population, 45% are males, and 55% are females. The average age of all Summersville residents is 52 - approximately two years older than the average age of all other Nicholas County residents, and ten years older than the median age of all West Virginians.



94% of Summersville's total population identifies as "white," with 3% identifying as American Indian, 2.5% identifying as Hispanic or Latino, 1.4% identifying as African American, 1.1% as Asian, and 1.2% as some other race. 33% of Summersville's total

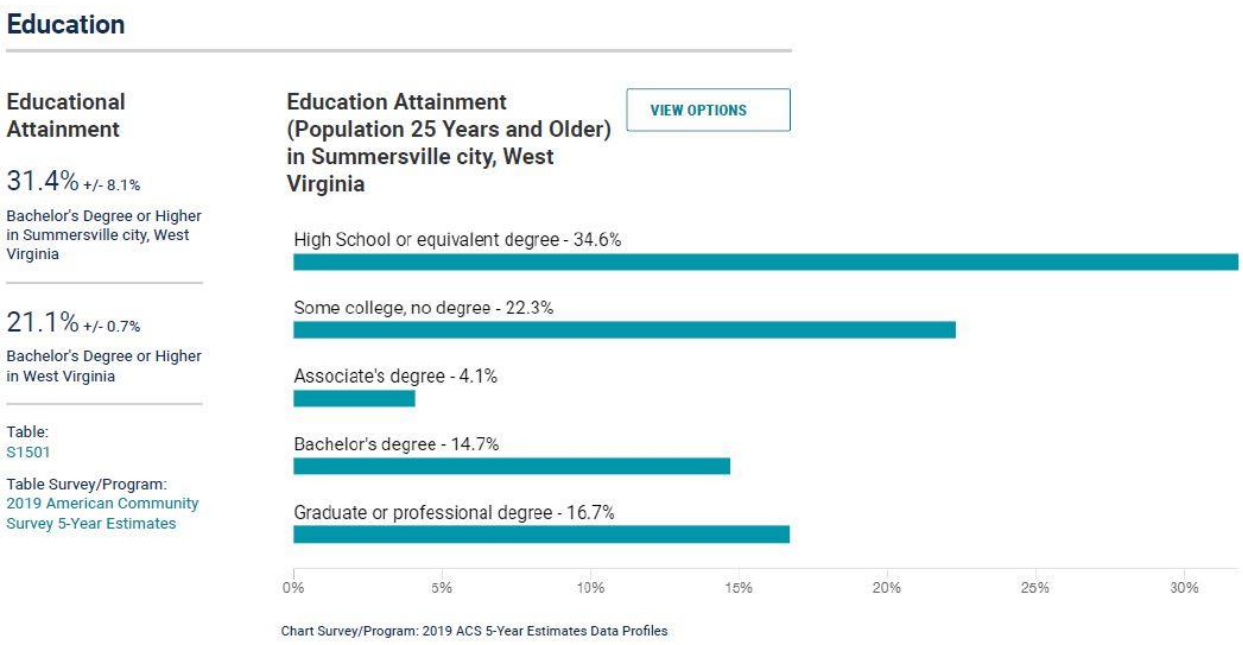
population is comprised of "young people," aged 15-44, and is around 4% less than the state's overall population of young people. 34% of this population is comprised of males, as compared to 32% being female.

The most recent data available from the U.S. Census Bureau states that there are 1,618 total households in Summersville, with an average household size of 1.93 people. There are 880 non-family households and 878 family households, with an average household size of 2.86 people. There are 130 total households where grandparents live with their own grandchildren under age 18.70% (91) of those grandparents are solely responsible for their grandchildren (U.S. Census Bureau, 2017). A total of 54.6% (71) of those grandparents have been responsible for their grandchildren for less than one year, and 15.4% (20) have been responsible for their grandchildren for five or more years. A total of 2,741 (80.9%) residents live in owner-occupied housing units, while 645 (19.1%) residents live in renter-occupied units (U.S. Census Bureau, 2017).

Summersville has a variety of educational opportunities for young and old alike. Educational opportunities can be offered by formal entities, such as K-12 schools, colleges, universities, and technical schools. It can also take place in other settings, such as daycare centers, the public library, workforce development programs, and other community-based educational programs. Summersville serves as the majority of Nicholas County's educational hub, with many of the county's educational institutions located in Summersville so as to offer centralized access to much of the county's more rural and unincorporated locales.

Among the most notable education centers in Summersville are two early childhood development centers – the Friends-R-Fun Childhood Development Center and Summersville Head Start; four public primary and secondary schools – Summersville Elementary School, Glade Creek Elementary School, Summersville Middle School, and Nicholas County High School; and two private schools – the New Life Christian Academy and Summersville Seventh Day Adventist School. Summersville is also home to one institution of higher education – the New River Community and Technical College, which offers over 66 degrees and/or certifications.

Since 2013, graduation rates in Nicholas County have steadily increased, and has a better high school graduation rate than the statewide total. Summersville's educational attainment data includes those who are 25 years and over; 2,812 people in total. Of these, 90 (3.4%) received less than a 9th grade education, 109 (4.1%) received a 9-12th grade education but no diploma, 918 (34.6%) are high school graduates, 592 (22.3%) received some college education but no degree, 109 (4.1%) earned an associate's degree, 391 (14.7%) earned a bachelor's degree, and 442 (16.7%) earned a graduate or professional degree.



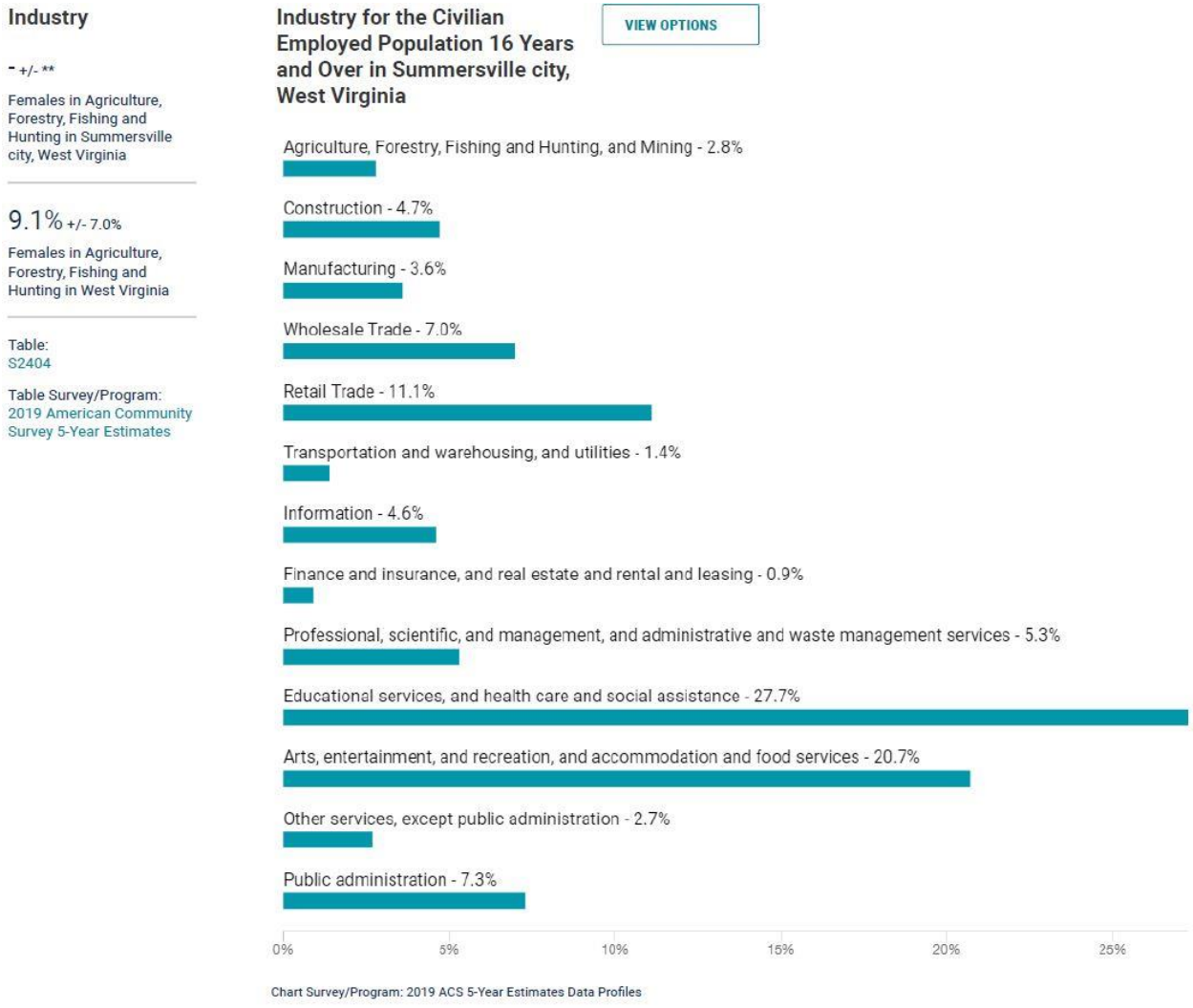
Much of Summersville's necessary goods and services are located in the One Gateway and Merchant's Walk Shopping Centers located along U.S. 19, whereas other retail areas are found in the historic downtown and scattered sites along other major roads in town. Most grocery and convenience stores are large, corporate, and nationally owned chains that include the Walmart Supercenter, Sheetz, Go Mart, Dollar General, Food Lion, and Save-a-Lot. Of Summersville's 33 total restaurants and bars, 12 are fast-food establishments, 14 are classified as sit-down dining restaurants, four serve alcohol, and two are bars (Hot Spots).

Summersville also maintains a farmer's market along U.S. 19 nearer the southern end of the city's boundaries and is home to the Fresh Start Market company located nearer the Tara neighborhood. It is locally owned and serves fresh fruits, vegetables, and flowers, as well as jams, jellies, and other homemade items. Summersville is also home to a locally owned craft brewing and beer company located along Broad Street.

Summersville's ten pharmacy, optical, and health supplement businesses generally overlap in their services, and consist of both corporate and locally owned operations. These services range from the Walmart Supercenter and GNC at the corporate level, and the Camden Family Pharmacy, the Nicholas Family Pharmacy, and the Mountain Lake Pharmacy at the local level. Recently, the Summersville Regional Medical Center was purchased by WVU Medicine and provides a wide variety of specialized healthcare services; for example: pediatrics, women's health, surgery, and other hospital services.

According to the U.S. Census Bureau (2019), the estimate of employed workers in Summersville is 1,593 people. According to the U.S. Census Bureau (2019), about 108 people in Summersville earn income from self-employment. Overall, 27% of the employment base in Summersville stems from education, followed by 20% arts, recreation, and entertainment, 11% retail trade, 7% wholesale trade, 5% professional

services, and another 3% in manufacturing. Summersville's largest employer is the Nicholas County Board of Education. The highest paying industries in Summersville are Professional, Scientific, & Technical Services ($101,250), Mining, Quarrying, & Oil & Gas Extraction ($61,176), and Agriculture, Forestry, Fishing & Hunting, & Mining ($61,176).



According to U.S. Census Bureau estimates, Summersville currently has an unemployment rate of 6.5% (U.S. Census Bureau, 2019). This is higher than Nicholas County (5.9%), the state of West Virginia overall (4.7%), and the United States as a whole (3.9%). The median household income in Summersville, WV is $38,774. This is less than Nicholas County and

West Virginia overall, and significantly less than the median United States income of $60,336. It is also worth noting that Summersville's median income is less than the average for the surrounding Greenbrier, Summers, Monroe, and Pocahontas Counties (WV Data USA, 2019). Of the total population of 3,431, 562, or 16.4%, live at or below the poverty level.

Income and Poverty

Income and Earnings

$38,774 +/- $14,592

Median Household Income in Summersville city, West Virginia

$48,850 +/- $1,131

Median Household Income in West Virginia

Table: S1901

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Median Income by Types of Families in Summersville city, West Virginia

VIEW OPTIONS



Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Poverty

16.4% +/- 7.2%

Poverty, All people in Summersville city, West Virginia

16.0% +/- 0.8%

Poverty, All people in West Virginia

Table: S1701

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Poverty by Age in Summersville city, West Virginia

VIEW OPTIONS

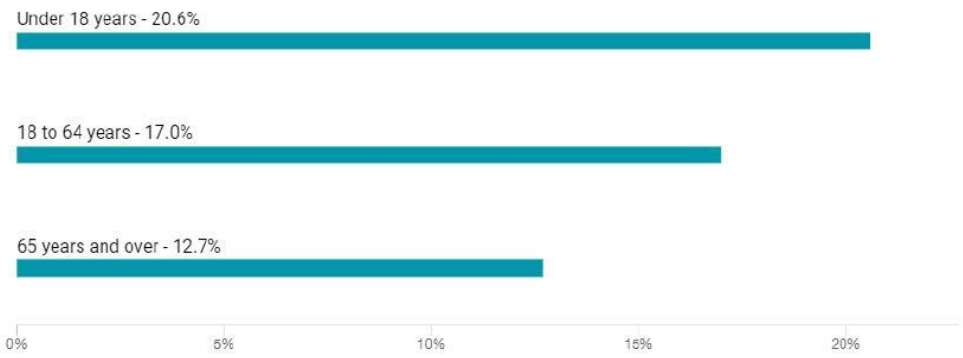


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Summersville serves as the transportation hub for almost all of Nicholas County. The state Department of Highways and the Division of Motor Vehicles both maintain headquarters in Summersville, as well as other transportation service providers including the Mountain Transit Authority. As previously stated, Summersville enjoys access to U.S. 19, that directly connects to interstates 64, 77, and 79. Summersville also offers tremendous scenery along its transportation corridors; the drive into Summersville is boasted to be relaxing and quaint. Proximity to the New River Gorge Bridge and the presence of the Summersville Bridge has made the area one of the most scenic bridge routes in West Virginia, again offering convenient business transportation and enabling the tourism that Summersville is trying to capture.

On average, Summersville residents own a total of two cars, and commuting distances for employment have an average commute time of around 19 minutes, as compared to the national average of 25 minutes. However, 5.2% of the workforce in Summersville have

"super commutes" in excess of 90 minutes. The Mountain Transit Authority serves as the main source of public transportation for people of all ages, races, disabilities, religions, and sexual orientations in Summersville (Mountain Transit Authority, 2019). It is a busing agency that that reportedly travels a total of 250,000 miles per year and is used for a number of services including "call-a-ride" services and non-emergency medical services. It even collaborates with social service agencies to transport people in, to, and from the Summersville area.

The City of Summersville uses the Council-Mayor method of governance (Codified Ordinances of the City of Summersville, 2019). With a population of 3,433 people, it is a Class III municipality. The city officials include the Mayor, the members of City Council, the City Recorder, and the city's administrative staff. City Hall is located at 400 Broad St, Summersville, WV 26651. Summersville is divided into four wards, or districts, that are each represented by at least one Council member. When a municipality is divided into wards, the governing body may determine the number of council members to be elected from each ward, and may provide for members to be elected at large, as is the case in Summersville.

Summersville utilizes a strong Mayor form of government as per WV Code 8-3 (West Virginia State Legislature, 2019b). Since the City of Summersville does not employ a City Manager to act as Chief Executive, the Mayor fulfills that role and is charged with the implementation of policies set forth by the City Council (City of Summersville, 2019). This means that the Mayor convenes the City Council meetings but does not have voting power. He handles the day-to-day operations of the City in cooperation with the City Recorder.

Summersville also elects a City Recorder directly to the office (City of Summersville, 2019). The Recorder is similar to a City Clerk and is responsible for preserving the important documents of the municipality. The City Recorder's duties include: the preservation of all City documents, accepting/rejecting business licenses, promoting local projects/events, engagement with the community, collection of tax receipts for residents and businesses, and other functions the Mayor deems necessary. Furthermore, the City Recorder is the chief election official of the municipality, as per WV Code.

The City of Summersville also maintains their own citizen advisory bodies, where board positions are normally open to residents of the city, and anyone can apply for them. These advisory bodies include the Forestry Council, the Summersville Public Library Board of Trustees, the Board of Zoning Appeals, and the Planning and Zoning Commission. The City of Summersville also has several administrative departments with specific tasks that serve the public. These specialized offices include: The Maintenance Department, the Fire Department, the Police Department, and the Water Department.

Diverse economic growth is a major goal for the City of Summersville. Sustainable tourism fits the economic character of the region, and in its purest sense is an industry which attempts to make a low impact on the environment and local culture, while helping to generate income, employment, and the conservation of local ecosystems. It is responsible

tourism that is both ecologically and culturally sensitive.

However, challenges to the community include a continued decline in population, a 50% labor participation rate, a high poverty rate, a low rate of higher education, and the median age of 52 (U.S. Census Bureau, 2019). There is a distinct separation of commercial business development located on Rt 19, a major interstate thoroughfare, and a partially decaying downtown district. There is also a declining tax base due to a reduction in mining operations, an aging population, and a low average income.

Available local resources for economic development include, but are not limited to, the City of Summersville, the Summersville Chamber of Commerce, the Summersville Convention and Visitors Bureau, the New River Gorge Regional Development Authority, and the Region IV Planning and Economic Development Council. These entities closely collaborate, and share mutual goals, research, and marketing opportunities. Opportunities exist for many strategic approaches that can be developed through these partnerships, other public-private partnerships, and new innovative approaches.

Competitive Advantages

With the Nicholas County Board of Education, Walmart, and Summersville Regional Medical Center, Summersville has several of Nicholas County's largest employers located within its boundaries that provide significant employment opportunities. Summersville Regional Medical Center is particularly an asset to the city because the health care industry supplies 19.1 percent of jobs in Summersville, which makes it the industry employing the most people in the city. Additionally, food services (10.4 percent, education services (6.1 percent), and mining, quarrying, and oil and gas extraction (5.8 percent) are large industries. Altogether, they provide over 40 percent of the city's jobs.

With mineral resources existing in Nicholas County, Summersville can benefit from any business related to their development. These natural resources include coal, which is recovered through both underground and surface mining methods, and natural gas. To recover either of these fossil fuels, people must be trained to work in each respected field.

The Summersville Dam and Gauley River are both located near Summersville. These natural resources attract tourists to the area for recreational purposes. In addition, the natural beauty of the area and other outdoor activities available in the surrounding region are unique to Summersville. These natural resources help bring tourists to the Summersville area every year.

Carnifex Ferry Battlefield State Park and the Gauley River National Recreational Area are additional geographic resources that allow travelers and locals alike to actively experience the beauty in the area surrounding Summersville. Since these lands are located near Summersville, each can bring travelers to or through the city.

Summersville is also the home of a number of festivals and a fair during the warmer months of each year, which yields the continued potential for attracting regional, statewide, and out-of-state tourists to the town - in turn generating revenue and

opportunity for the city as a whole. These festivals include the Nicholas County Fair – held at the end of every July at the Veterans' Memorial Park, the Summersville Lake Retreat Lighthouse Festival – held every summer, the Nicholas County Potato Festival – held on Main Street in Downtown Summersville the first weekend of every September, and Gauley Fest – held on the third Saturday of every September at the Veterans' Memorial Park.

Summersville is strategically located along U.S. 19, which is a major north-south corridor that brings regional traffic through the city on a daily basis. The city is also located within a two-hour drive of larger West Virginia destinations such as Charleston, Beckley, Clarksburg, Fairmont, and Morgantown.

For an even more comprehensive overview of Summersville's Community Profile, please consult and refer to the attached US Census Bureau geographic community profile.

THE PLANNING PROCESS

In 2004, the West Virginia legislature rewrote the state laws governing land use planning and regulation. Those provisions are found in Chapter 8A of the West Virginia Code, which covers comprehensive plans, subdivision and land development ordinances, improvement location permits, and more. All cities with ordinances that regulate land development were required to create and adopt a comprehensive plan by June 11, 2014. Each comprehensive plan remains in effect for ten years and must be updated by the planning commission every ten years, at minimum. Local governments that do not comply with these requirements are not allowed to enforce a zoning ordinance, subdivision and land development ordinance, improvement location permit requirements, or almost any other land use regulation.

In 2013, the City of Summersville hired URS Energy and Construction (now AECOM), a multinational engineering firm, to generate its first Comprehensive Plan. The consultants drew upon field observations and community survey research conducted by faculty and students from West Virginia University (WVU) that focused on outdoor recreation, the potential for growing tourism related to the area's abundant natural resources, and the implications for economic development of such efforts.

In accordance with Chapter 8A-3-6, the planning commission must include public participation throughout the process of studying and preparing or amending a comprehensive plan and then give notice and hold a public hearing prior to recommending adoption of the plan to the city council. Because these efforts were minimal in 2013, the Mayor and Planning & Zoning Commission determined that a collaboration with faculty and students from WVU's Department of Public Administration and Extension Service Family and Community Development unit would be beneficial.

Through an initiative called "Moving Ahead Together: Summersville," Associate Professor Margaret Stout led graduate students in local government and community development to conduct participatory research and planning for a 2020 Comprehensive Plan update. Starting in August 2019, a combination of secondary data analysis, field inventory, key informant interviews, a storytelling circle with residents and stakeholders, and windshield surveys with community leader guides were completed. Unfortunately, a series of community visioning and planning sessions scheduled for late March 2020 had to be postponed and ultimately canceled as a result of the COVID-19 pandemic. However, the faculty and student team drew from reports of the previous public engagement efforts to guide best practice research and the crafting of goals, objectives, and strategies for the draft Comprehensive Plan 2030 submitted to the City.

The draft plan was completed by the Planning & Zoning Commission with support from a summer intern from WVU's Master of Public Administration program (D. Reid Boden). Given the large and continued social distancing efforts, even in light of the decline of COVID-19, the summer intern consulted a variety of stakeholders and experts in order to gain continued insight and feedback on the proposed Comprehensive Plan.

The final draft, prepared by Shae Strait, was then vetted and deliberated through the public hearing processes mandated by the State, driven by the Planning and Zoning Commission and presented before the City Council during the appropriate meeting times.

In accordance with Chapter 8A-3-1c, a comprehensive plan "must promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, as well as efficiency and economy in the process of development." Therefore, a comprehensive plan must provide guidelines for future growth and policies for a variety of government operations. Of key importance is the plan's implications for future land use and development. Adherence to this vision increases certainty and reduces risk for all stakeholders, including residents, homeowners, businesses, and investors.

These local public policies are provided in a strategic plan format with three levels of specificity: the first level is a set of general **goals** for the City to use as ultimate aims; the second level includes sets of measurable **objectives** that will help to achieve each identified goal; and the third level includes specific **strategies** that may be used to achieve each objective. The planning areas for which goals, objectives, and strategies are established include the following elements—content required by West Virginia Code appears in parentheses:

- Element 1: Natural Resources (rural)
- Element 2: Cultural and Historic Resources (historic preservation)
- Element 3: Land Use and Design (land use, community design, preferred development areas, renewal and/or redevelopment)
- Element 4: Transportation and Circulation (transportation)
- Element 5: Public Services and Utilities (public services and infrastructure)
- Element 6: Civic Facilities
- Element 7: Parks and Recreation (recreation)
- Element 8: Housing (housing)
- Element 9: Economic Development (economic development)
- Element 10: Plan Implementation (financing)

ELEMENT 1: NATURAL RESOURCES

Decisions to develop a community and its surrounding undeveloped areas can affect the sustainability of natural resources and ecosystems. Forests, bodies of water, and riparian areas are an important natural resource because they provide social, ecological, and economic value. Agriculture is an important part of Nicholas County's history and economy, which has an impact on Summersville. Similarly, nearby mineral extraction contributes to the economy but may negatively impact these other natural resources, which requires political engagement at other levels of government.

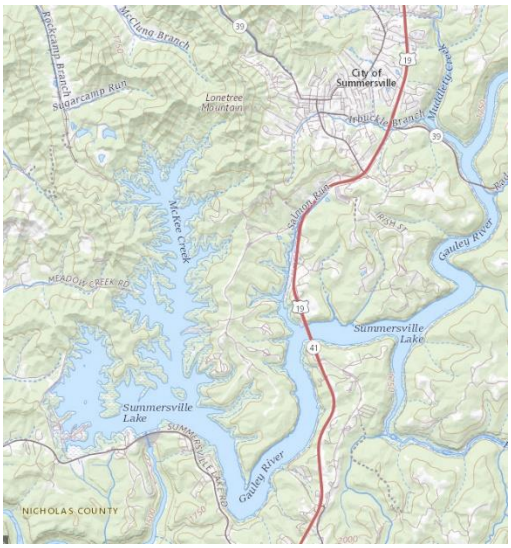


Figure 2 - Summersville and nearby waterbodies. Map by USGS.

Future growth plans should also take into consideration the interactive effects between land conditions and development. Flood-prone lands are essential to the health, safety, and welfare of communities as they hold back stream flows and reduce flooding downstream but are generally inappropriate and unsafe for development. The slope of land and soil type impact where and what type of development is safe for both people and the environment. Given the added importance of the surrounding forests and waterways to tourism, protection of these resources is especially important to the City of Summersville and its residents and businesses.

Unmanaged growth will adversely impact the natural environment. Water runoff can cause erosion and pollute drainage basins, destroy wetlands, and negatively affect water quality in the Gauley River, and Summersville Lake, endangering the City's water supply. Excessive development can strangle transportation systems where demand exceeds capacity; air pollution results and time and energy are wasted. Encroachment of development on productive farmland and forest areas will reduce an important component of the local economy and important wildlife habitats. Therefore, it is important to establish goals, objectives, and strategies that prevent these concerns as they pertain to all types of land use and development.

Furthermore, the damage done by previous development and land uses must be mitigated. A brownfield is a property where development, redevelopment, or reuse may be complicated by the presence (actual or perceived) of a hazardous substance, pollutant, or contaminant. Abandoned mine lands, industrial operations, large scale agricultural production, gas stations, and dry cleaners are just a few examples of potential brownfields. Cleaning up and reinvesting in these properties increases the local tax base, facilitates job growth, utilizes existing infrastructure, takes development pressures off undeveloped, open land ("greenfields"), and both improves and protects the environment.

Table 1.1. Natural Resources Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	1.1.1.1: Collaborate with Nicholas County and other regional authorities like the Elk Conservation District to ensure adjacent development and natural resource extraction will not result in the degradation of water and air quality.	1.1.1: Establish land use policies that conserve water and maintain water and air quality.	1.1: Promote the protection of natural resources to ensure their enjoyment for generations by Summersville residents.
Long-term	Maybe	1.1.1.2: Establish riparian buffers along all surface water bodies		
Long-term	Maybe	1.1.1.3: Identify and protect sensitive wetlands that recharge groundwater reserves and filter nutrient and sediment runoff.		
Mid-term	No	1.1.1.4: Incorporate natural stormwater runoff management systems (e.g., bioswales, permeable pavement, and green infrastructure) into development standards for buildings, roadways, and parking lots.		
Long-term	No	1.1.2.1: Collaborate with and support Nicholas County and other regional authorities to help preserve nearby forests and agricultural lands.	1.1.2: Preserve nearby forests and agricultural lands.	
Long-term	No	1.1.2.2: Collaborate with and support Nicholas County to ensure adjacent development and natural resource extraction will not result in the degradation or loss of important forests and agricultural lands.		
Mid-term	No	1.2.2.1: If the parcel is partially or wholly within the floodplain, require projects to confirm they meet city or county floodplain regulations prior to approval by the city.	1.2.2: Restrict or regulate development in flood-prone areas.	1.2: Ensure environmentally safe development.
Mid-term	No	1.2.2.2: Establish an Open Space zoning district or overlay district with development standards that will prevent potential harm to both people and water resources within the identified flood hazard area.		
Long-term	No	1.2.3.1: Assess the viability of development based on slope and soil type and indicate the boundaries of slope hazard areas on the Future Land Use Map.	1.2.3: Restrict or regulate development of areas with high-risk slope and soil conditions.	
Long-term	No	1.2.3.2: Establish a Hillside zoning overlay district or hillside development regulations based on property slope with development standards that will prevent potential harm to both people and water resources within the identified slope hazard area.		
Short-term	No	1.2.4.1: Complete an inventory of all potentially contaminated sites.	1.2.4: Remediate brownfield sites.	
Short-term	Maybe	1.2.4.2: Prioritize properties for remediation activities and implement recommended procedures.		

ELEMENT 2: CULTURAL AND HISTORIC RESOURCES

Summersville possesses cultural capital, historic properties, and unique assets that can be leveraged to encourage a surge in cultural and artistic activity, revitalize its downtown and local economy, and augment other community development efforts. In addition to economic value, cultural and historic resources have inherent value in a community, directly contributing to a sense of place and collective identity. Therefore, local government should seize every opportunity to foster the growth and development of the arts, culture, and historic preservation.

A community's sense of place and identity affects overall quality of life. Historic sites and buildings play an important role in identity and are often the heart and soul of the community, grounding a place in time and space. Historic preservation not only strives to protect and preserve beautiful, high-style architecture but also recognizes historic commercial downtowns, neighborhoods, and vernacular styles if the site or structure has integrity and significance, whether local, regional, or national. Because of this, historic preservation, adaptive reuse, and complementary infill development are viable and sustainable tools for economic and cultural revitalization in almost any community.

To promote the preservation and protection of cultural and historic sites, local government has a significant role to play. As the following objectives and strategies detail, the City of Summersville can prioritize its historic resources by creating an Historic Landmark Commission (HLC). The HLC can then play a central role in local preservation, pursuing the designation of local historic sites and districts on the National Register of Historic Places, protection of these sites through zoning ordinances and design review, and implementation of programs and projects related to historic sites, including the education of citizens and property owners about historic places and their cultural and economic value. Furthermore, HLCs are uniquely eligible to apply for funding from the State Historic Preservation Office to accomplish these goals.

The arts and authentic cultural character can also be a major catalyst in creating and maintaining a high quality of life. Culturally rich places not only attract tourists and visitors, but young adults and skilled people in creative and professional fields who want to live and work in such places. Initiatives like public art, beautification, and designated spaces for live music, dramatic performances, art galleries and artist workspaces, and public festivals and events can contribute to community identity and create a vibrant cultural atmosphere. The arts can draw attention to and activate vacant and dormant spaces such as forgotten buildings, empty lots, or sleepy downtowns.

The nonprofit Ivy and Stone Council for the Arts previously served Summersville and Nicholas County, but the organization is now defunct, leaving a cultural organizing and programming gap in the community. Although small city governments generally do not provide arts programming, they can support the arts and culture through citizen advisory bodies that can coordinate organizing efforts.

Table 2.1. Cultural and Historic Resources Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	2.1.1.1: Establish an Historic Landmark Commission through the City as approved by the West Virginia Department of Arts, Culture and History.	2.1.1: Increase preservation of historic sites, buildings, and areas.	2.1: Ensure stewardship of historic, architectural, archaeological, and cultural resources.
Mid-term	No	2.1.1.2: Apply for Certified Local Government status through the West Virginia State Historic Preservation Office.		
Mid-term	No	2.1.1.3: Apply for grants to complete planning and inventory surveying of historic properties and districts.		
Mid-term	No	2.1.2.1: Identify eligible historic properties through a survey of the area bound by Church Street, Whortleberry Avenue, Spruce Street, and Water Street.	2.1.2: Designate an historic district within downtown Summersville.	
Mid-term	No	2.1.2.2: Create an historic overlay zoning district based on local criteria or list the downtown historic district on the National Register using their criteria.		
Long-term	No	2.1.2.3: Implement the Historic overlay zoning district to protect historic resources.		
Short-term	No	2.1.3.1: Establish partnerships with Nicholas County Historical Society, Nicholas County Historic Landmark Commission, Old Main Foundation, and similar organizations.	2.1.3: Charge the Historic Landmark Commission with educating residents about historic and cultural resources.	
Mid-term	No	2.1.3.2: Create a page on City's website that includes information about local historic and cultural sites and ways for residents to get involved in preservation efforts.		
Short-term	No	2.1.3.3: Create educational programming for delivery via the City's cable television station.		

Table 2.2. Cultural and Historic Resources Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Short-term	No	2.1.4.1: Create printed materials about local history, historic sites, and a walking tour of the downtown historic district in conjunction with the Convention and Visitor's Bureau.	2.1.4: Charge the Historic Landmark Commission with encouraging heritage tourism.	2.1: Ensure stewardship of historic, architectural, archaeological, and cultural resources.
Mid-term	Maybe	2.1.4.2: In conjunction with the Convention and Visitor's Bureau, create a downtown historic district walking tour.		
Mid-term	Yes	2.1.4.3: Design, fabricate, and install plaques to identify historic sites and signage to designate the historic downtown district.		
Mid-term	No	2.1.5.1: Create and distribute educational materials about the economic benefits of historic preservation and adaptive reuse to developers and property owners.	2.1.5: Encourage thoughtful and complementary infill development and adaptive reuse of historic properties. (see Economic Development)	
Mid-term	No	2.1.5.2: Update zoning ordinances to encourage and enable adaptive reuse.		
Mid-term	No	2.1.5.3: Establish design guidelines for building exteriors in the historic district.		
Mid-term	No	2.1.5.4: Seek funding for a façade improvement program.		
Mid-term	Yes	2.1.5.5: Seek funding to improve ADA accessibility in historic structures (for example, ramps, and lifts).		
Mid-term	No	2.1.5.6: Conduct design review during the development review process for or near an identified historic site or within the identified historic district.		
Long-term	No	2.1.6.1: Establish a Cemetery Conservation Commission.	2.1.6: Restore and preserve historic cemeteries within city limits.	
Long-term	No	2.1.6.2: Map and assess the condition of Summersville cemeteries.		
Long-term	No	2.1.6.3: Organize cemetery volunteer cleanup and workdays.		
Long-term	No	2.1.6.4: Create and distribute educational information about the city's historic cemeteries in conjunction with HLC.		

Table 2.3. Cultural and Historic Resources Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	2.2.1.1: Establish an Arts and Culture Commission	2.2.1: Increase the presence of the arts and cultural activities in the community.	2.2: Foster growth and development of the arts and culture.
Mid-term	No	2.2.1.2 Provide operational space at Brown Oaks for the Arts and Culture Commission		
Short-term	No	2.2.1.3: Generate an arts and culture action plan.		
Short-term	No	2.2.1.4: Seek funding from the West Virginia Department of Arts, Culture and History for programs and projects.		
Mid-term	No	2.2.1.5: Seek funding for the arts through the West Virginia hotel/motel tax designated for Fairs, Festivals, and Performances.		
Mid-term	No	2.2.1.6: Create an arts and culture guide in collaboration with the Convention and Visitors Bureau.		
Short-term	No	2.2.1.7: Identify locally available arts and artisans through a survey.		
Short-term	No	2.2.1.8: Identify arts and artisan incentive programs in conjunction with the Hive Small Business Development Center.		
Short-term	No	2.2.1.9: Promote the arts in schools and among community youth groups.		
Mid-term	No	2.2.2.1: Create a community identity package for Summersville to coordinate signage, banners, public art, and streetscape treatments.	2.2.2: Increase a sense of place and community identity, especially in the downtown and tourist-oriented development areas.	
Short-term	Maybe	2.2.2.2: Use public art to activate vacant lots and spaces, for example, removable aluminum murals, moveable sculptures, or pop-up performance events.		
Short-term	Yes	2.2.2.3: Install public art projects such as sidewalk and crosswalk pavement art and creative planters, trash cans, cigarette receptacles, and parking meters.		
Long-term	No	2.2.2.4: Choose ambient music for downtown that matches the chosen community identity.		

Table 2.4. Cultural and Historic Resources Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Ongoing	Yes	2.2.3.1: Create spaces for live music and performances downtown (in addition to the existing pavilion).	2.2.3: Create inclusive spaces for arts and cultural experiences (see Parks and Recreation).	2.2: Foster growth and development of the arts and culture.
Short-term	Maybe	2.2.3.2: Incentivize spaces for art galleries and artist workspaces through public-private partnerships.		
Short-term	Yes	2.2.3.3: Create spaces for downtown events like farmer's markets, fairs, and festivals.		
Long-term	No	2.2.3.4: Expand the use of Brown Oaks for cultural events open to the public.		

ELEMENT 3: LAND USE AND DESIGN

Increasing development along the US 19 corridor and the burgeoning popularity of outdoor recreation tourism positions the City of Summersville for economic growth, but also a potential loss of community character due to unmanaged development, particularly in adjacent County areas. Land use and design policies can help to balance preservation of the rural, small town community character while inviting investment in new development, infill development, redevelopment, and historic preservation.

The land use and design policies in this element guide the crafting and application of zoning ordinances. When revising the Subdivision and Zoning Ordinances, or when hearing developer requests for variances to the Zoning Ordinance, this element will act as a guide for deliberation and decision making by the Planning & Zoning Commission and City Council.

The recommended changes from existing to future land uses are made to move the community forward according to contemporary land use principles. It is important to remember that Summersville developed long before US 19 became a four-lane highway, and Summersville is no longer the community that it was decades ago. Its minor arterials, Routes 41 and 39, accommodated both neighborhood and regional commercial development, and even some light industrial development. Now, it is more appropriate for more intense land uses to be located along the US 19 corridor—to the benefit of both businesses and neighborhoods. Therefore, this land use plan, its corresponding Future Land Use Map, and recommended changes to the Subdivision and Zoning ordinances embraces these changes to improve the community's economy, establish a better sense of predictability, and ensure a better quality of life for all Summersville residents. While it is important to take pride in Summersville's unique history and heritage, it is equally as important to embrace its best possible future.

The broad principles of land use and community development presented herein serve as a basis for the goals, objectives, and strategies that follow. An awareness of the interconnection of these principles will help local officials make coordinated and systematic day-to-day development decisions.

Development refers to building on, paving, physically improving, or extracting resources from the land. **Land use** refers to how a given property is used, including basic categories of conservation, agriculture, open space, institutional, residential, commercial, and employment uses.

Conservation

The primary purpose of **conservation** is to conserve wilderness areas for wildlife habitat, ecosystem health, views, and passive human enjoyment. The existing conservation district should be preserved and expanded upon as the city grows or identifies land which is unsuitable for development, is in need of environmental protection, or would best serve the public as natural space.

It is recommended, to preserve the intrinsic beauty of the community, to identify and annex areas to create a conservation zone around the city, primarily near the rivers, steep hills, and lake.

Agriculture

The primary purpose of **agricultural** land is for food and fiber production, which includes forest, pasture, range, and cultivated areas. Agricultural land use can be incorporated in a variety of ways such as permitting farming in rural residential, allowing home and community gardening in higher intensity residential districts, or permitting for indoor, hydroponic farming in commercial districts.

Open Space

The primary purpose of **open space** land is to serve active and passive human recreation activities. These should include parks, recreational facilities, public plazas or squares, and cemeteries.

Institutional

The purpose of **institutional** uses is to establish areas in perpetuity to serve the public good, including schools, government facilities, hospitals, and other anchor institutions. Institutional uses should be permitted in nearly if not all districts to allow for public services to be constructed and performed in any location deemed necessary. In some zoning districts, it may be necessary to make institutional uses conditionally permitted to protect rural or residential land use.

Residential

The purpose of **residential** development is to provide a safe, intimate, pleasant, and stimulating living environment for all residents, whether single-family, duplex, or multi-family units, whether permanent construction or mobile home parks, and whether long-term, seasonal, or temporary in purpose. Although the specific needs of these different types of residential development may differ, broad planning principles apply equally to all:

- Designed to promote the health, safety, and welfare of the inhabitants—they should be properly maintained and have appropriate amenities;
- Served by a circulation system that accommodates multiple modes of transportation safely; and
- Located within a reasonably convenient distance from commercial and community services, particularly for non-vehicular transportation.

In land use planning, residential densities are calculated by the number of dwelling units per acre—the higher the density, the closer together the housing units. For a growing rural community like the City of Summersville, the densities shown in Table 3.1 are appropriate.

Table 3.1. Residential Densities

Label	*Density*	*Dwelling Units Per Acre*
Rural	Low	1-3
Neighborhood	Moderate	4-9
Urban	High	10-25

Assuming annexation continues, the more development that is allowed at the Rural and Neighborhood Residential densities, the more the City will sprawl into adjacent forest and agricultural lands. Annexation of these lands can be very challenging and can destroy the overall rural character of the community. Therefore, it is recommended that development of Neighborhood and Urban Residential densities within the confines of the existing jurisdictional boundaries be prioritized and incentivized. Rural Residential densities will continue where designated based on the market alone.

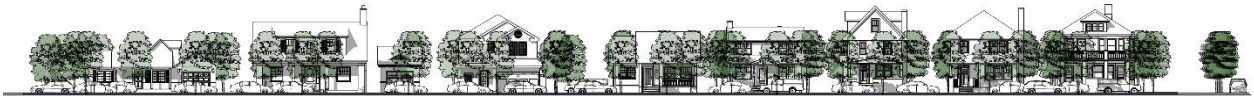


Figure 3 - Elevation view of an example residential neighborhood. Image by Shae Strait.

Commercial

The primary purpose of **commercial** development is to provide space for businesses that directly serve the public. Therefore, commercial development should be conveniently located and clustered to offer a wide array of goods and services. However, customer bases and target markets differ, including local residents, regional residents, travelers, and tourists. These varied groups have different commercial needs and distance and accessibility preferences that dictate where businesses of differing land use intensities prefer to locate, as shown in Table 3.2.

Table 3.2. Commercial Intensities

Label	*Target Market*	*Scale*
Downtown	Residents/Tourists	Small (local boutique)
Neighborhood	Nearby Residents	Small to Medium (local)
Convenience	Local Residents and Travelers	Medium (local & franchise)
Highway	Regional Residents and Travelers	Large (big box)

Businesses seeking to serve regional or *all* customer groups will wish to be located near principal arterials or highways with large parking lots and limited roadway access to manage traffic flows safely. Development may be in independent pads served only by internal roadways. However, contemporary commercial center design generally calls for amenities found in downtown districts, such as pedestrian walkways, outdoor gatherings spaces, and seating areas.

Businesses seeking to serve local neighborhood residents will wish to be located within walking distance (one-half mile maximum) from residential developments, preferably adjacent to collector streets with sidewalks, but on a minor arterial with sufficient off-street parking. Identifying these ideal conditions can help guide future land use plans that will help ensure successful businesses and strong neighborhoods.

Businesses seeking to serve tourists will wish to be located within mixed-use areas, such as a downtown, certain neighborhood, or convenience area that includes high-density residential uses and is served by arterial streets and shared parking lots or structures, with excellent pedestrian amenities and streetscapes. Boundaries for such areas can help guide public infrastructure investments to support these varied land uses.

A best practice to regulate intensities of commercial uses across districts is to limit the interior size and outdoor storage of commercial uses by each district. For example, Downtown businesses may be limited to 5000 square feet of building footprint and cannot have a parking areas that equal to or exceeds the building footprint, excluding civic uses. Convenience Commercial may permit for commercial buildings up to 10,000 square feet in footprint. Highway Commercial and Employment may have unlimited commercial building sizes per use.

Employment

The primary purpose of **employment** is to develop a variety of land uses which are less compatible with neighborhoods due to the nature of their development patterns or site usage while also providing for a high density of jobs per acre. This land use typical includes large scale institutional uses such as hospitals and light, moderate, and possible heavy industrial uses. **Employment** allows for land to be more flexible than traditional industrial or business park districts of the past. This is a need in contemporary zoning due to the significant shift in industrial land uses of the last half-century in the United States going away from high intensity, high nuisance, and significant environmental risk uses such as steel plants to contemporary facilities which fabricate small scale robotics, drones, or other products which can be done entirely within smaller enclosed facilities. Often newer industrial land uses can consume less land than fast food businesses and appear no different than a brick and mortar florist shop.

The primary purpose of **industrial** development is to provide space for a viable, diversified tax and employment base without producing conflicts with commercial, residential, and open space areas. Therefore, industrial development should be located in compact areas (such as industrial parks) that are easily accessible from regional transportation facilities, public utilities and services, appropriate support businesses, and an appropriate workforce. However, industrial development should also be well buffered from conflicting land uses (see following **compatibility** discussion). Operations that produce or manage hazardous materials, and those that have the potential to pollute air and/or water resources must be carefully regulated.

Within industrial land uses, there are differences between light industrial development and heavy industrial development. Light industrial uses include wholesale and warehousing, as well as fabrication, manufacturing, assembly, or processing of materials that are in refined form and that do not in their transformation create smoke, fumes, gas, odor, dust, noise, vibration of earth, soot, or lighting to a degree that is offensive when measured at the property line of subject property. Light industrial uses can also be those that occur entirely within enclosed buildings with no outdoor storage of material. Due to these types of processing effects, heavy industrial uses are incompatible with residential, commercial, institutional, and park land uses. In fact, these types of conflicts are what gave rise to zoning laws in the first place.

Indeed, **compatibility** is a critical issue in land use planning. Uses are incompatible when the activity schedule and effects are undesirable to the adjacent use. For example, 24-hour operations of any type are not welcome neighbors to residential homes. Similarly, large roadways with heavy traffic are not desirable near neighborhoods. Land use plans should identify potentially problematic boundaries between incompatible uses and employ buffering strategies to minimize or mitigate conflicts.

One way to buffer is land use itself. For example, light industrial uses such as wholesaling, warehousing and distribution, low-nuisance assembly or fabrication, and vehicle and equipment sales are good buffers between commercial and heavy industrial areas. Office uses are good buffers between retail commercial and residential development. Low density residential development is a good buffer to open spaces. Other buffering strategies include natural barriers, such as topographic variation, distance, and landscaping. Built screening and noise protection are also possible, including sound barrier walls, fencing, and even public art installations. Lighting restrictions along development edges can also be used for buffering. All these considerations can be brought forward during conditional / special use permit hearings to ensure proposed land uses won't have a significant impact upon adjacent uses and have chosen appropriate locations.

Mixed-use

Mixed-use can be any combination of uses that are *mutually compatible*, such as residential and commercial uses in downtown areas, or residential and light industrial uses in artist live/workspaces. A mix of uses encourages lively areas with a concentration of varied amenities and social interaction—places where people can live, work, and play.



Figure 4 – Example of a traditional mixed-use neighborhood. Image by Shae Strait.

It is important to note that as the intensity of a zoning district increases, rarely should residential uses or previously uses be removed, with a few exceptions. It is important in smaller, rural communities to allow for natural adaptation of land use as communities change over time. It is recommended that residential uses only be exempt from the most intense and problematic commercial districts such as Highway Commercial or Employment, as proposed in the future land use map.

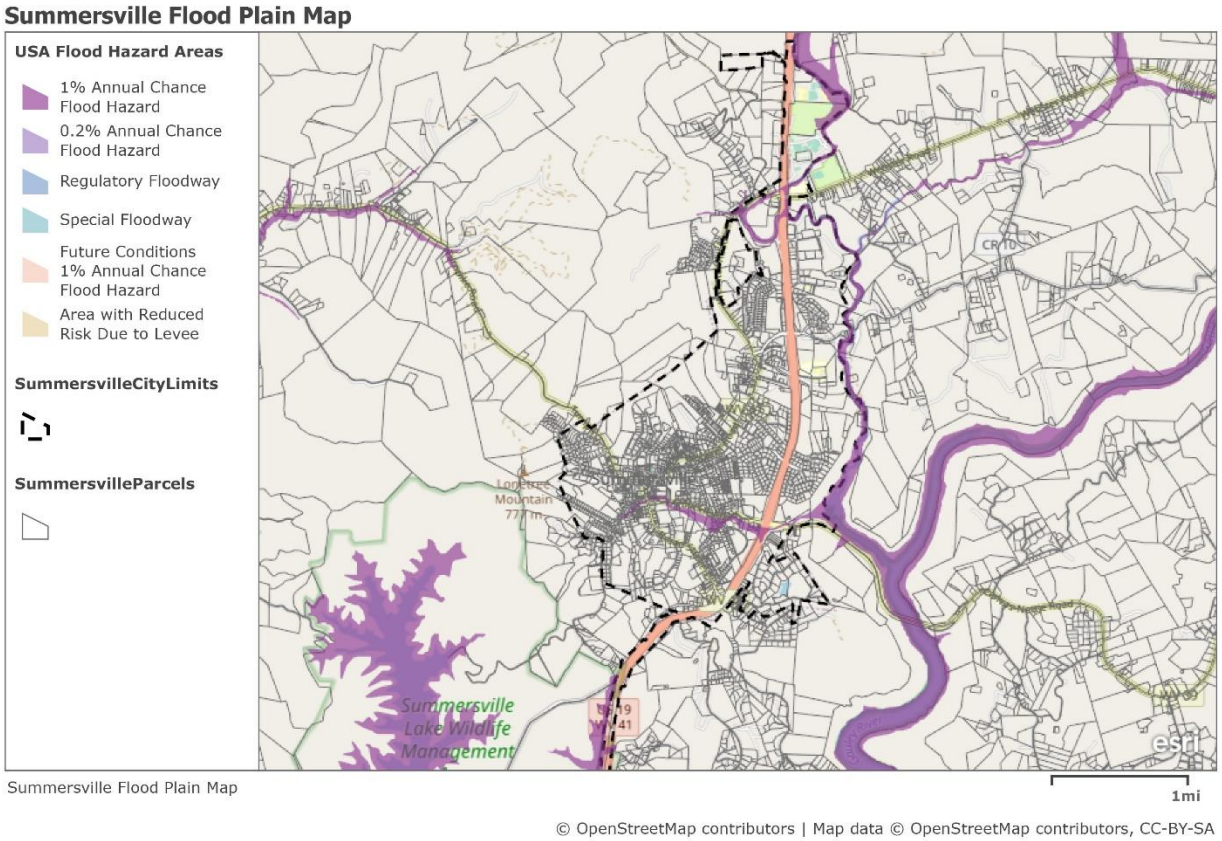
Growth Management

Growth management is another critical issue in land use planning. Development growth can occur either outward or upward/inward. Outward expansion, where possible, is now generally considered to be urban or suburban sprawl and is something to be carefully managed in order to avoid vehicular air pollution and new infrastructure development costs, as well as to conserve agricultural lands, open space, wildlife habitat, and ecosystem carrying capacity. Few counties have zoning ordinances and therefore the character of development may vary dramatically from that within the city's jurisdiction. Furthermore, public services and facilities may not be provided by the county. Corollary differences in land prices and taxation may encourage development on county lands as opposed to within city limits. Yet, unplanned growth in the surrounding areas may harm the quality of life for city residents and businesses. Therefore, close coordination between the City and County regarding development and boundary adjustments can make for smarter growth through outward expansion. However, **annexation** for outward expansion is often a politically charged issue. Annexation of privately owned land is generally the most controversial. Government to government (e.g., county, state, or federal government to the city) annexation can be less difficult.

Upward or inward growth refers to intensification of land uses through infill development on vacant properties or redevelopment that replaces existing buildings with larger buildings. This type of growth leverages existing public infrastructure and, with appropriate design guidelines, can eliminate various forms of blight while preserving the existing "sense of place" in the community. Identified infill development and redevelopment areas can intentionally maintain character through zoning overlay districts that provide design guidelines, such as how the building relates to the street and neighboring buildings, how parking is managed, and what type of landscaping, streetscape, or lighting is required. However, anywhere that the Future Land Use Map indicates greater density or intensity than currently exists is, by default, an infill and redevelopment growth area.

It is reasonable to assume that Summersville will continue to grow, especially as regional outdoor recreation tourism continues to increase. Given the sensitivity of property rights, participatory land use planning is recommended to accommodate and manage growth in an effective manner.

Figure 3.1: FEMA Flood Zone Map

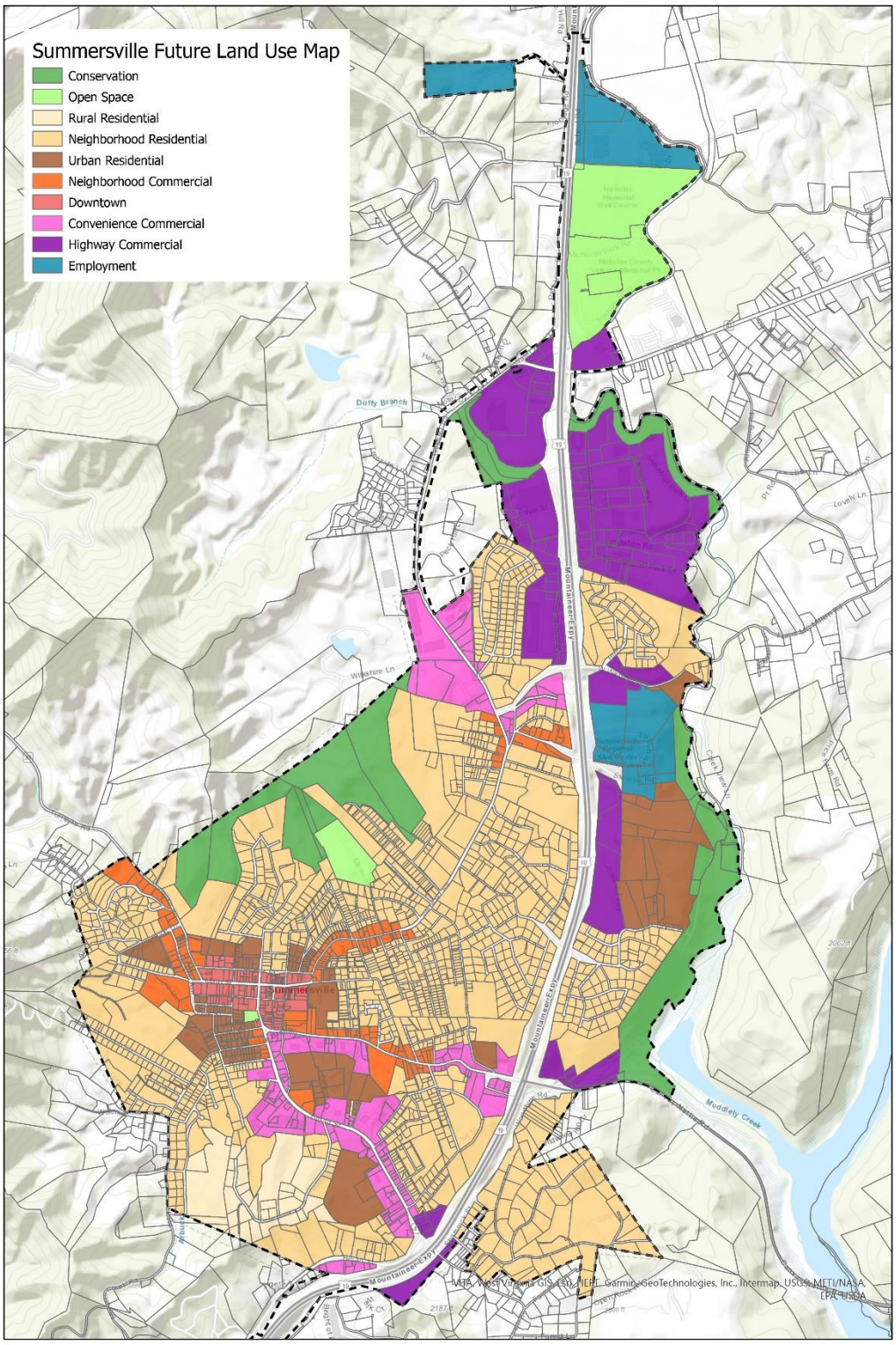


Future Land Use Map and Proposed Zoning Districts

A critical part of the adopted comprehensive plan is the future land use map (FLU). The FLU map serves as the guideline to city council, planning commission, and stakeholders as to how land use should be changed in the future. This can permit for rezoning requests, also called map amendments, to be granted to the petitioners. This can also give the city the right to petition to rezone property to accomplish some or all of the components of the comprehensive plan.

Without a change showed on the FLU map, certain legal requirements must be met to qualify for rezoning which can be found in the Standards Act passed by the federal government, in state code, and in the city zoning code.

The future land use map within this comprehensive plan seeks to conserve natural habitat, increase residential development options, diversity the commercial development patterns, and create new opportunities for flexible land use across the city.



Summersville Future Land Use Map
City Wide
Comprehensive Plan 2030

Figure 5 - FLU Map by Shae Strait.

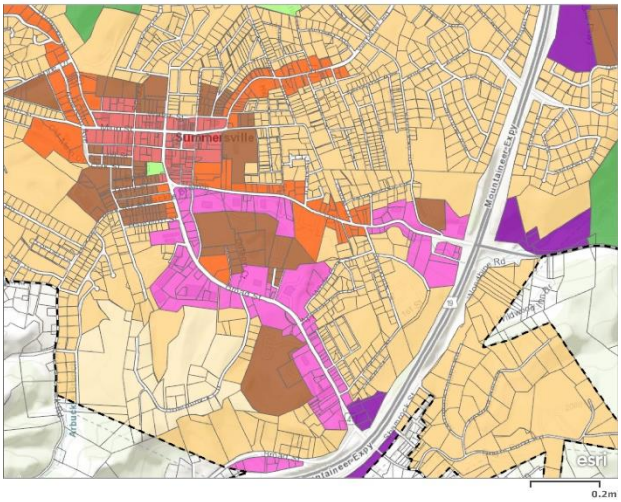


Figure 6 - Close up of the primary commercial corridors to downtown.

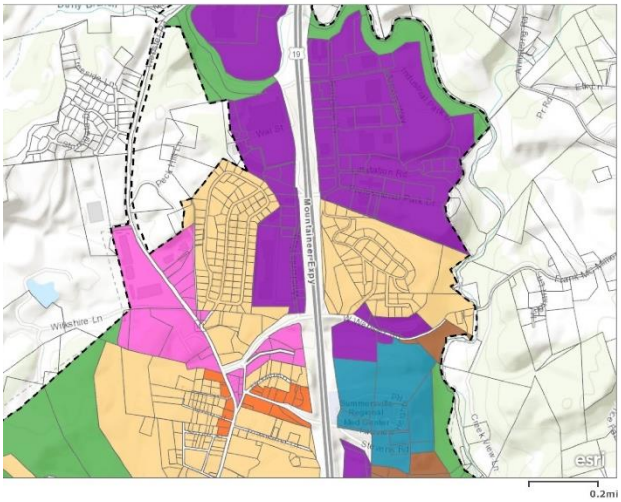


Figure 8 - Close up of the northern commercial areas.

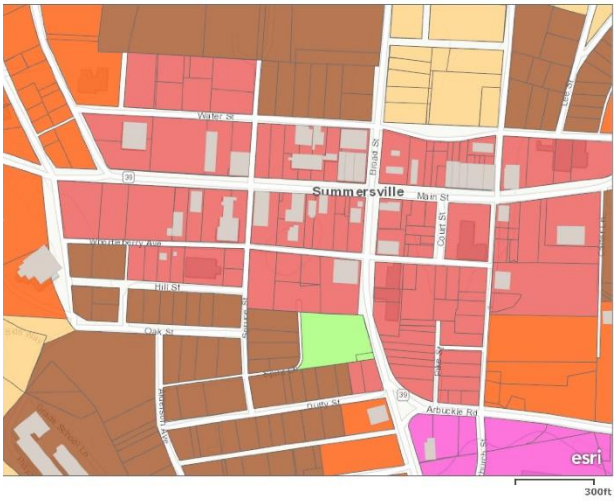


Figure 7 - Close up of downtown

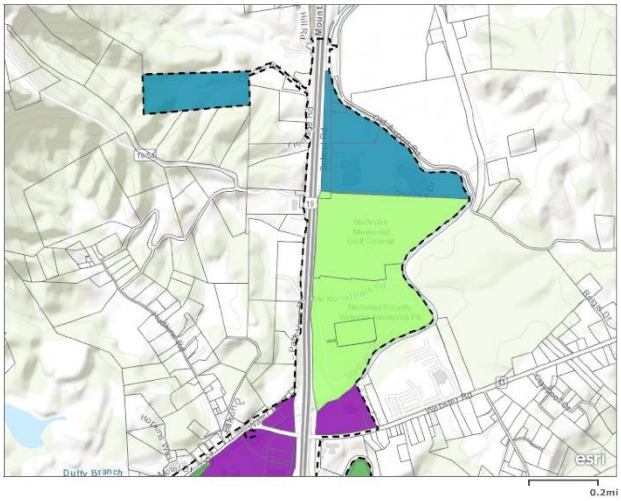


Figure 9 - Close up of the northern end of the city

Zoning District Descriptions

Conservation – Natural and open spaces that are maintained in a predominantly undeveloped state, and typically set aside for land conservation, passive recreation, and ecological restoration.

Open Space - Civic greens, plazas, cemeteries, and parks, characterized primarily by trees and landscape, framed by landscape elements or building facades, and designed for passive or recreational use.

Rural Residential – Low-density residential district where single-family dwelling units and their accessory structures are located on larger parcels of land which has a low percentage of impervious surface per acre and may include agricultural land use on appropriately sized parcels. May include more limited infrastructure but accommodates occupants with low-speed road design to foster safe walking and biking.

Neighborhood Residential – Medium-density residential district where single-family, duplex, and townhouses are located on smaller parcels which increases dwelling unit density per acre. Neighborhood infrastructure supports walking, biking, and driving in a safe environment to access other neighborhoods, amenities, and services.

Urban Residential – High-density residential district permitting for all forms of residential dwelling units to include multi-family adjacent to downtown or commercial areas. District infrastructure supports walking, biking, and driving in a safe environment to access other neighborhoods, amenities, and services.

Neighborhood Commercial – Low-intensity mixed-use district permitting for all residential land uses and small-scale commercial uses that have almost no impact on adjacent residential land uses. Includes corner stores, live-work units, ground floor commercial and upper floor apartments, and home-based businesses with a low to moderate rate of customer turn over. Automobile-oriented business are prohibited or significantly restricted to preserve the neighborhood characteristic. Should be primarily located at neighborhood intersections along arterial roads and can be used as a buffer from higher intensity commercial districts to protect residential only districts.

Downtown – Higher density, moderate intensity mixed-use district characterized by multi-story, main-street buildings, civic uses, multi-family dwelling units, and public space all at a pedestrian scale. Commercial buildings are located close to the right-of-way frontage and feature significant storefront glass on the ground floor. Infrastructure supports larger sidewalks, on-street parking, improved alleys for services, low-speed traffic, crosswalks, bike facilities, and quality streetscaping. Automobile-oriented businesses are prohibited. District serves as the traditional commercial center of the community and fosters artisan services and sales.

Convenience Commercial – Medium intensity mixed-use district which permits for automobile-oriented businesses with medium sized parking lots, drive-throughs, fuel sales, and similar commercial use in addition to neighborhood-oriented businesses. Commonly

located along arterial streets between downtown and major highways. Land uses are commonly required to have use standards such as landscape buffers, lighting standards, and impervious surface limitations to prevent negative impacts on adjacent land uses. Does not permit for large scale retail such as what is permitted within the Highway Commercial district.

Highway Commercial – High intensity commercial district which permits for large scale commercial uses that are primarily automobile-oriented, featuring large parking lots, larger signage, and controlled access roadways. May feature only higher intensity residential uses such as multi-family dwelling units and townhouses. Primarily located along US-19.

Employment – High intensity commercial district which permits for large scale institutional uses, large office complexes, and industrial uses. Infrastructure may vary based upon the intended end use of the parcel such as larger, heavier duty roads for industrial uses to tight-curbed roads with sidewalks going to a hospital. Development is often completed as large campuses with open areas and parking surrounding the buildings.

Table 3.1. Land Use and Design Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Short-term	No	3.1.1.1: Delineate areas best suited for specified types of land uses (see Future Land Use Map).	3.1.1: Encourage and incentivize new development within existing jurisdictional boundaries that follows the principles in this Comprehensive Plan.	3.1: Promote responsible and sustainable development that enables growth while preserving the existing community character and lifestyle of Summersville residents.
Short-term	Yes	3.1.1.2: Ensure sufficient public facilities and utilities are present in areas identified for more dense or intense land uses than what is currently in existence.		
Mid-term	No	3.1.2.1: Delineate sensitive environmental areas such as open space, steep slopes, and flood-prone lands on the Future Land Use Map and restrict development within them through an Conservation zoning overlay district.	3.1.2: Protect sensitive natural environments from new development.	
Long-term	Yes	3.1.2.2: Preserve designated Open Space areas in a natural state for passive recreation uses with minimal development through built structures or landscape design.		
Mid-term	No	3.1.3.1: Use guidelines provided in the Parks and Recreation element to determine Open Space land use locations.	3.1.3: Preserve designated areas for active recreation uses, including both structural and landscape design improvements.	
Short-term	No	3.1.3.2: Amend zoning code to support appropriate design, amenities, and use guidelines for parks, open space, and conservation areas.		
Long-term	No	3.1.4.1: Create a use category in the zoning code such as Civic Uses, Institutional Uses, Essential Services, or similar uses to support development and preservation of government facilities, schools, hospitals, and similar land uses across multiple zoning districts. Each broad use mentioned here should required varying bulk and areas requirements separate from other uses such as single-family dwelling units or commercial uses.	3.1.4: Preserve designated areas for use by anchor institutions that serve the public good.	

Table 3.2. Land Use and Design Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	3.1.5.1: Create a Neighborhood Residential zoning district that accommodates flexible housing types such as small lot houses, accessory dwelling units, cluster housing, and co-housing.	3.1.5: Incentivize infill residential development within identified neighborhoods west of US 19.	3.1: Promote responsible and sustainable development that enables growth while preserving the existing community character and lifestyle of Summersville residents.
Mid-term	No	3.1.5.2: Create regulations to permit for Accessory Dwelling Units		
Mid-term	No	3.1.6.1: Develop and implement the Downtown zoning district that is appropriate for traditional downtown development that accommodates businesses below living quarters and a combination of compatible land uses.	3.1.6: Incentivize infill and redevelopment in the Downtown.	
Long-term	Yes	3.1.6.2: Improve public infrastructure and amenities.		
Mid-term	No	3.1.7.1: Create an Urban Residential zoning district that accommodates multifamily development, including apartments, condominiums, rowhouses, and townhouses.	3.1.7: Incentivize Neighborhood Commercial development at intersections of neighborhood collector streets and minor arterial roads and Urban Residential elsewhere along arterial corridors.	
Long-term	No	3.1.7.2: Create Neighborhood Commercial zoning district that accommodates local resident-oriented businesses.		

Table 3.3. Land Use and Design Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	3.1.8.1: Develop a mixed-use zoning district, such as Convenience Commercial or Neighborhood Residential, that accommodates a combination of Downtown and Urban Residential uses.	3.1.8: Incentivize infill and redevelopment along (old) Broad Street where it turns south.	3.1: Promote responsible and sustainable development that enables growth while preserving the existing community character and lifestyle of Summersville residents.
Mid-term	Yes	3.1.8.2: Improve public infrastructure and amenities.		
Mid-term	No	3.1.9.1: Establish an Employment zoning district and expand the Highway Commercial zoning district to accommodate development along the US 19 corridor.	3.1.9: Encourage build-out of development along the US 19 corridor.	
Mid-term	No	3.1.9.2: Increase areas designated for Institutional land use through an Employment district to encourage expansion of the Summersville Regional Medical Center campus.		
Mid-term	No	3.1.9.3: Incentivize residential development adjacent to the Summersville Regional Medical Center campus by designating it for Urban Residential development.		
Ongoing	No	3.1.10.1: Identify areas suitable for industrial use that are appropriate to neighboring property uses.	3.1.10: Provide adequate space for industrial land uses.	
Long-term	No	3.1.10.2: Create a zoning district, such as Employment, that accommodates a wide range of commercial, manufacturing, or other employment uses while also protecting adjacent land uses such as residential districts or open space districts.		

Table 3.4. Land Use and Design Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	3.2.1.1: Require environmental impact assessments (potential noise, heat, glare, vibration, soil erosion, water and air pollution, toxicity, odor, fire and explosion hazard) prior to granting development approvals, zoning changes, variances, and conditional use permits (including both public and private development).	3.2.1: Protect residential neighborhoods from negative impacts from adjacent land uses.	3.2: Develop and adopt design guidelines that preserve the character of Summersville and improve aesthetics.
Mid-term	No	3.2.1.2: Develop buffer design guidelines for Highway Commercial, Convenience Commercial, and Employment zoning districts, and principal arterial roads (highways) that ensure better visual screening, noise abatement, and light mitigation for neighboring residential and open spaces.		
Mid-term	No	3.2.1.3: Use the existing land use map to identify and mitigate compatibility conflicts among existing land uses.		
Mid-term	No	3.2.1.4: Establish cooperative efforts with the WV DOH to implement buffering strategies along US 19.		
Mid-term	No	3.2.2.1: Require space for rest and gathering in Highway Commercial developments, such as public squares, gardens, or other amenities that support social interaction.	3.2.2: Improve amenities and aesthetics in new developments.	
Mid-term	No	3.2.2.2: Require streetscape design, location, width and building setbacks that create a cohesive sense of place in Residential, Neighborhood Commercial, and Downtown developments.		
Short-term	No	3.2.2.3: Require new Residential, Neighborhood Commercial, and Downtown developments to include facilities for multiples modes of transportation and direct pedestrian and bicycle access to adjacent Commercial developments.		
Long-term	No	3.2.2.4: Create a Planned Unit Development zoning district that encourages creative and innovative design and flexibility.		

Table 3.5. Land Use and Design Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	3.2.3.1: Establish design guidelines for pedestrian-oriented development that address building orientation, façade character, setbacks, outdoor seating areas, lighting, and landscape features.	3.2.3: Improve amenities and aesthetics in the Downtown and Lake Resort development areas.	3.2: Develop and adopt design guidelines that preserve the character of Summersville and improve aesthetics.
Mid-term	No	3.2.4.1: Require environmental impact assessments (potential noise, heat, glare, vibration, soil erosion, water and air pollution, toxicity, odor, fire, and explosion hazard) prior to granting development approvals, zoning changes, variances, and conditional use permits.	3.2.4: Protect sensitive natural areas from detrimental development impacts.	
Mid-term	No	3.2.4.2: Establish a Hillside development regulations with development standards that will prevent potential harm to both people and water resources within the identified slope hazard area.		
Long-term	No	3.2.4.3: Adopt lighting standards set by the International Dark Sky Association that make stars more visible at night and improve quality for life for humans and wildlife.		
Long-term	No	3.2.4.4: Advocate to Nicholas County Commission and regional residents to adopt a countywide Dark Sky regulations.		

Table 3.6. Land Use and Design Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	3.3.1.1: Expansion to for additional industrial and employment land uses.	3.3.1: Prioritize potential annexation areas according to economic development needs.	Goal 3.3: Consider annexation to accommodate the city's ongoing growth needs.
Mid-term	No	3.3.1.2: Expansion to protect residential or low-intensity commercial areas from unregulated commercial expansion adjacent to those land uses or districts.		
Mid-term	No	3.3.1.3: Expansion for new residential development areas while also protecting existing natural resources.		
Mid-term	No	3.3.2.1: Initiate planning conversations with the Nicholas County Commission, US Army Corps of Engineers, and the WV Department of Natural Resources.	3.3.2: Where annexation of Summersville Lake State Wildlife Area land is not possible, seek easements or other rights-of-way to expand lake access and use.	

ELEMENT 4: TRANSPORTATION AND CIRCULATION

This element identifies goals, objectives, and strategies pertaining to the city's circulation system for various modes of transportation. Specific proposals are made for the improvement and expansion of the system to serve the demands of current and future residents and businesses most effectively.

Because roadways fall under many jurisdictional authorities and affect neighboring communities, close cooperation between the City of Summersville and the West Virginia Division of Highways will help to ensure that intergovernmental actions are appropriate and make efficient use of scarce federal and state funding.

The transportation circulation system has a large effect upon the growth and development of an area. The components of the transportation system should be designed to accommodate the travel demands of the people both within the city and between the city and other areas. The character and location of pedestrian and bicycle paths, streets, highways, railroads, airports, ports, and marinas ultimately determine the pattern and location of all land uses. These facilities also connect the various types of land uses dispersed throughout the community and enable circulation among them.



Figure 10 - Image by Shae Strait.

An effective circulation system is one that helps to shape land use patterns and provides for the movement of people, goods, and services within the minimum time span in the safest, most convenient, and most environmentally sensitive manner. Poorly designed circulation systems lead to traffic congestion and accidents, air pollution, negative impacts to residential areas, and losses in lives, time, and money—all of which are equally detrimental to public and private interests.

The circulation system should include pedestrian and bicycle paths, local streets, collector streets, arterial roads, highways, and parking areas (see Circulation System Map). Aside from direct benefits of having travel choices and reducing congestion on the roads, providing alternatives to vehicular transportation options will:

- Encourage healthier lifestyles;
- Encourage interaction with neighbors;
- Encourage awareness and safety of the community;
- Enable accessibility for all; and
- Provide safer routes of transportation for children.

Pedestrian and bicycle paths, local streets, and collector streets all fall under the jurisdiction of the City of Summersville, that is responsible for the upkeep, maintenance, and funding of this infrastructure. Arterial roads and highways, like Routes 20, 39, and 41, fall under the direct supervision and maintenance of the West Virginia Division of Highways, (WV DOH) with US 19 under the general authority of the United States Department of Transportation but with management by WV DOH.

Trails, pedestrian facilities, bike paths, local streets, and collector streets typically support for short-range, recreational, and diversified modes of transportation, whereas arterial roads and highways are more suited for long-range, industrial, and transit means of transportation. Low-speed vehicles (LSVs) and neighborhood electric vehicles (NEVs) such as golf carts are *only* suitable for pedestrian/bike paths, local streets, and collector streets and should follow strict city ordinances and state law.

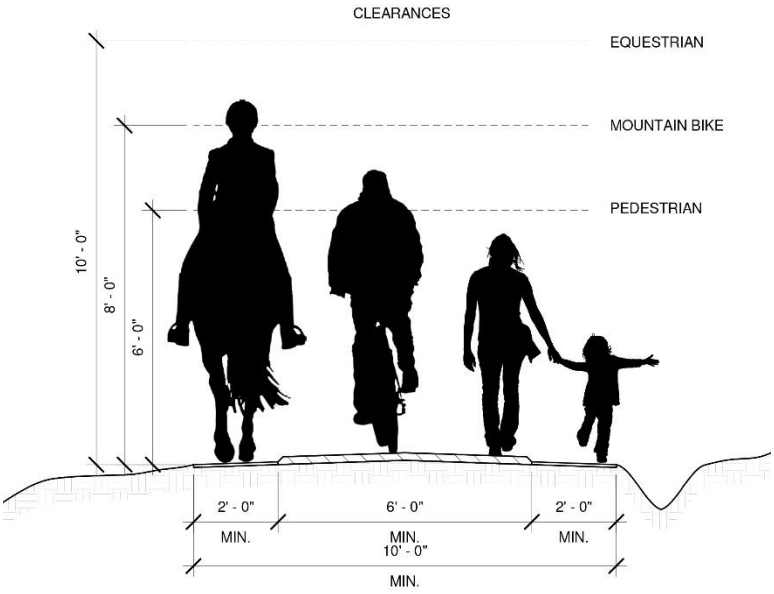


Figure 11 - Example of a trail section. Image by Shae Strait.

Trails can serve as outlets for individual exercise and organized recreation opportunities that cater not only to local residents but also to visitors. Thus, trails can be destinations unto themselves. Trails can and should be connected to sidewalks when and where possible. Trails may be designated as being either strictly pedestrian or to include bicycling. Officials should heed warning when seeking funding for improving, extending, or constructing trails, as specific grants may limit what modes of transportation the trail may support. Trails should provide a consistent surface and include necessary signage for wayfinding and rules for usage.

Pedestrian facilities may be adjacent to roadways (sidewalks) or separate from them (paths). They should be located to limit travel distance and ensure safety. As a rule of thumb, pedestrians *will not walk further than a half mile for any given reason, and no more than a quarter for shopping or transit access*. If located adjacent to a street, sidewalks should be separated from vehicular travel lanes by a curb, and ideally also a planting strip or "buffer zone" that provides room for utilities, street fixture installation, and trees, and which protects pedestrians from vehicular conflict while also providing shade and aesthetically pleasing qualities. Sidewalks and paths should provide:

- Accessibility and disabilities compliance;
- Continuity with clear paths of travel;

- Efficiency and minimal-to-no crossover with heavily traveled and arterial roadways;
- Smooth pavement;
- Adequate lighting;
- Sufficient width for social interaction and passing; and
- Access to public transportation.

Bicycle routes may share travel lanes with vehicles (with share the road signage) or be separated from vehicles by distance, pavement indicators, or built dividers. These choices should be guided by a combination of available right-of-way, distance and convenience, and cost.

Multi-use paths may be used by pedestrians, bicyclists, and similar low-speed vehicles. They represent a compromise between conventional trails and sidewalks that often cater more to the needs of residents as opposed to visitors. Multi-use paths prioritize connectivity between destinations and have the following characteristics:

- A width accommodative to multiple modes of transportation;
- Clearly identified lanes for travel;
- Speed limit signs; and
- Detailed regulations to ensure the safety of all using the path.

In residential areas, the primary purpose of **local streets** should be to provide vehicular access to properties. Streets should be designed to serve neighborhood destination traffic and to discourage cut-through traffic. Because traffic movement is a secondary function of local streets, the volume and speeds should be kept to a low level and should not impair the property access function. In low density residential areas, traffic volumes are small enough to allow the use of narrow streets. Narrow streets force vehicular traffic to move at a slow rate of speed, an important consideration when children are present. Less pavement and right-of-way are required and maintaining these roads is less expensive. However, adequate off-street parking requirements and on-street parking restrictions must be used.

Local streets should connect to a system of **collector streets**. The major function of the collector street is to gather local traffic and connect it to major arterial roads. Property access should be a secondary function of collectors. Collector streets often serve local trip generators such as schools, parks, community centers, or neighborhood shopping centers. These streets also potentially carry bus and delivery truck traffic. The location and design of collectors is determined by traffic volumes, the density of the residential areas served, and direct connectivity to arterials.

The most important design consideration on collector streets is safety. Local streets should enter at "T" intersections, or those with stop signs or traffic signals. Traffic speeds and volume should be carefully controlled on collectors flowing through residential

developments. On-street parking should be limited on collector streets. The collector must not be narrower than any of the local streets it serves.

The primary function of an **arterial road** is to move large volumes of vehicular traffic of all types. The West Virginia Department of Highways defines two main categories of arterial roads: minor arterial and principal arterial. According to the WVDOH, arterial roads are intended to satisfy the need for mobility by providing high speed roadways over longer distances. Interstate highways are the most intensive and important kind of arterial road, as highways provide the highest level of high-speed traffic service.

In all circumstances, connectivity should be accomplished, and dead-end streets should be avoided. Dead-end, to include cul-de-sacs, increase travel times, reduce first responder access and emergency egress, can increase the cost of maintaining infrastructure, and foster more dangerous roadway conditions. The city should also consider, on a case by case basis, whether to actively work to connect existing dead-end streets where density, topography, and other features make it feasible to do so.

Minor arterial roads act as connectors and main roadways between and through communities and should border neighborhoods. to ensure safe and pleasant interior residential areas. Minor arterial roads should connect to principal arterial roads or **highways** and street widths and the number of lanes may vary based upon needed capacity and speeds.

Parking can be a subject of divisiveness in transportation planning. On-street parking generates potential conflicts with vehicles travel lanes. Off-street parking must have safe ingress and egress to the roadway. Parking lots should be carefully planned for and located in areas of commercial development, trailheads, tourist attractions, and multi-family residential developments. Characteristics of a safe and adequate parking lot should include:

- Clearly identified parking slots;
- Adequate lighting;
- A clearly identified flow of traffic;
- Concrete wheel barriers;
- Adequate signage;
- Landscaping for shade and beautification; and
- Safe pedestrian pathways.

Whether for a local, collector, or minor arterial street, the concept of “complete streets” can and should be applied. A complete street accommodates all modes of transportation—including walking, biking, transit, and independent vehicles—without prioritizing one over another. A complete street is also designed to consider its context with adjacent land uses and the natural environment.

Figure 12 provides an example of complete street design. However, some existing buildings in Summersville are located very close to front property lines and some public rights-of-way are very narrow. Some property owners may unknowingly be using the public right-of-way as part of their yard, private parking, or even building. Therefore, it is not possible to develop a complete street cross-section design that will work for every corridor or section in the City of Summersville. The design of improvements for each street will need to be customized to consider the existing rights-of-way and buildings.



Figure 12 - Image by NACTO.

1. People walking
2. People using transit
3. People bicycling
4. People driving automobiles
5. People conducting business
6. People residing
7. People working

Table 4.1. Transportation and Circulation Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	4.1.1.1: The Planning & Zoning Commission will evaluate road projects to advise city council of the projects consistency with future land use plans.	4.1.1: Improve the integration of land use and transportation planning.	4.1: Develop and maintain a comprehensive circulation system that is safe, efficient, and convenient for multiple modes of transportation.
Mid-term	No	4.1.1.2: Development proposals will estimate increased travel demand once the development is completed and alleviate negative impacts to the roadway network.		
Mid-term	No	4.1.1.3: Allow shared parking and establish lower parking requirements in the Downtown and areas identified for Neighborhood Commercial development than what is required for Highway Commercial development.		
Mid-term	Yes	4.1.2.1: Identify and construct a new recreational trail that connects Main Street to the Town Mountain cell towers, moving south along the ridge to McKees Creek Trail.	4.1.2: Generate and implement a future circulation system to match the Future Land Use Map.	
Mid-term	Yes	4.1.2.2: Extend the Muddlety Creek Trail northward to connect with Veterans Memorial Park.		
Mid-term	Yes	4.1.2.3: Install “share the road” signage on local streets to indicate use by pedestrians, bicyclists, and other low-speed modes of transportation		
Mid-term	No	4.1.2.4: Identify existing sidewalks and the proposed alignments for new pedestrian, bicycle, and multi-use path infrastructure.		
Mid-term	No	4.1.2.5: Identify neighborhood collector streets, minor arterials, and principal arterials.		
Long-term	Yes	4.1.2.6: Extend (old) Broad Street southward to connect with Aldridge Avenue to complete a loop to Downtown via McKees Creek Road.		

Table 4.2. Transportation and Circulation Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Short-term	No	4.1.3.1: Engage law enforcement officials in crafting and enforcing regulations.	4.1.3: Allow limited use of Low-speed vehicles (LSVs) and neighborhood electric vehicles (NEVs), such as golf carts, as a means of alternative transportation.	4.1: Develop and maintain a comprehensive circulation system that is safe, efficient, and convenient for multiple modes of transportation.
Mid-term	No	4.1.3.2: Allow use on local and collector streets and designated areas within off-street parking lots.		
Short-term	Yes	4.1.3.3: Install signage indicating allowed or restricted use and to limit speed to 20 mph.		
Short-term	No	4.1.3.4: Require proper registration and safety features in accordance with state regulations.		
Short-term	No	4.1.4.1: Advocate with the WV DOH to lower speed limits within city limits to 35 mph on Routes 39 and 41; 25 mph within the Downtown.	4.1.4: Improve pedestrian safety on all roadways and in all parking lots.	
Mid-term	Yes	4.1.4.2: Provide pedestrian crosswalks at collector street and arterial road intersections.		
Long-term	No	4.1.4.3: Advocate with WV DOH to install a signaled intersection where Reynolds and Luna meet Arbuckle Road.		
Mid-term	No	4.1.4.4: New development on minor and principal arterials should conform to best practices set forth in current vehicular access management engineering guidelines.		
Mid-term	No	4.1.4.5: Ensure that parking lots in shopping plazas and multifamily developments clearly lineate pedestrian walkways between car slots and buildings.		
Long-term	No	4.1.5.1: Collaborate with the Mountain Transit Authority to identify areas in need of service, prioritizing low- and moderate-income residential developments.	4.1.5: Ensure convenient accessibility to public transit stations and bus stops.	
Mid-term	No	4.1.5.2: Select bus stop locations along minor arterials at intersections with neighborhood collector streets.		
Mid-term	Yes	4.1.5.3: Partner with the Mountain Transit Authority to design and install bus stop facilities that meet ADA accessibility guidelines.		

Table 4.3. Transportation and Circulation Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	4.1.6.1: Advocate with the WV DOH for a southbound-only exit from US 19 north of W. Webster Road to the old Frontage Road for access to a gateway visitor's center.	4.1.6: Improve connectivity between US 19 and key destinations in town and the Summersville Lake Wildlife Areas.	4.1: Develop and maintain a comprehensive circulation system that is safe, efficient, and convenient for multiple modes of transportation.
Mid-term	Yes	4.1.6.2: Install wayfinding signage from US 19 to Downtown and from Downtown to Summersville Lake and the Lake Resort development area.		
Mid-term	Yes	4.1.6.3: Obtain public rights-of-way or easements for multi-use path entrances into the Walmart and Merchant's Walk Shopping Plaza via several points along Ashley Lane or non-residential corridors.		
Long-term	Yes	4.1.6.4: Construct a parking lot at the end of McKees Creek Road for easy access to the McKees Creek Trail.		
Long-term	Yes	4.1.6.5: Install wayfinding signage and construct additional parking near the southern trailhead for the Muddlety Creek Trail.		
Mid-term	No	4.1.7.1: Prioritize Main Street and identified neighborhood collector streets for complete street improvements.	4.1.7: Increase facilities for multiple modes of transportation.	
Long-term	No	4.1.7.2: Require new developments to construct complete streets or contribute proportionately to a complete streets infrastructure fund.		
Mid-term	Yes	4.1.7.3: Local streets without complete streets design should include "share the road" signage that lowers the speed limit and encourages pedestrian and multimodal usage.		
Short-term	No	4.1.7.4: Allow limited use of Low-speed vehicles (LSVs) and neighborhood electric vehicles (NEVs), such as golf carts, as a means of alternative transportation.		

ELEMENT 5: PUBLIC SERVICES AND UTILITIES

The purpose of this section is to ensure that public services and utilities meet the community's public health, safety, and welfare needs and that new or expanded public utility infrastructure is efficient and compatible with surrounding land uses. While these policies recognize the authority of applicable state agencies, it is the intent of the City to exercise any and all authority that it may have now or in the future under the West Virginia Constitution or general law with regard to the construction of any improvements or the making of any other changes to any public utility in the City.

The police department should strive to provide state-of-the-art protection and service. While facilities and equipment are important, a key component of service quality is staff capacity to deliver the types of services and programs desired by the community. Police departments generally use one of five common methods to determine staffing levels: (1) responsiveness to crime trends, (2) a per-capita ratio, (3) minimum-manpower needs, (4) workload-based models, and (5) authorized budgeted availability. Crime trend models can provide unintended incentives for poor performance and disincentives for good performance. Per-capita ratios are responsive to population trends, but do not necessarily use a ratio appropriate for the particular community. Minimum manpower needs are generally determined by a combination of past practice, policy, and supervisory judgment. Workload-based models rely on actual levels of demand for police services and matches that demand with the number of officers needed. A common approach is to simply determine staffing levels that fit the city's budget from year to year.

Fire services should also strive to provide state-of-the-art prevention, protection, general assistance, and rescue services. As with to police services, this requires a combination of facilities, equipment, and manpower. In terms of facilities, station locations and response times are critical. Fire hydrant availability and accessibility should be 50 feet from adjacent structures and a maximum distance of 500 feet apart. Equipment should be current and well-maintained. Manpower should be sufficient to meet typical calls for service. These criteria contribute to ratings from the State Fire Marshal, following the national Insurance Services Office (ISO) standards. In the ISO rating scale, a lower number is better: 1 is the best possible rating, while a 10 means the fire department did not meet the ISO's minimum requirements. Insurance companies use the score to help set home insurance rates, as a home that is less likely to be severely damaged or destroyed by fire is less expensive to insure.

Emergency medical services (EMS) are often provided by a city's fire department. In Summersville, EMS is currently provided by Jan-Care Inc., a private ambulance contractor. It would be appropriate for the City to explore current and future service needs with the Summersville Regional Medical Center.

The US Federal Emergency Management Agency (FEMA) requires state and local governments to maintain Emergency Operations Plans (EOP) to coordinate efforts in case of emergency. Local police, fire, and emergency medical services (EMS) agencies are often

the first to be notified about a threat or hazard or to respond to an incident. It is important for cities and counties to work together to develop and maintain a shared, up to date EOP.

The delivery of potable water, sewer systems, and treatment of wastewater are typically provided by the municipality or a special district. The water system should be affordable to users and strive to maintain a 30% excess capacity to accommodate new development. The collection and treatment of domestic sewage and wastewater is vital to public health and clean water. Given the importance of the area's waterways and bodies to water users as well as outdoor recreation and tourism, it is important to ensure state-of-the-art wastewater treatment. Summersville's existing facility uses a "green" treatment system that replaces chemicals with ultra-violet light, instantaneously neutralizing microorganisms as the effluent passes through the system and into Muddlety Creek. The process has no impact on the chemical composition or the dissolved oxygen content of the water. This method produces cost savings in both initial construction and long-term operation.

However, combined sewer systems (like Summersville's) collect and treat both stormwater runoff and raw sewage from households and businesses. Heavy rainfall events or snowmelt can sometimes exceed the capacity of the system or the wastewater treatment facility, allowing untreated sewage discharges into waterways and/or sewage backup into buildings and streets. The US Environmental Protection Agency regulates these systems and contemporary standards call for separating the stormwater system from the sanitary sewage system to minimize demand on treatment facilities and to prevent untreated releases during heavy rains.

Solid waste collection and disposal is currently provided by private companies, including Nicholas Sanitation Inc., which maintains a landfill outside city limits. The services currently provided do not include hazardous household waste disposal or recycling. As it stands, individual businesses and households must contract with a private company directly. However, to help ensure affordability and provision of a full range of waste management services, municipalities often use competitive bidding for the franchise (or right) to deliver waste management services within jurisdictional boundaries. Franchising increases stability and predictability in the rate structure, increases economies of scale to lower costs, improves scheduling efficiency, often expands services provided, and reduces the impact of having multiple company's disposal trucks on roadways. By keeping the length of contracts to an agreeable minimum, competitive bidding can overcome concerns about monopoly pricing and actually increase competition in small communities.

A unique feature of the City of Summersville is that it participates in the production of electric power through its hydroelectric plant at the Summersville Dam. In collaboration with the US Army Corps of Engineers, the City could explore increasing power generation by running excess water from the winter pool through the system, as well as exploring a 75-foot increase in winter pool levels. This will generate more power through the facility.

Currently, the City has a 51% ownership position in the private company the produces the power and has a return of 61% on the net revenues. By 2031, the bonds on the plant will be

fully paid and the City returns will increase to approximately 80%. At that point, the City could develop a Micro Grid area. This allows all electricity services to be billed by the City with excess power being sold to other distributors on the grid. Micro Grids from renewable power sources can maintain local power when primary grid power is lost. Further, it would enable direct negotiation with the West Virginia Public Service Commission for electricity rates, which fluctuate with coal and gas prices in the American Electric Power system.

Natural gas is delivered by Mountaineer Gas Inc. By maintaining a relationship with the West Virginia Public Service Commission, the City can advocate for service quality and affordable rates to customers.

Municipal franchising agreements can also be created with some Information and Communications Technology (ICT) service providers, particularly where transmission lines run on public rights-of-way. Landline telephone service is provided by Frontier Communications. Cable and internet services are provided by Shentel Communications. Cellular service is provided by AT&T, US Cellular, and Verizon Inc.

All public utilities should observe performance standards established by the agencies of the State of West Virginia and the US regulatory agencies. To increase cost effectiveness and minimize disruption to the community, municipalities can work with all utility providers to coordinate the location of all delivery pipelines (water, sewer, natural gas) and the "undergrounding" of all transmission lines and cables through conduit (electricity and ICT). Undergrounding lines that are currently affixed to utility poles increases safety during storms, adds to the aesthetic quality of the community, and increases property values. Furthermore, cities can seek to co-locate transmission towers on public lands to improve revenues and community aesthetics.

Table 5.1. Public Services and Utilities Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Ongoing	No	5.1.1.1: Maintain a police force that provides adequate service 24 hours per day, seven days per week.	5.1.1: Maintain state-of-the-art police protection, coordinate with the Nicholas County office of emergency services and other law enforcement agencies as needed.	5.1: Provide for the safety and welfare of all residents through provision of adequate public services and utility infrastructure.
Ongoing	No	5.1.1.2: Maintain accurate police staffing according to an identified methodology.		
Ongoing	Yes	5.1.1.3: Maintain up to date equipment for officers, vehicles, and facilities.		
Mid-term	No	5.1.1.4: Assess the feasibility of building a substation on US 19 to decrease response times.		
Short-term	No	5.1.1.5: Provide geographic information system (GIS) capabilities to map and coordinate service areas and implement quick-response systems.		
Long-term	No	Strategy 5.1.1.6: Develop and maintain a shared, up-to-date Emergency Operations Plan with Nicholas County.		
Ongoing	No	5.1.2.1: Maintain levels of service that meet W.Va. Code § 29-3-9(i) and W.Va. Code of State Rules Title 87, Series 6 and reduce the current ISO PPC Rating from 5 to 4.	5.1.2: Maintain state-of-the-art fire protection and emergency medical services (EMS).	
Ongoing	No	5.1.2.2: Coordinate services with the Nicholas County Office of Emergency Services and other fire/rescue departments.		
Long-term	No	5.1.2.3: Complete an inventory and prepare a map of all fire hydrants currently within the city limits.		
Short-term	No	5.1.2.4: Ensure the Subdivision Ordinance requires installation of fire hydrants according to the West Virginia State Fire Code.		
Mid-term	No	5.1.2.5: Assess the feasibility of building a substation on US 19.		
Ongoing	No	5.1.2.6: Increase the City Fire Fee to enhance services and maintain operational capacity as costs increase.		
Mid-term	No	5.1.2.7: Provide geographic information system capabilities to map and coordinate service areas and implement quick-response systems.		
Long-term	No	5.1.2.8: Assess the feasibility of adding ambulance and EMS services to the Fire Department's operations.		
Mid-term	No	5.1.2.9: Develop and maintain a shared, up-to-date Emergency Operations Plan with Nicholas County.		

Table 5.2. Public Services and Utilities Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	5.1.3.1: Explore competitive bid municipal franchising to private waste management service companies.	5.1.3: Ensure quality, affordable solid waste management services.	5.1: Provide for the safety and welfare of all residents through provision of adequate public services and utility infrastructure.
Mid-term	No	5.1.3.2: Require provision of regular household waste, periodic hazardous household waste, and recycling services.		
Mid-term	No	5.1.3.3 All public services should observe performance standards established by the agencies of the State of West Virginia and the US Environmental Protection Agency.		
Long-term	Yes	5.1.4.1: Ensure water carrying capacity exceeds future development demand.	5.1.4: Ensure quality, affordable water delivery services for all household, business, and emergency purposes.	
Mid-term	Yes	5.1.4.2: Add fire hydrants in existing developments to meet standards set by the West Virginia State Fire Code.		
Ongoing	No	5.1.4.3: All public services should observe performance standards established by the agencies of the State of West Virginia and the US Environmental Protection Agency.		
Ongoing	No	5.1.5.1: Maintain the current "green," no chemical ultra-violet light processing method and publicize this approach in tourism information.	5.1.5: Maintain a state-of-the-art wastewater treatment facility and sewer system.	
Ongoing	No	5.1.5.2: Maintain an ongoing capacity of 30% above current demand to accommodate new development.		
Ongoing	Yes	5.1.5.3: Begin separating the stormwater sewer system from the sanitary sewer system.		
Ongoing	No	5.1.5.4: All public services should observe performance standards established by the agencies of the State of West Virginia and the US Environmental Protection Agency.		

Table 5.3. Public Services and Utilities Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Ongoing	No	5.1.6.1: Maintain a good working relationship with the West Virginia Public Service Commission.	5.1.6: Ensure quality, affordable electricity and natural gas service.	5.1: Provide for the safety and welfare of all residents through provision of adequate public services and utility infrastructure.
Ongoing	No	5.1.6.2: Explore the possibility of increasing output of the hydroelectric power plant before or after the 2031 contract conversion.		
Long-term	No	5.1.6.3: Explore the feasibility of developing a Micro-Grid for direct service delivery.		
Long-term	No	5.1.6.4: Revise the Subdivision Ordinance to require the undergrounding of transmission lines and natural gas distribution lines, ideally in coordination with the water and wastewater systems.		
Ongoing	No	5.1.6.5: All public utilities should observe performance standards established by the agencies of the State of West Virginia and the US Environmental Protection Agency.		
Long-term	No	5.1.7.1: Engage in state and regional efforts to make broadband service universal.	5.1.7: Ensure quality, affordable ICT (Information and Communications Technology) services.	
Long-term	No	5.1.7.2: Exploring competitive bid municipal franchising opportunities with ICT providers to improve quality and affordability.		

Table 5.4. Public Services and Utilities Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Ongoing	Yes	5.1.8.1: Co-locate and underground all distribution and transmission lines in public rights-of-way in all new development and install sufficient conduit for this purpose wherever major repairs and improvements are made to the existing water and sewer system or roadways.	5.1.8: Ensure efficient and attractive utilization of land resources in utility distribution.	5.1: Provide for the safety and welfare of all residents through provision of adequate public services and utility infrastructure.
Long-term	No	5.1.8.2: Prioritize undergrounding efforts along designated pedestrian routes.		
Long-term	No	5.1.8.3: Require co-location of cell, radio, television, and microwave transmission towers to minimize impact on the natural environment, views, and the aesthetic character of the community.		
Mid-term	No	5.1.8.4: Identify City-owned land and rights-of-way for cell, radio, television, and microwave transmission towers and transmission line installation to increase revenue.		

ELEMENT 6: CIVIC FACILITIES

As with other types of land use, public land and facilities must be developed and regulated within the framework of sound planning principles. Public facilities must be accessible to all residents of the city, ensuring equal benefits for those whose taxes are financing them. Public facilities should be of a size adequate for existing needs and be flexible to allow adjustment as needs change.

Because major public facilities represent large capital outlays by the City, their site selection and construction should be programmed well in advance. While public facilities usually do not conflict with other land uses to the same degree as do commercial or industrial uses, larger facilities are best confined to commercial or light industrial areas to minimize any detrimental effects on residential neighborhoods. Administrative and social services should be co-located within a centrally located area, whereas community centers are best located near residential neighborhoods.

Wherever possible, municipal, county, and special district buildings should be close in proximity to facilitate intergovernmental collaboration. Furthermore, shared use of facilities as appropriate should be encouraged.

Table 6.1. Civic Facilities Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	Yes	6.1.1.1: Provide office space, equipment, and other necessary facilities of sufficient quality and quantity to enable efficient and effective government operations.	6.1.1: Maintain state-of-the-art municipal administration facilities.	6.1: Develop and maintain adequate facilities for government and civic activities.
Mid-term	No	6.1.1.2: Co-locate administrative offices of municipal units wherever possible.		
Long-term	No	6.1.2.1: Locate municipal, county, and special district facilities close in proximity to facilitate intergovernmental collaboration.	6.1.2: Use intergovernmental partnerships to create and maintain shared-use facilities.	
Ongoing	Yes	6.1.2.2: Cooperate with adjoining municipalities or counties to provide facilities that are beneficial to Summersville residents, but which would be underutilized or too costly if provided by the City alone.		
Ongoing	No	6.1.2.3: Establish shared use agreements for facilities that can support multiple uses.		
Long-term	No	6.1.3.1: Maintain a complete and current inventory of city-owned or shared facilities.	6.1.3: Remain responsive to facilities needs through an ongoing Capital Improvement Plan (CIP).	
Ongoing	No	6.1.3.2: Anticipate facilities needs in response to population growth and geographic expansion.		
Long-term	No	6.1.3.3: Locate new civic facilities in proximity to population centers and in response to other factors, including traffic patterns and volume.		
Ongoing	No	6.1.4.1: Operate the public library independently or in cooperation with a regional system.	6.1.4: Maintain a public library system for use by all residents.	
Ongoing	No	6.1.4.2: Maintain a Library Board to oversee and ensure adequate and appropriate services for Summersville residents.		

Table 6.2. Civic Facilities Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	6.1.5.1: Establish shared facilities use agreements with the Nicholas County School District for use of Summersville Elementary School facilities after hours.	6.1.5: Maintain community centers that support continuing adult education, community group meetings, and other civic activities.	6.1: Develop and maintain adequate facilities for government and civic activities.
Mid-term	No	6.1.5.2: Collaborate with the New River Community and Technical College and the WVU Extension Service to provide continuing adult education in community center facilities.		
Long-term	No	6.1.5.3: Maintain a partnership with the Nicholas Old Main Foundation to manage and operate community programs in the community center (after the Middle School is relocated).		
Ongoing	Yes	6.1.5.4: Maintain ownership and operation of Brown Oaks as a community center for the arts.		
Ongoing	No	6.1.5.5: Maintain a partnership with the Nicholas County Senior Center to ensure adequate services and programming for senior residents and to manage and operate community use of the facility after Senior Center hours.		

ELEMENT 7: PARKS AND RECREATION

Parks and recreation facilities provide many benefits to a community. They can increase property value, improve physical and mental health, and increase community connections, provide aesthetic benefits. Therefore, maintaining public parks and recreation facilities is crucial to community quality of life. Once a natural space has been developed for residential or commercial purposes, it is difficult and expensive to turn that area back into park space. Planning for these types of land uses needs to be coordinated with other land uses to ensure parks and recreation facilities are made available and accessible to all residents.

Traditionally, parks have been used to serve the active and passive recreation needs of the community. Active use of parks improves physical health of residents by enabling exercise that helps to reduce obesity and chronic diseases. Passive use of parks has mental health benefits because being in natural green spaces reduces stress, anger, and aggression; improves coping abilities; and reduces social isolation. In fact, research suggests that physical activity in green spaces has stronger mental health benefits than physical activity in non-green spaces.

Parks and recreation facilities should relate geographically to the density and total population to be served. The typical standard used is 10 acres of park per every 1,000 residents in the community. For Summersville, this translates into about 33 acres of City park land as compared to 248 acres for Nicholas County as a whole.

Priority should be given to development of community parks that are accessible to Summersville residents. The neighborhood should be the basic unit around which park planning revolves. The Trust for Public Land, the National Recreation and Park Association, and the Urban Land Institute are leading the movement to ensure access to a quality park or green space within a 10-minute walk of the home of every person in the United States. A neighborhood park is defined as ½ mile or less from the residents it serves and is 5-10 acres in size. Safe pedestrian access plays a big part in accessibility for children and those without vehicles.

A parks and recreation system must serve all residents, regardless of age, gender, race, or socioeconomic status. Engaging community members in the planning process for the creation of new parks or changes to existing parks will bring life and energy to programming. This is vital to ensuring parks are used to their fullest capacity. Park use results from a complex equation that includes quality recreation facilities, programming, staffing, fees, hours of operation, marketing, and other factors.

A crucial strategy for creating parks and recreation programs that are dynamic, inclusive, accessible, and welcoming to people of all ages and interests is to offer a wide range of facilities and programs. A year-round calendar of events should be kept. These events should vary from large scale events such as concerts, festivals, and movie nights to smaller scale events such as special interest or hobby classes, group activity, and club meetings.

Successful city parks develop and maintain partnerships with community-based organizations to build sustainable, inclusive recreation programming and parks management. Some valuable partnerships between parks and local organizations include chambers of commerce, businesses, hospitals, libraries, schools, community centers, neighborhood associations, retirement homes, faith groups, youth clubs, and other social service providers.

Table 7.1. Parks and Recreation Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	7.1.1.1: Establish a Parks and Recreation Commission.	7.1.1: Prepare and maintain a Parks and Recreation Master Plan for the City of Summersville that provides a long-range vision for public parks development and recreation programming.	7.1: Create and maintain parks and recreation facilities that serve the needs of all community members.
Mid-term	No	7.1.1.2: Inventory existing public and private facilities and services to develop an estimate of existing supply.		
Mid-term	No	7.1.1.3: Develop estimates of current and future demand based on demographic projections and resident surveys.		
Mid-term	No	7.1.1.4: Engage the public to determine preferences for park locations and amenities and recreation facilities and programming.		
Mid-term	Yes	7.1.1.5: Design parks, recreation facilities, and programming in response to resident preferences.		
Short-term	No	7.1.1.6: Include parks development in the Capital Improvement Plan, budget, and resource development activities.		
Mid-term	No	7.1.1.7: Hold bi-annual public hearings to review and update the Parks and Recreation Master Plan.		
Short-term	No	7.1.1.8: Explore various fee and tax revenue options to implement the Parks and Recreation Master Plan.		
Long-term	No	7.1.1.9: Explore use of shared revenues from the hydroelectric power plant to fund Lake-oriented parks development.		
Mid-term	Yes	7.1.2.1: Acquire land as available for neighborhood parks.	7.1.2: Locate neighborhood parks such that no pedestrians need cross an arterial road to access a park.	
Short-term	Yes	7.1.2.2: Design and develop neighborhood parks with amenities preferred by community residents.		
Mid-term	No	7.1.2.3: Formalize shared use and maintenance agreements with the Nicholas County School Board and New Life Christian Academy to allow public access to school outdoor recreational areas.		

Table 7.2. Parks and Recreation Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Ongoing	No	7.1.3.1: The Veterans Memorial Park should remain a Nicholas County hub for outdoor activity and sporting events.	7.1.3: Support the development and maintaining of regional parks in locations where traffic will not disturb nearby residents.	7.1: Create and maintain parks and recreation facilities that serve the needs of all community members.
Long-term	Yes	7.1.3.2: Develop and maintain a parking area and paddler's launch onto Muddlety Creek north of the Gauley River (adjacent to the wastewater treatment facility) through an easement or permit from the US Army Corps of Engineers and WV Department of Natural Resources.		
Long-term	Yes	7.1.3.3: Annex or obtain easements from the US Army Corps of Engineers to parcels of land between the south end of McKees Creek Road to Summersville Lake to create a recreation area with a wide range of amenities.		
Long-term	No	7.1.3.4: Seek shared funding, operations, and maintenance agreements with Nicholas County, the WV Department of Natural Resources, and the US Army Core of Engineers, as appropriate.		
Mid-term	Yes	7.1.4.1: Develop a linear park and multi-use path by extending the existing Muddlety Creek Trail northward, providing non-vehicular access points from residential areas and vehicle parking at access points from commercial and light industrial areas.	7.1.4: Develop and maintain linear parks that serve both residents and visitors.	
Mid-term	Yes	7.1.4.2: Develop a linear park and multi-use path along McKees Creek Road from Alderson Avenue to the Summersville Lake Recreation Area and McKees Creek trailhead.		

Table 7.3. Parks and Recreation Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Ongoing	No	7.1.5.1: Maintain the County Courthouse lawn and Downtown pavilion areas as public spaces for events, farmers markets, fairs, and festivals.	7.1.5: Develop and maintain Downtown squares and pocket parks.	7.1: Create and maintain parks and recreation facilities that serve the needs of all community members.
Mid-term	Yes	7.1.5.2: Develop gateway pocket parks at either end of Main Street that provide inviting landscaping, seating, and signage indicating entrance to the Downtown.		
Long-term	No	7.1.6.1: Revise the subdivision ordinance to require the dedication of five acres per 50 houses in single-family residential developments.	7.1.6: Ensure sufficient shared open space and recreation areas within private development.	
Long-term	No	7.1.6.2: Require shared open space and/or children's play areas in trailer parks and multifamily housing developments.		
Long-term	No	7.1.6.3: Require shared seating and gathering areas in commercial development.		
Mid-term	Yes	7.1.7.1: Pursue development of a Nicholas County Recreational Facility along US 19 between the Nicholas County High School football field and the New River Community and Technical College.	7.1.7: Develop recreation facilities to augment existing civic facilities.	
Mid-term	No	7.1.8.1: Seek partnerships with nonprofit organizations and civic clubs that provide recreation programs that respond to resident preferences.	7.1.8: Provide recreational programming for all ages.	
Long-term	No	7.1.8.2: Pursue partnerships with other public and nonprofit organizations and civic groups.		
Ongoing	No	7.1.8.3: Market the recreation programs via various media to ensure maximum usage.		
Short-term	No	7.1.8.4: Include all City parks and recreation activity schedules on the community calendar.		

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ELEMENT 8: HOUSING



Figure 13 - Housing types. Image by Shae Strait.

The demand for a variety of housing types and levels of affordability in Summersville will only continue to increase. As employment opportunities along the US 19 corridor increase and as the community's demographic makeup evolves, the demand for multi-family and non-traditional single-family housing options will add to the existing demand for single-family detached housing. In addition, expanding outdoor recreation opportunities in the area will demand short-term and seasonal housing for tourism-related workers and visitors alike.

Housing plans must attend to a variety of concerns: (1) availability of a variety of housing types, (2) adequacy in terms of physical condition and amenities, (3) affordability for those of low- and moderate-income as well as the general workforce, and (4) accessibility in terms of mortgage financing or acceptance of public housing vouchers.



Figure 14 - Backyard detached ADU. Image by Shae Strait.

Regarding availability, many communities only have three housing options: detached single-family homes, multifamily apartments, and mobile home parks. To serve the needs of single adults or couples with no children of any age, group living arrangements, "grandfamilies," and other alternatives to the traditional nuclear family, a wider array of housing types are needed. Options include small lot detached houses, accessory dwelling units, cluster and co-housing developments, townhouses and rowhouses, apartments above commercial, and combined live/workspaces. Accessory dwelling units can be especially valuable to both aging adults and the seasonal tourism workforce.

Regarding adequacy, regulations and oversight must be in place to ensure that housing structures are well built and provide adequate heating, cooling, cooking, and bathing facilities. Structures must accommodate ADA accessibility needs as appropriate. Policies must be in place for addressing substandard structures. However, more than basic health and safety is needed; amenities that make the difference between mere shelter and a home are also important. For example, neighborhood design—whether public or private within a master-planned development—should include adequate shared open space and support walking and bicycling modes of transportation. In multifamily developments, shared facilities such as children's play equipment and outdoor cooking and dining areas should be provided.



Figure 15 - A single-family cottage home (top) compared to a multi-family unit (bottom). Image by Shae Strait.

Regarding affordability, because the private housing market is not meeting the needs of all, public housing efforts are necessary. If housing costs exceed 30% of gross income, the person or family is considered "housing cost-burdened" by federal standards. Income categories are based on area median income (AMI): extremely low-income is under 30% of AMI, very low-income is under 50% of AMI, low-income is between 50-80% of AMI, and moderate-income is between 80-140% of AMI. Recently, it has been found that in many areas, the majority of those considered part of the essential workforce have earnings in or very near the moderate-income range, while housing costs place them in the "cost-burdened" category. Therefore, "workforce housing" programs are on the rise.

In Nicholas County, AMI is currently $53,700. Federal guidelines are set for the percentage of AMI, considering the size of the household as shown in the Table 8.1.

Table 8.1. Housing Affordability Limits (2019)

# in Household>	1	2	3	4	5	6	7	8
Extremely Low (30%)	$12,760	$17,240	$21,720	$26,200	$29,650	$31,850	$34,050	$36,250
Very Low (50%)	$19,250	$22,000	$24,750	$27,450	$29,650	$31,850	$34,050	$36,250
Low (80%)	$30,750	$35,150	$39,550	$43,900	$47,450	$50,950	$54,450	$57,950

Regarding accessibility, most multifamily developments are not set up for individual unit ownership (condominiums). Furthermore, many landlords do not wish to accept public housing vouchers for rent. Therefore, programs are necessary to ensure access to financing and acceptance of public assistance.

Table 8.1. Housing Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Short-term	No	8.1.1.1: Inventory the amount, type, cost, and quality of the existing housing stock.	8.1.1: Assess the current and future housing needs in preparation for every regularly scheduled Comprehensive Plan update.	8.1: Ensure that all Summersville residents have available, adequate, affordable, and accessible housing.
Mid-term	No	8.1.1.2: Project housing needs based on current Census data and population and economic development trends.		
Short-term	No	8.1.1.3: Add rental housing businesses to the municipal license application.		
Short-term	No	8.1.1.4: Create and maintain a rental housing registry.		
Mid-term	No	8.1.2.1: Develop and adopt zoning districts for moderate and high-density residential development that accommodate alternative building forms.	8.1.2: Increase the diversity of available housing types.	
Short-term	No	8.1.2.2: Develop and adopt a zoning regulations for accessory dwelling units in existing single-family neighborhoods where desired.		
Long-term	No	8.1.2.3: Prioritize and incentivize higher housing densities along major roadways within existing jurisdictional boundaries of Summersville.		
Long-term	No	8.1.3.1: Adopt by reference and enforce the West Virginia State Building Code or State adopted International Property Maintenance Code through a certified Code Enforcement Officer.	8.1.3: Ensure adequate housing stock.	
Short-term	No	8.1.3.2: Complete an inventory of brownfields, abandoned, and dilapidated buildings and establish a redevelopment plan for feasible housing sites.		
Long-term	No	8.1.3.3: Review and amend or develop and adopt subdivision regulations and residential zoning districts that ensure appropriate amenities and maintenance in all types of housing developments.		
Long-term	No	8.1.3.4: Encourage the siting of housing for special populations to be near necessary goods and services such as groceries, pharmacies, clinics, churches, and cultural facilities.		
Long-term	No	8.1.3.5: Encourage the siting of neighborhood commercial development near residential neighborhoods.		
Short-term	Yes	8.1.3.6: Ensure every neighborhood has a safe pedestrian collector route.		
Mid-term	Yes	8.1.3.7: Ensure every neighborhood has safe pedestrian access to a public or shared use park.		

Table 8.2. Housing Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	8.1.4.1: Establish a City of Summersville Housing Authority to ensure housing is available and affordable for all special populations.	8.1.4: Ensure housing is affordable to all residents and enables wealth building.	8.1: Ensure that all Summersville residents have available, adequate, affordable, and accessible housing.
Long-term	No	8.1.4.2: Offer density incentives to developers who offer at least 25% of the total housing units at prices (rental or sale) that meet low-income cost guidelines.		
Long-term	No	8.1.4.3: Engage private developers in housing tax credit and/or historic tax credit partnerships projects that generate both market rate and affordable housing units.		
Long-term	No	8.1.4.4: Establish, or partner with a non-profit to establish, a community land trust to ensure affordable housing for current and future low-to-moderate income families.		
Mid-term	No	8.1.4.5: Consider adaptive reuse of the Summersville Elementary School for housing when it relocates.		
Ongoing	No	8.1.5.1: Adopt by reference and use a certified Code Enforcement Officer to enforce accessibility standards for multifamily dwelling units required under the Fair Housing Act's design and construction requirements.	8.1.5: Ensure accessible housing to all residents.	
Short-term	No	8.1.5.2: Determine the procedure of receiving and processing Fair Housing complaints of all types with the WV Human Rights Commission.		
Short-term	No	8.2.1.1: Provide staff support to groups that wish to establish boundaries and maintain regular communications with residents.	8.2.1: Establish and maintain a volunteer neighborhood association program.	8.2: Increase civic interaction and volunteer neighborhood improvement efforts among residents.
Mid-term	Yes	8.2.1.2: Offer competitive capital improvement grants to neighborhood associations, as well as to homeowner associations that provide matching funds or meet need-based criteria.		
Long-term	No	8.2.1.3: Partner with the Police Department to link neighborhood associations with crime watch groups.		
Long-term	No	8.2.1.4: Support National Night Out through participation in events and mini grants to promote police-community relations and neighborhood camaraderie and safety.		

ELEMENT 9: ECONOMIC DEVELOPMENT

Successful economic development requires intentional, strategic, and sustained action on the part of public officials, the private sector, and civic organizations. Economic development promotes the standard of living and economic health of a specific area by supporting present and future businesses, workers, and overall community quality of life. Furthermore, development is not merely growth in terms of the increase of factors such as jobs, income, and population; it can also include quality of life, better types of employment, or improved financial security. Equitable development addresses how resources are used and distributed throughout the whole community. It refers to changes in institutional behaviors, community innovation, and resiliency.

The economic planning approach used herein is centered on asset-based economic development, a concept related to the community capitals approach. The Appalachian Regional Commission (ARC) (2004) defines this approach as "a strategy that builds on existing resources – natural, cultural and structural – to create valued products and services that can be sustained for local benefit" (p. 3). ARC is a significant funding agent for states within the Appalachian region, which includes all of West Virginia. Much of their approach to community development is modeled by other regional, state, and local funding sources.



district. Image by Shae Strait.

Similarly, we use the United States Environmental Protection Agency framework called Smart Growth Economic Development (EPA, 2016). This tool has been designed to diversify the economies of small cities and towns that were built on singular industries such as coal, timber, or manufacturing, and specifically for those that have limited population growth and/or a struggling economy. This a place-based economic development approach builds upon existing assets, takes incremental actions to strengthen communities, and builds long-term value to attract a range of investments. There are three core components of this strategy: (1) supporting business, (2) supporting workers, and (3) supporting quality of life.

Lastly, economic base theory is used to identify two forms of economic development; those directed to basic versus non-basic industries. Basic industries generate the economic base of a given economy, including agriculture, mining, logging, finished-product manufacturing, and tourism. They are affected by outside influences because they sell their products to people and businesses beyond the community itself. Non-basic industries include goods and services necessary to support local households and businesses. While economic development plans typically focus on basic industry, non-basic entities such as restaurants, retail, and professional support businesses are included in municipal comprehensive planning (Galloway, 2015).

Goal 9.1 focuses on economic growth in the basic growth sector, increasing overall community economic health and resiliency. Goal 9.2 attends to progress in the non-basic portion of the community economy. Small business development and targeted neighborhood access to goods and services require specific attention to assure the long-term success for the city and improved quality of life for its residents. However, many objectives and strategies under Goal 9.1 also support non-basic industry business.

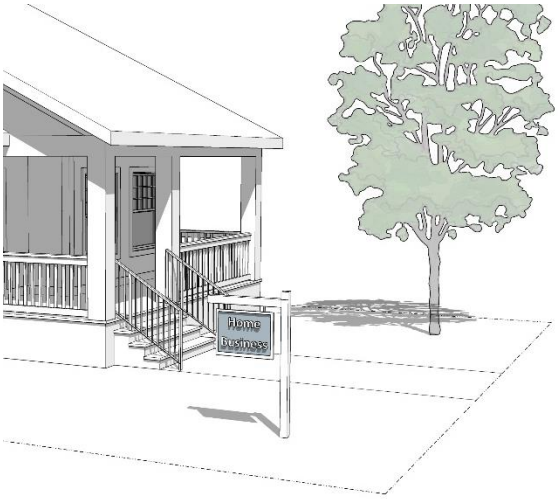


Figure 17 - Example of a single-family dwelling with a home business sign in the front yard, a way to support low-impact startup businesses. Image by Shae Strait.,

Table 9.1. Economic Development Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	9.1.1.1: Create an economic development staff position that will be responsible for economic assessment and strategic planning, ensuring public engagement, equitable representation responsiveness, reporting and transparency.	9.1.1: Optimize sustainable economic growth and development opportunities.	9.1: Achieve an economically diverse and stable economy that increases the standard of living for all.
Long-term	No	9.1.1.2: Establish an Economic Development Commission to support City staff and elected leaders in economic planning and development activities.		
Mid-term	No	9.1.1.3: Establish and maintain technical assistance relationships and funded collaborative activities with economic development entities.		
Mid-term	No	9.1.1.4: Conduct an economic base study to determine what types of industrial growth can be developed from available community assets, gauge the political climate, identify barriers to recruitment, and suggest incentives (financial and non-financial) that would support business recruitment, expansion, and retention.		
Short-term	No	9.1.1.5: Complete a local tourism industry inventory and assessment to identify value-added, lake-oriented tourism opportunities, specific business development targets, infrastructure needs, and barriers to recruitment.		
Mid-term	No	9.1.1.6: Prepare a local tourism development plan, including marketing strategies and a five-year budget, implementation plan, and review schedule.		
Mid-term	No	9.1.1.7: Expand and maintain an economic development section of the City's website to explain and promote specific activities.		
Long-term	No	9.1.1.8: Initiate a volunteer BAD Buildings Team to identify Brownfield, Abandoned, and Dilapidated buildings within Summersville to prioritize for redevelopment activities and generate an implementation plan.		

Table 9.2. Economic Development Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	9.1.2.1: Negotiate with the US Army Corps of Engineers to expand operations at the Summersville Dam hydroelectric facility.	9.1.2: Promote expansion of existing basic industry employers and revenue generators.	9.1: Achieve an economically diverse and stable economy that increases the standard of living for all.
Long-term	No	9.1.2.2: Identify trends in energy production and distribution (both natural resource extraction and renewable sources).		
Ongoing	No	9.1.2.3: Advocate with WVU Medicine to expand operations at Summersville Regional Medical Center, particularly in relation to seasonal tourist needs.		
Long-term	No	9.1.2.4: Collaborate with the Summersville Convention and Visitors Bureau to expand usage of the Summersville Arena and Conference Center.		
Mid-term	No	9.1.2.5: Collaborate with Columbia Wood Products to build value-added businesses within an industry cluster.		
Mid-term	No	9.1.3.1: Develop an entrepreneurship initiative to encourage innovation and small business development among youth and young adults, as well as retirees with regional partners.	9.1.3: Increase entrepreneurship for new enterprise development.	
Mid-term	No	9.1.3.2: Host the Hive's professional development training for new (and existing) small business owners and their employees.		
Mid-term	No	9.1.3.3: Host the Hive's artisan small business development program.		
Mid-term	No	9.1.3.4: Partner with the New River Gorge Regional Development Authority to implement this objective and other related initiatives.		
Mid-term	No	9.1.4.1: Prioritize recruitment of businesses related to green energy production.	9.1.4: Increase targeted business recruitment efforts based on existing assets.	
Mid-term	No	9.1.4.2: Prioritize recruitment of businesses related to outdoor recreation tourism, particularly those that provide a living wage and health care benefits.		
Long-term	No	9.1.4.3: Recruit a higher-end hotel with restaurant, bar, and recreational amenities adjacent to the Summersville Arena and Conference Center.		

Table 9.3. Economic Development Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	9.1.5.1: Establish a Downtown district around Main Street and Broad Street where business incentives will be offered.	9.1.5: Support recruitment, retention, and expansion of tourism-oriented business development in strategic locations.	9.1: Achieve an economically diverse and stable economy that increases the standard of living for all.
Long-term	No	9.1.5.2: Create a Summersville Lake Resort development area between McKees Creek Road, Broad Street, and Aldridge Avenue.		
Long-term	No	9.1.5.3: Work with the U.S. Army Corps of Engineers to increase access and opportunities in the Summersville Lake Resort development area.		
Long-term	Yes	9.1.5.4: Develop the infrastructure necessary to support development in the Summersville Lake Resort development area.		
Mid-term	No	9.1.5.5: Offer a Business & Occupation tax exemption to businesses with under $300,000 in annual revenue that locate in the identified tourism districts.		
Short-term	No	9.1.5.6: Offer non-financial incentives such as fast track and reduced permitting requirements to businesses that locate in the identified tourism districts.		
Mid-term	No	9.1.5.7: Recruit tourism-oriented small businesses.		
Ongoing	No	9.1.5.8: Partner with the Summersville Convention and Visitors Bureau to expand marketing efforts highlighting the Downtown and Summersville Lake Resort development area.		
Long-term	No	9.1.5.9: Promote the fact that the City's wastewater treatment facility utilizes ecological processing techniques that help keep Muddlety Creek and the Gauley River pristine.		

Table 9.4. Economic Development Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	9.1.6.1: Recruit an adequate number of businesses to create and support a shared vision for Downtown revitalization.	9.1.6: Create a Main Street Program for the Downtown district, modeled after the National Trust for Historic Preservation's Four Point Development Program.	9.1: Achieve an economically diverse and stable economy that increases the standard of living for all.
Mid-term	No	9.1.6.2: Develop adequate financial resources for Downtown improvement, including sufficient funds for a paid program director.		
Short-term	No	9.1.6.3: Implement a promotional strategy encouraging residents and visitors alike to eat, shop, and play in the Downtown.		
Short-term	Yes	9.1.6.4: Initiate a downtown beautification program in collaboration with business and civic groups.		
Short-term	Yes	9.1.7.1: Establish attractive, clearly visible gateways with Summersville identity branding signage, northbound between Hughes Street and Salmon Run and southbound north of Webster Road.	9.1.7: Create gateways and wayfinding signage to guide visitors from US 19 to the Downtown and Lake Resort districts.	
Short-term	Yes	9.1.7.2: Construct visitor centers at the gateways styled after Interstate visitor centers.		
Short-term	Yes	9.1.7.3: Design, fabricate, and install wayfinding signage to and from the Downtown and Lake Resort districts along Webster Road, Main Street, (old) Broad Street, McKees Creek Road, and Aldridge Avenue.		
Mid-term	Yes	9.1.8.1: Create a hiking and mountain bike trail from Main Street up Town Mountain, then south along the ridge to McKees Creek Trail.	9.1.8: Provide transit services and circulation routes for multiple modes of transportation between the Downtown, and the Lake Resort district, and Summersville Lake.	
Mid-term	Yes	9.1.8.2: Connect McKees Creek Road to the McKees Creek Trail and construct trailhead parking.		
Mid-term	Yes	9.1.8.3: Create a multiuse pedestrian, bicycle, and golf cart path that connects Downtown to the Lake Resort district via Aldridge Avenue.		
Short-term	No	9.1.8.4: Provide seasonal bus routes from Summersville Lake to the Downtown and Lake Resort districts.		

Table 9.5. Economic Development Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Short-term	No	9.1.9.1: Advocate with the New River Community and Technical College to create tourism and hospitality training programs and degrees.	9.1.9: Promote workforce development matched to local assets and industries.	9.1: Achieve an economically diverse and stable economy that increases the standard of living for all.
Mid-term	No	9.1.9.2: Advocate with the New River Community and Technical College to create outdoor recreation training programs and degrees.		
Long-term	No	9.1.9.3: Collaborate with Columbia Wood Products to ensure workforce needs are met through education and training programs and locally available certification.		
Short-term	No	9.1.9.4: Advocate with the New River Community and Technical College to identify training needs in the energy extraction sector.		
Short-term	No	9.2.1.1: Interview and survey local business owners annually to identify obstacles to doing business in Summersville.	9.2.1: Promote recruitment, retention, and expansion of necessary goods and services businesses.	9.2: Create a high quality of life by meeting the day-to-day goods and service needs of all households and firms.
Ongoing	No	9.2.1.2: Maintain an active membership with the Chamber of Commerce.		
Short-term	No	9.2.1.3: Complete a business inventory to identify gaps and develop and targeted recruitment plan.		
Mid-term	No	9.2.2.1: Offer Business & Occupation tax exemption or reduction incentives to Highway Commercial and Employment located businesses along minor arterial corridors in town to relocate to US 19 zoned Highway Commercial or Employment.	9.2.2: Ensure necessary goods and services business are located conveniently to their target markets (e.g., local residents, regional customers, or tourists).	
Mid-term	No	9.2.2.2: Offer Business & Occupation tax exemption or reduction incentives to Neighborhood Commercial located businesses that locate at intersections of minor arterial and neighborhood collector streets zoned Neighborhood Commercial.		

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ELEMENT 10: PLAN IMPLEMENTATION

The Comprehensive Plan provides guidance to the local government as it exercises its jurisdiction over the geographic settings in which we live, learn, work, play, worship, and serve. These needs change over time in response to population trends. For example, since 2000, the average annual growth rate in Summersville has been 0.8%. Therefore, the City should plan for an average annual growth rate of 1% citywide.

In our democratic context, it is important for local governments to engage residents in governance activities. This means involving affected residents and other stakeholders in identifying issues, planning and making decisions, implementing strategies, and evaluating outcomes. Research shows that this is both the right thing to do and the smart thing to do to generate the best outcomes. Public engagement is particularly important in long-range planning required for the Comprehensive Plan. Participatory planning should be used to generate or make major amendments to the Comprehensive Plan.

Completion of the Comprehensive Plan is only the beginning of the planning process. To derive any benefit from the Plan, steps must be taken toward its implementation. This requires: (1) legal adoption of the Plan; (2) alignment of implementation policies, programs, and ordinances to the Plan; (3) utilization of the Plan during development decision making; and (4) scheduled Plan review and revision procedures. These activities must follow procedures dictated by West Virginia Code, Chapter 8A: Land Use Planning.

Procedures for adoption of a Comprehensive Plan are contained in Chapter 8A, Article 3. The Planning & Zoning Commission must hold at least one public hearing before recommending Plan adoption or amendment to the City Council. That recommendation must be presented to the City Council during a public hearing, prior to taking official action to approve and adopt the Plan or amendments. After adopting or amending the Comprehensive Plan, the City Council must file a notice of the action with the office of the City Recorder. For additional transparency, the current adopted Plan should be made readily available to the public. Physical copies should be available at City Hall and the public library. Digital copies should be made available on the City's website.

Once adopted, the Comprehensive Plan is an expression of land use policy and City policies and ordinances must be brought into alignment with the Plan so that decision making cannot be deemed arbitrary and capricious. Of highest importance is alignment of the Zoning Ordinance and the Subdivision Ordinance to the Comprehensive Plan. However, other policies and ordinances, such as those related to taxation and licensing must also be brought into alignment with the Plan.

The Comprehensive Plan must be followed during development decision making to achieve stated goals and objectives. Careful review and consideration of the Plan's principles, goals, and objectives against any development proposal helps to avoid arbitrary or capricious decisions and *de facto* changes to the Plan. Strict adherence to the Plan increases property owners' certainty and security, thereby minimizing investment risk.

This is a responsibility that should not be taken lightly. The Planning & Zoning Commission's advice concerning both public and private development should consider all elements of the Plan and should not be easily disregarded or overturned by the City Council. This imposes a high level of responsibility on each member and requires them to promote the best interests of the City of Summersville and to ensure that recommendations are not arbitrary or capricious.

That said, the Comprehensive Plan is a living document that is legally amendable and *should* be reviewed every five years and *must* be reviewed every ten years by law. Such reviews should result in reaffirmation of the Plan as it stands, or produce a revision, amendment, and re-adoption of the Plan. However, changing conditions, needs, and desires of the community can warrant an earlier review procedure. The Plan can be revised through City-initiated request or through citizen or property owner requests to the Planning & Zoning Commission.

Successful implementation of the Comprehensive Plan requires prioritization, a clear timeline, and long-term budgeting for sufficient financial resources, especially for Capital Improvement Projects (CIP).

Each strategy within the objectives and goals of this Comprehensive Plan are rated on a scale to determine when it is best that they should be implemented. Strategies will be rated one of four options: Short-term, mid-term, long-term, or on-going. Short-term indicates one to three years. Mid-term is three to six years. Long-term is six to nine years. On-going are items that may not have a start, end, or necessary completion, exception for the eventual update of the plan, due to the nature of the strategy. The tenth year is not included since it is understood that the tenth year will be the one in which comprehensive plan updates must take place.

If a strategy requires capital funding, it has been marked as such on the tables of strategies and goals at the end of this plan or within its attachments. If a strategy requires other funding sources, those have been listed within this comprehensive plan within each goal, objective, and strategy. However, funding sources often change across a decade. Therefore it is advised for the municipality to receive communication from partners such as the WV Municipal League to stay up to date on available state and federal funding sources.

Particular strategy budgets have not been listed and is advised that the municipality conduct a cost study or use reliable sources to estimate project costs. Some reliable sources include National Association of City Transportation Officials and the Rail Trail Conservancy, which offer free technical assistance or online guides on project cost estimating. Other cost estimations should be obtained from industry professionals or other reliable sources.

As noted in many strategies throughout the Comprehensive Plan, successful implementation often requires cooperation with private property owners, businesses, nonprofit organizations, and other government jurisdictions. Because of this complex array of relationships among public, nonprofit, and for-profit organizations, the term

"govern*ance*" is increasingly used, as opposed to "govern*ment*." In short, it takes collaborative governance to create a high quality of life for all.

It is recommended to establish strong relationships with each government or quasi-government agency related to the strategies within this comprehensive plan. The most important of those are the Nicholas County Commission and it's quasi-governmental agencies. Many of the built environment changes proposed herein shall occur outside of the city limits of Summersville or will be annexed in prior to those changes occurring. It will take years of collaboration and hard work to complete these elements within. For example, to pass a Dark Sky Zone over Nicholas County, years of research, professional input, and public advocacy will need to be done in order to implement such changes. This can be accomplished through coordination, memorandum of understandings / agreements, long-term inter-governmental agreements (shared planning commissions, shared financing of area development agency, etc.), grant partnerships, and many more options as is fit based on the needs of each strategies, objective, or goal.

However, local governments are ultimately responsible for establishing the public policies and ordinances that guide many private actions as well as providing public services to protect the public interest and to preserve the public health, safety, morality, and general welfare. Therefore, it is important for local governments to have sufficient professional administrative staff to support policy makers and to oversee implementation of the Comprehensive Plan.

Table 10.1. Plan Implementation Logic Model

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Long-term	No	10.1.1.1: Project the City's build-out using an estimated growth rate of 1% per year and the highest possible density and intensity allowed, according to the Future Land Use Map.	10.1.1: Generate a Growth Management Plan and use it in scheduled review of the Comprehensive Plan.	10.1: Forecast and manage continued growth and development according to the Comprehensive Plan.
Long-term	No	10.1.1.2: Analyze the carrying capacity of the City's circulation system based on the build-out analysis.		
Long-term	No	10.1.1.3: Analyze the carrying capacity of the City water and wastewater treatment facilities based on the build-out analysis.		
Long-term	No	10.1.1.4: Anticipate public facilities needs in response to population growth and geographic expansion of the jurisdictional boundaries.		
Short-term	No	10.1.1.5: Analyze the parks and recreation programming needs based on population and development trends.		
Long-term	No	10.1.1.6: Analyze housing needs based on the build-out analysis.		
Long-term	No	10.1.1.7: Analyze commercial and industrial space needs based on economic development projections.		
Ongoing	No	10.2.1.1: Maintain a City website that provides complete and timely information about municipal policies, ordinances, operations, and decision making.	10.2.1: Improve public dissemination of information on local government operations and decision making.	10.2: Include the entire community in shaping the future growth and development of the City of Summersville.
Ongoing	No	10.2.1.2: Maintain the Summersville Cable Television Station for dissemination of public service announcements, video recordings of all meetings of all public bodies, and live streaming when possible.		
Mid-term	No	10.2.2.1: Hold annual "State of the City" town hall events.	10.2.2: Increase opportunities for informal dialogue and deliberation on important issues to inform subsequent decision making.	
Long-term	No	10.2.2.2: Encourage all public advisory bodies to hold annual listening sessions to gather input from residents and other stakeholders on their area of purview.		

Table 10.2. Plan Implementation Logic Model (Continued)

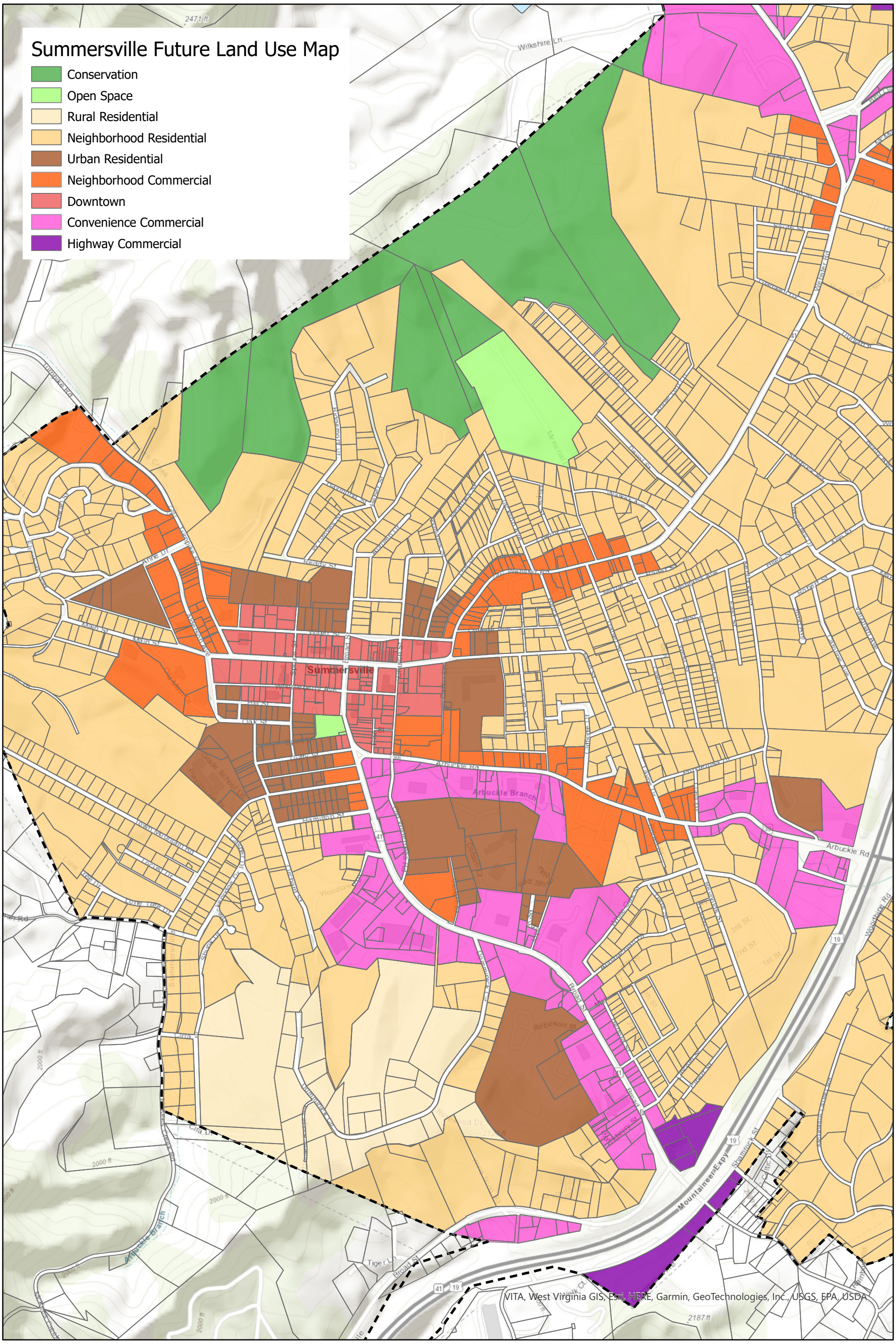
Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Ongoing	No	10.2.3.1: Maintain existing advisory bodies.	10.2.3: Enhance and expand public advisory boards and commissions to provide policy input to the City Council.	10.2: Include the entire community in shaping the future growth and development of the City of Summersville.
Mid-term	No	10.2.3.2: Create new advisory bodies as recommended in the Comprehensive Plan.		
Long-term	No	10.2.4.1: Establish procedures for the Planning & Zoning Commission and City Council that meet West Virginia State Code Chapter 8A requirements.	10.2.4: Incorporate resident and stakeholder input into the Comprehensive Plan and review of its implementation.	
Short-term	No	10.2.4.2: Make the Comprehensive Plan and information about planning topics and activities available on the City's webpage for all interested stakeholders.		
Short-term	No	10.2.4.3: Hold participatory visioning and planning sessions in years when the Comprehensive Plan is scheduled for review and revision.		
Short-term	No	10.2.4.4: Develop and adopt Public Engagement Policies and Procedures for long-range planning, public program design, public development projects, and private development projects.		
Long-term	No	10.2.4.5: Hold public meetings on an annual basis to review progress toward Comprehensive Plan goals and objectives.		
Short-term	No	10.2.4.6: Create a Youth Advisory Council that is representative of the youth population to ensure youth engagement in planning, review, and assessment activities.		

Table 10.3. Plan Implementation Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Short-term	No	10.3.1.1: Revise the Zoning Ordinance and the Subdivision Ordinance to implement Comprehensive Plan goals.	10.3.1: Align City codes, ordinances, policies, and programs with the Comprehensive Plan to support implementation.	10.3: Ensure an efficient and effective regulatory process for development.
Short-term	No	10.3.1.2: Evaluate other City codes, ordinances, policies, and programs to determine the level of consistency with stated goals, objectives, and strategies and revise as needed.		
Mid-term	No	Strategy 10.3.2.1: Ensure online access and ease of use for planning activities, revisions, and design review by residents, businesses, and other stakeholders.	10.3.2: Transfer Comprehensive Plan and Zoning Ordinance information into a Geographic Information System (GIS) platform.	
Mid-term	No	10.3.3.1: Streamline the regulatory process by using a pre-application staff review and recommended activities in the Public Engagement Policies and Procedures.	10.3.3: Reduce the impact of the development review process on the cost of development.	
Mid-term	No	10.3.3.2: Post signs or otherwise clearly identify to the public those properties subject to zoning or other development review.		
Mid-term	No	10.4.1.1: Appoint a working group to study the options, formulate recommendations, and seek public input to the idea of a charter change.	10.4.1: Consider a charter change to the Council-Manager form of government.	10.4: Ensure sufficient professional staff to support implementation of the Comprehensive Plan.
Ongoing	No	10.4.1.2: Provide adequate staff support to the working group for public communications and engagement.		

Table 10.4. Plan Implementation Logic Model (Continued)

Priority Level	Capital Funding Required	Strategies	Objectives	Goals
Mid-term	No	10.4.2.1: Develop a job description that includes responsibilities for public engagement and staff support to the Planning & Zoning Commission, Board of Zoning Appeals, City Council, Mayor, and City Recorder (under current charter).	10.4.2: Hire a City Planner with appropriate professional degrees and/or certifications.	10.4: Ensure sufficient professional staff to support implementation of the Comprehensive Plan.
Mid-term	No	10.4.2.2: Seek an individual with a well-rounded understanding of comprehensive planning, community development, and economic development.		
Mid-term	No	10.4.3.1: Establish a retainer that fits typical planning and development activity needs.	10.4.3: Use guidance from a land use attorney in planning and development decision making.	
Mid-term	No	10.5.1: Establish long-term projections for hydroelectric power generation revenues and designate expenditures for specific capital improvement projects.	10.5.1: Maintain an ongoing operational and Capital Improvement Plan and budget.	10.5: Ensure sufficient revenues to support implementation of the Comprehensive Plan.
Mid-term	No	10.5.2: Identify appropriate uses of bond financing.		
Mid-term	No	10.5.3: Increase the City Fire Fee.		
Short-term	No	10.5.4: Identify other tax or fee revenue strategies.		
Ongoing	No	10.5.5: Continuously seek grant opportunities.		

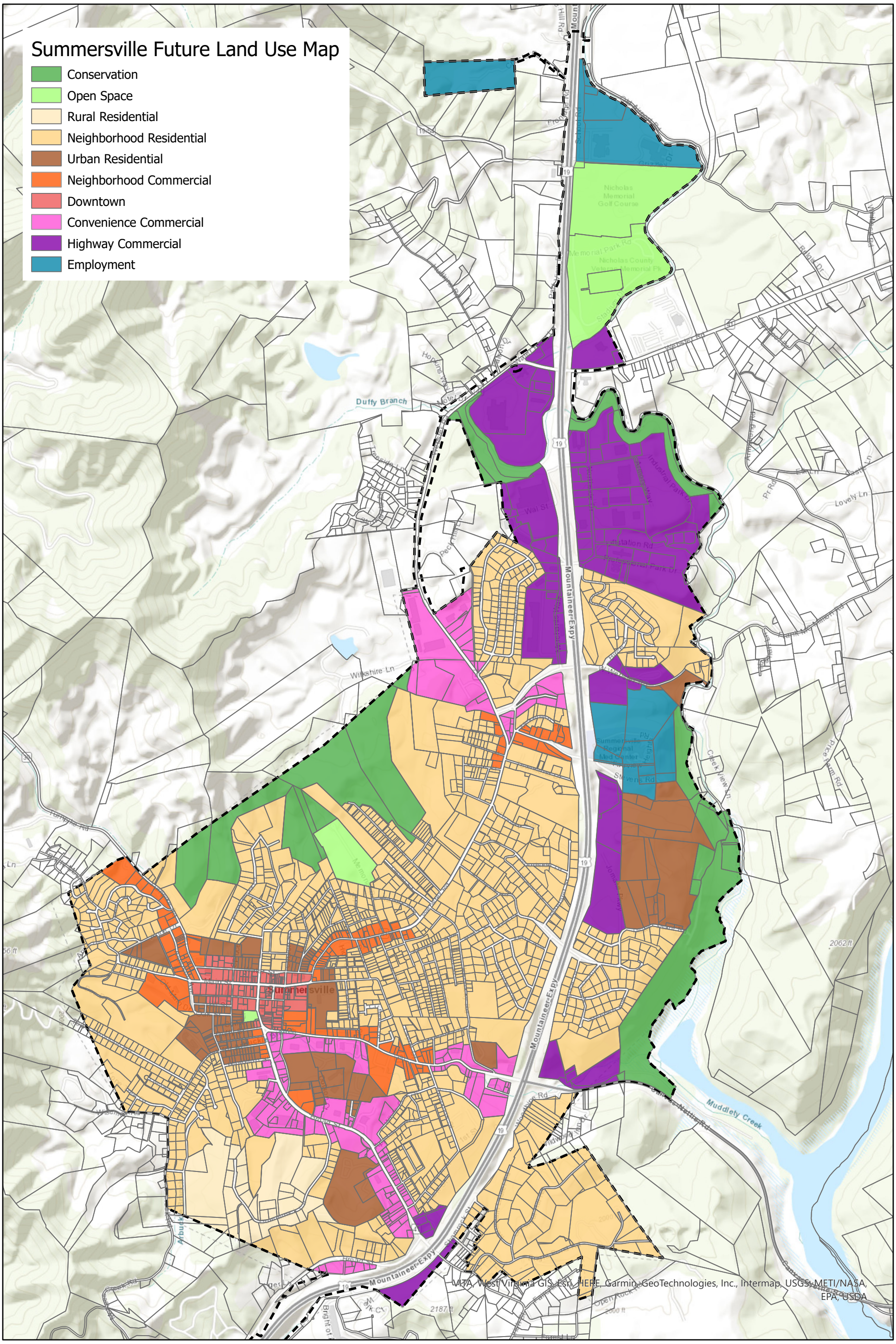


Summersville Future Land Use Map
Downtown / Primary Corridors
Comprehensive Plan 2030

0 1,000 2,000 Feet

0 0.13 0.25 0.5 Miles

N



Summersville Future Land Use Map
City Wide
Comprehensive Plan 2030

0 2,000 4,000 Feet

0 0.25 0.5 1 Miles

N

Summersville Future Land Use Map
Comprehensive Plan 2030

Summersville Future Land Use Map
- Conservation
- Open Space
- Rural Residential
- Neighborhood Residential
- Urban Residential
- Neighborhood Commercial
- Downtown
- Convenience Commercial
- Highway Commercial
- Employment

0 0.25 0.5 1 Miles

0 2,000 4,000 Feet

N

VITA, West Virginia GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

WV EXTENSION SERVICE
FAMILY AND COMMUNITY DEVELOPMENT

Summary Report
Education Series for City of Summersville Comprehensive Plan



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I. INTRODUCTION

The City of Summersville has partnered with the WVU Community Development Policy and Practice Program (CDPP) to create a draft Comprehensive Plan. The current City of Summersville Comprehensive Plan legally expires in 2023. CDPP students worked with local community leaders and stakeholders to conduct participatory research and planning for a 2020 Comprehensive Plan update through an initiative called “Moving Ahead Together: Summersville.” Starting in the fall of 2019, a combination of secondary data analysis, field inventory, key informant interviews, a storytelling circle with residents and stakeholders, and windshield surveys with community leader guides were completed. As a result, a draft of the Comprehensive Plan and a series of Project Action Plans were provided to the City. Plans are on file with the City and include the McKees Creek Parkway, Housing, Lake Area Annexation, Downtown District and Pedestrian Corridors Project Implementation Plans. This report will focus on the educational series relating to the City of Summersville Comprehensive Plan.

A comprehensive plan guides "a governing body to accomplish a coordinated and compatible development of land and improvements within its territorial jurisdiction, in accordance with present and future needs and resources” (WVC §8A-3-1(a)). It is the most basic – and broadest – plan for a place. It is “a written statement on present and future land use and development patterns consisting of descriptive materials, including text, graphics and maps, covering the objectives, principles and guidelines for the orderly and balanced present and future economic, social, physical, environmental and fiscal development of the area under the jurisdiction of the planning commission” (WVC §8A-3-4(a)).

The plan should have a statement of goals and objectives, a timeline how to meet short and long-term goals, an action plan with implementation strategies, a recommendation on a financing, a program to encourage regional coordination and cooperation, and descriptive material presenting basic information on present and future uses (WVC §8A-3-4(b)). Required components in a comprehensive plan include land use, housing, transportation, infrastructure, public services, rural (areas not intended for urban growth), recreation, economic development, community design, preferred development areas, renewal and/or redevelopment, financing, and historic preservation (WVC §8A-3-4(c)).

II. METHODS

In the Spring of 2021, WVU Extension Service partnered with the City of Summersville to host a series of educational sessions on the elements of the Comprehensive Plan with the goals of:

1. Providing education on the importance/relevance of each required element including minimum requirements for a legal Comprehensive Plan.
2. Providing a description/explanation of the content of the existing each elements of the draft Comprehensive Plan.
3. Engaging members of the Summersville City Council and Planning and Zoning Commission in discussion and reflection on each element of the Comprehensive Plan to collect feedback and increase sense of ownership.

Seven sessions were hosted between February 1 and May 3, 2021 (see chart below). Each session included both in-person and virtual participants and was open to the public. Sessions included a presentation by WVU Faculty and open feedback and discussion with participating community members. In addition to opportunities for in-session feedback, community members were invited to provide written feedback after each session via Qualtrics survey. WVU Extension has collected and compiled community input throughout the three-month process. Community input is presented in this report as a resource for the City of Summersville to use as they pursue a final Comprehensive Plan.

Schedule: Summersville Comprehensive Plan Education Series	
Date	Topic(s)
Feb. 1, 2021	Welcome and Introduction Element 1: Natural Resources Element 2: Cultural and Historic Resources
Feb. 15, 2021	Element 3: Land Use
March 1, 2021	Element 4: Transportation Element 5: Public Service and Utilities
March 15, 2021	Element 6: Civic Facilities Element 7: Parks and Recreation
April 3, 2021	Element 8: Housing
April 17, 2021	Element 9: Economic Development
May 3, 2021	Element 10: Implementation Next Steps

III. SUMMARY OF FEEDBACK

Stakeholder discussion, community feedback via Qualtrics survey, and professional recommendation for each element of the City of Summersville Comprehensive Plan have been compiled below.

ELEMENT 1: NATURAL RESOURCES

Goal 1.1: Promote the protection of natural resources to ensure their enjoyment for generations by Summersville residents.

Objective 1.1.1: Establish land use policies that conserve water and maintain water and air quality.

- Stakeholder discussion:
    - Conservation districts through the West Virginia Conservation Association (WVCA) generally emphasize water. Resource extraction is mostly a state process through WV DEP.
    - Attendees recommended striking Strategy 1.1.1.4 from the plan.
- Professional considerations: Summersville only has advisory powers on many of these issues natural resource issues as they are pre-empted by the state. This is especially true outside of the city limits. Important players include the Nicolas County Health Department (which would focus potable water and wastewater), the Elk Conservation District (which would focus on flowing water and wetlands), the WV Department of Environmental Protection (which would focus on resource extraction). Additionally, technical issues must be taken into consideration. The "gold standard" for riparian buffers is 100 feet (30 meters) based upon current research. However, buffers as small as 17-20 feet (5-6 meters) can be effective. Variations can result from seasonality, vegetation, and purpose of the buffer itself. Permitting processes should include perk-testing and well-testing from the health department (where needed). Meanwhile, modern storm-water management solutions, such as green rooms and permeable pavers, can be incorporated into building codes.

Objective 1.1.2: Preserve nearby forests and agricultural lands.

- Stakeholder discussion: None.
- Professional considerations: Summersville only has advisory powers outside of the city limits. This process will require consultation and cooperation with Nicholas County government agencies.

Goal 1.2: Ensure environmentally safe development.

Objective 1.2.2: Restrict or regulate development in flood-prone areas.

- Stakeholder discussion: None.
- Professional considerations: Much of this should already be occurring through building permits and similar processes – especially if FEMA Flood Insurance is offered on these properties.

Objective 1.2.3: Restrict or regulate development of areas with high-risk slope and soil conditions.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Objective 1.2.4: Remediate all brownfield sites.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Qualtrics Survey Input for Element 1:
(Comments below are provided exactly as contributed by survey participants)

What should be kept?

- Strategy 1.1.2.1: Collaborate with Nicholas County and other regional authorities to help preserve nearby forests and agricultural lands. Strategy 1.1.2.2: Collaborate with Nicholas County to ensure adjacent development and natural resource extraction will not result in the degradation or loss of important forests and agricultural lands.
- Comments pertaining to the 100-year flood hazard areas

What should be changed or edited?

- I think recognizing the need to also implement their source water plan that identifies the zones of critical concern around the water intake that should have limited development and land uses should be incorporated in this section. https://secureservercdn.net/104.238.71.109/d8u.8b6.myftpupload.com/wp-content/uploads/2020/06/SummersvilleWater.pdf
- Brownfield sites - Implement recommended procedures

What is missing?

- Many streams in the Summersville area and tributaries into Summersville Lake as well as Summersville Lake do not meet water quality standards. For example, Muddlety Creek is impaired for Aluminum, and pH from Road mile 4 (from the mouth) to the headwaters. Several Muddlety tributaries are impaired for selenium. Summersville Lake is impaired for Methylmercury. This data can be found here: https://dep.wv.gov/WWE/watershed/IR/Documents/IR_2016_Documents/USEPA_Approved_303d%20List%20Only.pdf from the source water plan this identifies the threats to the water intake. There are approximately 180 mine sites located in and around the ZCC.
- Increased effects of acid mine drainage and the effects of water treatment for acid mine drainage are concerns of the water system. If not properly treated acid mine drainage from mine lands may impact the pH, iron, and manganese levels in the water. Underground mines in some locations are being used to dispose of mine waste and fracturing water from oil and gas operations. There are concerns about what types of

things may be injected into abandoned underground mines and how that will potentially impact the surface water in the future. Mining permits in the region should be looked at by the city and commented on in concerns to public water intake.

- While encouraging recreational tourism in the region, the lake is the drinking water source to Summersville residents. From the source water plan- The Gauley River is a major recreational resource in WV, especially for boat traffic. The protection watershed includes areas that are part of the WV Department of Summersville Municipal Water Source Water Protection Plan June 2016 16 PSSC or Critical Area Priority Number Reason for Concern Natural Resources (WVDNR) Summersville Lake Wildlife Management Area (WMA) and the National Park Service (NPS) Gauley River National Recreation Area.
- Solid waste at campsites along the river and petroleum products from boats may contaminate the surface waters. Failing septics and development in floodplains should also be addressed to improve water quality. I would like to comment also on the Transportation Section: I am a strong supporter of more walking and biking trails that are accessible from Mainstreet side of Summersville and ideally reach out to Summersville Lake. I would love to see more biking into town and maybe even places to lock up your bike to go into the restaurants/businesses along Mainstreet.

ELEMENT 2: CULTURAL AND HISTORIC RESOURCES

Goal 2.1: Ensure stewardship of historic, architectural, archaeological, and cultural resources.

Objective 2.1.1: Increase preservation of historic sites, buildings, and areas.

- Stakeholder discussion:
    - Concerns expressed regarding the creation of multiple zoning ordinances including the potential for unnecessary complexity leading to contentious discussions/disputes.
    - Concerns that complexity may keep plan from being accomplishable.
    - Suggestion of a more generalized approach that will allow flexibility
- Professional considerations: Objectives and strategies outlined in the proposed plan represent a straightforward/logical approach.

Objective 2.1.2: Designate an historic district within downtown Summersville.

- Stakeholder discussion:
    - Concerns expressed regarding the creation of multiple zoning ordinances including the potential for unnecessary complexity leading to contentious discussions/disputes.
- Professional considerations: Objectives and strategies outlined in the proposed plan represent a straightforward/logical approach.

Objective 2.1.3: Charge the Historic Landmark Commission with educating residents about historic and cultural resources.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Objective 2.1.4: Charge the Historic Landmark Commission with encouraging heritage tourism.

- Stakeholder discussion: None.
- Professional considerations: Tourism promotion is generally the responsibility of the Convention and Visitors Bureau, so it will need to be a partner in this area. Need to make sure that any suggested signage does not conflict with accepted standards (such as that which can be used for National Register sites). Also, the plan should refrain from naming specific companies or platforms but rather just describe what is wanted/needed.

Objective 2.1.5: Encourage thoughtful and complementary infill development and adaptive reuse of historic properties (see Economic Development).

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Also, might want to use the term “education” rather than creating materials.

Objective 2.1.6: Restore and preserve historic cemeteries within city limits.

- Stakeholder discussion: None.
- Professional considerations: This issue is not fully documented/defined in the plan. Also, not all the cemeteries listed can be easily found on general maps, so their location in the city needs to be confirmed.

Goal 2.2: Foster growth and development of the arts and culture.

Objective 2.2.1: Increase the presence of the arts and cultural activities in the community.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. The city will need to cooperate/coordinate with any exiting entities (such as the CVB, Small Business Development Centers, and schools) that may already be working in these areas. Also, any some strategies will need to be simplified so they only have one task (rather than multiple).

Objective 2.2.2: Increase a sense of place and community identity, especially in the downtown and tourist-oriented development areas.

- Stakeholder discussion:
    - Concerns expressed regarding the creation of multiple zoning ordinances including the potential for unnecessary complexity leading to contentious discussions/disputes.
- Professional considerations: Summersville will need to ensure there is sufficient local desire and support to move forward on this. It may be appropriate to fund these improvements from the Hotel Tax (see WVC §7-18-14(c)(7)); the suggested funding mechanism may not be possible under state law.

Objective 2.2.3: Create inclusive spaces for arts and cultural experiences (see Parks and Recreation).

- Stakeholder discussion: None.
- Professional considerations: Partners will be needed on most of these projects. It may be appropriate to fund these improvements from the Hotel Tax (see WVC §7-18-14(c)(7)).

Qualtrics Survey Input for Element 2:
(Comments below are provided exactly as contributed by survey participants)

What should be kept?

- I like the idea of establishing the historic landmark commission.

What should be changed or edited?

- I am opposed to a historic district in downtown Summersville.

ELEMENT 3: LAND USE AND DESIGN

Goal 3.1: Promote responsible and sustainable development that enables growth while preserving the existing community character and lifestyle of Summersville residents.

Objective 3.1.1: Encourage and incentivize new development within existing jurisdictional boundaries that follows the principles in this Comprehensive Plan.

- Stakeholder discussion: Concerns expressed regarding the implementation of multiple zoning ordinances and zoning restrictions being overly complex and not accomplishable. Need for more generalized strategies that will allow flexibility.
- Professional considerations: Some of this will require infrastructure improvement and new service provision. Additionally, some strategies include redevelopment activities, which may not fit this objective.

Objective 3.1.2: Protect sensitive natural environments from new development (see Natural Resources element).

- Stakeholder discussion: None.
- Professional considerations: There will need to be coordination with Nicholas County on this matter as Veterans Memorial Park is in-and-around Summersville.

Objective 3.1.3: Preserve designated areas for active recreation uses, including both structural and landscape design improvements.

- Stakeholder discussion: None.
- Professional considerations: There will need to be coordination with Nicholas County on this matter as Veterans Memorial Park is in-and-around Summersville. Also, a separate zoning classification may not be necessary; adjustment/modifications to existing rules could have the desired result.

Objective 3.1.4: Preserve designated areas for use by anchor institutions that serve the public good (see Future Land Use Map).

- Stakeholder discussion: None.
- Professional considerations: A separate zoning classification may not be necessary; adjustment/modifications to existing rules could have the desired result.

Objective 3.1.5: Encourage build-out of rural residential areas near city limits (see Future Land Use Map).

- Stakeholder discussion: None.
- Professional considerations: Rural residential could work for undeveloped areas; but Summersville has no ability to control property outside of city limits. Accessory dwelling ("granny apartments") make sense.

Objective 3.1.6: Incentivize infill residential development within identified neighborhoods west of US 19 (see Future Land Use Map).

- Stakeholder discussion: Attendees recommended striking Strategy 3.1.6.2 from the plan.
- Professional considerations: Flexible housing options are a good idea. Allowing changes by-right is a zoning change and requires certain actions (see WVC §8A-7-8ff).

Objective 3.1.7: Incentivize infill and redevelopment in the Downtown (see Future Land Use Map).

- Stakeholder discussion: None.
- Professional considerations: Mixed used development always makes sense. Infrastructure improvements always make sense.

Objective 3.1.8: Incentivize Neighborhood Commercial development at intersections of neighborhood collector streets and minor arterial roads and Urban Residential elsewhere along arterial corridors (see Future Land Use Map).

- Stakeholder discussion: Attendees recommended striking Strategy 3.1.8.3 from the plan.
- Professional considerations: Specialty zoning areas could be done through overlay districts. Allowing changes by-right is a zoning change and requires certain, legally specified actions. Relocation incentives described may not be possible.

Objective 3.1.9: Incentivize infill and redevelopment along (old) Broad Street where it turns south (see Future Land Use Map).

- Stakeholder discussion: None.
- Professional considerations: Mixed use development always makes sense.

Objective 3.1.10: Encourage build-out of development along the US 19 corridor.

- Stakeholder discussion: Attendees recommended striking Strategy 3.1.10.4 from the plan.
- Professional considerations: Specialty zoning areas could be done through overlay districts. Allowing changes by-right is a zoning change and requires certain, legally specified actions. Need to make sure that strategies are not mutually exclusive. Relocation incentives described may not be possible.

Objective 3.1.11: Provide adequate space for industrial land uses.

- Stakeholder discussion: Attendees recommended striking Strategy 3.1.11.4 from the plan.
- Professional considerations: This section includes a generally straightforward/logical approach. Allowing changes by-right is a zoning change and requires certain actions.

Goal 3.2: Develop and adopt design guidelines that preserve the character of Summersville and improve aesthetics.

Objective 3.2.1: Protect residential neighborhoods from negative impacts from adjacent land uses.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. . Using same terminology as US EPA's Environmntal Impact Statements could be confusing. Some work could be implemented through subdivision regulations. Summersville will need to cooperate/coordinate with WV Division of Highways on US 19 buffering.

Objective 3.2.2: Improve amenities and aesthetics in new developments.

- Stakeholder discussion: Attendees were very supportive about increasing pedestrian and bicycle access between residential and commercial areas. Action could be undertaken around this issue regardless of plan adoption.
- Professional considerations: Could be done with guidelines and a required design review process.

Objective 3.2.3: Improve amenities and aesthetics in the Downtown and Lake Resort development areas (see Cultural and Historic Resources Element and Economic Development Element).

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. ; however, applicability may be limited without other action as lake resort development area predominantly outside of city limits.

Objective 3.2.4: Protect sensitive natural areas from detrimental development impacts.

- Stakeholder discussion
    - Attendees recommended striking Strategy 3.2.4.3 and 3.2.4.4 from the plan.
    - Concerns expressed about managing light pollution through standards set by the International Dark Sky Association (feelings expressed that it is unnecessary and cumbersome)
- Professional considerations: This section includes a generally straightforward/logical approach. However, applicability may be limited area discussed predominantly outside of city limits.

Goal 3.3: Consider annexation to accommodate the city's ongoing growth needs.

Objective 3.3.1: Prioritize potential annexation areas according to economic development needs.

- Stakeholder discussion:
    - The strategies proposed will require coordination with other entities and stakeholders including the County Commission and property owners.
    - Specific place references should be removed from the document until buy-in has been secured from relevant parties.
- Professional considerations: It is wise that any discussion of annexation in a comprehensive plan is very broad – unless specific annexation activities are already underway or anticipated.

Objective 3.3.2: Where annexation of Summersville Lake State Wildlife Area land is not possible, seek easements or other rights-of-way to expand lake access and use.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach; however, as area discussed predominantly outside of city limits, coordination/cooperation with Nicholas County will be required.

Qualtrics Survey Input for Element 3:

(Comments below are provided exactly as contributed by survey participants)

What should be kept?

- Initiate a volunteer BAD buildings team to identify Brownfield, Abandoned and Dilapidated buildings within Summersville.

What should be changed or edited?

- I see no provision for existing development within city boundary that does not provide for "grandfathering" for non-compliance activity. I see no reason for the International Dark Sky Association provision.

What is missing?

- Provide for further provisions for non-compliance within new zoning requirements.

ELEMENT 4: TRANSPORTATION AND CIRCULATION

Goal 4.1: Develop and maintain a comprehensive circulation system that is safe, efficient, and convenient for multiple modes of transportation.

Objective 4.1.1: Improve the integration of land use and transportation planning.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Many of these requirements would need to be incorporated into subdivision regulations or other rules (such as parking). Also, project evaluation by Planning & Zoning Commission would be advisory to city council (and non-binding).

Objective 4.1.2: Generate and implement a future circulation system to match the Future Land Use Map.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Objective 4.1.3: Allow limited use of Low-speed vehicles (LSVs) and neighborhood electric vehicles (NEVs), such as golf carts, as a means of alternative transportation.

- Stakeholder discussion:
    - There was interest in allowing use of these vehicles in specific neighborhoods (e.g., Holly Hills, Brady, Tara Estates, and McKees Creek).
    - Safety concerns about access at Webster Road and Brady Avenue.
- Professional considerations: This section includes a generally straightforward/logical approach. Appropriate rules necessary, as per WV Code (For Low Speed Vehicles (LSVs), see §17A-1-1(uu), §17A-3-2(c), and § 17A-13-1(l); for Golf Carts, see §17A-3-2(c); for All Terrain Vehicles (ATVs), see §17A-1-1(ii), §17A-13-1, and Chapter 17F), Also it is not necessary to include in plan those items required by state law.

Objective 4.1.4: Improve pedestrian safety on all roadways and in all parking lots.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Some of the ideas would need to be addressed through revisions to the subdivision ordinance.

Objective 4.1.5: Ensure convenient accessibility to public transit stations and bus stops.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Remember that MTA is a regional entity.

Objective 4.1.6: Improve connectivity between US 19 and key destinations in town and the Summersville Lake Wildlife Areas.

- Stakeholder discussion:
    - Strike the word West in 4.1.6.1
    - Strategy 4.1.6.3: Attendees like the idea of multi-use paths. However, there was concern about the amount of traffic along Ashley Lane. Stakeholders recommended exploring other locations including the area around West Webster Road to avoid residential areas (including Tara Estates).
- Professional considerations: The concept of connections is a good one. But the specific strategies need careful consideration as the road connections noted do not all appear to be within the city limits.

Objective 4.1.7: Increase facilities for multiple modes of transportation.

- Stakeholder discussion:
    - Attendees had questions and concerns about ATV use on routes designated for low speed and new electric vehicles (generally golf carts).
    - Information can be found at WVC §17A-3-2(c)
    - Does plan need specific language regarding ATV use, either allowing or prohibiting? Be mindful of impacts if this is allowed.
    - Other discussion regarding traffic calming in residential areas; specifically concerns that use of speedbumps would interfere with winter road maintenance. Recommend increasing signage and police patrols/enforcement in problem areas.
- Professional considerations: This section includes a generally straightforward/logical approach. . Some of the ideas would need to be addressed through revisions to the subdivision ordinance. The suggested funding mechanism (infrastructure fund) may not be possible under state law. Special vehicle use relates back to Objective 4.1.3.

Qualtrics Survey Input for Element 4:
(Comments below are provided exactly as contributed by survey participants)

What should be kept?

- I am glad to see so much emphasis on pedestrian and bicycle paths. Summersville needs sidewalks badly.
- Connecting the community with resources

What should be changed or edited?

- I think the pedestrian path should provide greater distance s as possible. People are walking more often and to greater distances and would heavily utilize City provided paths. I would be opposed to any new street signals in town.

What is missing?

- I just want the decision makers to understand that transit can do a lot more than what I believe is most people's understanding. I do ask the stakeholders and decisions makers, please remember MTA in the beginning of their planning stages. If new sidewalks are planned, and if a bus stop is needed, we must follow our ADA regulations. If you are planning the complete streets, make sure we have them accessible, and they are designed for public transit. I know the plan mentions several of the above, but transit is sometimes one of the issues that come up in the middle because we are not invited at the beginning of the planning stages. MTA can plan routes around all of the park and rides, etc.
- What is the definition of 4.1.7 when it comes to types of modes of transportation are you looking at?
- Linking the downtown and residential areas with Memorial Park. This will allow for a healthier community due to ease of access to the recreational opportunities while ensuring a safe passageway.

ELEMENT 5: PUBLIC SERVICES AND UTILITIES

Goal 5.1: Provide for the safety and welfare of all residents through provision of adequate public services and utility infrastructure.

Objective 5.1.1: Maintain state-of-the-art police protection, coordinate with the Nicholas County office of emergency services and other law enforcement agencies as needed.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Need to make sure that cooperation exists between Summerville OEM and Nicholas County OEM.

Objective 5.1.2: Maintain state-of-the-art fire protection and emergency medical services (EMS).

- Stakeholder discussion:
    - There is a need to address VFD recruitment efforts. The City currently pays a per call stipend to volunteer firefighters.
- Professional considerations: This section includes a generally straightforward/logical approach. Note that strategy to "maintain" and "lower" rating is confusing. Need to discuss capacity of entities providing these services (including whether there is a need to supplement volunteers fire fighters with paid personnel).

Objective 5.1.3: Ensure quality, affordable solid waste management services.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. May require additional procedures for securing service providers. Some strategies dependent upon availability of provider (such as recycling).

Objective 5.1.4: Ensure quality, affordable water delivery services for all household, business, and emergency purposes.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Subdivision regulations could be used to achieve objective.

Objective 5.1.5: Maintain a state-of-the-art wastewater treatment facility and sewer system.

- Stakeholder discussion:
    - There was discussion about storm water issues in the community. While the entire City has not been surveyed, infiltration issues have been documented. New sections are being upgraded as they are installed.
- Professional considerations: This section includes a generally straightforward/logical approach. Subdivision regulations could be used to achieve objective. Unsure as to why this is seen as a vehicle for tourism promotion.

Objective 5.1.6: Ensure quality, affordable electricity service.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Subdivision regulations could be used to achieve this objective.

Objective 5.1.7: Ensure quality, affordable natural gas service.

- Stakeholder discussion: None.
- Professional considerations: This is a utility-provided service, so Summersville does not have a direct role in service provision.

Objective 5.1.8: Ensure quality, affordable ICT (Information and Communications Technology) services.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Objective 5.1.9: Ensure efficient and attractive utilization of land resources in utility distribution.

- Stakeholder discussion: None.
- Professional considerations: Underground location of utilities can be specified for new development in subdivision regulations. The legal framework for requiring existing utilities be moved underground or requiring co-location of telecommunication towers is uncertain.

Qualtrics Survey Input for Element 5
(Comments below are provided exactly as contributed by survey participants)

What should be kept?

- Objective 5.1.5: Maintain a state-of-the-art wastewater treatment facility and sewer system. Strategy 5.1.5.1: Maintain the current "green," no chemical ultra-violet light processing method and publicize this approach in tourism information (see Economic Development element). Strategy 5.1.5.2: Maintain an ongoing capacity of 30% above current demand to accommodate new development. Strategy 5.1.5.3: Begin separating the storm water sewer system from the sanitary sewer system.
- I think the City has done a well-defined future for capacity for development of the City such as water capacity.

What should be changed or edited?

- Mapping the problems in the sanitary system and where the inflow and infiltration problems are important and kept on file (electronic if possible). Having a plan to replace line and mapping areas that storm water is an issue to identify potential Green Infrastructure practices could be used. I would like to see a plan to have a recycling program in town.
- Storm water runoff is a common problem for cities and apparently Summersville is no exception. Once run off water is removed from the city sewer then where does it go. Extensive research and development and lots of MONEY spent may solve the problem but I doubt it.

What is missing?

- An idea of the money received from the hydro plant would be nice to see prior to talking about distribution of new money received in the future.

ELEMENT 6: CIVIC FACILITIES

Goal 6.1: Develop and maintain adequate facilities for government and civic activities.

Objective 6.1.1: Maintain state-of-the-art municipal administration facilities

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Objective 6.1.2: Use intergovernmental partnerships to create and maintain shared-use facilities.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Would require cooperation/coordination with Nicholas County.

Objective 6.1.3: Remain responsive to facilities needs through an ongoing Capital Improvement Plan (CIP).

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Traffic pattern considerations not usually a consideration for a place this size, but Summersville is a regional commercial center.

Objective 6.1.4: Maintain a public library system for use by all residents.

- Stakeholder discussion: None.
- Professional considerations: Recommendation is to continue existing; nothing new really reflected herein.

Objective 6.1.5: Maintain community centers that support continuing adult education, community group meetings, and other civic activities.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Would require cooperation/coordination with Nicholas County and other entities as noted.

Qualtrics Survey Input Element 6
(Comments below are provided exactly as contributed)

What should be kept?

- The use of facilities like Old Main gym for the public should be encouraged. I know the middle school uses it but there are many times it is not in use. Maybe designated a few citizen volunteers to hold open hours a couple times a week (especially in the winter months). It has a seemed that only those in the know are able to use the facility. Open set hours a few days a week would make it more of a common space for the public.

What should be changed or edited?

- No comments.

What is missing?

- Fully support having some type of community building with an indoor pool for therapy, winter athletics, teaching kayaking, scuba, competitive swimming.

ELEMENT 7: PARKS AND RECREATION

Goal 7.1: Create and maintain parks and recreation facilities that serve the needs of all community members.

Objective 7.1.1: Prepare and maintain a Parks and Recreation Master Plan for the City of Summersville that provides a long-range vision for public parks development and recreation programming.

- Stakeholder discussion:
    - Should the word "hearing" in Strategy 7.1.1.7 be replaced with another word (see professional considerations below).
- Professional considerations: This section includes a generally straightforward/logical approach. . Existing Nicholas County Board oversees Veterans Memorial Park; Summersville may need own board for its facilities. Would refrain from using term "public hearing" as it has other, legal meanings – use forum, meeting, or briefing instead.

  Funding mechanisms described may be problematic. Hotel Tax (see WVC §7-18-14(c)(7)) would work but would divert funds from other activities. Uncertain if sufficient opportunities for user fees. An anticipated short-run decrease in shared revenue severally limits that option.

Objective 7.1.2: Locate neighborhood parks such that no pedestrians need cross an arterial road to access a park (see Land Use and Design element).

- Stakeholder discussion:
    - Concerns about the specificity of acreage requirements in Strategy 7.1.2.1. Suggest rewording the strategy to read "Acquire land as available for neighborhood parks"
- Professional considerations: This section includes a generally straightforward/logical approach.

Objective 7.1.3: Develop and maintain regional parks in locations where traffic will not disturb nearby residents (see Land Use and Design element).

- Stakeholder discussion:
    - Attendees recommended striking Strategy 7.1.3.3. There were concerns about identification of specific properties and the willingness of the US Army Corps of Engineers to engage with the City as a partner in the endeavor.
    - Those in attendance requested adding language that would include a dog park.
- Professional considerations: Summerville would have no control over locations not in or owned by the city. This may need to be a regional undertaking or at least require cooperation/coordination with Nicholas County. (A city can operate parks outside of its corporate limits, but it would have to own the property.)

Objective 7.1.4: Develop and maintain linear parks that serve both residents and visitors (see Land Use and Design element).

- Stakeholder discussion:
    - As with previous discussions around connecting residential and commercial districts, this objective was popular with those in attendance.
- Professional considerations: This section includes a generally straightforward/logical approach. Note that property must be in the city or city-owned – or the project would require cooperation/coordination with Nicholas County.

Objective 7.1.5: Develop and maintain Downtown squares and pocket parks (see Land Use and Design element).

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Note that property must be in the city or city-owned – or the project would require cooperation/coordination with Nicholas County.

Objective 7.1.6: Ensure sufficient shared open space and recreation areas within private development (see Land Use and Design element).

- Stakeholder discussion: None.
- Professional considerations: Proposed actions may require changes to the subdivision ordinance. Note current terminology is “mobile home park” or “manufactured home park” (not “trailer park”).

Objective 7.1.7: Develop recreation facilities to augment existing civic facilities (e.g., Old Main, Brown Oaks, and the Summersville Arena and Conference Center).

- Stakeholder discussion:
    - Attendee question if the community is too rural or small (in population) to attract a YMCA and suggested other rural examples in the state that could serve as models
- Professional considerations: A recreational facility would likely need to be done in conjunction with Nicholas County and potentially other localities in the region. The plan should *not* specify the sponsoring organization/branding of any such facility.

Objective 7.1.8: Provide recreational programming for all ages.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Qualtrics Survey Input for Element 7
(Comments below are provided exactly as contributed by survey participants)

What should be kept?

- Prepare and maintain a Parks and Recreation Master Plan for the City of Summersville that provides a long-range vision for public parks development and recreation programming. I am interested in being involved in the Parks and Rec Commission. I also strongly support more neighborhood parks and more biking trails (linear parks and multi-use paths) Increased access and parking to points along the Muddlety trail and connecting along 19 to wetlands with walking boardwalks.
- The idea of Parks in the City is a nice concept.
- Develop and maintain regional parks in locations where traffic will not disturb nearby residents. Develop and maintain linear parks that serve both residents and visitor.

What should be changed or edited?

- How does one determine the acreage dedicated to parks when the City is primarily already developed. Therefore I question the ratios used to determined sizes of parks and recreation within certain predetermined numbers. I understand City owned parks can be build outside the City limits but I would be opposed to it since the logical location would be towards the Lake which requires negotiations with the County and Corp of Engineers which is almost an impossible task. Forget the YMCA idea.

What is missing?

- Just remember public transit can move a lot of people and this is a great place for public transit to be included.
- Regarding getting the publics buy in on projects. Find new ways to engage citizens in the community on what they would like to regarding neighborhood parks - amenities such as dog park, walking and hiking trails, community gardens, pollinator gardens, splash pads for kids, upgrades to the pool, upgrades to skate park, chess tables, ping-pong tables, pickleball courts, soccer fields. etc. maybe a survey sent to houses with top three on the wish list? and put online. I believe having a way to walk or bike from downtown to the lake would be a valuable way to tie the lake recreation and uses directly into the downtown businesses. Hopefully to encourage outfitters in town to rent bikes, hold racing events from town, maybe kayak shop?
- A trail or pathway connecting downtown residential areas with Memorial Park to ensure ease of access and encourage public use. A path that allows families and youth to ride a bicycle or walk to Memorial Park for recreational opportunities offered there would be an asset to all.

ELEMENT 8: HOUSING

Goal 8.1: Ensure that all Summersville residents have available, adequate, affordable, and accessible housing.

Objective 8.1.1: Assess the current and future housing needs in preparation for every regularly scheduled Comprehensive Plan update.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Need to have separate strategies for inclusion of rental housing in city license application and establishing a rental housing registry.

Objective 8.1.2: Increase the diversity of available housing types.

- Stakeholder discussion: None.
- Professional considerations: Appears to be a call to modernize city codes to add flexibility, which would be a wise approach. The listed strategies are overly complex and should be broken down into component parts.

Objective 8.1.3: Ensure adequate housing stock.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Some of the listed strategies are overly complex and should be broken down into component parts. Note that city already has some of the suggested regulations that can be used to achieve these ends.

Objective 8.1.4: Ensure housing is affordable to all residents and enables wealth building.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Incentives appear authorized under WV Code §8A-3-1(e)(1). Need to make sure that ideas put forth do not conflict with other project plans. Housing trusts discussed herein are commonly referred to as "Community Land Trusts" where non-profit organizations (trusts) own the property. Houses are owned by residents and lease land long-term (99 years). Contracts limit house price appreciation, which maintains affordability but limits equity. This would be a large undertaking and would require creation of a specific non-profit organization to oversee the trust.

Objective 8.1.5: Ensure accessible housing to all residents.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Goal 8.2: Increase civic interaction and volunteer neighborhood improvement efforts among residents.

Objective 8.2.1: Establish and maintain a volunteer neighborhood association program.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Qualtrics Survey Input for Element 8
(Comments below are provided exactly as contributed by survey participants)

What should be kept?

- Strategy 8.1.4.5: Consider adaptive reuse of the Summersville Elementary School for housing when it relocates. Concerned with abandoned building after relocation of school. Maybe this could be short term rentals for the recreational communities coming in. Establish and maintain a volunteer neighborhood association program. I would love to see a way that there is more community engagement projects like beautification projects in different areas of the city that small groups could be involved in.
- Establish a City Housing Authority

What should be changed or edited?

- I am opposed to using Government provided numbers to determine what should or should not be built. The numbers are usually inaccurate and should have no bearing on development of housing. Public need and economics will be a better factor in determining what should and will be built. I would be opposed to a community land trust establishment.

What is missing?

- MTA currently serves each of the Section 8 housing complexes, plus Summersville Place. Please remember MTA at the beginning in any new planning stages.

ELEMENT 9: ECONOMIC DEVELOPMENT

Goal 9.1: Achieve an economically diverse and stable economy that increases the standard of living for all.

Objective 9.1.1: Optimize sustainable economic growth and development opportunities.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Potential partners include those Nicolas County and the New River Gorge Regional Development Authority – many of the entities listed are connected with those other entities as well. Additionally, note that several strategies are related to tourism development activities.

Objective 9.1.2: Promote expansion of existing basic industry employers and revenue generators.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Note that some strategies relate to anchor institutions and tourism. Unsure of rationale for inclusion of county-based location of multinational forest product form (by name).

Objective 9.1.3: Increase entrepreneurship for new enterprise development.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. All of these are programs of the New River Gorge Regional Development Authority.

Objective 9.1.4: Increase targeted business recruitment efforts based on existing assets.

- Stakeholder discussion: None.
- Professional considerations: Not sure of role of "green energy development" – other than power generation from the dam. Note that several strategies are related to tourism development activities.

Objective 9.1.5: Support recruitment, retention, and expansion of tourism-oriented business development in strategic locations.

- Stakeholder discussion: None.
- Professional considerations: Many of these items are discussed elsewhere (such as in Land Use, Transportation, and Services/Utilities elements). Districts listed would have to be created for some strategies to work. Most of the financing options problematic, though reducing B&O taxes possible.

Objective 9.1.6: Create a Main Street Program for the Downtown district, modeled after the National Trust for Historic Preservation's Four Point Development Program.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Probably the strategies should be more general, stressing intention of the program, rather than specific programs (such as Main Street) which may have limited involvement/membership.

Objective 9.1.7: Create gateways and wayfinding signage to guide visitors from US 19 to the Downtown and Lake Resort districts.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Many of these items are discussed elsewhere (such as in Cultural Resources elements). There will be some cost involved. Note that scale may not be as large as expected as average traffic count only around 12,000 per day.

Objective 9.1.8: Provide transit services and circulation routes for multiple modes of transportation between the Downtown, and the Lake Resort district, and Summersville Lake (see Transportation and Circulation element).

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Many of these items are discussed elsewhere (such as in Cultural Resources elements). Districts listed would have to be created for some strategies to work.

Objective 9.1.9: Support retention and expansion of tourism-oriented businesses throughout the city.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Similar to Objective 9.1.5.

Objective 9.1.10: Promote workforce development matched to local assets and industries.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Note that several strategies are related to tourism development activities. Unsure of rationale for inclusion of county-based location of multinational forest product form (by name).

Goal 9.2: Create a high quality of life by meeting the day-to-day goods and service needs of all households and firms.

Objective 9.2.1: Promote recruitment, retention, and expansion of necessary goods and services businesses.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach.

Objective 9.2.2: Ensure necessary goods and services business are located conveniently to their target markets (e.g., local residents, regional customers, or tourists).

- Stakeholder discussion: None.
- Professional considerations: Most of the financing options problematic, though reducing B&O taxes possible. Note that there appears to be some disconnect between these two objectives – meaning that they may be mutually exclusive.

Qualtrics Survey Input for Element 9
(Comments below are provided exactly as contributed by survey participants)

What should be *kept*?

- Strategy 9.1.1.5: Complete a local tourism industry inventory and assessment to identify value-added, lake-oriented tourism opportunities, specific business development targets (e.g., recreation outfitters, tours and rentals, campgrounds and cabins, lodging, restaurants, entertainment, and boutique retail), infrastructure needs, and barriers to recruitment.
- Strategy 9.1.1.6: Prepare a local tourism development plan, including marketing strategies and a five-year budget, implementation plan, and review schedule.
- Strategy 9.1.2.2: Identify trends in energy production and distribution (both natural resource extraction and renewable sources) - moving toward renewable resources for energy. promote solar program in the communities
- Strategy 9.1.4.1: Prioritize recruitment of businesses related to green energy production (e.g., hydroelectric, wind, and solar).
- Strategy 9.1.4.2: Prioritize recruitment of businesses related to outdoor recreation tourism, particularly those that provide a living wage and health care benefits.
- Strategy 9.1.4.3: Recruit a higher-end hotel with restaurant, bar, and recreational amenities adjacent to the Summersville Arena and Conference Center (see Future Land Use Map)
- Objective 9.1.5: Support recruitment, retention, and expansion of tourism-oriented business development in strategic locations.
- Objective 9.1.6: Create a Main Street Program for the Downtown district, modeled after the National Trust for Historic Preservation's Four Point Development Program.
- Objective 9.1.9: Support retention and expansion of tourism-oriented businesses throughout the city.

What should be changed or edited?

- No comments.

What is missing?

- Please remember MTA currently serves the Summersville Lake area until 8pm from March to November. If there is more ridership needs, we will address them accordingly. Will the plan address how to attract people and businesses due to the New River Gorge area becoming a National Park? In order to attract conferences, etc. I know it was discussed about the need for more restaurants, hotels, etc. MTA currently serves all hotels and we would love to partner with all conferences that would come into the Summersville area.
- Studies have shown when companies and businesses want to invest into a city, one of the areas they look closely at is the transit systems. MTA is part of economic development. For every $1 put into transit, it generates $4-5 dollars back into the local economy. We take people to work, shop, medical appts, etc of ALL AGES. MTA currently works with WVU Medical Center in transit related needs. When people have access to medical care, our communities become healthier, people are more active, medical cost are cut, and saves the area money from high cost medical bills.
- I have mentioned in the meetings that having a combined voice of the business in downtown voice their needs and work together to hold open hours during the weekend (later Friday nights or Saturday am) and have side roads closed to have an open market/vendor time with live music. Draw people into downtown to do things together and spend time in the businesses. Provide more outdoor seating during warmer weather.

ELEMENT 10: PLAN IMPLEMENTATION

Goal 10.1: Forecast and manage continued growth and development according to the Comprehensive Plan.

Objective 10.1.1: Generate a Growth Management Plan and use it in scheduled review of the Comprehensive Plan.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Will need to work with appropriate entities/partners (which vary by strategy).

Goal 10.2: Include the entire community in shaping the future growth and development of the City of Summersville.

Objective 10.2.1: Improve public dissemination of information on local government operations and decision making.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Some communication mechanisms already exist (local TV channel), some need enhancement (website), and some need to be discussed further (radio, podcasts, etc.).

Objective 10.2.2: Increase opportunities for informal dialogue and deliberation on important issues to inform subsequent decision making.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. May want to use the terminology “Encourage all public bodies …"

Objective 10.2.3: Establish citizen advisory boards and commissions to provide policy input to the City Council.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Some of these entities (Planning Commission (Planning & Zoning), Board of Zoning Appeals, etc.) legally required. May want to use the terminology “Enhance and expand public advisory bodies …"

Objective 10.2.4: Incorporate resident and stakeholder input into the Comprehensive Plan and review of its implementation.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. This refers to activities that would need to be done before or as part of adopting an amendment to the comprehensive plan.

Goal 10.3: Ensure an efficient and effective regulatory process for development.

Objective 10.3.1: Align City codes, ordinances, policies, and programs with the Comprehensive Plan to support implementation.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. May want to use the terminology "Comprehensive plan goals..."

Objective 10.3.2: Transfer Comprehensive Plan and Zoning Ordinance information into a Geographic Information System (GIS) platform.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. Would need to have appropriate data safeguards.

Objective 10.3.3: Reduce the impact of the development review process on the cost of development.

- Stakeholder discussion: None.
- Professional considerations: Unsure of applicability, necessity, or legality of some of the strategies (particularly with respect to public hearings which are specified in state code).

Goal 10.4: Ensure sufficient professional staff to support implementation of the Comprehensive Plan.

Objective 10.4.1: Consider a charter change to the Council-Manager form of government.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. This would require significant discussion on the part of city officials.

Objective 10.4.2: Hire a City Planner with appropriate professional degrees and/or certifications.

- Stakeholder discussion: None.
- Professional considerations: This section includes a generally straightforward/logical approach. This position could be a combination – manager, planner, developer, etc.

Objective 10.4.3: Use guidance from a land use attorney in planning and development decision making.

- Stakeholder discussion: None.
- Professional considerations: Professional expertise always good – may need external assistance or may be able to use city attorney.

Goal 10.5: Ensure sufficient revenues to support implementation of the Comprehensive Plan.

Objective 10.5.1: Maintain an ongoing operational and Capital Improvement Plan and budget.

- Stakeholder discussion: None.
    - Attendee recommended removing language in 10.5.3 that identified specific percentages and replacing it with "balanced and diversified"
    - Attendees recommended striking Strategy 10.5.4
- Professional considerations: This section includes a generally straightforward/logical approach. Funding ideas need more specificity (such as bonds and tax changes from Home Rule). Rationale for tax base share uncertain and statement may not be appropriate. The team cannot find support for defining a 70% residential and 30% commercial tax rate and recommends removing the reference from the plan.

Qualtrics Survey Input for Element 10
(Comments below are provided exactly as contributed by survey participants)

What should be kept?

- No comments.

What should be changed/edited?

- No comments.

What is missing?

- No comments.

IV. CONCLUSION

Through this series of seven educational sessions, open the public, WVU Extension and the City of Summersville have gathered valuable stakeholder input, community feedback, and professional recommendations. This information can be utilized by the City to continue their efforts to finalize a new Comprehensive Plan. There are several options for next steps, including; abandoning the current draft and starting over; adopting the current plan with limited or no modifications; revising the plan with internal resources; and revising the plan with external support. The benefits and detriments of each approach are outlined below.

1. *Abandon the current draft*
   The City has the option to determine that the current draft of the plan does not meet its needs and discard it. While this carries no initial cost, the long-term cost is high. The current City of Summersville Comprehensive Plan expires in 2023. If expired, the City will lose its ability to legally control land-use. The process of drafting, revision, and approval can be resource intensive when starting from the beginning.

2. *Adopt the current plan with limited or no modification*
   The City may elect to pursue adoption of the current plan with minimal modification based on the feedback and professional recommendations included in this report. This process will meet the legal requirements of a comprehensive plan and require minimal resources. However, it is doubtful that this approach will meet the long-term needs of the city.

3. *Revise the plan with internal resources*
   The City may elect to undergo a thorough internal revision process utilizing compiled feedback and engaging key stakeholders. This process would require moderate resources including a time commitment by the planning and zoning commission and/or other stakeholders and would allow the City to modify the current draft to meet its needs. Please note that if this option is selected, the City may still need to engage external support for specific guidance and/or review.

4. *Contract with an external agent to lead the City through revision and adoption.*
   The City may elect to contract with an external agent to facilitate the revision and adoption process of the new Comprehensive Plan. This option is resource intensive and would require an investment of time and funding. Engaging a professional consultant may help to ensure a proper process is followed and legal requirements are met. Options for external agents have been discussed with the City of Summersville.

The City of Summersville Attorney, Greg Tucker, has outlined specific steps required for approval and adoption of the Comprehensive plan. This guidance is included in Appendix B of this document. Outlined requirements include those pertaining to public engagement, modification/revision, and required timelines.

Appendix A: Qualtrics Survey

Summersville Comprehensive Plan Feedback Survey

Which of the following sections of the Draft Summersville Comprehensive Plan would you like to provide feedback on? (check all that apply)

- ☐ Natural Resources
- ☐ Cultural and Historic Resources
- ☐ Land Use and Design
- ☐ Transportation and Circulation
- ☐ Public Service and Utilities
- ☐ Civic Facilities
- ☐ Parks and Recreation
- ☐ Housing
- ☐ Economic Development
- ☐ Plan Implementation

In the next section we would like you to consider the (Selected Element) section of the current Summersville Comprehensive Plan draft. We would like to understand what parts of the plan you most appreciate, what may need to be changed, and identify items that are missing that should be included in this plan.

What part(s) of the section on (Selected Element) do you most appreciate (what should be kept)?

What part(s) of the section on (Selected Element) should be changed or edited? (please describe)

What (if anything) is missing from the section on Natural Resources that should be included in the plan?

Is there anything else you would like to add?

Appendix B: Correspondence with Summersville City Attorney

MEMO

TO: Amy Grose, City of Summersville FROM: Gregory A. Tucker
DATE: June 1, 2020
RE: Approval process for City's Comprehensive Plan

The planning and zoning commission must vote to recommend an amendment to the City's comprehensive plan. A proposal to modify the plan must be presented to planning and zoning which must then set a public hearing on the proposed amendment. The notice of meeting must be published in the Nicholas Chronicle for one week at least 30 days prior to the date of the public hearing. At all meeting addressing the proposal to amend the comprehensive plan, the commission should make available time for the public to have input in the proposal. I would suggest that at each meeting in which the planning and zoning commission intends to formulate the proposal for the amendment to the comprehensive plan, that a notice be published in the chronicle advising the public of their opportunity to have input in the development of the proposal to modify the comprehensive plan. A recommendation for the comprehensive plan cannot be approved prior to the public hearing. After the public hearing, and if approved, the recommendation is then forwarded to city council.

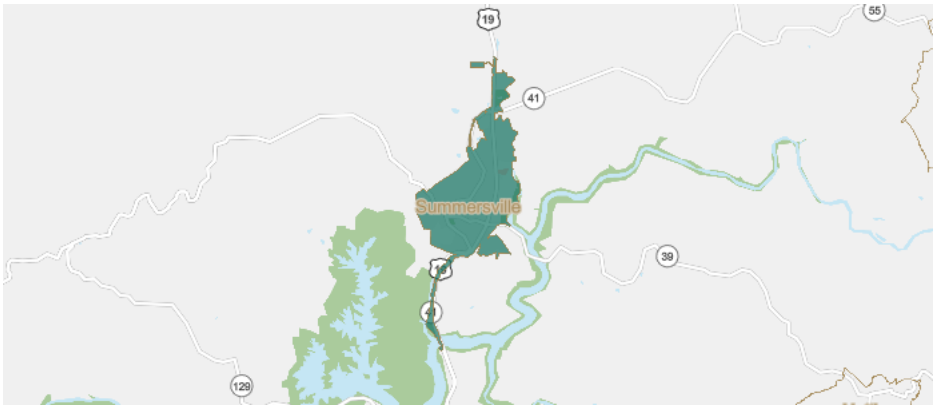
The recommendation of the planning and zoning is presented to council at its first meeting after approval. City council must then set a public hearing after publishing notice giving the date, time and place of the public hearing one week in the chronicle. Council must act on the recommendation of planning and zoning the latter of 90 days after it is presented to council or three scheduled meetings after submission of the recommendation to council. In our situation it must be adopted within 90 days. After adoption, the comprehensive plan must be recorded in the county clerk's office. If council rejects or amends the recommendations of planning and zoning, the recommendation is returned to the planning and zoning commission for reconsideration with a written statement of the reasons for the rejection or amendment. Planning and zoning has 45 days to consider the rejection or amendment or make recommendations to council.

If planning and zoning approves the city council's amendment to the recommendation then the comprehensive plan is adopted. Simply put, if council amends the recommendation to modify the comprehensive plan, sends it back to planning and zoning and if planning and zoning approves city council's modification by majority vote, then the amended comprehensive plant stands as adopted and no further action is necessary. If planning and zoning does not approve of the rejection or amendment by council, planning and zoning must state its reasons in writing to city council

An official website of the United States government Here's how you know

Summersville city, West Virginia

Place in West Virginia



Summersville city, West Virginia is a city, town, place equivalent, and township located in West Virginia.
Summersville city, West Virginia has a land area of 4.5 square miles.

Total Population
3,431

Median Household Income
$38,774

Bachelor's Degree or Higher
31.4%

Employment Rate
54.7%

Total Housing Units
1,737

Without Health Care Coverage
7.4%

Total Households
1,618

Hispanic or Latino (of any race)
39

Populations and People

Age and Sex

53.3 +/- 6.8

Median Age in Summersville city, West Virginia

42.9 +/- 0.3

Median Age in West Virginia

Table: S0101

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Population by Age Range in Summersville city, West Virginia

VIEW OPTIONS

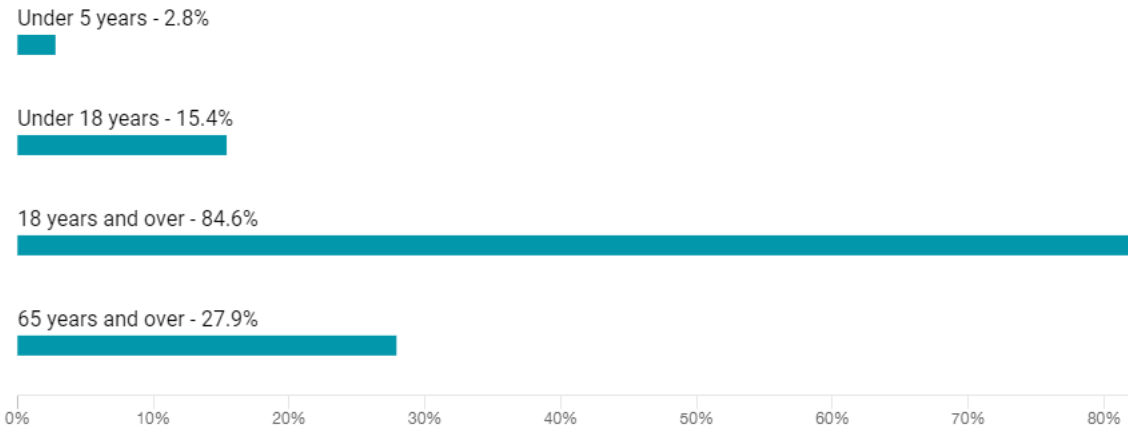


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Ancestry

5.4% +/- 3.7%

Italian Ancestry in Summersville city, West Virginia

4.1% +/- 0.3%

Italian Ancestry in West Virginia

Table: DP02

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Ancestry in Summersville city, West Virginia

VIEW OPTIONS

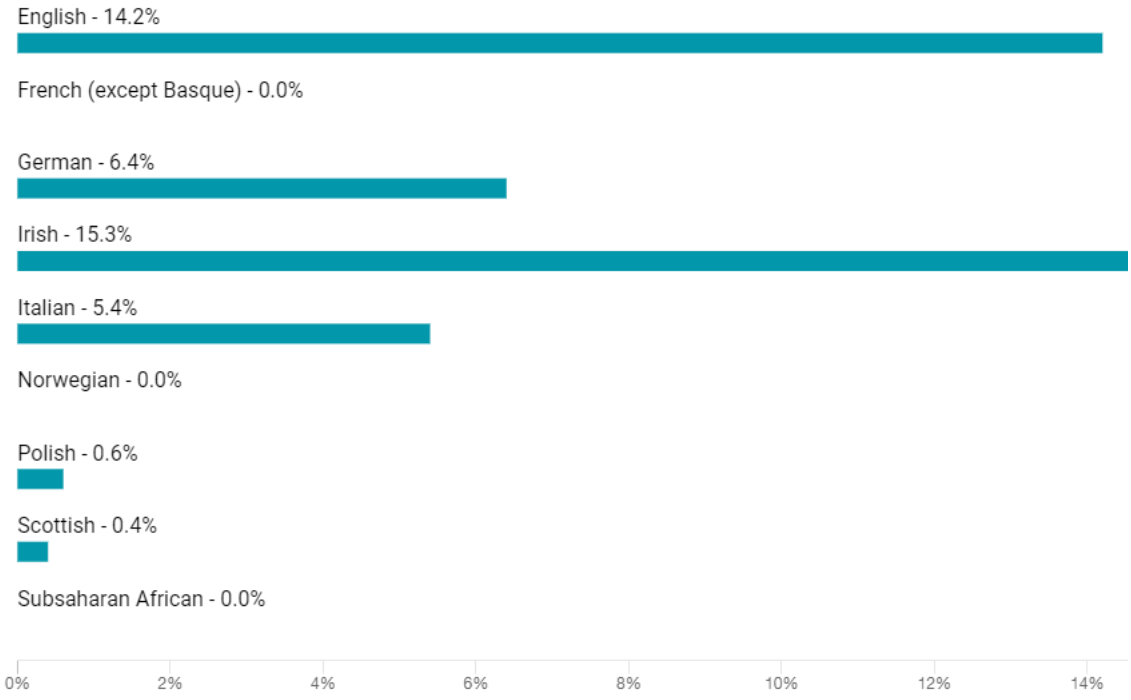


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Language Spoken at Home

3.4% +/- 3.5%

Language Other Than English Spoken at Home in Summersville city, West Virginia

2.6% +/- 0.2%

Language Other Than English Spoken at Home in West Virginia

Table: S1601

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Types of Language Spoken at Home in Summersville city, West Virginia

VIEW OPTIONS

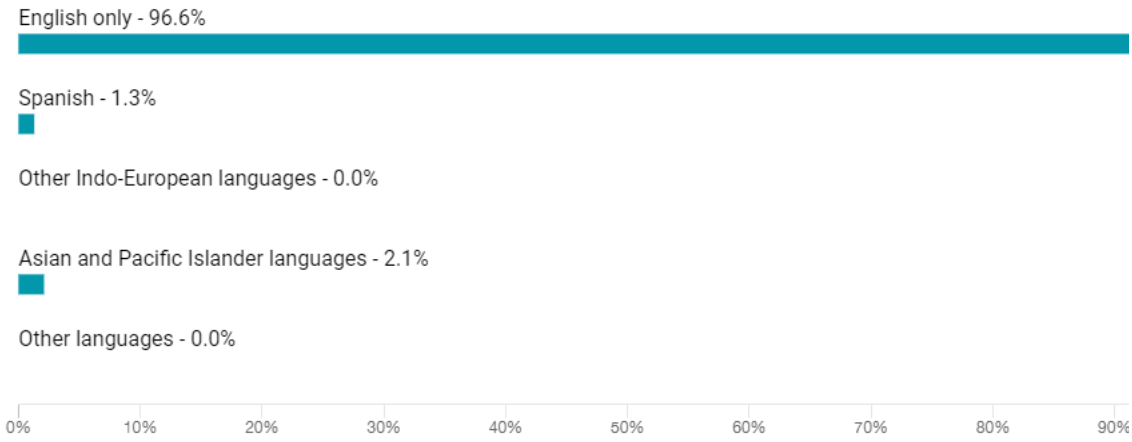


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Native and Foreign Born

2.2 +/- 2.7

Foreign Born population in Summersville city, West Virginia

1.6 +/- 0.1

Foreign Born population in West Virginia

Table: DP02

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Foreign Born Population in Summersville city, West Virginia

VIEW OPTIONS

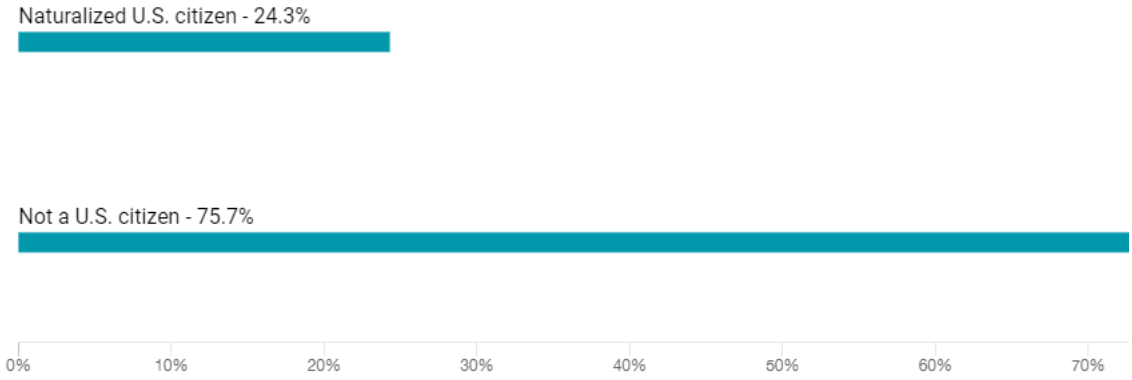


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Older Population

27.9% +/- 6.7%

65 Years and Older in Summersville city, West Virginia

20.5% +/- 0.1%

65 Years and Older in West Virginia

Table: DP05

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Older Population by Age in Summersville city, West Virginia

VIEW OPTIONS

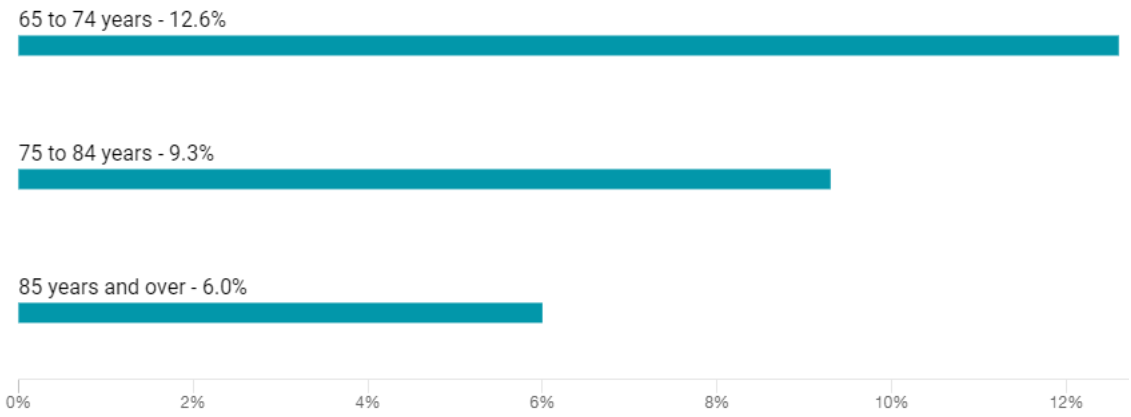


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Residential Mobility

4.5% +/- 3.8%

Moved From a Different State in the Last Year in Summersville city, West Virginia

2.2% +/- 0.3%

Moved From a Different State in the Last Year in West Virginia

Table: S0701

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Residential Mobility in the Last Year in Summersville city, West Virginia

VIEW OPTIONS

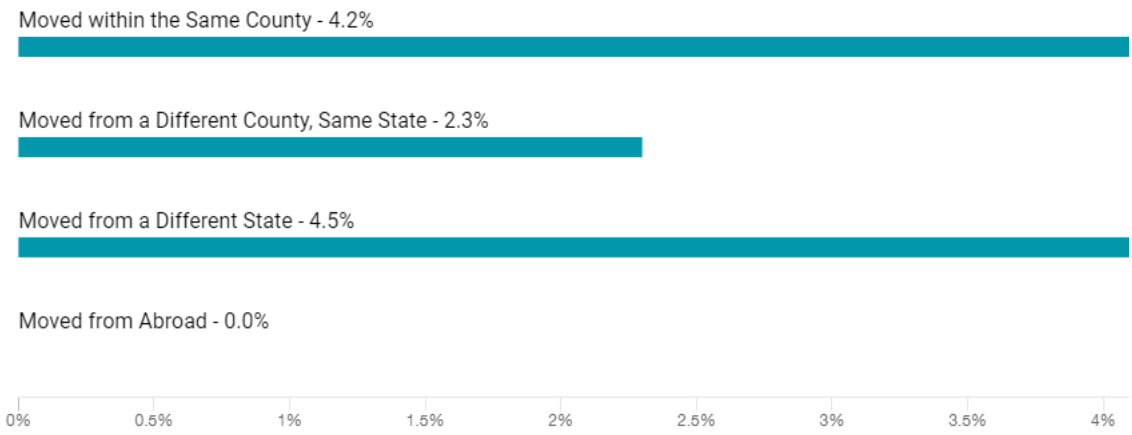


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Veterans

12.0% +/- 4.0%

Veterans in Summersville city, West Virginia

8.5% +/- 0.3%

Veterans in West Virginia

Table:
S2101

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Veterans by Sex in Summersville city, West Virginia

VIEW OPTIONS

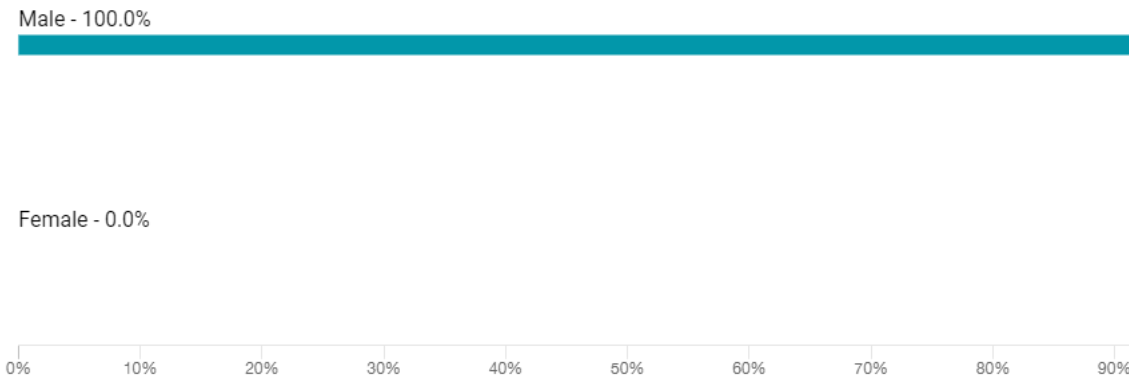


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Income and Poverty

Income and Earnings

$38,774 +/- $14,592

Median Household Income in Summersville city, West Virginia

$48,850 +/- $1,131

Median Household Income in West Virginia

Table: S1901

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Median Income by Types of Families in Summersville city, West Virginia

VIEW OPTIONS



Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Poverty

16.4% +/- 7.2%

Poverty, All people in Summersville city, West Virginia

16.0% +/- 0.8%

Poverty, All people in West Virginia

Table: S1701

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Poverty by Age in Summersville city, West Virginia

VIEW OPTIONS

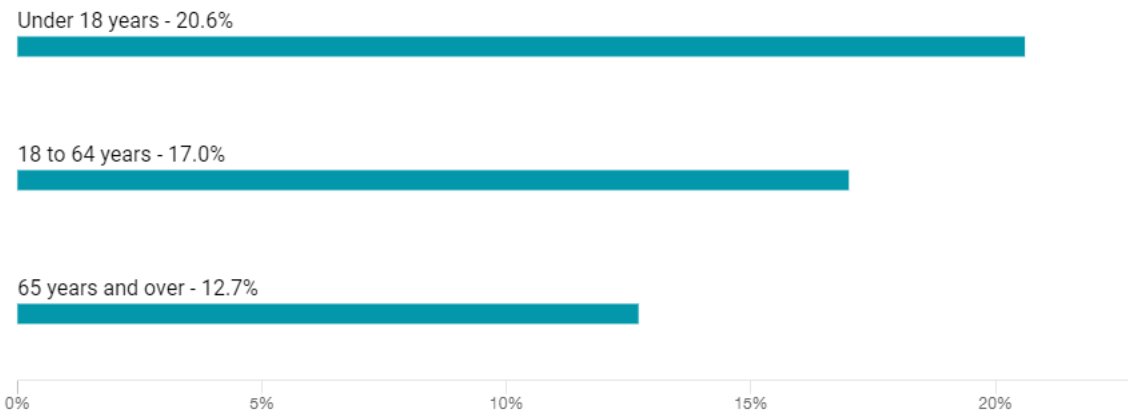


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Education

Educational Attainment

31.4% +/- 8.1%

Bachelor's Degree or Higher in Summersville city, West Virginia

21.1% +/- 0.7%

Bachelor's Degree or Higher in West Virginia

Table: S1501

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Education Attainment (Population 25 Years and Older) in Summersville city, West Virginia

VIEW OPTIONS

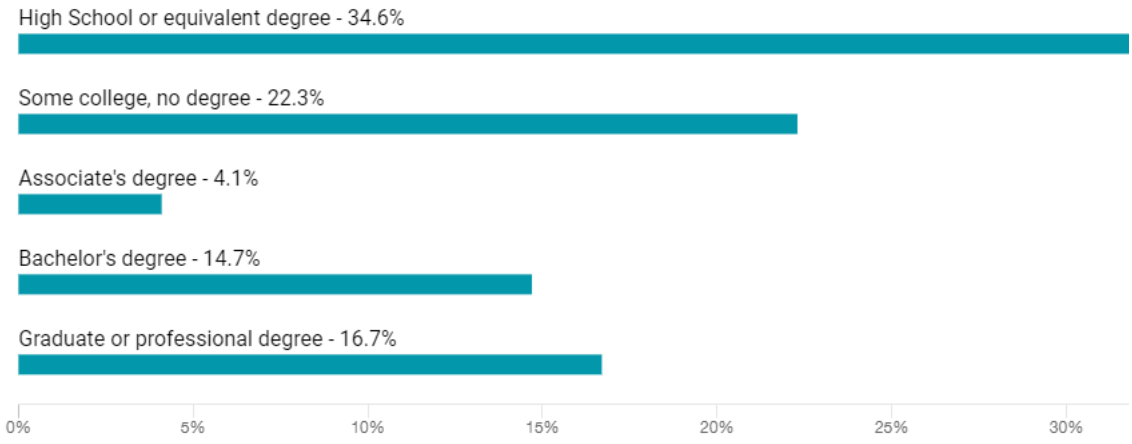


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

School Enrollment

69.8% +/- 15.0%

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Summersville city, West Virginia

69.8% +/- 1.3%

School Enrolled Population Enrolled in Kindergarten to 12th Grade in West Virginia

Table: S1401

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

School Enrollment (Population 3 Years and Over Enrolled in School) in Summersville city, West Virginia

VIEW OPTIONS

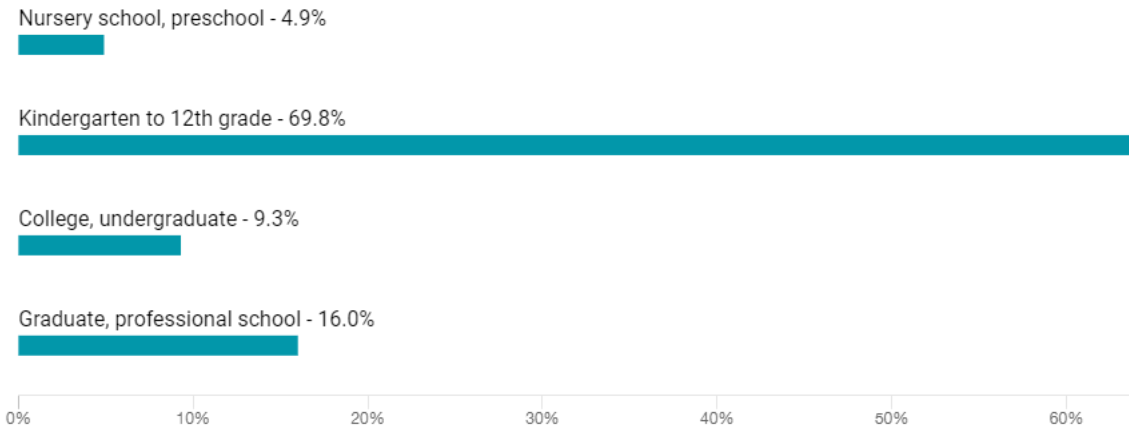


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Employment

Class of Worker

20.0% +/- 7.1%

Local, State, & Federal Government Workers in Summersville city, West Virginia

19.3% +/- 0.7%

Local, State, & Federal Government Workers in West Virginia

Table: S2406

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Class of Worker in Summersville city, West Virginia

VIEW OPTIONS

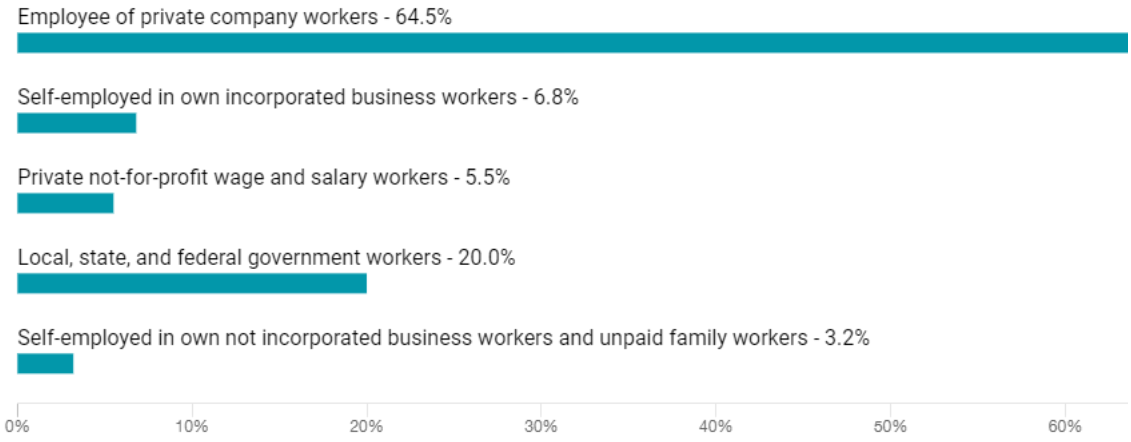


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Commuting

24.2 +/- 5.9

Average travel time to work (in minutes) in Summersville city, West Virginia

26.4 +/- 0.4

Average travel time to work (in minutes) in West Virginia

Table: S0801

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Means of Transportation to Work (Workers 16 Years and Over) in Summersville city, West Virginia

VIEW OPTIONS

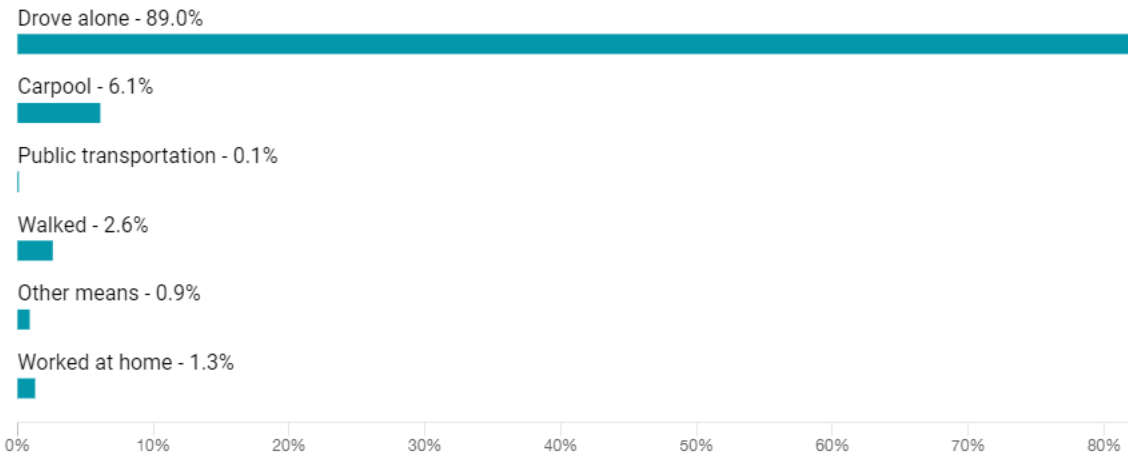


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Employment and Labor Force Status

54.7% +/- 7.3%

Employment Rate in Summersville city, West Virginia

50.4% +/- 0.7%

Employment Rate in West Virginia

Table:
DP03

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Employment Rate in Summersville city, West Virginia

VIEW OPTIONS

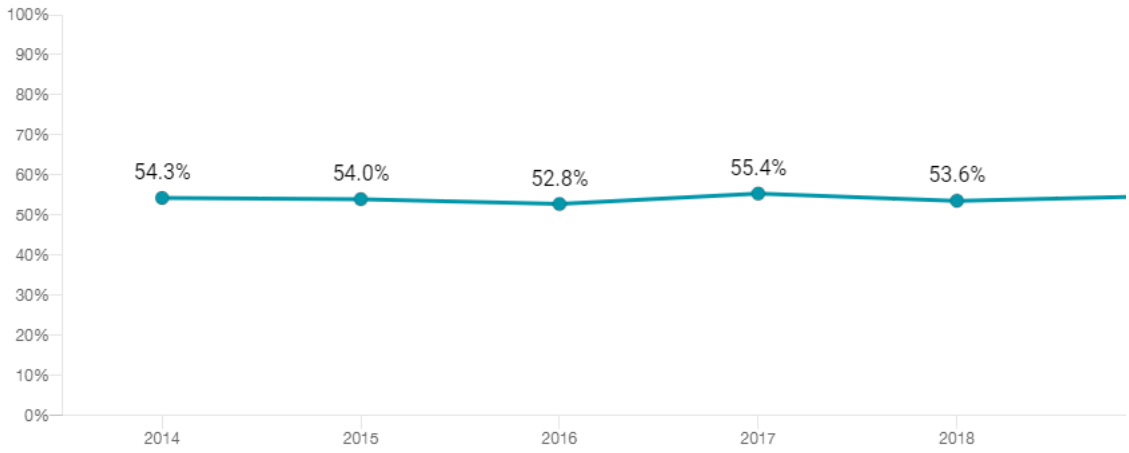


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Industry

- +/- **

Females in Agriculture, Forestry, Fishing and Hunting in Summersville city, West Virginia

9.1% +/- 7.0%

Females in Agriculture, Forestry, Fishing and Hunting in West Virginia

Table:
S2404

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Industry for the Civilian Employed Population 16 Years and Over in Summersville city, West Virginia

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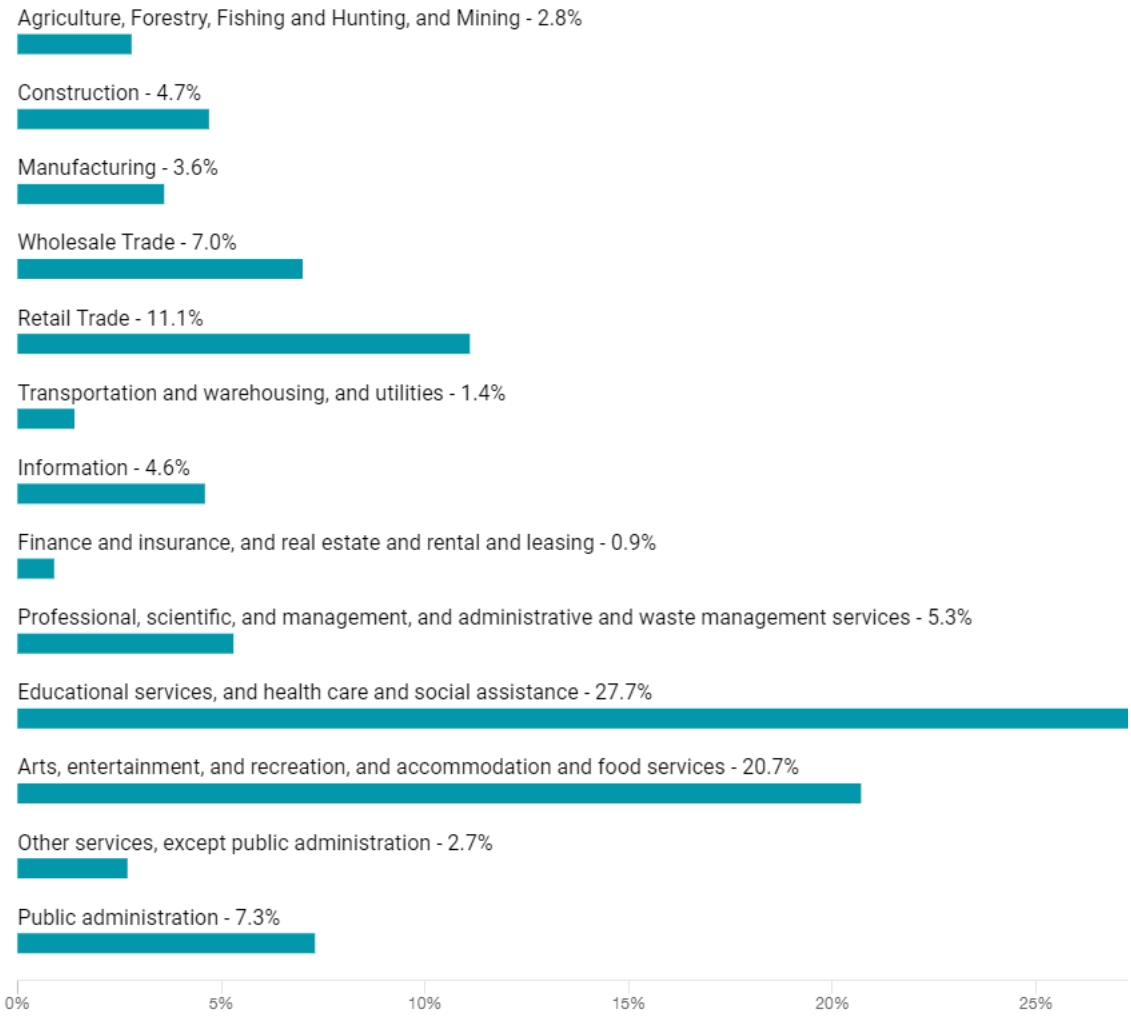


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Occupation

100.0% +/- 66.3%

Females in Computer, Engineering and Science Occupations in Summersville city, West Virginia

28.4% +/- 3.5%

Females in Computer, Engineering and Science Occupations in West Virginia

Table: S2401

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Occupation for the Civilian Employed Population 16 Years and Over in Summersville city, West Virginia

VIEW OPTIONS

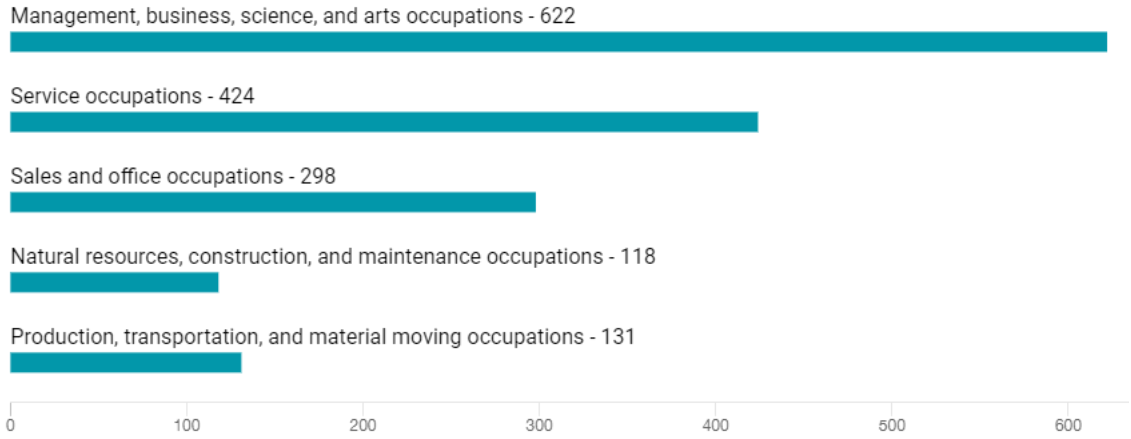


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Work Experience

39.6 +/- 2.7

Mean Usual Hours Worked for Workers in Summersville city, West Virginia

39.3 +/- 0.2

Mean Usual Hours Worked for Workers in West Virginia

Table: S2303

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Mean Usual Hours Worked for Workers by Sex in Summersville city, West Virginia

VIEW OPTIONS

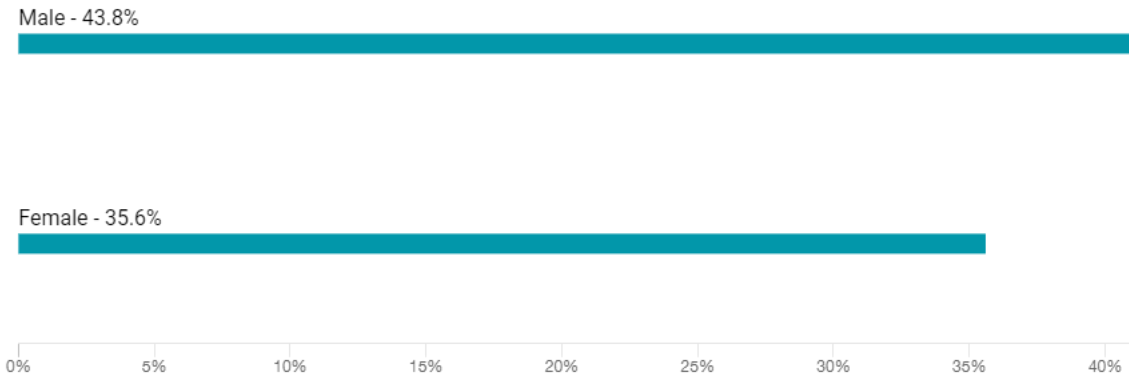


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Housing

Financial Characteristics

$372 +/- $168

Median Gross Rent in Summersville city, West Virginia

$727 +/- $14

Median Gross Rent in West Virginia

Table: DP04

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Occupied Units Paying Rent in Summersville city, West Virginia

VIEW OPTIONS

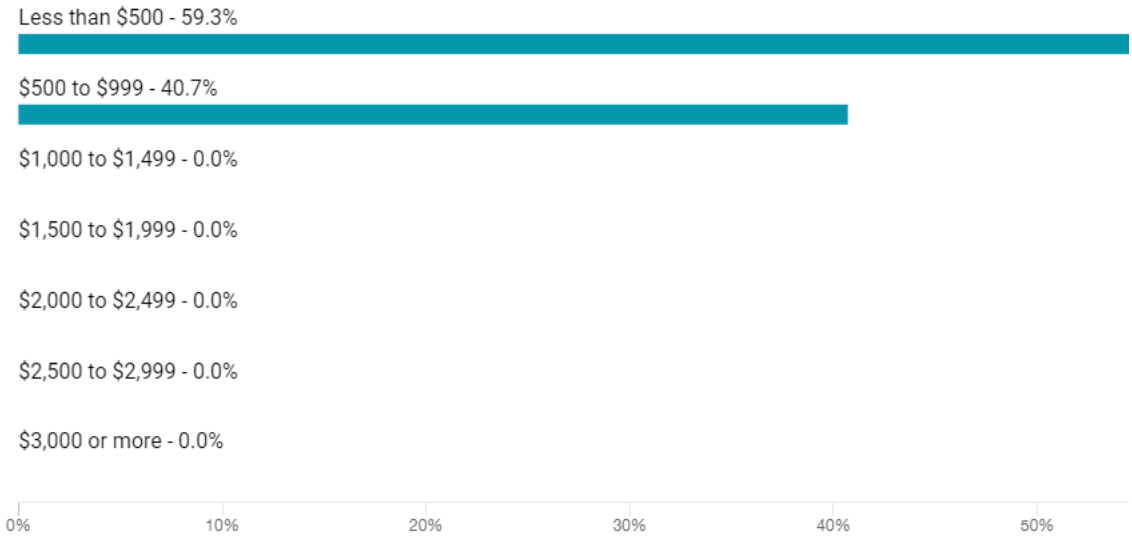


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Homeownership Rate

68.6% +/- 8.4%

Homeownership Rate in Summersville city, West Virginia

73.4% +/- 0.9%

Homeownership Rate in West Virginia

Table: DP04

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Census

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Housing Units

1,737

Total Housing Units in Summersville city, West Virginia

855,635

Total Housing Units in West Virginia

Table:
H1

Table Survey/Program:
2020 Decennial Census

Housing Occupancy in Summersville city, West Virginia

VIEW OPTIONS

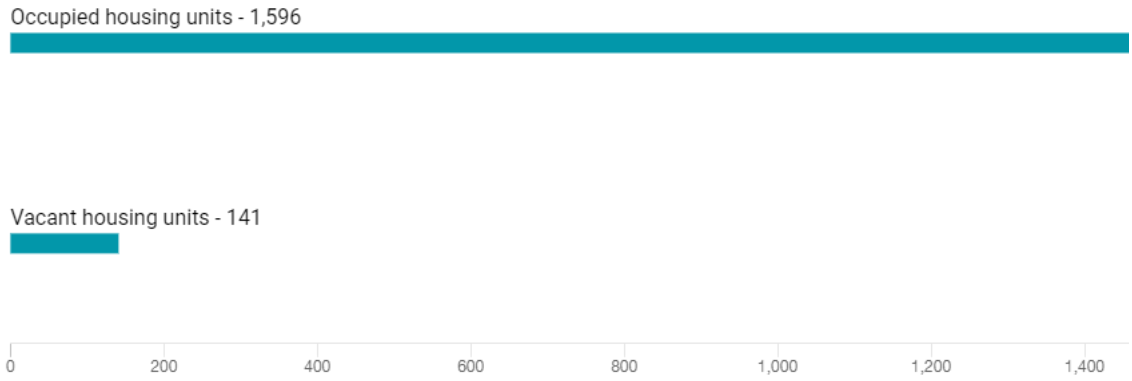


Chart Survey/Program: 2020 DEC Redistricting Data (PL 94-171)

Occupancy Characteristics

1,596

Occupied Housing Units in Summersville city, West Virginia

743,442

Occupied Housing Units in West Virginia

Table:
H1

Table Survey/Program:
2020 Decennial Census

Occupied Housing Units by Types of Households in Summersville city, West Virginia

VIEW OPTIONS

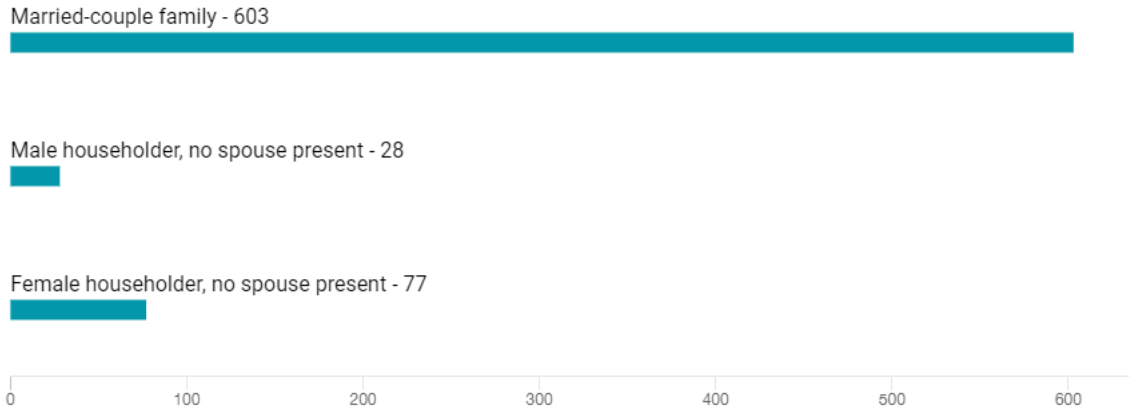


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Owner/Renter (Householder) Characteristics

11.6% +/- 6.6%

Moved 2017 or Later Into Occupied Housing Unit in Summersville city, West Virginia

21.0% +/- 0.7%

Moved 2017 or Later Into Occupied Housing Unit in West Virginia

Table: S2502

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Moved 2017 or Later Into Occupied Housing Unit by Type of Units in Summersville city, West Virginia

VIEW OPTIONS

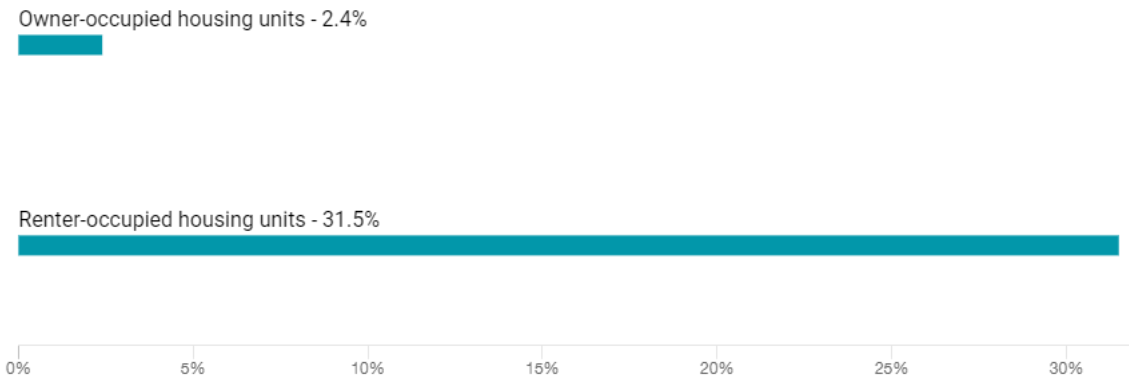


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Physical Characteristics

18.5% +/- 7.9%

Occupied Housing Units with Four or More Bedrooms in Summersville city, West Virginia

18.8% +/- 0.8%

Occupied Housing Units with Four or More Bedrooms in West Virginia

Table: S2504

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Bedrooms in Occupied Housing Units in Summersville city, West Virginia

VIEW OPTIONS

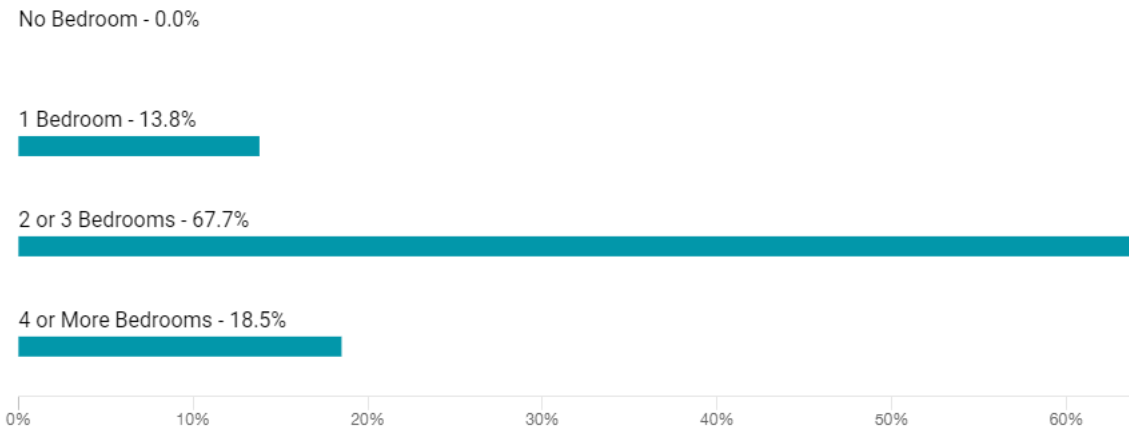


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Vacancy

141

Vacant Housing Units in Summersville city, West Virginia

112,193

Vacant Housing Units in West Virginia

Table:
H1

Table Survey/Program:
2020 Decennial Census

Vacancy Rate in Summersville city, West Virginia

VIEW OPTIONS

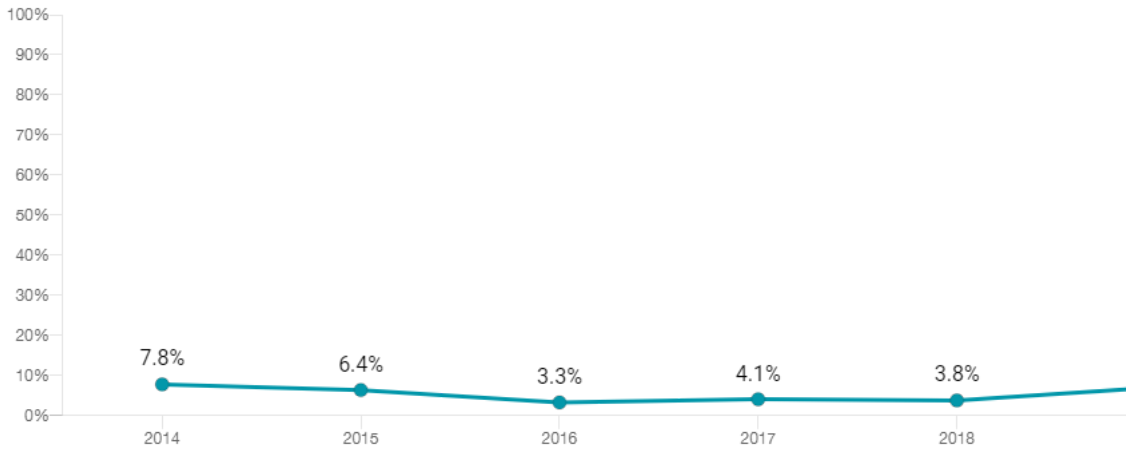


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Health

Disability

18.6% +/- 5.8%

Disabled Population in Summersville city, West Virginia

19.8% +/- 0.6%

Disabled Population in West Virginia

Table:
S1810

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Types of Disabilities in Summersville city, West Virginia

VIEW OPTIONS

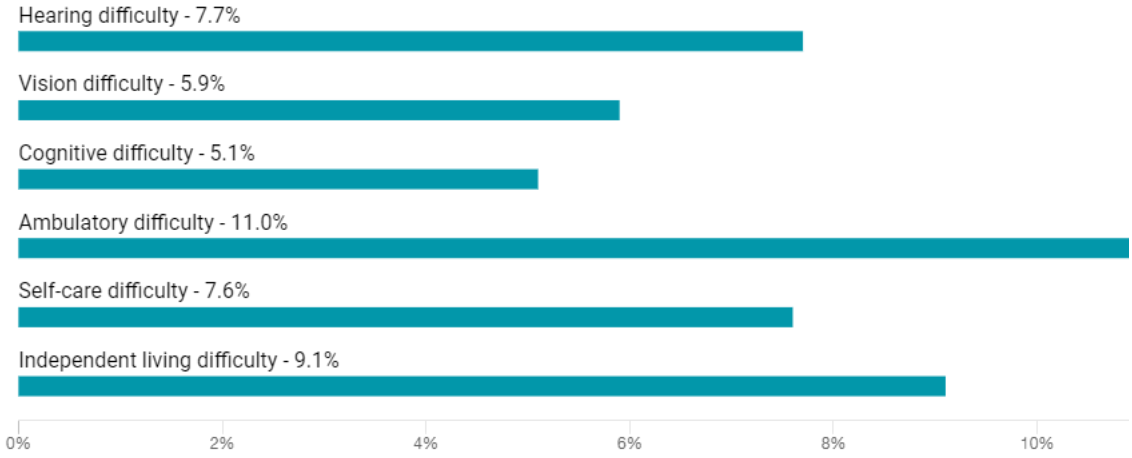


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Fertility

663 +/- 174

Women 15 to 50 years old in Summersville city, West Virginia

384,632 +/- 3,120

Women 15 to 50 years old in West Virginia

Table:
S1301

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Women with Births in the Past 12 Months in Summersville city, West Virginia

VIEW OPTIONS

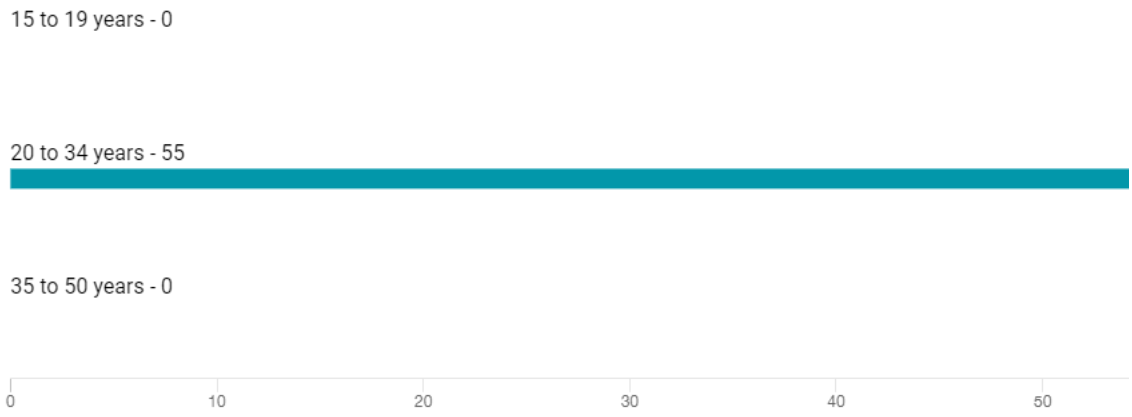


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Families and Living Arrangements

Children

15.4% +/- 5.1%

Under 18 years old in Summersville city, West Virginia

20.0% +/- 0.1%

Under 18 years old in West Virginia

Table: DP05

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Children Under 18 by Age Range in Summersville city, West Virginia

VIEW OPTIONS

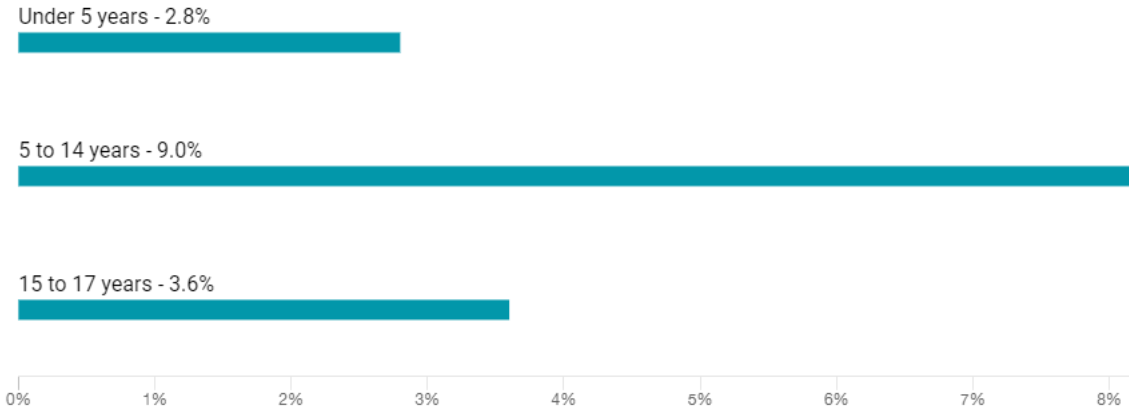


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Families and Household Characteristics

2.81 +/- 0.39

Average Family Size in Summersville city, West Virginia

2.93 +/- 0.04

Average Family Size in West Virginia

Table: S1101

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Total Households by Type of Households in Summersville city, West Virginia

VIEW OPTIONS

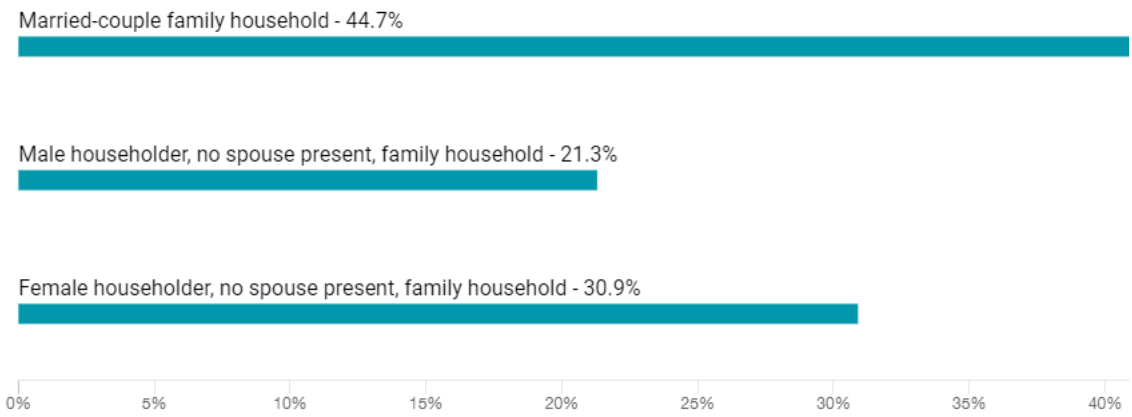


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Marital Status and Marital History

23.6% +/- 7.1%

Never Married in Summersville city, West Virginia

27.8% +/- 0.6%

Never Married in West Virginia

Table:
S1201

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Marital Status in Summersville city, West Virginia

VIEW OPTIONS

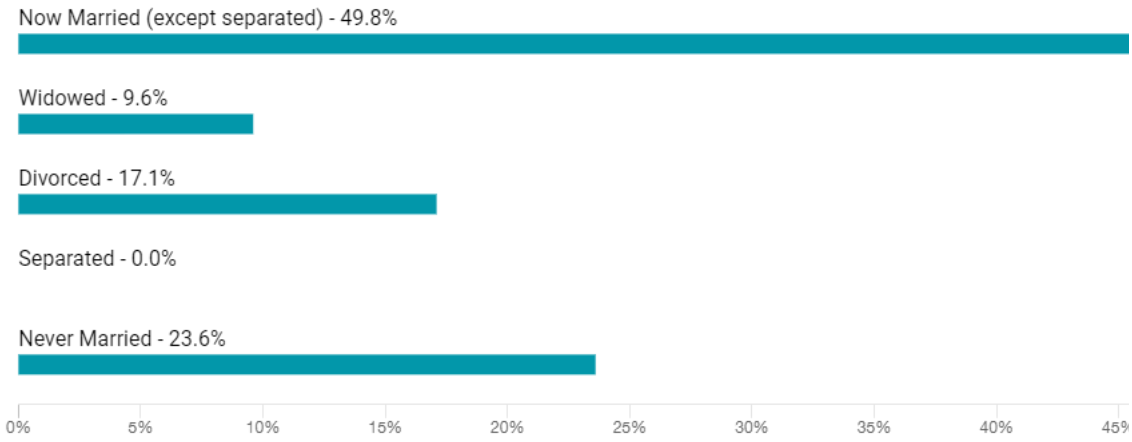


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Government

Redistricting

3,431

Total Population in Summersville city, West Virginia

1,793,716

Total Population in West Virginia

Table:
P1

Table Survey/Program:
2020 Decennial Census

Census

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