

**Amendments to the Greenbrier County Comprehensive Plan (2014)  
Adopted June 13, 2023**

**AMENDMENT TO THE POLICY PLAN (2014 EDITION)**

The following amendments to the 2014 Comprehensive Plan have been developed by the Greenbrier County Planning Commission and recommended to the County Commission for adoption. The location of the changes is identified by page number. Additions to the Comprehensive Plan are underlined. Strikethrough text are sentences that will be removed.

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Table of Contents, page 4**

This Comprehensive Plan was developed according to West Virginia State Code Chapter 8A.

The West Virginia Code requires that a comprehensive plan include a statement of goals and objectives. The 2014 Greenbrier County Comprehensive Plan does not directly list specific goals and objectives. The plan uses different terminology and lists several policies. The policies listed should be construed as either goals or objectives. The policies that could be identified as overall goals are listed in the implementation matrix. The remaining policies are considered objectives.

The West Virginia Code also requires action steps to achieve each objective. Implementation strategies are listed throughout each section but are not specifically called out as action steps. Action steps are listed in the implementation matrix.

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2. Greenbrier County: A Brief Overview, page 8**

Greenbrier County, located in southeastern West Virginia, was created by an act of the Virginia General Assembly in 1777 from lands that were originally part of Botetourt and Montgomery Counties (Virginia). A map of the county can be found in Appendix C, Greenbrier County Map. Until the early 1800s, most of the development in the Greenbrier River Valley followed organic crossroad settlement patterns, organized around an economic or transportation-related focal point: a trading post, a crossroads, or a mill, a river or a rail yard.

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Population Projections: 2010 to 2030, page 15**

Building permit data certainly supports the conclusion that Greenbrier County is, in fact, growing despite a relatively flat population number. Since 2000, the County has issued a total of 941 building permits for single family, stick-built housing. According to the Permits Office,

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many of those permits were for second-home construction, which would indicate that the net migration trends are likely to continue to grow at a higher rate over the next 20 years, especially given "Baby Boomer" retirement trends. If the population of the county continues to grow as shown in the table below, it will generate the need for additional housing units. Projections for additional housing units based on population estimates are shown below.

Projected Rates of Growth, 2010 to 2030

	Low Estimate Assuming a traditional population growth model (GR=B-D+NM): Maintains Growth Rate of .03	Medium Estimate Assuming no increase in retirees and no increase in economic development, but replacement of existing Baby Boom population in workforce (Growth Rate .08)	High Estimate Assuming increase in retirees, increase in senior services and industries, assumes .21 annual increase in net migration between 2010 and 2020 (Growth Rate .18 beyond 2010.)
2010	35,480		
2020	36,692	38,972	43,912
2030	37,792	42,089	51,812
<u>Additional Housing Units</u>	<u>1,023</u>	<u>2,924</u>	<u>7,226</u>

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**8. Implementation and Financing Options and Recommendations, pages 18-19**

**Implementation Steps, Timeframe, Cost Estimate, and Responsibility.** ~~While the state law provisions require implementation steps, time frame, a list of responsible parties, and cost estimates, it is not practical in Greenbrier County due to a limited budget and lack of staffing.~~ An implementation matrix is included at the end of the plan that details priorities, potential partners, estimate of probable costs, and potential funding sources to help the county in implementing the plan.

Financial Implications: Many of the projects detailed in the implementation matrix will be costly for Greenbrier County to implement. Therefore, the county should consider funding sources when budgeting for implementation. Potential funding sources could include the following: general revenue funds, Tax Increment Financing, the Appalachian Regional Commission, the Benedum Foundation, the Governor’s Community Participation Grant program, KaBOOM, the Land and Water Conservation Fund, the Neighborhood Investment Program, the Small Cities

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Block Grant program, the Smart Growth Implementation Assistance program, and the Transportation Alternatives Program.

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**II. Planning and Land Use Policies, Goals, Objectives, and Strategies, page 21**

**(Policy) Future Land Use Map and Policy Changes.** In order to minimize the potential impact from sprawl and inconsistent development patterns, comprehensive plan amendments and changes to the future land use map will only be approved after a detailed review of the proposal and the potential impacts and will only be considered if the requested change in designation is for property adjacent to a different land use category. If a property is surrounded by properties with the same designation, then the property's future land use cannot be changed. The purpose of this policy is to prevent inappropriate spot development. The Greenbrier County Land Use Map, Future Land Use Map and Zoning Map can be found in Appendix C.

Areas designated on the Future Land Use Map are Designated Growth Area, Town, Transition, Resource Stewardship, and Rural.

**Designated Growth Area**

Designated Growth Areas indicate those areas within Greenbrier County that are most suitable for additional or more intensive development based on the available infrastructure and the character of nearby, existing development. These areas include a wide range of development potential, from residential to industrial, and some may be prioritized over others.

**Town**

Those areas designated as Town are most suitable for residential and business development appropriate for the individual towns. These areas are likely to contain a variety of development, including residential, commercial, and industrial.

**Transition**

The Transition areas are intended to afford flexibility to buffer between surrounding development with whatever level of development accomplishes this end, from conservation to industrial.

**Resource Stewardship**

Resource Stewardship areas are intended to conserve natural resources and preserve rural communities through limited development.

**Rural**

Rural areas are those with limited residential and neighborhood commercial development.

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**II. Planning and Land Use Policies, Goals, Objectives, and Strategies, page 22**

(Policy) Land Use and Utilities. Recognizing that growth follows the expansion of public utilities and that not all areas are suitable for growth, all moderate and high impact development should be limited to specified growth areas, including incorporated transition/expansion, designated growth areas, and existing municipalities, and should be served by both public water and sewer.

The development of telecommunication facilities throughout the county 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 county. Careful consideration must take place when siting new facilities; such as collocation, concealment, and landscaping. Most of the county is rural and would be appropriate locations for new telecommunication facilities. Residential areas may also be considered for telecommunication facilities but only in limited circumstances.

(Policy) Focused Growth. Focus growth into specific development areas and transition zones which either have, or can reasonably have, adequate resources and services to support growth in order to maintain Greenbrier County's natural resources, environmental integrity, and cultural and historic heritage.

(Policy) Zoning. Update the zoning ordinance to be consistent with the comprehensive plan.

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**PLU 1.6.4 Greenbrier West Development Area, page 30**

Recommended that both public water and sewer be extended into the west development area. Renewal and/or redevelopment areas are defined by the West Virginia Code as slums and blighted areas that need community renewal, revitalization and/or redevelopment. The following renewal and/or redevelopment areas identified in the county are:

- The area from Sam Black to Rainelle
- Route 60 and I-64 between the City of White Sulphur Springs and the City of Lewisburg
- Route 92 outside of White Sulphur Springs.

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**CHR 1.0 Cultural Facilities and Resources, page 35**

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CHR 1.0 Cultural Facilities and Resources. Provide ongoing support for the arts and for historical and cultural events, activities, and facilities, county-wide, including the support of tourism, in Greenbrier County. Historic facilities are shown on the Designated Historic Areas and Structures Map located in Appendix C.

The basic economy of Greenbrier County is currently driven by agriculture, natural resources, tourism, education, and medical facilities. The county had limited ability to attract major industrial or manufacturing entities without direct support and intervention of state government. It is therefore important to build our economy on what we know and do best.

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Economic Development, page 39**

The basic economy of Greenbrier County is currently driven by agriculture, natural resources, tourism, education, and medical facilities. The county had limited ability to attract major industrial or manufacturing entities without direct support and intervention of state government. It is therefore important to build our economy on what we know and do best. The Business Industrial Map found in Appendix C displays the various businesses and industries located in the county.

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Environmental Resources, page 50**

(Policy) Environmental Resources. Recognizing that a healthy environment is central to citizens' health, welfare, and quality of life, Greenbrier County strongly supports the wise stewardship of our natural environment, including air and water resources, agricultural and forestal resources, and geologic resources, with special emphasis on the protection of environmentally sensitive areas and features (springs, sinkholes, caves, other karst features, floodplains, and wetlands) which contribute to overall environmental health and citizens' quality of life. Floodplains and karst are identified on the Natural Hazards Map in Appendix C. Water resources in the county are shown on the Water Resources map in Appendix C.

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II. Housing, Neighborhoods, Community Design, and Redevelopment: Policies, Goals,  
Objectives, and Strategies, page 55**

(Policy) Sustainable and Livable Communities and Neighborhoods. Promote development patterns in Greenbrier County which enhance quality of life and recognize the interrelatedness of land use, economic development, quality of life, social, health, and environmental issues; and enable the development. Inhabited structures in the county are shown on the Inhabited Structures Map found in Appendix C.

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**MODIFY: Greenbrier County Comprehensive Plan, 2014 Edition  
PLU 1.0 Housing and Neighborhoods, page 56**

**HNC 1.2 Redevelopment and Adaptive Reuse.** Encourage redevelopment and adaptive reuse of structures ~~to increase~~, particularly in slums or blighted areas as those terms are defined by chapter 16, article 18 of the West Virginia Code, such as the area from Sam Black to Rainelle, to increase housing stock in the incorporated areas in order to lessen the need for new residential development in the unincorporated areas.

HNC 1.5 Senior Housing, Services, and Facilities. Actively encourage the development of housing, services, and facilities to address senior needs.

HNC 1.6 Address concerns regarding vacant and dilapidated buildings throughout the county.

(Policy) Enforce provisions of the Property Maintenance Code, adopted as part of the International Building Code by the Greenbrier County Commission, that address dilapidated and neglected properties.

(Policy) Continue to demolish buildings damaged in the flood through the West Virginia Rise Program.

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II Public Utilities, Infrastructure, and Energy: Policies, Goals, Objectives, and Strategies, page 61**

(Policy) Greenbrier County recognizes that there is a clear linkage between the presence of public utilities and growth. ~~Limit~~Focus the expansion and provision of public water and sewer ~~to~~in designated growth areas, urban transition areas, and existing urban areas. Public water and sewer may be provided on a restricted basis to rural communities and villages if there is a clear and demonstrable need for the services. Current infrastructure in the county is shown on the Infrastructure and Services Map found in Appendix C.

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II Public Utilities, Infrastructure, and Energy: Policies, Goals, Objectives, and Strategies, page 62**

**UTL 4.3.1 Recycling Facilities and Locations.** Encourage the expansion of the number of recycling locations to include all of the incorporated jurisdictions and the western and northern ends of Greenbrier County.

UTL 5.0 OTHER UTILITIES. Work to provide essential utilities to portions of the county that are underserved, including natural gas service and fire hydrants.

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**II Transportation: Policies, Goals, Objectives, and Strategies, page 63**

TRN 1.1 Multimodal Transportation System. Taking a systemic approach, work with the West Virginia Department of Transportation and the towns and cities in Greenbrier County, to create an inter-jurisdictional, county-wide, intermodal, multi-modal transportation plan that looks at the full range of transportation needs and addresses the full range of transportation modes (including roads; air; rail; bikeways, walkways, and trails; and transportation alternatives (including park and ride facilities, ride-sharing, and public transit). Intermodal transportation should be explored as an economic development tool. There are no ports or navigable waters currently located in Greenbrier County. The transportation network is shown on the Transportation Map found in Appendix C.

Most of county is rural therefore parking and sidewalks are not a concern.

TRN 3.0 The Greenbrier Valley Airport is located north of Lewisburg on US Route 219. The airport provides round trip flights to and from some airport hubs. The recently renovated terminal includes a restaurant, free parking, and free WIFI. The airport also includes the East Side Air Park and West Side Office Park with available development sites.

TRN 3.1 Support the Greenbrier Valley Airport economic initiatives.

TRN 3.2 Protect the Greenbrier Valley Airport through land use regulations.

**Implementation**

- **Develop an airport overlay to regulate heights of buildings and incompatible land uses**

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**Financing Implementation Matrix, page 69**

~~Due to a limited budget, it is not practical at this time for Greenbrier County to implement many of the recommendations in this plan. As funds become available in the future, the county may prioritize, fund, and implement these recommendations as conditions permit or demand. With any proposed implementation, benefits should outweigh costs, and any property rights impacted should be compensated.~~

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Insert Implementation Matrix

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Appendix A- Glossary, page 74**

**Designated Growth Area.** Designated Growth Areas are areas or districts which are deemed to be appropriate for the full range of development (commercial, residential, industrial), are served by public water and sewer, and are adjacent to major transportation corridors. Designated Growth Areas are also considered Preferred Development Areas in accordance with the West Virginia Code Chapter 8A-3-4-(c)(10).