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HARDY COUNTY OFFICIALS

1998-1999

County Commission

George Leatherman, III, President
Roger Champ
Michael Teets

Planning Commission

Charles Funkhouser, President
David Heishman, Vice-President
Arlie Funk
Russell Ratliff
Charles Kohne
Grover See
Lee Thompson, Health Department Representative
Phyllis Cook
Dave Jopling
George Leatherman, County Commission Representative
Dave Workman

County Planner

Paul R. Lewis

Executive Director of Hardy County Rural Development Authority

Mallie Combs

FORWARD

The best way to manage growth is to plan for it, and this is why Hardy County has prepared this Comprehensive Plan - to help control future growth and meet the needs of current and future residents. Through proper management of growth, we can best strengthen and conserve the desirable and much valued aspects of Hardy County.

Hardy County is being faced with expansive growth and changes throughout. If we properly manage these changes, growth can be accommodated in ways that greatly benefit our county. If growth occurs with few controls and little consideration of the impact, our county will be threatened with serious problems.

We must conserve our natural features by providing compatible land use and encouraging new businesses in appropriate places.

This Comprehensive Plan is to be used as a general framework to manage the future growth and preservation of Hardy County over the next ten to fifteen years. This plan will enable the County Commission, the Planning Commission and the Rural Development Authority and other groups and citizens to review current issues and proposals against a clear future of what has been determined as the most desirable plan for future physical development and the future character of Hardy County.

This plan has been based upon detailed studies and mapping of existing conditions and trends and extensive public debate and input.

Part I. Basis for Study and Statement of Goals for Study

A. Introduction

About 250 years ago, settlers began arriving in Hardy County from New York and New Jersey (See map on page 92). They found it rich in natural clearings and limestone soil which provided conditions for good grazing and for cultivating corn and tobacco crops. Many things in the county have changed over the years, but most of the old values still remain and the people are proud of their heritage.

Now we are being faced with the arrival of new people from outside the county. They are people who want to escape from the pressures and problems of the larger cities and sometimes from the excessive rules and regulations. They add new ideas and vitality to the county. With this influx of new residents, we need to make decisions now that will let us grow and change while we preserve our values and quality of life. We need a plan.

In March 1966, the Hardy County Commission passed an ordinance creating the Hardy County Planning Commission, for the purpose of the development and planning of Hardy County. At that time, nine citizens and residents were appointed to serve on the Planning Commission. The members were not only to represent the concerns of specific areas in the county but also broader concerns, such as business, agriculture, education, transportation, public health and safety, land conservation and historic preservation.

The Planning Commission adopted, and the County Commission approved, the county's first Zoning Ordinance on March 1, 1973. The ordinance was adopted for the purpose of promoting the health, safety and general welfare of the residents of Hardy County. It was to

assist in developing land in an orderly and efficient manner and to help regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of a lot that could be occupied, the size of lots, yards, courts, and other open spaces and the location and use of buildings, structures and land for business, industry, residences and other purposes. Further it was to help provide for adequate light and air, to prevent congestion and undue crowding of land, to secure safety from fire, panic and other dangers, to conserve the value of property, to provide adequately for schools, parks and other public requirements and, also, to help insure that proper provisions were made for drainage, water supply, sewage and other needed improvements.

This Zoning Ordinance was adopted in 1973 and was enforced until it was nullified by the court in 1991.

B. Basis for a Comprehensive Plan

Why Should We Plan?

Planning is a process we all understand. It consists of finding out where we are, where

we want to go and how to get there. Just as a farmer or businessman must plan activities that affect him, so should a community plan the activities that affect it. Community planning will give elected and appointed officials a rational basis for making decisions, based on what results are desired, what future conditions are likely to occur and how various dependent actions can relate to each other and be mutually beneficial.

How Should We Plan?

Although the planning process varies from community to community, there are several basic steps, as follows:

1. Assess community values and identify problems and opportunities
2. Determine overall goals and objectives
3. Collect, update and analyze information
4. Compare and choose an alternative plan
5. Adopt a Comprehensive Plan
6. Develop ways to implement the plan
7. Monitor the results and changing conditions in the community

C. Organization of the Comprehensive Plan

The Comprehensive Plan has been organized as follows:

Part I consists of the introduction, which describes the reasons and basis for planning as

well as a statement of goals.

Part II contains sections on demographics, housing and development, which include an analysis of data, primarily from the U.S. Bureau of Census, in each of these areas. These sections provide much of the basic information from which Part III was prepared.

Part III is comprised of background information, analysis and recommendations to address the major trends and problems affecting the county. This part is broken into different sections which include: Education, Transportation, Water Resources, Waste Water Treatment, Solid Waste Disposal, Emergency Services, Parks and Recreation and Historic Preservation.

Part IV includes Land Use sections of agricultural, industrial and commercial and residential development along with recommended areas and a protected area.

Part V is a summary of the plan.

D. Statement of Goals

The following list of general goals was prepared to serve as a guide for the preparation of the Comprehensive Plan. These goals are based on concerns within Hardy County and are in no way conclusive. They are listed randomly, with no particular purpose as to their order, and may change from time to time:

- * To encourage growth and development in areas where sewer water, schools, and other public facilities are available or can be provided without excessive cost to the community
- * To insure that growth and development are both economically and environmentally sound
- * To promote the maintenance of an agricultural base in the county at a level sufficient to insure the continued viability of farming
- * To encourage and support commercial, industrial and agricultural activities to provide for a healthy, diversified and sound economy
- * To promote the conservation of the natural, cultural and historical resources and preserve the county=s scenic beauty
- * To study and advocate the maintenance and improvement of the county=s transportation system so that people and goods can move safely and efficiently
- * To provide regulations which encourage safe, sound and decent housing for all residents of the county
- * To give citizens a chance to affect the course of planning activities, land development and public investments in Hardy County
- * To establish a planning framework within which the various conflicting activities and objectives can co-exist, while providing for the logical continuing and far-sighted guidance for the future of the community.

Part II. Demographic Analysis

A. Introduction

The analysis of the size, structure and characteristics of the resident population and a projection of future population growth is a key element in any Comprehensive Plan. One must examine current trends and future developments in population change to determine community needs for land, housing, public services, schools and other services and facilities. Thus, population analysis serves as the foundation for many planning discussions.

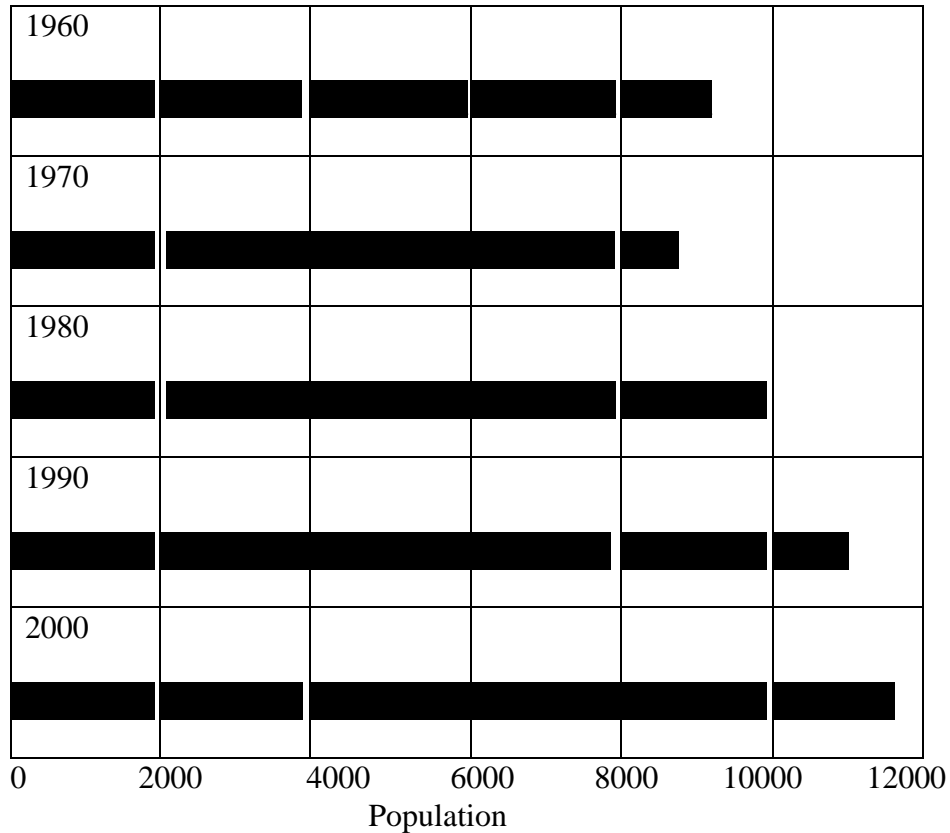
B. Population Analysis

Population figures have been kept for Hardy County for many years by the U.S. Census Bureau. Illustrated below are population counts and projections from 1960 to the year 2000.

According to the U.S. Census, the population of Hardy County has increased or is projected to increase as follows:

B. Population Growth

In Hardy County 1960-2000



As can be seen, population dropped between 1960 and 1970 by about 500 people.

Thereafter, population has been on a steady increase, and it is anticipated that it will continue to grow at a steady one to two percent per year. Most rural communities at this time declined in population, or at least remained unchanged. According to the Regional Research Institute at West Virginia University, the population of Hardy County should remain steady.

The overall population growth for Hardy County can be attributed to the availability of jobs which keep our young people here and, also, the migration from the metropolitan areas to the rural and urban areas. This is a complete reverse to what was happening in the early to mid 1900's.

The following table, supplied by the Regional Research Institute, West Virginia University, July, 1992, shows the breakdown of population by age groups and provides a range of information for decision-making and planning for the future. Current population and projected population until

the year 2020 is illustrated.

| AGE | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 0-4 | 710 | 799 | 806 | 814 | 841 | 870 | 884 |
| 5-9 | 690 | 764 | 839 | 840 | 844 | 870 | 900 |
| 10-14 | 746 | 706 | 779 | 850 | 850 | 852 | 879 |
| 15-19 | 757 | 752 | 715 | 787 | 850 | 848 | 850 |
| 20-24 | 693 | 685 | 684 | 669 | 724 | 764 | 755 |
| 25-29 | 865 | 812 | 789 | 791 | 797 | 847 | 871 |
| 30-34 | 850 | 854 | 798 | 773 | 776 | 786 | 832 |
| 35-39 | 789 | 898 | 900 | 839 | 810 | 812 | 826 |
| 40-44 | 817 | 772 | 881 | 882 | 822 | 792 | 794 |
| 45-49 | 614 | 838 | 801 | 914 | 913 | 848 | 813 |
| 50-54 | 572 | 614 | 836 | 804 | 916 | 915 | 848 |
| 55-59 | 566 | 566 | 611 | 829 | 805 | 915 | 912 |
| 60-64 | 624 | 538 | 541 | 588 | 793 | 781 | 883 |
| 65-69 | 552 | 582 | 505 | 509 | 557 | 747 | 743 |
| 70-74 | 439 | 431 | 455 | 394 | 398 | 436 | 584 |
| 75-79 | 319 | 345 | 338 | 357 | 313 | 317 | 352 |
| 80-84 | 218 | 194 | 209 | 202 | 215 | 189 | 190 |
| 85+ | 156 | 189 | 193 | 204 | 203 | 209 | 199 |
| TOTAL | 10,977 | 11,339 | 11,680 | 12,046 | 12,427 | 12,798 | 13,115 |

Population by District

According to the “1980 Population and Housing Characteristics for West Virginia” by the Governor’s Office of Economic Development, the 1980 population of Hardy County by districts was as follows:

| | |
|---------------------|------|
| Capon District | 1505 |
| Wardensville Town | 253 |
| Lost River District | 2022 |
| Moorefield District | 2004 |
| Moorefield Town | 1810 |
| South Fork District | 1998 |

| | |
|-----------------|------------|
| Moorefield Town | <u>495</u> |
| Total | 10,087 |

According to the U.S. Census data, the population of Moorefield Corporation in 1980 was 2,805, and these numbers are included in the totals for Moorefield and South Fork Districts. The population of Wardensville in 1980 was 253, which is included in the total for Capon District.

According to the 1990 Census, the population of Hardy County by District was as follows:

| | |
|---------------------|------------|
| Capon District | 2148 |
| Wardensville Town | 140 |
| Lost River District | 2224 |
| Moorefield District | 746 |
| Moorefield Town | 848 |
| Old Fields District | 1437 |
| Moorefield Town | 894 |
| South Fork District | 2134 |
| Moorefield Town: | <u>406</u> |
| Total | 10,977 |

The population of the Town of Moorefield was 2,148 in 1990, and this number was included as part of Moorefield, Old Fields and South Fork Districts. The population of Wardensville Municipality was 140, and this number was included as part of the Capon District (See map on Page 93).

Age and Sex Distribution

The overall age of the county’s population is increasing, as is the rest of the nation. This is most likely the result of three factors: the aging of “baby boomers” generation (those born between 1945 and 1960), overall greater life expectancy and lower fertility rates of women in their childbearing years.

Age Distribution

| <u>Age</u> | <u>1980</u> | <u>% of Total</u> | <u>1990</u> | <u>% of Total</u> |
|------------|-------------|-------------------|-------------|-------------------|
| 0-4 | 664 | 6.6 | 710 | 6.5 |
| 5-19 | 2456 | 24.5 | 2193 | 2.0 |
| 20-54 | 4437 | 44.3 | 5200 | 47.4 |
| 55-64 | 1086 | 10.8 | 1190 | 10.8 |
| 65+ | 1387 | 13.8 | 1684 | 15.3 |
| | 10,030 | 100% | 10,977 | 100% |

Median Age 32.5

Source: 1990 Census and 1980 Region Data Booklet

Age Distribution by Sex

| | | <u>1980</u> | <u>% of Total</u> | <u>1990</u> | <u>% of Total</u> |
|--------------|--------|-------------|-------------------|-------------|-------------------|
| 0-4 | Female | 342 | 3 | 363 | 3 |
| | Male | 322 | 3 | 347 | 3 |
| 5-19 | Female | 1153 | 11 | 1092 | 1 |
| | Male | 1303 | 13 | 1101 | 1 |
| 20-54 | Female | 2218 | 22 | 2567 | 23 |
| | Male | 2219 | 22 | 2633 | 23 |
| 55-64 | Female | 562 | 6 | 612 | 5 |
| | Male | 524 | 6 | 578 | 5 |
| 65 & over | Female | 744 | 7 | 935 | 9 |
| | Male | 643 | 6 | 749 | 7 |

10,030

10,977

Source: 1980 and 1990 U.S. Census Data Book

Ethnic Population

The ethnic minority population of Hardy County in 1990 consisted of 233 persons, or 2.1 percent of the total population. The percentage of minorities has stayed consistent at 2.1 percent over the last ten years, and the vast majority of the minority population is in the Town of Moorefield.

Ethnic Breakdown of Population

DISTRICTS

| | Hardy Co. | Capon | Lost River | Moorefield | Old Fields |
|-----------------------------|-----------|-------|------------|------------|------------|
| White | 10,744 | 1,265 | 2,221 | 1,567 | 2,224 |
| Black | 209 | 15 | 1 | 24 | 89 |
| Am. Indian/Alaskan | 14 | 4 | 0 | 3 | 2 |
| Asian/Pacific Island | 5 | 2 | 0 | 0 | 1 |
| Other Race | 5 | 2 | 2 | 0 | 1 |
| | 10,977 | 2,288 | 2,224 | 1,594 | 2,231 |

Households, Families and Marital Status

Changes in households, families and marital status provide an indication of the social structure in the county. The difference between a household and a family household is that a household is any housing unit occupied by unrelated persons, while a family household requires that members be related by birth, marriage or adoption to the head of the household. The total households in Hardy County in 1990 was 4,286. Of these, 3,185 were classified as family households and 1,101 were non-family households. The average number persons per household was 2.55. This figure indicates that the size of the family has been decreasing over the past ten to twenty years.

1990 Marital Status-15 years and over

| | <u>Male</u> | <u>Female</u> |
|-----------|----------------|----------------|
| Single | 1102 | 724 |
| Married | 2765 | 2749 |
| Separated | 49 | 50 |
| Widowed | 145 | 629 |
| Divorced | <u>299</u> | <u>319</u> |
| | 4,360 | 4,447 |
| | <u>+1,048*</u> | <u>+1,098*</u> |
| | 5,408 | 5,545 = 10,977 |

- Includes males and females under the age of 15 years

Source: 1990 Census Data

Income and Poverty

Per capita income in the county has almost tripled, as can be seen by the following table.

| Per Capita Income* | | | |
|------------------------|-------------|-------------|-------------|
| <u>Hardy County</u> | | | |
| 1969, 1979, 1989, 1994 | | | |
| <u>1969</u> | <u>1979</u> | <u>1989</u> | <u>1994</u> |
| \$1,808 | \$4,487 | \$12,217 | \$17,573 |

Source: 1994 Census

Per Capita Personal Income

In 1994, Hardy County had a per capita personal income (PCPI) of \$17,573. This PCPI ranked eleventh in the state and was 102.7 percent of the state average, \$17,113, and 81 percent of the national average, \$21,696. In 1984, the PCPI of Hardy County was \$8,431 and ranked 34th in the state. The average annual growth rate of PCPI over the past ten years was 7.6 percent. The average annual growth rate for the state was 5.6 percent and for the nation was 5.0 percent.

Income of Families and Households

| Hardy County | | | |
|----------------------|-------------------|-----------------|-------------------|
| 1989 | | | |
| <u>Income</u> | <u>Households</u> | <u>Families</u> | <u>Non-Family</u> |
| <\$5,000 | N/A | 121 | 328 |
| \$5,000 to \$9,999 | 532 | 280 | 277 |
| \$10,000 to \$14,999 | 590 | 415 | 180 |
| \$15,000 to \$24,999 | 912 | 680 | 174 |
| \$25,000 to \$34,999 | 767 | 638 | 83 |
| \$35,000 to \$49,999 | 676 | 638 | 30 |
| \$50,000 to \$74,999 | 299 | 278 | 17 |
| \$75,000 to \$99,999 | 40 | 40 | 0 |

| | | | |
|------------------------|----------|----------|---------|
| \$100,000 to \$149,999 | 4 | 2 | 2 |
| \$150,000 or more | 17 | 17 | 0 |
| <u>Median Income</u> | \$20,745 | \$25,843 | \$8,374 |

The increase in income for people of Hardy County can be attributed to local industry and an increase in jobs over the past five years. Also, the dry goods produced in Hardy County has increased causing those factories to expand facilities.

Population Projections

We have included two different tables to look at for the projected growth of Hardy County. Table “Series M” is based on standard demographic methods. Generally, demographics calculate current birth, survival and migration rates and use them to project the future population. “Series M” Uses the 1990 birth and death rates with the 1985-1990 migration rates.

“Series A” projections recognize two key factors of demographic changes in West Virginia. Strong differences between counties and calculations over time in the balance between immigration and emigration. Therefore, “Series A” uses the birth and death rates from 1990, the most recent year available, and averages immigration and emigration rates from 1975 to 1980, to 1985 and 1985 to 1990.

Both tables are useful, and together they provide a range for informal discussion, decision-making and planning. They illustrate what will happen under current conditions and under a return

to better times.

All indications are that Hardy County’s population should gradually increase over the next ten years at a rate of about one to two percent per year. Even though the major industries have expanded, we do not foresee them causing a major increase in population for Hardy County. We believe that most of these jobs will be filled by the current people in Hardy County and the remainder will come from surrounding counties.

Series M Census

| Age | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 0-4 | 817 | 831 | 851 | 889 | 927 | 948 |
| 5-9 | 784 | 876 | 883 | 897 | 934 | 972 |
| 10-14 | 712 | 804 | 893 | 899 | 912 | 948 |
| 15-19 | 762 | 733 | 823 | 904 | 908 | 918 |
| 20-24 | 712 | 717 | 710 | 778 | 831 | 825 |
| 25-29 | 842 | 837 | 844 | 859 | 920 | 953 |
| 30-34 | 867 | 836 | 828 | 835 | 854 | 911 |
| 35-39 | 908 | 923 | 884 | 872 | 879 | 901 |
| 40-44 | 776 | 894 | 907 | 870 | 857 | 863 |
| 45-49 | 846 | 815 | 938 | 948 | 904 | 887 |
| 50-54 | 621 | 851 | 826 | 949 | 957 | 909 |
| 55-59 | 571 | 623 | 849 | 832 | 954 | 960 |
| 60-64 | 550 | 554 | 610 | 826 | 821 | 937 |
| 65-69 | 585 | 517 | 522 | 579 | 781 | 784 |
| 70-74 | 435 | 462 | 408 | 412 | 457 | 616 |
| 75-79 | 351 | 348 | 369 | 330 | 334 | 375 |
| 80-84 | 200 | 219 | 215 | 227 | 205 | 206 |
| 85+ | 181 | 199 | 214 | 216 | 224 | 217 |
| TOTAL | 11,530 | 12,039 | 12,574 | 13,122 | 13,659 | 14,130 |

Series M – Female Census

| Age | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|------------|-------------|-------------|-------------|-------------|-------------|-------------|
|------------|-------------|-------------|-------------|-------------|-------------|-------------|

| | | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 0-4 | 397 | 404 | 414 | 432 | 451 | 461 |
| 5-9 | 414 | 442 | 444 | 450 | 468 | 487 |
| 10-14 | 343 | 410 | 437 | 439 | 445 | 462 |
| 15-19 | 408 | 364 | 431 | 456 | 457 | 462 |
| 20-24 | 356 | 393 | 369 | 420 | 435 | 431 |
| 25-29 | 399 | 412 | 443 | 432 | 477 | 486 |
| 30-34 | 456 | 423 | 432 | 461 | 455 | 498 |
| 35-39 | 435 | 459 | 425 | 434 | 462 | 456 |
| 40-44 | 391 | 419 | 442 | 410 | 418 | 445 |
| 45-49 | 418 | 425 | 458 | 479 | 441 | 445 |
| 50-54 | 315 | 430 | 440 | 475 | 494 | 454 |
| 55-59 | 282 | 319 | 433 | 446 | 482 | 500 |
| 60-64 | 299 | 295 | 337 | 452 | 471 | 511 |
| 65-69 | 225 | 275 | 271 | 310 | 416 | 433 |
| 70-74 | 201 | 242 | 222 | 219 | 251 | 336 |
| 75-79 | 130 | 185 | 199 | 182 | 180 | 206 |
| 80-84 | 130 | 142 | 131 | 140 | 129 | 127 |
| 85+ | 130 | 144 | 158 | 158 | 183 | 159 |
| TOTAL | 5,898 | 6,183 | 6,486 | 6,795 | 7,095 | 7,359 |

Series M – Male Census

| Age | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 0-4 | 420 | 427 | 437 | 457 | 476 | 487 |
| 5-9 | 370 | 434 | 439 | 447 | 466 | 485 |
| 10-14 | 369 | 394 | 456 | 450 | 467 | 486 |
| 15-19 | 354 | 369 | 392 | 448 | 451 | 456 |
| 20-24 | 356 | 324 | 341 | 358 | 396 | 394 |
| 25-29 | 443 | 425 | 401 | 427 | 443 | 467 |
| 30-34 | 411 | 413 | 396 | 374 | 399 | 413 |
| 35-39 | 473 | 464 | 459 | 438 | 417 | 445 |
| 40-44 | 385 | 475 | 465 | 460 | 439 | 418 |
| 45-49 | 428 | 390 | 480 | 469 | 453 | 442 |
| 50-54 | 306 | 421 | 486 | 474 | 463 | 455 |
| 55-59 | 289 | 304 | 416 | 386 | 472 | 460 |
| 60-64 | 251 | 259 | 273 | 374 | 350 | 426 |
| 65-69 | 286 | 242 | 251 | 269 | 365 | 351 |
| 70-74 | 210 | 220 | 186 | 193 | 206 | 280 |
| 75-79 | 150 | 163 | 170 | 148 | 154 | 169 |
| 80-84 | 70 | 77 | 84 | 87 | 76 | 78 |
| 85+ | 61 | 55 | 56 | 58 | 61 | 58 |
| TOTAL | 5,632 | 5,856 | 6,088 | 6,327 | 6,564 | 6,770 |

Series A

Census

| Age | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 0-4 | 710 | 799 | 806 | 814 | 841 | 870 | 884 |
| 5-9 | 690 | 764 | 839 | 840 | 844 | 870 | 900 |
| 10-14 | 746 | 706 | 779 | 850 | 850 | 852 | 879 |
| 15-19 | 757 | 752 | 715 | 767 | 850 | 848 | 850 |
| 20-24 | 693 | 685 | 684 | 669 | 724 | 764 | 755 |
| 25-29 | 865 | 812 | 789 | 791 | 797 | 847 | 871 |
| 30-34 | 850 | 854 | 798 | 773 | 776 | 786 | 832 |
| 35-39 | 789 | 898 | 900 | 839 | 810 | 812 | 826 |
| 40-44 | 817 | 772 | 881 | 882 | 822 | 792 | 794 |
| 45-49 | 614 | 838 | 801 | 914 | 913 | 848 | 813 |
| 50-54 | 572 | 614 | 836 | 804 | 916 | 915 | 848 |
| 55-59 | 566 | 566 | 611 | 829 | 805 | 915 | 912 |
| 60-64 | 624 | 538 | 541 | 588 | 793 | 781 | 883 |
| 65-69 | 552 | 582 | 505 | 509 | 557 | 747 | 743 |
| 70-74 | 439 | 431 | 455 | 394 | 398 | 426 | 584 |
| 75-79 | 319 | 345 | 338 | 357 | 313 | 317 | 352 |
| 80-84 | 218 | 194 | 209 | 202 | 215 | 189 | 190 |
| 85+ | 156 | 189 | 193 | 204 | 203 | 209 | 199 |
| TOTAL | 10,977 | 11,339 | 11,680 | 12,246 | 12,427 | 12,798 | 13,115 |

C. Housing Analysis

Introduction

This chapter examines housing based on information from the U.S. Bureau of Census and the West Virginia Center of Economic Research. It provides a description of the characteristics of housing in Hardy County.

Existing Housing Conditions

Housing Units 5,573

Occupied Units 4,286

Source of Water

Public/Private 1,803

Drilled Well 2,668

Dug Well 249

Other 853

Sewage Disposal

Public Sewer 1,144

Septic/Disposal 3,431

| | |
|-------|-----|
| Other | 698 |
|-------|-----|

Housing Heating Fuel

| | |
|-------------|----|
| Utility Gas | 15 |
|-------------|----|

| | |
|-------------------------|-----|
| Bottled, Tank or LP Gas | 336 |
|-------------------------|-----|

| | |
|-------------|-----|
| Electricity | 975 |
|-------------|-----|

| | |
|--------------------------|-------|
| Fuel Oil, Kerosene, etc. | 1,244 |
|--------------------------|-------|

| | |
|------|----|
| Coal | 59 |
|------|----|

| | |
|------|-------|
| Wood | 1,636 |
|------|-------|

| | |
|-------|---|
| Solar | 9 |
|-------|---|

| | |
|-------|---|
| Other | 0 |
|-------|---|

| | |
|---------|----|
| No Fuel | 12 |
|---------|----|

Year Structure Built

| | |
|-----------|-------|
| 1980-1989 | 1,665 |
|-----------|-------|

| | |
|-----------|-------|
| 1970-1979 | 1,297 |
|-----------|-------|

| | |
|-----------|-----|
| 1960-1969 | 598 |
|-----------|-----|

| | |
|-----------|-----|
| 1950-1959 | 470 |
|-----------|-----|

| | |
|-----------|-----|
| 1940-1949 | 385 |
|-----------|-----|

| | |
|-----------------|-------|
| 1939 or earlier | 1,158 |
|-----------------|-------|

Bedrooms

| | |
|------|----|
| None | 69 |
|------|----|

| | |
|-----|-----|
| One | 369 |
|-----|-----|

| | |
|-----|-------|
| Two | 3,391 |
|-----|-------|

| | |
|-------|-------|
| Three | 2,888 |
|-------|-------|

| | |
|------|-----|
| Four | 632 |
|------|-----|

| | |
|----------------|-----|
| More than five | 197 |
|----------------|-----|

Lacking Complete

| | |
|----------|-----|
| Plumbing | 664 |
|----------|-----|

| | |
|----------|-----|
| Kitchens | 467 |
|----------|-----|

Source: 1990 Census

In 1990 there were 664 units lacking complete plumbing or about 12 percent. In addition, 8 percent of the total units lacked complete kitchens.

Hardy County has approximately 1,287 units which are vacant for one reason or another. Of these units, 853 are used as seasonal, recreational or occasionally used. This means that 434 are permanently vacant according to the 1990 census data.

Age and Value of Housing Units

The age of the housing units in Hardy County varies; however, over one-half were built after 1970. It can also be noted that 20 percent were built earlier than 1939.

The median value of the owner-occupied units in Hardy County is \$49,300 which is a little lower than the median for the Region VIII counties. About 51 percent have a value of \$50,000 or less, and about 43 percent occupied are valued between \$50,000 and \$99,999.

Rooms and Persons Per Room

Hardy County has a total of 5,573 housing units. Of these, less than one percent have no bedrooms at all. The majority, or 77 percent, of the housing units have at least two to three bedrooms.

There are about 2.59 persons per housing unit and about 2.35 persons per rental unit. These figures are less than the Region VIII area as a whole.

D. Economy Analysis

Economy History

Hardy County was first settled by the Delaware, Shawnee and Catawba Indians because of the natural clearings and limestone soil, which provided good grazing and cultivating of corn and tobacco. The first white settlers were traders of European origin and appeared about 1736 to 1737.

After the Civil War it was time to rebuild farms, families and a new West Virginia. The key to reconstruction lay in the development of transportation and the railroads that were to bring new industry and prosperity to Hardy County. Agriculture, logging and cattle were still

producing the major money for livelihood in Hardy County. Among new developments were telephones, radios, motion pictures and vaudeville, all as early as 1913 in Moorefield, The railroads entered the county in 1910 and began a new era, providing benefits to the lumber, iron and tanning industries.

In the modern era after World War II, Hardy County farmers were to produce more and conserve more. Thus, the poultry industry became the most remarkable trend of the war years, and poultry growing became Hardy County's major agriculture industry county-wide.

Agriculture

West Virginia is not a farm-oriented state, ranking only 46th among the states in terms of the value of agricultural good produced. However, in Hardy County approximately 141,742 of the total 373,120 acres of land are actively farmed, which represents about 38 percent of Hardy County's total acreage.

In the last five years the number of farms in Hardy County has increased from 460 to 486. These farms produce some \$33 million worth of farm products annually.

Farm Statistics

1978

1987

1992

| | | | |
|------------------------|---------|---------|---------|
| Number of Farms | 462 | 460 | 486 |
| Land in Farms | 53,807 | 147,646 | 141,742 |
| Average Size | 333 | 321 | 292 |
| Average Value per Farm | 174,303 | 239,688 | 363,121 |
| Average Value per Acre | 503 | 764 | 1,234 |

Inventory

| | <u>1978</u> | <u>1987</u> | <u>1992</u> |
|------------------|-------------|-------------|-------------|
| Cattle (all) | 20,951 | 23,264 | 23,084 |
| Hogs and Pigs | 7,545 | 3,970 | 2,078 |
| Poultry | 7,636,303 | 12, 142,218 | 25,725,680 |
| Crops, all Acres | 41,540 | 48,960 | 45,815 |

Hardy County is the leader in poultry production, as the above table shows, is perhaps one of the leading counties in West Virginia for agricultural goods produced.

Most of the farms in Hardy County are family operated, and most have been in the same family for many years, contributing to a stable farming community.

Employment and the Local Economy

Labor Force

There have been some significant changes in the employment characteristics for Hardy County due to the increased poultry production.

The number of employed people living in Hardy County has grown in recent years despite fluctuations following the rise and fall of the national economy. The labor force for Hardy County over the last ten years has increased by about 25 percent. According to the 1990 census report, the population of Hardy County will continue to grow. This can be attributed to the growth of our industry causing people to move here for jobs, and much of the county's work force commutes from the surrounding area on a daily basis to jobs within Hardy County.

As industry in Hardy County grows, we feel that the labor force will be available to meet the demands. The labor force is strong in Region VIII, and people are willing to travel to the

places of industry to obtain needed jobs.

As can be seen on the tables below, Hardy County's unemployment rate has been well below the national average and will continue to improve if Hardy County Rural Development Authority can continue to attract new businesses and industries.

Hardy County will strive to support a business climate conducive to economic activity and orderly growth. It will continue to support agriculture as a major industry of the county. Along with providing needed jobs, Hardy County will provide strong support to travel and tourist related activities to help boost the economy.

1987 to 1991
Employment Statistics

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1993 | 1994 | 1995 | 1996 | 1997 |
|------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Labor | 5,435 | 5,144 | 5,620 | 6,050 | 6,020 | 6,870 | 6,810 | 7,130 | 7,300 | 6,940 |
| Employed | 5,092 | 4,800 | 5,190 | 5,680 | 5,450 | 6,580 | 6,480 | 6,850 | 7,050 | 6,600 |
| Unemployed | 343 | 344 | 420 | 370 | 570 | 290 | 330 | 290 | 250 | 350 |

1987 to 1991
Unemployment Rates

| | 1987 | 1988 | 1989 | 1990 | 1991 | 1993 | 1994 | 1995 | 1996 | 1997 |
|---------|------|------|------|------|------|------|------|------|------|------|
| Percent | 6.31 | 6.68 | 7.47 | 6.12 | 9.47 | 4.2 | 4.9 | 4.0 | 3.4 | 5.0 |

Source: Monthly reports on the Civilian Labor Force, WV Department of Employment Security

Wages

Wages in Hardy County are below the state average and have been increasing gradually over the last ten years. The annual wages increased about 33 percent from 1982 until 1991, and over the last year 3.6 percent. However, they remain 28 percent below the state average.

Average Annual Wage in Hardy County Industries

| | <u>1990 Averages</u> |
|---------------|----------------------|
| Average | \$14,911 |
| Manufacturing | \$16,022 |
| Agriculture | \$13,872 |
| Construction | \$17,710 |
| Utilities | \$24,447 |
| Trade | \$9,389 |
| Finance | \$14,283 |
| Services | \$9,558 |
| Government | \$17,276 |

Source: Bureau of Economics Program

Business and Industry

Small business development in the region has always taken place in close proximity to housing and population growth. The combination of limited mobility and poor transportation routes has fostered early small business developments to be within the incorporated areas. The outlying areas of the county are covered by the old family general stores, or “Mom and Pop” stores which have declined rapidly over the past several years. They are no longer able to compete with the larger chain stores.

The outlook for small business development in Hardy County should be continued growth at a steady pace because of the employment in the area. . There may be a spurt of rapid growth in

some areas if Corridor H is built as planned, which will mostly be along the corridor itself.

Future Economic Development

The county has several major advantages for economic growth and development. The principal one of these is its location and closeness to major metropolitan cities. Moorefield, the county seat, is approximately 231 miles from Charleston, WV, 53 miles from Cumberland, MD and 135 miles from Washington, D.C. Another advantage is that Hardy County's three industrial parks still have vacant space for new industries and future expansion of present industries.

Road conditions may be a major restraint in the growth of business in the county. Currently, the major highways in Hardy County are US Route 220, State Route 28, State Route 29, State Route 55 and State Route 259. However, these roads are narrow and have considerable turns and steep grades. At the present time, Appalachian Corridor H is proposed to cross Hardy County north of Moorefield. This new four-lane road will allow Hardy County to be more accessible to major four-lane highways, such as Interstate 79, Interstate 81 and Interstate 66 in Virginia for a North-South and East-West transportation system.

Rail access to Hardy County is the South Branch Valley Railroad, which is owned and operated by the West Virginia State Railroad Maintenance Authority. There are approximately 21 miles of operating railway in Hardy County.

Hardy County currently has three industrial parks to serve its industrial needs (See map on page 94).

The Wardensville Industrial Park is located in the beautiful Capon Valley one-half mile north of the Town of Wardensville on State Routes 55 and 259. Totaling 29 acres of level land, the park is above the 100-year flood plain and is zoned for industrial use.

The Moorefield Industrial Park is located in the broad South Branch Valley, one-half mile south of Moorefield on US Route 220. Totaling 50 acres, the park has level topography, is above the 100-year flood plain and is zoned for industrial use.

The Robert C. Byrd Industrial Park is located about one mile east of Moorefield on State Route 55 and currently has 70 acres developed for industrial use. The park has approximately another 130 acres that can be developed as the need arises.

To capitalize on the favorable economic climate in Hardy County, the Rural Development Authority (HCRDA) is in charge of assisting new and existing industry interested in locating, relocating, or expanding operation within Hardy County. They can furnish assistance in obtaining money through grants, loans and bonds and assist in arranging for credit and obtaining land for sites, as well as other kinds of technical assistance.

The Development Authority has been effective in preparing brochures and advertisements in magazines and newspapers to promote industrial location in the county. It has become the window through which industries and businesses can learn about the benefits of establishing in Hardy County. The Development Authority is located in the Hardy County Courthouse at 204 Washington Street, Moorefield.

Summary

It is the goal of the Economic Development Plan to expand the county's economy by building upon the existing economic base. The economic base of Hardy County consists of many diverse activities: agriculture, light industry, tourism, etc. It is necessary that these industries grow and develop for the county. As the population gradually increases, more jobs will be needed to support the labor force, and there will be a need for more businesses providing services. In order to meet these demands, the county's economy must grow. It should be a balanced and controlled growth. Each segment of the economy must be developed in a manner that does not inhibit or threaten another (i.e., industry should not develop to the extent that it threatens agriculture).

West Virginia in general may be at a disadvantage with its neighboring states in attracting businesses because of recent reports stating businesses in West Virginia are taxed more heavily than in surrounding states. While taxes are not the main criteria for determining business location, it may be a determining factor when other factors are nearly equal. The business climate is determined by such factors as transportation, access to markets, labor force, education, wage rates and productivity, quality of life (crime rate, school quality and cultural amenities), planned environment, taxes and infrastructure. Improvements must be made in areas where Hardy County is lacking in competitiveness with its neighboring counties.

Part III. Background and Analysis

A. Introduction

This section deals with facilities and services that are already existing in Hardy County. These topics change every day and need to be addressed often. They affect everyone living in Hardy County as well as people visiting the county. Therefore, it is imperative that we address these items and keep improving them as often as possible.

Many services and facilities are controlled by state and federal programs, and we have very little control as to what happens. We will keep improving these services and facilities as funds are provided and as the need arises.

B. Education

Introduction

Education is one of the key elements of any comprehensive plan. We must maintain high level educational programs that meet the needs of the students and the community. Improving these programs as conditions change is a major challenge for the educational community program and is of the utmost importance in equipping each student for productive employment and a satisfying life. Quality education is equally important to the economic development and quality of life in the Hardy County community. The public schools in Hardy County are under the control of the Hardy County Board of Education, a five member board elected at large on a nonpartisan ballot for a term of four years. Boards of Education in West Virginia are politically

and physically independent, but they are heavily regulated by state government.

Present School System

Presently, the public school system in Hardy County consists of five schools on four sites. East Hardy Early/Middle School (grades K-8) and East Hardy High School (grades 9-12) occupy a hilly 113 acre site just west of Baker near the geographic center of the county. The East Hardy attendance area includes all of the territory from the South Branch Mountain east to the Virginia border. East Hardy High School started as a vocational school in 1974. A major addition was added to make a comprehensive high school in 1979. East Hardy Early/Middle Childhood School was completed in 1992. The East Hardy Schools complex is a result of consolidating Mathias and Wardensville schools.

Moorefield Elementary School (grades K-4) and Moorefield High School (grades 9-12) occupy very limited sites across Main Street from each other in downtown Moorefield. The original part of Moorefield High School was first occupied in 1940, with a major addition in the early 1950's. There was a second major addition in the mid 1970's and several smaller additions at other times. The ten-acre site is extremely crowded. There is insufficient space for a running track or adequate parking. Generally, the building is in good condition, but the old section needs a new HVAC system, a new electrical and lighting system, and general interior renovation.

Moorefield Elementary School was constructed on a 11.4 acre site in 1973. Approximately one-third of the site is near the riverbed and floods often. The construction of the flood control levee

will help reduce the usable space on this site. There was a kindergarten addition in 1978, and the

building was completely renovated following the devastating flood of 1985. Two new kindergarten rooms were added in 1998. The School Board recently purchased approximately two acres of additional land for the elementary school on the north end of the current property.

The Moorefield Middle School (grades 5-8) was opened during the 1997-98 school term. It is located along Route 55 east of the town limits and is located on approximately 50 acres of flat to rolling property that overlooks the South Branch Valley. (See map on page 95)

Students in the Moorefield attendance area have the opportunity to attend the South Branch Vocational-Technical Center at Petersburg for vocational training. The center serves all of Grant and Pendleton Counties and the western end of Hardy County.

Enrollment Trends and Projection

Public school enrollment in Hardy County declined for a great many years, bottoming out in 1986. Since that time the enrollment has increased steadily. The recent dramatic expansion of industry, construction and housing has greatly increased enrollment, and this increase is

expected to continue and accelerate as the availability of housing catches up with the demand. The Washington, D.C. metropolitan area is pushing westward at a rapid rate. Hardy County is feeling

the effects of this westward movement in the future. There is a strong likelihood that this growth will be closely correlated with the development of transportation systems, with the construction of Appalachian Corridor H from Moorefield to the Virginia border being the most critical event.

Fourteen Year Enrollment

| <u>Year</u> | <u>EHEMCS*</u> | <u>EHHS</u> | <u>MES</u> | <u>MMS</u> | <u>MHS</u> | <u>TOTAL</u> |
|-------------|----------------|-------------|------------|------------|------------|--------------|
| 1984-85 | 472 | 286 | 647 | | 539 | 1,944 |
| 1985-86 | 492 | 256 | 603 | | 539 | 1,890 |
| 1986-87 | 537 | 260 | 592 | | 539 | 1,928 |
| 1987-88 | 525 | 217 | 626 | | 516 | 1,884 |
| 1988-89 | 517 | 222 | 612 | | 537 | 1,888 |
| 1989-90 | 510 | 217 | 617 | | 508 | 1,852 |
| 1990-91 | 523 | 228 | 637 | | 529 | 1,917 |
| 1991-92 | 519 | 216 | 642 | | 529 | 1,906 |
| 1992-93 | 509 | 228 | 678 | | 505 | 1,920 |
| 1993-94 | 482 | 240 | 702 | | 519 | 1,943 |
| 1994-95 | 484 | 246 | 691 | | 557 | 1,978 |
| 1995-96 | 509 | 242 | 737 | | 555 | 2,043 |
| 1996-97 | 492 | 247 | 722 | | 587 | 2,048 |
| 1997-96 | 544 | 226 | 574 | 381 | 364 | 2,089 |

*Combined enrollments of Wardensville and Mathis Schools 1984-85 to 1991-92.

C. Transportation Introduction

The roads of West Virginia, and Hardy County in particular, were sufficient in the 1960's

and the 1970's. However, many of today's roads still follow the old carriage and wagon roads and, except for paving, have not been improved. What improvements were made were done when the traffic was lighter and slower.

With increasing population, jobs and the changing lifestyles of our residents, our county roads have had to bear the burden of increased traffic volume and heavier commercial vehicles. As a result, the county roadways have developed numerous problems.

Hardy County's highway system of the 1980's, 1990's and the future is faced with inadequate funding and increased traffic flow, as is the rest of West Virginia. Of all the problems to be addressed in a Comprehensive Plan, transportation is one of the most urgent. The improvement or deterioration of transportation in Hardy County will directly affect our quality of life.

Since the incorporated areas of Hardy County (Town of Moorefield and Town of Wardensville) handle their own land use plans and regulations, they will not be subject to guidelines or regulations that are developed as part of the county's Comprehensive Plan. However, they are the sites where major roads converge and often are the first to observe traffic problems dealing with increased flow. Therefore, their transportation needs must be considered along with those for the rest of the county.

If we are to have a sufficient transportation system for Hardy County, several general goals need to be achieved.

*Safety of pedestrians and motorists should be maintained and unsafe conditions eliminated.

*Efficient traffic flow needs to be achieved and maintained in both rural and urban areas.

*Coordination of federal, state, municipal and private resources and efforts need to be developed so that priorities can be established and limited resources can be put to their best use.

Furthermore, the county will need to adopt more aggressive and innovative ideas toward solving the transportation problems in order to overcome the financial and legal limitations which presently exist. The county should adopt the role as advocate for road improvements as well as lobby for appropriate changes in legislation and funding.

Background

All roads and highways in the county are categorized based on their ownership and maintenance. Most of the heavily traveled roads are part of the state road system and owned and maintained by the State Department of Transportation. These include feeder roads, expressway, secondary and delta roads.

This classification system that applies to roads in Hardy County is shown on Map? Route 55 and Route 220 from the stoplight in Moorefield to the bridge are classified as expressways. The feeder roads are Routes 12, 259, 59 and 220 to the county lines. Secondary roads are

most all other roads covered by the county's Department of Transportation.

The second group is private roads. These are owned by individuals or groups of homeowners who are responsible for their maintenance. Hardy County does not have "orphan" roads, as do some surrounding counties. Unlike some neighboring states, West Virginia has no county-owned and maintained roads.

Transportation is an integral part of all aspects of life in Hardy County and is influenced by a variety of factors, one of the most important being population density. Other areas of concern, such as the adequacy of emergency service, industry, etc., are in turn affected by the quality of our transportation system. Therefore, when reviewing this section, one should also look at the sections on emergency service, population and industry and how they relate to the transportation network.

Analysis of Transportation Problem

A detailed analysis of highway problems in Hardy County is not available. With the lack of funding for highways in the county, problems will persist or increase with time, unless a complete study is done and local officials press for funding from both the state and federal governments or local taxes are increased.

Although increased traffic volume is the direct cause of many transportation problems, we are faced with another problem that is even more serious. At present the county is unable to control the funding, the design and location of roads, building and maintenance. The ability

of developers to erect structures or make other improvements directly in the path of planned state or federal highway construction is a prime example. We are limited in the ways we can deal with current problems and prevent future ones. If highway funds are to be put to their best use, citizens, public interest groups and legislators must work together to eliminate these problems at the state level.

Existing Road Systems

The major highways in Hardy County are US Route 220, State Route 28, State Route 29, State Route 55 and State Route 259. (See Map on Page 96) At the present time, Appalachian Corridor H will cross Hardy County north of Moorefield toward Baker on to Wardensville. Construction for the proposed Corridor H has been tentatively set for the spring of 1999. (see map on Page 97).

Several bridges are in the process of being replaced in Hardy County, and several have been replaced or repaired, with several others scheduled for repairs.

In general, new roads and road improvements should be provided according to West Virginia Department of Highways and county design standards. There is a need to plan road improvement to deal with traffic on local roads and to maintain an efficient road system. Attention should be given to the design and construction standards for new roads, and the standards should be improved, if necessary. There is a need to identify unsafe locations and improve the safety of these locations. When planning for future roads, special attention needs to be given to land use.

Railroad Service

The only rail service in Hardy County is the South Branch Valley Railroad (See map on Page 98), which is owned and operated by the West Virginia Department of Transportation. There are approximately 21 miles of operating railway in Hardy County. The industrial customers of the railroad are Pilgrim's Pride Corporation feed mill Moorefield Industrial Park. The railroad also offers weekend sight-seeing excursions. Since Hardy County has just added the Robert C. Byrd

Industrial Park, outside of Moorefield on Route 55, railroad service may be expanded to serve this site.

Air Service

Air service to Hardy County is provided by the Grant County Airport outside of Petersburg in neighboring Grant County. This airport has a 4,000 foot-long, lighted, asphalt runway for day and night landing. It serves private, non-business customers as well as industries of the area.

The nearest airport with commercial service is 53 miles away at Wiley Ford, WV, just outside of Cumberland, MD. It has a 5,050 foot-long paved runway. Less than a three-hour drive, Dulles International Airport near Washington, D.C. offers commercial airline service to the world. In addition, there are airports at Winchester, VA, Weyers Cave, VA, Martinsburg, WV, Elkins, WV and Hagerstown, MD (See map on page 99).

Public Transportation

Hardy County is currently provided limited public transportation by Potomac Valley Transit Authority (PVTA), which runs buses between Petersburg, Moorefield, Romney, Capon Bridge and Winchester, VA, stopping at different locations along its route. The PVTA runs a route from Petersburg, Moorefield and Wardensville to Winchester, stopping at different locations along this route. It also makes runs to Cumberland, MD and Harrisonburg, VA.

Because of scattered population, a mass public transportation system is not feasible for Hardy County. Experience has shown that people rarely use the bus when it is more convenient to use their cars. Thus, any transportation plan that includes buses will have to provide an incentive to both the rider and carriers without creating a financial burden for the public.

Long-Range Highway Projects

Major improvements to the state road network have been slow to materialize because of funding limitations. At present the most significant road project for Hardy County will be Corridor H which will be a four-lane highway to the Virginia border with future connection to Interstate 79 and Interstate 81.

Although this four-lane road will help with the problem of overcrowded highways and unsafe conditions of our two-lane highways when dealing with the heavy industrial traffic, we must also look at ways to improve our existing road system and make it safe and durable because of the major tourist attractions in our area.

Another problem is the increased traffic through Moorefield because of

the locations of the industries and the limited access to them. The construction of a bypass around Moorefield would help to eliminate the congestion in Moorefield during the peak hours. In particular this bypass would reduce the amount of truck traffic in Moorefield and improve flow, noise levels, and the overall quality of life. In addition to a bypass, the Town of Moorefield and the highway department need to look at another route in town from the south side of the South Fork to the north side to help eliminate congestion within the town during peak hours.

Recommendations

The following recommendations address specific transportation problems and try to provide criteria to be used to guide road planning, building, maintenance and modifications for future

growth. Although the county's transportation problems are many, its ability to respond to them is limited by the inadequate funding made available to our county by the State of West Virginia. These problems in themselves are beyond the scope of our study; however, many of these obstacles can be removed through public pressure or legislative action.

The West Virginia Department of Transportation should be urged to develop a schedule for the design and funding of all state roads so that municipal and county governments have ample time to incorporate these changes into their own transportation plans. All plans for the developing or changing of state roads within the county should be closely coordinated with the Planning Commission.

Hardy County can do little more than attempt to persuade the Department of Transpor-

tation of the benefits of long-range planning for the county. However, much can be done within the county to set priorities for road building, modifications and maintenance. Funding for the county will continue to be far below that needed to create an adequate transportation system. Therefore, public hearings should be held periodically to identify and prioritize transportation needs so that funds can be spent where they will do the most good. Furthermore, such a list of priorities can serve as an unambiguous guide to the Department of Transportation when planning future highway projects.

Land Use Regulations

Regulation of land use should be one of the major tools used to maximize the efficiency of

the existing highways. Land use areas should be established so that they do not overtake the existing highways. For example, developments likely to generate traffic should be located away from population areas to minimize further congestion.

Areas that have been developed for commercial and office use should be channeled to roads capable of handling traffic. Two-lane roads that have limited sight distances and numerous turns are not adequate for large offices and commercial use where a lot of traffic is generated.

Residential areas should be placed along these road corridors.

Hardy County needs to monitor traffic flow on its roads and determine the capacity of its local service roads. We should develop the public or private means to state standards and to insure that new private roads meet appropriate design criteria.

When land is developed along major roads, areas should be reserved to allow future road improvements, such as widening or building frontage roads, when traffic densities increase. The county should advocate the adoption of legislation which will reserve areas for acquisition of future roads and restrict private land and building developments.

Generation of Revenue

The generation of revenues to cover transportation needs within the State of West Virginia requires legislative action. Thought should be given to whether residential or commercial developments should help pay for the improvements needed to accommodate increased traffic flows.

We should seek federal funds to help supplement state and local transportation funds

whenever possible. Our county officials need to find methods of obtaining more state highway funds and of having increased control over locally generated tax revenue.

Specific Improvements

The county should recommend to the Department of Transportation that priority be given to the traffic flow problems in Moorefield, upgrading hazardous intersections, improving road alignments and creating and/or widening shoulders and roads where feasible. We should recommend that the state use the following priorities for road maintenance: resurfacing, snow removal, shoulders, signs and signals, markings and trash removal.

D. Water Resources

This section will present an analysis of the water resources and overview of current and anticipated problems and will try to address recommendations for the future. In this section, as well as virtually every other section, the problems and resources of the municipalities must also be considered when a Comprehensive Plan for Hardy County is formulated, even though these municipalities have independent systems of land use planning and regulations. Central water systems are located in the municipalities of Hardy County and generally have the capacity to accommodate some adjacent development. Since future growth is expected to take place primarily outside the incorporated areas, municipal and county needs will have to be carefully coordinated.

Most residents usually do not perceive water resources and water quality to be a major

problem. However, water may be unsafe to use even though it tastes, looks and smells acceptable. Deterioration of drainage/septic fields and contamination of groundwater occur quietly and invisibly.

Most communities have learned the hard way that clean water is one of their most valuable resources and that quality cannot be maintained without adequate methods of waste water treatment and solid waste disposal. Our area has become more aware of the potential water problems because of the poultry industry using so much of our water supplies while at the same time the farmers are trying to dispose of their litter from their poultry houses. Once the

ground water becomes polluted, the condition is virtually irreversible. The local economy may suffer because growth and development may stop and the public's health may be jeopardized if we do not have suitable resources for growth.

Currently, most of the water services in the county is supplied by private systems, i.e., by individual wells, privately owned public systems, natural springs and, in some cases, cisterns. However, public operated central water systems serve the municipalities of Moorefield and Wardensville and currently provide water to several thousand county residents outside the corporate limits, as well as the Rig, Critestown, Hardy County Public Service District and Caledonia Heights public water systems.

Many wells that were constructed before Health Department regulations were in place are highly susceptible to contamination from fertilizer, septic effluent, pesticides, and petroleum by-

products.

As Hardy County continues to develop, various land uses will compete for and place demands on the county's water resources. Groundwater will probably continue to be the primary water resource for the county's residents and businesses. Policies adopted by the county should provide for the optimum management of groundwater. The county must recognize that the municipalities use surface water and that it has a responsibility to help the towns protect these water resources. If the county fails to effectively manage and protect its groundwater resources, it may have to rely on costly surface water improvements and water treatment facilities.

The county should identify the major surface area through which groundwater is replenished and designate such areas for natural resource uses or other land uses which would not threaten to pollute the quality of this resource. Although our groundwater resources appear to be capable of serving county needs, the county should identify potential surface water resource sites.

In agricultural areas served by private wells, the county should review minimum lot requirements to insure the continued availability of potable ground water.

When persons propose to subdivide lots within a development and add these new lots to the development's existing central water system, the county should continue to require such subdivision to adequately demonstrate that the additional lots can be served without a significant adverse effect on the quality and quantity of the water system.

To protect areas that make use of surface water, the county should adopt and administer an effective storm water management program/ordinance that maintains or improves the quality of the county surface water.

When areas make use of surface water, the county should adopt a program in conjunction with the local Natural Resource Conservation Service and Farm Bureau which would encourage local farms to use the best management practices in their agricultural operations. These practices should include maintaining undisturbed/untilled strips of land adjoining streams and creek banks, sighting animal waste facilities to minimize discharges or raw waste water into stream channels and the appropriate application fertilizers, herbicides and pesticides to agricultural crops and fields.

If the above recommendations are to be put into practice, funding for the development and preservation of water resources is needed. The West Virginia Code provides some regulations on the ways in which communities can build, maintain and pay for water systems, including bond issues and user fees. Therefore, we must try to obtain funds through state and federal agencies, when available, to meet the needs of the county water systems and services.

Public Water Service

Hardy County Public Service District

The Hardy County Public Service District (PSD) was created on July 2, 1974, by the Hardy County Commission to provide rural water and sewer service to the residents of Hardy County. The district's territory includes all areas of Hardy County except those territories included within the municipal corporations of Moorefield and Wardensville. (See map on page)

PSD Route 220 South Water System – Phase I

The PSD Route 220 South Water System extends south of Moorefield along U.S. Route 220. It consists of approximately 11 miles of main line, one booster station, one 100,000 gallon storage tank and appurtenances. This system services approximately 233 customers and began service in October, 1988. The water for this system comes from the Town of Moorefield Plant.

PSD Fort Run – Cunningham Lane – Old Fields System – Phase II and III

The PSD Fort Run-Cunningham-Old Fields system was completed in 1994. It serves approximately 209 customers. The system consists of a 150,000 gallon storage tank. Phase III,

which includes Fisher, Hutterville and the Dooley areas, was completed in 1996, serves 94 customers along Route 55 and Trout Run Road.

Phase III

A water project was completed in 1999, and provides water service along Welton Orchard Road, Frosty Hollow, Trough, Powder Spring and Hutter Roads. It consists of 150,000, 54,000 and 22,000 gallon storage tanks, two booster stations and serves approximately 150 customers.

Hardy County Rural Development Authority

This utility is located approximately one mile east of the Town of Moorefield. It serves the Caledonia Heights Subdivision, which was constructed by the Hardy County RDA to provide adequate housing for Hardy County residents. It provides water service to approximately 81 customers.

The water and sewer system, completed in 1968, consists of approximately two miles of distribution lines. Water treatment and storage is provided by the Town of Moorefield. The Hardy

County Rural Development Authority is regulated by the West Virginia Public Service Commission.

Town of Moorefield

The Town of Moorefield is located in northwestern Hardy County is the county seat. It provides water service to 1,100 (847 residential, 229 commercial and 24 industrial) customers.

The town's water system was constructed in 1960, with improvements being made in

1975, 1986 and 1994, and consists of two filtration plants with a combined pumping capacity of 3,340 gallons per minute, filtering capacity and raw intakes and storage tanks with capacities of 3,750,000 gallons total and approximately 18 miles of main line. Raw water is obtained from the South Fork and South Branch of the Potomac River. Moorefield expansions have been created by the new Pilgrim's Pride Corporation facilities and the expansions of other industries as well as water being required by the Hardy County Public Service District for its new facilities in the county. It should be noted that the town's water plant is currently pumping at two-thirds capacity. The Town of Moorefield system is regulated by the West Virginia Public Service Commission.

Town of Wardensville

The town of Wardensville is located in northeastern Hardy County. It provides water service to 218 (188 residential, 29 commercial and one industrial) customers.

The town's water system was constructed 1967 and consists of a 110 gallons per minute treatment plant, two tanks with capacities of 100,000 and 300,000 gallons and approximately six miles of main line. The town currently uses about 87,000 gallons per day with a capacity of

187,200 gallons per day. Therefore, they should have approximately 100,000 gallons per day availability.

Raw water is obtained from Hawkins Spring. The town has drilled two dry wells and is planning to drill a third well as a source of backup water for the Town of Wardensville.

The Town of Wardensville's system is regulated by the West Virginia Public Service Commission.

Future Plans

1. PSD Fisher-Kessel System: A system has been funded to provide public water service to the Fisher-Kessel area situated west of Moorefield. Map shows that the approximate location of this system and the areas which it will approximately serve 140 customers. It is hoped that this system will commence sometime between 1994 and 1995. The water will come from the Moorefield plant. Also, there is a Phase III-A being planned to include the Welton Orchard Road area to the Grant County System.
2. PSD South Fork System: A system is planned that will provide water service to residents along the South Fork Road (County Route 7) beginning at the Tannery and continuing south for an unspecified distance. Map shows the approximate location of this system and the areas that it will serve approximately 10 customers. No construction date has been set for this system. The water for this system will come from the Moorefield Plant.

As public water service is expanded in Hardy County, it is anticipated that the population in these areas will likewise increase.

The existing Kimsey Run Dam and the Upper Cove Dam near Lost River were built for flood control purposes, but could be a valuable water supply for the Lost River Valley.

3. Trout Run Road and Route 55 West water system to serve about 82 customers has been funded.

E. Waste Water Treatment

Introduction

This section presents an analysis of waste water treatment, an overview of current and anticipated problems and possible solutions for the future of Hardy County. As discussed before, the problems and resources of the municipalities have their own systems of land use planning and regulations. Central waste water treatment facilities are located in Moorefield and Wardensville and may have the capacity to accommodate some adjacent development. Most likely, future growth is expected to take place outside of these areas; therefore, the county and municipalities will need to carefully coordinate their efforts.

Several years ago, waste water treatment systems were not perceived to be a serious issue. However, now with limited water supplies and failing septic systems, we must look at this problem in great detail. Deterioration of drainage/septic fields and contamination of ground water happens quietly and invisibly. Therefore, we must eliminate these problems by correcting poor septic systems and inadequate waste water treatment facilities in the county.

Waste Water Providers

Hardy County Rural Development Authority

This utility is located approximately one mile east of the Town of Moorefield. It serves the

Caledonia Heights Subdivision which was constructed by the Hardy County RDA to provide

adequate housing for Hardy County residents. It provides sewer service to 71 (all residential) customers.

The sewer system was completed in 1968 and consists of approximately two miles of gravity collection line and a treatment plant (1.26 –acre lagoon). The effluent stream is Dumpling Run. The Hardy County Rural Development Authority is regulated by the West Virginia Public Service Commission.

Town of Moorefield

The Town of Moorefield is located in northwestern Hardy County and is the county seat. It provides sewer service to 1,027 (790 residential, 221 commercial and 16 industrial) customers.

The current sewage collection and treatment system was completed in 1984. The November, 1985 flood destroyed the treatment plant. Construction of a new plant was completed during the summer of 1988. The system consists of a 477,000 gallons-per-day (GPD) lagoon treatment plant, six lift stations and approximately thirteen miles of collection lines. The effluent stream is the South Branch of the Potomac River. The sewage is treated by the use of an ultra-violet system plus chlorine. It should be noted that the town's discharge permit has been increased to 600,000 gallons per day and is at capacity. The Town of Moorefield is currently planning to remove the storm sewers from the sanitary sewers in the north part of town, and this should increase capacity. The Town of Moorefield is regulated by the West Virginia Public Service Commission.

Town of Wardensville

The Town of Wardensville is located in northeastern Hardy County. It provides sewer service to 213 (184 residential, 28 commercial and one industrial) customers.

The town's sewer system was constructed in 1980 and consists of a 100,000 GPD lagoon treatment plant, two lift stations and approximately five miles of collection line. The effluent stream is the Cacapon River. The plant was designed to handle approximately 1,000 sewer customers. Currently there are about 700 customers which would allow for growth of about another 200 to 300 customers. At peak flow times, the plant receives about 75,000 to 80,000 GPD. However, during normal flow, it operates at about 30,000 to 50,000 GPD. The Town of Wardensville is regulated by the West Virginia Public Service District.

Wampler Longacre, Inc.

Wampler Longacre, Inc., which operates in the Town of Moorefield, has its own Waste Water Treatment Facility consisting of an Activated Sludge System.

They are currently allowed to discharge 2,160,000 GPD into the South Fork of the Potomac River. They are currently discharging about two million gallons a day, allowing for only a 160,000 GPD availability for future expansion. It should be noted that this is a private facility and handles only the waste from their processing facilities. It does not handle any human waste. They are also regulated by the West Virginia Public Service Commission.

Hester Industries, Inc.

Hester Industries, Inc. operates a private facility in the Town of Moorefield to handle industrial waste from their plant. They have a Biological Secondary System with an Oxidation Ditch.

They are currently allowed to discharge 1,000,000 GPD to the South Fork of the Potomac River. They currently are discharging about 500,000 to 600,000 GPD, which leaves about 400,000 GPD for future expansion. It should be noted that their system does not handle any domestic waste, and they are also regulated by the West Virginia Public Service Commission.

Hardy County Rural Development Authority Prepackage Treatment Plant

The Hardy County Rural Development Authority developed the Prepackage Treatment Plant in 1995 to serve the Robert C. Byrd Hardy County Industrial Park and business project. This property is located approximately one mile east of Moorefield. The first seventy acres are developed with approximately eighty additional acres available for future industrial and business development.

Analysis and Recommendations

Background

Overall, pit privies and septic/drain field systems provide the exclusive means of waste water treatment for residents of Hardy County. Given the agricultural nature of the county, these systems have usually posed little or no danger to the community and natural environment.

However, now with the increased litter production from the poultry industry, we must make every effort to eliminate as many potential problems as possible.

Most residential developments in rural areas have private septic systems for each individual building lot. There are very few package plants in the county, except for schools and perhaps some commercial developments.

Analysis of Problems and Recommendations

All methods of waste water treatment from the largest central facilities to the small residential drainage/septic fields produce solids that must be disposed of properly. Thus, solid waste disposal is an integral part of waste water treatment. Virtually all common methods of treating wastes require quantities of water to operate properly. Therefore, the availability of water resources must be considered as part of the process of identifying problems and developing solutions for waste water treatment. Also, there is a general lack of public awareness about the relationship that exists between water resources, waste water treatment, sludge disposal and the basic maintenance procedures for septic/drain field systems. Public education is needed for both adults and children so that county residents can become more aware of their environment and the potential for pollution.

Hardy County should support the adequate staffing of the State Division of Environmental Protection and local Health Department to assure that water quality violations and improper discharges of effluent are regularly monitored and the necessary legal steps are taken to correct any violations.

Building central waste water treatment plants involves large capital expenditures. The availability of state and federal funding for public central waste water treatment plants is limited and will probably remain so indefinitely. Hardy County should actively seek federal and state grants matching funds, augmented by local bond issues, to construct waste water treatment facilities when needed. Whenever possible, county officials should work with municipal officials to solve problems that both are having with the treatment of waste water.

Non-point source pollution from poultry and livestock pursuits is receiving great attention from state and federal regulators. In an effort to reduce these non-point source pollutants gaining entry into the water supplies, and thereby improving water quality, a document has been prepared. This document is the Nutrient Management and Water Quality Practices for the West Virginia Poultry Industry. The implementation of these guidelines is at present strictly voluntary. Poultry producers are taking the lead in the drafting of individual nutrient management plans for farms in the region. Specialists working with the implementation process report the continuing construction of litter storage sheds. Many of these sheds are being built without the benefit of cost sharing. The change in law that allows for mortality to be composed as a legal means of disposal saw an increase of approximately 15 percent during a nine-month period in 1995.

F. Solid Waste Disposal

Being rural, Hardy County has not traditionally needed to concern itself with solid waste disposal problems. However, in recent years the county has had to deal with an appropriate means of solid waste collection and disposal in order to minimize public health hazards. State laws require the disposal of all solid waste in approved disposal sites.

Hardy County officials have been working closely with the Region 8 Solid Waste Authority to help with this growing problem that focuses on all areas of West Virginia.

Illegal dumping sites throughout the county, usually along secluded rural roads, continue to be a problem. These sites are not only visually offensive but are also potential hazards to public health because they support vermin and insect pests and may contribute to ground/surface water contamination. The county needs to address these illegal dumps and work with state officials, groups and organizations to clean them up.

It is the intent of the Solid Waste Authority to develop and implement a comprehensive litter control and solid waste management plan for the region that will protect public safety, health and the welfare of its citizens.

Hardy County must provide for the safe and sanitary disposal of solid waste for all residential, commercial and industrial sources. It must reduce the degradation of both ground and surface waters by eliminating open dumps, promiscuous discarding of solid waste and other deleterious methods of solid waste disposal.

We must try to reduce the volume of material entering the waste stream that can be recycled to recover a valuable resource. By doing these things, we can increase the property values and

restore/retain the natural beauty of Hardy County by removing unsightly litter and open dumps from roadsides, streams and other public places.

We must foster public education activities designated to impact the attitude of the consumer to voluntarily reduce his/her use of disposable products or packaging.

Therefore, because of these problems, Hardy County will be forced to pay higher trash bills because of state and federal laws regulating the current landfills in our areas. Hardy County must continue to work with the Region 8 Solid Waste Authority as much as possible to bring about alternatives to the solid waste problems in our area.

As of November 1, 1993, the landfill near Petersburg, West Virginia, which handled all the solid waste from Hardy County, closed as required by its current permit. After much debate and discussion, the Solid Waste Authority now operates a transfer station to handle the solid waste as required by the State of West Virginia. This waste is transferred to an approved landfill in Tucker County.

Through this process, county residents should consider recycling as much as possible to reduce the amount of solid waste being taken to the transfer station. Region 8's transfer station will be designed to reflect space allocation and the ability to incorporate recycling activities at the station.

Recycling centers sponsored by community groups should encourage recycling materials such as glass, metal, tires and oil. The county should develop a public education plan to encourage

a sense of community and stewardship that would encourage proper solid waste disposal and discourage littering while encouraging recycling projects.

The county should also consider the use of solid waste storage bins (dumpsters), where trash is being illegally dumped, to facilitate the pick-up of solid waste and to eliminate trash dumped at different locations in the county. The county also needs to develop a site or area where construction debris, yard wastes, and other non-infectious types of waste can be disposed of.

G. Emergency Services

Introduction

The following sections present an analysis of the present police, fire and rescue services or overview of current and anticipated problems and recommendations for the future.

The size and type of emergency services we will need in the future depends primarily on the age, location and size of our future population and on traffic density. For these reasons, this section on Emergency Services should be read in conjunction with the chapters on transportation and population.

Long-range estimates of population and traffic growth may vary, but several needs are clear. First, close cooperation among state, county and municipal agencies will be essential if

future citizens are to be provided adequate emergency services at a reasonable cost. Second, volunteerism is apart of Hardy County's heritage and the backbone of the county's fire and rescue services. We need to nurture this spirit of giving and caring so that future generations will have a

safe and healthy place to live. Third, citizens and legislators need to work on modifying state laws so that counties have more flexibility in dealing with problems brought on by rapid development. Last, our school system should be encouraged to help our children understand issues relating to emergency medical aid, traffic safety and personal security and develop an appreciation for the efforts of the police and fire rescue personnel, who serve without pay and at great personal risk and sacrifice.

Office of Emergency Services

The Hardy County Office of Emergency Services has a functional office located in the jail building on the east side of the Court House. The office has FAX service, is connected to the Internet and has a telephone number (304- 538-7961) that is call forwarded to a pager when the office is not occupied. The Director of Emergency Services can be contacted by pager any time by dialing 434-3148 and punching in the telephone number you want a response returned to.

An active Local Emergency Planning Committee meets every three months with emergency responders and business representatives. These meetings are open to the public. Items of interest to the emergency response providers, hazardous materials incidents are discussed and exercises are planned and carried out several times a year.

A dedicated radio frequency approved by the Federal Communications Commission for use by the Hardy County Office of Emergency Services and other units needing this frequency will soon be on the air for the benefit of all concerned. Radios are available in the Office of Emergency

Services (OES) to communicate with the fire departments, state police, ambulances, county highway headquarters and the Department of Natural Resources. These radios are for use during disaster response and recovery operations only.

Hardy County Volunteer Fire and Rescue Squads respond to Hazardous Materials (HAZMAT) incidents. They provide the primary HAZMAT response. The Hardy County OES is notified of a HAZMAT incident by the incident commander, the company involved by law enforcement as the situation dictates.

The IFLOWS rain gauge computer is located in the OES. The gauges report rainfall in the water sheds of the Potomac and Capon River basins. River gauges will soon be reporting to the IFLOWS computer giving the OES real time status on the South Branch and South Fork of the Potomac Rivers. There are no river gauges in the Capon or Lost River basins. This information is used to predict flooding potential for the entire county.

Emergency power for the OES was provided by the U.S. Army Corps of Engineers (COE) as part of the Moorefield flood levee project. This generator further enhances the Hardy County OES capability assuring electricity for communications and rain and river gauge operator. The COE levee project also provided an enhanced computer system for the IFLOWS and river gauge reporting.

Recently, a flood forecasting system called FLARE was installed on the computer. The FLARE software will add an important measure of flood forecasting for Hardy County that will allow advanced notification to people living in flood prone areas and better lead time for fire and rescue

personnel.

Future plans call for a paid full time staff of two people for the OES. Additionally, an effort is underway to establish an E-911 office in Hardy County. Currently there are seven numbers listed for emergency response from the Hardy County Sheriff's Office, West Virginia State Police, Moorefield Fire/Ambulance, Mathias/Baker Fire Rescue, Wardensville, Wardensville Town Police and Moorefield Town Police. The "911" will bring Hardy County into the 21st century with a county 911 office.

Local, State and County Police Protection

Citizens of Hardy County are served by three types of police forces. Services within the incorporated areas are provided by municipal police forces of Wardensville and Moorefield. County-wide services are provided by the West Virginia State Police and the Hardy County Sheriff's Department. Depending upon the urgency of the request and the availability of the appropriate local personnel, municipal police may be requested to respond to emergencies outside of their jurisdiction. Full protection for the entire county is provided through the informal cooperation of these state, county, and local police departments.

At present, state law limits the ways in which Hardy County can deal with many law enforcement problems. One of the initial tasks undertaken by local officials should be a thorough investigation of the actual limitations imposed by state law and of ways in which the following recommendation can be implemented under existing conditions. Citizens and county officials should urge legislators to modify the appropriate laws so that local law enforcement agencies have more flexibility in dealing with local problems.

State, county, and local police departments should work together for the purpose of better

communication, more efficient use of staff and equipment and the exchange of ideas.

The county schools should be encouraged to provide educational programs that help our youths understand the role of law enforcement in their community respect the rights and property of others and deal with problems related to drugs, alcohol, traffic safety, litter and physical abuse.

Unincorporated areas should be encouraged to develop organizations, such as neighborhood watches, that can work with law enforcement agencies to discourage crime.

Therefore, we must plan for the future based on traffic and population to provide the best police protection possible for the citizens of Hardy County.

Fire and Rescue Services

Hardy County has four fire stations, all of which are staffed and operated by volunteers. The locations of these stations are presented on map located on page 100.

Each fire company receives some funds from the Hardy County Commission. However, the largest amount of their operating funds comes from donations and fund raising projects that they sponsor during the year.

Although each company has a designated service area, many locations are covered jointly by two or more departments. Since some of the fire stations are located outside the municipalities, response times depend on the availability of the volunteers who serve them. All companies have rescue as well as fire-fighting equipment. At the present time, only volunteer fire departments provide these services for county residents.

At present the State Fire Marshal has the responsibility for enforcing all state laws relating to fire, safety, use of combustible materials, fire exits, fire suppression equipment and the suppression of arson. The fire code, in general, applies to buildings used by the public and

dwellings or rental units of three or more.

There is little in the fire code or in the routine activities of the fire marshal that pertains to single family residences.

The following fire departments cover Hardy County at the present time: (See map on Page 100).

1. Moorefield Fire Company is located in the Town of Moorefield.
2. Mathias Fire Company is located off Route 259 just outside Mathias.
3. Baker Fire Company is located off Route 55 at Baker.
4. Wardensville Fire Company is located in the Town of Wardensville.

If county-wide building codes were instituted, many of the fire safety problems could be

solved. However, all housing developments should be properly identified by name, street name and special conditions, such as availability of water systems. In addition, they should be required to provide a detailed map showing all streets, lot locations, and positions of fire hydrants or other sources of water.

Emergency Medical Services

Emergency medical services are provided through three of the four fire departments and by Fraley Ambulance Services, Wardensville Volunteer Rescue Squad, Mathias Rescue Squad and Baker Rescue Squad. There is at least one ambulance at each location and in many cases two or more. These ambulances not only provide medical assistance at the scene of an accident but also

transport persons to and from hospitals, nursing homes and residences. The locations of these emergency medical services are presented on the map on Page .

To provide emergency medical care and accompany a patient in an ambulance as an attendant, personnel must be either an emergency medical technician (EMT) or a trained paramedic. It must be noted that all ambulances in the county are staffed by volunteers who receive no payment for their services.

Occasionally, the all-volunteer system has proved to be inefficient, and volunteerism may decline in the future. The general level of need for ambulance services is likely to increase as the general population becomes older. Because all ambulances provide backup service for each other, a long-term increase in the need for ambulances in any one area will be felt throughout the county.

The few ambulances available county-wide provide both emergency and routine services and each one being used to transport stable patients is essentially out of service for emergency calls. Thus, a serious accident or disaster could easily produce a need for emergency medical services that could not be met.

The following ambulance services are available in Hardy County:

1. Fraley Ambulance Service is located in the Town of Moorefield.
2. Mathias Rescue Squad is located off Route 259 outside of Mathias.
3. Baker Rescue Squad is located at Baker off Route 55.
4. Wardensville Volunteer Rescue Squad is located in the Town of Wardensville.

Local Emergency Planning Commission

Hardy County has an active Local Emergency Planning Commission (LEPC). The LEPC is responsible for the County Emergency Plan that is a part of the overall State Plan. Resources for the operation and implementation of the LEPC come from the county and state. The county has provided space for the LEPC, which operates the Hardy County Office of Emergency Services. Additional resources have been secured from the county and local entities to furnish and stock the office.

The role of the LEPC is to support the efforts of local emergency service personnel. Intervention of the LEPC serves to complement the local response efforts when the needs of the citizenry exceed the ability of the local resources to address in times of danger or disaster.

Recommendations

It is the goal of Hardy County to provide for a consistent street naming and addressing system to ensure that all locations are easily identified. In order to provide such addressing, the county will follow addressing procedures recommended by the National Emergency Numbering association Basic components of the NENA Addressing Standard include providing all streets with unique names and assigning for each 5.28 lineal feet of road frontage???? All assigned numbers should be displayed so that they are readily visible from the street and are a minimum of 4” in height.

To facilitate the maintenance of accurate records for emergency response purposes, the Hardy County Enhanced 911 Director will be required to sign-off any building permit that would result in the County Planner issuing a new address for the structure. This

provides the mechanism for updating the E-911 address database.

H. Parks and Recreation

Introduction

Both the Town of Moorefield and the Town of Wardensville have community parks. These parks have swimming pools and facilities for other athletic events, including softball, baseball, basketball, volleyball and tennis. The Moorefield Town Park is located off Spring Avenue in the Town of Moorefield, and the Wardensville Town Park is located outside the Town of Wardensville off County Route 5/1.

Lost River State Park is situated near Mathias off County Route 12 and includes a swimming pool, cabins, restaurant, recreational center, tennis courts, horseback riding, hiking and other facilities for outdoor activities.

The Trout Pond Recreation Area is located off County Route 16 between Lost River and Wardensville and includes the Trout Pond natural lake and Rockcliff Lake. Facilities are available at the Trout Pond Recreation Area for swimming, fishing boating, hiking and camping.

The Kimsey Run Dam is situated near Lost River on County Route 14. This lake will be used for flood control purposes but could also have valuable recreational purposes for the surrounding area.

Canoeing has become a major recreational activity in Hardy County. People come to Hardy County from nearby metropolitan centers for the purpose of canoeing on the South

Branch of the Potomac River. There are three primary canoe routes: From the Petersburg Gap Bridge at the Hardy-Grant County line to the Buzzard Ford Bridge outside Moorefield on County Route 13; from Buzzard Ford Bridge to the Old Fields Bridge north of Moorefield on U.S. Route 220; and from the Old Fields Bridge through the Trough into Hampshire County. Also, persons canoe through the Trough for the purpose of observing the bald eagles that nest in that area.

The Valley View Golf Course is situated approximately four miles south of Moorefield on U.S. Route 220.

It has eighteen holes that are open for play. Valley View is open to the general public and currently has approximately 207 members.

A small part of Nathaniel Mountain and Short Mountain Hunting Areas are situated in the northern boundary of Hardy County. The eastern part of Hardy County also has George Washington National Forest.

The following Community Centers are located throughout the county and help to serve as a meeting place for the various communities:

1. Mathias Community Center
2. Rig Community Center
3. Peru Community Center
4. Arkansaw Community Center (Old School House)
5. Wardensville Community Center/War Memorial Building
6. Kessel Community Center (Old School House)

7. Inkerman Community Center
8. Bean's Settlement Ruritan Shelter area
9. Heishman Chapel Community Center

Other recreational areas/facilities include:

1. Hardy County 4-H Camp
2. Lost River Sinks Area Roadside Park between Baker and Wardensville, (no public access except across private property)
3. Camp Hemlock (Trout Run – religious retreat)
4. Lost River Retreat
5. Several hunting clubs in the area sometimes offering shares for sale
6. Warden Lake Public Fishing Area
7. Wolfe Gap Campground
8. Hawk Campground – in Hampshire County, accessible through Hardy County
9. Hardy County Rod & Gun Club

Proposed Recreational Areas/Facilities:

1. Proposed Upper Cove Dam, which will have public access with public fishing
However, the dam is for flood control purposes.
2. Proposed Stony Run Dam, not yet totally funded, will be a watershed but may
have some incidental recreational use/fishing.
3. Proposed Welton Park, south of Moorefield

Recommendations

The county should have a constant direction of programs and acquisition of available state and federal funding. This would be more feasible with a part or full-time person to keep informed of the recreational needs and available needs and available funds. current funding is not adequate to support such a position.

Since funds are not available, a volunteer coordinator of recreational services should be appointed to develop programs and to keep abreast of possible grants and monies available for recreational facilities. Informational material should be prepared to inform county residents and visitors of existing recreational opportunities within the county.

We need to evaluate the existing and future recreational needs of the county's residents to determine what type of facilities are needed. As part of this study, county and state officials should examine the potential for state land within the county to be developed into public parks and recreational areas. Recreational planning and management activities should consider potential resources from area colleges, state and federal agencies.

There are no indoor facilities available to the county residents for recreational purposes on a regular basis. The local school system does allow use of their indoor facilities when they are not being used for school functions. We need to look at the feasibility of a committee interested in the county's recreational facilities to assist in the planning and funding of county recreational facilities.

Adequate space for recreational facilities should be considered if new property for

schools is to be acquired. Then, if future expansion is required, part of these recreational areas could be used for new buildings. We need to study, plan and develop county or regional indoor recreational facilities for our area residents.

Although the county has several picnic grounds and baseball/softball diamonds, they receive minimal maintenance.

Most of these facilities in the county fail to offer a variety of recreational opportunities at any given site. Many residential developments are not located near existing parks, and recreational facilities do not supply recreational space or facilities for the residents. Residential developers should be encouraged to set aside land for the recreational use of its residents or contribute to the construction and maintenance of nearby public recreational facilities.

Recreational vehicle approved dump stations and places to secure potable water should be in place in different areas of Hardy County.

A comprehensive year-round recreational program should be developed for teens as well as for all other age groups.

History

Introduction

Hardy County's early settlement began with the Indians (the Delawares, Shawnees and Catawbas), who originally occupied these lands. There were natural clearings and limestone soil which provided conditions well suited for good grazing and for cultivating corn and tobacco.

Hardy County's land acreage was a very small part of a grant from James I, King of England, to the Virginia Company, in turn to Lord Thomas Culpepper and then his son, Lord Fairfax. During the 1690's, Hardy County was not occupied by the white man. It was bordered by what is now Northern Virginia and the Eastern Panhandle of West Virginia, some five million acres.

The first white settler on record, about 1736-1737, was John VanMeter, a trader from New York. One of his sons, Isaac VanMeter, made a claim to Hardy County lands and in 1744 moved his family from New Jersey to this claim. As future settlers of European origin migrated to the land and valleys, settlements were formed.

Early records show that with Indians occupying the land next to the rivers and depending on a life from the land, conflicts arose with the settlers of the 1740's. With Indian war parties making raids on white settlements, numerous forts had to be built to provide safety for the white settlers. Hardy County's forts included Fort Pleasant on Anderson Run, the Town Fort at Fort Run, Fort Harness at Baker's Chapel, Fort Buttermilk south of Moorefield, Riddle's Fort in Lost River and Warden's Fort at Baker. Negotiations with the Indians led to the Indians moving westward, and this allowed more white settlers to settle and provide for more crops and more cattle.

In 1746 the Lord Fairfax lands were to be surveyed by a group of surveyors, including Peter Jefferson and George Washington. Hampshire County, Virginia, was formed in 1754 with the Fairfax Stone as the western corner marker. During the 1777 session, the Virginia Legislature adopted a bill that extended the boundary of Hampshire County. Then, in 1782 the county seat was moved to Moorefield, and in 1786 the General

Assembly passed a bill to divide Hampshire into two counties. Governor Patrick Henry signed a bill, and on February 1, 1786, Hardy County, Virginia came into being.

Hardy County was named in honor of Samuel Hardy, a distinguished Virginian, the largest cattle operator in Virginia. Cattle remained the dominant agricultural industry for more than a century after the first settlement and played an important role in the development of Hardy County.

The crisis of North and South and the impending decision of which side to be on was imminent. Most of the western counties of Virginia were against secession from the Union and against division of the state. The people had not voted either way in the Virginia Convention. Nearly every man of property and influence and nearly every adventurous young man who was thinking of enlisting a soldier needed to make his own decision. About 700 Virginians went South in Stonewall Jackson's brigade and the McNeill Confederates. The Hardy County Blues were the first unit to take to the field, and in May, 1861, they received orders to join the army at Harper's Ferry and then were transferred to Huttonsville. Hardy County saw fifteen major battles and was considered a violent borderland throughout the war.

It was during this time, the Civil War, that those western Virginia counties, of which Hardy County was a part, became the State of West Virginia – June 20, 1863. Hardy County voters, only 76 at the time, voted a unanimous consent to the ratification of a new state constitution.

As the war ended, the men returned to their homeland. Political, philosophical and ideological changes were inevitable. After the war a majority of the people in the area to the south had different ideas, thus forming Grant County from Hardy County.

After the war was over, it was time to rebuild farms, families and a new state. The key to reconstruction lay in the development of transportation, including railroads that were to bring new industry and prosperity to Hardy County. Agriculture, logging and cattle were still producing the major monies for livelihood in Hardy County. Among new developments were telephones, radios, motion pictures and vaudeville, all as early as 1913 in Moorefield. The railroads entered Hardy County in 1910 and began a new era, providing benefits to the lumber, iron, and tanning industries.

During World War II, Hardy County farmers were to produce more and conserve more. Thus, the poultry industry became the most remarkable trend of the war years, and poultry growing became Hardy County's major agricultural industry countywide. From past war years to the present, the rich heritage from the past has continued – with farming as a major element to the economy and a slow, leisurely lifestyle.

Historic Preservation

Hardy County is rich in tradition and history. According to the West Virginia Division of Culture and History, there are 18 sites in Hardy County listed in the National Register of Historic Places. These sites are as follows:

1. Willows, The, south of Moorefield
2. Mill Island, south of Moorefield

3. Willow Wall, north of Moorefield
4. Fort Pleasant, north of Moorefield
5. Lee, Lighthorse Harry, Cabin, west of Mathias in Lost River State Park
- * 6. Old Hardy County Courthouse, Winchester Avenue and Elm Street,
Moorefield
7. Mathias, John, House, Mathias
8. Buena Vista Farms, Old Fields
9. Hickory Hill, US 220, south of Moorefield
10. Meadows, The, US 220, south of Moorefield
- * 11. Moorefield Historic Districts, Portions of Main, Elm and Washington Streets
and Winchester Avenue, Moorefield
- * 12. Maslin, Thomas, House, Moorefield
- * 13. Old Stone Tavern, Moorefield
- * 14. Ingleside, Moorefield
15. Oakland Hall, US 220, Moorefield
16. Westfall Place, US 220, Moorefield
17. Wilson-Kuykendall Farm, US 220, Moorefield
18. Inskip, P.W., House, WV Route 55, Moorefield
- * Structures within the Corporation of Moorefield

The following properties have been determined to be eligible for the Historical Register, according to the National Register of Historic Places and National Park Service:

1. Abraham Inskeep House, County Route 10/3, Fisher
2. William Hawse House, County Route 8, Needmore
3. John Bott House, Route 55, Baker
4. Baughman House, Route 55, Baker
5. Francis Godlove House, Route 23/10, Wardensville
6. Valentine Swisher House, Route 5/1, Wardensville
7. Nicholas Swisher House, County Route 5, Wardensville
8. Will Fisher Farm, Fairview, Route 10/3, Fisher
9. Joseph Inskeep House, Route 10/3, Fisher

Recommendations

There is a need to locate and document all historic structures and sites in Hardy County. Historic preservation methods should be applied to these areas of significance in an effort to protect, enhance and preserve them. The Planning Commission believes that the proposed plan for the physical development of Hardy County as set forth herein should protect historical sites and areas within Hardy County.

Zoning or other regulatory methods can be used to help protect important historic resources. Methods are preferred which allow the property owner to decide whether to participate.

Care should be taken in the design and provisions of streets, roads and utilities in historic areas to maintain their historic integrity and character. Historic preservation can play an important role in economic development. Tourism is an important local industry. The possibility of improving the attractiveness of the area to tourists should be considered in a systematic manner. The protection of historic resources will play an important role in this effort.

There is a general need to encourage historical research and archival activities at the local levels. Through these activities many of the less obvious sites worthy of preservation or exploration can be identified, and the significance of other more visible sites can be better appreciated. There is a need to encourage development of tax incentives to preserve or maintain structures of historic interest.

Where historic sites have been identified, new development should be harmonious with existing architecture. When opportunities arise, we need to encourage nonprofit organizations, industries as part of their public relations programs, and other organizations and individuals interested in historic preservation to contribute funds for the restoration of our county's historic landmarks.

While very little thought is given to the historic sites in the every day lifestyle we live, we must not forget our heritage and must at least try to preserve what is available and keep it from becoming totally destroyed. Therefore, we must plan for the protection and preservation of any and all historic landmarks in Hardy County.

Part IV. Land Use and Recommendations

A. Introduction to Land Use and Recommendations

The Land Use Plan is the most important portion of the entire Comprehensive Plan. This plan is to encourage different types and intensities of land use in different areas of the county. Different land uses should be encouraged to be developed to the natural features of the site.

The Land Use Plan should seek compatibility between adjacent land use, including encouraging intense non-residential uses to be settled from residential areas. It should also seek to protect the residential character and property values of existing neighborhoods.

The present uses of different areas of land are very important factors in deciding what future land uses would be most appropriate to adjacent areas.

Land use planning is not intended to stop growth but instead to steer development toward areas that are most suitable and away from areas that are less suitable.

B. Agriculture

Introduction and Analysis of Problems

Based upon the information contained herein, agriculture is very important to the economy of Hardy County. Most citizens recognize that if farms in Hardy County are forced to liquidate and urbanization happens too quickly, we will lose our “rural way of life.” We need to preserve the farming tradition for aesthetic and environmental reasons. Therefore, we need to recognize that the issues related to agricultural land use are not only economic but also cultural.

Ways, through tax breaks, transfer development rights, etc., need to be explored to assure that good agricultural land remains in good agricultural use for the preservation of our valuable farm land.

Present and future priorities for land use will be a factor in determining whether farming will survive in Hardy County. Farms in Hardy County have survived many years of rapid changes, and they can be expected to continue farming as long as economic considerations and common sense dictate.

A balanced approach to all forms of land use in the county will provide the best protection to individual farmers. To slow down the conversion of farm land to non-farm use, we must plan for water, sewer, roads and other services so that we encourage concentrated growth and protect the environment.

If farming is to continue, the best agricultural land needs to be preserved. Therefore, it is recommended that agricultural uses shall be permitted in all areas of Hardy County provided such uses do not interfere unreasonably with other appropriate uses. In order to permit all appropriate uses to peacefully coexist in Hardy County, it is recommended that all housing or structures for the high density confinement of animals, including, but not limited to, cattle, horses, sheep, dogs, poultry and swine, be erected at a considerable distance or as required by the integrator from the nearest residential or commercial building not on the same premises. It is further recommended that such housing or structures be erected at a considerable distance from the state road right-of-way boundary.

These limitations are intended to accommodate the anticipated population growth for Hardy County as discussed herein and the anticipated growth in agricultural use, as discussed herein.

It is recommended that real property owners be permitted to file, in the office of the Clerk of the County Commission of Hardy County, a farm plan. The plan would show the location of any animal confinement housing or structure intended to be constructed upon the property. Such filing would give such agriculture use priority over any commercial or residential structure placed on adjoining real estate.

Unplanned growth is one of the major concerns for local farmers, particularly, strips or islands of residential development in remote areas of the county. This type of scattered development often creates conflicts between residents and farmers. These concerns include complaints about farmers operating equipment late at night, spreading manure on fields adjoining residences and commercial shopping areas and obstructing traffic on public roads with farm equipment. Farmers often complain of damage to fences and crops adjoining residential areas.

Recommendations

The general goals for the county should be to preserve farmland and the farming industry and to insure that the county has enough agricultural land and services to maintain economically viable farm units. We must have a balance between residential growth and the rural economy.

We also must encourage conservation and avoid pollution of our county's natural resources,

with cooperation from existing agencies and organizations.

The people of Hardy County and others must be made aware of the importance of agriculture in all areas of Hardy County. They must realize that currently the agricultural concerns of Hardy County are creating and maintaining many jobs in the county. Currently, poultry and livestock are the leading employers of the county and, therefore, we must protect farmland and natural resources.

Hardy County must preserve as much as possible of the open space and current farmland in its present state to have farming remain an important factor in the county toward food, jobs and much needed open space.

C. Residential Land Use

Introduction

According to census information and projections, the population for Hardy County should continue at a steady growth. If this holds true, housing should also continue at a steady growth within the county.

The U.S. Department of Commerce reports that Hardy County had a 9.4 percent increase in population from 1980 to 1990 – ranking sixth in the state for population increase. For 1990 to 1994 the increase was 3.9 percent.

Projected population increase from 1995 to 2020 is estimated to be 8.4 percent – ranking fourth in the state for population increase for this period.

In 1990, Hardy County was estimated to have 5,573 total structures, of which 4,029 were one-unit detached, 1,310 were mobile homes/trailers and 853 were seasonal/recreational units, the balance being one-unit attached to 10 or more units.

Statistics indicate that in 1981 construction permits were issued for 99 units, in 1986 for 46 units, and in 1991, 80 construction permits were issued.

If the existing residential land use trend continues, residences will be widely scattered throughout the county. Such a pattern weakens the agricultural base by increasing development pressures in farming areas.

During the next twenty years, more acreage will be required for residential development in Hardy County. If growth is well planned and well directed, this acreage can be converted to residential uses without affecting the county's rural/agricultural character. If this acreage is widely scattered and results in the degradation of natural resources (such as ground water), this county's strong rural/agricultural character will be lost.

Many of the problems identified and recommendations made in the following section have been previously identified in other sections of the Comprehensive Plan. For this reason this chapter on residential development should be read in conjunction with the other land use sections.

Analysis of Problems and Recommendations

In addition to the specific problems and recommendations outlined below, the following

general goals for residential land use have been identified:

- * To attract new residents of all economic levels by encouraging a variety of housing types throughout the county at a wide range of costs
- * To provide a choice of suburban, semi-rural and rural living environments
- * To promote the separation of residential areas from conflicting land uses (such as industrial and large commercial developments)
- * To encourage new residential developments to be located to maximize the use of existing public facilities and service investments, such as schools, parks, sewer and water
- * To establish sewer and water service areas in concert with higher density residential areas

Rapid, scattered residential developments in the county are inefficient and costly in terms of providing public services (e.g., roads, school buses, garbage pickup, utilities). As noted in other sections of the Comprehensive Plan dealing with water and waste water treatment, outlying residential areas must be served by either individual or package systems. If these systems are overburdened or if developments are crowded onto poorly drained land, ground water may become polluted. In addition, overloading water systems may lead to an inadequate supply. To avoid these problems:

- * Residential land use policies should create orderly development patterns to discourage scattered development.
- * The extension of public facilities such as water, sewers, and treatment plants

should be consistent with residential land use policies.

- * Impact fees should be considered as a means of providing uniform fire hydrants, adequate roads, a safe and adequate water supply, effective sewage disposal, proper access to highways, and school construction necessitated by new development. State enabling legislation should be sought, if necessary.

Although subdivision covenants currently offer some county residents protection against incompatible land use within residential areas, most residents do not have even this minimum protection. Even in developments where restrictive covenants exist, individual property owners' associations are often poorly financed and inadequately equipped to deal with violations of covenants. Incompatible, nonresidential uses can and do occur in residential areas. Thus, current and future county residents face uncertainty as to what types of development will occur around them, and many residents are worried about how their property values will be affected by unregulated adjacent development.

- Residential land areas should be protected from incompatible uses. Where residential development abuts non-residential land, setbacks and extensive screening should be required to buffer different uses.

- A thorough plan review should take place before building or improvement permits are issued.

If the current development trends are allowed to continue, scattered residential development will destroy the agricultural character of the county. Since the rural character

and scenic beauty of the county are features that have attracted many new residents and retained many of the older ones, Hardy County must make a commitment to preserve agricultural land if it is to maintain its quality of life.

- New residential development should be channeled into designated “growth areas,” and residential sprawl in agricultural areas should be discouraged.
- Cluster development, green spaces, setbacks and density controls can be adjusted to take advantage of nearby services and to preserve the overall rural character of the county.
- Agriculture should not be considered as an inappropriate land use in areas adjoining residential development. Residential developers should make adequate provisions to separate homes from such farm activities as spraying and animal or annoying noises.

As a result of the lack of building codes, some housing in Hardy County has been poorly constructed and will require substantial maintenance in the future to prevent deterioration. Lack of building codes encourages shoddy construction and penalizes builders who want to construct good quality and higher cost housing.

- Developers may be given incentives to provide amenities and services (e.g. higher density housing might be permitted if certain types of roads were provided or recreational features developed).
- Every effort should be made to adopt a building code for Hardy County.
- Hardy County is beginning to attract the overflow of people who cannot find affordable

housing. This trend can contribute to the proliferation of substandard housing and to the loss of the image of the county as a “quality” environment and place an increasing burden on the county to provide services.

- The county needs to make a commitment to provide adequate housing for people at a broad spectrum of economic levels, including multi-family units and rental units.

D. Industrial and Commercial Land Use

If one looks at suburban areas in many nearby states, they can see that scattered commercial developments and strip commercial developments can radically affect the quality of life in a community and place large demands on public services.

Therefore, we must concentrate most future commercial growth near the existing main retail centers. While doing this, we must encourage some small commercial growth areas in the county’s smaller communities so that needed services can be provided to local residents.

Commercial developments should be located near adequate transportation routes and in areas where existing or future sewer and water construction is most likely to occur.

We should also establish site plan policies that would encourage or require setbacks, landscaping and allowance for “green spaces” and architectural designs that harmonize with the surrounding area.

E. Recommended Areas for Commercial, Residential Areas for Hardy County

It is recommended that real estate may be used for commercial and residential purposes within the following areas:

- A. Crab Run: All real estate within a ¼ mile radius of the intersection of

County Route 18 and State Route 259

- B. Mathias: All real estate situate within a one-mile radius of the intersection of State Route 259 and County Route 12
- C. Lost City: All real estate situate within a $\frac{1}{4}$ mile radius of the intersection of State Route 259 and County Route 59
- D. Lost River/Lost City: All real estate situate 300 feet from the center line of State Route 259 on the east side of said highway, situate between the intersection of State Route 259 and County Routes 59 and 16
- E. Baker: All real estate situate within a $\frac{1}{2}$ mile radius of the intersection of State Route 55 and State Route 259
- F. Warden Ridge: All real estate situate within a $\frac{1}{2}$ mile radius of the intersections of State Route 29 and State Route 259 and 300 feet from the center line on both sides of State Route 259 between the aforementioned $\frac{1}{2}$ mile radius at Baker and the $\frac{1}{2}$ mile radius at Warden Ridge described above.
- G. Wardensville: All real estate that lies south and east of the Cacapon River that is situate within 1.3 miles of the intersection of State Route 55/259 and County Route 23/10 (Trout Run Road)
- H. Needmore: All real estate situate within a $\frac{1}{4}$ mile radius of the intersection of County Route 11 and State Route 55
- I. Crider's: All real estate situate with a $\frac{1}{4}$ mile radius of the intersection of County Route 1 and State Route 55
- J. Moorefield: All real estate that lies east of the eastern most channel of the

South Branch of the Potomac River that is within a circle centered at the intersection of State Route 55 and U.S. Route 220 with radius equal to the straight linear distance between that intersection and the intersection of State Route 55 and County Route 23/2 (Fort Run Road)

- K. Old Fields: (1) All real estate situate within a ½ mile radius of the intersection of U.S. Route 220 and County Route 2 and (2) All real estate situate within 300 feet of the center line on both sides of U.S. Route 220 from the northernmost intersection of U.S. Route 220 and County Route 2 north to the Hardy/Hampshire County line
- L. Fisher: All real estate situate within a ¼ mile radius of the intersection of County Route 10/2, County Route 10 and County Route 10/3

M. Rig: All real state within a ¼ mile radius of the intersection of County Route 10 County Route 10/9

N. Durgon: (1) All real estate situate within a ¼ mile radius of the intersection of U.S. Route 220 and County Route 220/4 and (2) All real estate situate within a ¼ mile radius of the intersection of U.S. Route 220 and County Route 220/5

It is recommended that a Planning Ordinance and/or Subdivision Ordinance be adopted that would permit commercial and residential development in these areas to coexist peacefully and that such ordinance contain setback distances from the state maintained roads for residential

and commercial structures and appropriate distances between residential and commercial units.

Except as set forth herein below and except as stated in Paragraph 1 herein above, it is recommended that all other areas of Hardy County be used for residential or recreational purposes, provided that for recreational purposes must be placed at appropriate distances from other permitted uses to permit both uses to coexist peacefully.

Other Recommendations

Industrial

It is recommended that real estate for industrial purposes be permitted only upon the existing industrial park sites and planned industrial park sites as described herein.

E. Protected Area

It is recommended that the area known as “The Trough” near Old Fields from the Sycamore Railroad Bridge to the Hampshire County line be limited to solely single family residential use within a distance of 500 feet from both sides of the South Branch of the Potomac River. This recommendation is made for the purpose of protecting the bald eagles that nest in this area.

Part V. Summary

The recommendations set forth in this plan are based upon the facts set forth herein, including anticipated population growth in Hardy County, water supplies, industry expansion, proposed highways, public education, transportation services, housing needs and agricultural needs. The purpose of this plan is to act as a general guide for the development of Hardy County.

One must be aware that some aspects of the development of the county cannot be controlled by local residents and government, but we should plan for these things so that the county has a voice in what happens in the future, especially when looking at roads, water supplies, public education and sewer projects.

This plan is being developed for the purpose of establishing an ongoing planning process for the future. The intent is to plan for the orderly growth and development of land in Hardy County.

This plan should and must be re-evaluated at least on a yearly basis to see what changes have occurred or whether a change in direction is needed for orderly growth and development.