

Monroe County Comprehensive Plan
Comments from Local Residents & Responses

Chapter	Comments and Response
Land Use	<p>(Melissa Scott). Failed to reference flood plain ordinance in either current conditions, existing regulatory authority, target, or action.</p> <p>Response: <i>Incorporated into "Housing" Chapter.</i></p>
	<p>(Richard Ettelston). Change wording that says "mineral extraction has never played an important role in the county," based on current natural gas issue.</p> <p>Response: <i>The reference is from the "history" section of the chapter, and not meant as a reflection of current conditions.</i></p>
	<p>(Richard Ettelston). Add data from 1996 Cultural Attachment study (James Kent & Assoc., Boulder Co.,) to last paragraph about local residents taking care of land.</p> <p>Response: <i>The James Kent study was reviewed, and will be included in the to the plan</i></p>
	<p>(Richard Ettelston). Add to key players list: U.S. Forest Service, U. S. Navy, National Park Service, U.S. Army Corps of Engineers, and National Radio Observatory.</p> <p>Response: <i>All added except U.S.Navy, and National Radio Observatory. Those entities are referenced elsewhere, and not necessarily appropriate for Land Use.</i></p>
	<p>(Warren Weikel). Says that 15% growth rate is not a reasonable assumption, and will likely be much less.</p> <p>Response: <i>This may be quite true, however, 15% figure was not intended as a prediction so much as a goal (or maximum desired amount).</i></p>
	<p>(Richard Ettelston). Replace "Waiteville" with "Potts Valley" in regard to areas of agricultural focus.</p> <p>Response: <i>Yes, such a revision would be more correct</i></p>
	<p>(Larry Mustain). Include Second Creek in discussion of Agricultural Focus areas.</p> <p>Response: <i>Further discussion among Commission members led to the decision to identify only two major land use categories: Preferred Development Areas, and Agricultural areas. Second Creek is among the latter.</i></p>
	<p>(Connie Helvey). No strip clubs, bars, or gambling within the county.</p> <p>Response: <i>The current language restricts these to business districts. The Planning Commission agreed to recommend limits on these establishments, but felt a full ban on all would not be desired or supported by a majority of county residents.</i></p>
	<p>(Connie Helvey). Farm animals and used car lots should not be permitted in residential areas.</p> <p>Response: <i>Used car lots, as with other commercial development, would be encouraged to locate in Preferred Development Areas. Salvage yards are already regulated by the WV DEP. Farm animals are certainly part of the local landscape, and the Planning Commission has fully endorsed "Right to Farm" principles. .</i></p>
	<p>(Richard Ettelston). Include prohibition against "ridge-top development" since they are visible over long distances, particularly at night.</p>

	Response: <i>See Goal 1.4.</i>
	(Richard Ettelston). Night lights on power company poles could be shielded so that light doesn't impact neighbors. Response: <i>See Goal 1.8.</i>
	(Richard Ettelston). County Rt. 17 in Potts Valley should be included as a county scenic byway. Response: <i>The Planning Commission fully supports maintaining and expanding county byway (See "Recreation and Tourism")s. No specific roads have been recommended for byway designation, however, since the list of potential roads could be long and will require additional research.</i>
	(Richard Ettelston). Add County Route 17 to mention of Willow Bend Road as popular site for bicycling. Response: <i>No specific roads are mentioned in the final Draft regarding bicycling routes.</i>
	(Richard Ettelston). Add mention of the "incline railway" at Ray Siding to discussion of transportation history. Response:
	(Richard Ettelston). Add forest service officers to regulatory authority discussion on page 22. Response: <i>Yes. Forest Service and DNR both have enforcement authority in regard to transportation within their jurisdictions. Incorporated into "Transportation."</i>
	(Richard Ettelston). Suggests stronger language on statement that "renewed exploratory drilling for natural gas in the local area is anticipated." States that over 30,000 acres in the county have already been leased. Response: <i>The natural gas issue is fast-moving, and capturing a current snapshot within the Comprehensive Plan may not be feasible given the timelines of drafting and review.</i>
	(Richard Ettelston). High voltage lines and gas lines should be situated alongside existing lines. Response: <i>See "Infrastructure" goals.</i>
	(Richard Ettelston). Communication companies should be compelled to share towers. Don't locate towers in visually sensitive areas. Limit height of towers, so flashing red aircraft warning lights are not needed. Response: <i>See Goal 4.5 in "Infrastructure." This chapter & objective addresses tower siting and potential regulations.</i>
Public Services	
	(Richard Ettelston). Satellite TV and Dish Network also serves the county without being directly "wired." Response: <i>Addition made in chapter narrative.</i>
	(Richard Ettelston). The Monroe County Animal League should be directly funded by the county. Response: <i>See Goal 5.1.</i>
	(Richard Ettelston). Add Roanoke College, Hollins College, and Virginia Western to list of nearby institutes of higher learning.

	<p>Response: <i>Incorporated into Education in Public Services chapter.</i></p>
	<p>(Richard Ettlston). Suggests statement that “typically only small numbers of residents are displaced by flooding” is incorrect, and references Hurricane Hugo. Asks that more flood plain protection measures are needed.</p> <p>Response: <i>Floodplain concerns are addressed in the Housing chapter. .</i></p>
	<p>(Richard Ettlston). Requests prohibition of “Mud bogging” facilities in Potts Valley, and also that hunting and fishing be added into discussion of public services.</p> <p>Response: <i>See final paragraph of “Recreation and Tourism” (pg. 114).</i></p>
	<p>(Richard Ettlston). Suggests that Library deserves county support and funding.</p> <p>Response: <i>See Objective 6.4.4</i></p>
	<p>(Shirley Hall, Monroe County FRN). The FRN has a website at http://www.monroecountywestvirginiafamilyresourcenetwork.com, and the is a resource directory link and under our 2007-2008 Community Plan link at the bottom of the page is a link called Monroe County Assessment 2007.</p> <p>Response: <i>Incorporated into the Public Services chapter narrative.</i></p>
Recreation and Tourism	<p>(Helen Graves). Under current status, the Arts and Crafts Shop which “had moved to the Greenbrier side of the River,” has now moved back to Monroe.</p> <p>Response: <i>Revision made.</i></p>
	<p>(Richard Ettlston). Potts Valley Outfitters and Hollow Hill Farm offer “packaged hunts” in Monroe County.</p> <p>Response: <i>Included in list.</i></p>
	<p>(Monroe County Tourism) Visitors at Salt Sulphur were from South Carolina, not North Carolina.</p> <p>Response: <i>The reference in the draft is a statement that “travelers flocked (to the mineral spring resorts) from coastal Virginia and the Carolinas and even from as far away as Louisiana.”</i></p>
	<p>(Monroe County Tourism). Add the following to list of assets: 500 hunting around Moncove Lake; hunting and fishing in general; genealogy interests – historical society data, paper, cemeteries; elderhostel visits – 6th consecutive year; motorcycle potential of 219/122/3/12/311; caves – scott hollow, saltpeter caves.</p> <p>Response: <i>List provided, as noted, is not meant to be a comprehensive, inclusive list. Additional assets may be better directed to the Monroe County Tourism’s Tourism Assets, included as an appendix to the Comprehensive Plan .</i></p>
	<p>(Helen Graves). According to a Dean Runyan Associates study released in 2007, Travel Spending (\$M) increased from 7.0 in 2000 to 8.8 in 2006(p) Earnings were impacted by visitors (\$M) at 1.7 in 2000 and 2.0 in 2006(p) and Employment (jobs) decreased slightly from 140 to 130 in the same time period (2.9% of total employment in Monroe County).</p> <p>Response: <i>Spending & employment data updated.</i></p>
	<p>(Monroe County Tourism) Add the following to list of goals (target): market local crafts; share assets and improve communication; incentive packages for new businesses (waive fees/taxes); new options on litter control; visitor center; Indian Creek hiking trail, More trails in general; Organized tours – home, garden, farm; target groups for tourism – artists, seniors, motorcyclists, etc.; mural projects;</p>

	<p>develop gen... assets; signs to attractions – dept. of highways; encourage a Peterstown chamber or a county-wide chamber.</p> <p>Response: <i>Most suggestions are incorporated into various goals/objectives in the chapter. In absence of change in state law, county does not have the authority to wave taxes as an incentive package.</i></p>
	<p>(Richard Ettelston). DEP should be listed in regard to illegal dump enforcement.</p> <p>Response: <i>Illegal dumps are addressed primarily in the Natural Resource chapter.</i></p>
	<p>(Richard Ettelston). Include U.S. Park Service and Army Corps of Engineers.</p> <p>Response: <i>Entities included in list of “key players.”</i></p>
	<p>(Richard Ettelston). Requests that train stations at Waiteville and Laurel Branch should be added to list of stations in appendix to Tourism draft.</p> <p>Response: <i>Will forward comment to Monroe Tourism, who authored the appendix.</i></p>
	<p>(Cynthia Schiffer, FS District Ranger). Due to the distance from the district office and the lack of other FS facilities in the immediate area, the forest service does not plan to pursue the picnic shelter at Sugar Camp Farm, unless the county or a private group would agree to maintain it.</p> <p>Response: <i>Will forward comment to Monroe Tourism, who authored the appendix.</i></p>
	<p>(Richard Ettelston). Suggests adding description for Potts Valley road (rt. 17) to driving tour noted in the tourism appendix.</p> <p>Response: <i>Will forward comment to Monroe Tourism, who authored the appendix.</i></p>
	<p>(Cynthia Schiffer, FS District Ranger). In list of tourism assets in neighboring counties, the Glen Alton project should be added to the discussion of Giles. Plans include lodging, fishing, birding trails, a handicapped trail, etc.</p> <p>Response: <i>Will forward comment to Monroe Tourism, who authored the appendix.</i></p>
Economic Development	
	<p>(Richard Ettelston). Include timbering in discussion of economic development. Include discussion of Gypsy Moth issue.</p> <p>Response: <i>Forestry is discussed in the Chapter. Adequate data on economic impacts of Gypsy Moth infestation has not been found.</i></p>
Community Design	
	<p>(Richard Ettelston). Suggests that “managed growth can also degrade our natural environment and rural character.” A lack of growth does not mean loss of economic opportunity. Maintaining current character would be more accurately reflected as “growth vs. non-growth.” Goal should be to keep things as they are – not to simply be corrupted at a slower rate.</p> <p>Response: <i>The Planning Commission has sought to balance preservation with growth and economic development.</i></p>
	<p>(Warren Weikel). Two different figures are given in the drafts for the 2000 census population of Monroe. Page 21 says 13,900. Pg. 55 says 14,583.</p> <p>Response: <i>This reflects an error in the 2000 census, wherein county officials were informed by the census department that about 630 inmates at the federal prison in</i></p>

	<i>Alderson were mistakenly counted in Monroe, rather than Summers. The corrected population numbers are used wherever possible. Some analysis done by external parties, however, use the higher estimate, and this is pointed out where needed.</i>
	(Richard Ettlston). Suggests that impact fees should be created in regard to natural gas drilling. Also, that development should be limited if not in the county's best interests, not just based on county's ability to provide services. Response: <i>The imposition of impact fees requires, among other things, a comprehensive zoning ordinance. This would be best explored at a subsequent phase of the planning process.</i>
Natural Resources	
	(Richard Ettlston). Takes issue with statement that "point source pollution is almost non-existent," and suggests that Goodrich be identified as a major source of point-source pollution. Response: <i>As with other point source discharges in the county, Goodrich's discharge is regulated through a National Pollutant Discharge Elimination System (NPDES) permit issued by the WV DEP.</i>
	(Richard Ettlston). Suggests that acid rain and pollutants from the Ohio Valley are impacting local forests and air quality – and that Forest Service has documentation in regard to local impacts. Also again references lack of mention on gypsy moth. Response: <i>No data from Forest Service is readily available.</i>
	(Richard Ettlston). Suggests that all endangered or threatened wildlife and plant species should be listed, or that none should be listed. Listing some, according to respondent, suggests that others are not important.
	(Richard Ettlston). Suggests that WVDNR also believes deer populations are excessive. Also suggests that cold-water trout streams, as designated by the DNR, are a vanishing resource, and should be granted special protection. Response: <i>See discussion under "Goals – 1. Protect Surface Water Resources" (pg. 37).</i>
	(Richard Ettlston). Feels that risks of natural gas drilling are understated.
	(Richard Ettlston). Says that DEP has been involved in the clean-up of an illegal dump near Laurel Branch. Response: <i>Illegal dumping is addressed in Goal 9.3.</i>
	(Richard Ettlston). Suggests that there was no mention of illegal dumps that should be inventoried.
	(Richard Ettlston). Takes issue with the draft statement giving credit to a history of good stewardship of the environment in the local area – suggesting that "benign neglect" would be a better assessment. Response: <i>The Planning Commission respectfully disagrees.</i>
	(Richard Ettlston). Again suggests greater emphasis should be placed on natural gas issue. Suggests that Forest Service GIS data, and DEIS document from AEP. Transmission Line case should be references as available data. Suggests that county should do more to protect itself, and not count on state agencies.
	(Dave Blakeslee). Concerned about commercial wind generation within the county, and potential impacts to scenery, property values, water, and wildlife. Suggests a county-wide height restriction of man-made structures might effectively control commercial wind generation.
	(Connie Helvey). Do more to address abandoned vehicles and machinery close to roadways. More closely monitor septic tanks, especially near streams.

	<p>Response: <i>Illegal dumping and support of existing regulations (inc. abandoned vehicles and salvage yards) is addressed in the chapter. Septic tanks are addressed in both Land Use and Housing chapters.</i></p>
	<p>(Larry Mustain). Set limits on amount of water that can be removed from a stream.</p> <p>Response: <i>See Goal 9.2.</i></p>
Safety	
	<p>(Richard Ettlston). Suggests that law enforcement, fire control, and emergency relief are also a forest service responsibility on land within their jurisdiction.</p> <p>Response: <i>Included in Public Services chapter.</i></p>
	<p>(Tim Wilson, 911 Center). Responded that chapter is reasonable as presented, and did not offer specific recommendations for changes</p>
General	
	<p>(Richard Ettlston). Requests support for designation of “Peters Mountain Scenic Area,” to include Potts Valley.</p> <p>Response: <i>A few years ago, some preliminary meetings were conducted by Park Service officials in regard to the possible creation of a National Recreation Area in this area. This would have included Monroe, as well as nearby counties in both West Virginia and Virginia. I think the tentative name was to be The Ridge and Valley National Recreation Area. It would be worthwhile to follow up with the Park Service to see if this is still being considered.</i></p>
	<p>(Richard Ettlston). Some position statement should be added that Monroe County interests should not be sacrificed for state or national interests, such as military bases, nuclear repositories, high voltage power lines, etc.</p>