



City of Elkins Comprehensive Plan

March 2026

What is a Comprehensive Plan?

- Process to determine community's vision and what it aspires to be in the future
- Serves as a blueprint for future development
- Policy document



Why develop a Comprehensive Plan?

- Land use guidance
- Land use is connected to other aspects of your community
- Reality check on issues within a community
- Directs future investments to the “right” places
- Gathers public support for priority projects

Public Participation

- 15 Planning Commission meetings (all open to the public)
- Online Survey - 166 responses
- 30 stakeholders completed a survey
- Open house to be held on April 16th

Needs Assessment

Critical Issues

- Public safety
- Housing
- Infrastructure
- Economic development
- Land Use
- Technology

Public Safety

- Neighborhood safety
- Drug activity
- Homelessness
- Limited access to mental health and addiction services
- Need for repairs at fire station
- Need for new fire equipment
- Lack of volunteer firefighters
- Funding for paid firefighters

Housing

- Lack of quality affordable housing
- Abandoned and dilapidated housing
- Limited housing downtown
- Influx of short-term rentals

Infrastructure

- Wastewater collection pipes receive both wastewater and rain
- Loss of raw water storage due to silt filling the Tygart Riverbed
- Lack of certified operators throughout the state
- High level of traffic
- Unsafe intersections
- Condition of streets and sidewalks
- Lack of parking
- Pedestrian safety
- Public transit
- Transportation for passengers/pilots once they land at the airport

Economic Development

- Need for increased promotion of the city
- Attract more visitors into downtown
- Lack of wayfinding signage
- Little room left for development, which limits ability to receive more tax dollars from businesses

Land Use

- Needed improvements to existing city parks
- Further increase the benefits that the river offers
- Expanding trails
- Preventing land use conflicts

Technology

- Controlling traffic lights, tracking road conditions, and protecting pedestrians
- Improve internet efficiency
- Public safety uses

Action Plan

Goal: Further strengthen public safety services to meet the needs of existing and future residents and businesses

- Coordinate with the county to expand public safety services upon completion of Corridor H
- Establish a detective division within the police department
- Ensure fire department is fully equipped and supported
- Consider the feasibility of a strategically located public safety substation
- Explore partnerships with the county regarding fire services
- Continue the Regional Task Force on Addiction, Homelessness, and Mental Health

Goal: Meet the housing needs of current residents of all economic levels, while exploring options for future expansion.

- Prioritize funding for demolition of dilapidated buildings
- Embrace create partnerships to address unsafe structures and enable the development of high-quality, affordable housing
- Ensure code requirements for landlords are readily accessible
- Explore opportunities to support homeownership
- Explore loan programs that support property owners in making property maintenance and repair improvements

Goal: Upgrade infrastructure to meet current needs while preparing for future growth

- Expand public water and sewer to underserved areas
- Continue to improve the city's water and sewer system
- Consider a stormwater utility fee
- Consider a stormwater ordinance
- Update the GIS mapping system

Goal: Upgrade infrastructure to meet current needs while preparing for future growth

- Implement the Streetscape Master Plan
- Install wayfinding signage
- Collaborate with WV DOT to create a safe and cohesive transportation network
- Consider various approaches for developing and maintaining sidewalks throughout the city
- Continue to encourage bicycle friendly amenities

Goal: Provide opportunities for increased economic development

- Evaluate and pursue strategic annexation opportunities
- Explore methods to spearhead economic development in city limits
- Explore funding opportunities to maximize the value and impact of the TIF district
- Explore resources to support property reinvestment
- Provide ongoing support and recognition to organizations coordinating local events
- Explore a public education campaign to increase awareness and understanding of how local government functions

Goal: Enhance and protect the characteristics of the city through proactive land use planning

- Consider zoning revisions to support evolving uses and boundary adjustments
- Collaborate with Historic Landmarks Commission (HLC) on resources and technical assistance
- Implement the Riverfront Master Plan
- Collaborate with Elkins Parks and Recreation Commission to improve parks and recreation
- Continue to support organizations that enhance recreational opportunities
- Partner with community organizations to host joint clean-up events

Goal: Use technology to increase organizational efficiency and strengthen service delivery

- Improve the city website
- Develop more accessible processes for public
- Explore a smart city technology to improve delivery of city services
- Improve the city's data storage

Prioritization of Action Plan

Identified high priorities

- Ensure the fire department is fully equipped and supported
- Ensure code requirements for landlords are readily accessible
- Explore opportunities to support homeownership
- Consider a stormwater ordinance

Identified high priorities

- Implement the Streetscape Master Plan
- Install wayfinding signage
- Consider various approaches for development and maintaining sidewalks throughout the city
- Evaluate and pursue strategic annexation opportunities

Next Steps

Adoption of Comprehensive Plan

- **Thursday, May 14th-** Planning Commission meeting to discuss draft plan and make any final changes
- Planning Commission will then hold a public hearing after a 30-day public notice. Final draft to be posted on the City's website and available at City Hall.
- Planning Commission presents recommended comprehensive plan to City Council.
- City Council will then hold a public hearing after a 15-day public notice. After the hearing, city council may either adopt, reject, or amend the comprehensive plan, or defer action.

Comments?
Questions?