

LEWIS COUNTY

Comprehensive Plan



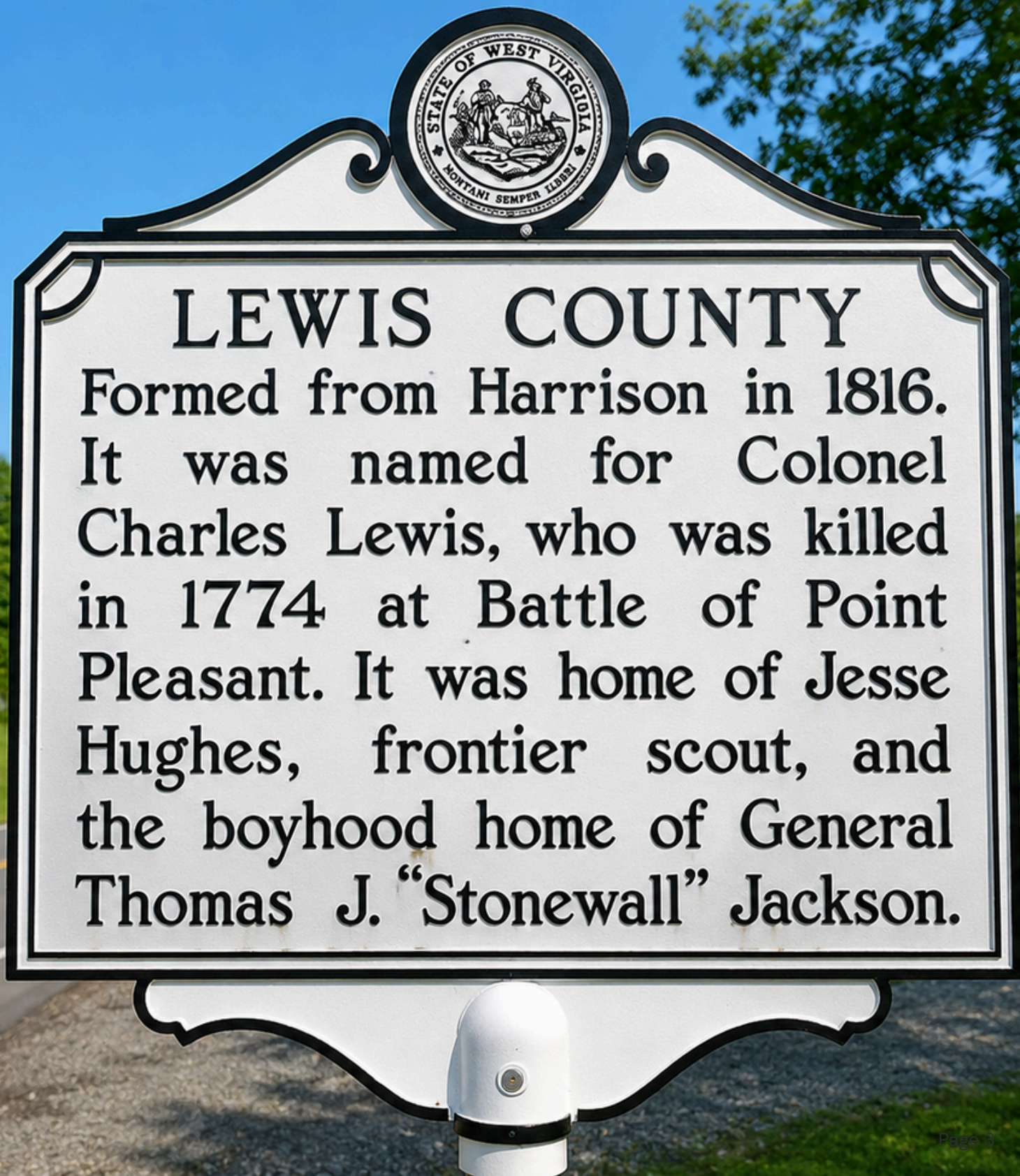
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Introduction





A comprehensive plan is “a plan for physical development, including land use, adopted by the governing body, setting forth guidelines, goals and objectives for all activities that affect growth and development in the governing body’s jurisdiction.” (W.Va. Code § 8A-1-2(c)).

Lewis County adopted its first comprehensive plan in 2014. The Planning Commission was re-established in 2023 to lead the development of an updated plan, which will guide future budgeting, support grant applications, and create opportunities to attract and retain residents. A comprehensive plan serves as a framework for a community’s long-term growth and development by identifying goals and objectives, along with actionable steps to achieve them.

The Comprehensive Plan addresses key issues identified by the Lewis County Planning Commission, the public, and community stakeholders. The plan is intended to guide decisions related to growth and development throughout Lewis County. A comprehensive plan is required for a governing body to enact a zoning ordinance, adopt subdivision and land development regulations, require plans and plats for land development, or issue improvement location permits for construction. Under West Virginia law, comprehensive plans must be updated every ten years (W. Va. Code § 8A-3-11(a)). Ultimately, the effectiveness of the Comprehensive Plan depends on the county’s commitment and capacity to implement it.

The comprehensive plan update process began in November 2023. Lewis County partnered with the Land Use & Sustainable Development Law Clinic (Land Use Clinic) at the West Virginia University College of Law to assist with the update, working closely with the Lewis County Planning Commission to establish public input procedures, identify key stakeholders, develop a clear vision, and create an action plan that aligns with the goals and objectives identified as priorities by the Planning Commission, community stakeholders, and county residents.

Chapter 8A, Article 3 allows county comprehensive plans to incorporate planning for municipalities. A county comprehensive plan may serve as the comprehensive plan for participating municipalities, but only with the consent of each municipality's governing body. The Town of Jane Lew has expressed interest in consenting to the adoption of the Lewis County Comprehensive Plan as its own. To support this effort, a representative from Jane Lew serves on the Planning Commission to provide input on behalf of the town. Following adoption of the comprehensive plan, the Town of Jane Lew will hold a public hearing, after which its governing body will decide whether to formally consent to adopting the plan. The City of Weston has recently adopted its own comprehensive plan; however, the mayor of the City of Weston also serves on the County Planning Commission.



Open houses were held in the Town of Jane Lew, Camden, Ireland, and the Hampton Inn at the I-79/Corridor H interchange.

Public input played a vital role in shaping the comprehensive plan. The Land Use Clinic hosted four open houses across the county to provide multiple opportunities for community members to comment on the plan. In addition, four online surveys were conducted targeting different audiences: the general public, visitors, youth, and residents of the Town of Jane Lew. The public survey received 194 responses, the visitor survey 23 responses, the youth survey 417 responses, and the Town of Jane Lew survey 52 responses.

The Clinic also reached out to 36 key stakeholders, of whom 21 returned completed questionnaires. To further engage young residents, the Land Use Clinic visited Lewis County High School and facilitated a youth focus group to identify the issues and concerns most important to the county's youth. The results of the public input are referenced and discussed throughout the plan.

The Planning Commission carefully considered all public input when developing the vision statement, identifying priority areas, and establishing goals and objectives. The vision statement serves as an overarching, forward-looking foundation for the comprehensive plan and guides the development of its goals, objectives, and action steps. All goals and objectives within the plan are intended to align with and support this vision.

Vision Statement

Lewis County is a small and vibrant community located in the heart of West Virginia, known for its breathtaking landscapes, historical sites, diverse range of museums, and robust education system. The county encourages the continuous progress made by its education system, with both private and public schools serving as cornerstones, to empower the county's youth and drive continued economic progress. The successful collaboration and cooperation between Lewis County, the City of Weston, and the Town of Jane Lew supports increased employment opportunities and community prosperity.

Goals

1

Build a stronger and healthier Lewis County

2

Upgrade infrastructure to address the needs of residents and increase economic development opportunities

3

Increase citizen participation in county governance

4

Provide housing opportunities that are both safe and affordable

5

Improve and maintain a high level of public services throughout the county

6

Make Lewis County a welcoming and empowering community for young people

7

Preserve and maintain the county's rural character

The required legal requirements of a comprehensive plan and their location in the comprehensive plan are shown on the following tables.

Required Objectives of a Comprehensive Plan, W. Va. Code § 8A-3-4	
Code Provision	Page #
Statement of goals and objectives	7, 11, 17, 22, 24, 27, 32, 34, 38, 40, 43, 47, 45, 51, 54, 59, 64, 68, 71, 75, 77, 79, 81, 82, 94, 96, 99
Timeline on how to meet short- and long-term goals and objectives	102, Implementation Matrix
Action plan with implementation strategies	101, 102, 103, Implementation Matrix
Recommendations of a financial program for necessary public funding	101, 102, 103, Implementation Matrix
Statement of recommendations concerning future land use and development policies	88, 89, 90, 92, 93
A program to encourage regional planning, coordination, and cooperation	56, 102, Implementation Matrix
Maps, plats, and charts that present basic information on the land, including present and future uses	87, 92, 93

Required Objectives of a Comprehensive Plan, W. Va. Code § 8A-3-4(c)

Code Provision	Page #
Land Use	
Different land uses (including, for example, residential, agricultural, historic, conservation)	85
Population density and building intensity standards	85, 96, 97, 98
Growth or decline management	84, 88, 99, 100
Projected population growth or decline	84
Constraints on development (including identifying flood-prone and subsidence)	86, 94, 95, 40, 41
Housing	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	52, 54, 55, 56, 57, 58, 75, 84
Identify the number of projected housing units and land needed	84
Address substandard housing	54, 56, 57
Rehabilitate and improve existing housing	54, 56, 57
Adaptive reuse of buildings into housing	55
Transportation	
Vehicular, transit, air, port, railroad, river, and any other mode	29, 30, 34, 35, 36, 37
Movement of traffic and parking	20, 29, 30, 35, 36, 97
Pedestrian and bicycle systems	30, 34, 35, 36, 37
Intermodal transportation	30

Required Objectives of a Comprehensive Plan, W. Va. Code § 8A-3-4(c)

Code Provision	Page #
Economic Development	
Analyze opportunities, strengths, and weaknesses	12, 28, 29, 32, 33, 43, 44, 85, 88, 89, 90
Identify and designate economic development sites or sectors	88, 89, 90
Identify types of economic development sought	88, 89, 90
Miscellaneous Components	
Infrastructure	28, 29, 31, 32, 33, 38, 39, 43, 44, 65, 66
Public Services	12, 13, 14, 16, 22, 23, 62, 69, 70, 81, 82, 91
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Community Design	96, 97, 98
Preferred Development Areas	89, 92, 93
Renewal or redevelopment	90, 92, 93
Financing	101, 102, 103, Implementation Matrix
Implementation Matrix	101, 102, 103, Implementation Matrix
Historic preservation	91

Goal 1

Build a stronger and healthier Lewis County





Recreation is important for creating and maintaining a high quality of life for residents of Lewis County. An abundance of recreation options in the county will increase physical activity and influence community health. People who have access to trails, open space, and safe streets tend to walk and be more physically active (Source: CDC, 2024). Parks are important community gathering spaces that allow for social interaction, exercise opportunities, and preservation of green space. The implementation plan will revolve around three key objectives.

Lewis County is home to several recreational facilities and numerous acres of preserved open space. Recreational facilities in the county are owned either by the county, local municipalities, or nonprofit /sports organizations. Preserved open space is maintained and/or owned by the state of West Virginia.

Lewis County Park includes a swimming pool with two large water slides, a kiddy pool, two diving boards, three water features, and two small slides. In 2025, a splash park was added to the park. The park also introduced Extreme Adventures in Fall of 2025, offering a mini-golf course, ropes course, and zipline. Nine holes of the mini-golf course are ADA-compliant. Additional facilities at the park include rental pavilions, sports areas encompassing soccer fields, tennis courts, basketball courts, two sand volleyball courts, disc golf, picnic tables, and two playgrounds.

The Lewis County Park also offers a variety of free summer programs featuring activities such as crafts, art, scavenger hunts, and Easter egg hunts. Intramural sports include kickball, basketball, volleyball, and tennis. Swim lessons, water aerobics and free swims are offered at the swimming pool. The park also collaborates with the Family Resource Network, Senior Center, and Board of Education for partnered activities.

Jane Lew Park spans over 10 acres and features baseball and softball diamonds, playground equipment, walking trail, basketball court, picnic pavilions and a building for meetings and social events. The park also includes an outdoor fitness pavilion with fitness workout equipment. A grass covered play area is currently under construction with an entertainment stage planned within the area.



The City of Weston maintains 4 parks: Polk Creek Park (playground, pavilion, basketball court), Willow Park (basketball hoop, walking path, and benches), Lively Park (public open space), and Riverfront Park (currently being enhanced). Holt Community Square on Main Avenue is a gathering place for community events in the City of Weston.



The Middle School field, which is owned and operated by the Lewis County Board of Education, features a variety of athletic fields for baseball, softball, football, soccer, and track. Other entities may use the field, provided they obtain prior permission. Whelan Park is a private park in Weston that has a basketball hoop and softball field, which is utilized by recreation leagues.

Other recreational facilities include:

- Ireland Park is located next to the Ireland Community Center and consists of a playground, gaga ball pit, swing sets, and pavilion.
- Lewis County 4-H Center is located on Jesse Run Road. The multi-purpose facility provides free access for all Lewis County 4-H clubs for meetings, workshops and activities. The center includes an Outdoor Council Circle Meeting Area. The center has applied for grants to build an outdoor classroom and a walking trail on the property. To date no funding has been received.
- Lewis County Soccer Complex is located on Jesse Run Road outside of Jane Lew. Lewis County 4-H owns the park land and rents it to the soccer association.
- Butchersville Complex is located on Old Mill Road four miles outside of Weston. The complex is owned and managed by the Lewis Baseball-Softball Association. Field renovations were completed in 2022. Renovations included dugouts, fencing, backstop and netting for a new field. The renovation also provided installation of lights, new concession stand/press box, and new scoreboards.
- The Lewis County Senior Center's goal is to improve the quality of life for all senior citizens in the county by promoting independence and community involvement. The senior center also provides a place for gathering, holding events for senior citizens such as playing various types of games as well as engaging in activities such as exercise classes and educational programming.





Conservation lands and regional recreational facilities include Stonecoal Wildlife Management Area (WMA), Stonewall Jackson Wildlife Management Area (WMA), Stonewall Resort State Park, and WVU Jackson's Mill.

The Stonecoal WMA, located in eastern Lewis County, is 3,000 acres of mostly hardwood forests. Hunting is allowed in the WMA, as well as fishing in Stonecoal Lake. Stonecoal Lake, a hydroelectric project owned by Allegheny Energy, is 550 acres. The lake includes 2 boat ramps and a handicapped-accessible pier. Game fish include largemouth and smallmouth bass, bluegill, channel catfish, crappie, muskellunge, trout, and walleye.

The Stonewall Jackson Lake WMA is the largest preserved area in the county at over 18,000 acres of mixed hardwood forest. Hunting and fishing are allowed in the WMA. Stonewall Jackson Lake is 2,650 acres with 5 boat ramps, handicapped accessible pier, and marina. There is also a shooting range.

Stonewall Resort Lake State Park is located along Stonewall Jackson Lake. The original state park was completed in 1990 and consisted of a campground, marina, multi-purpose building, and park offices. The state partnered with a private firm to sell bonds to provide the financial capital to build the resort. The state park and resort is managed by a management company.

Stonewall Resort is a well-known tourist destination that hosts many visitors, weddings, and multiple conferences every year. Overnight lodging consists of 191 guest rooms, 18 cottages, and 40 campsites. The 18-hole Arnold Palmer Golf Course has won multiple awards. Other facilities include:

- 3 restaurants: Stillwaters, TJ Muskies, and Lightburns
- golf driving range
- 16 conference rooms (15,000 sq ft. total)
- full-service spa
- fitness center
- gift shop
- hiking and mountain biking trails
- indoor swimming pool
- outdoor swimming pool
- fishing and boating in Stonewall Jackson Lake
- marina (with boat launch and rentals)





The WVU Jackson's Mill, located between Jane Lew and Weston, is a conference and event facility that is also home to West Virginia 4-H camping. Events are scheduled throughout the year at the Mill, the largest being the Jacksons Mill Jubilee during Labor Day weekend. The Mill also serves as home to the State Fire Training Academy where emergency first responders are trained, and Louis Bennett AirField. The airfield is a small airstrip located in an open field and remains operational for emergency purposes only (Source: WV Extension Jackson's Mill website, 2025).

Recreation opportunities include Tango Tower (climbing structure), tomahawk and knife throwing, mountain biking, 18-hole disc golf course, swimming pool, kayaking, paddleboarding, and canoeing. The swimming pool is open to the public when camps and activities are not in session. Jackson's Mill also hosts the American Legion Mountaineer Boys State program. Over 400 high school students attend to learn about city, county, and state government. Activities of the program include legislative sessions, court proceedings, law enforcement presentations, assemblies, banks, chorus, and recreational programs (Source: The American Legion Mountaineer Boys State website, 2025).

Objective 1:

Provide and promote increased access to parks and green spaces

The online survey results indicate that the public supports additional recreational opportunities in the county. Approximately 85 percent of the survey respondents perceive a lack of recreational facilities for families. Approximately 90 percent of survey respondents noted insufficient programs and facilities for teens and children. Lastly, 73 percent of the survey respondents support additional park space and facilities in the county. Most respondents of the youth survey graded the availability of recreation a C and lower. Only 13 percent rated recreation with an A grade. The youth survey respondents support the following additional recreational facilities/programs in Lewis County:

- More sports programs- 54.2%
- Additional parks- 55.9%
- Additional athletic fields- 53.4%
- Dog park- 58.5%
- Splash pad- 54.9%
- Additional playgrounds- 56.6%

Survey respondents support increased river access and boat ramps, additional activities for the youth as organized sports are not for everyone, and restrooms/concession at the soccer fields.

A youth focus group held at the Lewis County High School revealed that students think Stonewall Resort State Park is an essential landmark in the county due to the park's beauty, recreational activities, and events.



Online Survey Results		
	Yes	No
There are enough recreational facilities for families	28.6%	71.4%
There are enough programs and facilities for teens and children	16.0%	84.0%
There are enough programs and facilities for senior citizens	29.2%	70.8%
More park space and facilities are needed	63.3%	36.7%

Access to Stonecoal Lake was also mentioned as a concern as the lake can be hard to locate. Many residents don't even know the lake exists. Better signage and promotion is needed. There is also a need for a central calendar to promote and advertise all recreational events and activities in the county.

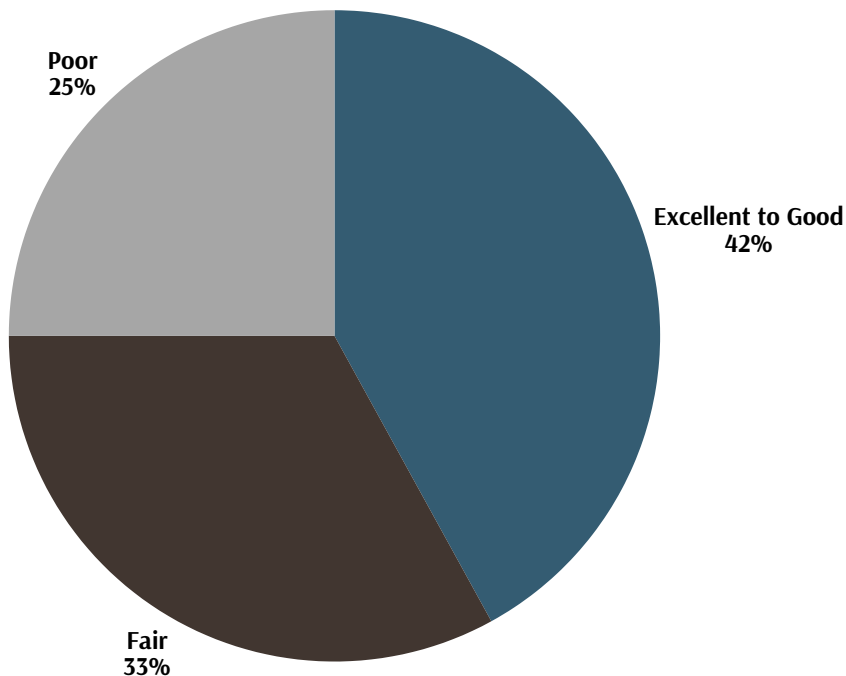
Maintenance of existing facilities formed another issue of concern, with only 52% of survey respondents stating facilities are adequately maintained. Students that attended the youth focus group at the Lewis County High School stated that the tennis courts at the county park need fixed and more activities are needed for older kids at the park. To address these concerns, the Lewis County Commission recently constructed Extreme Adventures, a miniature golf course, ropes course, and zipline at the Lewis County Park. A new splash pad and pickleball courts opened in 2025. A new parking lot has also been constructed.

An online survey was also conducted specifically for residents of Jane Lew. Many survey respondents view parks and recreation as the most important service the town provides to residents. Maintenance of facilities is not a concern, with approximately 81 percent of respondents reporting that facilities are adequately maintained. Overall recreation received high marks. However, room for improvement exists in providing activities for the youth. Approximately 35 percent of survey respondents rated the provision of activities for the youth as poor. Only 48 percent rated the provision of activities for the youth as fair.

The Town of Jane Lew is seeking funding for the Master Plan at Jane Lew Park, with the immediate priority focused on constructing a handicap-accessible bridge, followed by the addition of additional amenities throughout the park. The town has applied for earmarks and other grant opportunities to complete sections of the plan, while also exploring how the park can connect to the regional trail system, serving as the first segment extending out of Harrison County. Beyond the park, opportunities exist to develop small public spaces, such as a pocket park at Trolley Street, and to transform other former rail areas in town into trails or bike-friendly spaces. Ensuring proper infrastructure to connect these assets to downtown Jane Lew and the park itself remains a key focus.



Recreation Satisfaction Levels – Jane Lew Survey Results



Implementation Strategies

1

Continue to upgrade and maintain Lewis County Park

The Lewis County Commission is committed to maintaining and improving the Lewis County Park. Future plans include the improvement of existing playgrounds. There is a need for an additional paved parking lot. Future efforts should prioritize maintaining existing facilities and actively promoting the park to both residents and visitors.

2

Expand Lewis County Park

The county needs to acquire additional land to address the shortage of usable space at Lewis County Park. The county should work with adjacent landowners to expand the park system.

3

Expand Jane Lew Park

The Jane Lew Master Plan for Jane Lew Park details several improvement priorities. Further discussion with the town council in March of 2024 identified the following priority projects as listed below:

- Trail improvements
- Additional parking
- Expansion of the basketball court
- Replacement of pedestrian bridge that is ADA compliant
- Construction of pickleball courts
- Playground improvements
- Construction of a stage
- Improvements to the bank of Hackers Creek for kayaks
- Landscaping improvements
- Mountain biking skills park
- Improve the park entrance and increase walkways and landscaping along with building
- Install public address system
- Increase number of restrooms and accessibility in field 2 area of park

4

Improve Ireland Park

Ireland Park is used by many residents. Over the years small grants have been obtained to make needed improvements, such as repaving the basketball court.

Additional improvements needed at Ireland Park include building a pavilion that will provide shelter to residents at the park and allow people to host events outside. There is an interest in pickleball nets for the park, as well as improving facilities inside the community center next to the park.

Implementation Strategies

5

Identify and pursue opportunities for recreation partnerships with local organizations

A focus group with students at Lewis County High School revealed that Lewis County youth overwhelmingly love Stonewall Resort State Park. There is an opportunity for the county and resort to partner and promote facilities at the park for all residents. Other organizations the county should partner with to provide additional recreational facilities and programs include WVU Jackson's Mill, Department of Natural Resources (Stonecoal Lake), and youth sports leagues.

6

Continue to upgrade the Butchersville Complex

The Butchersville Complex (property owned by WVU Jackson Mill) is still in need of the following upgrades:

- Expand indoor practice building
- Construct a new Concession Stand
- Construct an additional field
- Pave parking lot
- Install lights on fields with no lighting
- Expand complex so tournaments can be held
- Safety equipment, such as fencing
- Playground equipment
- Trees/Shade



Objective 2:

Explore indoor recreation opportunities

According to the National Recreation and Park Association (NRPA) recreation centers play an important role in communities nationwide. Local elected officials would like to enhance recreational services by providing an indoor activity area, especially hosting events during winter months. Approximately 63 percent of youth online survey respondents indicated they want a community center. Activities for the youth form a priority of those that completed the online survey. Jane Lew survey respondents report that more recreational activities are needed for families, especially during the winter.



Of the indoor facilities located in the county, many do not offer recreational activities or are only for specific clubs or groups. The Lewis County Senior Center offers indoor recreational activities, but only for senior citizens. Existing plans seek to expand the facility to provide additional exercise classes, health center, and public education. The Jane Lew Community Center provides meeting and event space but currently does not offer any recreational programs or events. The WVU Jackson's Mill Multipurpose Building can be rented for events by the public and/or organizations.

Implementation Strategies

1

Explore the feasibility of a community recreation center

A community recreation center would be a focal gathering place for residents. This center could include traditional recreation amenities, such as a fitness center and programming. However, according to the NRPA a survey found that most people would like recreation centers to offer a variety of services, such as healthy living classes, older adult programming, nature-based activities, arts and crafts, and access to computers/internet.

The county should also explore partnerships with other organizations to help fund and build a recreation center, such as local sports leagues, Mon Heath Stonewall Jackson Hospital, WVU Jackson's Mill, and WVU Medicine.

Objective 3:

Develop a network of trails throughout Lewis County

Various trails are scattered throughout the county, but no dedicated trail network connects communities and landmarks in Lewis County. Approximately 13 miles of hiking trails are located at Stonewall Resort State Park. A mountain bike trail is located at WVU Jackson's Mill and there is a walking trail around Jane Lew Park.

The youth identified the lack of trails as a major concern, with approximately 60 percent of online survey respondents supporting additional walking and bicycling trails. The public survey found that many residents also support hiking/walking trails at local parks.

The Lewis County Greenway Study, completed in 2022, aims to determine the feasibility of a trail system in Lewis County. The proposed trail system consists of five sections. The trail is proposed to begin at the Harrison Rail Trail South, traverse Lewis County, and end in Braxton County near the Burnsville Recreation Center. The study also identifies several opportunities for additional parks along the trail system.



Proposed Lewis County Greenway System			
Section	Location	Description	Mileage
Section 1	Lost Creek to Jane Lew	Begin at Harrison South Rail Trail Connection and follow the McWhorter to Orlando Rail Line into Jane Lew	4.89
Section 2	Jane Lew to Jackson's Mill	Begin in Jane Lew, continue along McWhorter to Orlando Rail Line into Jackson's Mills	3.8
Section 3	Jackson's Mill to Weston	2 possible routes. 1 st route is prioritized route. 2 nd route is an alternate connecting winery and other local businesses. There is also potential for a trail connecting Weston with Lewis County Park.	5.42
Section 4	Weston to Stonewall Dam	Starts in front of Trans Allegheny Lunatic Asylum. Combination of rail line and new trail (shared road access and roadside trails). Travels past Lewis County High School.	3.6
Section 5	Stonewall Dam to Burnsville Lake	Challenging due to private landowners, Wildlife Management Area, and lack of ROW. Many possible routes. Connections also available to Stonewall Resort.	Depends on the route

Implementation Strategies

1

Secure funding to develop the Lewis County Greenway Trail in phases

The following sections are priorities for completion of the trail:

- Phase 1- City of Weston to Lewis County High School
- Phase 2- Town of Jane Lew to Jackson's Mill
- Phase 3- Jackson's Mill to the City of Weston
- Phase 4- Town of Jane Lew to Lewis/Harrison County line

Lewis County should partner with federal, state, regional, and local partners to complete the phases of the trail system.



Goal 2

Upgrade infrastructure to address the needs of residents and increase economic development opportunities





The availability, condition, and level of service of essential utilities is vital to the economic vitality and quality of life in Lewis County. Essential utilities in this context include infrastructure, such as public water and sewer, transportation systems, communication networks, and hydrants. The extension of essential utilities to underserved areas or to accommodate additional development is an important consideration of any comprehensive plan.

Public Water and Sewer

Two public service districts (PSDs) provide public sewer in Lewis County. The rest of the county relies on private on-site sewage treatment systems.

Jane Lew PSD, established in 1958, provides water and sewer services to approximately 600 residents of Jane Lew and surrounding areas. The water plant was built in 1959 and serves the Town of Jane Lew, the Industrial Park, South Park, Jesse Run, and Sycamore Lick. The PSD purchases all water from West Virginia American Water. The sewer system serves the Town of Jane Lew, the Industrial Park, Broad Run Road, Ridgeview Estates, Westfield, Wymer Road, Jackson Heights and McWhorter. All sewage is collected and conveyed to the City of Weston for treatment.

The Weston Sanitary Board collects and treats wastewater in the City of Weston, Town of Jane Lew, and surrounding areas in Lewis County. The Weston Sanitary Board, City of Weston, and Lewis County Commission have partnered to remove excess sludge from the treatment plant (Source: Weston Comprehensive Plan, 2025).

The Lewis County Commission has recently allocated ARPA funds and secured grants to support a \$5.7 million infrastructure project. The Corridor H Commercial and Residential Water Project aims to improve and extend water services along Route 33 to almost the county line, supporting both industrial and residential growth.



The Guardians of the West Fork are working on establishing a water trail along the West Fork River from Fairmont to Stonewall Jackson Dam. A map and guide has been developed to provide access information to the multiple access points along the river. Dam reconstruction is needed in Weston to fully utilize the river.



Transportation

Interstate 79, one of the major interstates in the state, traverses Lewis County. Four exits lie within the county: Exit 105 (Jane Lew), Exit 99 (Weston), Exit 96 (South Weston) and Exit 91 (Stonewall). The average daily traffic (ADT) according to the WV Department of Transportation ranges from approximately 17,000 to 29,000 vehicles.

Other major routes in Lewis County include US Route 19 and Corridor H. US Route 19 traverses the county in a north-south direction, mostly paralleling Interstate 79 from Jane Lew to Stonewall Jackson Lake. Interstate 79 intersects with Corridor H at Exit 99 in Weston. This interchange will eventually become a major crossroad for travel once Corridor H is complete.

Pedestrian transportation is limited, with sidewalks only located in the Town of Jane Lew and the City of Weston. Parking availability is a concern along Main Street in Jane Lew and at Jane Lew Park. Public transportation is available by appointment for seniors and people with disabilities through the Lewis County Senior Citizens Center. There are no bicycle lanes in the county.

One railroad (Appalachian & Ohio) runs through Lewis County near Walkersville. The line runs across the southern portion of the county from Upshur County to Braxton County. The line hauls coal, lumber, and chemicals.

No airports or port facilities exist in Lewis County. The nearest airport is North Central West Virginia Airport, about 20 miles from Jane Lew. The West Fork River is recreationally navigable but is not suitable for commercial traffic. No intermodal transportation exists.



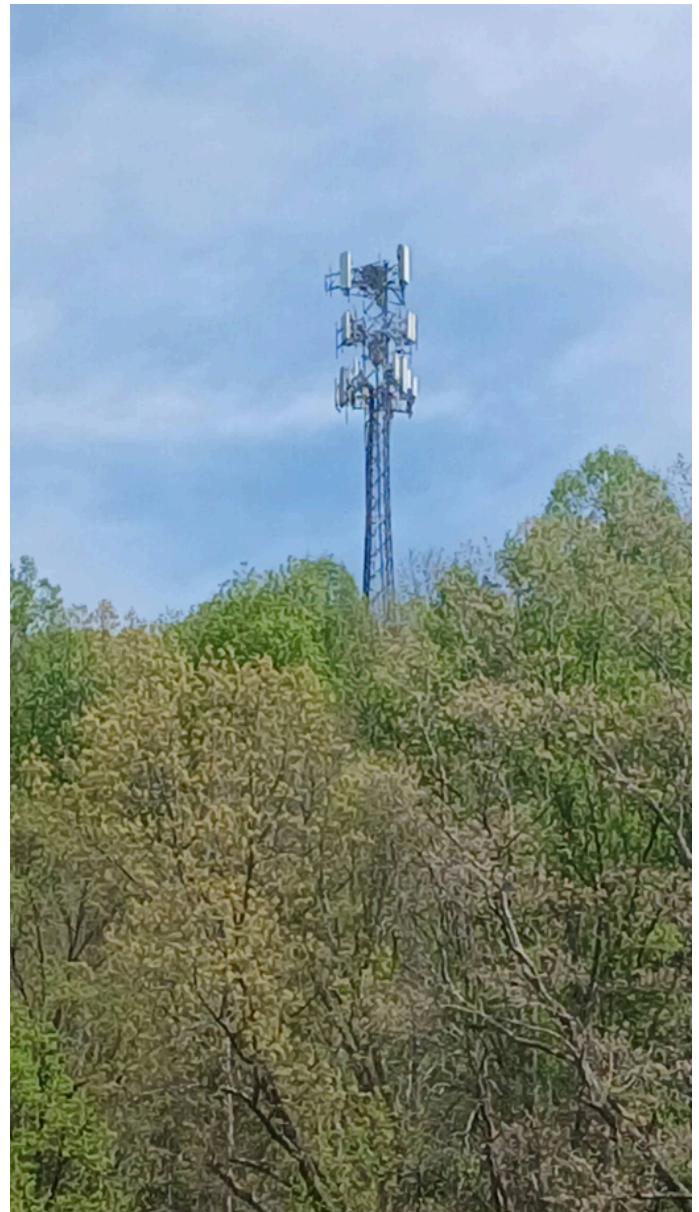


Utilities

Mon Power is the major electricity provider for the county. The northern portion of the county is served by the Harrison County Rural Electric Agency (HREA). Several companies provide natural gas services in Lewis County. The primary provider of natural gas is Hope Gas.

Communication Network

Phone service is provided in the county by Frontier. Shentel provides internet, and digital phone throughout portions of the county. Many residents in the county use Starlink for internet service. T-Mobile provides internet service to Stonewall Resort and Prodigy is expanding into northern Lewis County. Frontier and Shentel provides fiber internet in some portions of the City of Weston. CityNet has recently installed a fiber trunk line through the I-79 corridor that will follow Corridor H. The trunk line will improve overall service but not specifically in Lewis County. Several companies have been awarded grant funds to expand broadband service in Lewis County, specifically in the Jane Lew area and at Jackson's Mill. Cell phone services are provided by US Cellular, MicroLogic, Cricket, Consumer Cellular, T-Mobile and AT&T in the more urban areas of the county.



Objective 1:

Improve and expand water and sewer services

Lewis County lacks contiguous networks of water and sanitary sewer services primarily due to a small, sporadic population coupled with topographic limitations. Lewis County's low population densities require extensive infrastructure investments to service customers throughout the county. However, public water is more widely available to residents than public sewer.

The provision of water and/or sewer remains a concern of online survey respondents, with approximately 26% rating infrastructure as poor. Respondents would like to see every household connected to public water. The condition of existing sewer lines is also a concern.

Construction is expected to be completed by the end of summer of 2026 to extend public water to residents of Copley, Wheeler Fork, and Oil Creek. Residents of Arnold Road and Crooked Run are also included in the project. This extension lays the groundwork for future possible expansions to additional nearby residents.

Survey respondents express concern that the lack of infrastructure hampers new business development in the county.

Online survey respondents in Jane Lew are concerned with the price of water and sewer.



Implementation Strategies

1

Replace water lines

Water lines greater than six inches carry significantly more water and allow for greater water flow with less pressure drop, which is ideal for commercial usage. Four-inch lines are used for most residential needs. However, if demand is strong, water pressure can drop. Four-inch lines are not ideal if additional development is anticipated. Four-inch lines in some areas of the county should be replaced in the future. This is specifically an issue in the Town of Jane Lew. Collaboration between the county and West Virginia American Water is needed to move this project forward.

3

Continue to evaluate expansion of public water to underserved areas

For future water projects, it is essential to identify areas of need for residents, including gathering input on the current condition of their water systems. This ensures that improvements are targeted where they will have the greatest impact. At the same time, emphasis must be placed on supporting economic development and maintaining a high quality of life. The county should collaborate with existing partners—or establish new partnerships if necessary—to implement these projects in the most effective way. Finally, any development must be carefully evaluated for long-term viability and economic feasibility, ensuring that improvements do not negatively impact current residents

2

Expand sewer to identified priority areas

Priority Area #1- Hackers Creek Road Expansion

Priority Area #2- Corridor H Sewer Project

This essential infrastructure project will ensure that both businesses and residents have access to reliable and efficient wastewater treatment. The Lewis County Commission is currently pursuing funding opportunities.

The future maintenance and expansion of sewer services is critical for Lewis County. Currently, Western Sanitary provides service to Jane Lew and Weston and is performing this public service to the best of its ability, but they are not actively seeking to expand at this time. As a result, the county should explore forming new partnerships or creating new entities to address both economic development and areas where the sewer system has been overbuilt or underserved. This includes supporting businesses with private plants that wish to connect to public systems, as well as areas struggling with failing septic systems that strain the environment. Any expansion must be carefully evaluated to ensure it makes sense, provides long-term sustainability, and meets the needs of both economic development and residential quality of life.

Objective 2:

Promote a multi-modal transportation network

Transportation is a key aspect to a comprehensive plan. Transportation systems play an integral part in the future of county development and expansion. Input collected from the online survey, open houses and youth focus group indicate that the public is concerned with the condition of roads, pedestrian safety, and lack of public transportation. Specifically in Ireland, residents are concerned about the railroad crossing. Citizens also express concern that the senior citizen bus no longer has a regular route to Ireland.

Residents in Jane Lew identified the lack of sidewalk alongside Route 7 and to the town park as a concern. Many residents walk alongside Route 7 to get to the Post Office and Dollar General. Maintenance of existing sidewalks is also an issue. Other concerns include traffic driving too fast through town, the need to lower the existing speed limit, and lack of public transportation.

Youth expressed concerns about the lack of public transportation and condition of roads and sidewalks. During the youth open house, students listed road conditions, specifically US Route 19 as a high priority. The general public, Jane Lew, and youth survey results are shown on the next page.



General Public Online Survey Results				
	Excellent	Good	Fair	Poor
Traffic Circulation	2.6%	46.6%	35.6%	15.2%
Public Transportation	0%	1.6%	15.3%	83.2%
Jane Lew Online Survey Results				
Sidewalks	2.0%	26.0%	40.0%	32.0%
Road/Street Condition	0%	28.9%	44.2%	26.9%
Public Transportation	0%	0%	12.0%	88.0%

Youth Survey Results						
	A	B	C	D	F	No opinion
Pedestrian Safety	22.1%	27.8%	22.6%	10.9%	11.9%	4.7%
Sidewalks	19.1%	26.5%	20.1%	17.1%	13.4%	4.0%
Road/Street Condition	14.4%	22.0%	25.6%	21.0%	14.2%	2.9%
Public Transportation	16.2%	12.5%	16.5%	17%	28.3%	9.6%

Implementation Strategies

1

Conduct a comprehensive study of sidewalk conditions in Jane Lew

There are many sidewalks in need of repair in Jane Lew. A list should be developed noting the condition of each sidewalk. A corresponding map should also be developed.

The town can then develop a sidewalk program to prioritize the most needed repairs, as well as construction of new sidewalks. The sidewalk program would utilize a point system to establish which sidewalks should be repaired or constructed first. The point system would consider the following factors:

- Sidewalks proximity to parks, local government facilities, schools, businesses, etc.
- Connectivity with other sidewalks
- Average daily foot traffic
- Topography of street
- Conflicts with other utilities
- Available right-of-way

The Town should also work with utility providers to construct or repair sidewalks during water or sewer line installation.

2

Collaborate with WV Department of Highways on transportation improvements

All the roads in the county (except some roads in the City of Weston) are owned and maintained by the WV Department of Highways. Many improvements are needed to the roads, especially in the Town of Jane Lew. Most roads in Jane Lew are in poor condition. Improvements are also needed along Corridor H to prepare for the influx of daily traffic once the corridor is completed. Local elected officials are concerned with the high number of access points on Corridor H that contribute to traffic congestion and accidents.

The Town of Jane Lew is concerned about the amount of truck traffic traveling through town. US Route 19 is a major source of congestion, especially at the Route 7 and 19 intersection.

Implementation Strategies

3

Consider pedestrian improvements to US 119/US 48 (Corridor H)

The current sidewalk on US 119/48 (Corridor H) ends near Wendy's right outside of the city limits of Weston. Many residents in Weston and the surrounding area walk to the numerous retail stores, restaurants, gas stations, and healthcare facilities near the I-79 interchange. An accessible sidewalk is needed to improve safety in the corridor.

4

Evaluate the feasibility of public transportation

The lack of public transportation for the public is a concern of many residents in the county. The county should explore partnerships with other public transportation agencies in nearby communities to determine if it's feasible to extend a bus route into Lewis County. Nearby agencies include Country Roads Transit (Elkins/Buckhannon) and Central West Virginia Transit Authority (CWVTA) in Harrison County.

Objective 3:

Improve the digital divide in Lewis County

The importance of communications technology cannot be understated. This technology includes cellular service, landline phone, mobile internet, and internet speed and access. Major disparities persist in the availability of communication networks in Lewis County depending on the area residents reside. The digital divide impacts education, public safety services, economic development, and overall quality of life.

The western and southern portions of the county lack sufficient internet, landline phone, and cell service. The public online survey, open houses, and the youth focus group all listed the lack of internet and cell phone service as a major concern throughout the planning process.

The West Virginia Department of Economic Development's Office of Broadband has secured \$1.2 billion in BEAD (Broadband Equity, Access, and Deployment) funding to expand broadband infrastructure statewide. The funding will allow a range of broadband solutions, such as fiber, satellite, fixed wireless, and mobile options. Lewis County supported numerous BEAD applications to extend broadband access. However, one company has already received RDOF (Rural Digital Opportunity Fund) funding to extend service in southern Lewis County, making that area ineligible for BEAD funding. This is a concern of county officials, as the area still lacks reliable internet service.

Implementation Strategies

1

Continue to explore partnerships with internet service providers on expansion of broadband throughout the county

The Lewis County Commission has completed a study that identifies areas lacking adequate broadband service and is currently collaborating with providers to develop solutions and acquire funding to expand broadband infrastructure. The county commission hopes that several companies will expand broadband services to increase coverage and offer residents more choices.

Objective 4:

Explore solutions to manage stormwater

Stormwater and flooding has been an issue in Lewis County for the past several years. There is a general lack of stormwater infrastructure. When sewer was first installed in the county, the storm drains were connected to sewer pipes. Over the years this has become a problem due to increased development and heavier and more frequent rainfall events. Stormwater entering sewer plants is faster than the plant can handle. This is named an overflow event and water from the plant is then discharged into the waterways of Lewis County. Stormwater lines are needed to separate stormwater from sewage.

Implementation Strategies

1

Explore funding opportunities to separate stormwater infrastructure in Jane Lew and Weston

It is a priority to actively partner with both the City of Weston and the Town of Jane Lew to address the critical need of separating stormwater from the major sewer infrastructure. This challenge has been a long-standing issue in both communities, and resolving it is essential for the health, safety, and growth of the area. By working together, the county can ensure that stormwater is managed properly, which not only brings us into compliance with state and federal regulations but also extends the lifespan and effectiveness of the sewer system itself. A more efficient system reduces the risk of backups and overflows, lowers long-term maintenance costs, and improves service reliability for residents and businesses alike. Most importantly, solving this problem demonstrates a shared commitment to responsible infrastructure planning and to building a stronger foundation for future economic and community development.

2

Consider subdivision and land development regulations to address stormwater concerns

As there are still challenges with stormwater drainage, there is a need for stormwater management regulations to reduce flooding and protect public health and safety. The Department of Environmental Protection requires construction sites of more than 1 acre to obtain a construction stormwater general permit. However, the county could enact additional regulations through a Subdivision and Land Development Ordinance (SALDO). Regulations could require additional permits based on square footage of residential and commercial construction. Provisions would include measures for detention, detention, and distribution of stormwater management. The subdivision and land development ordinance should include the Town of Jane Lew, as there are no regulations regarding stormwater in the town. A stormwater ordinance has been enacted in the City of Weston.

Buffering and landscaping standards should be considered as part of the SALDO. Specific requirements would include landscaped islands, naturalized stormwater drainage basins, and native plants.

Implementation Strategies

3

Promote and support education about stormwater issues and benefits of stormwater remediation

There are many actions that residents can take to minimize stormwater runoff. A stormwater guide should be published to provide residents with simple steps that can be initiated to help with stormwater issues. Simple steps include:

- Keep storm inlets free of trash and debris
- Report construction sites that are not managing stormwater effectively
- Report discharges from the sewer system in dry weather
- Installation of rain barrels and rain gardens
- Removal of downspouts from sewer lines

Objective 5:

Ensure access to essential utilities to spur economic growth

Development activity will be dependent upon adequate, expanded, and reliable essential utilities. The county has large rural areas which are served by a system that has issues related to the capacity and quality of service. Accessibility is important not only for current residents, but also for retaining and attracting business and industry in the county.



Implementation Strategies

1

Identify areas in need of improved power infrastructure and expansion of natural gas

There are areas in the county that are lacking 3 phase power, specifically near Jane Lew and Corridor H. There are also areas that need modernizing the existing electric grid. The county should work with the power company to identify these areas. County should also identify areas that would benefit from a micro-grid, which serve a specific area such as a building, campus, or neighborhood.

The northern part of the county is served well with natural gas. However, communities south of Stonewall Jackson Lake are underserved or not served at all, even though in some cases natural gas transmission or service lines lie just a couple of miles away.

Goal 3

Increase citizen participation in county
governance





Lewis County recognizes that the best way to govern its residents is by promoting citizen participation. Encouraging as many people as possible to have a voice both strengthens the region's neighborly dynamic and creates a unified vision for Lewis County's future. Currently, Lewis County maintains efforts to engage the public by advertising monthly public meetings at the County courthouse. Meeting minutes are shared by the Commission on the County's website, www.lewiscountywv.org, which functions to keep the public apprised of government decisions being made and the pertinent local topics being addressed.

Jane Lew and Weston have both maintained a website and social media platforms to keep the public as informed as possible. These accounts work to provide information to community members in a timely manner and publicize information relating to life in Lewis County.

Objective 1:

Expand the use of different methods to better communicate with county residents

An online survey conducted as part of the preparation for this comprehension plan revealed that many respondents had to search for information through social media outlets or were unaware of events until after they had already occurred. The online public survey specifically for Jane Lew residents revealed that social media platforms, specifically Facebook, was the primary method in which they received information on town events. From that same survey, feedback was provided by three respondents that they “don’t” receive information about events or that they “don’t see anything until it is too late.” Because responses from the online survey indicated a desire for additional methods to increase participation and communication from county residents, the Lewis County Commission and the Town of Jane Lew have committed to expanding communication efforts and have decided upon several strategies to best accomplish this mission.



Implementation Strategies

1

Create an official Lewis County Facebook Page

A Lewis County Facebook page may prove to be an accessible and efficient way of transmitting information to residents throughout the county by having this information located on a centrally situated site.

2

Develop monthly newsletters

Although technological advancements make online communications efficient, providing residents with local news on print reaches an expanded audience. In more rural areas, internet access is not as reliable, limiting the amount of access to local information through online forums. Older generations may also appreciate the accessibility that a physical paper provides. For those within Lewis County that still prefer the speed and convenience of electronic sources, the printed newsletters should also be made available online. The Town of Jane Lew should also consider a monthly newsletter for residents.

3

Broadcast information through local news outlets

The Lewis County Commission should consider the possibility of local news broadcasts that detail upcoming events and scheduled meetings. This alternative source of information may promote increased resident turnout and participation for those who may not have access to this information through other electronic methods.

4

Publish local government news in the local newspaper

Many residents subscribe to the newspaper. A local reporter does attend county commission meetings and City of Weston Council meetings but does not attend meetings in Jane Lew. A section in the paper dedicated to local government news would be a benefit for residents to stay updated, especially those that are unable to access the internet.

Implementation Strategies

5

Establish electronic notification systems

Incorporating mass notification systems via text messages is a possible strategy to increase communication with Lewis County residents. Such notification systems allow individuals to opt-in to receive communications which allows for the spread of information to a large population in a quick and efficient manner.

As an example of a simple electronic notification system, Preston County currently utilizes an Emergency Notification System for emergency transmissions and public service announcements. Residents can provide their information on an online website, http://entry.inspironlogistics.com/preston_wv/wens.cfm. On the site, residents then select the types of weather alerts that will transmit warnings and the general locations of interest for such alerts.

Another local example is in Doddridge County, which created the free Doddridge County Connect. According to the official Doddridge County website, <https://www.doddridgecountywv.gov/get-the-app/get-the-app/130>, the app provides, among other things, real-time news, events and alerts; changeable preferences to accommodate users and the type of content they want to view; and ways to share news and events.

6

Stream County Commission meetings on YouTube

YouTube is a viable tool that can be used to provide information to county residents. As an effort to expand public involvement, the Lewis County Commission should consider the creation of a YouTube page, similar to the City of Weston's YouTube page. The commission would then upload recordings of county commission meetings to the page, which would permit residents to stay apprised of relevant information being discussed. Having this option may increase public involvement at subsequent meetings. For example, should a community member have an interest in a particular topic being addressed during a meeting in July, that member may be able to make themselves available to attend the subsequently held meeting in August.

Implementation Strategies

7

Develop a county-wide email list

Lewis County should consider a county-wide email list that provides updates directly to community members that sign up. Communities such as Montgomery County, Virginia, have decided to use this method of spreading information. Providing a direct line of communication between the County Commission and community members and/or business owners may allow for more voices to be heard on a level that has not been practicable before.

9

Continue to update communication networks

Lewis County and Jane Lew have committed to improving communication methods with community members. Therefore, the county and town should continue to update all of its currently utilized and anticipated communication networks regularly. As such, reasonable efforts will be made to ensure that social media platforms, the county's official website, and all other news sources will reflect current and accurate information pertaining to local government topics and scheduled events.

8

Provide information at key locations in the Town of Jane Lew and throughout the county

The Town of Jane Lew should consider developing message boards at locations frequented by community members and those who work in the municipality. Alternatively, it can make information available at popular attractions, such as the town park, to promote attendance at upcoming public meetings and other events. Providing information to community members while they are actively engaged in local events may ignite interest in becoming more involved in deciding the future for their community.

Lewis County should also consider developing community message boards in unincorporated communities throughout the county.

Goal 4

Provide housing opportunities that are both
safe and affordable



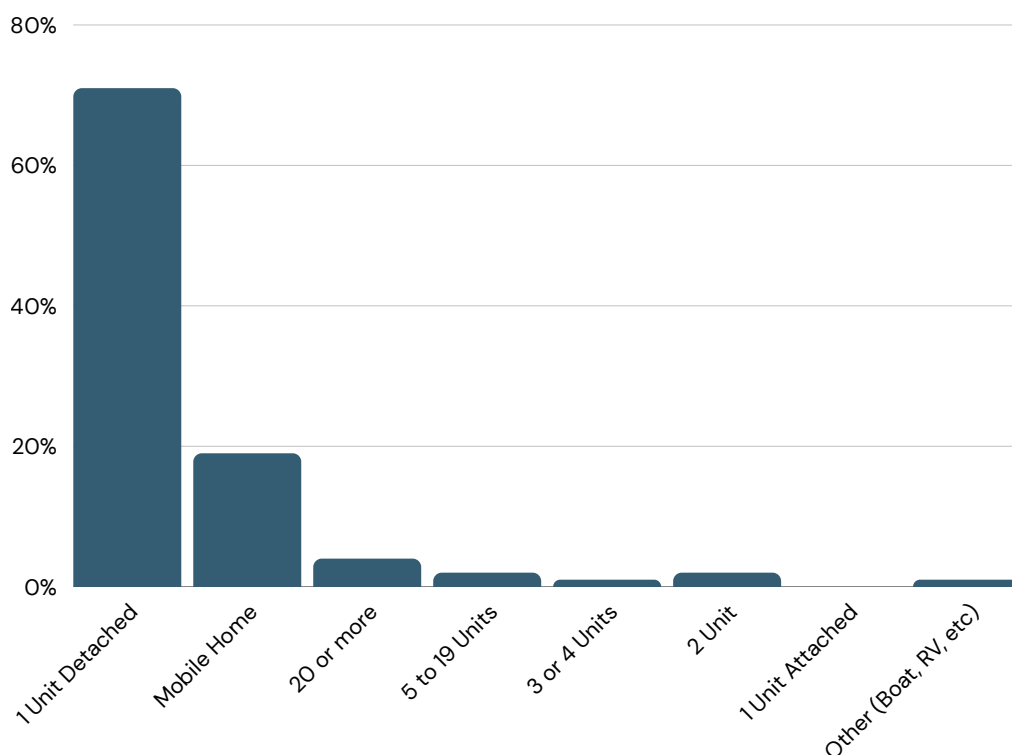


The quality and availability of housing can directly affect the quality of life in communities. Housing quality includes the physical condition of housing, age of housing, diversity of housing stock in a community, and affordability. Information was gathered from the 2020 US Census and 2023 Community Survey to better understand housing data trends in Lewis County.

Most of the housing in Lewis County is in the City of Weston, the Town of Jane Lew, and the various villages scattered throughout the county. There is a lack of housing diversity as illustrated on the chart below. Approximately 71 percent of all housing units in the county are single unit detached structures. Additionally, 19.2% of the structures throughout the county are mobile homes which is higher than the state (14.2%) but significantly higher than the national figure (5.5%). Less than 10 percent of all housing structures in the county are multi-family. The Town of Jane Lew has more housing diversity than the county, with approximately 20.3 percent of the housing stock multi-family units.

Affordable housing and accessible housing for persons with disabilities can be found in apartment complexes and high-rises in the City of Weston and the Town of Jane Lew

Type of Housing



Available housing and high homeownership rates serve as indicators of stable communities. Homeowners generally take pride in their homes and typically maintain the property's aesthetic and curbside appearance. Such diligence in maintaining properties within communities contributes to property values as well as the character seen within neighborhoods.

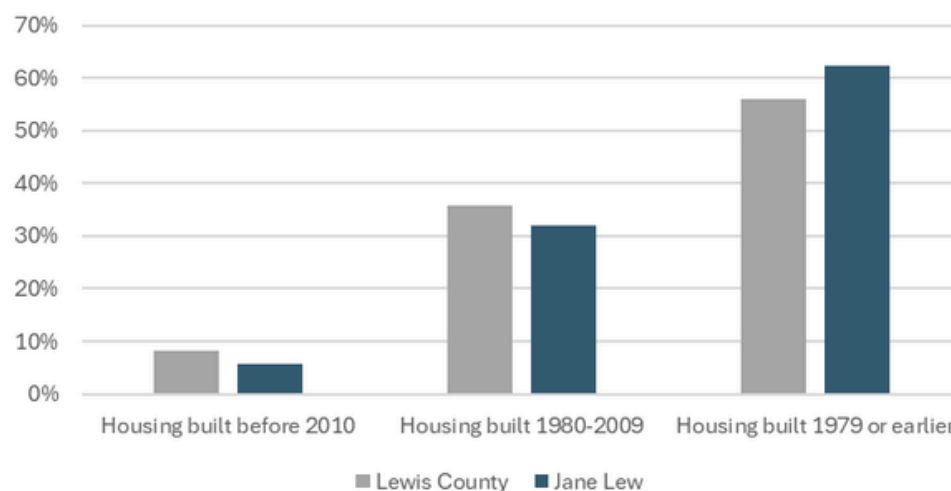
The Town of Jane Lew has approximately 247 housing units, of which 4.5 percent are considered vacant. Of the housing units in Jane Lew, approximately 68 percent are owner-occupied.

The quality of housing in an area can be gauged by the age of the homes. Over half of the homes in Lewis County (56%) were built before 1979. As such, many homes available to residents, and prospective residents, are more than 45 years old. Housing in Jane Lew is even older, with approximately 62 percent of housing built before 1979. Very few homes have been built in the county after 2010, especially in Jane Lew.

Housing Units		
	Number	Percent
Total Units	8,188	100.0%
Occupied	6,943	84.8%
Vacant	1,244	15.2%
Occupied Units	6,940	100%
Owned Occupied	4,906	70.7%
Renter Occupied	2,033	29.3%

The age of housing stock could contribute to the lower housing values in both Lewis County and Jane Lew. The median value in Lewis County is \$135,800, which is lower than the state's average of \$163,700. The median value in Jane Lew is \$77,400, which is considerably lower than the county and state average.

Age of Housing



Objective 1:

Ensure affordable and quality housing

Over half of the online respondents to the online survey rated housing options poor. Respondents to the online survey would also like to see additional single family and multi-family units in the county. Approximately 92 percent of online survey respondents are concerned with the amount of abandoned and dilapidated buildings in the county. Overall, there is a concern with the lack of affordable housing and poor condition of housing.

Respondents to the Jane Lew online survey rated housing options higher, with approximately 37 percent rating housing options as good and 31% as fair. Only 43 percent of respondents are concerned about abandoned and dilapidated housing in Jane Lew.

To address abandoned and dilapidated properties, in 2001 Lewis County enacted the Lewis County Safe Sites and Structures Ordinance. The West Virginia Code enables counties to regulate unsafe and unsanitary structures through Section 7-1-3ff. Currently, the county does not have any building codes.





To address housing concerns the Lewis County Commission conducted a housing summit in 2016. The summit included bankers, mayors, the WV Housing Fund, Region VII Planning and Development Council, developers, and representatives from WVU. Additional housing for all income levels was identified as a priority. Currently the county is participating in a housing study. A future housing summit will be held to spur new housing development in the county.

Currently, there are several opportunities for the adaptive reuse of buildings into housing. The Polk Creek School, Kitsonville School, and Danser building in Weston could be converted into apartments. In the Town of Jane Lew several underutilized buildings on Main Street could be converted into housing or retail with apartments/lofts on the second floor. Several possibilities for adaptive reuse of buildings into housing exist on Corridor H.

The county has also been approved to participate in Build WV program. The West Virginia Legislature enacted the BUILD WV Act in 2022 which focuses on growing communities, specifically those in need of housing development. The Act incentivizes building projects by offering 1) sales tax exemptions for building materials, tangible personal property, and services by a construction contractor or subcontractor used directly in the construction of a certified BUILD WV project; 2) property value adjustment credit, which can be taken against personal or corporate income tax of an eligible taxpayer for which construction of the project property is completed, up to \$100,000 per project; and 3) potential for B&O tax exemption pending on local municipality authorization.

Implementation Strategies

1

Continue to update the county-wide inventory of abandoned and dilapidated structures

The inventory of abandoned and dilapidated structures should continuously be updated. The inventory should also prioritize each structure. Such prioritization can be rated on visual characteristics including using either a numeric (1-10) or grade (A-F) scale. The more poorly rated a particular property, the higher priority it can be added to the list of properties to seek demolition efforts. Residents could also be asked to identify and submit vacant and dilapidated structures across the entirety of Lewis County.

The county should consider working with Region 7 Regional and Planning Development Council to create a database and map of abandoned and/or dilapidated buildings.

3

Amend the Lewis County Safe Sites and Structures Ordinance

W. Va. Code §7-1-3ff was amended last year to exclude agricultural lands from the county's jurisdiction. The current Lewis County ordinance should be updated to reflect this change. The ordinance should also be reviewed to ensure that all definitions are applicable.

2

Consider the feasibility of sharing code enforcement with the City of Weston and Town of Jane Lew

Lewis County should consider a partnership with Jane Lew and Weston to address abandoned and dilapidated structures. One of the largest barriers the county currently faces is the need for a certified Code Enforcement Officer. Smaller communities in West Virginia have been successful in sharing a Code Enforcement Officer when they are unable to retain an officer for their own jurisdictions on full-time employment status.

4

Consider participation in the REAP program in the future

The State of West Virginia's Department of Environmental Protection, supported through WVDEP's Rehabilitation Environmental Action Plan (REAP), created the Dilapidated Properties Program (DLAP) in 2021 to financially assist municipalities and counties to address the problem of dilapidated buildings. Lewis County is interested in participating in this program, however currently applications are on hold.

Implementation Strategies

5

Consider the feasibility of a county land reuse agency

In 2024, the City of Weston established the Weston Land Reuse Agency (LRA) to rehabilitate dilapidated buildings or dispose of public property to reduce blight and dilapidation of buildings within the city (Source: Weston Comprehensive Plan, 2025). To date the agency has acquired property and will sell the lots to interested individuals. Two or more municipalities or counties may establish and maintain an LRA by entering into an intergovernmental cooperation agreement. The county should explore the feasibility of an intergovernmental cooperation agreement with the City of Weston and the Town of Jane Lew.

Jane Lew may adopt a Vacant Property Ordinance which creates a registry of vacant properties and provides authority for the town to demand action by the property owner. For example, by adopting this ordinance, Jane Lew could then impose pre-determined fees as specified within the adopted ordinance language on owners of the vacant structures. This tool would thereby incentivize property owners to maintain property and prevent them from becoming hazardous. Jane Lew should also consider adopting WV Code §8-12-16. Section 8-12-16 allows municipalities to address structures, dwellings, or buildings that are unsafe, unsanitary, dangerous, or detrimental to the public safety or welfare through an expedited process.

6

Address abandoned and/or dilapidated buildings in the Town of Jane Lew

There are several options that Jane Lew can implement to address dilapidated buildings in its jurisdiction. Similarly to the recommendation above for Lewis County, Jane Lew can survey buildings and those of which that are unsafe can be added to a dilapidated building inventory.

In 2024, the Town of Jane Lew adopted the International Property Maintenance Code (IPMC). The IPMC allows local governments to ensure the safety of residents with established and widely accepted standards while simultaneously aiding local governments in being able to address dilapidated buildings. With the adoption of the IPMC, the town needs to hire a Code Enforcement Officer that is then permitted to make recommendations for demolition of buildings that are in disrepair or unsafe.

Implementation Strategies

7

Consider the feasibility of establishing a housing authority for Lewis County

Currently, the Randolph County Housing Authority serves Lewis County. However, county officials are interested in exploring the creation of their own housing authority to help ensure that more housing projects and programs are developed within Lewis County.

Goal 5

Improve and maintain a high level of public services throughout the county





Lewis County Fire Departments

- Weston VFD
- Jane Lew Fire Department
- Walkersville VFD
- Midway VFD
- Jackson's Mill VFD
- Pricetown VFD

Lewis County provides extensive public services to its communities. These services are crucial for existing residents and for attracting new residents and businesses. When public services are managed efficiently and are easily accessible, the health, welfare and safety of the community are improved. Public services discussed below include public safety, emergency management, and health and human services.

Public Safety

There are a total of six (6) fire departments in the county. The County Commission provides funding to the VFDs with general revenue from the annual budget. VFDs also receive funding from the state. In 2024, Lewis County received a total of \$32,000 which was distributed evenly among all the departments. Coal severance funds are also set aside for the departments.

The Jane Lew Fire Department was established in 1941 and consists of 24 volunteers, with 8 active volunteers. Funding sources include cash bashes, arts/craft shows, photography fundraisers, and funds from the county fire fee and West Virginia fire protection fund. The Weston Volunteer Fire Department is a combination department with six (6) paid and 30 active volunteer members. Jackson's Mill Volunteer Fire Department serves approximately 34 square miles and consists of 16 active volunteers. The planning commission reached out to all volunteer fire departments within the county; however, some did not respond.

The Lewis County Emergency Ambulance Service has five ambulance units in service and emergency medical technicians provide emergent pre-hospital care. It has both paid and volunteer responders. The service operates from a central station in Weston. The City of Weston VFD recently purchased an ambulance for non-emergency medical transport.



The Lewis County Sherriff Department responded to 4,606 calls in 2023. The department recently obtained body cameras, portable radios, and several new police vehicles.



Law enforcement is handled by a variety of agencies. Weston has a municipal police department. The Lewis County Sheriff's Department handles law enforcement in the unincorporated areas of the county as well as the Town of Jane Lew and court security and administration of those in custody. The Sherriff Department consists of seventeen (17) full-time staff and two (2) part time staff. The Sherriff's Department coordinates with Weston's Neighborhood Watch Program and the Lewis County Senior Center and participates in the Ireland and Alum Bridge community meetings. The West Virginia State Police have a detachment in Weston from the Elkins-based Troop 3.

Emergency Management

The Lewis County Office of Emergency Management (OEM) provides support for the people of Lewis County during large-scale emergencies. The office has plans in place for all types of issues, such as weather emergencies, fire and EMS incidents, hazardous waste spills or dangers, and nationwide or local health department issues. The plans detail initial responses and how to manage the disaster for days and weeks to follow. Lewis County OEM is currently reviewing shelter locations and warming/cooling stations and recently completed a hazardous analysis with Lewis-Upshur Local Emergency Planning Committee.

Lewis County has substantial medical facilities that service residents of the county and surrounding area. Stonewall Jackson Memorial Hospital is a 70-bed general medical and surgical facility centrally located off Route 33 in Weston. The hospital is designated as a Level IV trauma center by the West Virginia Office of Emergency Medical Services. A new location at the I-79 interchange outside of Weston has been proposed for the hospital.

The William R. Sharp Jr. Hospital, an acute care psychiatric facility operated by the West Virginia Department of Health and Services, is in Weston.





Community Care of West Virginia has partnered with WVU/UHC at a facility in Weston located off the I-79 exit. Services provided include acute and primary care and specialty care such as ENT, infectious diseases, infusion center, and oncology. WVU also offers a family medical clinic at the industrial park in Jane Lew. Camden Family Health operates a clinic at the Lewis County High School from 7:30 AM to 3:30 PM during the school year. The clinic also has summer hours, two days a week.

The Lewis County Health Department provides a variety of functions at its Weston location. These services include education, immunization, testing, environmental health and sanitation evaluations, and community health activities. The Health Department also serves as a warming shelter during cold weather. Funding sources include the Board of Education levy funding, grants, and the county commission.

Lewis County FRN projects:

- Food pantry
- Mobile food distribution
- Little libraries
- Community baby shower
- The Giving Tree
- Backpack Buddies
- Success Closet
- Diaper Pantry
- Homelessness Support
- Hygiene Pantry
- Life Skills Courses
- Holiday outreach
- Welcome home baskets
- Car Seat Installation
- Car Seat Inspection
- Healthy families
- Play in the park

Numerous health and human service agencies operate in Lewis County. The Lewis County Family Resource Network (FRN) is based in Weston. The Family Resource Network (FRN) is an organization that works with community, regional, and state-wide partners to better meet the needs of children and families in West Virginia.

The Lewis County Senior Center provides in-home personal care, transportation, nutritional meals, fitness classes, and a resource center.

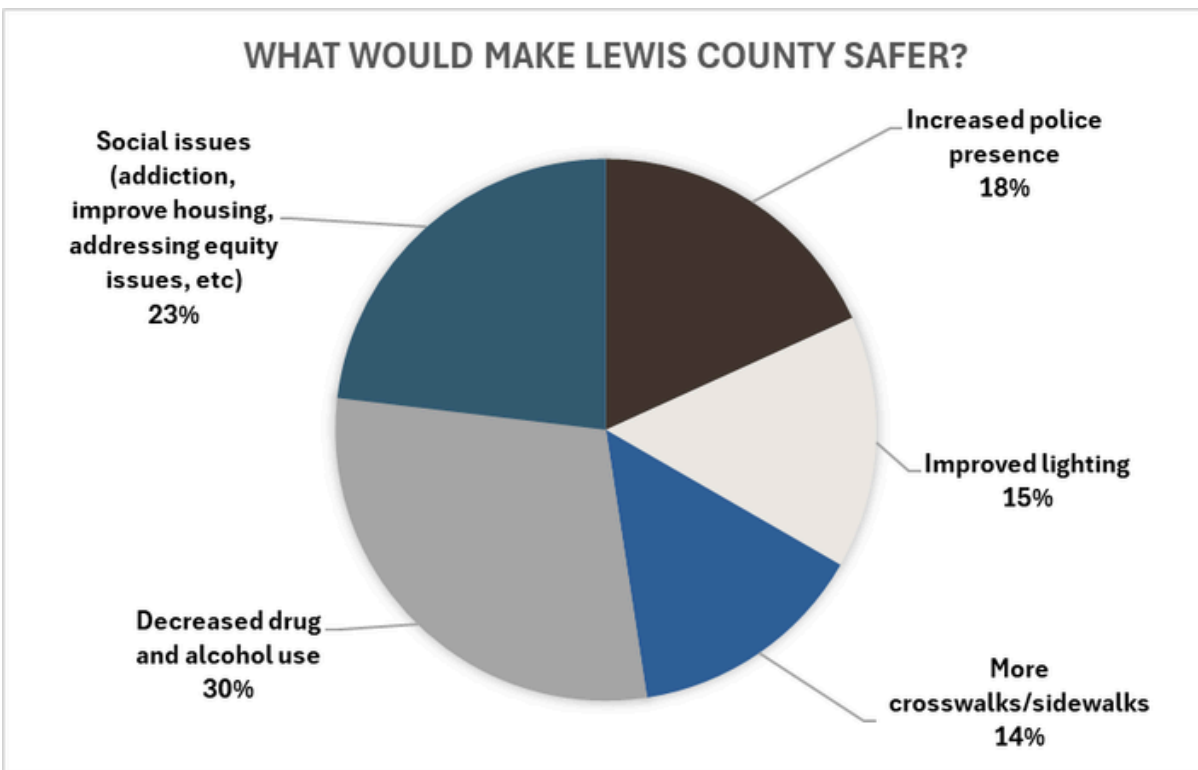
Objective 1:

Plan for future public safety needs

The online survey results indicate that residents feel that the most important service provided to the public by government is police, fire, and medical protection. According to all the public input received during the planning process, fire and police protection, as well as other public safety services, could be improved.

General Public Online Survey Results				
	Excellent	Good	Fair	Poor
Fire protection	23.6%	50.3%	19.4%	6.8%
Police protection	9.3%	36.8%	35.8%	18.1%
Jane Lew Online Survey Results				
Fire protection	26.9%	55.8%	11.5%	5.8%
Police Protection	5.8%	26.9%	30.8%	36.5%

Youth Survey Results						
	A	B	C	D	F	No opinion
Fire protection	35.2%	28.9%	20.9%	3.6%	3.7%	8.3%
Police protection	31.9%	28.5%	18.7%	10.2%	5.1%	5.6%



Rural areas of the county are most concerned about fire protection, specifically in Walkersville, Ireland, Camden, and Vadis. All the VFDSs that completed a stakeholder survey are concerned about funding, lack of volunteers, especially during the day, and lack of fire hydrants throughout the county.

Residents also express concern over safety, with approximately 50% of online respondents answering that they don't feel Lewis County is safe. At the Ireland open house, attendees voiced concerns about drugs, collapse of families, increased homelessness, crime, food insecurity, and resources available for the working poor.

The youth are also concerned about drugs and would like to see more police and K9 dogs. Young people desire increased mental health services and addiction services and help for the homeless.

Other concerns include the need for an updated facility for the Lewis County Health Department to expand services. The Lewis County Senior Center would also like to expand. Future expansion would include additional in-home services, health clinics, and public education.



Implementation Strategies

1

Continue an assessment and testing of fire hydrants throughout the county

The assessment should include the locations and capacities of fire hydrants across the county. This information will assist the county and volunteer fire departments (VFDs) in identifying areas with insufficient hydrant coverage.

Specific areas of concern were identified by the volunteer fire department:

- Copley Road
- Goosepen Road
- US Route 19
- Jesse Run Road
- Berlin Road
- Hackers Creek Road
- Hidden Cove Road
- Broad Run Village
- North Ridge Drive
- Midstream Way
- Cherry Street



2

Continue to support the local fire departments and EMS services

The Lewis County Commission should continue to support the local fire departments, whether it be with funding or assistance and support with grant applications. The following needs of the volunteer fire departments are as follows:

- Jackson's Mill Volunteer Fire Department
 - Additional EMT's are needed as the department responds to large volumes of EMS assist alarms. Replacement of the first out engine will be needed by 2034.
- Jane Lew Volunteer Fire Department
 - Renovation of fire station that was built in 1977. The equipment at the station is outdated and needs to be replaced.
 - Addition of paid firefighters due to declining volunteers
- Weston Volunteer Fire Department
 - Weston VFD would like to build substations in the surrounding area if funding becomes available to support substations with paid staff. There is also a need for a new fire station in Weston and replacement of Self-Contained Breathing Apparatus (SCBAs).

Implementation Strategies

3

Consider increasing fire department funds

Lewis County should undertake a comprehensive review of fire protection services throughout the entire county. While volunteer firefighters have long served as the foundation of local fire response, it has become increasingly evident that this model alone is no longer sustainable. The county must begin exploring options that either strengthen and expand existing resources or introduce new strategies to ensure consistent and reliable fire protection for every community.

Any funding structure that emerges must be fair and equitable for all residents. The First Due model has already been implemented in the Weston area, but an important question remains: would expanding that model countywide—or pursuing a different approach, meet local needs?

Above all, there must be a commitment to a thorough, collaborative study of the fire protection system—one that brings all stakeholders together, ensures every voice is heard, and leads to a unified, effective plan for community safety. Jackson's Mill, Jane Lew, and Weston VFDs all expressed concerns regarding the need for additional funding to support fire services. The current fire fee in Lewis County is \$20 per resident and \$50 for businesses.

Jackson's Mill, Jane Lew, and Weston VFDs all expressed concerns regarding the need for additional funding to support fire services. The current fire fee in Lewis County is \$20 per resident and \$50 for businesses. Weston residents pay \$150 per residence municipal fee for emergency services. Weston also has commercial fees. In comparison to other counties in West Virginia, the Lewis County fire fee is low. The county should consider increasing the fire fee, as well as basing the commercial fee on square footage. Other considerations should include providing a hardship exemption based on income, as well as an agricultural building exemption. An incident fee should also be explored that would provide extra fees for hazardous material cleanup and extended search and rescue.

4

Continue to support local law enforcement

Conduct regular assessments of needs and provide ongoing support to the Sheriff's Department.

Objective 2:

Strengthen the county's emergency management capabilities

Online survey respondents rated the county's emergency management services in the good to fair category. Lewis County is in the process of building a new 911 center, as well as upgrading the radio system and phone system.



Implementation Strategies

1

Implement a notification system

A mass notification system should be considered to increase safety in Lewis County. The system would alert the public of emergencies, so they are better equipped and prepared to respond.

2

Establish a Community Emergency Response Team (CERT) program

A CERT program educates volunteers about disaster preparedness and trains participants in basic disaster response skills. The program seeks to assist and support first responders, who may be overwhelmed due to the nature and/or severity of the disaster.

3

Establish formal agreements with organizations to expand the availability and geographic coverage of emergency shelters throughout the county

The Lewis County Office of Emergency Management (OEM) has plans for multiple churches and Board of Education facilities to be used as emergency shelters for large scale incidents. Small scale incidents will be handled at local fire departments, specifically as warming/cooling shelters. The fire departments are the only facilities that have backup generators. Although these shelters have been identified, a formal agreement should be established to ensure their availability and use.

Many counties in West Virginia have a Community Emergency Response Team program. Upshur County's CERT program include basic programs, but also programs that require specific training:

- Animal Response—volunteers provide emergency shelter and services for domestic animals during disaster situations.
- Emergency Communications—ham radio enthusiasts providing communications during emergencies and disasters.
- Flood Response—volunteers have specialized training to respond during flooding situations.
- Teen Program—specifically designed for teens (ages 13–17) wanting to help their community through disaster response.
- Traffic & Crowd Management—volunteers aid in managing traffic and crowds as called upon during events and emergency situations

Implementation Strategies

4

Acquire additional backup generators

To enhance emergency preparedness and response capabilities in Lewis County, additional backup generators should be purchased, specifically for critical infrastructure systems.

6

Establish an emergency notification system at local park facilities

An emergency notification system is needed at Butchersville Complex and Jane Lew Park to warn park users of severe weather and other emergency situations. The system should include outdoor warning sirens.

5

Establish an outreach program to educate residents on emergency preparedness

An outreach program will educate the public on how to prepare, respond, and recover to an emergency. The program should include information regarding evacuation routes, shelter locations, and emergency contacts. The program should also educate residents on how to stay informed during an emergency, such as local alert systems, a NOAA radio, and other official websites/social media accounts. The program should also educate residents on materials and resources they should have in their own homes.

Objective 3:

Develop strategies to address drug misuse and addiction

During the planning process, drug misuse and addiction was repeatedly mentioned as a major concern to residents in Lewis County.

According to the CDC in 2022, West Virginia had the highest overdose mortality rate in the entire country. However, data shows that there was a 36 percent decrease in overdose deaths in West Virginia in the first 6 months of 2024. This reduction surpasses the national average. The reduction in overdose deaths may be attributed to local government efforts such as strategic programs, campaigns, and education.

The West Virginia Department of Human Services recently released a strategic plan to address substance use. Several strategies are outlined to help address substance issues throughout the state.

During the youth focus group, attendees were asked to prioritize 3 projects if they were a county commissioner. One of the top 3 answers was addressing the drug problem in the county.





The implementation strategies listed below are a multifaceted approach to address substance abuse issues. Partnerships between law enforcement, county and municipal government, and nonprofit organizations are essential. The approach should include training, education, and treatment options. One concern is the lack of certified recovery housing and treatment beds in Lewis County.

Current programs in Lewis County to address drug misuse and addiction include:

- Crisis Intervention Training (CIT)– Lewis County participated in training on de-escalation tactics, communication strategies, and resource coordination when dealing with people facing mental health challenges and substance abuse disorders (Source: WV News, 2025).
- West Virginia First Foundation, Inc.– representatives from Lewis County and the City of Weston sit on the board, which was created to receive and disburse opioid funds.
- Weston Police Department Peer Liaison– the peer liaison provides support to people in the county with addiction and/or behavioral health issues, as well as other social service needs.
- Lewis County Health Department– programs include distribution of Narcan, educational seminars, needle exchange, and a prescription drug takeback program.
- Lewis County Day Report Center– the center has implemented after treatment programs through the new Lewis-Upshur Community Recovery Center in Buckhannon.
- CORRNN– group that has formed, set up at events, provide information on recovery
- St. Joseph Recovery Center– the center operates an outpatient mobile unit in the City of Weston. The unit offers medication-assisted treatment, evaluation, medication management, therapy, counseling, and peer recovery support services. (Source: St. Joseph Recovery Center website, 2025).
- Narcotics Anonymous (NA) meetings– held in Saint Patrick’s school in Weston once a week.
- Lewis County FRN– hosts several programs, such as Prescription Drug Disposal/Safety Training, Drug Take Back & Education for Seniors, Red Ribbon Week and participates in evidence-based substance use prevention efforts
- Lewis and Upshur County Adult Drug Court– Participants enter an 18 month program that helps them to find housing, employment, other assistance to decrease the chance of recidivism.

Implementation Strategies

1

Implement a Quick Response Teams (QRT)

Quick Response Teams are composed of emergency response personnel, law enforcement officers and a substance use treatment or recovery provider who contact individuals within 24–72 hours of their overdose to offer and assist those individuals with recovery support including referrals treatment options (Source-WVDHS, 2024).

3

Install ONEbox in key locations

The ONEbox is an emergency opioid overdose reversal kit designed to promote safety by assuring that individuals have lifesaving, on-demand training when and where they need it. Thirty-three counties in West Virginia have opted to receive ONEboxes for their schools and 586 ONEboxes have been distributed to schools. Along with schools, 28 counties have opted to place ONEboxes inside their public libraries with 70 ONEboxes being deployed to libraries. Over 7500 total ONEboxes have been distributed with over 100 reported lives saved.

2

Develop education resources regarding drug addiction

Increasing public awareness and reaching children at an early age are essential to curbing the proliferation of opioid addiction. Many individuals unknowingly develop addiction after being prescribed a pain-management opioid following an injury or surgery. Specifically, education should include information on the importance of managing opioid prescriptions related to school sports. Educating before individuals receive prescription medication or obtaining illegal opioids is important in mitigating opioid addiction.

Lewis County currently has an Officers in Schools program. Officers are in the schools all day at the middle school and high schools and some of the elementary schools. The program should provide increased education for school-aged children to curb addiction. The Sheriff's Department and health professionals can host programs during school hours to educate kids on the dangers of addiction.

Implementation Strategies

4

Consider the establishment of Family Treatment Courts

Through family treatment court, parents facing addiction have another option to resolve any abuse and neglect cases against them that could lead to permanently losing custody of their children. The program connects its adult participants to treatment options, job training, housing, parenting classes and other resources for recovery — all while allowing for regular contact between parents and kids. (Source: <https://wvpublic.org/new-family-treatment-court-reunites-nicholas-county-families-dealing-with-addiction/>)

Objective 4:

Reduce homelessness

Local elected officials and residents of Lewis County are concerned with the increased number of homeless people in the county, specifically located in the Town of Jane Lew and the City of Weston. Many factors contribute to homelessness, including substance abuse issues, lack of housing, and mental health issues. Currently there is no homeless shelter in Lewis County.

The number of people experiencing homelessness in West Virginia increased by approximately 25% from 2023 to 2024 (Source: WV News Report, 2025).

There is a blessing box located in Weston at the Church of God. The box includes non-perishable food, plastic silverware, and toiletries. The blessing box in the Town of Jane Lew is located on Route 7 across from the Volunteer Fire Department. The Lewis County FRN and local churches also distribute food to the homeless. The WV Department of Health and Human Resources will help the homeless with housing by offering to pay the first month's rent. West Virginia Housing assists with short-term housing and FRN assists with securing long-term housing (Source: WV News Report, 2025).



Implementation Strategies

1

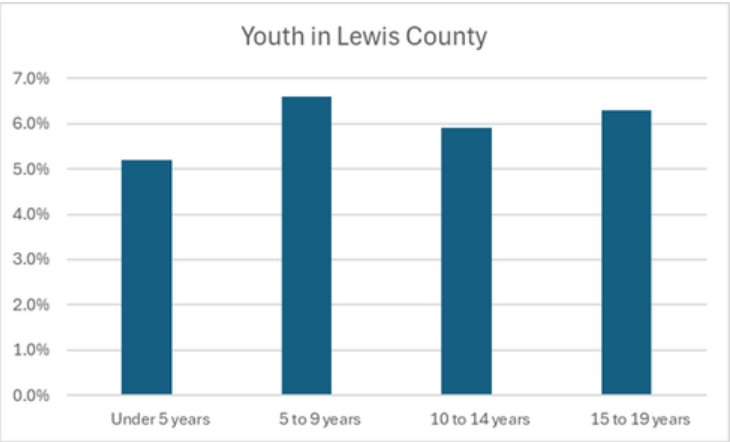
Work with community stakeholders to generate ideas to address homelessness in Lewis County

The Lewis County Commission should work with community stakeholders, first responders, and other community leaders to determine solutions to prevent homelessness and provide support to residents experiencing homelessness.

Goal 6

Make Lewis County a welcoming and empowering community for young people



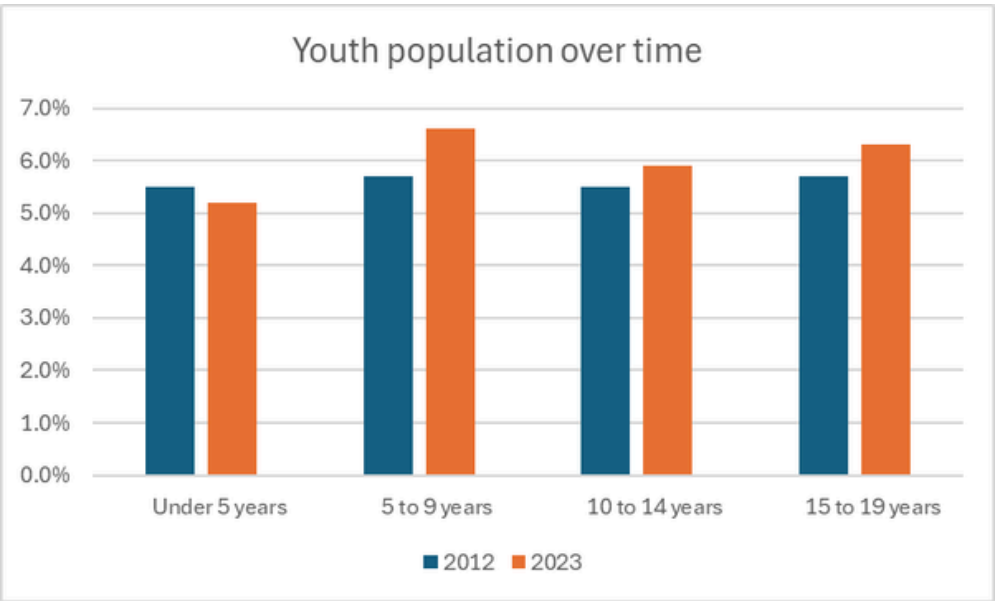


Youth comprise approximately 24 percent of the population in Lewis County as shown in the chart below. The largest age cohort in the youth population is the 5 to 9 year olds (6.6%) followed by the 15 to 19 year olds (6.3%).

The youth population has increased from 2012 almost two percent. However, the under 5 age category has decreased, which could indicate that the youth population is slowly declining.



Youth involvement is critical to the long-term viability of Lewis County. The youth perspective can bring fresh ideas and energy to local government. Lewis County has increased their efforts to involve the youth. County sheriff deputies visit local schools every day so they can interact with school children. The Lewis County Commission works with the Lewis County 4-H Program, which includes 9 clubs located throughout the county. In addition, the county commission allocated funds to support the softball and baseball teams and to renovate the Lewis County High School gymnasium. In the past, the Lewis County High School Future Farmers of America Chapter participated in beautification efforts in the City of Weston, such as planting flowers and hanging Christmas decorations.



Objective 1:

Empower youth to contribute to all forms of government

Results from the youth survey indicate that young people want better methods to communicate with the county commission. 27.54% of respondents rated youth ability to participate in decisions for Lewis County as a "C" on the grading scale. Moreover, 81.93% of those who participated in the youth survey indicated that Lewis County needs to have meetings that involve the youth to include their thoughts and considerations.

Youth Survey results for ability to participate and talk with local government:

- 11.35% Responded with a grade of "A"
- 14.73% Responded with a grade of "B"
- 27.54% Responded with a grade of "C"
- 14.25% Responded with a grade of "D"



Implementation Strategies

1

Explore methods to involve the youth

To better understand and serve the needs of the youth, the County should consider forming a youth committee where young members have a platform to discuss and educate others on topics relevant to youth.

In addition, Lewis County could also consider nominating a youth representative to be a nonvoting member of the planning commission. Local elected officials should also consider holding quarterly meetings to involve parents with children for discussions on specific issues and concerns the youth.

3

Partner with regional partners and higher educational institutions

The county should consider a partnership with higher educational institutions and regional partners to expand youth engagement opportunities and support volunteer and community service programs that benefit both students and the community.

2

Partner with the Lewis County Board of Education

The county should consider a partnership with the Lewis County Board of Education to facilitate the involvement of young people in the community. Youth could then count their involvement towards any voluntary or required community service hours needed to qualify for graduation.

The Lewis County Commission could develop a newsletter that is specifically sent to students at the Lewis County High School. Local elected officials should also consider visiting the school to give lectures on how government works.

Other programs the county and municipalities should consider include:

- “Mayor of the Day”– educate students on what a mayor does
- “Mayor and Council Program”– educational sessions to showcase how government functions. Activities could include field trips to the county courthouse/municipal buildings, tour of police/fire departments, and attendance at council and/or county commission meetings.
- “Youth Leadership Council”– local elected officials and the high school student council would participate in educational sessions to learn about government and how to become future role models and leaders in the community. Student council could also attend county/municipal meetings and community organization meetings, such as EDA meetings.

Objective 2:

Ensure a quality education for all youth

The West Virginia Board of Education publishes annual scorecards to evaluate the performance of public schools. According to the 2024–2025 scorecard for Lewis County Schools, most middle and high school students do not meet the state standards for academic achievement and academic progress in English, Language Arts and Mathematics. At the elementary level, students partially meet the standards for academic achievement and progress in these subjects, while meeting the standard for academic progress in English and Language Arts. Lewis County Schools meet state standards for graduation rates and postsecondary achievement. Additionally, elementary and middle school students exceed the state standard for student behavior.

Partnerships between the school district and county are important because low rankings and test scores often reflect challenges beyond the classroom. Working together allows schools to access additional resources, services, and expertise that support students and families. These coordinated efforts can help address the root causes and lead to better academic outcomes.

Lewis County Schools received a C– rating from Niche, which bases its grades on publicly available data and user reviews.

U.S. News ranks Lewis County High School between 91st and 109th among West Virginia’s 114 high schools. Student proficiency rates are reported at 8% in math, 41% in reading, and 17% in science.



Implementation Strategies

1

Create a stakeholder group to strengthen the partnership between the county and school district

A stakeholder group would work to bridge the gap between the Lewis County Board of Education and the local community by building relationships and facilitating communication between the school and community. Recent graduates of Lewis County High School should also be included in the stakeholder group. Important aspects of this role would include developing a mentorship program and publicization of internship opportunities in Lewis County. Outreach to grandparents who are raising grandchildren in the school system should also be a priority.

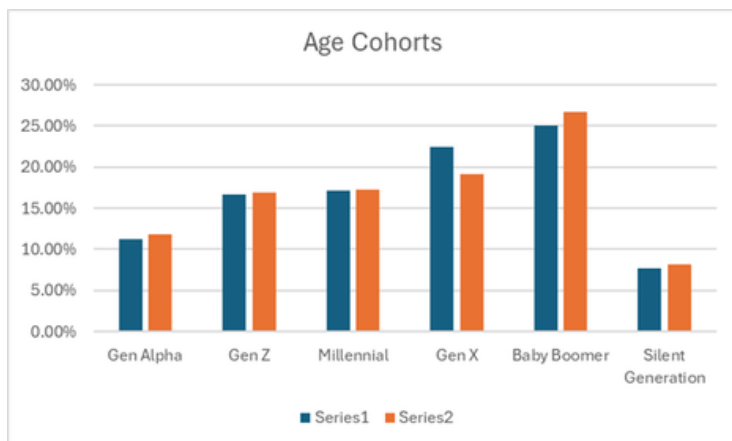
Goal 7

Preserve and maintain the county's rural
character



In 2020, the Town of Jane Lew had a population of 408 people. Population from 2000 to 2020 held steady with only a loss of three people. The highest population recorded in Jane Lew was in 1920 at 560 people. Past population numbers illustrate that Jane Lew slowly lost population over the past several decades. Assuming population trends continue as they have in the past 20 years, by 2035 the town may gain a very small number of residents or experience minimal population loss. Therefore, additional housing is probably not needed.

Lewis County experienced consistent population growth from the time the current boundaries for Lewis County were established until the 1940s. The county has experienced a steady decrease in population from 22,271 in 1940 to 17,033 in the 2020 Census. Population from 2010 to 2020 did increase slightly with an additional 661 people. If nothing changes, the trend of slow but steady population increase is expected to continue with the county having a population of 17,090 (additional 57 people) in 2035. A modest increase in population necessitates the need for approximately 24 additional housing units. During the planning process, residents and local elected officials identified a need for additional higher-value homes to attract residents into the county.



The population of Lewis County has a median age of 43.2 years, according to the 2023 American Community Survey. This is slightly older than the state (42.8 years). The Town of Jane Lew’s median age is 45.4 years.

Currently the largest age cohort in Lewis County is the Baby Boomer cohort. Baby boomers are people born between the late 1940s and 1964. This generation has considerable influence due to its size and wealth. Many Baby Boomers are retired or nearing retirement and by 2030 all will at least be 65 years old. The second largest cohort in the county is Generation X. Generation X are people in their mid-40s to late 50s. This generation is smaller than the Baby Boomer and Millennial generations. This group took the hardest hit overall during the 2008 recession due to the housing bubble and therefore does not have as much wealth as Baby Boomers. Generation X will outnumber Baby Boomers by 2028.



Educational attainment is a very important part of countywide development and economic well-being. A more highly educated population proves to make more money over their lifetime. Lewis County has overall lower levels of education attainment compared to the state or nation. Approximately 88 percent of county residents age 25 and over have high school diplomas, based on 2023 American Community Survey estimates. This is slightly lower than the proportion of the population who were high school graduates statewide (89%) or nationally (89.8%). Approximately 18 percent of county adults have at least four-year college degree. This is below the college degree attainment levels seen across the state (24%) or nation (36.2%).

The Town of Jane Lew is primarily a residential community with a population density of 1,615 people per square mile. Building intensity is primarily smaller lots dispersed throughout the town. Commercial uses are located on US Route 19 and Main Street. Public/Semi-public uses include the park and Jane Lew Elementary School.

Approximately 95 percent of residents age 25 and over in the Town of Jane Lew have high school diplomas. Approximately 12 percent of residents in town have a bachelor's degree.



Land Use

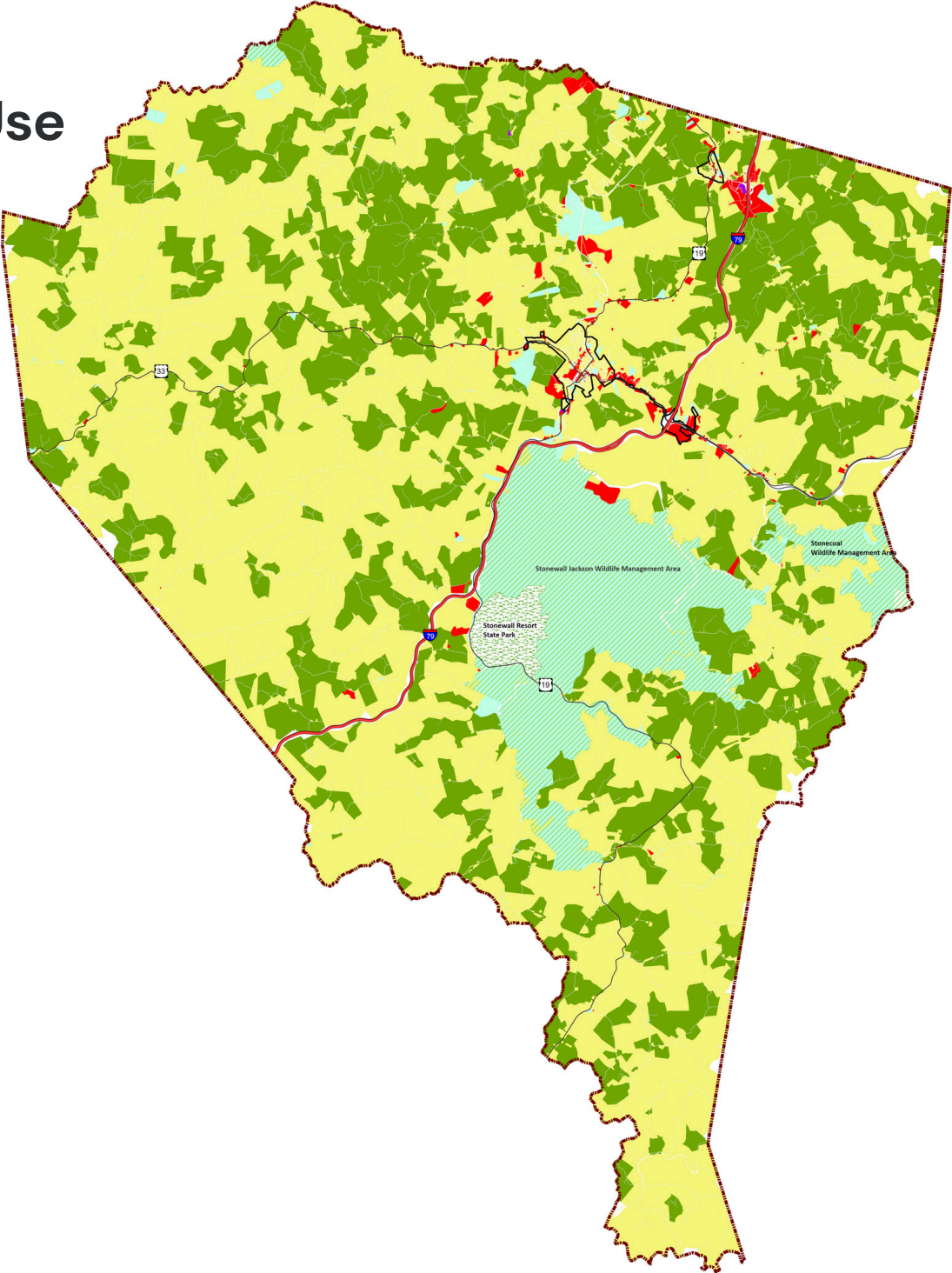
Lewis County, located in the heart of West Virginia, occupies a land area of 384.9 square miles. The county is sparsely populated with a population density of about 44 people per square mile. Most of the county's population is centered along the Interstate 79 corridor, starting at the northern end of the county, running through Jane Lew and then southward to Weston. The rest of the county is sparsely populated with pockets of agricultural production and tourism destinations. The county boasts an abundance of outdoor and recreational facilities including two state protected places, the WVU Jackson's Mill State 4-H Center, and Stonewall Resort.

Areas that lie within the 100-year floodplain are along larger streams and waterways in the county, especially (but not limited to) the northern and eastern parts of the county. Among the largest areas which could potentially be impacted are the eastern half of Weston, and almost all of Jane Lew. Smaller unincorporated places such as Alum Bridge, Horner, Ireland, and Walkersville also could be flooded during a 100-year flood event. Subsidence areas in Lewis County can be found in Weston, Roanoke, Vadis, and Stonecoal.

There are three main protected areas in Lewis County: Smoke Camp, Stonecoal Lake, and Stonewall Jackson Lake. All three include wildlife management areas (WMAs) that are managed by the Wildlife Resources Section of the West Virginia Division of Natural Resources (WV DNR). They are part of the Statewide Wildlife Management Program which is designed to conserve and manage high quality habitats for a variety of wildlife species and to improve public access to these resources.



Lewis County Existing Land Use Map



Town of Jane Lew Existing Land Use Map

Legend

-  Lewis County
-  Incorporated Places
-  Interstate
-  US Routes
-  Stonewall Resort State Park
-  WV Division of Natural Resources (DNR)

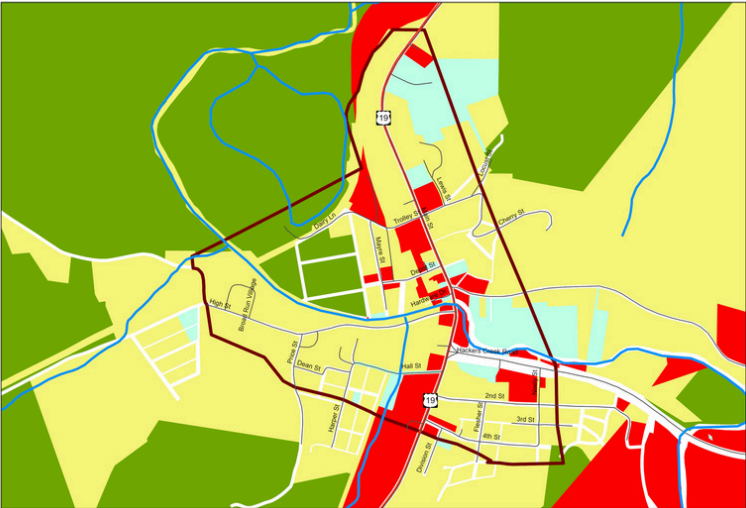
Existing Land Use

-  Rural Residential
-  Agriculture
-  Commercial
-  Industrial
-  Semi-Public/Public



0 1 2 4 Miles

Source: West Virginia GIS Technical Center



Future Land Use

There are many initiatives and projects occurring throughout Lewis County and Jane Lew that make land use planning for the future essential. The lack of zoning and proximity to the interstate could potentially attract unwanted land uses that could deter from the rural character of the county. Therefore, a future land use map was created to guide land use decisions within Lewis County and the Town of Jane Lew. The future land use map is not a zoning map but a visual illustration of the vision of the county and town considering broader categories of uses.

Future land use categories are shown on the Future Land Use Map.

- Rural- land that is not intended for urban growth but for the preservation of open space
- Agriculture-intended for farms that raise livestock and/or grow crops
- Rural Residential- areas for residential development
- Commercial- areas intended for commercial development
- Industrial- areas intended for industrial development

The county is concerned about the growing interest in data center development in West Virginia. It should evaluate the potential impacts of these facilities on public resources and surrounding land uses and collaborate with the state and prospective developers to mitigate any adverse effects.

The county seeks to explore partnership opportunities with the U.S. Army Corps of Engineers regarding lands surrounding the Stonewall Dam, with the goal of discussing potential acquisition or long-term leasing arrangements to enhance tourism, recreational amenities, and economic development within the County.



Six Preferred Development Areas were identified on the Future Land Use Map. The county desires additional commercial development that is centered on small businesses, as well as tourism-oriented businesses. These areas identified reinforce the need for a comprehensive approach to infrastructure planning to sustain existing sites and support future construction throughout the county. Coordinated planning and investment will ensure that these priority areas are fully prepared for growth and can continue to drive economic development in Lewis County.

- Preferred Development Area 1– this area is located on Corridor H outside of Weston city limits. The area includes existing commercial development. Public water will be available in 2026. The county is currently working extending the public sewer and 3 phase power to the area. Additional mixed use development is desired in this area.
- Preferred Development Area 2: this area is in South Weston and consists of existing commercial development. There is existing infrastructure available. Additional mixed use development is needed in this area.
- Preferred Development Area 3: This area is located on Route 19/I–79 Exit 105 near the truck stop in the Hackers Creek area. The development is already underway with DOSS’s private business park, expansions of other businesses, and land set aside for future projects. However, infrastructure in this area is limited, with sewer, water, and power capacity needing significant improvement. A detailed assessment and funding plan are needed to ensure that these systems can adequately support current growth and future development. On the other side of the interstate, where the industrial park is located, there is room for expansion, and there are also new development opportunities along the Hackers Creek Corridor. This area is well suited for commercial and industrial development.
- Preferred Development Area 4: This area is located on Hope Station Road. The county has purchased approximately 150 acres, with the possibility of acquiring additional land to develop a business park. This long-term project involves transforming hillside property into site-ready parcels for new businesses. The EDA may also construct shell buildings for lease in this area, and with additional land, access could be improved, potentially doubling or tripling the project’s size. Infrastructure is a critical concern—while basic systems are in place, there is a need to ensure sufficient capacity for water, sewer, power, and waste management to support any residential, commercial, or industrial development.
- Preferred Development Area 5: this area is located on Murphy’s Creek Road behind the Lewis County High School. This area is flat and would be an ideal location for residential development. Basic infrastructure is available; however, capacity could be an issue.
- Preferred Development Area 6: this area is located past Jackson Mills in the Broad Run Area. Public water is available. This area is well suited for residential development.

The county has identified three redevelopment/renewal areas. The Jane Lew Main Street has been identified as a redevelopment/renewal area due to the presence of abandoned and/or dilapidated buildings. The community center building on Main Street was specifically identified as a redevelopment/renewal area. The community center is comprised of two historical buildings. The community center, along with the standard gas building next to it, could be explored for potential development — perhaps for office space, business offices, or rental opportunities to serve the surrounding community.



The City of Weston updated their comprehensive plan in April of 2025. The plan identified eight critical issues: lack of commercial activity, dilapidated/vacant housing, aging and declining population, annexation, insufficient recreation, transportation, regionalism, and addiction and behavioral health. The plan details specific recommendations that will address the issues identified.



The Lightburn Building is a former hardware store that was owned by the only presidential candidate from West Virginia. This building has also been identified as a redevelopment/renewal area. The town has plans to create a multi-purpose building that includes Jane Lew High School historical displays and artifacts, a Lightburn historical museum and a space for internet access for park goers and trail riders with restrooms. The WVU architectural department students provided the drawing for construction. Funding is required to begin the work, and no grant has been obtained.

Historical Resources

There are 13 structures/historic districts listed on the National Register of Historic Places in Lewis County:

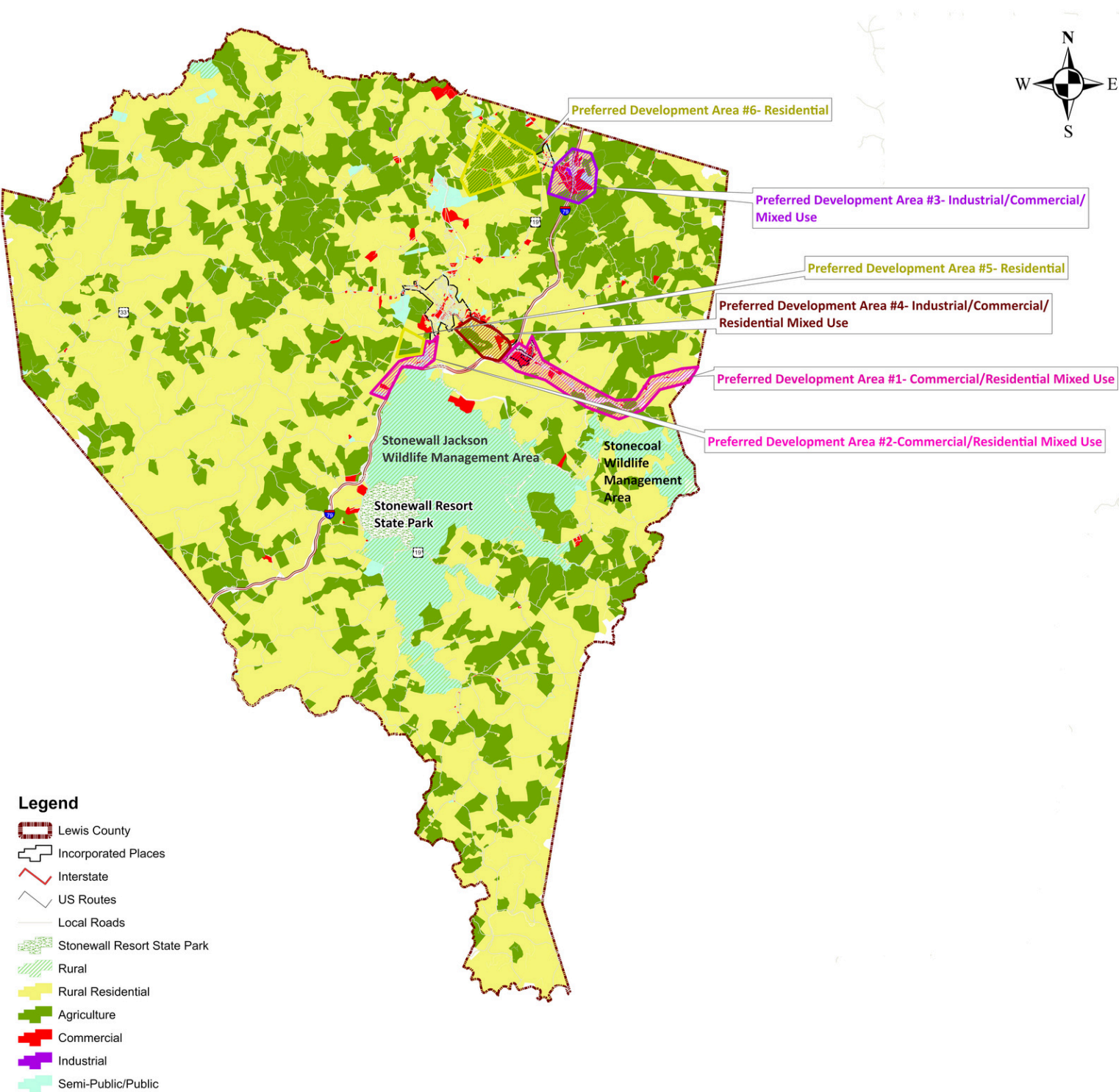
- Davisson--Blair Farm in Walkersville
- Jackson's Mill
- Jackson's Mill State 4-H Camp Historic District
- May--Kraus Farm- Alum Bridge
- St. Bernard Church and Cemetery- Camden
- Upper Glady School- Crawford
- Walkersville Covered Bridge- Walkersville
- Gum Farmstead Historic District- Camden
- Central W.Va. Genealogical & Historical Library and Museum- Weston
- Jonathan M. Bennett House (Louis Bennett Public Library)- Weston
- Weston Downtown Historic District
- Weston Downtown Residential Historic District
- Weston State Hospital

There are two historical groups in Lewis County. The Hackers Creek Pioneer Descendents (HCPD) mission is to preserve and make available the rich history and genealogy of central West Virginia. The group operates a physical library in Horner, offers genealogy classes, and organizes a reunion of central WV families gathering in August. Sharing the county's history through videos is a long term goal of HCPD.

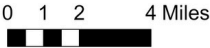
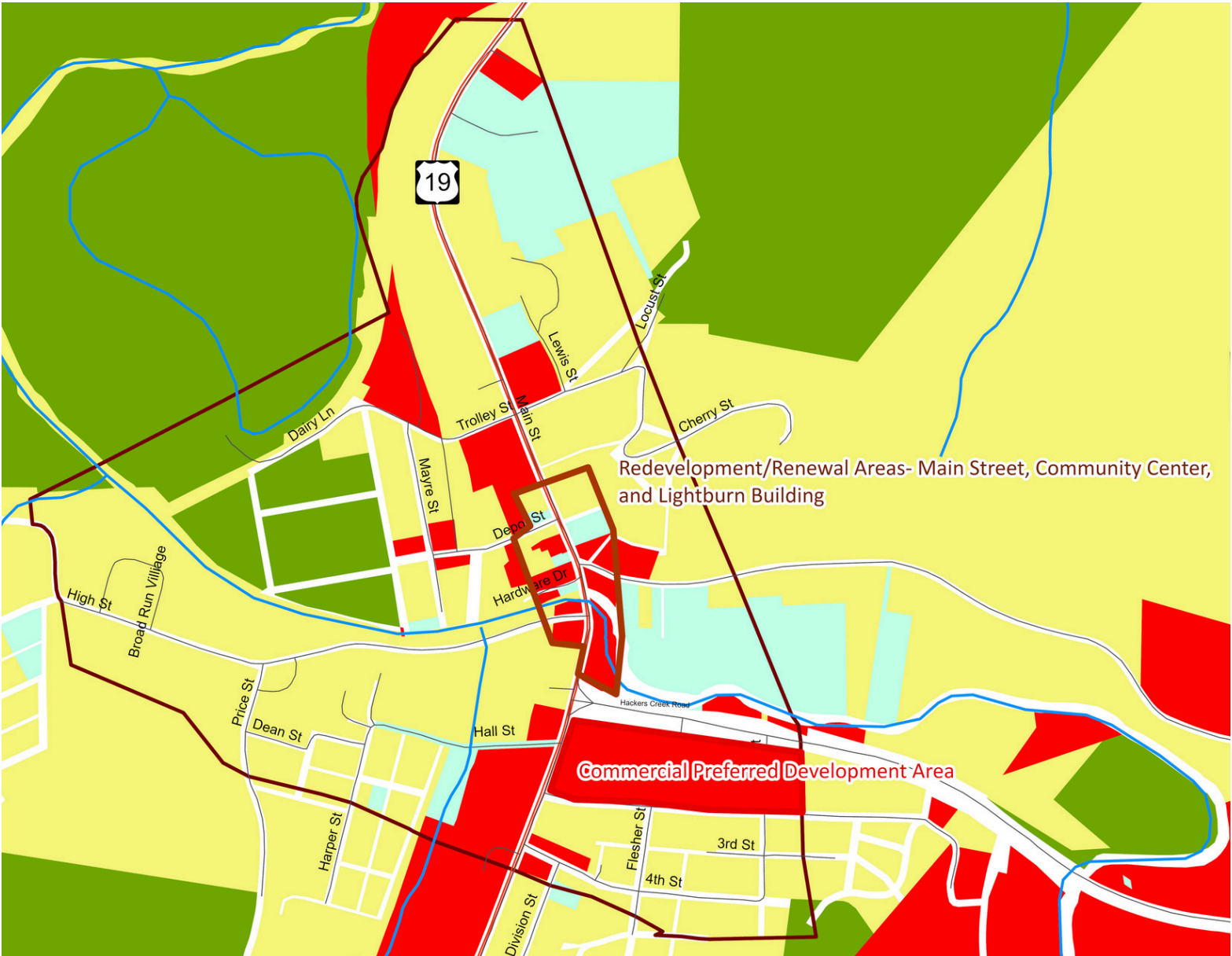
The City of Weston Historic Landmarks Commission was formed in 1998 to preserve the historic sites, structures and landscapes in Weston. The HLC offers a façade grant program to assist with the rehabilitation and maintenance of buildings and homes. Projects up to \$5,000 can qualify for \$2,500 matching funds.



Lewis County Future Land Use Map



Town of Jane Lew Future Land Use Map



Source: West Virginia GIS Technical Center

Legend

- Lewis County
- Incorporated Places
- Interstate
- US Routes

Existing Land Use

- Rural Residential
- Agriculture
- Commercial
- Industrial
- Semi-Public/Public
- Stonewall Resort State Park
- Rural

Objective 1:

Reduce development impacts in floodplain areas

To reduce risks to life, property, and natural resources, the county should strengthen regulations governing development in flood-prone areas. Improved and accurate floodplain mapping should also be pursued to better guide development decisions and protect existing and future properties.

Implementation Strategies

1

Participate in the FEMA Risk MAP program

Local elected officials are concerned about the accuracy of floodplain maps, as the maps directly affect new housing and business development within the county. Current maps have, in some cases, broadly designated areas as flood zones without thorough investigation, which creates unnecessary obstacles. The county should explore what can be done to more accurately designate which areas truly fall within the floodplain and which do not. Doing so would not only help residents by lowering insurance rates but would also benefit existing businesses and make our county more attractive to new investment. In many cases, floodplain designations affect some of the most level and usable land in the county, which are prime areas for development. If it can be demonstrated that certain areas are not in fact within a floodplain, it would significantly expand opportunities for growth and economic development.

The county should participate in the FEMA Risk Map Program, which works with the community to collect updated flood hazard data and periodically updates flood maps to reflect these changes.

Updates to the Flood Insurance Rate Map (FIRM) can occur through several methods, such as:

- Flood Risk Project
- Physical Map Revisions (PMRs)
- Letters of Map Revisions (LOMRs)
- Letters of Map Amendment (LOMAs)
- Letters of Map Revision Based on Fill (LOMRFs)

2

Update the floodplain ordinance

The State of West Virginia has prepared a sample ordinance in 2019 that helps communities meet the requirements of the National Flood Insurance Program. Lewis County last amended the floodplain ordinance in 2010. The county should review the state's 2019 sample ordinance and make applicable changes as needed.

Objective 2:

Guide rural development patterns and protect farmland

Lewis County is concerned that future development may not reflect the scale, design, and character of existing land uses and rural landscapes. Land use planning tools are available to help guide development in a manner that preserves the county's rural character for future generations.

According to the 2022 Census of Agriculture, Lewis County contains 444 farms encompassing 86,546 acres, with an average farm size of 195 acres. The market value of agricultural products sold in 2022 totaled \$5,923,000, representing a six percent decrease from 2017. In addition, farmland acreage has declined by 13 percent since the 2017 Census of Agriculture. These trends indicate that Lewis County is experiencing a continued loss of farmland. Currently, there are no formal mechanisms in place to preserve agricultural land for future generations. Land use regulations and farmland preservation strategies should be explored to help reverse this trend and support the long-term viability of agriculture in the county.



Implementation Strategies

1

Consider partial county zoning

Zoning protects property values because it maintains the character of a community, reduces impacts between conflicting land uses, and prevents properties from negatively affecting one another. Zoning provides predictability and certainty, which helps attract new residents and business owners to a community.

The West Virginia Code allows zoning in counties to cover parts of its jurisdiction. Partial zoning has been discussed as an option to protect specific areas of the county that could potentially face development pressures. The planning commission wishes to maintain the rural character of Lewis County by utilizing zoning.

The following areas of the county should be considered when discussing partial zoning:

- Route 19 from the City of Weston municipal boundary to the Town of Jane Lew municipal boundary. This area would be well suited for mixed use development, such as small scale commercial and residential.
- Weston I-79 interchange. This area would allow retail, and hospitality uses to serve the area and traveling public.
- Jane Lew I-79 interchange. This area would allow for commercial and industrial development.
- Area around the Lewis County High School would allow for educational and residential uses.

- Area around the Stonewall Resort would allow for open space and low-density residential development.

It is important to emphasize that any proposed zoning would require forming a dedicated committee to study the opportunities carefully. This committee should gather public input, conduct thorough research, and ensure that all decisions are well-informed before any implementation occurs. Taking this approach will help ensure that the best possible outcomes are achieved for the community.

Implementation Strategies

2

Consider a subdivision and land development ordinance to protect residential development

Lewis County should also consider enacting subdivision regulations for the orderly development of land within the county. Subdivision regulations ensure that adequate infrastructure, such as water and wastewater, are in place before development begins. A subdivision and land development ordinance will ensure that development will not put a strain on existing resources, such as roads and infrastructure.

Specific regulations to consider in a subdivision and land development ordinance include standards for sidewalks, walkways, parking, easements, rights-of-way, utilities, infrastructure, curbs, gutters, streetlights, fire hydrants, and water and wastewater facilities.

3

Establish a farmland protection board

The loss of farmland is a growing concern, particularly due to the limited options available to preserve it for future generations. The county should consider establishing a farmland protection board. The Voluntary Farmland Protection Act allows counties in West Virginia to create a county Farmland Protection Board and Farmland Protection Program. The program is funded through a real estate transfer tax.

Objective 3:

Evaluate annexation opportunities that align with long-term land-use planning, fiscal sustainability, and rural preservation goals.

Development opportunities within the Town of Jane Lew are currently limited. To support future growth, annexation should be considered as a strategy to direct development to appropriate areas. This approach would help accommodate growth within municipal boundaries while protecting surrounding rural areas by concentrating development where infrastructure and services already exist.

Implementation Strategies

1

Consider areas for annexation

The City of Jane Lew should explore the possibility of annexation to expand city limits—both to increase population and to generate new revenue that can support continued improvements for residents and recreation opportunities.

High priorities for annexation are listed below.

- Properties on approximately 4 miles of Route 19 North to the Harrison County line
- Route 7 from US Route 19 North to Lifes Run Bridge (includes Industrial Park Road)
- Hall Addition– area from Hall Street to the end of Price Street
- Properties on and within 3 miles of Route 19 South of the town border
- Properties along Sycamore Lick, one mile from High Street intersection
- Jesses Run Road (including hillside with Hope Gas and chemical company) 2 miles from intersection with Hackers Creek Road

The City of Weston details their future annexation plans in the 2025 Weston Comprehensive Plan Update.

Action Plan



The Action Plan was developed to establish strategic priorities that Lewis County should focus on in the next ten years. The strategic priorities identify what matters most right now and provide a clear direction for decision-making, investment, and partnerships.

The Action Plan also includes an implementation matrix, which serves as a “to do” list for the county planning commission, county commission, Town of Jane Lew municipal officials, and citizens. The action items are not prioritized as funding, timing, and control can often be out of the county’s control. This approach allows the county to be flexible while advancing the identified strategic priorities.

High control- county can implement directly/minimal approvals required.

Moderate control- county needs partners.

Low control is county influence only, others must act.

Low difficulty- limited cost, few partners, can be done with existing staff

Moderate difficulty- requires coordination, requires grants and partnerships

High difficulty- large cost, multiple partners involved, long implementation timeline

The following categories are detailed for each action item in the implementation matrix.

- Timeframe
- Difficulty- factors that influence difficult would be cost/funding, number of partners, complexity, and time.
- Control- this means how much authority Lewis County and/or Jane Lew has to implement the action item.
- Responsible party- who is to take the lead or implement the action item
- Potential partners- who should be involved to help the action item move forward
- Funding- options include local, state, federal, private/nonprofit



As noted in the implementation matrix intergovernmental and regional cooperation is essential for long-term planning in Lewis County and Jane Lew. Implementation of the plan, specifically infrastructure and economic development action items, can be accomplished with help from regional partners, such as the Region VII Regional Planning and Development Council.

Strategic Priorities

1. Expand Lewis County Park
2. Expand sewer to identified priority areas
3. Continue to support the public local fire departments, law enforcement, and EMS services
4. Consider partial county zoning
5. Implement a notification system
6. Expand Jane Lew Park
7. Continue to explore partnerships with internet service providers on expansion of broadband throughout the county
8. Organize and update existing ordinances, including:
 - o Update the floodplain ordinance
 - o Amend the Lewis County Safe Sites and Structures Ordinance
9. Consider the feasibility of establishing a housing authority for Lewis County
10. Secure funding to develop the Lewis County Greenway Trail in phases

Recommendation	Timeframe	Difficulty	County/Town Control	Reference page #	Responsible Party	Recommended Partners	Funding
Goal 1: Build a stronger and healthier Lewis County							
Continue to upgrade and maintain Lewis County Park	Ongoing	Moderate	High	20	Lewis County	N/A	Local, state, federal, nonprofit
Expand Lewis County Park	Long-term	Moderate	Moderate	20	Lewis County	N/A	Local, state, federal, nonprofit, private
Expand Jane Lew Park	Ongoing	Moderate	Moderate	20	Jane Lew	Lewis County	Local, state, federal, nonprofit, private
Improve Ireland Park	Mid-term	High	Low	20	Ireland community members	Lewis County	Local, state, federal, nonprofit
Identify and pursue opportunities for recreation partnerships with local organizations	Ongoing	High	Low	21	Lewis County	Stonewall State Park Resort, WVU Jackson's Mill, DNR, youth sports leagues	N/A
Continue to upgrade the Butchersville Complex	Ongoing	Moderate	Low	21	Lewis County Baseball/ Softball Association	WVU	State, federal, private, nonprofit
Explore the feasibility of a community recreation center	Long-term	High	Moderate	23	Lewis County	Stonewall Jackson Hospital, WVU Jackson's Mill, WVU Medicine, youth sports leagues	State, federal, private, nonprofit
Secure funding to develop the Lewis County Greenway Trail in phases	Ongoing	High	Moderate	26	Lewis County	Town of Jane Lew, City of Weston, and federal, state, regional, and local partners	State, federal

Recommendation	Timeframe	Difficulty	County/Town Control	Reference page #	Responsible Party	Recommended Partners	Funding
Goal 2: Upgrade infrastructure to address the needs of residents and increase economic development opportunities							
Replace water lines	Long-term	Moderate	Moderate	33	WV American Water	Lewis County and Town of Jane Lew	State, federal
Expand sewer to identified priority areas	Mid-term	High	Moderate	33	Lewis County	Lewis County EDA	State, federal
Continue to evaluate expansion of public water to underserved areas	Ongoing	High	Moderate	33	Lewis County	Lewis County EDA	State, federal
Conduct a comprehensive study of sidewalk conditions in Jane Lew	Long-term	Moderate	High	36	Town of Jane Lew	N/A	State, federal
Collaborate with WV Department of Highways on transportation improvements	Long-term	High	Low	36	Lewis County and the Town of Jane Lew	WV DOH	State
Consider pedestrian improvements to US 119/US 48 (Corridor H)	Mid-term	High	Low	37	WV DOH	Lewis County	State, federal
Evaluate the feasibility of public transportation	Long-term	High	Low	37	Lewis County	County Roads Transit and Central WV Transit Authority	N/A
Continue to explore partnerships with internet service providers on expansion of broadband throughout the county	Mid-term	Moderate	Moderate	39	Local internet providers	Lewis County	State, federal
Explore funding opportunities to separate stormwater infrastructure in Jane Lew and Weston	Long-term	High	Moderate	41	Town of Jane Lew and City of Weston	Lewis County; Weston Sanitary Board	State, federal
Consider subdivision and land development regulations to address stormwater concerns	Immediate	Moderate	Moderate	41	Lewis County	WVU Land Use Clinic	Local
Promote and support education about stormwater issues and benefits of stormwater remediation	Ongoing	Moderate	Low	42	Lewis County	Guardians of the West Fork Watershed; Local residents	N/A
Identify areas in need of improved power infrastructure and expansion of natural gas	Mid-term	High	Low	44	Lewis County	Mon Power, Harrison County Rural Electric Agency, Hope Gas	N/A

Recommendation	Timeframe	Difficulty	County/Town Control	Reference page #	Responsible Party	Recommended Partners	Funding
Goal 3: Increase citizen participation in county governance							
Create an official Lewis County Facebook Page	Mid-term	Low	High	48	Lewis County	N/A	Local
Develop monthly newsletters	Mid-term	Moderate	High	48	Lewis County Town of Jane Lew	N/A	Local
Broadcast information through local news outlets	Mid-term	High	Low	48	Lewis County	WDTV	N/A
Publish local government news in the local newspaper	Mid-term	High	Low	48	Weston Democrat	Lewis County; Town of Jane Lew	N/A
Establish electronic notification systems	Immediate	Low	High	49	Lewis County	Lewis County Office of Emergency Management	Local
Stream County Commission meetings on YouTube	Mid-term	Low	High	49	Lewis County	N/A	Local
Develop a county-wide email list	Immediate	Low	High	50	Lewis County	N/A	N/A
Provide information at key locations in the Town of Jane Lew and throughout the county	Immediate	Low	Moderate	50	Lewis County, Town of Jane Lew	Local businesses and/or organizations	N/A
Continue to update communication networks	Ongoing	Moderate	High	50	Lewis County Town of Jane Lew	N/A	N/A
Goal 4: Provide housing opportunities that are both safe and affordable							
Continue to update the county-wide inventory of abandoned and dilapidated structures	Ongoing	Moderate	High	56	Lewis County	Region 7 Planning and Development Council	N/A
Consider the feasibility of sharing code enforcement with the City of Weston and Town of Jane Lew	Mid-term	High	Low	56	Lewis County	Town of Jane Lew and City of Weston	Local
Amend the Lewis County Safe Sites and Structures Ordinance	Immediate	Low	High	56	Lewis County	N/A	N/A
Consider participation in the REAP program in the future	Immediate	Moderate	Moderate	56	Lewis County	Department of Environmental Protection	State
Consider the feasibility of a county land reuse agency	Mid-term	Moderate	Moderate	57	Lewis County	N/A	Local
Address abandoned and/or dilapidated buildings in the Town of Jane Lew	Ongoing	Moderate	Moderate	57	Town of Jane Lew	Lewis County	Local
Consider the feasibility of establishing a housing authority for Lewis County	Long-term	High	High	58	Lewis County	N/A	Local

Recommendation	Timeframe	Difficulty	County/Town Control	Reference page #	Responsible Party	Recommended Partners	Funding
Goal 5: Improve and maintain a high level of public services throughout the county							
Continue an assessment and testing of fire hydrants throughout the county	Immediate	Moderate	Low	66	WV American Water	Lewis County, local fire departments, Town of Jane Lew, City of Weston	N/A
Continue to support the local fire departments	Ongoing	Moderate	Moderate	66	Lewis County	Local fire departments	Local, state, federal
Consider increasing fire department funds	Long-term	High	Moderate	67	Lewis County	Local fire departments	Local
Continue to support local law enforcement	Ongoing	Moderate	Moderate	67	Lewis County	Lewis County Sheriff's Department	Local, state, federal
Implement a notification system	Ongoing	Low	High	69	Lewis County	N/A	Local
Establish a Community Emergency Response Team (CERT) program	Long-term	High	Low	69	Lewis County	Local volunteers	N/A
Establish formal agreements with organizations to expand the availability and geographic coverage of emergency shelters throughout the county	Immediate	Moderate	Moderate	69	Lewis County	Lewis County Board of Education, local churches	Local
Acquire additional backup generators	Immediate	High	Moderate	70	Lewis County	WV Department of Homeland Security	Local, state, federal
Establish an outreach program to educate residents on emergency preparedness	Mid-term	Moderate	Low	70	Lewis County	WV Department of Homeland Security	Local
Establish an emergency notification system at local park facilities	Immediate	Moderate	Low	70	Town of Jane Lew; Butchersville Complex	Lewis County	State, federal, private, nonprofit
Implement a Quick Response Teams (QRT)	Mid-term	High	Moderate	73	Lewis County	WV Department of Human Services	Local, state
Develop education resources regarding drug addiction	Immediate	Moderate	Low	73	Lewis County	Lewis County Board of Education	Local, state
Install ONEbox in key locations	Mid-term	Moderate	Moderate	73	Lewis County	WV Drug Intervention Institute	Local
Consider the establishment of Family Treatment Courts	Mid-term	High	Low	74	Lewis County	Supreme Court of Appeals of WV's Division of Probation Services, Circuit Court, Child Protective Services, substance use disorder (SUD) treatment provider	Local
Work with community stakeholders to generate ideas to address homelessness in Lewis County	Mid-term	Moderate	Moderate	76	Lewis County	Lewis County Family Resource Network, Lewis County Health Department, Weston Police Department	Local

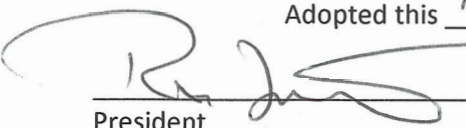
Recommendation	Timeframe	Difficulty	County/Town Control	Reference page #	Responsible Party	Recommended Partners	Funding
Goal 6: Make Lewis County a welcoming and empowering community for young people							
Explore methods to involve the youth	Immediate	Moderate	Moderate	80	Lewis County	Lewis County Board of Education; Town of Jane Lew, City of Weston	Local
Partner with the Lewis County Board of Education	Immediate	Moderate	Moderate	80	Lewis County	Lewis County Board of Education; Town of Jane Lew, City of Weston	Local
Partner with regional partners and higher educational insitutions	Immediate	Moderate	Moderate	80	Lewis County	Regional Partners and Higher Educational Insitutions	N/A
Create a stakeholder group to strengthen the partnership between the county and school district	Immediate	High	Moderate	82	Lewis County	Lewis County Board of Education; Town of Jane Lew, City of Weston	Local
Goal 7: Preserve and maintain the county's rural character							
Participate in the FEMA Risk MAP Program	Immediate	Moderate	Moderate	95	Lewis County	Lewis County EDA, FEMA	Local
Update the floodplain ordinance	Immediate	Low	High	95	Lewis County	WV Division of Homeland Security and Emergency Management	Local
Consider partial county zoning	Mid-term	High	Moderate	97	Lewis County	WVU Land Use Clinic	Local
Consider a subdivision and land development ordinance to protect residential development	Mid-term	High	Moderate	98	Lewis County	WVU Land Use Clinic	Local
Establish a farmland protection board	Mid-term	Moderate	Moderate	98	Lewis County	WV Department of Agriculture, WV Agricultural Land Protection Authority	Local
Consider areas for annexation in Jane Lew	Long-term	Moderate	Moderate	100	Town of Jane Lew	Lewis County	N/A

Lewis County, West Virginia
Planning Commission
The Comprehensive Plan Procedures for Public Input

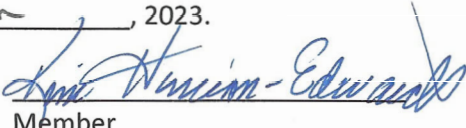
Pursuant to the requirements of W. Va. Code § 8A-3-6(c), the Planning Commission of the County of Lewis, West Virginia ("Lewis County Planning Commission") hereby adopts the following procedures to encourage and promote public participation in the drafting of the Lewis County Comprehensive Plan ("comprehensive plan"). The comprehensive plan is being drafted pursuant to W. Va. Code § 8A-1-1.

- (1) The Lewis County Planning Commission will request input from other affected governing bodies and units of governments that may be affected by the adoption of the comprehensive plan.
- (2) Under W. Va. Code § 8A-3-6(b), once the Lewis County Planning Commission has completed a draft of the comprehensive plan, and before the Lewis County Planning Commission submits a plan to the County Commission for adoption or consent, it must publicize and hold a public hearing on the draft of its plan.
 - a. More particularly, under W. Va. Code § 8A-3-6(b), at least thirty (30) days prior to the date set for the public hearing, the Planning Commission will publish a notice of the date, time and place of the public hearing as a Class I legal advertisement in compliance with the provisions of article three, chapter fifty-nine of the West Virginia Code. The notice shall run in a general circulating publication, the publication area will be the area that will be covered by the comprehensive plan.
 - b. In addition to the requirements at W. Va. Code § 8A-3-6(b), above, the Lewis County Planning Commission will publish its draft of the comprehensive plan at least thirty (30) days prior to the public hearing. Specifically, the Planning Commission will post hardcopies for public review at Lewis County Courthouse, and the draft will be available online at the County of Lewis website: www.lewiscountywv.org
- (3) Public notice of Lewis County's Planning Commission meetings will be given pursuant to the West Virginia Open Governmental Proceedings Act, where applicable.
- (4) No provision herein shall be construed as limiting the Lewis County Planning Commission's ability to engage in additional public participation efforts as the Lewis County Planning Commission deems appropriate. No provision herein shall prohibit the Lewis County Planning Commission from amending these procedures.

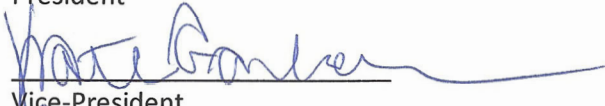
Adopted this 16 day of November, 2023.



President

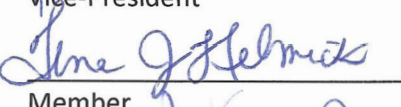


Member



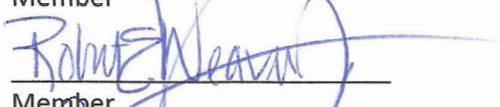
Vice-President

Member

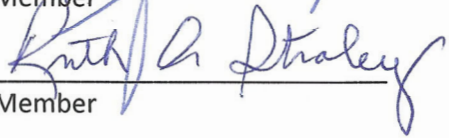


Member

Member



Member



Member

Appendix 2: Sources

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Appendix 3: Funding Sources

The following information regarding funding sources was obtained from various federal, state, and non-profit websites. Each website has additional information and application forms. The following list is not a comprehensive list but a summary of grants and/or loans that are most commonly awarded in West Virginia.

Appalachian Regional Commission

The Appalachian Regional Commission (ARC) provides federal grant funds for the support of economic and community development in West Virginia. The goal of ARC is to create opportunities for self-sustaining economic development and improved quality of life.

Projects approved for ARC assistance must support one of the five general goals:

1. Invest in entrepreneurial and business development strategies that strengthen Appalachia's economy.
2. Increase the education, knowledge, skills, and health of residents to work and succeed in Appalachia.
3. Invest in critical infrastructure – especially broadband, transportation, including the Appalachian Development Highway System; and water/wastewater systems.
4. Strengthen Appalachia's community and economic development potential by leveraging the Region's natural and cultural heritage assets.
5. Build the capacity and skills of current and next-generation leaders and organizations to innovate, collaborate, and advance community and economic development.

Project activities include infrastructure projects (water, wastewater, broadband, workforce development, entrepreneurial and business development, and local leadership and community capacity building)

Benedum Foundation

The mission of the Benedum Foundation is to encourage human development in West Virginia and Southwestern Pennsylvania through strategically placed charitable resources. The foundation awards grants in education, economic development, community development and health and human services in West Virginia.

Community Development Block Grant (CDBG)

The West Virginia Community Development Block Grant (CDBG) provides grants to local governments (towns, cities, and counties) that do not receive CDBG direct funding from U.S.

Department of Housing and Urban Development. The primary objective of CDBG funding is to develop sustainable communities by providing decent housing, a suitable living environment, and expanded economic opportunities principally for persons of low to moderate income.

Community Facilities Direct Loan & Grant Program (USDA)

This program provides affordable funding (low interest loans, grants, or a combination of the two) to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment and pay related project expenses. Examples of essential community facilities include:

- Health care facilities such as hospitals, medical clinics, dental clinics, nursing homes or assisted living facilities
- Public facilities such as town halls, courthouses, airport hangars or street improvements
- Community support services such as child care centers, community centers, fairgrounds or transitional housing
- Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles or equipment
- Educational services such as museums, libraries or private schools
- Utility services such as telemedicine or distance learning equipment
- Local food systems such as community gardens, food pantries, community kitchens, food banks, food hubs or greenhouses

Land and Water Conservation Fund (WV Department of Commerce)

The Land and Water Conservation Fund program (LWCF) provides supplemental federal funding for the acquisition and/or development of high-quality, public outdoor recreational areas throughout West Virginia. Assisted or acquired parklands are bound by perpetual restrictive covenants that obligate the project sponsor to operate and maintain the defined project area as a public outdoor recreational facility.

Proposed projects must be consistent with the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Park renovations, expansions to promote active lifestyles, innovate community cores, attract or retain visitors to an area, develop trailheads or preserve other natural areas to impact community health objectives or develop brownfields renewal efforts will receive funding priority. Additional priority will be made for projects targeting one or more of the

project characteristics noted above that utilize a community coalition or consortium approach towards achieving the project goal. Project consortiums can include, but not be limited to, participation in the West Virginia Development Office's Main Street Program, Certified Development Community Program, or other programs of the Governor's Office of Healthy Lifestyles, West Virginia Department of Highways, or Northern or Southern West Virginia Brownfields Assistance Centers.

Eligible activities:

- Land acquisition for parklands
- Development or renovation of the following types of outdoor recreational facilities:
- Campgrounds
- Picnic areas
- Sports and playfields
- Golf courses
- Swimming facilities
- Boating facilities
- Fishing facilities
- Hunting areas
- Trails
- Winter sport facilities
- Support facilities (walks, utilities, bathrooms, etc.)
- Amphitheaters
- Lake impoundments
- Visitor information centers
- Interpretive centers

Rails to Trails Conservancy

The Trail Grants Program emphasizes strategic investments that support significant regional and community trail development goals. The program supports organizations and projects that will create more opportunities for people to connect with trails in their neighborhoods—either through activities and events, or through improved, connected trail infrastructure.

Recreational Trails Fund Program (WV DOT)

The Recreational Trails Program is available for the construction, upgrade or maintenance of both motorized and non-motorized recreational trails. This is an 80% federal, 20% local reimbursement program that may recognize "in-kind" matches for the local share.

Recycling and Litter Program Grants (WV DEP)

Recycling Assistance Grant Program

The funds are available to any county, municipality, the public or private entity in West Virginia that is interested in planning and implementing recycling programs, related public educational programs or need assistance in recycling market efforts.

Litter Control Grant Program

The Litter Control Grant is a matching fund that assists municipalities and county government agencies with community cleanup and litter enforcement projects.

Covered Electronic Devices Grant Program

Grants that are used for the purpose of conducting electronic collection events and programs. Only municipalities, county commissions or county solid waste authorities are eligible to apply for these grants.

Rural Community Development Initiative Grants (USDA)

RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas.

Rural Placemaking Innovation Challenge (USDA)

The Rural Placemaking Innovation Challenge (RPIC) is for eligible entities to help provide planning support, technical assistance and training to foster placemaking activities in rural communities.

Qualified entities can use the funds to help rural communities create plans to enhance capacity for broadband access; preserve cultural and historic structures; and support the development of transportation, housing, and recreational spaces.

State Historic Preservation Office Grants (WV Department of Arts, Culture & History)

The State Development Grant Program is for rehabilitation of properties that are listed on the National Register of Historic Places or a contributing property in a historic district or/and archaeological development of a site listed on the National Register of Historic Places.

The Survey & Planning Grant Program is for conducting architectural/archaeological surveys, National Register nominations, predevelopment plans, heritage education projects, etc.

The Endangered Historic Properties Fund Program is to provide emergency funding through a grant for the preservation of threatened and endangered historic and prehistoric structures and sites.

Transportation Alternatives Program (WV DOT)

The Transportation Alternatives (TA) is a funding source for local community development. This is an 80% federal, 20% local reimbursement grant program for non-traditional transportation related projects. Examples include railway depot restoration, pedestrian and bicycle facilities and rail trails. This and other grant programs have also become part of West Virginia's Federal-aid transportation program since passage of the original ISTEA in 1991.

Water & Waste Disposal Loan & Grant Program (USDA)

This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

Funds may be used to finance the acquisition, construction or improvement of:

- Drinking water sourcing, treatment, storage and distribution
- Sewer collection, transmission, treatment and disposal
- Solid waste collection, disposal and closure
- Storm water collection, transmission and disposal

In some cases, funding may also be available for related activities such as:

- Legal and engineering fees
- Land acquisition, water and land rights, permits and equipment
- Start-up operations and maintenance
- Interest incurred during construction
- Purchase of facilities to improve service or prevent loss of service
- Other costs determined to be necessary for completion of the project

Youth Engagement through Public Art Grant (WV Department of Arts, Culture & History)

Provides up to \$5,000 in support for public art projects that engage local youth in the planning and/or implementation of the project. Eligible organizations include West Virginia 501(c)(3) youth or arts organizations, schools, and local governments.

Appendix 4:

Adoption Materials

To be added after comprehensive plan is adopted