

CITY OF WESTON, WV Comprehensive Plan



Adopted 04/07/2025

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CHAPTER 1: THE COMPREHENSIVE PLAN
PROCESS



Introduction

A comprehensive plan is a document that provides a vision for the physical development of a city. The State of West Virginia provides cities and counties with the ability to regulate land use according to West Virginia State Code Chapter §8-A. However, before regulating how land can and cannot be used, a city must adopt a comprehensive plan.

Having an overarching vision for a community allows a city to have a foundation for making decisions regarding policies on such issues as zoning, economic development and public services. In fact, the main criteria the state gives for making decisions on zoning changes is that it complies or fits into the vision of the comprehensive plan.

Given that cities change physically, socially, politically and economically over time, it is important to take those changes into account when making decisions for the future.

Weston's last comprehensive plan was adopted in 2014. This update addresses the need to plan for changing conditions in Weston and meets state requirements for regulating land use.

In 2004, the State of West Virginia adopted new land use enabling legislation that required each city to update its comprehensive plan every 10 years in order to maintain its zoning powers. This legislation also provided a deadline of 10 years from the time of adoption for cities to come into compliance.

Statement of Purpose

Rural economies continue to face enormous challenges in the coming decades, and Weston is no exception. We need to understand and seize opportunities presented by changing economic conditions, increased automation, and global trade that depress demand for industrial labor; an aging population that increases demand for specialized services; and

continued acceleration of the digital revolution that requires up-to-date connectivity and allows more widespread use of remote offices and telecommuting.

This Comprehensive Plan, with its policies and initiatives, is organized around three goals: maintaining what we have already achieved, evolving (preparing to transform) areas of the City that need improvement, and transforming aspects of the town where comprehensive changes are needed to support goals and policies. While maintaining the work of past transitions, we continue to prepare for the future and do the work of transforming that which will eventually be maintained. This is the ongoing cycle of moving from planning to implementing and sustaining the ongoing accomplishments of the City of Weston that enables us to transform what and who we are, to increase the opportunity for every household to improve its quality of life. This plan shall serve as a detailed roadmap for how the community is going to achieve the identified goals.

The Process

The Weston Planning Commission established a process for updating the comprehensive plan. The formal process began in 2022 and has been transparent, open, and encouraging of public input.

The previous comprehensive plan was adopted in 2014 with assistance from WVU Land Use and Sustainable Development Law Clinic. The 2014 Comprehensive Plan was reviewed extensively during the current comprehensive plan drafting process.

Acknowledgements

Weston's Comprehensive Plan is the community's plan. Ownership of the plan is not limited to any person or group of people. While the Weston Planning Commission is tasked with preparing the comprehensive plan, the Weston City Council is responsible for the plan's adoption. The Planning Commission analyzed input from all the various sources and integrated thoughts and ideas into the comprehensive plan.

Members of the Weston City Council and Weston Planning Commission (as of August 2024):

Weston City Council:

- Mayor Kim Harrison-Edwards
- Vice Mayor and Ward 1 Councilor Sherry Rogers
- Ward 2 Councilor Steven White
- Ward 3 Councilor Debbie Gump
- Ward 4 Councilor Herb Curtis

Weston Planning Commission Members:

- Alan Westfall – Chair
- David Bush – Vice Chair
- Clara Atchison
- David Blake
- Nate Stansberry – City Manager
- Kim Harrison-Edwards – Mayor
- Dan Vaughn
- Bruce Adler – Special recognition

Legal Requirements

Chapter 8A of the West Virginia Code, enacted in 2004, made marked changes to West Virginia's land use statutes. Chapter 8A delineates required aspects of a comprehensive plan document and the drafting and adoption process. According to the West Virginia Code, the comprehensive plan should be "the basis for land development and use and be reviewed and updated on a regular basis," at least every 10 years. W.Va. Code §§ 8A-1-1(b)(3), 8A-3-11(a).

One requirement for creating or updating a comprehensive plan is that the locality must have a planning commission created by the governing body. Once established, the planning commission must adopt procedures for public input under West Virginia Code Section 8A-3-6(c). Public input procedures provide a formalized statement of how the planning commission intends to obtain public input.

Every comprehensive plan must meet several objectives and required components identified in West Virginia Code Section 8A-3-4. The Weston Planning Commission has worked to ensure that all required components and objectives have been met in the comprehensive plan.

After the planning commission completes the comprehensive plan draft, several steps are required to adopt the plan. A public hearing must be held after publication in a Class 1 legal advertisement. After holding the public hearing, the planning commission may recommend the draft comprehensive plan to the Weston City Council.

At the next regular council meeting, the planning commission presents the recommended plan. Once city council has possession of the draft comprehensive plan, another public hearing is required after publication in a Class 1 legal advertisement. The city council must then act by adopting the plan, rejecting the plan, or amending the plan.

Public Input

The Weston Planning Commission understands the value of public input in the comprehensive plan process. The Planning Commission and Weston City Council established input procedures well beyond the minimum requirements in the state code. All meetings and agendas were properly posted. All meetings were open to the public and participation was encouraged throughout the process.

In 2022, the Weston Planning Commission and City Council began to engage with the public in a variety of settings to gain input for composing an updated comprehensive plan.

Each respective councilor held a Ward meeting to gain public input. A Town Hall Meeting was held in addition to the ward meetings. An online Facebook survey was conducted. Letters were mailed to community members, businesses and organizations to gather information for review. A group of Lewis County High School students were surveyed on their perception of the community. Responses in their entirety from these venues can be found in the Appendices section of this document.

The planning philosophy was to make several concerted efforts to reach the public in lieu of asking them to come to meetings to gain participation. Further outreach consisted of participation in focus meetings of HUBCAP - which Weston was designated in 2023. HUBCAP is an initiative through the WV Community and Development Hub.

A direct mail campaign was launched to solicit responses from key stakeholders, including large employers, service organizations, and a host of others. Stakeholders were mailed an individualized survey, few were filled out and returned. Others receiving the survey opted for a face-to-face meeting to share thoughts and ideas.

Presentations were also made to the Weston Rotary Club and Lewis County First, Inc. Input was sought at monthly Coffee with the Mayor events. In total, there were



approximately 15 formal events, including six neighborhood meetings and community events. It is estimated that more than 175 people were involved in the planning process through various meetings and events.

Through HUBCAP, an additional survey in December 2023 garnered responses from 1019 individuals.

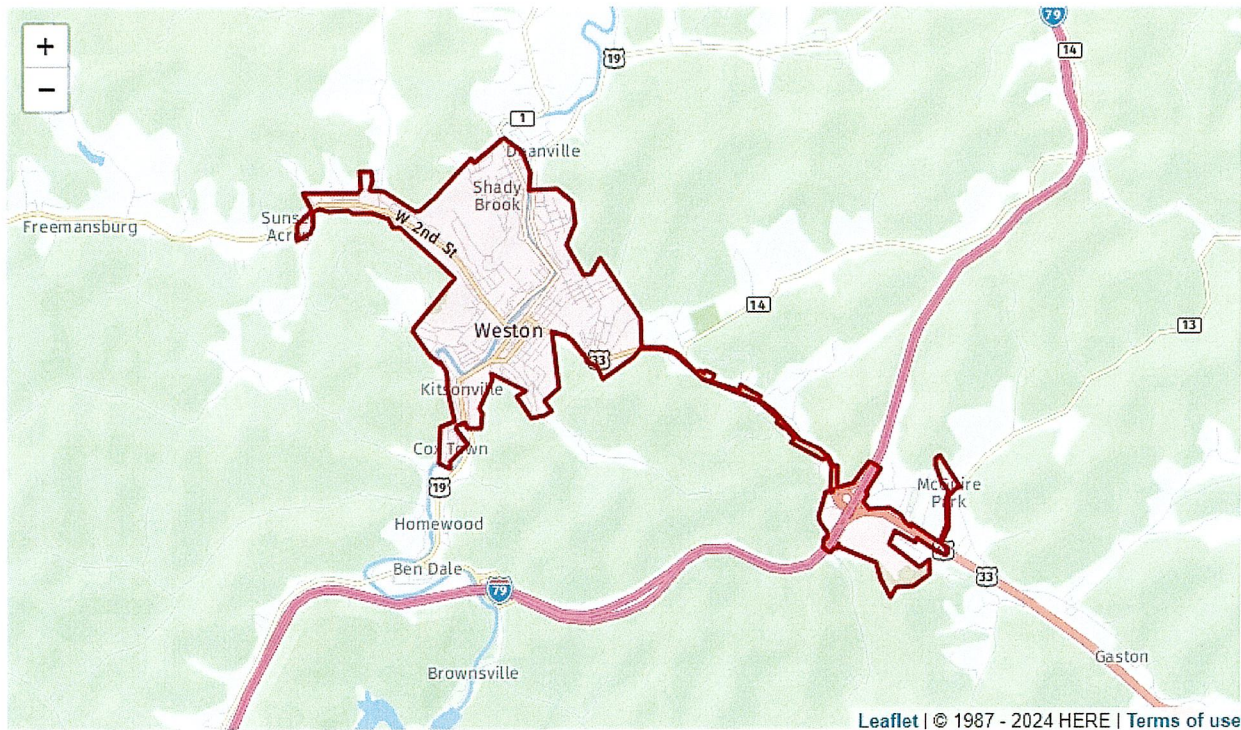
Planning Areas

Weston is the county seat for Lewis County, West Virginia. The City lies along the West Fork River at its confluence with Stonecoal and Polk Creek. According to the United States Census Bureau, Weston contains a total area of 1.7 square miles. The City is crossed by Interstate 79 (I-79), U.S. Route 19, U.S. Route 33, Corridor H, and U.S. Route 119.

Weston has two national historic districts: the Weston Downtown Historic District and Weston Downtown Residential Historic District. Weston enacted a zoning ordinance in 2018 which takes into account these historic districts in making future land use determinations.

According to the United States Census Bureau, the city has a total area of 2.00 square miles, of which 1.95 square miles are land and 0.05 square miles are water.

City of Weston, WV Boundary Map



Organizing the Comprehensive Plan

Chapter 1, outlines “The Comprehensive Plan Process”, including procedural and logistical requirements. Chapter 2: “Where Are We Now” highlights current conditions. Chapter 3: “Issues We Have Identified” is where the needs of the city are described and analyzed. Chapter 4: “How Do We Achieve Our Vision,” provides a plan of action for the city to follow to achieve the identified goals and objectives.

The appendices provide supplemental information related to the comprehensive plan, including sample surveys, public input procedures, and city meeting results. [Tables](#)

The following two tables indicate where certain requirements for the comprehensive plan have been satisfied. The first chart is the “required objectives” checklist, which outlines the

seven objectives that every comprehensive plan in West Virginia must satisfy. The second chart outlines all the “required components”.

Required Objectives for a Comprehensive Plan	
W.Va. Code §8A-3-4(b)(1)-(7)	
Code Provision	Chapter
Statement of goals and objectives	All Chapters
Maps, plats, and/or charts that present basic information on the land, including present and future uses	
Timeline on how to meet short and long-term goals and objectives	Implementation Matrix
Action plan with implementation strategies	Chapter 4, Implementation Matrix
Recommendations of a financial program for necessary public funding	Implementation Matrix
Statement of recommendations concerning future land use and development policies	All Chapters
A program to encourage regional planning, coordination, and cooperation	All Chapters
Maps, plats, and/or charts that present basic information on the land, including present and future uses	All Chapters

Required Components for a Comprehensive Plan

W.Va. Code §8A-3-4(c)(1)-(13)

Code Provision	Page #
Land Use	
Different land uses (including, for example, residential, agricultural, historic, etc.)	8, 10, 12, 29
Population density and building intensity standards	18, 19, 45
Growth and/or decline management	35, 36, 41
Projected population growth or decline	18, 19, 41, 44, Matrix
Constraints on development (including identifying flood-prone and subsidence areas)	31, 32
Housing	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	42, 43
Identify the number of projected housing units and land needed	44, 45
Address substandard housing	42, 43, 44, 45
Rehabilitate and improve existing housing	42, 43
Adaptive reuse of buildings into housing	42, 43, 44, 45
Transportation	

Vehicular, transit, air, port, railroad, river, and any other mode	46, 47, 50, Matrix
Movement of traffic and parking	46, 47, 50, Matrix
Pedestrian and bicycle systems	46, 47, Matrix
Intermodal transportation	46, 47, Matrix
Economic Development	
Analyze opportunities, strengths and weaknesses	41, 42, 44, 45
Identify and designate economic development sites and/or sectors	41, 42, 44, 45
Identify types of economic development sought	41, 42, 44, 45
Miscellaneous Components	
Infrastructure	50, 51, Matrix
Public Services	49, 53, Matrix
Recreation	46, 53, Matrix
Community Design	41, 43, 45, 46
Preferred development areas	41
Renewal and/or redevelopment	41
Financing	43
Historic preservation	41, 42



**CHAPTER 2: COMMUNITY
SNAPSHOT**



Chapter 2: Community Snapshot

Chapter 2 of the Weston Comprehensive Plan provides a “snapshot” of where the city is now. This snapshot includes in-depth analysis of demographics and trends to provide a good foundation for identifying the needs of the community and developing prioritized recommendations for Weston to achieve its vision for the future.

A community’s vision statement is an overarching statement that anchors the comprehensive process and reflects where Weston would like to be in ten years. All of the goals, objectives, and action steps are consistent with the vision statement.



Vision Statement

“As a prosperous, vibrant, healthy, family -oriented community, by working together Weston nurtures business, promotes excellence and celebrates our rich heritage.”

Weston HubCAP participants

History

The city was founded on January 1, 1818 by an Act of the (then) Virginia Assembly, and originally named Preston in honor of the then governor (James Patton Preston). When a new county was formed shortly thereafter and also named “Preston”, the Assembly acted in early 1819 to change the city’s name to Fleshersville. That name displeased the now former “Prestonians” and in late 1819 the Assembly changed the name to Weston. The city was formally incorporated in 1846 when the assembly adopted the first charter.

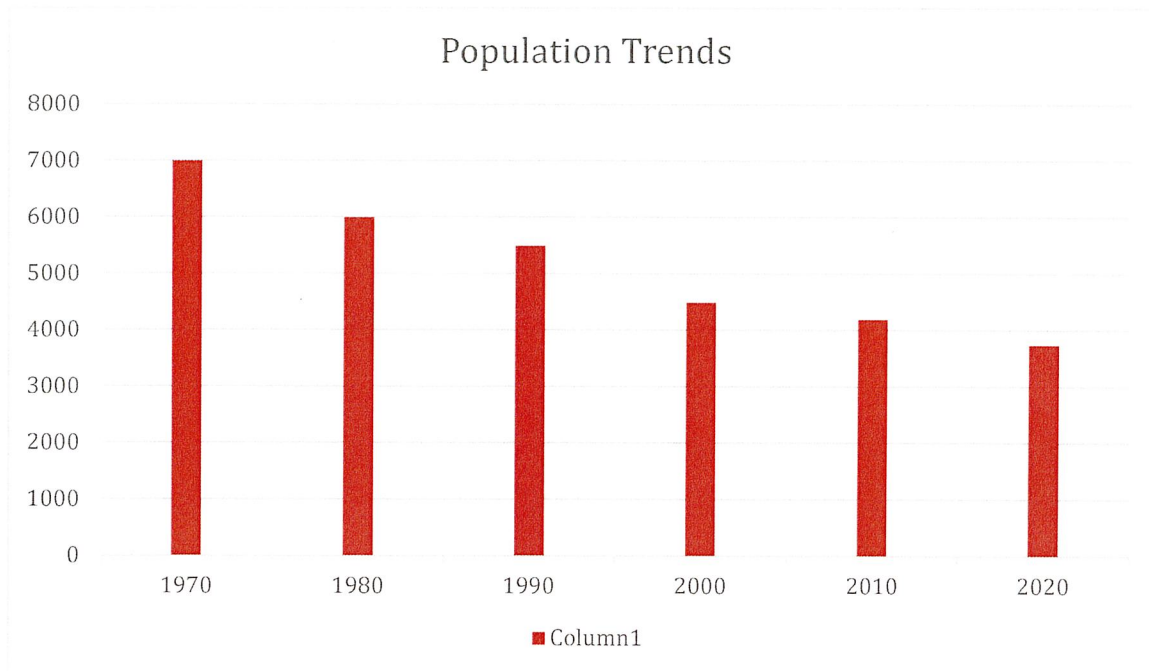
During the 20th century, Weston was home to more than thirty (30) glass plants. With the closure of West Virginia Glass and Louis Glass companies in the 1980s and 1990s, respectively, the era of Weston's reputation as a center for hand-blown glass came to an end.

Population

The population of Weston is currently 3,751. In 2020, the U.S. Census data reported 3,963. Over the years, its population has experienced a decline at an annual rate of approximately -1.29%, resulting in a 4.82% decrease since the most recent census in 2020 when the population was recorded at 3,941.

The City has consistently lost population every census year. According to the U.S. Census, the City of Weston's population in 2020 was 3,963 people, a significant decrease from the 1970 population of over 7,000. Projecting population can be difficult as many models do not take into account economic circumstances. Also, West Virginia has not yet developed population projections for incorporated areas. In 2011 the WVU-College of Business and Economics completed population projections for all of the counties. The projections for Lewis County show a decrease over the next 20 years, with a total loss of 5.3 percent by 2030. To develop Weston's population projections, past population counts were examined:

- 1990-2000 -14% population loss
- 2000-2010 -5% population loss
- 2010-2020 -5% population loss



The U.S. Census Bureau had predicted minimal population loss in 2012, less than 1 percent. Therefore, a conservative estimate of population change would be between a 1 to 5 percent loss by 2030. Weston includes a high number of residents that are in the 45-64 age group, as shown on Chart 2: Age Cohorts. These residents are classified as baby boomers and are typically well established in the community with higher incomes and home ownership. Many in this age group have older children, which most likely are leaving the City, as evidenced in the drop of residents in the Age 5 to 19 cohort. The 45-64 age group, as it ages, will require different services, such as public transit, accessible medical facilities, and retirement housing. The 20 to 44 age group is important to the city as well. This group makes up the bulk of the labor force, purchases large items (cars, homes, etc.) and are most likely to start a family. Some already have children. Since 2000, the number of people in this group has been decreasing. This situation further impacts the number of young children in the age 5 to 19 age group. This decrease in school children impacts the Lewis County Board of Education's plans for school district enrollments, as well as the City's plans for services for a younger population.

Population Density

As of the census of 2000, there were 4,317 people, 1,942 households, and 1,172 families living in the city. The population density was 2,533.5 inhabitants per square mile (980.5/km²). There were 2,222 housing units at an average density of 1,304.0 per square

mile (504.7/km²). The racial makeup of the city was 98.24% White, 0.19% African American, 0.09% Native American, 0.72% Asian, 0.19% from other races, and 0.58% from two or more races. Hispanic or Latino of any race were 0.46% of the population.

Age Cohorts and Distribution

Under 5 years of Age	2.8%	35-54 Years of Age	26.4%
5-17 years of Age	16.7%	55-64 Years of Age	13.7%
18-24 years of Age	8.4%	Over 65 years	16.9%
25-34 years of Age	15.3%		

Racial Diversity

According to DataSource 2022 statistics report that Weston, WV was comprised of 96.7% Caucasian, Non-Hispanic 2.6%, Other Non-Hispanic .433%, Black or African American .255% and White (Hispanic) 0.0255%.

None of the households in Weston, WV reported speaking a non-English language at home as their primary shared language. 100% of the residents in Weston, WV are U.S. citizens.

Housing

2,135 housing units exist within the City of Weston. Of those units, 85 percent are occupied and 15 percent are vacant. Vacancies can negatively affect residential neighborhoods. The high vacancy rate indicates that economic circumstances and housing type and condition are such that many people choose not to live within the municipal boundaries or move elsewhere. The vacancy rate in 2000 was 12.3 percent, which further illustrates Weston's housing market issues. The majority of vacant homes fall into the category of "all other vacants" as illustrated on Chart 3: Vacancy Status. According to the U.S. Census Bureau, the term "all other vacants" refers to units held vacant for personal reasons by the owner. Common reasons include:

- No one lives in the unit and the owner is making repairs
- Owner does not want to rent or sell

- Owner using the home for storage
- Owner is elderly and living in a nursing home or elsewhere

Rentals comprise the next highest level of vacancies. Many factors contribute to vacant rental properties. Too many rental units may exist, the cost of rentals may be too high, or the poor condition of rental units may cause a high vacancy rate. Owners occupy 62 percent of occupied units, with 38 percent renter-occupied units in the City exceeds the percentage in the county. Home-owners tend to take better care of their home whereas renters may not stay in the community as long or have a stake in the appearance and quality of the home.

Housing value in a community gauges overall health of the housing market. The median housing value in Weston is \$76,900 according to the 2007-2011 American Community Survey. This value is significantly lower than the \$96,500 median value for West Virginia. A majority of the homes in Weston are valued between \$50,000 - \$99,000. A significant portion of the homes are also valued at less than \$50,000.

Weston's housing stock is also considerably older, with over 35 percent built in 1939 or earlier. Few homes have been built since 1990. The age, and ultimately condition, of the older homes could explain the lower housing value in Weston.

The websites Movoto.com and Safelike.com which are well-respected real estate companies that rank cities across the country for prospective home buyers recently rated Weston the number one safest place to live in WV two years in a row, 2017 and 2018.

Transportation

The City of Weston is located at the crossroads of I-79 and Corridor H. Other major roadways include U.S. Route 33. This route connects Weston to Ravenswood, Ripley, Glenville and Spencer in the west. Corridor H connects Weston to Buckhannon, Elkins and eventually Harrisonburg, VA.

Other roadways include U.S. Route 19 and 119. U.S. 19 is Main Avenue and is a one-way street (southbound) through the downtown business district. Center Avenue serves as northbound U.S. Route 19 until its intersection at Route 33.

Modes of travel available to city residents include air service, public transportation, and a pedestrian network.

Airports

Weston is within thirty miles of a regional airport located in Bridgeport, WV that provides travel to out of state destinations and connections to the larger travel networks. The closest international airports are Pittsburgh and Charleston, WV.

The Upshur Regional Airport in Buckhannon and Elkins-Randolph County Airport in Elkins are both within thirty minutes from Weston and have services such as plane storage, fuel and mechanic services. The Louis Bennett Airfield at Jackson's Mill remains inactive and unopened following the acquisition of the airfield by WVU Jackson's Mill

Public Transit and Other Modes

The Lewis County Senior Citizens Center operates a public transit program for the senior population age 60+ as well as low-income individuals. The service operates as a demand-response system Monday – Friday from 7:30 a.m. – 4:30 p.m.

Transportation is also available through a state broker, currently Modivcare, for low-income individuals. Eligible clients must call a provided toll-free number to schedule transportation in advance.

One private taxi company operates in the City of Weston. Baron's Bus has a stop just outside of Weston on Staunton Drive and provides service from Charleston to Morgantown daily along I-79.

Pedestrian

Weston is generally a walkable city with sidewalks located throughout the business district and residential areas. Many are in a poor state of repair. Currently, no formal walking or biking trails exist within city limits. A sidewalk ordinance is in place which states that the homeowner/business must maintain their sidewalk. The City passed a sidewalk ordinance in 2023 that allows the partnership between public dollars and property owners for the repairs to sidewalks.

Parking

The City provides free parking in most of the downtown area. There are also two free city parking lots on each side of the West Fork River in front of Trans-Allegheny Lunatic Asylum. Paid long-term parking is available across from St. Patrick's Catholic Church on Center Avenue.

Economic Development

Lewis County had a 4.3 percent unemployment rate in March 2023, which is slightly lower than West Virginia's rate of 7.6 percent. Many of the top employers in the County are located within the City of Weston. Healthcare and education seem to be the biggest economic generators within the County and in Weston. Educational services, healthcare, and social assistance industries employ a majority of residents. These types of industries tend to typically pay higher wages than others, such as retail trade. However, median household income in Weston (\$36,728) fails to reflect the leading industries in the area. West Virginia's average income of \$51,248 as well as Lewis County's average income of

\$34,617 outpace the City’s median household income. The lack of quality housing may contribute to the lower median household income in the city.

Top Employers 1st Quarter 2023

1.	Lewis County Board of Education
2.	William R. Sharpe, Jr. Hospital
3.	Vandalia Health
4.	Walmart
5.	Benchmark Conf. Center
6.	WV Department of Highways
7.	Doss Enterprises, LC
8.	Latham Pool Products
9.	WV DHHR
10.	Dominion Energy, Inc.

Lewis County Economic Development Authority (LCEDA)

The LCEDA is appointed by the County Commission and serves as the lone authority for public advancement of economic development projects in Lewis County. The City of Weston has a member that is appointed by the Commission and the Mayor currently serves as this liaison.

Healthcare

Mon-Health Stonewall Jackson Memorial Hospital-Vandalia Health

This 70-bed general medical and surgical hospital is located at 230 Hospital Plaza, just outside of downtown Weston on Routes 33/119. The hospital is currently preparing for a relocation to Route 33E. The new facility will replace the over 50 year old existing structure with a modern facility at the crossroads of Interstate 79 and US Route 48.

The hospital employs roughly 350 people of which 85% live in Lewis, Gilmer, Upshur, Braxton and/or Harrison Counties. This payroll adds over \$25 million to the local economy in wages and benefits. In addition to emergency services, imaging, laboratory, and inpatient care, the hospital offers medical services that include but are not limited to cardiology, dermatology, family medicine, general surgery, obstetrics and gynecology, orthopedics, pediatrics, podiatry, pulmonology, sleep medicine, and urology. Community outreach programs include new parenting classes, free health screenings, community walk/runs, women’s health day, United Way, Relay for Life, American Red Cross Blood, and March of Dimes. The hospital is open 24 hours.

William R. Sharpe, Jr. Hospital

William R. Sharpe, Jr. (Sharpe) Hospital, located in Weston, West Virginia and operating under the direction of the West Virginia Department of Health and Human Services, opened in 1994 and replaced the Weston State Hospital. It is a 200-bed acute care psychiatric facility with full accreditation from the Joint Commission Accreditation of Healthcare Organizations.

Sharpe Hospital offers a wide range of services to patients either committed to the hospital through civil commitment or, in the case of forensic patients, ordered through the judicial system. The hospital works closely with the Community Behavioral Health Centers and other community organizations to ensure a smooth transition back to the community after discharge. The hospital has close, ongoing cooperation with West Virginia University, Department of Behavioral Medicine & Psychiatry, which provides professionals from different backgrounds (psychologists, clinical social works, physician assistants, and psychiatrists) to the hospital. Over the years, Sharpe Hospital has emerged as a premier center for mental health education and research in West Virginia.

Community Care of Weston, located at 129 Staunton Drive in Weston offers an array of medical services including comprehensive primary care and chronic disease management and walk-in acute care for non-chronic, non-life-threatening illnesses and injuries.

Community Care of Weston has received a Level 3 accreditation – the highest possible – from the National Committee for Quality Assurance (NCQA) for providing exceptional service and quality care. This location also offers an in-house pharmacy. For qualifying CCWV patients, the pharmacy offers the 340B discount drug program.

The CCWV chronic disease management model provides a complete range of on-site services for comprehensive patient care. The mix of CCWV's medical providers and nurses provide assessment and education so patients (and their families) better understand their illnesses and what they can do to help themselves, including any referrals for additional care that may be necessary. CCWV's Care Managers and the patient's medical provider work closely together to give the patient the best care management possible.

As part of this expanded care management assessment, the health history of all patients is reviewed to assure that each has been screened for chronic conditions include high blood pressure, high cholesterol, depression, weight management, physical activity, and asthma. Other risk factors, such as pregnancy, co-morbid conditions, or family history of disease, are also assessed. CCWV offers family planning services and participates in BCCSP. For children, immunizations are available through the VFC program and private insurances.

Jane Lew Family Medical Clinic

Located just 7 miles north of Weston at 134 Industrial Park Road, Suite 200, this clinic is comprised of three Family Medicine board certified physicians – Dr. Frank Swisher, Dr. Angela Mills and Dr. Carey Swisher. The clinic started as a private practice in August 2000 and became part of the WV University Health System in July 2017. The physicians all provide a variety of services to include annual wellness exams for adults and children and care for patients with chronic medical conditions such as diabetes, hypertension, heart disease, and high cholesterol. The clinic also provides CDL/DOT driver examinations for people with commercial driver’s licenses. In addition, vaccines, x-rays and basic laboratory testing are performed. The laboratory is certified as a Moderately Complex lab.

Education

The education sector is a major employer and offers the following currently within Lewis County and our larger region.

Public Schools

Lewis County Schools is the operating school district within Lewis County. It is governed by the Lewis County Board of Education, located in Weston.

Lewis County, WV has 6 schools (4 elementary, 1 middle, and 1 high). The overall enrollment data for the 2023-2024 school year is as follows:

Elementary	1119
Middle	485
High	694
Total Enrollment:	2298

The mission statement of Lewis County Board of Education is “to work with our community partners to provide nurturing environments that encourage high achievement and lifelong learning for all students. Recruitment of the most highly qualified personnel and strong instructional leadership is required to develop learning environments to assure that all students attain college and career readiness”.

Weston is located within the Lewis County School District which prides itself on offering grades K-12 public education. Currently there are two schools within the city limits,

Peterson Central Elementary School and Robert L. Bland Middle School. These students will matriculate to Lewis County High School located just south of Weston in Bendale.

Private Schools

In addition to the public school system, Weston is also home to St. Patrick's Catholic School located in downtown Weston. This school has an average enrollment of 100 students grades pre-K – 8.

Lewis County Christian School is a small, private school located in Jackson's Mill that offers private schooling up to the eighth grade.

Technical/Post High School Education

Also offered is a wide range of adult education from high school diplomas to job training. Dual enrollment and credit are available through West Virginia University and Pierpont Community & Technical College at Lewis County High School.

Fred Eberle Technical Center

Known locally as "Tri-County", this technical center serves both high school students in the three county region of Barbour-Lewis-Upshur and adults in technical entry training that leads to licensing in fields such as welding, electrical, nursing and computer networking. Both daytime and evening classes are offered.

Colleges

Local colleges include the following that allow commuters from Weston:

West Virginia Wesleyan College (Buckhannon, WV)

Glenville State University (Glenville, WV)

Salem University (Salem, WV)

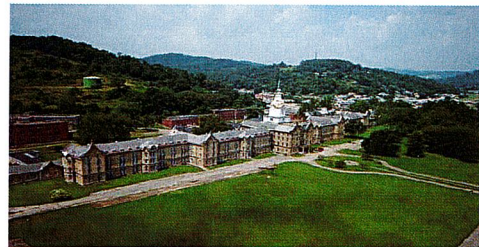
Davis and Elkins College (Elkins, WV)

Fairmont State University (Fairmont, WV)

Community Treasures

Weston is uniquely positioned at a crossroads for recreation, business, transportation, and commuting. It is nestled between the cities of Clarksburg and Buckhannon and the Town of Jane Lew and Town of Burnsville. It is a place where travelers come to relax and share in our natural, cultural, historic, and recreational assets.

Within the City, there is first and foremost **Trans-Allegheny Lunatic Asylum**, formerly Weston State Hospital. This quarter-mile long building with nine acres of flooring and three acres of roof, with construction beginning in 1859 and completed in 1880, is reputedly the largest hand-cut stone building in America. The state-run facility operated for over a century was closed in 1994. Registered as a national landmark, the site was auctioned in 2007 and is now privately owned. The site is operated as a museum and a business that conducts historic and paranormal tours and “ghost hunts”.



Weston proudly serves as home to two additional museums – **The West Virginia**

Museum of American Glass and the **Mountaineer Military Museum**. Established in 1993, the glass museum strives to share the diverse and rich heritage of glass as a product and historical object as well as to tell the stories of glass workers, their families and communities, and of the tools and machines they used in the glass industry.

Appalachian Glass has a working studio located 499 US Highway 33 East, Weston, WV. It is open and free to the public. The studio currently produces high quality mouth-blown, hand-crafted glass.

The Mountaineer Military Museum is located in the Weston Colored School building. The museum contains memorabilia dating back to the Revolutionary War, and up to and including the War on Terror. The museum has created more than 18 new exhibits, a reflection room, and a Quartermaster Store.



Another exceptional structure is the **Citizens Bank of Weston**, whose 50-foot high edifice exemplifies the Art Deco style and whose magnificent interior consists, among numerous exotic furnishings of ornamental plasterwork of the Great Seal and map of West Virginia on the ceiling of its south lobby.

Still other notable buildings include the “Riverboat Gothic” mansion that houses the **Louis Bennett Public Library, the United States Post Office** that features a classical revival architecture, and the imposing **Masonic Temple** with its modified neo-classic design.

Robin Hardman and her husband Kevin purchased the Koblegard Haus and restored it to its original essence. The Koblegard Haus serves as an event center and is available for events and meetings upon request. The house was built in 1893 for Jacob and Isophene Koblegard. Jacob came to Springfield, OH from Denmark without a penny to his name. After years of working, Jacob saved enough money to move to Weston, WV and start a grocery store. He eventually started a local bank and glass factory. The Koblegard family became very prominent in the area. The home has also served as the past home to Drs.



Alexander and Emily Trefz and family followed by *The Weston Democrat*, a weekly newspaper.

Jackson’s Mill, childhood home of General Thomas “Stonewall” Jackson, is approximately five miles north of Weston. The Mill has been operated as a 4-H facility since the 1920’s and is also the site of a conference center operated by the West Virginia Extension Service.

Established in 1990, the **Stonewall Jackson Lake State Park**, located ten miles south of Weston, comprises the Stonewall Jackson Lake with its marina, eighty-eight miles of shoreline, **Stonewall Jackson Resort** and an Arnold Palmer Signature golf course and an abundance of activities for families including camping, fishing, and hunting.

Located near Weston, **Stonecoal Lake** is a 550 acre lake that is surrounded by the Stonecoal Lake Wildlife Management Area. The lake is narrow and long with many coves for exploring. There is not much power boat traffic, so great canoeing and fishing can be experienced. There are three public access points on the lake.

Libraries

Louis Bennett Public Library and War Memorial

Weston is served by the Louis Bennett Public Library at 148 Court Avenue. The Louis Bennett mansion was built and donated to the Lewis Commission in 1923 to be used for a library. The facility offers adult and children's programs, computer access, and more.



The mansion was built in 1875 and was used for a library, children's meeting space,

The **Dorothy H.**

Library at the West Virginia Museum of American Glass is a research facility established to serve both the local and wide community of glass collectors, researchers, and authors. Its holdings include over 3000 titles relating to all aspects of glass history and collecting. It also serves as the archives of the American Flint Glass Workers Union. This was the earliest labor organization established in the United States and includes unique records not available anywhere else from their over 100-year existence.

Outside of the city limits is the **Central WV History and Genealogy Library** located along Corridor H at 45 Abbott's run in Horner. Families who originally hailed from Weston and Lewis County remain active in researching the area's history and genealogy of their families.

Daugherty

City Government Structure

The City of Weston is governed by the mayor-manager system as outlined in WV State Code 8-3-2. This form of government was established by a charter revision in the year 2003. The mayor is elected at-large by city residents and is the chief executive and the Council's presiding officer. The remaining balance of Council consists of four members that

each represent a geographical ward within city limits. By charter, the Council appoints a City Manager, the city's chief administrator, to administer the day-to-day operations of the City. By Charter and additional ordinances, the Council also appoints a City Clerk, City Finance Manager, City Attorney, and Municipal Judge. These appointments happen annually in July.

Weston participates in the West Virginia Home Rule Program. Home rule allows municipalities –including the smallest towns with populations under 2,000 – greater self-determination within the limits of state law. Effectively an “incubator of innovation” for West Virginia, Home Rule gives cities and towns the ability to implement ordinances, resolutions, rules and regulations that fit their specific dynamics.

The current City Charter has 6 functions that it is has charged the government to carry out and oversee:

- A. provide for public elections and evaluation of public activities;
- B. provide for public works, including streets and sanitary services;
- C. develop natural resources and the city economy;
- D. provide for public education and public health services;
- E. secure the public safety by providing police and fire protection services; and for
- F. all other lawful purposes declared from time to time by the Common Council.

By Charter, the Council shall review these necessary purposes every five years and shall revise them when necessary to benefit the citizens of the City of Weston.

City Administration

The day-to-day administration is vested with the City's officers who advise and report to the governing body. The governing body is chaired by the Mayor who also represents the City as the chief executive of Council.

The City Manager is charged with the oversight of the City services and to ensure that the mandates and orders of the City Council and other administrative bodies are carried out according to their lawful orders.

The City Clerk assists the City Manager in the administration of the City and is the chief officer for ensuring that records of the City are kept filed and in order.

The City Finance Manager is the tax assessor for the City and ensures that annual audits of the City and its funds are carried out. The Finance Manager also assists the City Manager in preparing the annual budget, administering it throughout the year, and briefing the Council on the City's financial position.

The City Attorney is the chief legal officer for the City and advises the Council and its boards/commissions on interpretations of the law and the creation of ordinances and other lawful matters. The Attorney also provides legal aid to the administrative officers and departments of the City for their day-to-day activities when needed.

City Finances and Budget

Revenue that the City collects includes a municipal levy through the county property tax assessment collected by Lewis County Sheriff, a municipal fee for combined services on residential, non-owner occupied and commercial buildings to furnish the police, fire and streets department that is collected the City Finance Department, a business and occupation tax on commerce within the city collected by the Weston City Clerk, excise taxes on utilities paid over by each utility, a 1% sales and use tax collected by the WV State treasury and other miscellaneous charges and state directed revenues.

Each year in March, the City approves both a general fund and coal severance budget that is submitted to the WV State Auditor's office for review to ensure that the projected municipal levy rates are required for the expected expenditures in the following fiscal year. The municipal levy is then approved at a public meeting on the third Tuesday of April.

City Services

There are many departments within the City of Weston government. These departments include the police department, street department, and fire department. The city also provides wastewater (or sewer as it is known locally) services both inside and outside of the City limits. The operation and maintenance is overseen by an appointed sanitary board as required by the WV State code. Those services are detailed below:

Public Safety

The Weston Police department and Fire department are the primary providers of the public safety needs of the community. Weston also employs a code enforcement/building inspector who also is charged with protection of the public for building life safety issues and other hazardous property conditions.

Police Department

The City of Weston Police Department consists of five (5) full-time police officers and one (1) part-time officer. The department patrols and responds to calls only within city limits. In 2023, the Department responded to over 2,000 calls. Most commonly, people call to speak to an officer for advice. Other calls include traffic accidents and crimes. The department receives funding through the business and occupation tax, the City's general fund, and citations issued through the Municipal Court.

The City police force strives to provide in person or on call responses 24 hours a day, 7 days a week but has been fallen short of that goal with the limited manpower that plagues police departments country-wide. The City police force works closely with the LC Sheriff's Department and the WV State Police during large incidents, man power shortfalls, and drug crimes. The City does not currently have the manpower available to provide an officer to the Mountain State Drug Task Force.

Building Department

Our building inspector and code enforcement officers, who is the department head of the Building Department, strives to preserve the quality and value of public and private property using both education and enforcement tools to maintain a health, safe, and clean environment for all Weston residents, businesses, and visitors. The code enforcement officer also oversees the vacant property and registration programs.

Fire Department

The Weston Fire Department was established in 1921. A total of 28 active volunteers serve 224 square miles. Not only does the fire department serve the City of Weston, but also the entire length of I-79 in Lewis County. In 2023, the fire department received approximately 1300 calls, of which one-third were motor vehicle accidents. Other calls include structure fires, public service calls (downed power lines, gas leaks, etc.) and medical assists. Funding sources include the City of Weston, the state, insurance tax, county fire fee, and fundraising. The department has mutual aid agreements with Buckhannon and Gilmer County. The fire department also serves as the emergency shelter for the City of Weston.

PUBLIC WORKS

Street Department

The Street Department employs 7 full-time and 2 summer help employees. The department maintains approximately 14 miles of roadway. The budget of City's street department is comprised of general taxes and the additional street fee.

Current projects of the department include repairing sidewalks, separating storm water from sewage water, and improvements to all city streets.

Sanitary Department

The Sanitary Department works to collect and treat wastewater in Weston and certain areas of Lewis County to protect humans and the environment from harmful and toxic elements found in wastewater. The goal is to treat the wastewater so that it becomes safe for return to waterways, land application or disposal. Besides the Wastewater Treatment Facility, the Collection System consists of over 54 miles of pipe and 52 pump stations which must be constantly monitored and maintained to accomplish this task. The Treatment and Collection process is administered according to EPA, Public Service Commission and DEP Rules and Regulations.

The Weston system is currently under a consent degree order from the EPA to remove stormwater infiltration and inflow from the system to reduce and remove combined sewer overflows.

Stormwater

The City does not currently have a stormwater department but does operate a stormwater enterprise fund that allows for the ongoing maintenance of the drainage and stormwater systems throughout the City of Weston. These fees are collected through the sanitary billing system. These works are typically carried out through efforts and supervision of the Street Department but the oversight of the stormwater system rests with Weston Sanitary Board per WV State Code.

City Boards and Commissions

Weston Sanitary Board

The Weston Sanitary Board is charge with the oversight of the City's wastewater (sewer) and stormwater networks. This Board is comprised of members who receive services from the Board and is chaired by the Mayor.

Code Appeals Board

The Code Appeals Board is comprised of up to 5 members who hear appeals of rulings or determinations made by Weston in regard to property maintenance or other building code decisions.

Planning Commission

The Planning Commission is charged with creating and updating the Comprehensive Plan for the City. The Commission has also led several planning efforts, such as a citywide cleanup, renovation of Lively Park, and continued development of parks in each of the four wards. This Commission also developed the zoning ordinance for the City of Weston enacted in 2019.

Weston Cemetery Board

The Cemetery Board sells burial plots for Machpelah Cemetery, which is located on U.S. Route 19 in the northern portion of the city. The Board maintains the Cemetery's trust fund and also oversees the maintenance of Old Hill/Arnold Cemetery.

Parks and Recreation Commission

This Commission serves as the de facto administration agency of the City of Weston's parks and public agency for creation of city sponsored recreational activities. In recent years, Weston has been approved for an Americorps program that will incorporate volunteer service to provide afterschool programming and recreational programs to the residents of Weston and beyond.

Weston Historic Landmarks Commission (HLC)

HLC Seeks to inform citizens and visitors of the historic value in the city limits. Current projects include a walking tour map, historic signage, a digital walking map, the oversight during redevelopment of the Columbia Club, and a façade grant program.

Weston Tree Commission

The reconstituted Weston Tree Commission is tasked with the management of public trees and developing a tree masterplan and inventory of public trees. The Commission also serves as a reference to homeowners and an arbiter of dangerous tree conditions on private property.

Weston Arts Council

Weston Arts Council is the premier council to engage members of the community in teaching and learning about arts and showcasing local talent. This group also works with interested parties in developing arts programs for all ages.

Other Community Emergency Services

Lewis County EMS Service

The Lewis County Ambulance Service provides emergency pre-hospital care and ambulance service to residents throughout Lewis County, including the City of Weston. The ambulance service is often assisted on medical calls by on duty, City firemen.

Lewis County Office of Emergency Management

The Lewis County Office of Emergency Management is responsible for disaster preparedness, response and recovery, and mitigation. The office is activated during emergencies to respond and coordinate materials and assistance needed by local emergency services (Lewis County Office of Emergency Management, 2014).

Private Utilities and Services

West Virginia American Water

WVAM provides potable water service to the City. The water is treated at its Weston plant located outside city limits on the West Fork River. The plant also serves the Webster County service area of WVAM operations through a pipeline.

Natural Gas

Hope Gas recently reacquired the natural gas distribution system from Dominion Energy and provides and maintains the gas distribution system within the City of Weston

Electric

Mon Power, a subsidiary of First Energy, provides the electric and distribution services to Weston. The substation for the Weston area is located on East Weston Hill.

Phone and Internet

Phone services is provided by Frontier and Shentel provides internet, cable and digital phone. Segra provides trunkline fiber services in certain locales of the City. CityNet has recently constructed a fiber trunkline through the I-79 corridor that then follows the U.S. 48 R.O.W. to points east.

Refuse

Mountain State Waste currently provides private refuse services to the City and County through a franchise agreement. MSW inherited this contract from Weston Transfer, Inc. whom it purchased in the last decade. The Meadowfill Landfill operated by Waste Management is the final resting spot for refuse.

Tire and Rubber Inc. on Grass Run just outside of the City of Weston accepts both tire and construction and demolition debris.

Recycling

Lewis-Gilmer Solid Waste Authority operates a recycling drop off location in the City that accepts household cardboard, paper, plastics and metal cans.

Jerry Stout's Salvage also accepts various industrial metals for recycling.

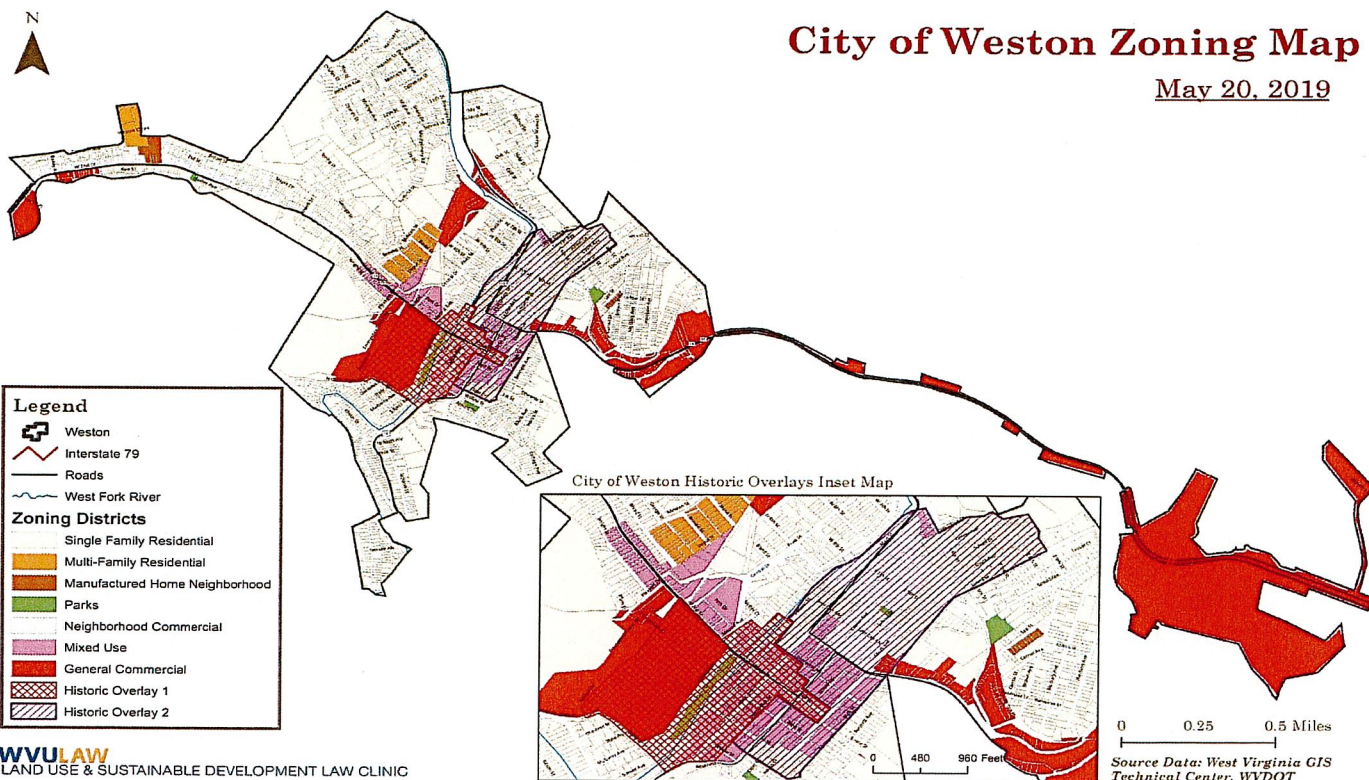
LAND USE

Interconnecting our open lands and city with established neighborhoods, mixed use districts, recreational areas and essential services is an integral part of community development. On May 20, 2019, the City of Weston enacted a Zoning Ordinance.

The implementation of the zoning ordinance has been greatly aided by the assignment of a City Zoning Officer who is currently both the Code Enforcement, Building Inspector and Floodplain Administrator. Some minor modifications to the zoning ordinance has occurred in the past few years to address residential beekeeping, signage, and an exception to allow a coffeehouse.

City of Weston Zoning Map

May 20, 2019



The City of Weston is charged with protecting the buildings, waterways, natural landscapes, and historic sites that represent our natural resources, history, heritage and scenic beauty. The City may consider such future actions to include the adoption of a subdivision and land development ordinance, followed by the adoption of a comprehensive plan that details the needed subdivisions envisioned by the City, and the process and timetable of establishing them. The City, may, from time to time, hire a professional planner to further guide the City in its development projects.

In 2023, the City of Weston identified over 100 buildings that were dilapidated and in need of tear down. Currently, 31 residences have been razed.

Land Reuse Agency

Weston City Council through Ordinance 2024-01 established the Weston Land Reuse Agency as a mechanism to further rehabilitate dilapidated buildings and to strengthen and revitalize the economy and to assemble or dispose of public property in a coordinated manner in order to foster the development of that property and to promote economic growth, reduce crime, reduce transiency, reduce blight, and reduce dilapidation of buildings within the city.

Weston's Historic District

The Weston historic district extends along Main Avenue from Third Street on the north to First Street on the south, including two blocks of First from the West Fork River to Center Avenue; two blocks of Center between First and Second streets, and Second from its head at Court Avenue [and encompassing three buildings on Court] westward several blocks to the old railroad station and nearby railroad hotel, directly across the West Fork River. [The station lies immediately opposite the grounds and buildings of the Weston State Hospital - originally the Trans-Allegheny Lunatic Asylum - which is already listed in the National Register of Historic Places.] The buildings determined as pivotal help to define the boundaries of the district: i.e., the railroad tracks were built along the west bank of the river: the courthouse square has, since 1818, been situated at the base of a hill on the east: the presence of Town Run at the southern end of Weston, one block south of First Street, slowed development past the juncture of Main and First: and to the north, the natural terrain, assisted by political maneuvering, dictated the route of the old Staunton and Parkersburg Turnpike, which passed down Third Street onto Main, turning onto Second to cross the river. The actual core of the town has remained situated within the nucleus surveyed and laid out into town lots before 1B2Q. The business district, in fact, has been concentrated in the same few blocks for most of Weston's history, and the progress of the

town's development, from county seat and main stop on the Staunton-Parkersburg Turnpike to oil and gas boom town and railroad town, is evident in the style and pattern of its architecture. Most of the buildings in Weston's downtown were erected during the period of the town's greatest expansion, 1875 to 1920. although the district also includes structures as early as 1845 and as late as 1930. Several destructive fires in the 1870's and '80's led to the adoption of a fire safety and building code in Weston in 1889, which corresponded closely to that adopted by the Chicago Fire Department after the Great Fire of 1871. The Weston code required all buildings erected within a certain area to be of brick, resulting in a downtown which is visually uniform and architecturally complementary, with most of the upper stories still remarkably intact. The majority of the storefronts, although remodeled and modernized, have suffered little real alteration beneath the surface, and there is a low concentration of non-contributing and intrusive structures within the area of the district. While most of the buildings in the district are commercial, there are several civic and religious structures, as well as a small number of residences, most of which will probably become professional offices within the next decade or so. One of the oldest buildings in the district is the Italianate-style Bennett House, now a law office, earlier a residence, and before that the home of Weston's first bank. Probably the latest buildings in the district are the U. S. Post Office, constructed in 1933-34. and the Citizens Bank of Weston, one of West Virginia's finest examples of Art Deco. completed in 1930.

The Weston Historic Landmarks Commission has adopted design guidelines which guide homeowners and commercial business owners in restoring their properties. The Historic Landmarks Commission has recently instituted a Façade Grant Program available to residences/businesses. Weston has also adopted and enforces the International Building Code.

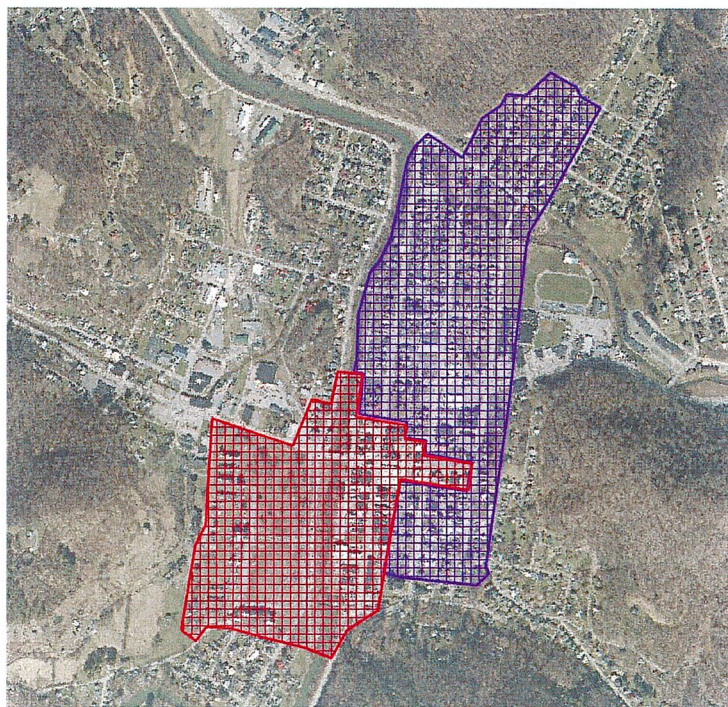


Image of the two Historic Districts
(Commercial in red; Residential in purple)

Natural Resources

Two rivers bisect the City of Weston: the West Fork River, feeding from the Stonewall Lake running east to west; and the Stonecoal, a tributary feeding from the Stonecoal Lake into the West Fork, also running east to west. Polk Creek is also located in Weston and flows into the West Fork River. As Weston lies along several water bodies, parts of the city are located within the floodplain.

Natural Gas

Located on the Allegheny Plateau, Lewis County is known for its livestock, farms, natural gas and oil well and timber operations. Lewis County ranks #3 in the Top WV Counties by Gas Production Volume, and #2 in Top WV Counties by Gas Well Count. In addition, Lewis County ranks #8 in the top 10 WV Counties by oil well count with more than 420 wells. The newly constructed Mountain Valley Pipeline traverses through Lewis County.

Floodplains

Communities face constraints on development due to potential flooding and subsidence areas. The last major flood occurred in Weston in November 1985 before the construction of the Stonewall Jackson Dam. However much of the land concurrent to the West Fork River is classified as a flood plain area.

While property owners may develop in the floodplain, the development is subject to certain restrictions. Flood insurance is required by federally backed mortgages for homes located within the floodplain through the National Flood Insurance Program.

Three major infrastructure projects protect and mitigate catastrophic damage to the City of Weston – Stonewall Jackson Dam maintained by the U.S. Army Corps of Engineers, Stonecoal Dam owned by Mon Power/First Energy which also serves as their water supply control, and the Polk Creek Flood Control Project which consists of six earthen constructed

in the mid-20th century in the Polk Creek Watershed that mitigate flash flooding in the Polk Creek tributary.

The City of Weston also maintains an agreement with the West Virginia Conservation. While property owners may develop in the floodplain, the development is subject to certain restrictions. Flood insurance is required by federally backed mortgages for homes located within the floodplain through the National Flood Insurance Program.

Subsidence

There are known areas in Weston with karst topography. Located in the Cottage and 1st Street area as well as the Shadybrook area, old and abandoned clay mines exist. Officials need to understand the limitations to development in these areas, as well as recurring issues due to their presence, that need addressed.

Abandoned Coal Mines

Another sometimes overlooked issue is the presence of abandoned coal mines on the ridges and slopes above Weston. Their presence and size is not well understood at this date and it is thought that drainage from such mines has entry points within the sanitary and drainage systems within Weston.

Recreation

Green spaces and outdoor recreation are integral to living a healthy lifestyle. Parks and Recreation in Weston are maintained and driven by a citizen board names the Weston Parks and Recreation Commission.

City Parks and Recreation Areas

In Weston, there are four parks maintained by the City of Weston – Polk Creek Park (located behind the Polk Creek School on West Second St.), Willow Park (located along Willow Street, and Lively Park (at the intersection of 4th Street and Center Avenue). Two other park areas are often utilized by Weston residents.

Polk Creek Park

Polk Creek Park is located along the banks of Polk Creek behind the old elementary school. Local volunteers led by John and Connie Riffle and various other civic groups have built the park with playground features and a small basketball facility. The park has water service ran to the property line and electric service nearby and has a small pavilion facility. A permanent bathroom facility has been planned for many years but has not left the planning stages at this date.

Willow Park

Willow Park is located in a floodplain along the stream named Town Run off next to Willow Street. The park features a basketball hoop, small walking path, bridge, and some benches and other amenities.

Lively Park

A large parcel of land donated by the Lively family in honor of the patriarch Dr. Charles Lively serves as a public green area and recreation site for residents at the intersection of Center and 4th Streets. It was the hope of the Lively family that the park would continue to serve as a gathering place for local youth for recreation. Currently benches are placed and trees have been manicured. Playground equipment has been recently approved by the City Council for installation at the park in 2025.

Riverfront Park

On the banks of the West Fork River directly in front of the Trans-Allegheny Lunatic Asylum sets the remnants of the B&O Railroad path as it made its southern path. The City of Weston acquired the property over two decades ago and it is now in the process of being enhanced through a congressional earmark. This area serves not only as a parking area but the epicenter of many activities including the 4th of July festivities held in the downtown.



Holt Property

The City Parks and Recreation lease what was traditionally known as the Holt Family homeplace along Main Street next to the WV Glass Museum, whose large mural serves as

the backdrop to this area. This area serves as a gathering place for various community events such as outside concerts, religious gatherings, and has hosted outdoor skating in the past. As part of the skating events, a concrete pad has been poured and electric service is available at the property.

Town Hub/Skating Rink

The City Parks and Recreation currently leases a lot at the intersection of Water Street and Main Avenue that serves as an outdoor skating rink. The skate surface consists of a modular tile system. Skates are available during special events and “pop up” skate nights throughout the summer months to all comers.

Whelan Park

Whelan Park is a privately held park that has a basketball hoop and softball field along Stonecoal Creek at the end of Lee Street. Recreation baseball and softball leagues utilize the field through the warm months and the basketball court is the only “lighted” court in the city limits.

Middle School Field

The Board of Education owns and operates the athletic field next to Robert L. Bland Middle School. This field once served as the athletic hub for both middle and high school sports in the Lewis County school district but has since taken a much quieter use with the building of the athletic facilities at the high school. This field has a large fieldhouse, full size soccer/football field, practice fields, a concession stand, bathrooms and a regulation softball field that the high school softball team utilizes for practices and contests in the summer.

Operated by the Lewis County Park Board, the Lewis County Park is located at 257 Smith Run Road in Weston. It is one of the county’s largest parks with newly remodeled tennis courts, a recently remodeled swimming pool, miniature golf, basketball, volleyball, soccer fields, disc golf, trails, and two playground areas. Picnic shelters and event space rentals can be made by calling the Lewis County Park.



Image of Middle School and Athletic Field
with Whelan Park in background

Park Areas Outside of City Limits

Lewis County Park

Operated by the Lewis County Park Board, the Lewis County Park is located at 257 Smith Run Road in Weston. It is one of the county's largest parks with newly remodeled tennis courts, a recently remodeled swimming pool, miniature golf, basketball, volleyball, soccer fields, disc golf, trails, and two playground areas. Picnic shelters and event space rentals can be made by calling the Lewis County Park. New in 2025, a splashpad has been installed. In the planning stages are pickleball courts, rope course, and a brand new miniature golf course.

Jane Lew Park

Located in nearby Jane Lew, the Jane Lew Park is situated at 126 Park Avenue. The park has a variety of activities for all ages, including basketball courts, walking trail, baseball fields, outdoor exercises equipment, playground and more. The park building is also available for rent through Jane Lew Town Hall.

Mary Conrad Park

Currently unmaintained and in need of a caretaker organization, this park serves as a road pull off and recreation location along the Stonewall Jackson Lake and is not maintained by

the Army Corps of Engineers. This park features a pavilion, lakeside picnic area, and a boat ramp. One of its uses in the past was for wedding venues.

Stonewall Jackson State Park and Resort

The WV Department of Natural Resources operates the Stonewall Jackson State Park and Resort 10 miles south of Weston along US Rt. 19. This park includes access to the nearly 1,800 acres of waterfront, golf course, marina and resort hotel.



Stonecoal and Stonewall Jackson Wildlife Management Areas

These wilderness management areas have thousands of acres of pristine forests that surround both lakes and provide ample opportunity for outdoor recreation for hunters and other wildlife enthusiasts. Lakes and waterways in Weston and Lewis County are renowned for their “muskie” and bass fishing as well as other warm water species of fish.



CHAPTER 3: NEEDS ASSESSMENT

NEEDS ASSESSMENT

A comprehensive plan is a community's vision for the future. By documenting and assessing the needs of the community, the comprehensive plan can address issues and recommend realistic strategies to fulfill the community's vision. During the comprehensive plan process, the Weston Planning Commission and Weston City Council held public meetings, administered surveys, and engaged the community. Feedback from the community was integrated into the goals and objectives of the comprehensive plan.

A successful comprehensive plan is adopted and then continuously utilized for decision-making purposes, implemented, and periodically updated. Chapter 3 details the issues that Weston identified during the comprehensive plan process. Chapter 4 outlines a series of goals, objectives, and action steps to address these issues.

Critical Issue 1:	Lack of commercial activity in the corporate limits
Critical Issue 2:	Dilapidated, outdated/substandard and/or vacant housing
Critical Issue 3:	Aging and declining population
Critical Issue 4:	Annexation of developable land areas
Critical Issue 5:	Insufficient recreation opportunities
Critical Issue 6:	Holistic transportation planning
Critical Issue 7:	Increased regionalism; decreased local production
Critical Issue 8:	Addiction and behavioral health

Critical Issue 1: Contributing factors that have led to lack of commercial activity in the corporate limits include continual population decline, loss of manufacturing jobs, retail and commercial storefronts outside of the corporate limits, and ease of access to more of a variety in neighboring towns and cities.

Critical Issue 2: The City of Weston has adopted the International Building Code and in the last four years has been more aggressive in monitoring residences and commercial buildings for code violations.

Critical Issue 3: The population of Lewis County is approximately 17,033. There are over 4,000 seniors aged 60 and older, or 23%, living in the county. In addition, the entire population of Weston has continued to decline through the years. A declining population places a burden on its residents and businesses to pay for all services that are provided by the City. As inflation continues to rise, that burden of paying for city services continues to increase for those residents and businesses. The City of Weston desires to have a healthy mix of children, adults, senior citizens, and families living within the corporate limits. Population growth is a socioeconomic factor that is essential to our small city.

It should be noted that within the 2014 Comprehensive Plan, there was a reported lack of higher-end housing, poor conditions of housing, and poor housing value in Weston. An effort needed to be made to inspire new residential development in current vacant lots and, as well, remove dilapidated buildings, and even try to annex adjoining county land to provide greater space for new development. New housing unit projections were low at that time. Currently, with more of a population loss, the goal is even more prevalent to attract new residents to the City.

One dynamic way forward is for Weston to market itself as a Historic City “well worth visiting”. The City does attract a fair amount of tourists in the tens of thousands each year, those visitors are mostly drawn to the Trans-Allegheny Lunatic Asylum, Mountaineer Military Museum and the WV Museum of American Glass.

The City has other historic venues that have up to now been largely ignored, specifically over one hundred historic buildings, both commercial and residential, that are worthy of attention as they have had notable histories that greatly contributed to the City’s remarkable past.

The City remains cognizant that an overall historic program should be developed that will organize all its historic assets “front and center” to attract and maximize tourism here, with the hope that numbers of visitors will find themselves attracted to the idea of making a living here.

Critical Issue 4: It is necessary to review our city boundaries at regular intervals as services continue to extend well beyond our currently established boundaries.

Critical Issue 5: In recent years, the City of Weston has established parks in Ward 1, Ward 2, and Ward 4. Additional fairs, farmers markets, and small festivals are offered throughout the year. Post Covid, residents are seeking additional opportunities for recreation.

Critical Issue 6: The Lewis County Senior Citizens Center, Inc. offers demand-response transportation services Monday thru Friday from 8:00 a.m. – 4:00 p.m. This service is offered to seniors, age 60+ and/or persons 18 and older who receive Medicaid.

There is taxi service that is available in the City.

Critical Issue 7: Residents regularly go outside the City to purchase goods and services. We recognize the need for “Shop Local, Buy Local” as a catalyst for small town success. However, we do not have many agricultural producers in the city or county.

Critical Issue 8: Substance abuse is one of the most pressing issues in Weston and Lewis County. Marked increases also occur in the number of Hepatitis B and C and HIV. The City of Weston should be a leading agency in an effort to find solutions. Fostering regional cooperation should also be a goal.



CHAPTER 4: ACTION PLAN

ACTION PLAN

The Action Plan shall serve as the foundation for future planning actions conducted by the City of Weston. This chapter details specific recommendations that will address the most important needs identified during the planning process. Eight critical issues were extrapolated from the public input processes and are detailed in the Needs Assessment.

The action steps in this chapter revolve around these eight critical issues. Goals and objectives were developed to address these needs. Action steps are organized under the



CRITICAL ISSUES

- Issue 1: Lack of commercial activity in the corporate limits
- Issue 2: Dilapidated/outdated, substandard, and/or vacant housing
- Issue 3: Aging and declining population
- Issue 4: Annexation of developable land areas
- Issue 5: Insufficient recreation opportunities
- Issue 6: Holistic transportation planning
- Issue 7: Increased regionalism; decreased local production
- Issue 8: Addiction and behavioral health

pertinent goal and objectives to guide the Planning Commission and Weston City Council with implementation.

Critical Issue 1: Lack of commercial activity in the corporate limits

Goal 1: New and expanded businesses that attract and recapture retail into the corporate limits

Objective
1-1

- Aesthetic improvement of the downtown business district

Objective
1-2

- Creation of light manufacturing industrial park

Objective
1-3

- Increase available commercial spaces

Objective
1-4

- Build partnership and programs with EDA and business community

Objective
1-5

- Market Weston as a destination

City staff as well as volunteers and organizations have made a marked difference in the appearance of downtown Weston with curb painting, flowers, benches and pavers. The City realizes that this work must be continued and elevated to attract business owners into available commercial spaces.

Although Weston continues to experience loss in population, there is an attractiveness in visiting tourism destinations within the City including: Trans-Allegheny Lunatic Asylum, Museum of American Glass, and the Mountaineer Military Museum. In order to consider, preserve, and showcase our history, the ongoing restoration of the Columbia Club is in order. It served as Weston's second Catholic Church. Within its walls, Weston can showcase its full history, from its beginnings to its present state, providing biographies of standout community leaders, the pace and variety of its commercial growth, its remarkable Civil War history, and covering present plans to further upgrade the city and attract new businesses and residents.

Kiosks have been placed around the city that offer maps of historic sites. Brochures are also available that provide more information about historic sites as well. More emphasis needs to be placed on organization of walking and busing tours throughout the city as well as providing direction to restaurants and other stores in the city.

In order to further this goal, the City can work with property owners of the most interesting structures in the City to allow tourists to explore their interiors and learn of their unique histories. Cultural events, such as plays, will be explored to showcase rich and interesting history. The establishment of stores and restaurants that cater to Weston's history and allow tourists to purchase history brochures, books, and other trinkets relating to Weston shall be a talking point and consideration as well as the establishment of a fund dedicated to the preservation, repair, and enhancement of Weston's historic properties.

In addition to the former Columbia Club, other buildings exist in the downtown area of Weston including the United Bank and Danser Hardware Building. It is the City's intent to work with the Lewis County Economic Development Authority, Lewis County Commission, Lewis County Chamber of Commerce to occupy these storefronts adding to the vitality of the downtown district.

Weston's Town Hub and the adjoining property are of concern as they are located in the vicinity of the farmer's market and 4th of July festivities. The Riverfront Park project is located in this same area. A proposed trail system is also in this area as well as other development in south Weston.

Critical Issue 2: Dilapidated/outdated, substandard, and/or vacant housing

Goal 2: Better living opportunities and conditions for all

Objective
2-1

- No dilapidated structures in Weston

Objective
2-2

- Improved physical attractiveness of structures in Weston

Objective
2-3

- Code enforcement of life safety issues in all structures as permitted by law

Objective
2-4

- Encourage new housing infill and developments

The ultimate goal is to have no dilapidated structures in Weston. In the last few years, the City has been fortunate to have additional monies to raze 51 structures. We realize we must continue our work. The newly formed Land Reuse Agency is tasked with identifying the vacant, suitable lots for adaptive reuse. The Agency is set to work with Land Developers and financial institutions to achieve this goal.

Dilapidated houses have been razed in all four wards. The Land Reuse Agency will continue to seek prospective buyers for these properties and add them back in to the city's tax base. The method of selection for tear downs is chiefly determined and recommended to the Weston City Council by the Code Enforcement Officer through a scoring process. While the downtown area is a priority as well as entrances into the downtown, a burned house or unsafe structure may garner a higher score and move up the list.

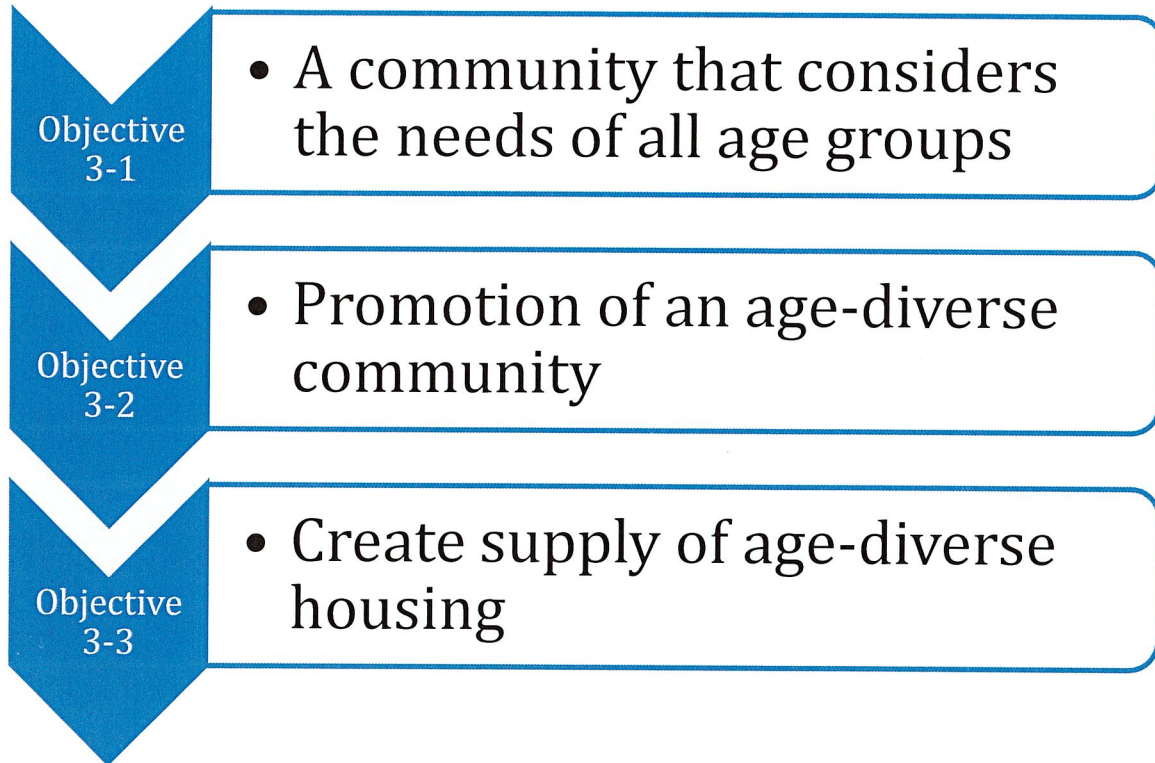
One informal strategy to address dilapidated structures in Weston is for City officials to

work with financial institutions such as local banks. Collaborating banks can provide forgivable or low-interest loans to qualified individuals or developers to redevelop a dilapidated property.

City officials should work with banks to provide an agreement that transfers neglected properties to new owners at low or no cost. A common requirement of such transfer is that the new owners must rehabilitate the neglected property within a given time period.

Critical Issue 3: Aging and declining population

Goal 3: An increase in population of 1000 people by 2035



Planning Commission members were adamant that we need to consider the needs of young children, families, adults, senior citizens, and persons with disabilities in this comprehensive plan. We also have workers who are here temporarily filling employment positions whose needs must be considered. Not only is housing a consideration – but transportation, walkability, cultural and recreational opportunities are equally important.

Critical Issue 4: Annexation of developable land areas

Goal 4: Expand the City's footprint to greater encompass its services

Objective 4-1

- Increase the City's tax base to provide more efficient cost of services

Objective 4-2

- Encourage development of property in urban growth areas

The City of Weston provides sewage, police and fire service beyond its boundaries. Continued efforts will be made to annex areas receiving city services.

As referenced herein this document, efforts will be made to encourage development of property in urban growth areas which are defined as areas already identified in downtown Weston such as the Town Hub and adjoining property, Danser Hardware & Supply Co., Columbia Club and the Division of Highways building on Depot Street.

As dilapidated properties are razed, development will be considered as appropriate following Weston's zoning ordinance.

Critical Issue 5: Insufficient Recreation Opportunities

Goal 5: Capitalize on existing natural and community resources to develop recreation

Objective
5-1

- Complete riverfront redevelopment

Objective
5-2

- Tie Weston into greater NCWV greenway trail network

Objective
5-3

- Development of recreational programming through the Parks and Recreation Board for all age groups

Critical Issue 6: Holistic transportation planning

Goal 6: Consider intermodal use for existing and future transportation projects (mixed mode - moving goods and/or people)

Objective
6-1

- Better walking conditions in Weston

Objective
6-2

- Integration of bicycles into existing travel corridors

Objective
6-3

- More promotion of UTV-friendly establishments

Objective
6-4

- Connection to regional public transit networks

The City of Weston has in place an ordinance which allows for UTV mode of travel within the city limits as long as the UTV meets the state-mandated requirements.

Bikes and other forms of transportation will be considered when making improvements to city streets.

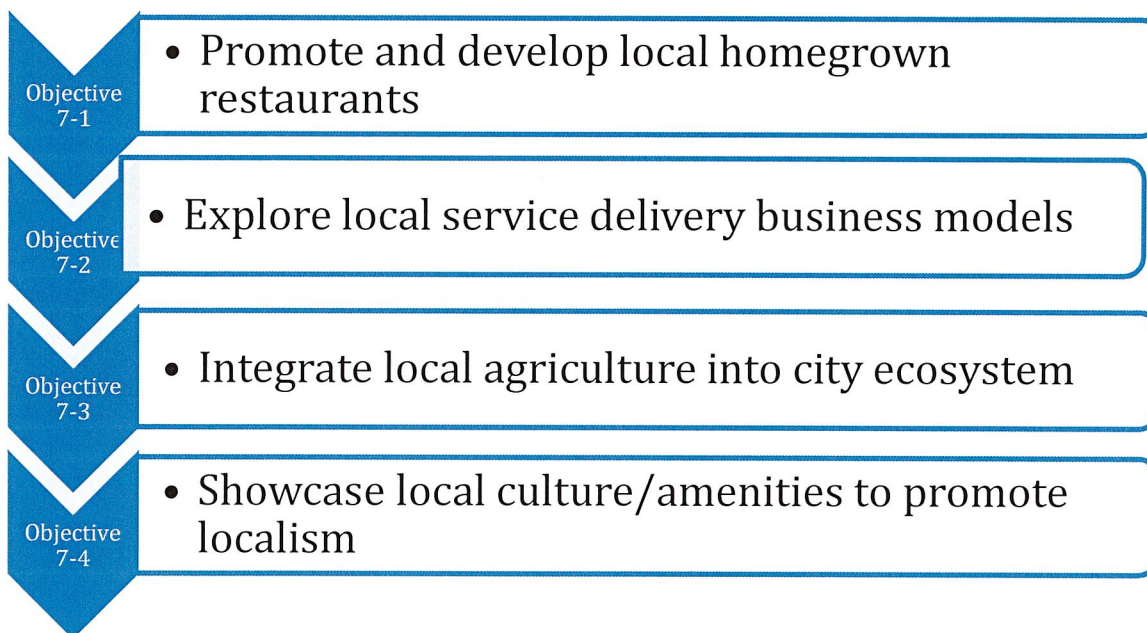
Weston participated in an AARP Safe Streets study and are awaiting those results. One noted intersection that was identified is W. 2nd Street and N. River Avenue. This intersection will be addressed further in the Riverfront Project.

As trails are developed in Weston, planners will consider these needs to include safety, ease of access, and connectivity.

Critical Issue #6 referencing sidewalks and walkability is further discussed in non-prioritized issues Objective #1.

Critical Issue 7: Increased regionalism; decreased local production

Goal 7: Keep local dollars within local economy



The City of Weston continues to work with the Lewis County Extension Service and has brought back the summer Farmer's Market into downtown Weston. Careful, continued planning needs to take place to grow the market. Additional events will be planned for local growers to sell agricultural products, home baked and homemade goods and wares.

Critical Issue 8: Addiction and behavioral health

Goal 8: Reduce and eliminate the effects of drug addiction

Objective
8-1

- City participation in local drug task force

Objective
8-2

- Integrate city services with outside agency prevention efforts

Objective
8-3

- Promote drug rehab practices and post dependency ancillary services

Two representatives have a seat on the WV First Regional Board. This group was created in the last year as part of the opioid settlement distribution of funds. Currently the Weston Mayor and a member of the Lewis County Commission serve on this board.

The City of Weston Police Chief teamed with other law enforcement and the Lewis County Family Resource Network and received a grant to hire a Peer Liaison Coordinator. This person is in the community talking one-on-one to suspected and known addicts and homeless individuals. The goal of the program is to provide safety to these individuals and help with basic necessities. This person has already provided a wide array of services including getting a birth certificate, identification card, social security card, placement in rehabilitation, food, shelter, or a return trip to their city of origin at their request.

The City of Weston will continue to work with local agencies including the Lewis County Health Department, law enforcement, Division of Health and Human Services, Family Resource Network, Lewis County Senior Center, hospitals and physicians to develop and coordinate strategies to assist individuals.

Additional Goals, Non-prioritized

Infrastructure

GOAL: Improve transportation routes and walkability

Objective 1: Develop a sidewalk plan to prioritize sidewalk improvements

Action Steps:

While identified in Critical Issue #6, additional measures can be taken to focus primarily on sidewalks. The city should develop a sidewalk program to help facilitate such repairs as well as the construction of new sidewalks. Utilizing tools such as the AARP Walk Audit, the process should take into account the following factors:

- Street's proximity to parks, local government facilities, schools, businesses, etc.
- Topography of the street
- Connectivity with other sidewalks
- Average daily traffic
- Street width

- Conflicts with other utilities
- Available right-of-way
- City/Private owned

The City shall investigate and review current laws and regulations regarding this issue and continually seek federal and state grant opportunities to fund new and existing sidewalks.

Further, the city shall review traffic flows at regular intervals and work with agencies such as Division of Highways, County Commission, Economic Development Authority and federal and state grant funding agencies to expand/enhance/modify vehicular routes.

The city should stay abreast and accommodate new forms of alternate transportation that may be introduced to our area (electric vehicles, rail, electric bikes, etc.) as feasible.

Objective 2: Continue program to pave city streets.

Action Steps:

In the last four years, the City of Weston has resurfaced over 20 streets. In order to continue this program, the City Street Commissioner shall complete an inventory of city streets for the purpose of repaving for short term (1 year) and medium to long-term (5-10 years). This plan shall take into account traffic use, materials used, and life expectancy of streets.

Objective 3: Collaborate with utility companies/outside entities

Action Steps:

The City should have, at a minimum, quarterly contact with utility companies to discuss work conducted in the city. Further, all utility companies need to complete an Excavation Form for any work being proposed. In the event of an emergency, the utility company shall contact the Street Commissioner. The Street Commissioner will inspect the work performed and direct the utility companies to make further repairs until the work satisfactorily meets health and safety standards.

The City shall continually seek federal and state grant opportunities to fund street repairs.

Objective 4: Take measures to reduce I & I stormwater issues

Action Steps:

The City of Weston now has a jet truck that is being used to assist with drain issues from stormwater. The City also has a street sweeper that is used to reduce the amount of debris going into storm drains.

The City Street Commissioner shall develop a street sweeper frequency plan and publish this schedule annually on the city's website and social media site.

The City Street Department will keep complete and accurate records of instances where the jet truck is used to unclog storm drains. This recordkeeping will provide a mechanism to schedule additional repairs in known problem areas.

The Weston Sanitary Board will utilize the smoke testing study completed by Thrasher Engineering to separate stormwater from sewer drainage. Letters will be sent to property owners who have not completed the separation.

The City Street Department will make regular inspections of all inlets within the city to assess any need of repair/replacement.

The City of Weston and Weston Sanitary Board shall continually seek federal and state grant opportunities for stormwater/sewage repairs/upgrades.

Objective 5: Improve sewage infrastructure

Action Steps:

Within the last year, the Weston Sanitary Board, City of Weston, and Lewis County Commission have partnered to remove excess sludge from the Weston Sewage Treatment Plant. A combination of grant funds and a loan has been obtained to provide a long-term solution to the sludge issue. By December 31, 2024 a project will begin to install drying beds at the plant. This new process will require much review as it pertains to the length of time that fecal matter dries and the frequency in which it needs to be transported away from the plant.

The Weston Plant Operator will be charged with this inspection, review and direction for the elimination of excess sludge from the plant.

A short-term plan, a medium (5-10 year plan), and a long-term (20 year plan) is strongly recommended for replacement of equipment, lines, and capital improvements.

The City of Weston and the Weston Sanitary Board will review the current rates for customers annually.

The Weston Sanitary Board will develop and conduct maintenance plans for all pump stations.

As time and manpower allows, the City of Weston's Street Department employees and Weston Sanitary Board employees will work in tandem on stormwater/sewage issues.

Objective 6: Consider a greener, cleaner earth

Action Steps:

Work with Lewis-Gilmer Solid Waste Authority, MSW, or any other agencies to expand and/or enhance recycling services (ex: glass).

Work with local Extension Office to consider a composting program.

Administrative

Goal: Develop strategies for citizen engagement to inspire a shared vision for community success

Action Steps:

Rethinking public engagement is especially important in reaching citizens who are not comfortable attending meetings or have a general distrust of government. It will be necessary to continue an integrated process that has been initiated over the last four years and to look for ways to expand that engagement.

- Continue “Coffee with the Mayor” during spring, summer, and fall months
- Host Ward meetings at least annually
- Participate in Lewis County Chamber of Commerce ribbon-cuttings
- Encourage citizen-led efforts by seeking participation from the community on all city boards/commissions

In addition, the City of Weston has been designated a HubCap community through the WV Development Hub. This program began in 2023. The City of Weston has also been designated as an On Trac community through the WV Economic Development Authority/MainStreet Program. This program will commence in April 2024. Both of these programs provide additional opportunities to engage citizens in making impactful decisions for the City of Weston.

Education is key to creating a synergistic plan for a shared vision. Elected officials and city administrators are tasked with teaching the public about local government. A formal program that extends 4 - 6 weeks will be developed and offered to the public to learn about the structure of local government and responsibilities of each department i.e., Weston 101.

Elected officials and city administrators will seek opportunities to present information on city government in the local school system.

It is equally important to establish good relationships with the public. The City of Weston’s Employee Handbook contains a code of ethics, also known as a code of conduct, which is a set of guiding principles that helps the city and its employees maintain a high standard of ethical behavior. The ethical treatment of citizens is paramount to all other policies and procedures established by the City of Weston.

Sharing information with the public is critical. The City of Weston, aside from posting the required regular meeting notices, will utilize the city’s website, social media, bill inserts, newspaper and radio announcements to keep citizens informed. In addition, the city will provide via social media an update on city works.

Parks

Goal: Create recreational opportunities

Action Steps:

1) Staffing for care of parks and cemeteries vs opportunities for public volunteering. Consider teaming up with American Legion, High School community service, Rotary, CEOs, Chamber of Commerce (business donation of supplies), 4H, and Boy Scouts to team with for beautification projects. Invest in flower beds, benches, patio type swings, and/or picnic tables to increase usability and interest for the cemeteries. For cemeteries which are now serving a more historic aspect than being active, consider a decorative sign or monument stone giving the history of the cemetery.

2) Recreation areas utilized for green space, bike and skate park, dog park, and community garden.

Create online access for scheduling the use of a park. Social Media campaign to feature Weston's parks and other green spaces. Conduct ward meetings in green space areas.

3) Planning for public walk and bike trails

4) Establish river access points for kayaking and boating. Dam reconstruction for safe passage and promote better river use. Support initiatives to create and enhance access and use of the West Fork River.

5) Appoint a committee whose focus it is to plan a number of outdoor events throughout the year and keep popular events going. Events could also be educational for families. "Get to learn a hobby".

Public Safety

Goal: Continue to reduce/eliminate blighted areas in the city

Objective 1: Continue Razing Dilapidated Structures

Action Steps: The city has recently been aggressive and successful in razing structures and this needs to continue while ensuring that cleanup is done properly. This eliminates potential crime dens and eyesores. City police and/or building inspector should, with the consent of the owner, inspect at regular intervals dilapidated properties for vagrants.

Objective 2: Develop key areas for Police Presence

Action Steps: Increased police presence in certain areas, one area of major complaint is Post Office Drive from Criss Manor to Stonecoal. This alley has activity all night long. Broad Street and Shadybrook are a couple others - but no neighborhood is immune.

Objective 3: Enforcement of Ordinances

Action Steps: Enforcement of ordinances such as disturbing the peace, riding bikes on sidewalks, harassment, trespassing, NOISE, and littering need to be addressed.

Objective 4: Infrastructure Safety

Action Steps: Cities always have safety issues with unsafe sidewalks that can cause tripping, intersections that have blind spots due to trees and shrubbery, parked vehicles blocking the view of drivers, unsafe housing units, fire hazards, etc. The City's Street Department will be proactive in identifying these hazards and providing remedies.

Objective 5: Mutual Aid Agreement for Law Enforcement

Action Steps: The Weston City Police should coordinate efforts with the Lewis County Sheriff's Department for services when staffing is limited.

Objective 6: Retain Police Officers

Action Steps: Offer incentives such as bonuses and review pay scale for all officers regularly.

Objective 7: Code Enforcement Uniformity

Action Steps: Code enforcement efforts shall be consistent to include inspection of dilapidated structures, rental properties, trash, junk vehicles

Objective 8: Partnership with Property Owners for Safety

Action Steps: Form partnerships for improvement of safe sidewalks, trees, etc. and consider sidewalk program.

Objective 9: Develop relationships between public safety officials and human service/social service agencies and charities.

Action Step 1: Work with Weston Sanitary Board and homeowners/businesses to support removal of gutters/downspouts from sewer drains.

Action Step 2: Work with Lewis County Health Department to enforce grease trap enforcement and other health and safety issues.

Recommendation	Timeline	Priority	Ref. Page #	Potential Partners	Financing & Costs	Funding Sources
Goal 1: New and expanded businesses that attract and recapture retail into the corporate limits						
Critical Issue 1: Lack of commercial activity in the corporate limits						
Aesthetic improvement of the downtown district	Short Term 0 - 5 years	High		Staff/Officials/Business Owners	Time/Effort	Businesses/LCF/COW Façade Grants
Creation of light manufacturing industrial park	Long Term 5-10 years	Medium		Staff/Officials	Time/Effort	Grant Funding
Increase available commercial spaces	Short Term 0 - 5 years	High		Staff/Officials/Business Owners	Time/Effort	Grants/Private Funding
Build partnership and programs with EDA and business community	Short Term 0 - 5 years	High		Staff/Officials/EDA	Time/Effort	Grants/City/County
Market Weston as a destination	Short Term 0 - 5 years	High		Staff/Officials/	Time/Effort	Businesses/City/County
Critical Issue 2: Dilapidated/outdated, substandard, and/or vacant housing						
Goal 2: Better living opportunities and conditions for all						
No dilapidated structures in Weston	Long Term 5-10 years	High		Staff/Land Reuse Agency	Time/Legal Counsel	City/Grants
Improved physical attractiveness of structures in Weston	Short Term 0 - 5 years	High		Staff/Land Reuse Agency	Time/Effort	City/Grants/Private Developers
Code enforcement of life safety issues in all structures as permitted by law	Short Term 0 - 5 years	High		Staff	Time/Effort	City
Encourage new housing infill and developments	Short Term 0 - 5 years	High		Staff/Land Reuse Agency	Time/Legal counsel	City/Private Developers
Critical Issue 3: Aging and declining population						
Goal 3: An increase in population of 1000 people by 2035						
A community that considers the needs of all age groups	Short Term 0 - 5 years	High		Staff/Officials/Outside agencies	Meetings w/outside agencies	Grant/Outside Agency Funding
Promotion of age-diverse community	Short Term 0 - 5 years	High		Staff/Officials/Outside agencies	Meetings w/outside agencies	Grant/Outside Agency Funding
Create supply of age-diverse housing	Long Term 5-10 years	High		Staff/Officials/Outside agencies	Meetings w/outside agencies	Grant/Private Funding
Critical Issue 4: Annexation of developable land areas						
Goal 4: Expand the city's footprint to greater encompass its services						
Increase the City's tax base to provide more efficient cost of services	Long Term 5-10 years	High		Staff/Officials/Commissions	Time/Effort	City/Grants/Private Developers
Encourage development of property in urban	Long Term 5-10 years	High		Staff/Land Reuse Agency	Time/Effort/Legal Counsel	City/Grants/Private Developers

IMPLEMENTATION MATRIX

WESTON, WV COMPREHENSIVE PLAN

Recommendation	Timeline	Priority	Ref. Page #	Potential Partners	Financing & Costs	Funding Sources
growth areas						
Critical Issue 5: Insufficient Recreation Opportunities						
Goal 5: Capitalize on existing natural and community resources to develop recreation						
Complete riverfront redevelopment	Short Term 0 - 5 years	Low		HubCap, Staff, OnTRAC, Officials	Multiple phase reviews	Earmark/Grants/City/County
Tie Weston into great NC/WV greenway trail network	Short Term 0 - 5 years	Low		Sam England/Blueprint	Meetings w/outside agencies	Grants/City/County
Development of recreational programming through	Short Term 0 - 5 years	High		Sam England/Blueprint/Americorps	Meetings w/outside agencies	City/Grants
the Parks and Recreation Board for all age groups						
Critical Issue 6: Holistic transportation planning						
Goal 6: Consider all transportation users for existing and future transportation projects						
Better walking conditions in Weston	Short Term 0 - 5 years	High		Staff	Time/Effort	City/Grants
Integration of bicycles into existing travel corridors	Long Term 5-10 years	Low		Bike rental companies/Staff/DOH	Time/Effort	City/Grants
More promotion of UTV-friendly establishments	Long Term 5-10 years	Medium		Staff/Officials	Time/Effort	City/Private Funding
Connection to regional public transit networks	Long Term 5-10 years	High		Staff/Officials/Outside agencies	Meetings w/outside agencies	City/Grants/Private Funding
Critical Issue 7: Increased regionalism; decreased local production						
Goal 7: Keep local dollars within local economy						
Promote and develop local homegrown restaurants	Long Term 5-10 years	Medium		Private individuals/City/Chamber	Time/Effort	City
Explore local service delivery business models	Short Term 0 - 5 years	Medium		Uber/Door Dash	Time/Effort	Private Funding
Integrate local agriculture into city ecosystem	Long Term 5-10 years	Low		Private individuals/City/Chamber	Time/Effort	City/Private Funding
Showcase local culture/amenities to promote localism	Short Term 0 - 5 years	Medium		Local businesses to host/support	Time/Effort	City/Private Funding
Critical Issue 8: Addiction and behavioral health						
Goal 8: Reduce and eliminate the effects of drug addiction						
City participation in local drug task force	Short Term 0 - 5 years	High		Staff	Time/Effort	City/Grants
Integrate city services with outside agency prevention efforts	Short Term 0 - 5 years	High		Staff/Officials	Time/Effort	City/Grants
Promote drug rehab practices and post dependency ancillary services	Short Term 0 - 5 years	High		Celebrate Recovery/NA Teen Challenge	Time/Effort	City/Private Funding
ADDITIONAL GOALS, NON-PRIORITIZED						
Infrastructure Goal: Improve transportation routes and walkability						

IMPLEMENTATION MATRIX

WESTON, WV COMPREHENSIVE PLAN

Recommendation	Timeline	Priority	Ref. Page #	Potential Partners	Financing & Costs	Funding Sources
Develop a sidewalk plan to prioritize sidewalk improvements	Short Term 0 - 5 years	High		Staff	Time/Effort	City
Continue program to pave city streets	Short Term 0 - 5 years	Medium		Staff	Time/Effort	City
Collaborate with utility companies/outside entities	Short Term 0 - 5 years	Medium		Staff	Time/Effort/Meetings	City/Private Funding
Take measures to reduce I & J stormwater issues	Short Term 0 - 5 years	High		Staff/Sanitary Board	Time/Effort	Grants/Stormwater Funds
Improve sewage infrastructure	Long Term 5-10 years	High		Staff/Sanitary Board	Time/Effort	Grants/JDC Funding
Administrative Goal: Develop strategies for citizen engagement to inspire a shared vision for community success						
Continue Coffee with mayor sessions	Short Term 0 - 5 years	High		Staff/Officials	Time/Effort	Private Funding
Host Ward meetings at least annually	Short Term 0 - 5 years	High		Staff/Officials	Time/Effort	None
Participate in ribbon-cuttings thru Chamber	Short Term 0 - 5 years	Medium		Staff/Officials	As need arises	None
Encourage citizen-led efforts on boards/commissions	Short Term 0 - 5 years	High		Staff/Officials	Regularly	None
Develop a formal City Government 101 class	Long Term 5-10 years	Medium		Staff/Officials	Time/Effort	Cost of Materials only
Interact regularly and engage students in school system	Short Term 0 - 5 years	High		Staff/Officials	Regularly	None
Parks Goal: Create additional recreational opportunities						
Consider paid staffing of parks & rec planning	Long Term 5-10 years	Low		County Commission/LC Park	Time/Effort	City
Plan additional recreation area in Ward 3	Long Term 5-10 years	Medium		Ward 3 residents	Time/Effort	City/Private Funding
Explore feasibility of dog park	Short Term 0 - 5 years	Medium		Survey residents	Time/Effort	City/Private Funding/Grants
Create online access for scheduling use of parks	Long Term 5-10 years	High		Staff/Officials/Planning Commission	Time/Effort	City
Planning for public walk and bike trails	Long Term 5-10 years	Medium		Sam England/Blueprint/Staff	Time/Effort	City/County/Grants
Establish river access points for kayaking and boating	Long Term 5-10 years	Medium		Guardian of WF/Staff	Time/Effort	City/County/Grants
Appoint a committee to plan annual outdoor events	Short Term 0 - 5 years	High		Staff/Officials	Time/Effort	City
Public Safety Goal: Continue to reduce/eliminate blighted areas in the city						
Continue razing dilapidated structures	Short Term 0 - 5 years	High		Staff/Land Reuse Agency	Time/Effort	City/Grants
Develop key areas for police presence	Short Term 0 - 5 years	High		citizens surveys	Time/Effort	None
Code enforcement uniformity	Short Term 0 - 5 years	High		consultant group	Time/Effort	None
Identification system for unsafe infrastructure	Long Term 5-10 years	High		Code Enforcement	Time/Effort	None
Mutual aid agreement for Law Enforcement	Short Term 0 - 5 years	High		Lewis County Sheriff/State Police	Meetings w/outside agencies	None
Review incentives for officer retention	Long Term 5-10 years	High		Staff/Officials	Time/Effort	City/Grant Funding
Partnership with property owners for safety	Short Term 0 - 5 years	Medium		Law Enforcement Staff	Time/Effort	None

IMPLEMENTATION MATRIX

WESTON, WV COMPREHENSIVE PLAN

Recommendation	Timeline	Priority	Ref. Page #	Potential Partners	Financing & Costs	Funding Sources
Partnerships with outside agencies, i.e. utilities and social service agencies	Long Term 5-10 years	Medium		Staff/Officials	Time/Effort	None

Appendices:

Initial Phase of Comprehensive Planning

Planning Commission members and reviewed the 2014 Comprehensive Plan. The Commission conducted an exercise using Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T) to share their perceptions of goals that have been initiated and completed from the old plan. Capturing this information also provided an opportunity to share a vision about the City's future.

SWOT Analysis by Weston Planning Commission

Strengths

- **Historic homes**
- **Library**
- **TALA tours**
- **Proximity to county attractions (Jackson's Mill)**
- **Proximity to I-79 and Corridor H/Rt. 33**
- **Lewis County High School**
- **People (friendliness)**
- **Lewis County Park (pool)**
- **Historic character**
- **River**
- **Nice museums (glass museum, military museum, TALA)**
- **Centrally located**
- **No debt**
- **Lower taxes**

Weaknesses

- **Dilapidated housing**
- **Lack of rental homes**
- **Lack of pride**
- **Lack of good paying jobs**
- **Absentee landlords**
- **Lack of good renters**

- **Getting building owners to maintain buildings**
- **Re-use of small buildings and homes**
- **Owners of buildings lack means to demolish and maintain/rehab buildings**
- **Need for additional activities including a community center**
- **Flood plain**
- **Antiquated infrastructure – storm/sewer**
- **Staffing for all essential services**
- **Low civic engagement**

Opportunities

- **Art galleries and studios**
- **Restaurants (unique)**
- **Music**
- **Special events**
- **Collaborations between local agencies (shared calendars)**
- **Need for community center**
- **Recreational opportunities not realized**
- **Proximity to Stonewall Jackson Lake**
- **Tourism (lakes, TALA, glass museum, military museum)**
- **More rental properties**
- **More museums**
- **Make Weston a “museum tour” destination**
- **Develop additional parks in wards**
- **Helping owners of building secure grants**
- **Two-way traffic on Main Avenue**
- **Provide more and consistent information to citizens**
- **Adaptive use of vacant buildings**
- **Annexation**
- **Develop River Walk Park**
- **Greenway trails**
- **Establish a cultural center**

Threats

- **Negative attitude**
- **Drugs**
- **Graffiti**
- **Loss of trees; lack of green space**

- **Lack of property maintenance**
- **Liability issues prevent volunteer action**
- **Additional areas of concern with aging infrastructure**
- **Sidewalks**
- **Lighting**
- **Transportation**
- **Homelessness**

ORDINANCE ADOPTING PLAN PROCEDURES FOR PUBLIC INPUT

Weston, West Virginia

Planning Commission

The Comprehensive Plan Procedures for Public Input

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

1. The Weston 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 Weston Planning Commission has completed a draft of the comprehensive plan, and before the Weston Planning Commission submits a plan to the Weston City Council 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 hearing as a Class 1 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 of W.Va. Code §8A-3-6(b), above, the Weston 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 hard copies for public review at the Weston Municipal Building, and the draft will be available online at the City of Weston's website: www.cityofwestonwv.com.
3. Public notice of Weston 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 Weston 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 Weston Planning Commission from amending these procedures.

Adopted this _____ day of _____ 2024.

_____	_____
President	Member
_____	_____
Vice-President	Member
_____	_____
Member	Member
_____	_____
Member	Member
_____	_____
Member	Member

RESOLUTION ADOPTING 2025-2035 COMPREHENSIVE PLAN FOR THE CITY OF WESTON, WEST VIRGINIA

WHEREAS, the Planning Commission for the City of Weston, West Virginia, pursuant to Chapter 8A of the West Virginia Code, has prepared a recommended comprehensive plan for the City;

WHEREAS, the Planning Commission has recommended that the City Council adopt the comprehensive plan;

WHEREAS, pursuant to West Virginia Code §8A-3-7, a public hearing was held before the City of Weston’s Planning Commission _____:

WHEREAS, the Planning Commission presented the comprehensive plan to the City Council on _____.

WHEREAS, pursuant to §8A-3-7, a public hearing was held before the City Council on _____.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Weston, West Virginia, that, pursuant to West Virginia Code §8A-3-8, the comprehensive plan prepared by the Planning Commission for the City of Weston, West Virginia, bearing the date of _____, is made a part of this resolution by reference and is hereby adopted without any amendments thereto entered into the official minutes of the City Council.

BE IT FURTHER RESOLVED, that a copy of this adopted comprehensive plan shall, pursuant to West Virginia Code §8A-3-9, be filed in the office of the Clerk of the County Commission for Lewis County, West Virginia.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Weston, West Virginia held on _____.

Kim Harrison-Edwards, Mayor

Attest:

Judy Piercy, City Clerk

Lewis County High School Class Exercise

October 2, 2023

1. What are the strengths and weaknesses of community life in Weston and Lewis County, and what extent do they arise from the use of land?
2. What challenges have your family faced over the years given the changes in population and commerce that have occurred in Weston and Lewis County, and how has your family persisted up to present time?
3. What future would you like to see for Weston and Lewis County that would motivate you to remain here, and how should this be achieved?

It's a common understanding that the use of land significantly influence a community's lifestyle. For instance, agriculture land use can foster a sense of community through shared labor and resources, but it might also limit urban development and diversification of industries. Conversely, urban land use can promote economic growth and cultural diversity but may also lead to overcrowding and environmental issues.

Lewis County has beautiful natural features and a great sense of community, which are some of its strengths; these things are nice but we lack infrastructure and simply there's not a lot of things to do and or bring money into the county.

A strength I think the community life in Weston / Lewis County has is that everyone pretty much knows everyone so its easier to get information around and to gather people for events. Weakness may be favoritism among those in the county who have influence over many of the citizens in the county and that can sometimes e a a thing. Another weakness is that many people say they're gonna try and help Weston / Lewi County thrive again yet when events that DO try and get the community together, people either complain about little things or don't show up to the events causing them to not get the attention they deserved. Ex: The Weston Town Hub.

*A weakness is the people are ***.*

Lewis County sticks together when times are rough and I think that is definitely a strength.

Community life can be lacking at times in Weston / Lewis County, for there is not a lot of people who are as involved as others in local affairs therefore leading to it seeming repetitive and scarce at times. Although this occurs, the community is tight-knit and ready to help others often. My family has been faced with little challenge due to the decline in population, for it has not affected us as individuals personally. It would be in

the best interest of the local community if some sort of industry came to Weston / Lewis County, for it would bring money, jobs, and people which would all make the community thrive. This could occur if a company could see potential in the local area. This could lead to motivation for the locals to stay here.

Weston is in a good place; being on the crossroads of I-79 and Hwy 33 a lot of people drive by every day. There are some stores and tourist attractions that we could improve on. My family has lived in this town for a long time but we aren't farming. Now my parents drive 30+ minutes a day to work in different towns. I'd like for us to take more pride in where we are. We should show up to school sports and events spend money on the school and pay the extra tax where that money goes into school and the kids like Bridgeport. They use that money to build and run The Bridge Sports Complex. I think Lewis County has good people and is overall a compassionate place. I just wish there was more emphasis on school, community and the students.

Some of the strengths are the people we have a lot of good people and our community is in on a lot of things together. Weaknesses are the amount of rug and the poverty rate is low compared to other places. Its not the worst but not near the best.

I think there is more strengths than weaknesses. The strengths are that we are all nice to the community and we work together to make it better.

I think one of the biggest strengths as a community we have is that we're very close as it's a small town. I think a weakness we have is that we don't have enough attractiveness to outsiders as there is very little to do here.

The strength of community life in Weston is that we help one another a lot. A weakness of community life in Weston is that we tend to only embrace our community. These strengths and weaknesses are not affected by the use of land.

Weston is a small town so most people will help their fellow neighbors and others. I would like to see Weston grow and add more things to the town.

Weston struggles with having a large homeless / poor population. Also, the city is often very dirty. My family has not faced many challenges from living in Lewis County that I know of. I hope to see Weston have more flowers around the town and less poverty. This could be achieved by community effort and donations.

A strength is that a lot of people know each other because the community is small. I'd like to see more normal people just walking out on the street so it wouldn't feel as ominous or dangerous.

Our strength is the kindness people have to help out and try to make Lewis County a better place than it is, the weakness is we don't have good jobs for people with higher degrees to work here, so population is low.

We have a large part of the community who helps out and volunteers with local projects and we have a big tourism industry from the asylum which supports other businesses in Weston. We do have drug problems which could end up spiraling out of control if not taken care of. This drug issue arises from there being nothing to do with ease of access. You have to have a vehicle to go to most places, there is also misuse of the property especially on mainstreet where its furniture stores and a bar. The only good thing on main street is the glass museum and it still doesn't get a lot of traffic because it has competition.

Weston really is a good place this area is filled with tradition and just has a home like feeling, but there are multiple weaknesses in the community life such as, lack of businesses in our main street area. My family really

haven't had any problems with population or commerce. I wish so many things would change. Don't get me wrong this is a really good place to live, however, we need more businesses and more jobs, and so many things that could be made better for the future.

I wouldn't say there has been many challenges at least from what I can remember because there's never really a big population jump/drop around here. I would like to see the town cleaned up with some renovations here and there. The future of any place often depends on the collective efforts of its residents. It could involve fostering local businesses, preserving natural resources, investing in education, or promoting cultural activities.

Some of the challenges my family has faced has to do with the oil and gas industry due to my dad being laid off and having a hard time finding and keeping a job in the oil and gas field; so my mom has had to be the main bread winner for the last 5 years now.

I would love to see more businesses flourish and some beautification along with a better infrastructure. I feel some of the ways this could happen would be to help start and support local businesses, so that way there is more cash flow coming into the community. Maybe even advertise some of the festivals and going ons at the asylum farther out in the state.

If they introduced more of the arts into the community like Buckhannon, Clarksburg or Morgantown does. I think opening something like a community theater would be a great idea and would definitely make me want to stay here longer. Or even if it was new small little shops or repainting Main Street would be a really nice change.

I would like to see some of homeless people be able to get homed, and the addicts on the streets to be clean.

I would like to see more businesses taking off, more things to do with families, and stuff to do for teenagers and younger children as well.

I would like to see a good use of property in Weston especially on Main Street. This should be achieved by people becoming go getters and changing their mentality rather than just sitting on property and letting it dilapidate and become unusable and too expensive to improve.

The future I want to see for Weston is one with higher paying jobs and more diversity.

The future of WV and LC would be for people to treat this place better and for people to actually care about where they live and not treat it like trash.

Strengths – Trans Allegheny Lunatic Asylum

Weaknesses – Disconnected community, drug epidemic, generational control, lack of funding, population decline, horrendous infrastructure, terrible working environment, including unemployment despite there being open positions for work, stray animal problem

There's too high of demands and Weston/Lewis County is a terrible place for any new business to thrive. You have to charge a lot to get a lot to cover cost of property as well as have your business in a decent spot to try and let it thrive. The Asylum brings some business and has brought some celebrities in recent years, but there's hardly any noticeable changes (if any at all). There's a drug issue that is noticeable if you walk the streets of Weston. All the people from older generations want to preserve this as a retirement town, so any hope for a beneficial change is pretty much a rof of sand. Nobody wants to fund the schools or businesses. People are

consistently moving out of Weston due to there being a lack of opportunities and a decline in the county's economy. The roads are terrible in most places, and they're only paved in the nicer spots of town (I wonder why that is..) and there is terrible preservation of the historic buildings. A lot of working places are terrible with the example of William R. Sharpe, Jr. Hospital (It being the biggest employer in the county). It's hard for anybody to get a job in Weston, as I myself (as well as many others) have tried to find work in restaurants, stores, and other places of business and find no such luck despite the employers crying out that they need workers. There's a problem with the stray animals running rampant around Lewis County and a problem with cats breeding and giving birth.

Sharpe being the biggest employer has forced by mother to stay in this town which has limited my abilities severely in trying to find any form of work environment outside of possibly the most toxic workplace in the county. The people here are very rude and terrible with the exception of few people. My family has pretty much persisted normally. I look forward to this becoming a ghost town.

The future I would like to see for Weston is definitely more community events like getting people out of their houses. I think we could achieve this by posting more about events and getting more people to set them up. Plus fundraising to be able to hold events.

A strength of living in a small community is that there's a sense of trust because you know everyone. There's also not a huge amount of big stores and companies in Weston which means you have to travel more just to go to get the things you need. I would like to see Weston keep its community but also get more stores and have bigger companies in our area.

Lewis County, WV is my home; always has been, always will be. We are a small community and town, where everybody knows everybody. We do not have a lot of businesses or attractions but we do have culture. Some cons of Lewis County would include: the rundown houses and buildings, not many things to do, poverty within the community, and not a lot of businesses. Some pros of Lewis County would be: people in small towns tend to look out for one another, there are a good bit of historical sights in Lewis, and our community loves our small businesses. I would like to see the community get more involved and help put our town back together.

I'm not from Lewis so I don't know the community. But in Buckhannon the people come together to show for many significant such as the Strawberry Festival, Festival Fridays and more. The key weakness of Buckhannon is it doesn't offer the youth community the opportunity to get out and do a lot. I'd like to see the Lewis County pool and park be updated.

The cost of living in Weston is lower than the national average and most cities in the state. Weston has a declining population rate. Owners of buildings are letting their property be unused and fall apart.

I would like to see us get more restaurants and attractions.

Many churches and local businesses and plenty of foliage, but very few parks and the ones that are here aren't well maintained.

I would like to see more job opportunities and a bit more of a modern look like Clarksburg or Weston. We can do this by buying land and reforming it to use for shops and businesses.

I think there should be more activities such as games and bowling alley perhaps or something to entertain the people of Lewis County and give them something to look forward to. Also to have more festivals or carnivals or something like that.

Land to grow crops, raise livestock. Not a whole lot to do, poor roads, not enough housing for the elderly.

More things to do, more activities for children, better housing for elderly, group homes

Ward 1 Citizens Meeting – Attendance 22

1. What would you like to see taken into consideration for planning by the city regarding quality of life for the community?
 - Stricter enforcement of City Codes
 - A designated employee for City parks
 - Sidewalk program
 - More demolition of dilapidated houses and buildings
 - Additional inspections of vacant buildings
 - Additional police presence
 - 24-hour police protection
 - Traffic cameras
 - Better care of cemeteries

- Street sweeper
2. What would you like to see taken into consideration for planning of growth management and land use?
 - Concern over 26th Judicial Court purchasing a house in a residential neighborhood
 3. What would you like to see taken into consideration regarding economic growth and how do you think this could be achieved?
 - Development of the river bank for recreation
 - Building owners in the downtown area should encouraged to rent or sell the space to businesses interested in location in downtown.
 - Capitalize on the tourism industry
 4. What would you like to see taken into consideration regarding transportation and infrastructure? If you don't have any suggestions in this area or would like to provide more details tell us how you commute and travel within our community to help us better serve you?
 - Public transportation
 - Pave streets
 - Sidewalk replacement program
 5. What would you like to see regarding parks and recreation planning in your community?
 - Kayak trail
 - The dams remain in place on the West Fork
 - A designated employee just for parks
 6. Tell us what planning you feel is important related to culture and historic preservation?
 - Columbia Club project
 - Activities downtown such as concerts

Additional responses:

Is there an order to the dilapidated structures inventory?

Does it include housing?

Who owns these properties?

Is there a place to learn more about vacancy ordinances?

Why are some properties being unfairly classified as vacant like guest houses

Complaints of dogs barking, noise issues, unsupervised animals in residential areas

No proper enforcement of noise ordinances

Lack of incentive to follow ordinance

In support of having a code enforcement officer

Address judicial court's ability to buy property that is zoned as residential and used for non-residential purposes and ensuing parking, litter, and loitering issues related to this property.

Increased police presence due to people walking around town all hours of the night. Want 24 hour protection and response time improvements and method in which they respond

Cemeteries as a green space are poorly utilized and Arnold road needs paved

There needs to be increased fines for code violations or some ramification for failure to follow

Calls for ordinances against all road vehicles (buggies) being used in certain locations

Parking on sidewalk is an issue for walkability

Increased patrol presence for traffic pattern violations

Need to bring jobs to the city

Need for better transportation and infrastructure

Public transportation via bus or similar

Towns without public transportation fail

On demand transportation

Sidewalk maintenance for walkers – unclear who is to maintain these sidewalks, city or property owner, needs addressed

Grants or funds needed to solve these problems

Need for daily and continual park maintenance, mowing and cleaning

River walk as a need – river access and usability and capitalize on our Riverfront

There needs to be a variety of downtown businesses not just furniture stores

Increased quality of housing

Historic preservation of the downtown – losing history with teardowns

Call for increased adaptive reuse of historic structures

Issues with the monopolization of the downtown's ownership

Clean up city gateways, engage County to clean up their messes

Clean up Ford dealership and the river behind it

Clean up Main Street

Clean up waterways – no dumping signs, clogged at bridge near Willow Park, weeds along river, dragged for debris and tires

Cultural Center is being cleaned up and is making progress

Lewis County First is a functioning organization but needs volunteers

Flowers are well maintained in town

PUBLIC MEETING NOTES 02/23/2022

What would the public like to see in our community?

Street signs, clean up, street paving, cameras for security, dilapidated buildings clean up, school projects, river walk park, quality of life, things that promote civic pride, property improvements

Stormwater and sewage improvements

Increase personnel at Sanitary Board

Buy a sludge press

Street Department needs more manpower

New and improved equipment to do the jobs

Support fire, police and streets

Create a place where people can learn skills, canning, household like sewing, job skills, invest in our people and teach them how to do things. Also create an inventory of who is doing this and where people may be already able to learn about these tasks in the community.

Mowing

Change charter so city is responsible for sidewalks.

Safety

More officers – invest in the safety of Weston so people will want to live here

Youth need somewhere to go.

Place to hold annual Christmas dinner

Library needs new roof, draining in parking lot needs addressed and retaining wall needs fixed.

Investments that allow us to plan for the future.

Community livability and businesses need investments.

Create something we did not imagine we could have in our city.

River walk/Boat launch on River walk/Access points

Storm drain droplets need addressed, rebuilt and raised to road level.

Someone to inspect the road bed before blacktopping. Also, clean around all man holes and gate valves for water, sewage, storm water droplets and gas.

Standing water at Brown Avenue bridge needs addressed

Storm drain droplet needs to be installed at corner of Brown and Loftus Street.

Storm water coming down Bannister Street onto Brown Avenue needs addressed. Sidewalk in that area needs addressed.

Neighborhood Watch Meeting & Ward 3 Public Meeting

08/05/2022

Attendance: 34

Proud of the visible cleanup and improvements made to the City

Concerned with drugs in the neighborhood

Problem areas – Haleville

Alley needs fixed for the drainage to Walnut Street to French drain below to Machpelah Cemetery – needs replaced and blacktop is crumbling

Dogs at large and pooping in yards

Homes not being kept up

Trash and junk in yards – enforce ordinances

Dilapidated houses

Unlicensed vehicles

Parking on streets

Tree limbs hanging over roadway

Machpelah Cemetery needs better attention

People parking alleys

Mail boxes are too close to the road when vehicles are parked across from them.

Ward 4 Meeting Notes

Cats

Stormwater/Sewer Issues

Ward 2

Infrastructure issues with roads, paving needed, stormwater issues

Coffee with the Mayor 09/07/2022

Attendance: 8

Gateways

Sidewalks

Cats

Stormwater/sewer issues

Opportunities for agritourism and aerial innovations

FACEBOOK SURVEY RESULTS

Questions:

1. What steps do you think the City of Weston should take to improve the quality of life for its residents?

A river walk, more of an effort in a "cute" downtown. Hiking trails and paths that are close to town and easily accessible. Walkable sidewalks and more trees! Things that will bring people into town. (Events) A dog park. A community garden. More city art.

We need a factory or two...as much as I hate to admit it..we need jobs for people to spend money on local business...or local business is never going to survive.

Go back to mayor run city government

Condemn, tear down house that are falling down

Reduce empty building rentals. Update residential apartments.

More law enforcement actually concentrating on in-town patrols. Foot patrols (promised by the illustrious former sheriff, but never delivered) and honesty when dealing with citizens.

Remove abandoned structures and provide green spaces.

Better sidewalks

Clean up the town by providing jobs.

Have a vision for the future.

Inventory community assets

Build plans on the enhancement of existing assets

Use education and incentives, not just regulation

Pick and choose among development projects

Cooperate with neighbors for mutual benefit

Pay attention to community aesthetics

Have strong leaders and committed citizens

Recognize quality of life as a competitive advantage

Get rid of the druggies.

2. What are your thoughts regarding planning for land use and growth management in the City of Weston?

Provide incentives for absent landlords to fix and use their empty buildings for businesses

Community gardening

Make sure to keep it natural. We have to embrace the local beauty. No more parking lots.
Rid the area of junkyards, like they have by the Ford garage. Any eye sores make a town look bad.
Driving into Weston on 33 is fine until you see the trash and junk.

Plant trees and flowers downtown. The better the town looks, the more likely people and businesses will settle here.

Walkable community planning and small business promotion

Young families aren't looking for houses that are 5' apart. Promote more green spaces.

Do something with years' long empty buildings.

Everything in me wants to say gardens and become an epicenter of some specific production...but that's honestly seasonal and we need a niche that is not seasonal

3. What are your ideas/suggestions to spur and promote economic growth?

There are a lot of things to encourage this. The event that saw the largest turn out this year was the homecoming parade. I wasn't aware that many residents even lived here and have never seen 80% of them. So getting the residents involved should be your largest focus.

Let's slap a few fingers for the amount of big box stores they've been advertising, hmm.

Raise the minimum wage

We need more restaurants in town – not fast food places.

Remove unnecessary and burdensome ordinances as well as the 1% Municipal tax.

Continue to use the energy of "The Hub" and other efforts to promote events and small business opportunities.

Invest in the town, provide work for residents during town improvements

Provide options for businesses to occupy older structures, rather than having one owner filling space with flea market finds

4. Do you have any suggestions for improvement of transportation and/or infrastructure? Please provide details about how you commute and travel within our community to help us better serve you.

The sewer lines are awful. They smell every time it rains. If there are waste lines that empty into the West Fork that needs dealt with ASAP. Lighting and into town and the ambiance coming into town should be a huge concern too

Public transportation is ZERO. There isn't a bus of any kind. We have the senior center van that helps some people. What about the other people? A morning and evening transportation schedule would help get people where they need to go, regardless of economic situations. Lighting at the 99 exit is great. What about the 96 exit? There is a school there and the visibility is poor in the evening and dark hours. We also have one trash company. No choices leads to no competition and prices are whatever the business sets.

Lines painted on the roads, more police patrol at night or install security camera to monitor and prosecute trespassers, vagrants and those that cause property damage

A small bus to transport residents to local areas

Discourage the drug culture and vagrants that are taking over the town which creates a safety issue and negatively impacts public desire to be downtown

Definitely updated lighting. The Town has been doing a great job on paving and I would just like to see that continue.

Internet

Widen the streets that vehicles cannot pass each other on

The sewage NEEDS attention...we are never going to be able to grow with every other corner having smells like sewage issues every time it rains...that's not normal.

5. What would you like to see regarding parks and recreating planning?

The skate park is GREAT, super great. But location is horrible. Needs to be somewhere that it is safely and easily accessible for children.

Keep them cleaned.

More community pocket parks. Young families look for outside activities for their children when deciding which community to locate to.

Public green spaces and the promotion of active and passive types of recreation and leisure.

Skate/bike park tons of kids riding bmx bikes through the street

I would like our town to have benches, trees and flowers. Old fashioned street lights would be nice.

More programs to utilize the facilities

I feel that if we speak with younger parents, we can get an idea of what or even our older youth – we can grasp what would bring people to our community.

Hiking trails. Dog park. Skate park. Walking trails. Community garden.

6. What planning do you feel is important related to cultural and historic preservation?

Not demolishing buildings just because they will be hard to fix. You never know there may be someone who absolutely loves the building and will help turn it into a historical gem in our city.

Seek grant that allows opportunity for businesses to relocate to structures in town. Grants that can let local folks do the upgrades for business to move into these buildings, rather than let them fall down.

Continued progress on projects started...utilize empty buildings for mini-museums, shops, etc.

Restore older buildings and create new businesses

Weston is much more than Stonewall Jackson! We're blessed with a beautiful state and a tradition of family. Provide recreation and events that educate the youth and remind the adults of why we should be proud of our home.

Keep renovating the old Catholic Church. The potential is fascinating.

Doing a good job

Historic society is great. But maybe spend the money to do it right. "Volunteers" in the area are largely lacking in gray matter. The last thing we need as a city is an embarrassing kindergarten project for our restoration movement.

LETTER TO COMMUNITY STAKEHOLDERS

January 9, 2023

Dear Community Stakeholder:

Updating the Comprehensive Plan is vital in crafting our vision for a prosperous and inclusive Weston. The Weston Planning Commission has been hard at work reviewing the existing plan. We are delighted with the accomplishments that have been achieved. However, we have much work to do to move the community forward. This momentum and success will require an effective, community-led engagement and public outreach to ensure we reach all parts of our city – individuals, businesses, and stakeholders alike.

We would like you to be included in this process as we feel it is vital to have your feedback and input on this process. The Commission would be grateful if we could set up a time to meet to discuss what you would like to see in our new comprehensive plan in addition to your feedback on what was achieved in the current plan and what was missed. We would like to know how we could better meet your needs and the impact this may have on the community.

As we move forward with the framework to complete this updated plan, we want to ensure that the project drives change in the city, represents our growth forecasts, describes land-use planning, and indicates our core principles, objectives, and goals as a community. In addition, we want this plan to provide foundational guidelines we can work to achieve as a community.

While we understand your time is limited, we hope that an in-person meeting or a conversation will benefit both parties and the community as we work to ensure that this plan is made with all points of view taken into consideration. There will be public meetings planned in the near future for you to express your ideas or concerns. Currently, there is a short, open-ended survey on the City's Facebook page. We encourage you to offer your feedback via that platform if you prefer.

I look forward to hearing from you at your earliest convenience and thank you for your sustained interest and participation in the Comprehensive Plan process. We are excited to continue collaboration and the ability to refine our plan together.

Sincerely,

Dan Vaughn, President

Weston Planning Commission

Phone: (304)269-6141

WVU Planning + DESIGN STUDENTS

(plus some of my ideas)
 NAME? "Riverside Park"

- RAIN GARDENS to help control WATER RUN OFF.
 @ LIBRARY + other areas.

- WORK WITH DIFFERENT ORGANIZATIONS ^{+ VOLUNTEERS} IN THE COMMUNITY TO HELP REALIZATION OF PROJECT.

- example:
- o Health Dept
 - o City of Weston
 - o L.C.S.C.
 - o S.J.M.H.
 - o HISTORIC SOCIETY - ASSIST TO APPLY FOR GRANTS
 - o Guardians of the West Fork
 - o TALA
 - o EXTENSION OFFICE
 - o WVU DESIGN Students
 - o 4-H

- Make Main Street 2 way again.

- Close Bank alley from Main St. to ALLEY Behind ^{POST OFFICE}

- Make way for Rail Trail to connect + run thru

- Public transportation (What about a Tram or
 trolley to connect clear out to Market Place ^{on the Hill} _{shopping center}
 (grants are available for this) (ask w/ help from ^{Commissioner})

- Install Public Housing on High Street.

- Make a City Parking lot North of Post office.
 ADDING Trees along North side of Post office
 south side of parking lot.

- Need a time square -

- old Water Co. lot - add a building for
 Kayak rentals also a dock for water
 access. ^{*boat ramp)}
 (Below town fix up the public access →

cont. 12-4-24
Ideas

for Kayak ^{small} + fishing boat
people

- along with PARKING + Green area
for Trees, shrubs picnic tables + benches.

- Grassy AREA across from Hub - MAKE a Time
Square. ^{or down town Plaza} Trees + Shrubs w/ fountain in
center. w/ seating. Maybe Glass art ^{for art}
- A WALK GOING THRU THIS area w/ ARCH made ^{in the}
of stain glass facing TALA. ^{garden}

Use Kentucky Coffee Trees - History
Am. Elm, Tulip Poplar, White Pine, Elder Trees.

- Permanent structure for Farmers Market

- Distillery ~~site~~ on back of Hub w/ river
view

- LIGHTING thru out paths + parks.

- Circular ^{River walking} trail along river - w/ Board
walk + fishing dock. Flood tolerant
seating.

- Along Walking/ Bike trail have
bike racks, work out areas + benches.

- Kayak access ramp at foot of Dam
to allow for floating the fork to
Jackson's Mill.

Ideas

- Business Kiosk for Farmers Market.



benches, bike racks, + workout areas along trail.

- Hub area Outdoor theater, skate park
Basketball courts - bike racks

- Trail be wavy maybe have colored glass to imitate water.

- Public Restrooms