



City of Elkins

Planning Commission Meeting

January 15, 2025

3:30 PM

RCDA - W. Va. Wood Technology Center
10 Eleventh Street
Elkins, WV 26241

AGENDA

- 1. Call to order and roll call**
- 2. Public comment**
- 3. Minutes**
 - a. Proposed minutes for the meeting of December 12, 2025
- 4. New business**
 - a. Comprehensive Plan update: Land Use section
- 5. Announcements**
- 6. Adjournment**



CITY OF ELKINS AGENDA ITEM REPORT

Meeting Date:	January 15, 2025
Section:	Minutes
Category:	Action Item
Agenda Item Name:	Proposed minutes for the meeting of December 12, 2025
Recommended By:	City Clerk
Summary:	Minutes proposed for the meeting of December 12
Fiscal Impact:	n/a
Recommendation:	Consider for approval
Attachments:	1. planning commission - 2024_12_12 - agenda



City of Elkins

Planning Commission Meeting

December 12, 2024

3:30 PM

RCDA - W. Va. Wood Technology Center
10 Eleventh Street
Elkins, WV 26241

AGENDA

1. **Call to order and roll call**
2. **Public comment**
3. **Minutes**
 - a. Proposed minutes for the meeting of October 10, 2024
4. **Presentation**
5. **New business**
 - a. Comprehensive Plan update work: Discuss, review, and consider Housing and Technology Focus Areas
 - b. Other matters pertaining to updating the city's Comprehensive Plan
6. **Announcements**
7. **Adjournment**



CITY OF ELKINS AGENDA ITEM REPORT

Meeting Date:	January 15, 2025
Section:	New business
Category:	Action Item
Agenda Item Name:	Comprehensive Plan update: Land Use section
Recommended By:	WVU Consultant
Summary:	The WVU consultant will facilitate discussion of updating the Land Use section of the comprehensive plan.
Fiscal Impact:	n/a
Recommendation:	Review and discuss
Attachments:	<ol style="list-style-type: none"> 1. 2022.09.19.CompPlanAmendment 2. 2024.07.02.PreferredDevAreas

AMENDMENT TO THE POLICY PLAN (2015 EDITION)

The following amendments to the 2015 Comprehensive Plan have been developed by the Elkins Planning Commission and recommended to City Council for adoption. The location of changes is identified by page number.

MODIFY: Elkins Comprehensive Plan, 2015 Edition, page 5-18, Add the following action item for Action Step 1 at the end of the bulleted list:

- The development of telecommunication facilities is important to improve the quality of life, support economic development opportunities, and provide emergency services. However, the need for telecommunication facilities must be balanced with scenic viewsheds and residential development in the city. Careful consideration must take place when siting new facilities; such as collocation, concealment, and landscaping. Most of the city is built-out with compact residential and commercial development. Topography and existing facilities should be considered when determining locations for new telecommunication facilities. Placement of telecommunication facilities in or adjacent to residential areas and downtown should be avoided. If facilities are placed downtown, the facilities should be in industrial zoned areas.

MODIFY: Elkins Comprehensive Plan, 2015 Edition, page 5-19, Replace Future Land Use Classifications with the following:

As the city is urban in nature and does not have any lands that are classified as agriculture or conservation, rural lands were not identified on future land use map. The city plans to continue to grow with possible annexation areas and therefore will continue a more urban, built-out land use pattern. The city supports the preservation of agricultural lands and in the future would consider annexation of agricultural lands.

Future Land Use Classifications

Recreational– areas intended for parks and recreation uses. The proposed Allegheny Highlands Trails is also shown on the map. The current route has not yet been finalized therefore the route is only the approximate location.

Single family residential- intended to provide for low density residential uses.

Residential- intended to provide for single-family and multi-family residential uses.

~~Wees Historic District- this classification would allow additional requirements in order to preserve the historical character of the area~~

Institutional- areas owned by Davis & Elkins College Central Business District

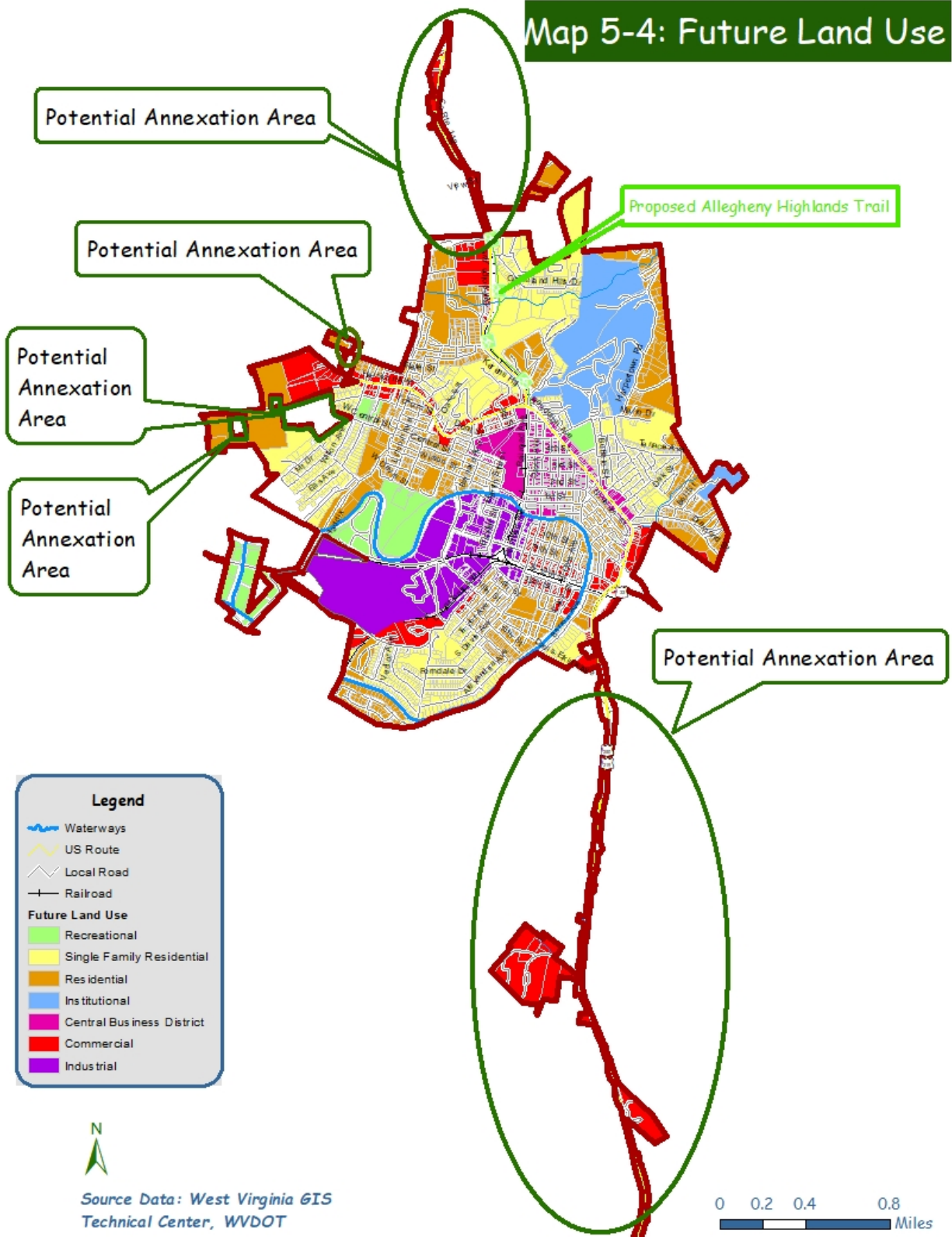
Central Business District- intended to provide for small-scale business uses to serve surrounding neighborhoods. Residential uses would allow for a mix of single family and multifamily uses, especially in the second story of commercial buildings.

Commercial- intended to provide for businesses that require larger buildings and would have more of an impact of surrounding uses.

Industrial- intent of this classification is to accommodate industrial uses.

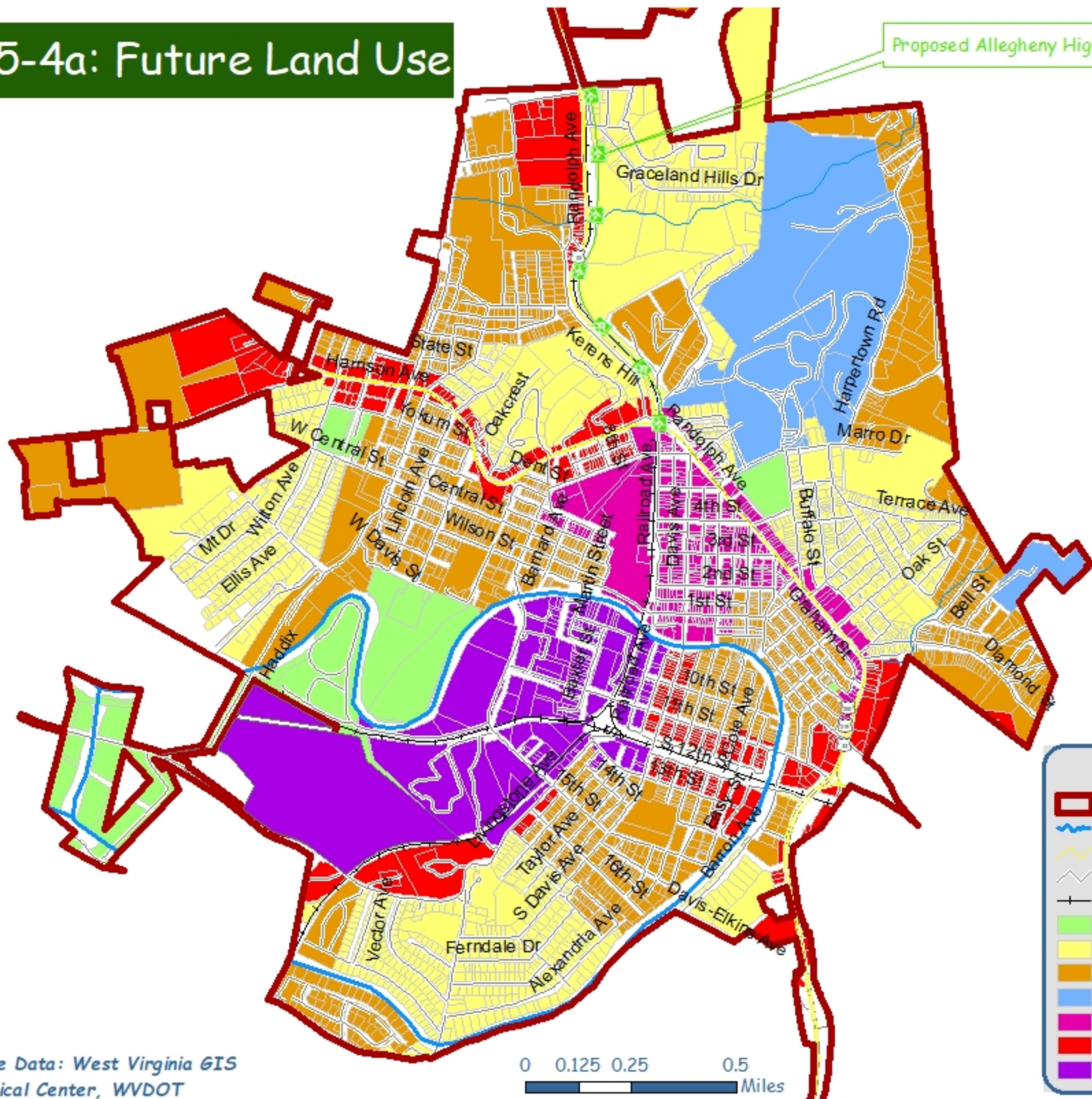
MODIFY: Elkins Comprehensive Plan, 2015 Edition, page 5-18 and page 5-23, Replace Future Land Use Map with the following updated map:

Map 5-4: Future Land Use



Map 5-4a: Future Land Use

Proposed Allegheny Highlands Trail



Source Data: West Virginia GIS
Technical Center, WVDOT

0 0.125 0.25 0.5
Miles

Legend

- City of Elkins
- Waterways
- US Route
- Local Road
- Railroad
- Recreational
- Single Family Residential
- Residential
- Institutional
- Central Business District
- Commercial
- Industrial

Page 8 of 9

The West Virginia Code Chapter 8A requires that a comprehensive plan designate preferred development areas and renewal and/or redevelopment areas. Areas are shown on *Map 5-3: Development Areas*.

Preferred development areas include:

- Randolph Avenue
- Railyard
- Wees Historic District (in accordance with the Wees Historic District Plan)
- Highlands Meadows neighborhood
- N. Randolph Avenue (Hanley Street north to the DHHR/DMV property)

Renewal and/or redevelopment areas include:

- Central St. neighborhood, from Martin St. to Robert E. Lee;
- Graham District, including Delaware St., Center St. and Davis St
- Baxter St./Chestnut St. neighborhood
- 2nd Street/River Street neighborhoods, from Kerens Ave. to John Sr.
- Downtown district along Davis Avenue, from Randolph Avenue to 10th Street

In July of 2012 the Randolph County Housing Authority completed a housing and transportation study. The study

Preferred development areas. -- Consistent with the land use component, identify areas where incentives may be used to encourage development, infill development or redevelopment in order to promote well designed and coordinated communities and prevent sprawl.

Renewal and/or redevelopment. -- Consistent with the land use component, identify slums and other blighted areas and set goals, plans and programs for the elimination of such slums and blighted areas and for community renewal, revitalization and/or redevelopment.

