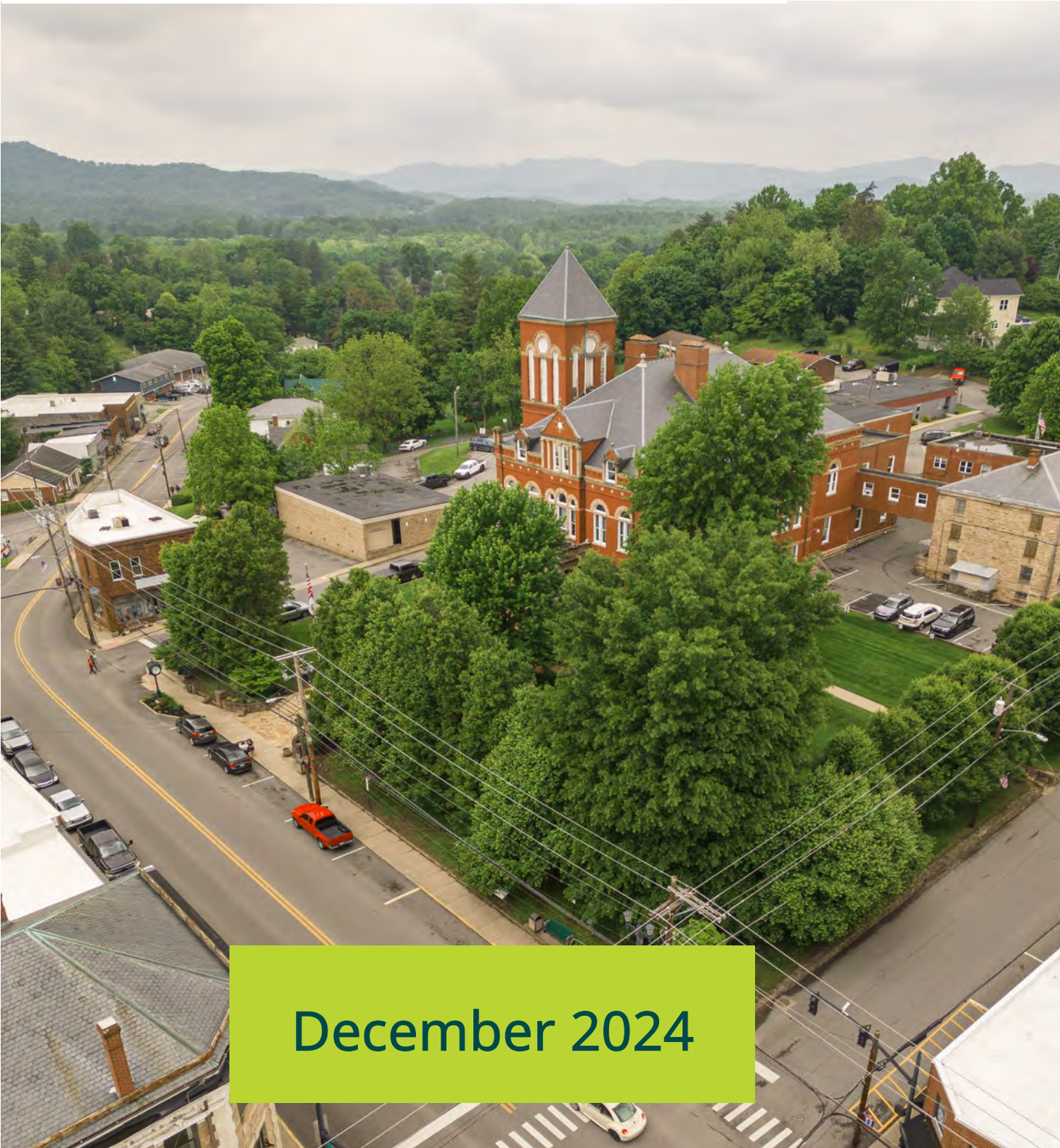


Town of Fayetteville Comprehensive Plan Update



December 2024

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Introduction



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Why Plan?

The Town of Fayetteville developed its first comprehensive plan in 2014. For the past ten years, local elected officials have relied on the comprehensive plan to guide development and planning in Fayetteville. Officials use the plan to make decisions for the town related to budgeting, zoning, and community facilities planning. Under West Virginia Code Chapter 8A, comprehensive plans must be updated every ten years. This comprehensive plan update reviews the vision, goals, and objectives, and action items detailed in the 2014 plan and revises as necessary. Further, the update provides a thorough review of each action item to determine what the town has implemented, and the challenges faced during implementation.

The Fayetteville Comprehensive Plan update coincides with recent changes within the community that will significantly affect the community now and well into the future. Most notably, Fayetteville has experienced a rapid increase of visitors and business due to the designation of the New River Gorge National River as the New River Gorge National Park and Preserve. This increase in visitor activity may lead to increased interest in development within town. The influx of new visitors has impacted the transportation network and housing availability. Local elected officials should use this document to prepare for and respond to these changes proactively instead of reactively.

The comprehensive plan is a tool that can enhance residents' quality of life and guide investment decisions for Fayetteville's future. A comprehensive plan helps communities establish short- and long-term financial priorities. The plan is also an essential tool for obtaining grant money which plays a key role in many development projects for the community. Government agencies and non-profits rely on

comprehensive plans to understand why grant money should be given to a locality for its proposed project(s). Because comprehensive plans are adopted through a public input process, the projects that are highlighted as priorities by the plan may be more likely to receive grant funding. The comprehensive plan is also an important marketing tool for Fayetteville. Many people looking for a new place to live or establish a business will look at a locality’s future plans to determine the local government’s priorities. Thus, a strong plan has the capacity to attract new businesses and residents to the area.

Chapter 8A: Land Use Planning

Local governments in West Virginia receive the authority to plan from the West Virginia Code, Chapter 8A: Land Use Planning. This chapter gives local governments the authority for various planning activities.

Chapter 8A establishes several mandatory elements for a comprehensive plan. The tables below display the mandatory elements and their location in the Town of Fayetteville Comprehensive Plan.

Required Objectives for a Comprehensive Plan	
<i>W. VA. Code §8A-3-4</i>	
Code Provision	Chapter
Statement of goals and objectives	1-8, 1-2, 2-2, 3-2, 4-2, 5-2, 6-2
Timeline on how to meet short and long-term goals and objectives	7-2, 7-3, 7-4, 7-5
Action plan with implementation strategies	7-3, 7-4, 7-5
Recommendations of a financial program for necessary public funding	7-2, Appendix 2
Statement of recommendations concerning future land use and development policies	4-8, 4-9, 4-10
A program to encourage regional planning, coordination, and cooperation	1-6, 4-14, 6-5, 6-6
Maps, plats, and/or charts- that present basic information on the land, including present and future uses	4-5, 4-9

Required Components for a Comprehensive Plan

W. VA. Code §8A-3-4(c)

Code Provision	Page #
Land Use	
Different land uses (including, for example, residential, agricultural, historic, conservation)	4-3, 4-4
Population density and building intensity standards	4-3
Growth or decline management	4-8, 4-9, 4-10, 4-11
Projected population growth or decline	4-11
Constraints on development (including identifying flood-prone and subsidence areas)	4-3
Housing	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	1-3, 1-4, 1-5, 1-6
Identify the number of projected housing units and land needed	4-10, 4-11
Address substandard housing	1-4
Rehabilitate and improve existing housing	1-4
Adaptive reuse of buildings into housing	1-4
Transportation	
Vehicular, transit, air, port, railroad, river, and any other mode	2-3, 2-4
Movement of traffic and parking	2-3, 2-4, 2-5, 2-6, 2-7, 2-8
Pedestrian and bicycle systems	2-4, 2-5, 2-6, 2-7
Intermodal transportation	2-3
Economic development	
Analyze opportunities, strengths and weaknesses	3-3, 3-4, 3-5, 3-6
Identify and designate economic development sites and/or sectors	3-6, 3-7, 4-10
Identify types of economic development sought	3-5, 3-6, 4-10
Miscellaneous Components	
Infrastructure	5-3, 5-6
Public Services	4-7, 5-3, 5-4, 5-5,, 5-7, 5-8, 6-6
Rural	4-9, 4-10
Recreation	6-3, 6-4, 6-5, 6-6, 6-7, 6-8,
Community Design	3-7, 4-7, 4-15
Preferred development areas	4-9, 4-10
Renewal and/or redevelopment	4-8, 4-10
Financing	3-5, 7-2, 7-3, 7-4, 7-5 Appendix 2
Historic preservation	4-4, 4-15

Public Engagement

The public input planning process secures involvement of all citizens in the community. The priorities of the plan should not just be the responsibility of the local elected officials, but other local groups and citizens invested in the community. In fact, the primary architects of the plan should be the citizens. Involving stakeholders early in the planning process ensures that community members will be motivated and excited to help implement various projects.

To assess the needs in Fayetteville, the Planning Commission took part in a SWOT (Strengths, Weaknesses, Threats, and Opportunities) exercise. The Town of Fayetteville must discuss and address its collective needs to ensure that the comprehensive plan will be effective. By addressing the issues and concerns of all residents in Fayetteville, the plan can develop action items that are realistic and achievable. Further, documenting the issues and concerns is essential to establishing a clear vision, including goals and objectives, for Fayetteville.

The West Virginia legislature has recognized the need for public involvement during the planning process and thus has established certain requirements in Chapter 8A. Accordingly, the planning commission is required to adopt procedures for public participation. The procedures adopted by the Fayetteville Planning and Zoning Commission can be found in [Appendix 1](#).

In addition to the public input procedures, the planning commission must give notice and hold a public hearing before recommending a comprehensive plan to the governing body. Following the public hearing and approval, the planning commission must submit the recommended plan to the town



council. The town council is then required to hold a public hearing prior to adoption of the plan.

In conjunction with Fayetteville's Comprehensive Plan Update, the town was also participating in the development of a Master Plan. The Master Plan offers an in-depth analysis of parks and recreation, parking, town square, and road improvements. The results from the Master Plan public engagement were reviewed and will be incorporated the feedback into the comprehensive plan update. As part of the comprehensive plan update process, the Planning Commission identified and contacted additional stakeholders to discuss their specific issues and concerns regarding the town's future.

In 2023, the town was also selected to receive planning assistance through the Recreation Economy for Rural Communities (RERC) program. This program established a steering committee and planning assistance team to initiate the update process and determine initial goals. A two-day public workshop was held to identify opportunities and challenges in Fayetteville. The public identified three main goals during the planning process: authenticity, connectivity, and infrastructure. A community action plan was then developed to prioritize action items and determine resources necessary for implementation. The results from the community action plan are also incorporated into the comprehensive plan update.



VISION STATEMENT

One of the first steps of a plan is to determine the overall vision for the community over the next ten years. The vision statement is essential to determining the town's overarching goals and establishing a plan for timely implementation of those goals.

The vision statement should capture the community's values along with Fayetteville's hopes and dreams for the future. The statement should be a guide for how the community will develop over the next ten (10) years. The following vision statement was developed using the public input tools discussed above and subsequently approved by the Fayetteville Planning Commission. The 2014 Vision Statement was updated to expand upon Fayetteville's relevance as an outdoor recreation destination, ensure preservation of the historic downtown, and encourage collaboration between businesses.

Vision Statement

The Town of Fayetteville is a thriving, vibrant outdoor recreation destination. Visitors to New River Gorge looking for more to explore will find Fayetteville a welcoming community with opportunities for both adventure and relaxation. With a walkable downtown, hiking trails for those who like to take the path less traveled, and an abundance of charm, Fayetteville has something for everyone. The Town features a beautiful historic downtown, with richly preserved turn-of-the-century architecture. The Town is bustling with small businesses, and the Fayetteville business community is committed to hospitality and collaboration. Local business owners work actively to elevate the Town for residents and tourists alike. The Town welcomes tourists from all over the world but retains a strong sense of community and identity for future generations.

GOALS AND OBJECTIVES

West Virginia State Code Chapter 8A: Land Use Planning requires a comprehensive plan that includes goals and objectives for present and future land use within the municipality. The terms "goal" and "objective" are often confused. Both describe what a community may want to achieve or attain, but each means something different. While the terms both establish desired outcomes, they are set apart by their time frames and attributes.

Goals are general guidelines that establish broad, abstract, and long-term aspirations for future development in a community. Objectives are steps that can be taken to achieve a goal, they are specific and can be measured.

The goals were developed by identifying the issues and concerns that were consistently raised throughout the planning process. The 2014 Goals and Objectives were also updated as part of the comprehensive plan update to represent the future vision of the next ten years accurately.

Goals

Goal 1: Explore unique solutions for the limited residential opportunities in Fayetteville and prioritize diverse types of housing to meet the needs of current and prospective residents.

Goal 2: Encourage opportunities for public transportation, establish bike lanes, develop pedestrian infrastructure, and increase walkability of the Town to enhance the lives of residents and experience for visitors.

Goal 3: Facilitate small business development by attracting tourism, encouraging residents to shop local, and developing strategies for local businesses to thrive in the off-season.

Goal 4: Maintain the charm, integrity, and character of the community through sound land use decisions.

Goal 5: Improve the quality of life of residents by improving community services and infrastructure.

Goal 6: Focus on the enhancement of existing public resources and bolster recreational opportunities by improving local parks, trails, and gathering places.

Goal 1



Goal 1: Explore unique solutions for the limited residential opportunities in Fayetteville and prioritize diverse types of housing to meet the needs of current and prospective residents.

Objective 1: Encourage new housing opportunities

Objective 2: Explore methods to increase housing stock

ASSETS

- *Established neighborhoods*
- *Adaptive reuse of old buildings into housing*



CHALLENGES

- *Lack of housing*
- *Lack of housing diversity*
- *No senior housing*
- *Losing housing to short-term rentals*





The Town of Fayetteville has a high rate of home ownership with 75.1 % of residents owning their own home. Fayetteville has a total of 1,365 housing units, 9.6% of which are vacant. Fayetteville has a much lower vacancy rate than Fayette County, which is 16.1%.

Age of housing is one indicator of housing condition and value. Older housing may require more maintenance and renovation than newer housing. Most of Fayetteville’s homes were built before 1970.

Housing affordability is a concern as median gross rent is much higher in Fayetteville (\$938) than Fayette County (\$796). The median home value in Fayetteville is \$141,200, which is also much higher than the median value in Fayette County of \$103,200. There is affordable housing and universally designed housing accessible to persons with disabilities at Fayette Hills Apartments on Laurel Creek Road. There are also plans to construct affordable apartments on Laurel Creek Road. Currently, engineering studies are being completed.

Housing diversity is also a concern, with 88% of homes being single-family homes and only 9.2% multi-family. The public listed housing diversity as a concern during the 2014 Comprehensive Plan process,

and housing remains an issue within the community. There has been minimal new housing built in Fayetteville over the past ten years. Most new housing units are built for seasonal use or higher-value properties.

New River Gorge Preserve is a 1,400-acre planned development with a network of trails located adjacent to the gorge. There are a total of three phases of development with approximately 100 total lots. Only a few new homes are built each year, so a number of lots remain available. The development includes a mix of primary residences and vacation rentals. Another new development in Fayetteville is the 192-acre Gaines property located on Maple Avenue. Proposed plans include vacation rentals, commercial space, multi-family, and single-family homes. The property is currently used as a venue for weddings, private events, and meetings.

Adaptive reuse of buildings for housing is also occurring in Fayetteville. For example the Old Presbyterian Church will be converted into a residence with a business. The former Fayetteville Elementary, Middle, and High School is being remodeled and converted into a boutique hotel and apartment complex. This facility will include 19 apartments and 4 townhouses. The Wiseman and High Apartments are 1- and 2-bedroom units that range from 650 to 900 SF. The hotel is set for completion in 2026. This new development will offer residents housing options as an alternative to single-family homes. Rehabilitation and improvement of substandard housing was a concern in the 2014 Comprehensive Plan but has since been addressed with increased code enforcement and enactment of ordinances.

2014 Comprehensive Plan

The 2014 plan identified housing as a high priority issue and developed four action items to address these concerns, of which three have been implemented.

Action Step 1 (implemented)- Update the zoning ordinance.

Update to the zoning ordinance that allows multi-family uses in the multi-family, mixed use, general commercial, and neighborhood commercial zoning districts.

Action Step 2 (not implemented)- Designate residential growth areas.

Residential growth areas were identified on Laurel Creek Road, 2nd Avenue, and Tourison Avenue Extension, of which only portions are located within municipal limits. To date no new housing areas have developed. The plan also recommended annexation of these areas, which has not yet occurred.

Action Step 3 (implemented)- Enact a vacant structure ordinance.

Action Step 4 (implemented)- Develop a vacant property survey.

However, as Fayetteville’s popularity continues to grow, the demand for additional housing options will remain. Further, growing tourism has caused substantial conversion of traditional residential homes to short term rentals to support the growing tourism trade in Fayetteville. Growing tourism means demand for short-term rentals and vacation lodging will continue. The town has limited ability to regulate short-term rentals and many homes that once housed full-time residents are now housing tourists. There are approximately 100 short term rentals in town limits.

Action Plan

Action Item- Prioritize infill development to build high-quality, affordable single-family and multi-family homes

There is very little land left in the town limits to develop for housing. However, there are scattered vacant lots throughout town that could be utilized for new housing developments. One issue with the remaining vacant lots is some of the lots do not meet the dimensional requirements required in the zoning ordinance.



Action Item- Initiate discussions with the Fayette County Board of Education regarding board-owned properties in Fayetteville

There is a need for additional housing in the downtown area. As much of the downtown is owned by the Board of Education, the town should discuss how they can work together to potentially utilize board owned properties in the future if they become vacant and/or available.



Goal 2



Goal 2: Encourage opportunities for public transportation, establish bike lanes, develop pedestrian infrastructure, and increase walkability of the Town to enhance the lives of residents and experience for visitors.

Objective 1: Promote pedestrian and bicycle friendly initiatives

Objective 2: Provide additional parking in the downtown

ASSETS

- *New River Gorge National Park and Preserve Trails*
- *Sidewalks throughout town*



CHALLENGES

- *Lack of sidewalks in certain areas*
- *Signage*
- *Parking*



US Route 19 is a four-lane highway serving the commercial area of Fayetteville. US Route 19 provides links to major interstates, such as I-79, I-77, and I-64. Other major roadways include West Virginia Route 16. Route 16 also serves as the main street through Fayetteville’s downtown district. Route 16 provides a connection to Oak Hill in the South and Gauley Bridge in the North. Fayetteville is widely known partly due to its location near the New River Gorge Bridge. Completed in 1977, the bridge at the time was the longest steel span in the western hemisphere and the second highest in the United States (National Park Service, 2013). The bridge cut travel time from one end of the gorge to the other from approximately 40 minutes to less than one minute.

The Town of Fayetteville has an extensive sidewalk network for residents and visitors wishing to walk around town. Property owners are responsible for sidewalk maintenance. If a failure to maintain sidewalks requires the Town to make repairs, property owners must reimburse the Town for any expenses.

The New River Transit Authority (NRTA) and Mountain Transit Authority (MTA) provide public transportation in Fayetteville. NRTA serves Fayette County (Fayetteville, Oak Hill, Mount Hope) and Raleigh County (Beckley and surrounding area). MTA serves Nicholas, Webster,

There are no railroads or rivers in municipal limits. The nearest airport to Fayetteville is the Raleigh County Memorial Airport in Beaver. There are no ports or intermodal transportation options in town limits.

2014 Comprehensive Plan

The 2014 Comprehensive Plan identified six action items specific to transportation. Of those six items, only one item has since been fully implemented. The 2014 action items were as follows:

Action Item 1 (partially implemented)- Welcome bicyclists to Fayetteville by installing amenities.

The town has ordered bicycle racks to be installed at the town park and the elementary school.

Action Item 2 (in progress)- Investigate the feasibility of developing walking/bicycling paths and trails with new development.

The town was awarded a grant to develop a trail from the town that connects to the trails in the National Park. The town is working with property owners to develop easements for the connector trail.

Action Item 3 (in progress)- Develop a sidewalk program to prioritize the maintenance and installation of sidewalks throughout Fayetteville.

There is currently no formal program in Fayetteville, but the town hopes to institute a program with the levy passed in 2023 for funding for sidewalks and streets.

Action Item 4 (in progress)- Develop a wayfinding system with a consistent theme that directs visitors to key attractions, amenities, and businesses.

The Town of Fayetteville is currently working on this action item and has solicited proposals for a branding and signage plan with implementation.

Action Item 5 (implemented)- Revise parking regulations in the zoning ordinance to reflect current trends.

Parking regulations have been revised in the zoning ordinance update.

Action Item 6 (not implemented)- Develop a public education campaign to promote and increase public transportation ridership.

Fayette, and Greenbrier counties. The Fayette County route travels from Montgomery (where riders can connect with Kanawa Valley Regional Transit Authority) to Smithers, Boomer, Gauley Bridge, Ansted, Hico (where riders can connect with MTA Summersville), and Fayetteville.

While there has been some progress, the transportation needs identified in 2014 are still a concern and therefore included in this update to the comprehensive plan. Some of the action items have proven to be more difficult to implement.

One such action item is the development of bicycle routes. During the public input process of the 2014 Comprehensive Plan many residents mentioned that they would like to see designated bicycle routes throughout the various towns in Fayette County. The Master Plan recommends the town move downtown parking to only one side to make space for bicycle lanes. However, this would exacerbate the parking issues that already exist. There is also the possibility of adding bicycle lanes adjacent to other

roads, however many of the main routes are owned and maintained by the West Virginia Department of Highways (DOH). The DOH is not willing to consider this option. The Master Plan includes several recommendations regarding traffic and parking. Many of these recommendations reflect a long-term vision as they require property acquisition and significant funding.

Action Plan

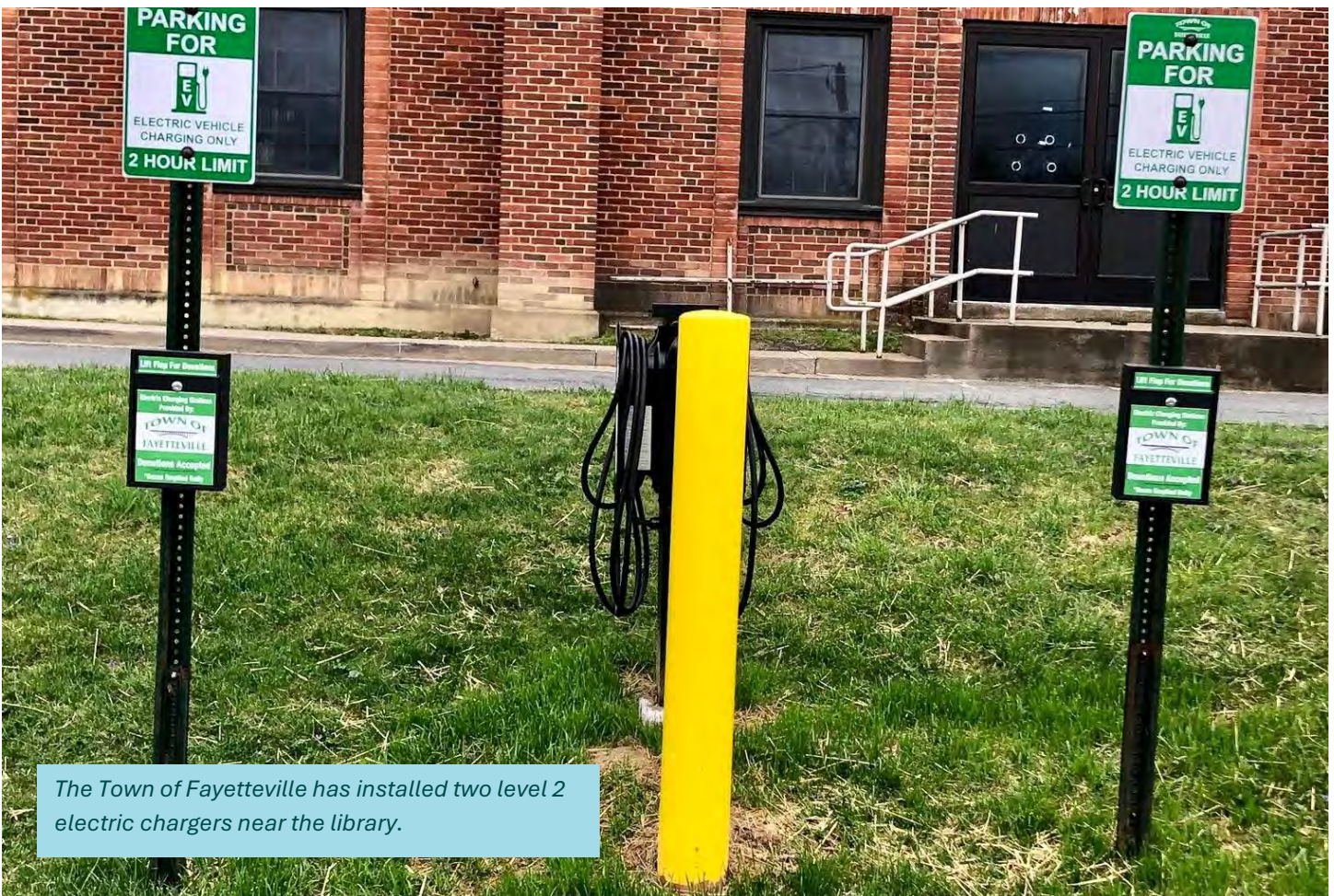
Action Item- Develop new trails at Fayetteville Town Park

The Fayette County Soft Surface Trails Plan identified four new trail opportunities in Fayette County at Fayetteville Town Park, Needleseye Park, Fayette County Park, and Wolf Creek Park.

The vision for Fayetteville Town Park includes the following:

- a pump track (completed in 2023),
- 3 beginner level, family-friendly trail, and
- improvement of the shared-use fitness trail loop, skill development features, interpretive signage, and trailhead kiosk.

There is the possibility to connect trails in Fayetteville to mountain bike trails in Wolf Creek Park. This connection would require permission from several landowners, which has proven to be difficult. The



The Town of Fayetteville has installed two level 2 electric chargers near the library.

County Commission is also trying to sell Wolf Creek Park, which makes the status of the area questionable for the future. The Town of Fayetteville hopes Wolf Creek Park remains a recreational area and would like to see connections in the future.

Action Item- Continue to welcome bicyclists to Fayetteville by installing bicycle amenities

The Town should install self-service bicycle repair stations. This would put the town at the forefront of promoting bicycle-friendly initiatives. This is especially important as the Town is considering the addition of more bicycle trails to connect to the National Park, which would bring more people to visit the area. A bicycle repair station includes all the tools needed for repair and maintenance. The tools are attached to the stand so they cannot be stolen.

Action Item- Provide additional parking in the downtown

The 2014 Comprehensive Plan identified the lack of downtown parking as a major concern. The lack of parking has worsened with the increased visitation to the town. Parking on Court Street is particularly troublesome. One of the main priorities of the Master Plan was to recommend options for the town on how to address the parking concerns. The Master Plan recommends six potential new parking areas. Some of the parking areas proposed in the Master Plan are not feasible to implement at this time due to



ownership or funding. The proposed parking areas require public and private cooperation as many of the lots are not owned by the town. The town wishes to explore these partnerships to provide parking in the immediate future as they would not require building new lots at this time.

The Master Plan also identifies the lack of signage for parking areas as a major concern, especially for visitors. Any new or upgraded parking areas should include appropriate signage.

Action Item- Develop paid parking in specific areas of Fayetteville

The Town should consider paid parking zones with payment made using a mobile app. The Corporation of Harpers Ferry has instituted this type of parking program and uses the Parkmobile app.

Action Item- Develop a sidewalk program to prioritize the maintenance and installation of sidewalks throughout Fayetteville

The poor condition and lack of sidewalks remain a common complaint within the community. Priority areas for sidewalks include:

- Maple Avenue/Nickelville Road
- South Court Street/King Street/Rotan Street area
- West Maple Avenue from Fayetteville PK-8 to Laurel Street

The community voted for and passed a levy in June of 2023 to help fund sidewalk and road repairs. The town has identified the above priority projects, but they are located on state roads, which limits the town's ability to build sidewalks.

In 2014, the youth also expressed concerns with the lack of sidewalks, especially by the school. The town also lacks a connection between downtown and the commercial area located along State Route 19. There is currently no safe route for walking or biking to downtown businesses. Residents would prefer to have a way to patronize these businesses without using a car. Other issues with sidewalks include handicap accessibility concerns.

With the Tax Increment Financing (TIF) district passed in Fayetteville, the money collected could be used to fund sidewalk construction and/or repairs in the district.

Action Item- Build a pedestrian bridge over Route 16

The vehicular/pedestrian bridge over Route 16 was struck and damaged numerous times by tractor trailers and removed in 2014. The demolition of the bridge effectively cut off two parts of town. The town is in the process of working with WV DOH on a grant to build a pedestrian bridge in the location of the former vehicular bridge.

Action Item- Investigate solutions with WVDOH concerning safety of intersections

During the planning process, the Planning Commission, residents, and police department listed several intersections as safety concerns that need improvements:

- US Route 19/Court Street
- US Route 19/Lively Street, especially south
- New River Gorge Bridge
- US Route 19/Whitewater Avenue
- US Route 19/ Hinkle Road
- Court Street/Maple Avenue

The town should continue to work with WVDOH to address safety concerns at these intersections.

Goal 3



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Goal 3: Facilitate small business development by attracting tourism, encouraging residents to shop local, and developing strategies for local businesses to thrive in the off-season.

Objective 1: Capitalize on visitors to the New River Gorge National River

Objective 2: Communicate and collaborate with organizations within Fayetteville to encourage sustainable growth and development

ASSETS

- *National Park*
- *New River Gorge Bridge*
- *Thriving businesses*
- *Property in demand*
- *Events*
- *Fayette Theater*
- *New event center at Gaines Estate*
- *New River Roots Community Farm*



CHALLENGES

- *Poorly utilized space in the middle of downtown*
- *No public bathrooms*
- *Signage*
- *Unoccupied buildings in downtown*
- *First Impressions*
- *No small grocery outlet*





According to the American Community Survey, approximately 46 percent of residents are employed, and 52 percent are not in the labor force. Of those employed, the unemployment rate is low at 1.7%, compared to Fayette County at 3.4%.

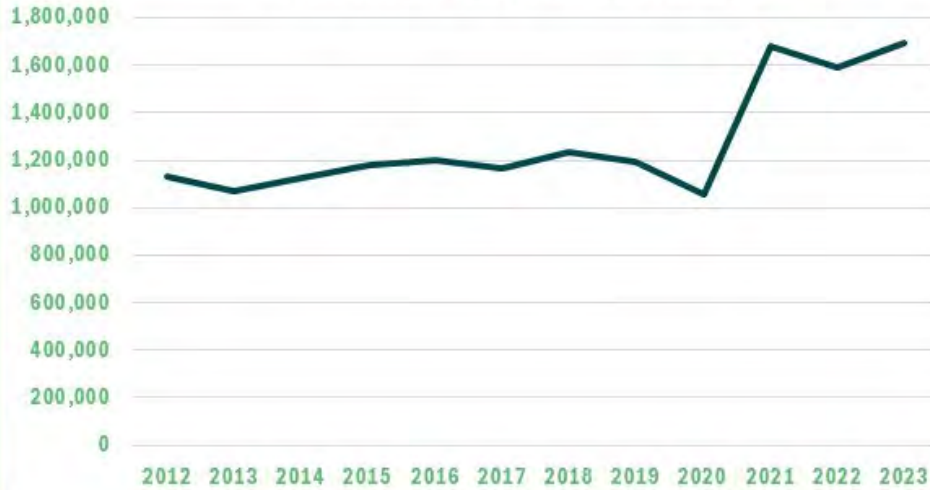
Historically, economic development in Fayetteville was centered on the timber, coal, and railroad booms. However, after the National Park Service established the New River Gorge as a National River in 1978, the town became known as an outdoor mecca for the tourism industry (Town of Fayetteville website, 2023).

As Fayetteville is the gateway to the New River Gorge, the new National Park designation in 2020 has ignited an influx of visitors into the town. Annual park visitation records highlight how visits to the area have increased over prior years.

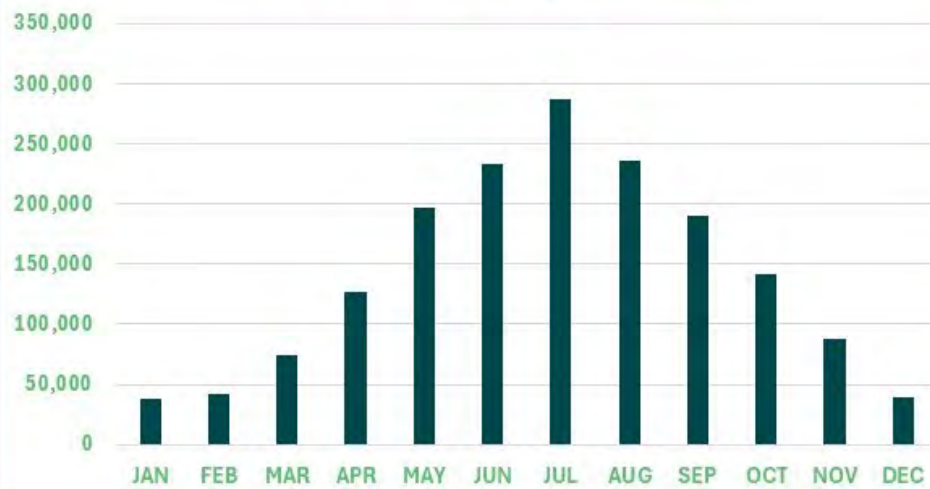
During the 2014 comprehensive plan process, many locals expressed concern that economic development is focused mainly on tourism. Tourism-focused businesses often struggle during the winter months. However, recent data from the National Park Service illustrates an increase in off-season visits to Fayetteville and the surrounding area. The Fayetteville Convention and Visitors Bureau (CVB) is marketing for more shoulder season visitation, trying to increase overnight visitation in slower seasons like winter and early spring. The CVB recently launched a new website with new branding to help visitors access information before they arrive.

The arts, entertainment, recreation, and accommodation and food services industry employ more Fayetteville residents than any other industry. Educational services, and health care and social assistance rank second in the town, followed by retail trade. Employment by industry has changed significantly since the 2014 Comprehensive Plan. Resident employment in arts, entertainment, recreation, accommodation, and food services has doubled. This is most likely due to Fayetteville's increased tourism.

New River Gorge Annual Visitation



2023 New River Gorge Visitation



Winter Visitation



The CVB is also launching and growing the “Find Fayetteville” community initiative to capture the culture and preserve the heritage of Fayetteville. The CVB has partnered with the National Park Service, Town of Fayetteville, Fayetteville Historic Society and Love Hope Center for the Arts for “Finding Fayetteville.” The CVB is concerned that many visitors do not know where all the shops and restaurants are located. Many of the shops and restaurants have differing hours depending on the season. The CVB would like businesses to



consider universal open flags to signify who is open and to help people flow from shop to shop around town. Also, signage is needed to direct visitors to other places and attractions. The town anticipates addressing these concerns in the community branding and signage plan.

The 2014 Comprehensive Plan also listed the need for additional lodging as a concern. This concern has since been addressed with the planned construction of a boutique hotel in the old school as well as a chain hotel on Route 19. Further, numerous short-term rentals are now available in Fayetteville.

The Ascend WV program is another opportunity to attract additional full-time residents. This program offers remote workers monetary incentives to relocate to designated communities in West Virginia, including the New River Gorge. The Ascend program plans to build a remote workspace in the gym at the old school.

The average median household income for residents of Fayetteville (\$63,514) is significantly higher than the median for families in Fayette County (\$50,090). However, the percentage of Fayetteville families and individuals whose income is below the poverty level is higher than the County (21.5%) and West Virginia (17.9%).

In 2021, Fayetteville applied for and was awarded Home Rule to enact a municipal sales and use tax. This program also reduced several categories of the B&O tax to benefit small business owners. In the application, the town stated that the revenue generated from the tax would be dedicated to specific projects and services that were identified as priorities in the 2014 Fayetteville Comprehensive Plan. The five priority areas are:

- Stormwater/Flood Control Fund- 50%
- Parks/Recreation- 25%
- Citizen Services (parking and signage)- 10%
- Historic Allocation/Preservation-10%
- Municipal Building Improvements- 5%

Fayetteville was recently approved by the WV Department of Economic Development to form a Tax Increment Financing (TIF) district in the downtown and surrounding areas, a total of approximately 200 acres. The town plans to use the money from the TIF on capital improvements in the area, such as sidewalk improvements, landscaping, parking, development of a visitors’ center, and public restrooms.

2014 Comprehensive Plan

The 2014 Comprehensive Plan identified eight action items specific to economic development. Of those eight items, only one item has since been fully implemented. The 2014 action items were as follows:

Action Item 1 (not implemented): Develop a gateway to promote Fayetteville to travelers along US Route 19.

As discussed in the 2014 Comprehensive Plan, US Route 19 is a federal highway, and the town is not permitted to place signage on the roadway due to safety concerns. The town and the CVB have investigated the possibility of adding a “Welcome to Fayetteville” sign on the bridge that crosses Route 19, however WV DOH will not allow this. Fayetteville’s lack of a gateway remains an issue. The Master Plan has also researched and recommended options for the town to consider.

Action Item 2 (partially implemented): Continue to hold and develop special events to attract people to downtown.

The 2014 Comprehensive Plan identified additional special events as a priority, with the goal of attracting more visitors to Fayetteville. The Fayetteville Fairs and Festival committee partners with the CVB on events. Currently, the town hosts Bridge Day and the 4th of July Heritage Festival. Fayetteville First Fridays are held in the summer months and include live music, artists and vendors, food trucks, and extended business hours. However, the town cannot produce additional events. The CVB is leading the effort to develop additional events, especially in the off-season, to attract visitors all year round.

Action Item 3 (fully implemented): Update the town’s website.

Action Item 4 (not implemented): Market vacant buildings on the town’s website.

Action Item 5 (not implemented): Complete a streetscape project to improve the aesthetics of the downtown business district.

The Master Plan details several projects specific to downtown.

Action Item 6 (not implemented): Consider applying to the ON TRAC program to assist with downtown revitalization efforts.

This action item has not been completed. Applying would be difficult for the Town of Fayetteville due to staffing and capacity issues. ON TRAC is a West Virginia created program for pre–Main Street communities to learn the basics of the Main Street Approach. A community must participate in ON TRAC for at least 2 years before being eligible for Main Street certification (Source: <https://wvcad.org/>).

Action Item 7 (partially implemented): Arrange for quarterly meetings between Town Council and all community groups to discuss projects and share ideas.

The town received input from community groups during the Master Plan development. This included holding workshops for the Recreation Economy for Rural Communities Program. However, there is no formally established meeting schedule between the Town Council and community groups.

Action Item 8 (not implemented): Develop a youth board.

Action Plan

Action Item: Develop a gateway directing visitors to Fayetteville

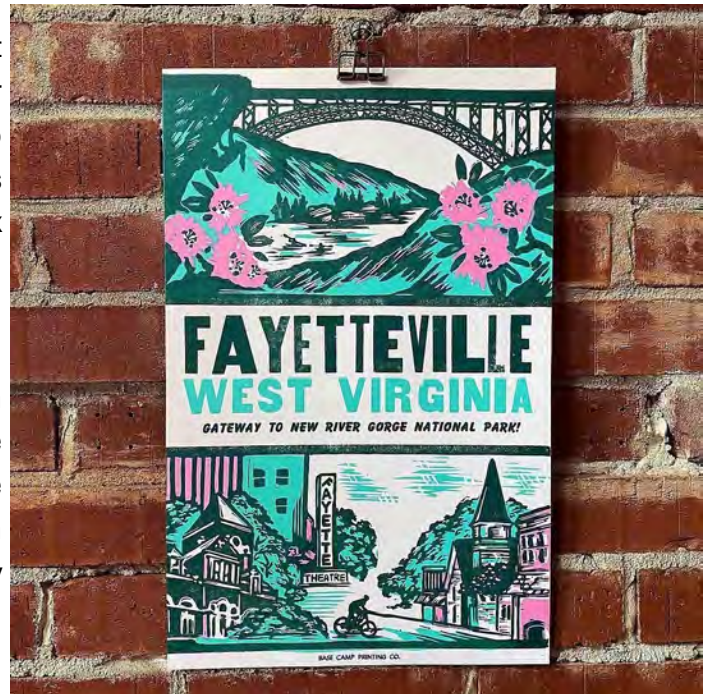
As mentioned above, the 2014 Comprehensive Plan identified this action item as a high priority. The development of a gateway on US Route 19 is not feasible due to federal restrictions, therefore the following projects have been proposed in the Master Plan as potential gateway options:

- Gateway Park- property adjacent to the intersection of Nickleville Road and Route 16 could be re-purposed into a trailhead with an information kiosk for the southern end of town
- Gateways along the proposed Court Street design (include a gateway structure)
- Hillside sign with the letters “Fayetteville” at the intersection of Court Street and Route 19
- Mural wall

Action Item: Improve the visitor experience in Fayetteville

The CVB moved to a temporary location on Court Street in 2022. The CVB plans to either modify their current location to enhance accessibility or move to a location with more restrooms and parking. This is also a priority for the town as it prepares for an influx of visitors.

The lack of vacant land and/or buildings downtown is the primary challenge to finding space for a visitors’ center. The Master Plan recommends the Memorial Building as a possible location. There are vacant buildings in downtown that could be a potential location for the visitors’ center as they have restrooms and additional parking.



Action Item- Implement the Court Street streetscape project

The Master Plan proposes several improvements to Court Street. This includes improvements to parking, gateways, planting, street lighting, and sidewalks, wayfinding.

Action Item- Develop a youth board

The 2014 Comprehensive Plan identified this action item as a high priority, but the town has not yet implemented a youth board. The RERC Community Action Plan also recommended the creation of a youth advisory council as an action item for Fayetteville.

Developing a youth board in Fayetteville ensures that the youth are given opportunities to present their ideas and discuss problems and needs. A youth board also promotes youth involvement in the community.

Action Item- Create a local downtown business organization

With the increase in visitors to town, the local business community needs to form a downtown business association. The group should meet regularly and coordinate with the town and CVB to streamline marketing, branding, networking, and communication among all community members.

The RERC Community Action Plan also recommended the creation of a “Town Merchants Association”



to support small businesses and offer activities and/or events to increase downtown visits.

Action Item- Arrange for quarterly meetings between Town Council and all community groups to discuss projects and share ideas

The 2014 Comprehensive Plan identified this action item as a high priority but has not yet implemented this goal. Community groups discussed their issues and concerns during the planning process of both the RERC Community Action Plan and Master Plan.

The town should continue this collaboration by inviting community groups to discuss projects and share ideas with council members quarterly or semi-annually. This forum will open the lines of communication and may lead to additional collaboration and partnership on projects.

Goal 4



FAYETTEVILLE
west virginia



Goal 4: Maintain the charm, integrity, and character of the community through sound land use decisions.

Objective 1: Improve the aesthetic and historic character of town

Objective 2: Ensure all ordinances are consistent with the updated Comprehensive Plan

Objective 3: Participate in regional planning efforts

ASSETS

- *Interesting history*
- *Beautification efforts*
- *Community pride*
- *Small town character*



CHALLENGES

- *Stormwater issues*
- *Limited land to develop and expand tax base*



The land use in most of Fayetteville consists of low-density residential development as shown on the ***Town of Fayetteville Existing Land Use Map***. The population density is 520 people per square mile. Two distinct commercial areas exist in the town. The first lies along US Route 19 and consists of larger-scale commercial development. Larger commercial businesses include Wal-Mart, Lowe's, and chain restaurants. The other commercial area is located along SR 16 and Court Street, which consists of the town's downtown area. This area includes many small businesses, including art, books, clothes, crafts, groceries, restaurants, and gifts and souvenirs.

Fayetteville is also home to the New River Gorge National Park. Therefore, the National Park Service owns and manages significant land within the municipal limits north of SR 16.

Very few industrial and agricultural land use designations exist within Fayetteville. Some wooded/open space areas within the town limits remain that could potentially be developed in the future.

Fayetteville has few development constraints. Floodplains and steep slopes primarily exist along the New River. The town is currently working on replacing stormwater culverts within the House Branch Drainage Basin to stop flooding in the area. Currently there are no subsidence issues.

The Town of Fayetteville enacted a zoning ordinance in 1974 with a significant update completed in 2022. The zoning ordinance includes various regulations to protect residents' public health, safety, and welfare. There are 7 zoning districts within town limits:

- Single-family residential
- Multi-family residential
- Mixed Use
- General Commercial;
- Conservation;
- Neighborhood Commercial
- Scenic Overlay.

The town adopted a Subdivision and Land Development Ordinance in 1974 to promote the orderly development of land. The ordinance regulations include standards for streets, lots, easements, natural features, trees, storm drainage, public sites and open spaces, and utilities.

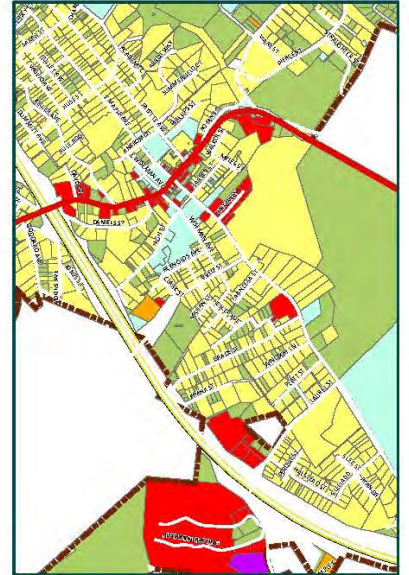
The central business district of Fayetteville and the surrounding residential area are known as the Fayetteville Historic District. The historic district includes over 120 buildings. The National Park Service (NPS) lists the Fayetteville Historic District under the National Register of Historic Places (the Register). Three buildings within the district are individually listed under the Register:

- ⇒ The Altamont Hotel
- ⇒ The Fayette County Courthouse
- ⇒ The E. B. Hawkins House

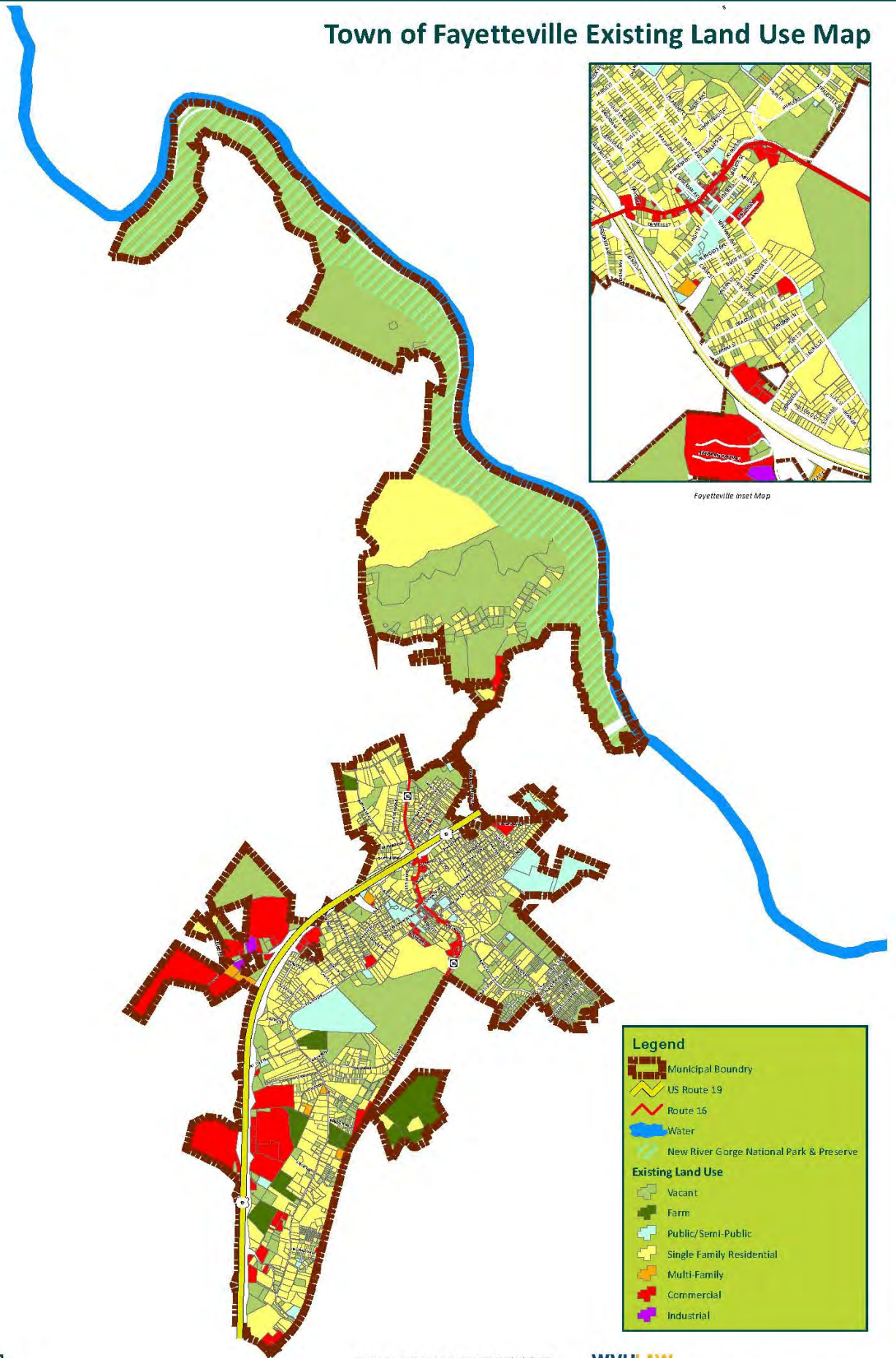
In 2024, the Council supported the efforts to place the Altamont Hotel on West Virginia's "Endangered Properties List". However, the historic property did not make the list.



Town of Fayetteville Existing Land Use Map



Fayetteville Inset Map



Legend

- Municipal Boundary
- US Route 19
- Route 16
- Water
- New River Gorge National Park & Preserve

Existing Land Use

- Vacant
- Farm
- Public/Semi-Public
- Single Family Residential
- Multi-Family
- Commercial
- Industrial



Source Data: Fayette County, West Virginia GIS
 Technical Center, WV/DOT

WVULAW
 LAND USE & SUSTAINABLE DEVELOPMENT LAW CLINIC

History Snapshot

The town was originally known as Vandalia, but starting in 1837 people started called it Fayetteville. Finally, in 1872, the town was officially established as Fayetteville.

Fayetteville's location made it a place of strategic value during the Civil War. Fighting occurred in and around Fayetteville throughout the war, and the town switched hands four times between 1861 and 1864. Fayetteville was the site of several forts, including Forts Beuford and Scammon.

Fayetteville became a prominent coal town in the late 19th and early 20th centuries. The Chesapeake and Ohio railroad was built through the New River Gorge in 1873, providing access to the world's highest quality coal.

Construction of the New River Gorge Bridge began in 1973, and it was completed in 1977. The New River Gorge National River was established in 1978 and preserves more than 70,000 acres of land in the gorge.



The Fayetteville Beautification Commission's work exemplifies the community character of the town. The Commission is composed of 5 members who are appointed by the mayor and approved by Council. The Commission has planted flowers downtown in the summer, put up decorative flags, and held holiday decorating contests to beautify the city and increase community pride. Fayetteville's community character is connected to its historic character. Many residents agree that the town's historic character is one of its greatest assets. The Historic Landmarks Commission is in the process of reorganizing. The HLC has ordered historic identification plaques and is developing a historic center for records and research.



In 2022, the Planning Commission developed, and town council subsequently adopted, an amendment to the 2014 Comprehensive Plan. The amendment included an updated future land use map and land use classifications. Minor changes were made during the update process to the amended future land use map and classifications.

Also still relevant is the following statement regarding telecommunication facilities from the 2014 Comprehensive Plan Amendment:

The development of telecommunication facilities is important to improve the quality of life, support economic development opportunities, and provide emergency services. However, the need for telecommunication facilities must be balanced with scenic viewsheds and residential development in the town. Careful consideration must take place when siting new facilities; such as collocation, concealment, and landscaping. Most of the town is built with compact residential and commercial development. Residential development, scenic viewsheds, and existing facilities should be considered when determining locations for new telecommunication facilities. Placement of telecommunication facilities should only occur in commercially zoned areas.

Future Land Use Map Classifications

New River Gorge National River– This land is currently owned by the National Park Service and will permanently be protected as a National Park. No development will take place, except for facilities for use by the National Park Service.

Conservation–land intended to be preserved as open space.

Parks and Recreation– land intended as municipal park facilities. These areas are intended to be preserved as future recreation.

Public / Semi-Public– land that is owned for public or semi-public use; such as schools, cemeteries, and churches.

Residential– This classification is intended to provide for low to medium density single-family residential development.

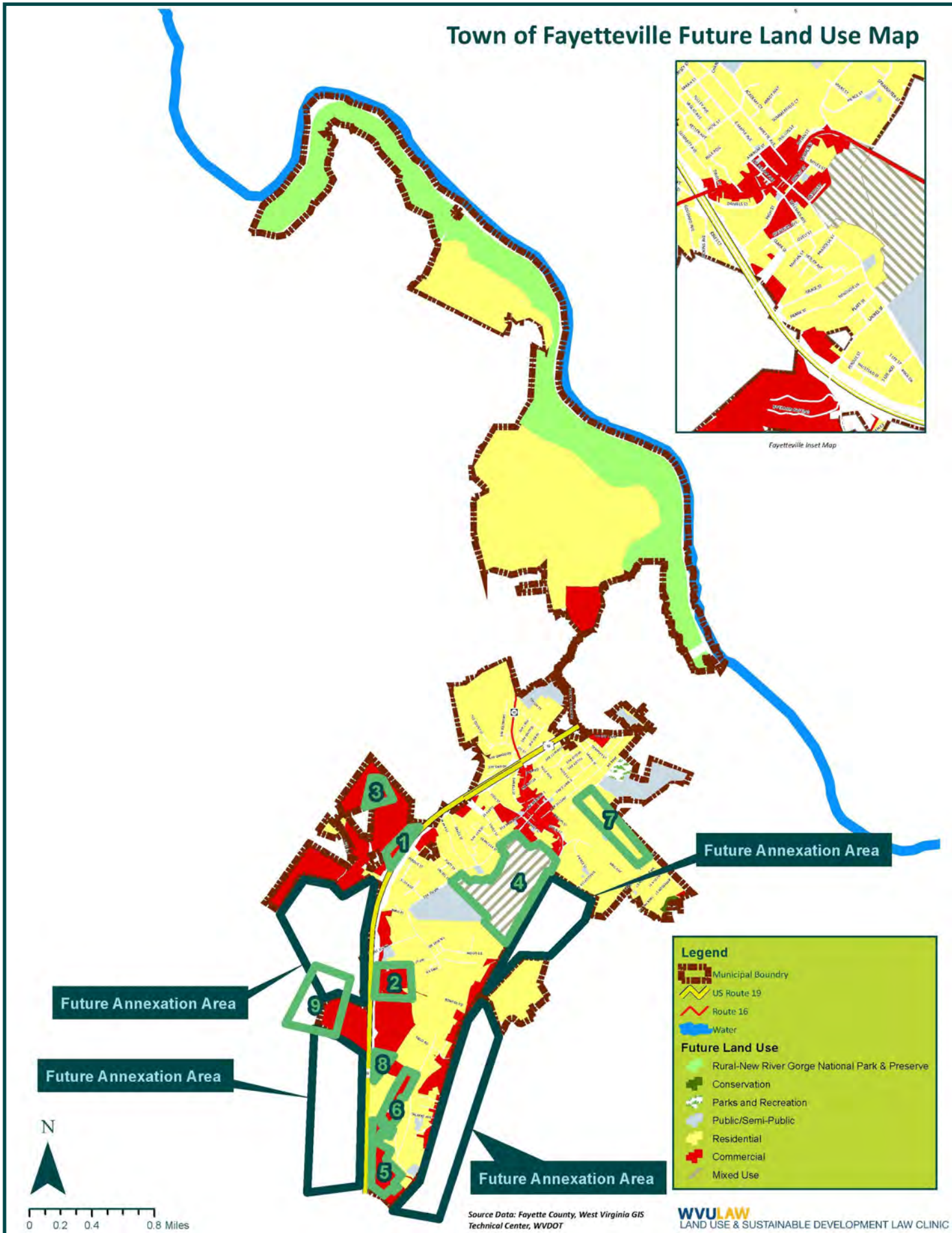
Commercial- The commercial classification would accommodate commercial uses that serve residents and the traveling public.

Mixed Use– this classification is intended for future development that includes a mix of business and residences.

Town of Fayetteville Future Land Use Map



Fayetteville Inset Map

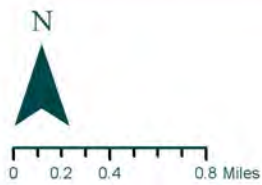


Legend

- Municipal Boundary
- US Route 19
- Route 16
- Water

Future Land Use

- Rural-New River Gorge National Park & Preserve
- Conservation
- Parks and Recreation
- Public/Semi-Public
- Residential
- Commercial
- Mixed Use



Source Data: Fayette County, West Virginia GIS Technical Center, WVDOT

WVU LAW
LAND USE & SUSTAINABLE DEVELOPMENT LAW CLINIC

The 2014 Comprehensive Plan identified one Residential Growth Area and two future Annexation areas. The future annexation area located off Laurel Creek Road is still a viable option and is included on the future land use map. This area would be ideal for additional residential development. Additional annexation areas identified in this update include portions of Route 16, Hinkle Road, and Gatewood Road. Most areas have water, but some areas do not have sewer service. Annexation areas are shown on the ***Town of Fayetteville Future Land Use Map***.

This update identified the following Preferred Development Areas for future development and Renewal Redevelopment Areas for revitalization. Rural lands identified on the Future Land Use Map are areas owned by the National Park. As mentioned throughout the plan, there is a need for additional housing units within the community. However, the city is mostly built out so new housing would most likely be infill development on vacant lots. There is also the possibility of additional housing units in the preferred development areas identified below.

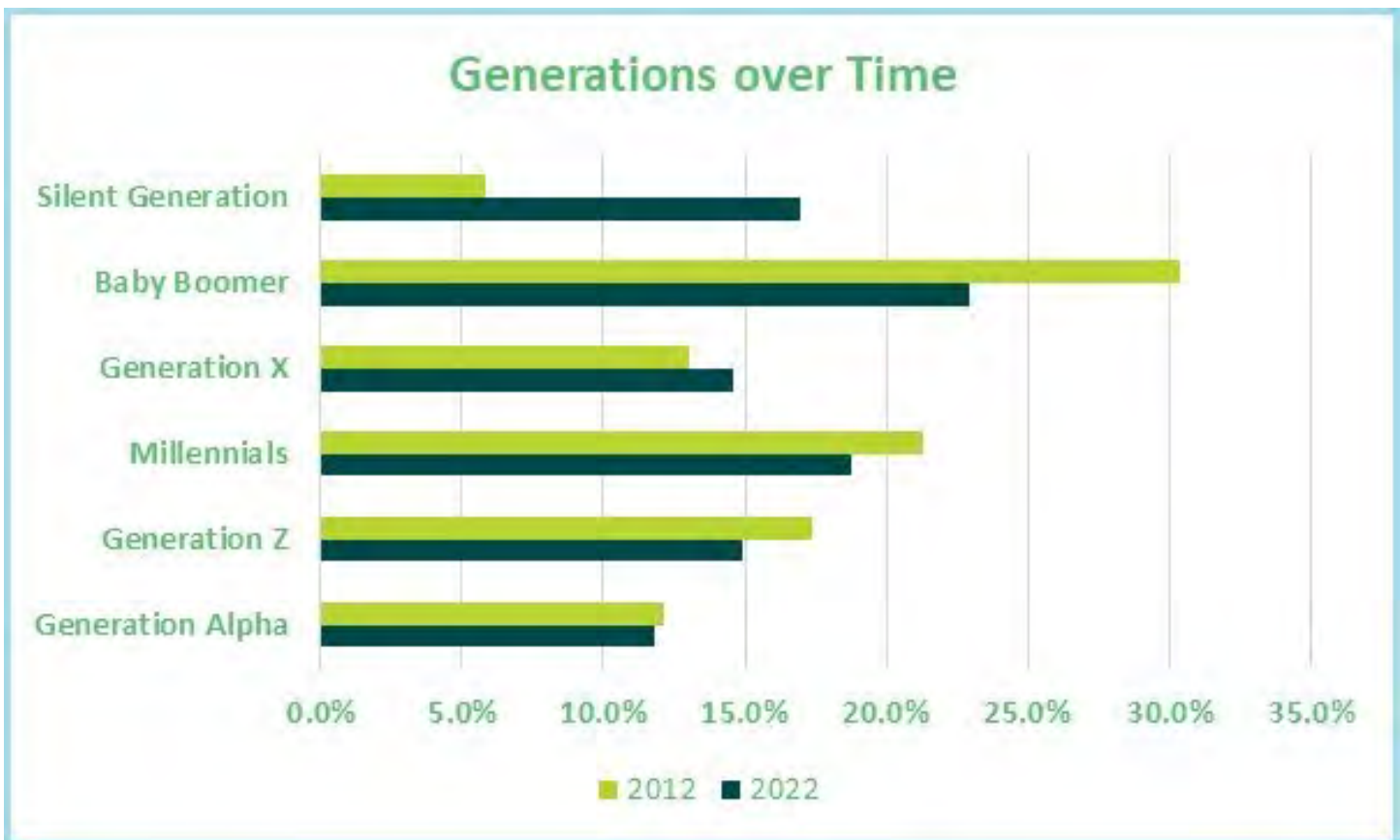
Preferred Development Areas identified in this update and shown on the ***Town of Fayetteville Future Land Use Map*** include:

1. Approximately 4 acres on Laurel Creek Road that is suited for multi-family residential. Infrastructure is available and land is zoned commercial.
2. Approximately 18 acres near Walmart towards Maple Lane, currently wooded. This area is zoned commercial, water is available but town officials are unsure of the availability of sewer service.
3. Approximately 2 acres owned by the Town of Fayetteville on Laurel Creek Road that is zoned commercial. Infrastructure is available.
4. The Gaines property which is located on Maple Avenue and is zoned Neighborhood Commercial. infrastructure is available.
5. Approximately 35 acres behind Exxon that is zoned commercial. Public water is available but there is no sewer service.
6. There is limited land available at the airport for residential development. Infrastructure is available and the are is zoned commercial.
7. Vacant land on Tank Hill that is zoned single-family residential. Infrastructure is available.
8. There is land available for additional development in Fayette Town Center. Infrastructure is available and the area is zoned commercial.
9. There is land available near Sheetz/CVS that could support additional development. The area is zoned commercial. Town officials are unsure of the availability of sewer service.

Renewal/Redevelopment Areas identified in this update include:

- Vacant buildings in downtown on W Maple Avenue and Harvey Street
- Altimont Hotel

Local elected officials should always consider population trends over time, as well as the age of residents when determining the level of community services to offer, provision of infrastructure and capital improvement budgeting. Shrinking and aging populations in a community can lead to socioeconomic and infrastructure challenges. Younger generations leaving a community can also affect the availability of community services for the remaining residents. A younger population in a community can increase the demand for schools, parks and recreation, and community programs. Between 1990 and 2010, the population of the Town of Fayetteville increased. From 2010 to 2020, the town lost approximately five residents. Another factor in the population loss could be the need for additional housing units to support more residents. The town is aging, with an increase in residents of the “Silent Generation” and a loss of “Generation Z” and “Millennials”. Therefore, a conservative estimate for population change would be an increase of 105 people by 2035. This increase would generate the need for approximately 45 new housing units for new residents.



Demographic Snapshot

Silent Generation- this group has a strong work ethic since they grew up during a tremulous time (Great Depression and WW II). This generation is the most traditional and avoids risk-taking. This generation is older (75 plus) with increased medical needs.

Baby Boomers- this generation was one of the largest generations due to the increased number of births in the late 1940s to early 1960s. This generation has considerable influence due to its size and wealth. Many Baby Boomers are retired or nearing retirement. Baby Boomers want to avoid assisted living facilities and stay in their homes as they age. This group wants a community with facilities, programs, and places to support their lifestyle as they age.

Generation X- this age cohort (mid-40s to late 50s) is smaller than the Baby Boomer and Millennial generations. This generation is self-reliant and desires a work-life balance. As Baby Boomers retire, Generation X will fill leadership roles. Many in Generation X are entrepreneurs. This generation is very involved with their children's social and educational development. This group took the hardest hit overall during the 2008 recession due to the housing bubble and therefore does not have as much wealth as the previous generation.

Millennial- mainly children of Baby Boomers this generation (late 20s to early 40s) grew up during the start of the internet and advanced technologies. Millennials desire remote work, flexible schedules in their employment, and an active and affordable community. Millennials are waiting longer to get married and have children, which caused fertility rates to drop. Many millennials are returning to their hometowns for family support for their children.

Generation Z- this age cohort (teenagers to late 20s) grew up with the internet as part of daily life and spend a significant amount of time online (TikTok, Instagram, YouTube, etc). Social change is very important to Generation Z, who believe that social media can influence the public. This generation struggles with home ownership and increased cost of living. Due to economic concerns, this generation is not sure about having children.

Generation Alpha- this generation (pre-teenagers and younger) is the youngest and first generation to be born entirely within the 21st century. They already shape the social media landscape and will begin to enter the workforce ten years from now. They are very familiar with technology, especially as many learned remotely during COVID 19. This generation is also the most diverse.

2014 Comprehensive Plan

The 2014 Comprehensive Plan identified six action items specific to land use. Of those six items, two items have since been fully implemented. The 2014 action items were as follows:

Action Item 1 (implemented)- Develop a community energy plan.

Action Item 2 (in progress)- Educate citizens and tourists on the history of Fayetteville.

Residents are working on history tours and signage for historic resources.

Action Item 3 (not implemented)- Revise the historic zoning district language to include more stringent protection of historical resources.

This action item is not feasible for Fayetteville to enact currently due to staffing capacity.

Action Item 4 (not implemented)- Update the Subdivision and Land Development Ordinance.

The Town plans to work with the Land Use Law Clinic to update the Subdivision and Land Development Ordinance after completion of the 2024 Comprehensive Plan Update.

Action Item 5 (implemented)- Create a logo and brand identity that is consistent with the town's vision of the future.

The town recently hired a consultant to develop a community branding and signage plan. This included a new logo for Fayetteville, which is used in this update.

Action Item 6 (completed)- Continue and expand the efforts to provide art throughout downtown.

The town has installed sculptures and murals throughout town. There are have been discussions regarding the installation of unique art opportunities.

Action Plan

Action Item- Address stormwater management through regulations

Storm water management is a concern within the town because combined storm water overflows are a major source of pollution in the Wolf Creek Watershed and ultimately the Lower New River Watershed.

The town has instituted a 1% sales tax of which 50% goes towards funding of stormwater projects. This funding will be used as a match to a grant that the town recently applied to control stormwater and flash flooding in the House Branch Drainage basin.

Because there are still challenges with stormwater drainage, storm water management regulations are necessary to reduce flooding and protect public health and safety. The Department of Environmental Protection requires construction sites of more than 1 acre to obtain a construction stormwater general permit. However, the town could enact additional regulations through the Subdivision and Land Development Ordinance (SALDO). These regulations could require additional permits based on square footage of residential and commercial construction. Provisions can include measures for retention, detention, and distribution of stormwater management.

Action Item- Update subdivision regulations

The current Subdivision and Land Development Ordinance (SALDO) has not been updated since the 1970s. A comprehensive update is necessary to ensure compliance with the West Virginia Code and to incorporate best practices and standards for development.

Action Item- Collaborate with other local governments and entities

The Town of Fayetteville should continue to collaborate with the County Commission on the status of the Memorial Building. Many residents are concerned with the condition of the building. The building needs continued maintenance and improvements to the roof, seats, and exterior.

The town should also continue ongoing collaboration with other municipalities and organizations, such as:

- City of Oak Hill
- New River Gorge Regional Development Authority (NRGRDA)
- Fayette/Raleigh Metropolitan Planning Organization (MPO)- collaboration on needed transportation improvements.
- Fayette County Board of Education- discuss status of board owned properties within town limits.
- National Park Service- collaboration is needed regarding the expansion of town park and trail system.

Action Item- Hire a code and zoning enforcement officer

The Town of Fayetteville does not currently have a designated code and zoning enforcement officer. The Town Manager is tasked with enforcement, which is difficult because the Town Manager position has a separate job description and set of responsibilities.

A designated code and zoning enforcement officer would enable the town to proactively search for code violations, such as overgrown grass, junk, and graffiti, address property maintenance concerns, and beautify the town.

Action Item- Preserve and promote historic resources

Fayetteville’s development can be traced back to the early 1800s, thus the town has many wonderful historic resources that need to be preserved and protected for future generations. There are currently no historic plaques recognizing the historic buildings throughout town. The town has plans to place a number plaque on each historic building/structure. These numbers will coordinate with a guidebook that visitors can use to read historic information about the building. However, the guidebook is not readily accessible to the public and there have been no efforts to promote the guidebook.

There are potential plans for historic tours and ghost tours, which could occur during the 1st Friday events over the summer. The tours would showcase the rich history of Fayetteville and promote the historic resources to visitors and residents alike.

Action Item- Continue beautification efforts to improve the appearance of Fayetteville

Residents agree that beautification efforts should continue throughout town to preserve its character. The town would also like to determine the feasibility and cost of burying utility lines. The RERC Community Action plan recommends creating a public arts budget to identify and support areas throughout town that would benefit from more beautification.



Goal 5



FAYETTEVILLE
west virginia



Goal 5: Improve the quality of life of residents by improving community services and infrastructure.

Objective 1: Ensure quality public safety services

Objective 2: Ensure current infrastructure meets the needs for current and future residents

Objective 3: Improve community services

ASSETS

- *Highly rated police and fire services*
- *Local library*



CHALLENGES

- *Lack of infrastructure, entire town is not served with public sewer*
- *Broadband*
- *Cell phone service*
- *No curbside recycling*

The provision of infrastructure includes sewer, water, garbage and recycling, and utilities. The town is also well served with essential utilities like electricity, gas, public water and sewer, internet, traffic signals, and hydrants. Utilities are available for expansion.

In 2008, Fayetteville sold its water and sewer system to West Virginia American Water (WVAW). The water system serves Fayetteville, Oak Hill, and surrounding areas. WVAW has replaced and upgraded water lines throughout town and replaced all fire hydrants. The sewer system covers approximately 2.58 miles, which is less than half of Fayetteville.

The Fayetteville Police Department is charged with providing for the general protection, safety, and well-being of the residents, businesses, and visitors of the town. The police department employs 13 full-time staff, 2 of which are clerks. The police department has mutual aid agreements with Oak Hill, Ansted, and Mount Hope Police Departments, as well as the Fayette County Sheriff's Department. The police department requires a mandatory training program for officers. In 2022, the department dispatched 3,561 calls, a significant increase of 1,720 calls identified in the previous comprehensive plan.



The 2014 Comprehensive Plan identified the following issues that have since been implemented:

- Larger police department building
- Ability to take fine payments online
- School resource officer

The Fayetteville Police Department recently relocated to the old New River Health Building behind Pies and Pints. The department has a bike and foot patrol and a school resource officer at the PK-8 school. The department plans to expand officer training, so they have the capacity to respond to medical calls.



The main challenge for the police department is maintaining the number of officers needed. Many police officers start in Fayetteville but after a few years of experience, leave for better opportunities.

The Fayetteville Fire Department provides fire protection and first response services to residents. The department has 29 active volunteers who respond to a 5.47-square-mile service area. Funding sources include the town's general fund, county fire levy, state insurance premium tax, and grants. In 2022, the fire department responded to 324 incidents, an increase of calls over the 2014 comprehensive plan. The department has a mutual aid agreement within Fayette County with area fire departments.

In the 2014 Comprehensive Plan, the fire department highlighted water pressure for hydrants as a concern. This has since been addressed with the replacement and upsize of water lines to help with hydrant pressure. All fire hydrants have also been replaced in town. In the case that increased development and call numbers continue, the town owns property that would facilitate building a substation.

In 2016, the West Virginia Board of Education approved a consolidation plan to close 7 of Fayette County's schools due to lack of funding and declining enrollment. Fayette Elementary School was closed, and the Fayetteville High School was converted into a pre-K through 8th grade school. High school students now attend Oak Hill High School.

Ambulance services are provided by Jan Care. A substation is located on Court Street in Fayetteville. The Fayetteville Police Department has also participated in emergency medical training.

Emergency management coordination is spearheaded by the police chief and town manager. There are two emergency shelters within Fayetteville:

- Church of God: has showers and a generator
- Baptist Church: has a generator



The Fayetteville Public Library is part of the Fayette County Library system. The library is located on West Maple Avenue in the Memorial Building. The library is open six days a week and offers many services. Free services include books, audiobooks, and DVDs/videos for check out; magazines, newspapers, computer access, and Wi-Fi in the building; story time and summer reading programs; notary service; curriculum support; and tax forms. The library also offers copy and fax services for a fee. The library has two (2) full-time staff. Library funding sources include a county levy and the Town of Fayetteville general fund. Programs include summer reading and story-time programs for children, adult book group, kitchen witchery, crafting, and homeschooling activities. The 2014 Comprehensive Plan listed concerns about the library that have yet to be addressed. Most notably, the library is too small, and the parking is inadequate. The library has looked for a new location but has been unsuccessful in finding a building and/or available land in Fayetteville.

Recycling is available to residents at three locations in town:

- Gino's
- Ben Franklin
- Studio B

2014 Comprehensive Plan

The 2014 Comprehensive Plan identified six action items specific to quality of life. Of those six items, two items have since been fully implemented.

Action Item 1 (not implemented)- Initiate a citizens' police academy.

Residents have not shown interest in participating in the program.

Action Item 2 (not implemented)- Work with the Fayette County Board of Education to conduct classes at local schools to educate students on legal issues.

A school resource officer is located at the PK-8 school.

Action Item 3 (in progress)- Continue to support the library.

Fayetteville Town Council continues to support the library with an annual stipend.

Action Item 4 (in progress)- Conduct a study to determine the feasibility of converting the old Fayetteville High School into a mixed-use facility.

This is in progress with the development of a boutique hotel.

Action Item 5 (in progress)- Prioritize water hydrants that need replacing.

This action item is in progress with additional areas in need of service.

Action Item 6 (not implemented)- Expand sewage service to under-served areas.

This is still a need; however, the town does not own the sewage system.

Action Plan

Action Item- Advocate for expansion of sewer to underserved areas

Not all of Fayetteville's Town limits are served by public sewerage. The lacking infrastructure in Fayetteville threatens the town's future development. Areas that need sewer service include:

- Area between Nickelville Road and Route 16
- Portions of US Route 19
- Tourism Avenue
- Bridgeview Estates.

Action Item- Petition for improvements to the water system

The Town of Fayetteville is concerned about the numerous water outages and boil water advisories as of late. The overall age of the system is also a concern. The town should meet with West Virginia American Water to discuss and address these concerns.



Action Item- Continue to support the police department

Overall, the police department would like to be able to attract additional police officers and maintain a full staff. The department would also like the town to employ a civilian code enforcement/parking officer.

Action Item- Continue to support the volunteer fire department

The 1994 Engine 34 needs to be replaced. All portable and mobile radios need to be replaced to comply with federal communication standards. The volunteer fire department (VFD) should work with the town to budget for these items and apply for available grants.

The VFD would like to provide fire safety programming to various groups. This would include fire prevention education and citizen training for responding to emergency situations. The department should coordinate with town officials to plan and seek funding for these programs.

The VFD would like to establish a paid fire department to assist with increased calls and tourism related incidents. Currently, the town does not have the funding for a paid fire department. There is a need for a continued funding stream to help the fire department in the future.



Action Item- Continue to support the Fayetteville Library

There is a need in Fayetteville to improve and expand the existing library to better serve 21st century information needs. The library should be more than an information repository. The library's current space seriously impacts its capacity for expansion. Because the Town of Fayetteville is also looking to build an indoor community space, the town should include space for a new library in any future plans.



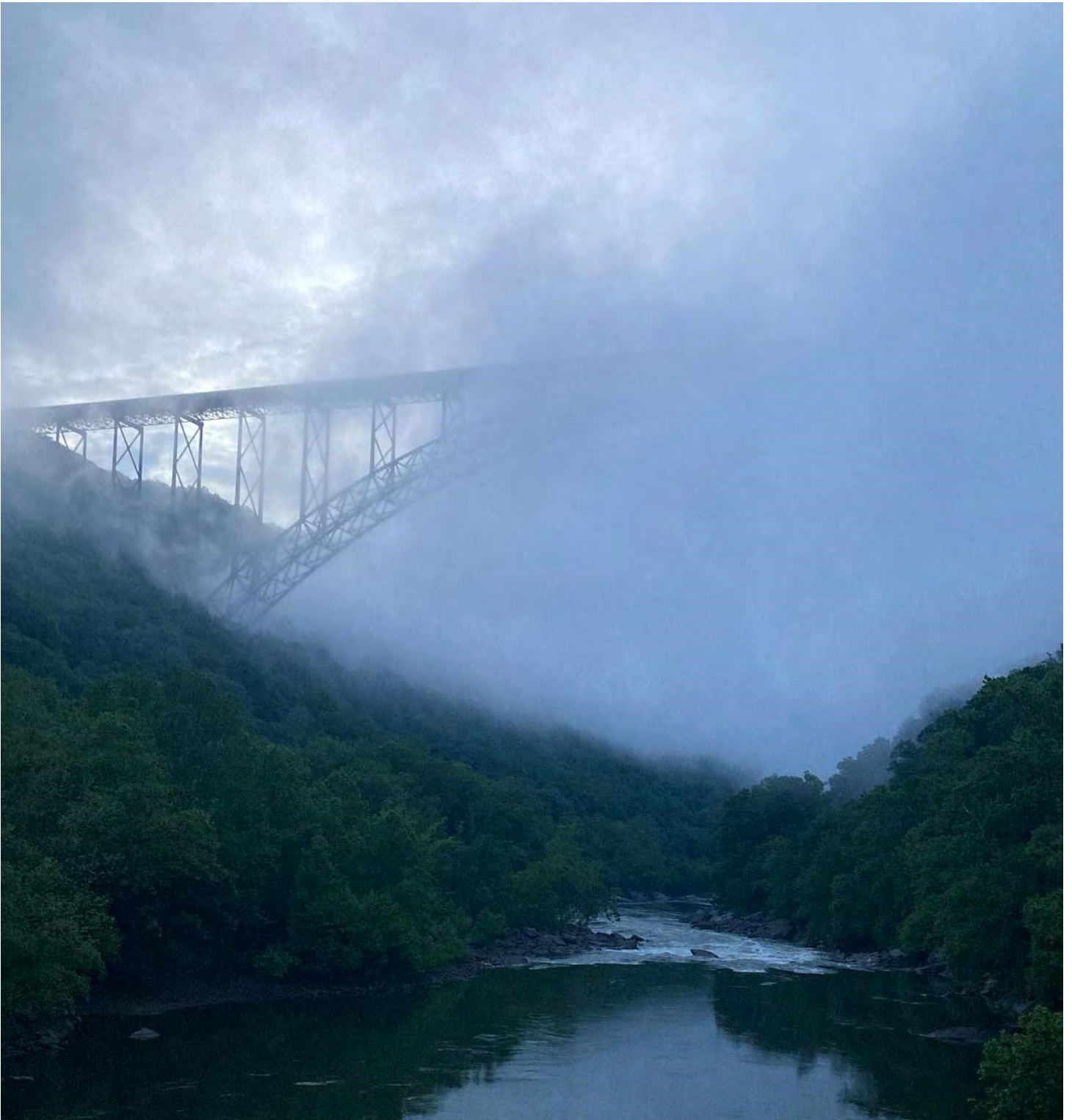
Action Item- Prepare for emergencies

The town has a contingency plan in place in case of emergencies, such as natural disasters. The plan should be updated yearly. The town should provide information on its website regarding emergency shelter locations and alert methods. The town should explore the use of a text messaging alert system.

Goal 6



FAYETTEVILLE
west virginia



Goal 6: Focus on the enhancement of existing public resources and bolster recreational opportunities by improving local parks, trails, and gathering places.

Objective 1: Offer quality recreational opportunities to residents of all ages

Objective 2: Improve the administrative functions of recreation

Objective 3: Preserve open space and establish a trail system in town

ASSETS

- *New River Gorge*
- *School sports*
- *Expanding bike trails*
- *Local parks*
- *Dog park*



CHALLENGES

- *No indoor recreation center*
- *Maintenance and utilization of the Memorial Building*
- *Expanding multi-use trails*



Fayetteville is a top destination for outdoor adventurers and thrill-seekers. World-class whitewater rafters, rock climbers, and mountain bikers are familiar with Fayetteville, and the area is known for hiking and back-country camping. Hundreds of BASE jumpers descend on Fayetteville every 3rd Saturday in October for the annual Bridge Day—the one day of the year it is legal to jump from the New River Gorge Bridge with the aid of a parachute.

Fayetteville owns two parks: Charlie McCoy Town Park and Janutolo Park. The Town Park Board, which has six members, oversees parks and recreation in the town.

The Charlie McCoy Town Park is in a residential area on Park Drive outside of the downtown. The park consists of three ball fields, two basketball courts, a batting cage, a gaga ball pit, a skateboard park, two dog parks, a half-mile walking trail, four shelters, a splash pad, and a 10,000-square-foot paved pump track. There are also a few different children’s play areas built for varying age ranges. The park serves as a trailhead for numerous trails that connect to the New River Gorge National Park.

Recent additions to the town park include the pump track and splash pad. The asphalt pump track was funded by congressional earmark funding and the splash pad was built using funds from the Fayetteville Parks and Recreation Commission and American Rescue Plan (Source: Fayette Tribune, 2023).

The town owns an undeveloped wooded area near Town Park and has plans to develop a bike skills area in the future. The town also owns the former football field at the old Fayetteville High School which could also be a viable location for more park development.

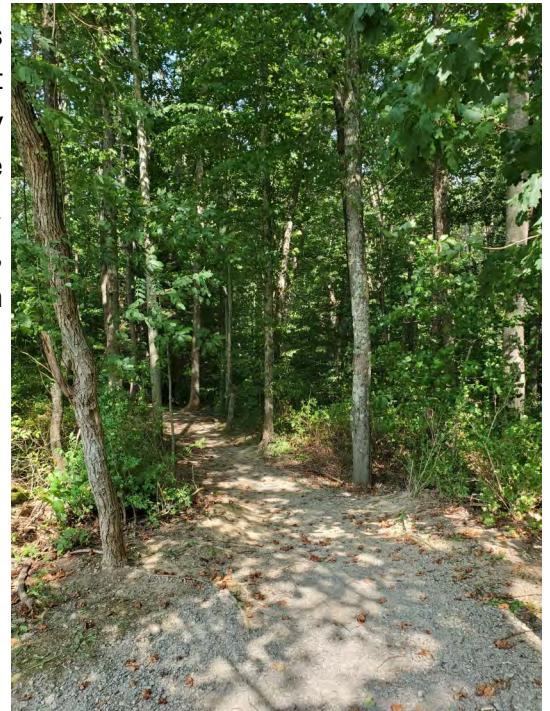
Janutolo Park is located at the corner of Keller Avenue and North Court Street. This park features a historic stone wheel at its center. The park is approximately a quarter of an acre and is comprised of open space with a small gazebo and picnic tables.

Huse Memorial Park is a cemetery located next to Town Park and is governed by the Huse Memorial Park Commission. The park also has a memorial honoring American veterans. Many people utilize this park for walking.

Portions of the New River Gorge National Park are also located within Fayetteville's municipal limits. The New River Gorge National Park consists of 70,000 acres administered by the National Park Service along 53 miles of the New River. The park is known for its outstanding recreational activities, such as hiking, rafting, biking, rock climbing, camping, and other outdoor adventures.



The town recently worked with the Fayette Trail Coalition, WVU's Brad and Alys Smith Outdoor Economic Development Collaborative, Plateau Action Network, Fayette County Commission, City of Oak Hill, and New River Bikes on a surface trail plan that proposes 30 miles of new trails in Fayette County. In Fayetteville, the trails will connect Town Park to Rotan Street, Sewer Pump Station, and tie into the National Park trail system (Source: Fayette Tribune, 2022).



2014 Comprehensive Plan

The 2014 Comprehensive Plan identified four action items specific to recreation. Of those four items, two items have since been fully implemented. The 2014 action items were as follows:

Action Item 1 (not implemented)- Identify locations for indoor recreation.

Fayetteville still needs an indoor recreation center, and the town is exploring locations. The Master Plan identified the Memorial Building as a potential location.

Action Item 2 (not implemented)- Explore ways to partner with the Fayette County Board of Education to install lights for athletic fields at the town park.

Action Item 3 (not implemented)- Determine an appropriate location for soccer fields.

Children playing Fayette County Youth Soccer currently practice and play at the Fayette County Board of Education property at the New River Elementary/Oak Hill High Complex at Oak Hill. There is still interest in developing soccer fields in Fayetteville; however, finding the appropriate space has been a challenge.

Action Item 4 (implemented)- Identify a location for a dog park.

This action item has been completed with the construction of 2 dog parks at the town park.

Action Plan

Action Item- Develop an indoor community gathering space

Many residents mentioned the continued need for an indoor community gathering space during the planning process. Youth would like an open gym to play basketball. One possible location is the Fayette County Soldiers and Sailors Memorial Building. The building is owned by the Fayette County Commission and is being used mainly for storage. The Town of Fayetteville should work with the Commission to make needed improvements to the building and utilize the space to benefit the community.

The Master Plan also identified vacant land next to the school on Maple Avenue as a possible location for an indoor recreation center. However, there have been no attempts to purchase the land as the land is currently owned by the County School Board.

Action Item- Continue to improve existing recreation facilities

There have been many wonderful additions made to Town Park since the adoption of the last comprehensive plan. However, the following improvements are still necessary:

- New bathrooms
- Remedies for water drainage issues
- Replacement of faded signs
- New fencing
- Installation of trash cans
- Replacement of outdated playground equipment

The town would also like to explore the potential of adding pickleball courts at the town park.



Action Item- Develop a parks and recreation department

Both the Master Plan and RERC Community Action Plan discuss the need for additional recreational programming in Fayetteville. The Fayetteville Parks and Recreation Commission is currently tasked with overseeing recreation. However, they are a volunteer board and thus are limited in their capacity to develop recreational programming. A dedicated town employee would be better suited to overseeing the coordination of activities. While the Master Plan recommends a parks and recreation director with staff, it may be more feasible for the town to hire a part-time seasonal parks and recreation director. The Fayette Outdoor Recreation Club was recently created to engage the community with recreation activities. The club is currently run by an AmeriCorps VISTA provided through the WV READY placement program.

Action Item- Develop old football field to serve as an additional recreational facility

The old football field at the former high school building could be used as an additional outdoor recreation space for the town. This space could be developed as another park or athletic field, such as a football or soccer field. The Master Plan includes a park concept for the football field and recommends that the space include a soccer field, walking trail, restroom and concession building, playground, and parking area.



Action Item- Provide signage at Disc Golf Course

The Fayetteville Disc Golf Course is a 9-hole community disc golf course located on West Maple Ave. The course is closed during school hours when students are in school. Many residents and visitors are unaware that the Disc Golf course exists because no signage directs people to the course. To increase awareness, the town could develop additional signage, update the Facebook page on a regular basis, and advertise through the Facebook page. The Town of Fayetteville should include information about the course on the town's website.



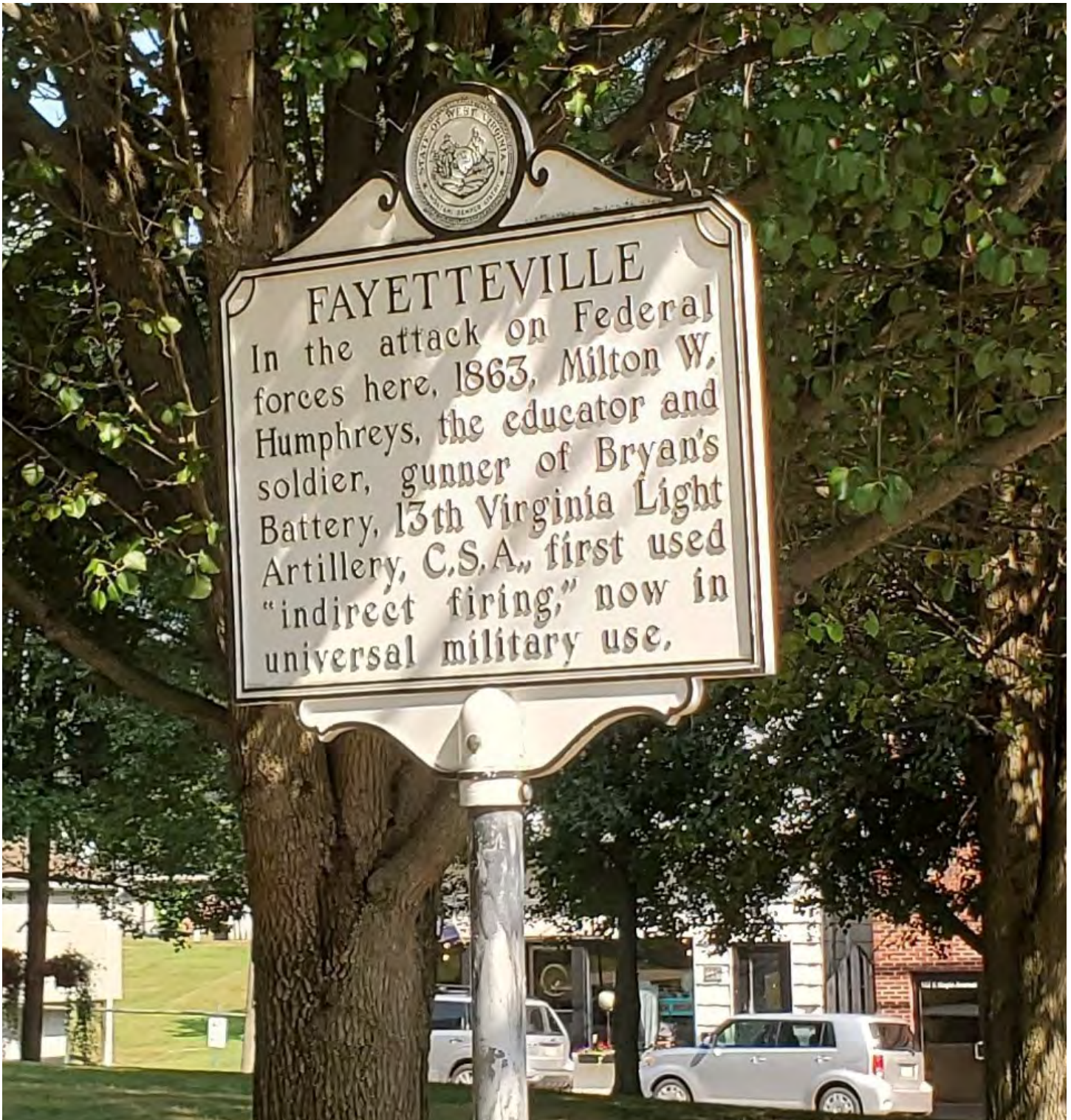
Action Item- Develop the Fayetteville Greenway System

The Master Plan recommends developing a greenway system in Fayetteville. The greenway consists of a multi-path system connecting different areas of town. The greenway would connect the existing trails at the Gaines Estate to new trails to Fayetteville K-8 school, Memorial Building, downtown, the town park, National Park trails, and Arrowhead Bike Farm. Several improvements are needed to build the greenway system successfully.

Implementation



FAYETTEVILLE
west virginia



Implementation Matrix

Implementation of this plan is an essential but often overlooked part of the planning process. This comprehensive plan includes action items with detailed recommendations to ensure that the comprehensive plan is successfully implemented. The action items address the needs and helps the community realize its vision.

The last step of the comprehensive plan process is to develop an implementation matrix that highlights important resources for implementation, including priorities, timeframe, responsible parties, potential partners, estimate of probable costs and funding sources.

Priorities were established as the town has limited funds and capacity to implement several projects at once. Action items are identified as either high, medium, or low priority. High priorities are those that were identified during the planning process as being the most important to implement. A timeframe for each action step was also identified. While some projects may be high priority, it may take longer to implement due to funding and resources. Potential partners are important to implementation of the plan. The implementation matrix details probable costs, as well as funding sources. This is not an exhaustive list of funding sources, but a list of grants that are common for communities to consider. Probable costs are only estimates and are not accurate reflections of the total cost of a project.

Immediate: projects that should take less than 1 year to implement

Mid-term: projects that will take between 1-5 years to implement

Long-term: projects that will take more than 5 years to implement

The finished plan acts as a roadmap for the future for all residents of Fayetteville! In most communities, the Planning Commission leads the implementation of the Comprehensive Plan. In West Virginia, the State Code gives the Planning Commission authority to make recommendations to the governing body concerning planning. Therefore, the Fayetteville Planning Commission should prioritize implementation of the high-priority projects listed in this plan. Of course, the Commission should work with the Town Council and other interested groups throughout this process. The Commission should also utilize the plan when reviewing re-zoning requests as well as subdivision and land development plans. The Commission should ensure that the proposed development is consistent with the goals and objectives of the comprehensive plan as well as the future land use map.

Town of Fayetteville Comprehensive Plan Implementation Matrix

Recommendation	Priority	Timeframe	Ref. Page	Responsible Party	Potential Partner	Est. Costs/ Funding Sources
Prioritize infill development to build high-quality, affordable single-family and multi-family homes	High	Long-term	1-5	Town of Fayetteville	Real estate developers	General Fund; Staff time
Initiate discussions with the Fayette County Board of Education regarding board-owned properties in Fayetteville	High	Long-term	1-6	Town of Fayetteville	Fayette County Board of Education	Staff time
Develop new trails at Fayetteville Town Park	Medium	Immediate	2-5	Fayette County Trail Coalition	Town of Fayetteville, Fayette County Commission; National Park Service	General Fund and Grants; Dependent on size/scope of project
Continue to welcome bicyclists to Fayetteville by installing bicycle amenities	Medium	Mid-term	2-6	Town of Fayetteville	Fayette County Trail Coalition	General Fund
Provide additional parking in the downtown	High	Mid-term	2-6	Town of Fayetteville	Local businesses	General Fund
Develop paid parking in specific areas of Fayetteville	Low	Long-term	2-7	Town of Fayetteville	N/A	General Fund
Develop a sidewalk program to prioritize the maintenance and installation of sidewalks throughout Fayetteville	High	Immediate	2-7	Town of Fayetteville	N/A	Grants and General Fund
Build a pedestrian bridge over Route 16	High	Long-term	2-7	WV DOT	Town of Fayetteville	Dependent on size and scope of project
Investigate solutions with WVDOH concerning safety of intersections	High	Long-term	2-8	WV DOT	Town of Fayetteville; Fayette County Commission	Dependent on size and scope of project
Develop a gateway directing visitors to Fayetteville	High	Immediate	3-7	Town of Fayetteville	N/A	General Fund
Improve the visitor experience in Fayetteville	High	Immediate	3-7	Fayetteville CVB	Town of Fayetteville	Dependent on size and scope of project

Town of Fayetteville Comprehensive Plan Implementation Matrix

Recommendation	Priority	Timeframe	Ref. Page	Responsible Party	Potential Partner	Est. Costs/ Funding Sources
Implement the Court Street streetscape project	High	Long-term	3-7	Town of Fayetteville	N/A	Dependent on size and scope of project
Develop a youth board	High	Immediate	3-8	Town of Fayetteville	Fayette County Board of Education	Staff time
Create a local downtown business organization	High	Immediate	3-8	Local businesses	Town of Fayetteville	Staff time
Arrange for quarterly meetings between Town Council and all community groups to discuss projects	High	Immediate	3-9	Town of Fayetteville	Local community groups	Staff time
Address stormwater management through	High	Long-term	4-14	Town of Fayetteville	WV DEP	General Fund and Grants
Update subdivision regulations	High	Immediate	4-14	Town of Fayetteville	WVU Land Use Law Clinic	General Fund
Collaborate with other local governments and entities	High	Immediate	4-14	Town of Fayetteville	Local municipalities	Staff time
Hire a code and zoning enforcement officer	High	Immediate	4-15	Town of Fayetteville	N/A	General Fund
Preserve and promote historic resources	High	Immediate	4-15	Town of Fayetteville	Fayetteville HLC	General Fund
Continue beautification efforts to improve the	High	Long-term	4-15	Town of Fayetteville	N/A	General Fund
Advocate for expansion of sewer to underserved areas	High	Long-term	5-6	WV American Water	Town of Fayetteville, Fayette County Commission	Dependent on size and scope of project
Petition for improvements to water system	High	Long-term	5-6	WV American Water	Town of Fayetteville, Fayette County Commission	Dependent on size and scope of project

Town of Fayetteville Comprehensive Plan Implementation Matrix

Recommendation	Priority	Timeframe	Ref. Page	Responsible Party	Potential Partner	Est. Costs/ Funding Sources
Continue to support the police department	High	Immediate	5-7	Town of Fayetteville	N/A	Grants and General Fund
Continue to support the volunteer fire department	High	Immediate	5-7	Town of Fayetteville	Fayette County Commission	Grants and General Fund, Fayette County Firefighters, Sheriff, and Library Levy
Continue to support the Fayetteville Library	High	Long-term	5-8	Town of Fayetteville	Fayette County Commission	Grants and General Fund, Fayette County Firefighters, Sheriff, and Library Levy
Prepare for emergencies	High	Immediate	5-8	Town of Fayetteville	Fayette County	General Fund
Develop an indoor community gathering space	High	Mid-term	6-6	Town of Fayetteville	Fayette County Commission	Grants and General Fund
Continue to improve existing recreation facilities	High	Immediate	6-6	Town of Fayetteville	N/A	Grants and General Fund
Develop a parks and recreation department	High	Long-term	6-7	Town of Fayetteville	N/A	General Fund
Develop old football field to serve as an additional recreational facility	High	Immediate	6-8	Town of Fayetteville	N/A	Grants and General Fund
Provide signage at Disc Golf Course	Medium	Mid-term	6-9	Fayette County Board of Education	Town of Fayetteville	General Fund
Develop the Fayetteville Greenway System	Medium	Long-term	6-9	Town of Fayetteville	N/A	Grants and General Fund

Appendix 1: Public Input Procedures

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

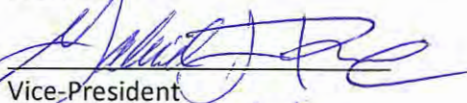
Pursuant to the requirements of W. Va. Code § 8A-3-6(c), the Planning Commission of the Town of Fayetteville, West Virginia ("Fayetteville Planning Commission") hereby adopts the following procedures to encourage and promote public participation in the drafting of the Fayetteville Comprehensive Plan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

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

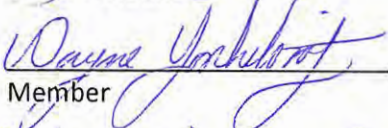
Adopted this 2 day of February, 2023.




President



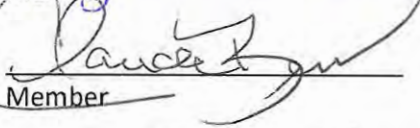
Vice-President




Member



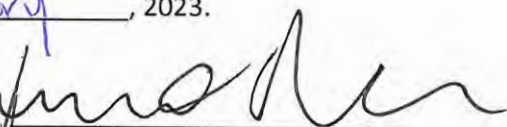
Member



Member



Member



Member



Member

Appendix 2: Funding Sources

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

Appalachian Regional Commission

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

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

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

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

Benedum Foundation

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

Community Development Block Grant (CDBG)

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

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

Community Facilities Direct Loan & Grant Program (USDA)

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

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

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

Land and Water Conservation Fund (WV Department of Commerce)

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

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

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

Eligible activities:

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

Rails to Trails Conservancy

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

Recreational Trails Fund Program (WV DOT)

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

Recycling and Litter Program Grants (WV DEP)

Recycling Assistance Grant Program

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

Litter Control Grant Program

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

Covered Electronic Devices Grant Program

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

Rural Community Development Initiative Grants (USDA)

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

Rural Placemaking Innovation Challenge (USDA)

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

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

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

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

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

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

Transportation Alternatives Program (WV DOT)

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

Water & Waste Disposal Loan & Grant Program (USDA)

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

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

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

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

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

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

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

Appendix 3: Sources

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U.S. Department of the Census website, <https://data.census.gov/cedsci/> Accessed 2023-2024.

West Virginia Code, Chapter 8A: Land Use Planning website, <http://www.legis.state.wv.us> Accessed September 2013.

West Virginia Department of Community Advancement and Development Office website, <https://wvcad.org/infrastructure/main-street-wv-and-ontrac/main-street-approach> Accessed 2014.

Appendix 4:
Adoption Materials

BECKLEY NEWSPAPERS

P.O. Box 1599, Bluefield, WV 24701

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Affidavit of Publication

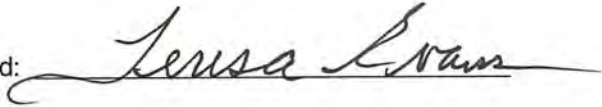
STATE OF WEST VIRGINIA COUNTY OF FAYETTE,

I, Teresa Evans, of The Fayette Tribune, a weekly newspaper published in the City of Oak Hill, Fayette County, West Virginia, do certify that the notice attached hereto under the caption;

was published in the said Fayette Tribune 1 time(s) on the following day(s), namely 09/26/24

Publication Fee: \$12.64

Signed:



Subscribed and sworn to before me this day
09/26/2024

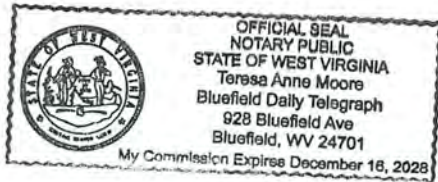
My commission expires:

Dec 16, 2028

Notary Public:



NOTICE that the Town of Fayetteville Planning Commission will hold a public hearing and meeting on November 7, 2024 at 5:00 PM at Fayetteville Town Hall, 125 North Court Street, Fayetteville, WV 25840. The public is invited to attend and submit comments on the recently drafted update to the Town of Fayetteville Comprehensive Plan. Beginning on Tuesday, September 24, 2024, a copy of the comprehensive plan can be reviewed at Fayetteville Town Hall, 125 North Court Street, Fayetteville, WV 25840 during normal business hours (Monday through Friday 8 AM to 4 PM). The comprehensive plan is also available to view online at <https://fayettevillewv.gov/> Written comments can be submitted prior to the scheduled hearing at Fayetteville Town Hall, PO Box 298, 125 North Court Street, Fayetteville, WV 25840, or may be emailed to matt@fayettevillewv.gov.



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Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF RALEIGH,

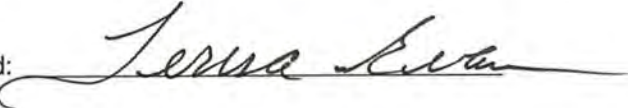
I, Teresa Evans, of The Register-Herald, a daily newspaper published in the City of Beckley, Raleigh, West Virginia, do certify that the notice attached hereto under the caption;

Legal Advertisements

was published in the said The Register-Herald 1 time(s) on the following day(s), namely 09/24/24

Publication Fee: \$20.60

Signed:

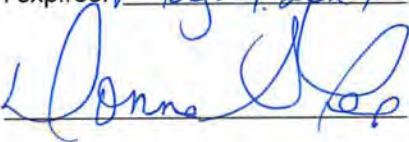


Subscribed and sworn to before me this day
09/24/2024

My commission expires:

May 21, 2027

Notary Public:



NOTICE that the Town of Fayetteville Planning Commission will hold a public hearing and meeting on November 7, 2024 at 5:00 PM at Fayetteville Town Hall, 125 North Court Street, Fayetteville, WV 25840. The public is invited to attend and submit comments on the recently drafted update to the Town of Fayetteville Comprehensive Plan. Beginning on Tuesday, September 24, 2024, a copy of the comprehensive plan can be reviewed at Fayetteville Town Hall, 125 North Court Street, Fayetteville, WV 25840 during normal business hours (Monday through Friday 8 AM to 4 PM). The comprehensive plan is also available to view online at <https://fayettevillewv.gov/> Written comments can be submitted prior to the scheduled hearing at Fayetteville Town Hall, PO Box 298, 125 North Court Street, Fayetteville, WV 25840, or may be emailed to matt@fayettevillewv.gov.

BECKLEY NEWSPAPERS

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Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF FAYETTE,

I, Jeremy Basham, of The Fayette Tribune, a weekly newspaper published in the City of Oak Hill, Fayette County, West Virginia, do certify that the notice attached hereto under the caption;

was published in the said Fayette Tribune 1 time(s) on the following day(s), namely 11/14/24

Publication Fee: \$12.18

Signed: _____



Subscribed and sworn to before me this day
11/14/2024

My commission expires: _____

May 21, 2027

Notary Public: _____

Donna S Fox



NOTICE that the Town Council of Fayetteville will hold a public hearing and meeting on December 19, 2024 at 5:00 PM at Fayetteville Town Hall, 125 North Court Street, Fayetteville, WV 25840. The public is invited to attend and submit comments on the recently drafted update to the Town of Fayetteville Comprehensive Plan. Beginning on Wednesday, November 13, 2024, a copy of the comprehensive plan can be reviewed at Fayetteville Town Hall, 125 North Court Street, Fayetteville, WV 25840 during normal business hours (Monday through Friday 8 AM to 4 PM). The comprehensive plan is also available to view online at <https://fayettevillewv.gov/> Written comments can be submitted prior to the scheduled hearing at Fayetteville Town Hall, PO Box 298, 125 North Court Street, Fayetteville, WV 25840, or may be emailed to matt@fayettevillewv.gov

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Affidavit of Publication

STATE OF WEST VIRGINIA COUNTY OF RALEIGH,

NOTICE that the Town Council of Fayetteville will hold a public hearing and meeting on December 19, 2024 at 5:00 PM at Fayetteville Town Hall, 125 North Court Street, Fayetteville, WV 25840. The public is invited to attend and submit comments on the recently drafted update to the Town of Fayetteville Comprehensive Plan. Beginning on Wednesday, November 13, 2024, a copy of the comprehensive plan can be reviewed at Fayetteville Town Hall, 125 North Court Street, Fayetteville, WV 25840 during normal business hours (Monday through Friday 8 AM to 4 PM). The comprehensive plan is also available to view online at <https://fayettevillewv.gov/> Written comments can be submitted prior to the scheduled hearing at Fayetteville Town Hall, PO Box 298, 125 North Court Street, Fayetteville, WV 25840, or may be emailed to matt@fayettevillewv.gov

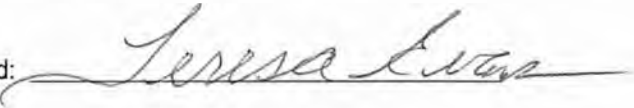
I, Teresa Evans, of The Register-Herald, a daily newspaper published in the City of Beckley, Raleigh, West Virginia, do certify that the notice attached hereto under the caption;

Legal Advertisements

was published in the said The Register-Herald 1 time(s) on the following day(s), namely 11/12/24

Publication Fee: \$19.85

Signed:

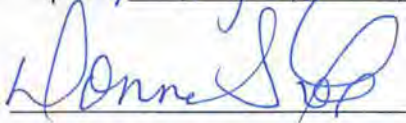


Subscribed and sworn to before me this day
11/12/2024

My commission expires:

May 21, 2027

Notary Public:



RESOLUTION APPROVING COMPREHENSIVE PLAN PREPARED BY THE PLANNING COMMISSION OF THE TOWN OF FAYETTEVILLE, WEST VIRGINIA

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

WHEREAS, the Planning Commission adopted procedures for public input throughout the comprehensive plan process;

WHEREAS, the Planning Commission identified and addressed all required objectives and components pursuant to Chapter 8A of the West Virginia Code;

WHEREAS, pursuant to West Virginia Code §8A-3-6, notice was published in the Register-Herald on September 24, 2024;

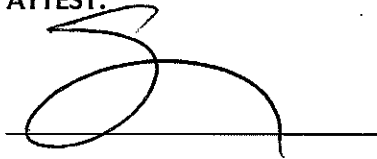
WHEREAS, further pursuant to West Virginia Code §8A-3-6, a public hearing was held before Fayetteville's Planning Commission on November 7, 2024;

WHEREAS, 0 written comments were received and 0 oral comments were presented to the planning commission pursuant to the notice of public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission for Town of Fayetteville, West Virginia, that, pursuant to Chapter 8A of the West Virginia Code, the comprehensive plan prepared by the Planning Commission for the Town of Fayetteville, West Virginia, bearing the date of September 2024, is made a part of this resolution by reference and is hereby recommended to Town Council

APPROVED at a regular meeting of the Planning Commission of the Town of Fayetteville, West Virginia, held on November 7, 2024.

ATTEST:



President, Town of Fayetteville Planning Commission

RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE TOWN OF FAYETTEVILLE, WEST VIRGINIA

WHEREAS, the Planning Commission for the Town of Fayetteville, West Virginia, pursuant to §8A-3-11(a) of the West Virginia Code, has reviewed and made updates to the comprehensive plan for the town;

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

WHEREAS, pursuant to West Virginia Code §8A-3-7, a public hearing was held before the Town of Fayetteville's Planning Commission on Thursday, November 7, 2024;

WHEREAS, the planning commission presented the updated comprehensive plan to the Town Council on Thursday, November 7, 2024;

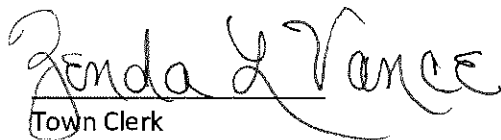
WHEREAS, pursuant to §8A-3-7, a public hearing was held before Town Council on Thursday, December 19, 2024;

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

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

PASSED, APPROVED AND ADOPTED at a regular meeting of the Town Council of the Town of Fayetteville, West Virginia, held on Thursday, December 19, 2024.

ATTEST:


Town Clerk