

IN THE COUNTY COMMISSION OF RALEIGH COUNTY, WEST VIRGINIA

RE: AMENDMENT FOR THE DEVELOPMENT OF A COMPREHENSIVE PLAN FOR RALEIGH COUNTY, WEST VIRGINIA

It appearing to the County Commission of Raleigh County that Clayton Terry, representing the Raleigh County Planning and Zoning Commission, filed for an amendment to update a Comprehensive Plan for Raleigh County, and a hearing thereon, was advertised as required by law, that a public hearing on said petition was duly held by the Planning and Zoning Commission on March 15, 2012, and that the Planning and Zoning Commission has filed with the County Commission a report recommending that the amendment be granted. NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF RALEIGH COUNTY THAT THE PLANNING AND ZONING ORDINANCE OF RALEIGH COUNTY, WEST VIRGINIA, BE AMENDED AS FOLLOWS:

RALEIGH COUNTY COMPREHENSIVE PLAN

MISSION STATEMENT

Our mission is to promote the health, safety and general welfare of the community, to protect and conserve the value of buildings and to encourage the most appropriate use of land. To improve communication between city and county elected officials and organizations interested in economic development, business growth, and the welfare of the county as a whole. To develop a blueprint for all interested individuals and organizations to have input into planning for the future of Raleigh County.

RALEIGH COUNTY COMPREHENSIVE PLAN

APRIL 2012

Raleigh County Commission

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ACKNOWLEDGMENTS

Marty Agee, Director Emergency Operating Center (EOC/911)
James Allen, Raleigh County Solid Waste Authority (RCSWA)
General Managers, Raleigh County Public Service Districts (PSD's)
Board of Directors, Raleigh County Firefighters Association
Alma Willis, Raleigh County Board of Education (BOE)
Steve Tanner, Sheriff of Raleigh County
Judy Radford, New River Gorge Regional Development Authority
Beth, Beckley Sanitary Board
Cliff, National Park Service
United States Census Bureau
WVU Bureau of Business and Economic Research

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CHAPTER 1 --- INTRODUCTION

ARTICLE 1A PURPOSE

The development of a comprehensive plan is a complex, tedious and time-consuming task. The Raleigh County Planning and Zoning Commission has been working both publicly and behind the scene, gathering data for the planning process.

The Comprehensive Plan is divided into the following four (4) parts:

- Chapter 1 is an introduction of the plan.
- Chapter 2 is the existing conditions in Raleigh County.
- Chapter 3 is a generalized goal statement and objectives.
- Chapter 4 is the plan.

The Comprehensive Plan will assist Raleigh County decision makers to make short-term decisions about independent issues that will direct growth in a unified, positive direction.

Whether we can ever be absolutely comprehensive in analysis and planning should be of little concern. Comprehensive, as used here, is defined as "covering completely and broadly". Even though we will never become aware of all impacts of our actions, we must try to anticipate these impacts before they occur. We can then improve our methods, expand our theory and thereby increase our capacity to make "right" decisions especially where the public interest is involved.

This planning process does not terminate with the adoption of this plan. It is a continuous process, including review and control over implementation and re-evaluation of policy on a regular basis.

The Raleigh County Comprehensive Plan is on the following pages.

CHAPTER 2 --- EXISTING CONDITIONS IN RALEIGH COUNTY

ARTICLE 2A GENERAL DESCRIPTION

A. History

Raleigh County is located in the scenic and mountainous south-central portion of West Virginia and was created by an act of the Virginia General Assembly on January 23, 1850. It is named in honor of Sir Walter Raleigh, an English soldier, adventurer, and favorite of Queen Elizabeth. Hunters and trappers made the first settlements in the area in about 1790. Coal mining and timbering developed after the C & O Railroad was constructed in about 1873. The general surface of the county lies in elevation from 820 feet above sea level where the county line crosses the Coal River at Jarrold Valley to 3,556 feet at the summit of Huff Knob on Flat Top Mountain.

B. Geography

Raleigh County has a total area of approximately 609 square miles of which 607 square miles of it is land and 2 square miles is water.

The topography of Raleigh County is varied, ranging from plateau land to rugged mountainous areas. The county is drained by a well-developed system of creeks leading to the New River and Kanawha River in the northeast and the Coal and Guyandotte Rivers in the west. Major creeks in Raleigh County are Marsh Fork, Clear Fork, Glade and Piney. Significant bodies of standing water existing in the county are Lake Stephens, Glade Creek Reservoir, Little Beaver Lake, Flat Top Lake, Chatham Lake (Glade Springs) and Fitzpatrick Lake.

C. Economic Conditions

1. Economic Development

Raleigh County's economy is heavily influenced by the coal industry. This influence has caused fluctuation in the County maintaining stable work forces and population levels.

Recently, the coal industry has seen a surge due to higher oil prices. Improvements in the transportation system have facilitated a diversification. The service, manufacturing, retail and construction sectors have become more important in the overall economy. Recreation and tourism is perceived as having a significant impact on the economy in recent years. The improved highway system has allowed trucking and warehousing to play a major role in the economy.

A four county development authority (New River Gorge Regional Development Authority) operates under the auspices of the County Commission(s). Its Board works in conjunction with Federal, State, County and Local officials in all aspects of economic development for Raleigh County.

2. Labor Force

The historic, current and projected labor force characteristics are presented in Exhibit I. Between 1996 and 2010, the non-agricultural employment base has increased by 1740 from 29,740 in 1996 to 31,654 in 2010.

The total available labor force in Raleigh County has shown a decrease (from 34,680 in 1996 to 33,347 in 2010). Unemployment figures dropped from 8.6 percent in November 2010 to 6.5 percent in November 2011. The unemployment rate in Raleigh County is decreasing and remains considerably lower than the national average of 8.2 percent for the November 2011 period.

With the increase of the employment base in Raleigh County during the past decade, the composition of the labor force has undergone dramatic changes as well. The effect of the declining coal industry caused mining activities in Raleigh County to drop from 7 percent of total county employment in 1996 to 5.3 percent in 2010.

3. Income Characteristics

Per capita personal income (PCPI) for Raleigh County in 2009 was \$20,598 compared to \$28,828 in 2006, and was 98 percent of the state average, \$20,891, and 76 percent of the national average, \$27,041.

Median household income (2009) in Raleigh County is \$35,989, compared to West Virginia which is \$37,423.00 and the United States which is \$50,221.00. Average monthly earnings for Raleigh County is \$3,159.00 and \$3,197.00 for West Virginia.

Income characteristics for Raleigh County, West Virginia and the United States for the 2009 period is presented in Exhibit II. The majority of households earn less than \$25,000: 36.2 percent for Raleigh County and 34.4 percent for West Virginia and 23.8 percent for the United States.

EXHIBIT I

RALEIGH COUNTY NON-AGRICULTURAL EMPLOYMENT

Sector 2010	Sector Employed	% of County
Health Care	6,188	19.5
Retail	4,967	15.7
Accommodation/Food	3,488	11.0
Other Services	3,001	7.9
Educational	2,515	6.8
Mining	2,150	5.3
Wholesale	1,697	5.0
Construction	1,527	4.9
Technical	1,265	4.0
Government	947	3.0
Manufacturing	922	2.9
Finance/Insurance	789	2.5
Transport/Warehouse	673	2.1
Information	471	1.5
Recreation	354	1.0
Real Estate	308	.9
Mgmt of Companies	244	.8
Utilities	210	.7
TOTAL	31,716	100.0%

Source: United States Census Bureau, 2010

EXHIBIT II

**HOUSEHOLD INCOME CATEGORIES
2009**

	Raleigh Co.	West Virginia	United States
Under \$25,000	36.2%	34.4%	23.8%
\$25,000 - 34,999	11.8%	12.9%	10.6%
\$35,000 - 49,999	15.2%	15.5%	14.3%
\$50,000 - 74,999	18.3%	17.5%	18.7%
\$75,000 - 99,999	10.1%	9.8%	12.3%
\$100,000 - 149,999	5.7%	6.9%	12.1%
\$150,000 - 199,999	1.4%	1.6%	4.2%
\$200,000 or more	1.6%	1.4%	4.0%

Source: 2010 USA Census Bureau

D. Transportation System

1. Highway System

Raleigh County has an extensive regional highway network which includes the following:

- * **Interstate 77** -Travels in a north-south direction linking Cleveland, Ohio to Columbia, South Carolina.
- * **Interstate 64** -Travels in an east-west direction linking St. Louis, Missouri to Norfolk, Virginia.
- * **Corridor "L" (US 19)** - Interconnects with I-77/I-64 and provides four-lane service to Mt. Hope, Oak Hill, Fayetteville and Summersville to interconnect with to I-79.
- * **Coalfield Expressway** - Expressway beginning off Route 16 near Sophia and when completed will connect with future I73/74 at Welch and extend into Buchanan County, Virginia.
- * **West Virginia Routes 3, 16, 41, 54, 61, 99, 210, 305, 307**

The Raleigh County Transportation Group is currently working with the West Virginia Division of Highways in developing the Z-way which is an upgrade of Route 19 in Shady spring District, Airport Road, Eisenhower Drive and a Beckley Bypass from I64 (East Beckley Exit) to Route 19 at Bradley.

2. Airport

Raleigh County is served by the Raleigh County Memorial Airport located in the Beaver area. The airport includes a 5,000 foot north-south runway and a 6,700 foot east-west runway.

3. Railway

Raleigh County's passenger service is provided by Amtrak located at Prince. Other rail service is served by CSX Corporation and Norfolk and Western Railways.

4. Bus Lines and Taxi Service

Raleigh County is served by Greyhound Bus Lines. The Raleigh County Community Action Association provides limited local service to businesses and medical facilities for Raleigh County residents.

The Raleigh County Community Action Association, Raleigh County Commission on Aging, Mountain State Center for Independent Living and FMRS Mental Health Council provide a limited transit service for their elderly and handicapped clients.

There is Taxi and Limousine Service located within the City of Beckley.

ARTICLE 2B POPULATION CHARACTERISTICS

A. Population

Raleigh County's population pattern mirrors the regional situation of the rise and fall of the coal industry. During the first half of the century, the county experienced a growth in population which was due primarily to the growth of the coal industry. However, the years 1950-1970 brought mechanization resulting in a decline in employment within the mining industry, population declined from 96,273 in 1950 to 70,300 in 1970. Growth was experienced again in the late 1970's and early 1980's due to a resurgence of coal. In 1980, the population was 86,821, the 1990 census reports the population at 76,819, the 2000 census was 79,220. The county experienced a .5% decrease in population the past decade with the 2010 census having the population at 78,859 ranking it 6th out of 55 counties in the state.

The population density is 130.3 people per square mile. The bulk of Raleigh County's population is centered on Beckley, the county seat, but the county has seen a shift towards population increases in Shady Spring District and Trap Hill (Glen Daniel area) District. The 2010 census shows the following population for incorporated communities and census tracts of the county.

Community	Population	Community	Population
Beckley	17,614	Beaver	1,308
Bradley	2,020	Coal City	1,815
Crab Orchard	2,678	Daniels	1,881
Eccles	362	Ghent	457
Glen White	266	Lester	348
Mabscott	1,408	MacArthur	1,500
Piney View	989	Prosperity	1,498
Rhodell	173	Shady Spring	2,998
Sophia	1,344	Stanaford	1,350

B. Age

The 2010 Census shows that the median age in Raleigh County is 40.6. The Census shows the following population by age:

Age	Population	Per Cent
under 20	18,166	23.1
20-24	4,511	5.7
25-34	10,082	12.8
35-44	10,357	13.1
45-54	11,210	14.2
55-64	11,872	15.1
65-84	11,129	14.1
85 and over	1,532	1.9

C. Sex and Race

Raleigh County has 39,387 (49.9%) male and 39,472 (50.1%) female residents. There are 69,800 (88.5%) white, 6,468 (8.2%) African American and the remaining 2,591 residents consist of Hispanics, American Indian/Eskimo, Asian and other race.

D. Household/Housing Characteristics

Raleigh County has 35,931 housing units of which 31,831 are occupied. Of the occupied units, 23,678 are owner occupied households and 8,153 are renter occupied units. 2.31 is the average persons in a household.

The county has a 75.3% home ownership rate and the median value of owner occupied housing units is \$87,200.00.

Household Population

Persons Per Household	Number
1	9,090
2	11,633
3	5,157
4	3,681
5	1,573
6	453
7 or more	244

ARTICLE 2C COMMUNITY SERVICES

A. Education

Raleigh County has an extensive network of private and public schools providing primary, secondary and college education. the following table shows the educational attainment for county residents 25 years of age and older:

Education	Per Cent
Less than 9th grade	8.0
9th-12th, no diploma	14.3
High School Graduate	40.4
Some college, no degree	17.2
Associate Degree	5.3
Bachelors Degree	9.3
Graduate/Professional Degree	5.5
High school graduate or higher	77.7
Bachelors Degree or higher	14.8

Secondary Schools	Location	Enrollment	Grades
Academy of Careers & Technology	Beckley	---	
Independence High School	Coal City	657	9-12
Liberty High School	Glen Daniel	553	9-12
Shady Spring High School	Shady Spring	836	9-12
Woodrow Wilson High School	Beckley	1356	9-12

Jr. High/Middle Schools	Location	Enrollment	Grades
Beckley-Stratton Jr. High School	Beckley	696	6-8
Independence Middle High School	Coal City	505	6-8
Park Middle High School	Beckley	437	6-8
Shady Spring Middle High School	Shady Spring	669	6-8
Trap Hill Middle School	Glen Daniel	441	6-8

Elementary Schools	Location	Enrollment	Grades
Beckley Elementary	Gray Flats	411	EC-5
Bradley Elementary	Bradley	466	PK-5
Clear Fork District Elementary	Clear Creek	179	EC-5
Coal City Elementary	Coal City	306	EC-5
Crab Orchard Elementary	Crab Orchard	298	PK-5
Cranberry-Prosperity Elementary	Cranberry	280	EC-5
Crescent Elementary	Beckley	334	PK-5
Daniels Elementary	Daniels	676	PK-5
Fairdale Elementary	Fairdale	494	PK-5
Ghent Elementary	Ghent	207	EC-5
Hollywood Elementary	MacArthur	280	PK-5
Lester Elementary	Lester	159	PK-5
Mabscott Elementary	Mabscott	261	PK-5
Marsh Fork Elementary	Namoa	213	EC-5
Maxwell Hill Elementary	Beckley	255	PK-5
Shady Spring Elementary	Shady Spring	563	PK-5
Sophia-Soak Creek Elementary	Soak Creek	293	PK-5
Stanaford Elementary	Stanaford	324	PK-5
Stratton Elementary	Beckley	312	EC-5

Vocational/Business Schools	Location
Raleigh County Vo-Tech Center	Beckley
Raleigh-Boone Technical Center	Whitesville
Valley Training College	Beckley

Private Schools	Location
Greater Beckley Christian School	Prosperity
House of Prayer	Sophia
Mabscott Christian Academy	Mabscott
Mt. Tabor Baptist	Mt. Tabor
Sophia Christian Academy	Sophia
St. Francis De Sales Catholic	Beckley
St. Stephens Episcopal	Beckley
Trinity Christian Academy	Beckley
Victory Baptist Academy	Beaver
Bible Wesleyan	Daniels

Colleges

Appalachian Bible College
 Mountain State University
 New River Community
 West Virginia Graduate College
 Concord College-Beckley Center
 Bluefield State College-Beckley Center
 Emma Byrd Educational Center

Location

Bradley
 Beckley
 Beaver
 Beckley
 Beckley
 Beckley
 Beaver

Raleigh County Community Action Head Start

Clear Fork Head Start
 Josephine Head Start
 Marsh Fork-Trap Hill Head Start
 Town District Head Start

Location

Colcord
 Josephine
 Glen Daniel
 Beckley

Pre-School/Nursery School

Crab Orchard Baptist Pre School
 Learning Tree
 Montessori Children's House
 Perry Memorial UMC-Rainbow Nursery
 The Learning Tree
 United Methodist Day School
 YMCA Happy Kids

Location

Crab Orchard
 Beckley
 Beckley
 Shady Spring
 Beckley
 Beckley
 Beckley

Library - Raleigh County Public Library was constructed in 1976. The library is a 30,000 square foot facility with a 180,000 volume capacity located in Beckley. The library has satellites in Sophia, Shady Spring and Naoma. Additional library services are available at Mountain State University and Appalachian Bible College. The County Commission provides a Law library located in the Spartan Building.

B. Medical Services

Raleigh County has three general care hospitals: Appalachian Regional, Raleigh General, and The Veterans Administration Hospital all located within the City of Beckley. The State of West Virginia operates a Personal Care Facility at Pinecrest Hospital.

The Beckley-Raleigh County Health Department offers Clinical, Public Health and environmental services.

FMRS, a facility which operates on the grounds of Pinecrest Hospital offers an array of counseling and day treatment services.

An array of general and specialized medical services is available within the county. Ambulance Services are available both through private carriers and the volunteer fire departments. Raleigh County Flight Service provides 24 hour charter flight and air ambulance service to the area.

C. Public Safety

Police Protection - Raleigh County is served mainly by the Raleigh County Sheriff's Department. The department currently has 50 deputies. The department provides road patrol as well as having a Detective and Drug Unit, School Officers, home confinement officer and Animal Control officers.

Company D of the West Virginia State Police located in Beckley with a satellite office at Pettus. The five municipalities located in the county have their own police departments. The FBI has a field office located in Beckley.

Fire Protection - The county is served primarily by volunteer fire departments (VFDs). The City of Beckley and the Town of Sophia have their own fire departments to serve their municipalities. Following is a list of VFDs in Raleigh County: Beaver VFD (Beaver), Bradley/Prosperity VFD (Bradley), Clear Creek VFD (Clear Creek), Coal City VFD (Coal City), Coal River VFD (Arnett), Ghent VFD (Ghent), Lester VFD (Lester), Mabscott VFD (Mabscott), Rhodell VFD (Rhodell), Sophia Area VFD (Sophia) Trap Hill VFD (Glen Daniel) and Whitesville (Whitesville).

Emergency Operating Center (EOC) - Raleigh County, in conjunction with the City of Beckley operates a 24 hour emergency assistance service, located in the Raleigh County Industrial Park located in Beaver. When 911 is called, highly trained personnel will answer and immediately dispatch the appropriate agencies. The center operates six major departments (Administrative Offices, Emergency Services, Enhanced Dispatch/911, Security/Data Entry, Street Sign and Local Emergency Planning Committee.

The center is equipped to handle all types of emergency and non-emergency calls ranging from police, fire and ambulance service to wrecker services.

The center plans for the next five years include statewide addressing, aerial photography, Raleigh County GIS and development of plans to address homeland security and weapons of mass destruction.

Jails/Prisons - The State of West Virginia is currently operating a Regional Jail at Beaver which has the capacity to house 300 inmates from Raleigh and surrounding counties. The Federal Bureau of Prisons constructed a Federal Medium Security Prison near the airport that was completed in 1995. The facility has a capacity of 750 inmates. The facility also has a minimum security satellite with a capacity of 250.

D. Recreational/Cultural Facilities

The county has an abundance of natural resources including vast woodlands, lakes, mountains and high quality rivers and streams. It has numerous recreational and leisure activities, including but not limited to, public playgrounds, swimming pools, public and private golf courses. Following is a list of recreational/cultural facilities:

New River Gorge National River - Part of the National Park Service and offers picnicking, hiking and other activities. It has an outdoor theater at Grandview which features live dramas throughout the summer months.

Little Beaver State Park - Offers RV Park, tent camping, fishing, picnicking, swimming and paddle boating.

New River - Offers fishing, camping and related activities. The New River is considered to be one of the greatest rivers for white water rafting.

Lake Stephens - A county owned 2,500 acre recreational area which has boating, water skiing, swimming, RV Park, cabins, tent camping, picnicking, basketball courts, tennis courts and a water slide.

Raleigh County Armory Civic Center - A 3,500 seat capacity arena which stages concerts, basketball games and a variety of other entertainment.

YMCA - Located in Beckley, it offers a 12 month recreational program for children and adults. They have a first class soccer complex which holds local, state, national and international soccer events. It also the home of "Friends of Coal" annual concert.

Winterplace - A winter ski resort located in Ghent. The resort has numerous slopes to accommodate all skiers from the beginner to the expert.

Fitzpatrick Park - A county owned park which has a softball complex and a lake for fishing.

New River Park - Located in Beckley, the park has swimming, tennis, basketball, picnic shelters and other activities. The park is home to the Exhibition Coal Mine where visitors can experience the evolution of coal mining in an actual mine. The park also is home of the Youth Museum.

Burning Rock ATV Park - The county has developed a 105 mile trail ATV park at Tams. The facility has lodging cabins, Zip-line and camping sites. It offers packages for area recreation.

Tamarack Center - The West Virginia Parkway and Development Authority operates an arts and crafts center located at the Harper Road exit off I-77. The center allow for artisans from West Virginia to create and display their talents. The center also offers a dinner theater.

ARTICLE 2D LAND USE

A. Existing Land Use

Raleigh County is located in the Appalachian Plateau physiographic province. The topography is varied ranging from plateau land to rugged mountainous areas. Incorporated communities include **Beckley** (county seat), **Sophia**, **Mabscott**, **Lester** and **Rhodell**.

The area of the county is approximately 389,398 acres or 608.43 square miles. A minimal percentage of the land area is developed. The vast majority of the land area is primarily forest and rural residential areas.

Much of the development in Raleigh County is along valley floors, which can constitute flood hazards. Raleigh County participates in the National Flood Insurance Program that requires land use controls in and around the floodway areas.

B. Residential Uses

Residential uses occupy the largest percentage of the developed land. The largest concentrated residential areas occur either in or adjacent to the five municipalities. Subdivisions have been developed in the Beckley, Stanaford, Shady Spring, Daniels, Grandview, Fairdale and Flat Top areas.

C. Commercial Uses

Commercial uses within the county include, other than the general business districts of the municipalities, nine shopping centers, a variety of car dealers, gas station/convenience stores and other small commercial uses. The county has a host of hotel/motels and restaurants.

D. Industrial Uses

Industrial uses within the county include mining, timber and manufacturing. The county has developed industrial plant areas at the Airport Industrial Park at Beaver, Harper Industrial Park, Ragland Road, Pinecrest Tech Park at Beckley and State Route 16 at Sophia.

E. Rural/Agricultural Uses

Farming is a relatively unimportant factor in the local economy. Dairying and the raising of beef cattle and sheep are carried on to a small extent. Corn, oats and mixed hay are grown for the feeding of livestock. The majority of working farms are located in the Grandview area, Richmond District and Trap Hill District areas.

ARTICLE 2E SOILS

Raleigh County has the following soil associations:

A. Calvin-Gilpin Association

Moderately deep, well drained, medium textured, mostly sloping to very steep soils on dissected uplands and mountains. This soil is most suited for growing crops. This soil association is found throughout the National Park Service land area on the eastern boundary of the County and in the Pluto Road area in Richmond District.

B. DeKalb-Gilpin-Ernest Association

Moderately deep, well drained, moderately coarse textured and medium textured, mostly sloping to very steep soils on dissected uplands and deep, moderately well drained, mostly sloping or steep soils on the foot slopes. This soil is well suited for recreation and tourism. This soil is found throughout the central, southern and eastern parts.

C. Muskingum-Shelockta Association

Moderately deep, well drained, medium textured, mostly very steep on strongly dissected uplands and deep, well drained, sloping to steep soils on foot slopes. This soil is well suited for mining and tourism. This soil association is found in virtually all the western part of the county.

D. Steep Rock Land-Dekalb-Gilpin Association

Rough, broken sandstone cliffs and rock outcrop areas on uplands and moderately deep, well drained, moderately coarse textured and medium textured, very steep soils on uplands. They are mostly wooded area and suited for recreation and tourism. This soil association is found mainly in the Table Rock-Crow area, north of the airport to the Terry area and in the New River Gorge area.

E. Atkins-Lickdale-Brinkerton Association

Deep, poorly drained, medium textured, nearly level soils on floodplains and deep, poorly drained and very poorly drained, nearly level to gently sloping soils on foot slopes. This soil association is severely limited to development due to flooding and high water table. The soil is found in the Ghent-Flat Top areas, Glen Daniel-Fairdale-Stover area and Bolt Mountain area.

ARTICLE 2F WATER SUPPLY

A. Public Service Districts

Boone-Raleigh PSD - Established 1988 (Sylvester area).

Cool Ridge-Flat Top PSD - Established 1979 (Cool Ridge-Ghent area).

Glen White-Trap Hill PSD - Established 1973 (Trap Hill District).

Raleigh County PSD - Established in 1978 serves customers in areas not served by municipalities or other PSD's.

B. Private Water Companies

Beckley Water Company - Established in 1907 and serves customers in the City of Beckley, Town of Sophia and surrounding areas throughout the county. Many PSD's purchase water from Beckley Water to service customers within their respective boundaries. Also owns **Cabell Heights Water Company** (1960 Cabell Heights, Harper and Eccles area); **Crab Orchard Water Company** (1915 Crab Orchard-MacArthur area).

The balance of the county is supplied primarily by groundwater sources by individual wells or minor purifying systems.

RALEIGH COUNTY WATER SURVEY (12/31/2011)

Supplier	Res. # Served	Comm. # Served	Total Served	*Min. Bill	*Avg. Bill
Beckley Water	20,878	2,009	22,887	**	24.97
Cool Ridge PSD	1,750	52	1,802	18.08	28.13
Glen White PSD	2,000	64	2,064	16.24	20.09
Raleigh County PSD	4,499	270	4,769	13.46	26.51
Town of Rhodell	148	6	154	8.96	22.50
Totals	29,275	2,401	31,676		

Total Residential Households -----	35,931
Total Residential Households occupied -----	31,831
Total households served with public water -----	29,275 92%
Average minimum water bill -----	\$ 15.31
Average monthly water bill -----	\$ 24.44

* Minimum and Average Bill are for residential customers

** Crab Orchard Water -----	\$ 12.96
Town of Sophia -----	15.18
Cabell Heights Water ----	17.10
Bradley PSD Area -----	20.34
Other areas -----	15.50

ARTICLE 2G SANITARY SEWAGE

A. Public Service Districts

Bradley PSD - Established in 1977 (Bradley, Maple Fork, Sand Branch).

Crab Orchard-MacArthur PSD - Established in 1983 (Crab Orchard, MacArthur, Cabell Heights, Mt. Tabor, Dry Hill, George Street, Old Eccles Road and Sunny Acres.

North Beckley PSD - Established in 1964)Sprague, Skelton, Cranberry, Prosperity and Stanaford area.

Raleigh County PSD - Established in 1978 and serves customers in the areas of the county not served by municipalities or other PSD's.

Shady Spring PSD - Established in 1982 (Shady Spring District areas).

B. Municipal Sewer Systems

Beckley Sanitary Board - Serves the City of Beckley and surrounding areas.

Sophia Sewage - Serves the Town of Sophia and surrounding area.

The balance of the county is served primarily by individual septic systems or minor treatment plants serving the local community.

RALEIGH COUNTY SANITARY SEWER SURVEY (12/31/2011)

Supplier	Res. # Served	Comm. # Served	Total Served	*Min. Bill	*Avg. Bill	
Beckley Sanitary	6,112	997	7,109	17.90	38.90	
Bradley PSD	1,465	140	1,605	35.70	57.06	
Crab Orchard PSD	3,847	209	4,056	17.66	34.82	
North Beckley PSD	3,211	341	3,552	18.14	37.64	
Shady Spring PSD	3,819	260	4,079	41.99	49.92	Cycle G
				16.99	24.92	Cycle A
Town of Sophia	808	57	865	17.50	34.00	
Totals	19,262	2,004	21,266			

Total Residential Households -----	35,931	
Total Residential Households occupied -----	31,831	
Total Residential households served -----	19,262	60.5%
Average minimum sewer bill -----	\$ 26.46	
Average monthly sewer bill -----	\$ 39.60	

* Minimum and Average Bill are for residential customers

** Does not include private portable plants

ARTICLE 2H SOLID WASTE

A. County Landfill

Raleigh County is served by a landfill located at Lanark. It is operated by the Raleigh County Solid Waste Authority. Their recent purchase of adjoining land has increased the size and life expectancy. The Authority also operates a state-of-the-art recycling center, a full-time litter clean-up crew, a full-time litter control officer and conducts a recycling contest throughout the school system, which educates our young generation the need to recycle.

The RCSWA has developed Last Chance Mercantile. which allows citizens to purchase items previously designated for disposal and have been refurbished. This tool allows for people to save money and keeps discarded items out of the landfill.

The RCSWA has installed active landfill gas collection and control systems which burns gas resulting in the reduction odor at the landfill and minimized the emissions of methane from the landfill.

The community also has numerous private recycling centers.

CHAPTER 3 --- GENERALIZED GOAL STATEMENT AND OBJECTIVES

ARTICLE 3A GOALS AND OBJECTIVES

A. Population

Goal: To maintain a stable population which is normally distributed by age, sex and race and which is not subject to excess immigration or emigration.

Objective:

1. Encourage diversification of the local economy to avoid severe emigration which accompanies downturns in the coal industry.
2. Provide resources and programs which will encourage immigration within the practical limits imposed by the availability of housing, public facilities and jobs.
3. Work with and continue support of the New River Gorge Regional Development Authority in the recruitment and relocation of new business, as well as the retention of present businesses.

B. Housing

Goal: To insure that every resident of Raleigh County resides in a home which is safe, sanitary and decent based upon common standards.

Objective:

1. Develop residential land use and continue building code standards to insure construction of quality homes.
2. Develop subdivision regulations for the protection of the consumer and promotes residential development that insures the best utilization of land and the transportation system.
3. Develop policies for the removal of abandoned and dilapidated structures at a minimum of 10% per year.

C. Natural Resources

Goal: To fully utilize the natural resources of Raleigh County for the benefit of County residents within constraints necessary to maintain the natural beauty and character of the County.

Objective:

1. Maintain legal controls necessary to insure that natural resources are developed with a minimum of environmental damage.
2. Develop the County's natural resources to the fullest extent possible in order to provide employment and recreational opportunities.
3. Cooperate with the National Park Service and The West Virginia DNR to provide for wise development and maintenance of county parks.

D. Community Attitudes

Goal: To develop a thorough awareness of community attitudes, desires and needs in order that governmental programs and practices will accurately reflect local priorities.

Objective:

1. Through the use of public hearings, forums and other citizen participation mechanisms, insure that local government activities reflect public attitudes and opinions to the maximum extent possible.
2. Promote and maintain an active citizen participation process when determining uses of public funds; encourage extensive coverage of public meetings and hearings by the local news media.
3. Make all efforts to appoint well informed, concerned citizens to the various boards and authorities within the county.

E. Economy

Goal: To maintain a stable economic base which will in turn insure the availability of jobs and stable incomes for County residents.

Objective:

1. Expand industries which are not dependent upon the coal market for their existence, thus aiding in stabilizing the economy.
2. Continue to expand the County's industrial parks as well as commercial districts.
3. Develop job training and educational opportunities for all segments of the population.
4. Assist in the retention and expansion of present industries located within the county.
5. Continue Participating in New River Gorge Regional Development Authority (NRGRDA) as our primary economic development agency.

F. Land Use

Goal: To maintain the planning process and legally authorized land use measures which will insure that future growth are compatible in nature and scope with existing development and the highest and best use of lands.

Objective:

1. Establish land use controls in prime developable areas which will prevent haphazard development. Utilize greenbelts and buffer zones.
2. Maintain a flexible approach to land development in rural areas to insure sensible development.
3. Maintain and protect recreational and scenic areas from encroachment which would detract from the unique natural beauty.
4. Foster the orderly development of land uses which will be compatible with one another and result in a healthy environment.
5. Enforce storm water management controls and minimum standards for development within flood plain areas, thus controlling increased flooding and flood damage.
6. Develop minimum landscape standards for commercial and industrial developments.

G. Transportation

Goal: To maintain and further develop a highway system which will provide adequate access to all areas of Raleigh County and continue to assess county-wide public transportation.

Objective:

1. Work with West Virginia Division of Highways to establish a phased road improvement program and improved road maintenance services.
2. Continue to support the Raleigh County Airport and the expansion of air carrier service at the facility.
3. Improve access to commercial developments and prevent additional "spot zoning" development.
4. Continue to monitor the need and feasibility of a county-wide public transportation system.

H. Community Facilities

Goal: To develop and maintain community facilities which are adequate to contain and contribute to the functioning of public affairs.

Objective:

1. Improve the quality of education within the County and provide expansion or new construction of schools as needed.
2. Develop additional recreational facilities throughout the county.
3. Continue to develop water and sewer facilities to meet the needs of County citizens.
4. Work with the Solid Waste Authority to insure proper dumping of waste and debris and develop a plan for removal of abandoned, dilapidated structures.
5. Continue to improve police and fire protection throughout Raleigh County.
6. Continue support and further development of the EOC/911 emergency services.
7. Study feasibility of a convention center to meet the economic and social needs of the county.

CHAPTER 4 --- THE PLAN

ARTICLE 4A PROJECTED PLANS

A. Housing

County officials shall make every effort possible to insure quality housing for its residents. Land Use and Subdivision regulations will be a step in the right direction toward this goal. The regulations will assure the consumer of purchasing a quality home, they would also serve to protect existing neighborhoods.

The West Virginia Legislature adopted building codes in 1989. The county shall continue to adopt the latest addition of International Building Codes.

The County shall continue its abandoned building program for the removal of abandoned dilapidated structures within the County. The establishment of a revolving fund will enhance the removal of dilapidated structures on a regular basis.

B. Community Attitudes

The County shall continue to follow the West Virginia Code in advertising public hearings. It will establish public working groups for community input from the residents that projects directly affect.

The County will make every effort possible to appoint concerned and qualified citizens to County Boards and Authorities.

C. Solid Waste

Raleigh County has no jurisdiction over solid waste, with the exception of the appointment of board members to the Solid Waste Authority. Although it is felt that Raleigh County can only benefit from having a landfill located in the County. The local landfill helps eliminate degrading of the environment by residents who "dump" solid waste over isolated parts of the County.

The Raleigh County Solid Waste Authority has adequate land and equipment to maintain and continuously develop the present landfill site in the foreseeable future.

The County will continue its agreement with the Authority for the placement of abandoned dilapidated structures material to placed within the landfill.

D. Recreation Facilities

In our efforts to meet public facility needs such as water systems, sewer systems and roads, we often overlook the importance of developing

recreational facilities which provide an opportunity for people to relax and enjoy their surroundings.

The County school system has recreational facilities located at schools in every district. The Commission will address the Board of Education to recommend that these facilities be made available for public use after school hours, both for recreation and community meetings.

Schools that are closed will be discussed with owners to establish the facility as community centers and/or recreational facilities.

Stephens Lake at Surveyor is an excellent facility. A high standard of maintenance needs to exist. The development of cabins would only enhance the facility. A plan to maintain and upgrade the infrastructure needs to be a priority.

The development of the facility with private/public projects should be explored.

Fitzpatrick Park shall continue to be supported. The park serves as the County's softball complex. General maintenance shall be a priority at the park. The development of a playground must be a priority.

The Raleigh County Armory needs continued support. As the population begins to increase, added support will be a consideration.

Community recreational facilities or areas will be investigated for establishment in Marsh Fork, Clear Fork, and Richmond Districts.

Municipalities will be encouraged to develop and maintain parks and playgrounds for the local residents. Communities with populations of over 1,000 need a community recreational area with a minimum of 3 acres per 1,000 population.

E. Economic Development

County leaders shall continue to promote future economic growth projects to attract small businesses and new industries to locate within the County. Programs shall also reflect avenues for retention of present businesses which exist in the County.

Support for the New River Gorge Regional Development Authority shall continue to be a high priority. The Authority is a very valuable economic development tool for the area.

Tourism is a growing industry in Raleigh County. Support of the Southern West Virginia Visitors Bureau will be continued to insure adequate marketing of tourism in Raleigh County.

County Leaders should make every effort to capitalize on the relocation of the Bechtel Family National Boy Scout Reserve being developed in Raleigh and Fayette County. The 10,000 acre retreat will become the home of the Boy Scout National Jamboree and will host the 2019 World Jamboree.

Plans for economic development shall include the following:

1. Expand the present Industrial Park at the Airport and continue support and development of Pinecrest Park;
2. Develop retention programs for retaining existing businesses;
3. Develop programs which nurture small and start-up businesses.
4. Continue relationships with the New River Gorge regional Development Authority and the West Virginia Development Office for assistance in recruitment and investment incentives of new business and industry.
5. Organize an economic development steering committee to meet on a regular basis. The committee should include representation from:

Local elected County Officials	Municipal elected Officials
Local Community Leaders	Members of State legislature
4C Economic Development Authority	Chamber of Commerce
Banking Community	Education
Utility Company	Airport
Realtor Board	Real Estate Developers

6. Develop GIS mapping to help identify potential development areas, location of infrastructure needs and land use districts.

F. Land Use Plan

It is difficult for many to understand and accept the necessity of land use planning. We have established our own individual domains and are reluctant to accept any type of outside regulation or controls upon that domain. This type of individuality does not have the negative effects in a rural area as it does in areas with higher density. It is at that point that incompatibilities begin to arise.

It is for this reason that land use planning is essential. In order to appreciate land use planning, the individual must review it objectively and see that the recommendations are in the best interest of all Raleigh Countians.

It is important that implementing ordinances relating to land use be adopted and carried out in a manner consistent with plan objectives. The two basic tools of land use planning implementation relate to land use zoning and subdivision regulations. The zoning ordinance shall be amended to allow for appropriate development for Raleigh County and a desirable future for its residents. The zoning maps shall relate to the particular needs of that area, and shall only be amended in conjunction with the overall objectives. Plans for the growth and development of the area must be based upon a continuation and expansion of the economy, and a respect of the environment.

Plans for Land Use shall include the following:

1. Develop a comprehensive zoning ordinance which divides the community into districts and imposes different land use controls in each district, specifies the allowed uses, density and bulk of land and buildings. Continue to develop subdivision regulations for both residential and commercial/industrial use.
2. Zoned area be divided into district classifications providing regulations for Rural/Agricultural, Residential, Commercial, Industrial and Planned Unit Development.
3. Locate industrial growth areas off major arterials and in areas that are compatible with surrounding land uses.
4. Allow areas for commercial development to have high density and a variety of uses that will allow the shopper to make one-stop for many or all needs.
5. Enforce minimum standards required by the FEMA floodplain program, which controls increased flooding and flood damage.
6. It is necessary that the County pursue development and enhancement of any and all recreational potentials within the County.
7. Adopt and enforce Building Code regulations, which establish minimum standards for construction.

G. Water and Sewer Plan

The County shall continue its present policy of aggressively pursuing funds for new construction and renovation of water and sewer systems. Development of water and sewer services will only enhance the opportunity for economic growth in Raleigh County.

Projects which alleviate a threat to public health and safety such as the Drews Creek and Clear Creek water systems and the Lanark/Piney View Sanitary Sewage project shall be considered priority projects. Future projects which are planned for construction include completing the Piney View sewage project, the Leevale, Petus, Eunice sewage project and the Pluto/Bragg water system.

The County Commission, as funding permits, shall assist the local public service district in acquiring and renovating privately owned water and sewer systems which do not provide reliable service.

Continue to study and review a consolidation plan of public service districts which would provide or increase service to the consumer and be a cost-effective measure.

Monthly meetings between commission staff and the PSD general managers will be established with semi-annual meetings between the PSD's and the County Commission.

Continue providing \$750 per household for water extensions. The County Commission, as funding permits, will continue minor water and sewer extensions.

Public Service Districts (PSD's)

The PSD's will continue to provide the best possible service to its customers, maintain distribution systems and equipment to its best working level.

The following is a plan of action for Public Service Districts (PSD's):

Bradley PSD (Sewer)

Spruce Mountain/Whitesville - Feasibility study to provide sewer service on Route 1 from Spruce Mountain to Whitesville.

Cool Ridge-Flat Top PSD (Water)

Construct an additional minimum 100,000 gallon tank in the Cool Ridge area.

Add new pump station and 1.2 miles of 10 inch pipe to tie into existing system for future growth.

East Whitby Road - Extend service and tie into Beckley Water line for a separate line feed point.

Purchase additional equipment for future line extensions.

Crab Orchard-MacArthur PSD (Sewer)

Harper/Eccles - Study to extend services to 565 homes and businesses located within the project area.

Coal City/Pemberton - A study to evaluate extending services to approximately 1100 new customers.

Ury - Study to extend services to 10 new customers.

Rhodell - Study to extend services to 150 new customers.

Amigo - Study to extend services to 60 new customers.

Glen Daniel/Fairdale - Upgrade Holly Hills plant to serve Holly Hills and Stevenwood subdivisions and Liberty Middle and High School.

Glen White-Trap Hill PSD (Water)

North Beckley PSD (Sewer)

Collection Lines - Continue to address the inflow/infiltration problems of the system.

Completion of Phase III, which consists of construction of sanitary sewage system to serve Piney View, Lanark and Stanaford.

Submitted plans to acquire Stanaford Acres Sewage system.

Develop plans and specifications to extend services to Cranberry area, Bailey and Kincaid Streets.

Develop plans and specifications to extend services to Stonewall Road from Shannontown Road to the top of Badoff Mountain.

Raleigh County PSD (Water)

Airport Water System Upgrade - Project will provide new 400,000 gallon tank and 34,700 feet of pipe installation.

Ameagle Project - Serve approximately 60 new customers.

Pluto Road Project - 9.4 miles of pipe, 89 customers

Bragg Area - 3.9 miles of pipe, 35 new customers.

Shady Spring PSD (Sewer)

Glade Springs/Glen Morgan Project - 2.5 million dollar pump-generators line upgrade.

Flat Top/Mercer County - The project will provide service from Cherry Creek Dip to the Mercer County line for over 500 homes.

H. Public Safety

EOC/911 -- The County shall continue support of the Emergency Operating Center in its endeavor to make emergency call response more efficient throughout the County.

We shall support the EOC in the following endeavors:

1. Digital number telephone system upgrade to allow for sending of data to the appropriate agencies, EOC record upgrades and identification of wireless communications.
2. Continue to upgrade mapping system for emergency services.

3. Continue to support training for telecommunicators in emergency and domestic violence situations.

Police Protection -- The County shall make every attempt to work with the Sheriff to increase its present police protection services to residents.

Fire Protection -- The County shall continue to fund VFD's, although there should be some mechanism in place for accountability of the VFD's.

A Fire Levy will be on the May 2012 election ballot. Fire protection should be a high priority as population increases. The County will continue its present policy of assisting in financing the placement of fire hydrants throughout the county.

I. Education

Education should be addressed in a positive manner. Public school officials should make every effort possible to develop curriculums which offer the best educational opportunities to all levels of students.

The Raleigh County Board of Education has developed a Master Plan for Schools based upon sound studies and projections of educational needs, finances, population, and development trends in Raleigh County.

J. Transportation Plan

Considering the topography in Raleigh County, the road system is basically in good condition. However, many roads which were previously rural and local in character are now becoming major collectors due to the completion of the Interstate Highway System. Upgrades and road maintenance should be addressed in the very rural areas to allow the residents easier access to community facilities.

Raleigh County is not allowed by law to construct or maintain roads. Improvements to roadways must be conducted by the West Virginia Department of Highways. This creates problems, due to the fact that the County has little influence on establishing priorities for road construction and improvements. We must develop and maintain a good working relationship with the DOH, especially at the local level, to have input into roadway priorities and orphan road improvements.

In order to keep from creating "orphan" roads in the future, we must establish procedures for road and street maintenance when approving new development. This will also serve to meet requirements imposed by federal lending agencies which require road maintenance agreements for home financing. The creation of strip development along major arterials, which create traffic congestion and high accident areas, must be considered as growth continues.

Particular interest should be paid to new development along U.S. 19/21, State Route 3 and along State Route 16. These areas continue to have increased traffic patterns as new development occurs. A major problem to address would be ingress and egress to the highway. The County must address the growth areas that exist along Interstate 64, especially at the Airport, Grandview, and Eisenhower Drive exits. Ingress and egress to new development should be addressed by amending the land use regulations in place. Also, the same needs should be addressed at the Exits along Interstate 77 at Harper Road, Mabscott and Ghent.

The county will work with municipal officials to develop a feasible public transportation system for all of Raleigh County.

Continue to support and assist the Raleigh County Memorial Airport in its endeavors to provide and increase air service at the facility.

Continue to support agencies which provide transportation services to the elderly and handicapped.

The Raleigh County Transportation Plan shall be a part of this plan and may be found in Addendum B.

Effective this 17th day of April 2012.

Attest: _____

Hohn L. Aliff, President

Pat Reed, Commissioner

David Tolliver, Commissioner