Town of Bolivar, West Virginia

COMPREHENSIVE PLAN



Adopted by Bolivar Town Council March 4, 2014

Acknowledgments:

Current Members of the Bolivar Town Council

Robert Hardy, Mayor

P. Jean Reed, Recorder

John Paul Heafer

Helen Dettmer

Dave Kardok

Donna Callar

Paul Staubs

Current and Former Members of the Bolivar Planning Commission

Deb Hale

Helen Dettmer

Edmund C. Stazyk

Randall Hughes

Barbara Staats

Brian Meley

Robert Gibson

Stephen Paradis

We wish to thank those Bolivar residents who participated in the process, either by completing the community satisfaction survey or by attending the public forums.

Cover photograph courtesy of Bolivar website. Photo by Ronald Moltere.

Table of Contents

Summary 1

1. **Introduction** 5
   Purpose of the Plan
   Planning Process and previous plans
   Coordination with regional planning

2. **History** 7
   A brief narrative history of Bolivar
   Historic Preservation

3. **Land Use and Development** 11
   Existing land use and development
   Preferred development areas
   Open space and recreation areas

4. **Transportation and Infrastructure** 17
   Transportation
   Utilities
   Natural Resources

5. **Economic Development** 22
   Population summary and statistics
   Housing
   Business
   Tourism

6. **Community Services** 32
   Schools
   Library
   Police and Fire
   Community Activities and Groups

7. **Implementation** 39
   Achievements
   Short and Long Term Goals
   Financing

Appendices

Appendix A: History

Appendix B: Transportation and Infrastructure

Appendix C: Economic Development

Appendix D: Survey Results

Summary

Vision statement and overview

The vision Bolivar citizens share is a desire for Bolivar to 'stay like it is' and to keep its small-town characteristics. They value the town's open space and prefer single-family homes as neighbors, wanting to limit new multi-family construction. They would like to see the town's main thoroughfare, Washington Street, revitalized in small, significant ways to provide the kind of gathering places that make for a vital, livable community.

Bolivar is a small-town livable community whose residents value its open space, historical and predominately residential character while encouraging a small-town main street business community along Washington Street.

Summary of plan sections goals and objectives

The comprehensive plan is comprised of eight sections which define the goals and objectives for developing a vision for Bolivar's future. The follow is a list of the goals and objectives developed for each of the plans sections.

1. **Introduction**
   This section details the purpose for this Comprehensive Plan; the process utilized in the development of the plan; previous planning documents; and coordination with other regional planning efforts.

2. **History**

Goal(s):

- Revive past efforts to preserve local history and lore.

Objective(s):

- Utilize the renovated old jail for housing a small town museum with donated artifacts, letters, photographs, etc.
- Engage long-time residents in preserving their stories and memories in Living History interviews.
- Encourage preservation of historic structures.
- Publish historic walking guide.

3. Land Use and Development

Goal(s):

- Retain the small town, quiet atmosphere of Bolivar, and its historic and scenic qualities (these qualities came out on top as important features for living in Bolivar).

Objective(s):

- Set aside and maintain more open spaces for all residents to enjoy (in support of open space - 84%).
- Continue to enforce current land use/zoning ordinances ("in favor of growth at a limited rate" - 58%).
- Review current ordinances and permit processing procedures to ensure clarity and enforceability.
- Strengthen the enforcement of ordinances on property appearances and litter, such as snow removal by owners, pet waste pick-up, and regular yard maintenance.
- Confine commercial enterprises to the commercially-zoned Washington Street corridor.

4. Transportation and Infrastructure

Goal(s):

- Continue to make town and local area roads and sidewalks safe for residents.
- Continue the Town's coordination with water and sewer service providers.
- Continue to focus on storm water management projects.

Objective(s):

- Continue proper maintenance of roads & improvement of sidewalks (nearly 58% think that the existing sidewalks would be inadequate to serve any additional population) – these issues remain very important to residents.
- Devise a plan to control the local deer population (perhaps consider what Harpers Ferry has done in terms of culling with special-permit bow-hunting within town limits).
- Develop a consistent message while continuing to advocate for controlled growth in Jefferson County – traffic & congestion remain a major issue for residents – especially as policies pertain to the development of the Route 340 corridor.
- Continue to apply and secure funding for infrastructure projects.
- Adopt new Storm Water Management ordinances, combining them with existing ordinances to create a comprehensive and practical set of rules for all future development.

5. Economic Development

Goal(s):

- Create a favorable business environment in Bolivar (Commercial growth most favored – 43.8%); residents are especially interested in attracting more restaurants, grocery stores, food vendors and retail shops.
- Strengthen ties and lines of communication between local businesses, government and the public.
- Keep Bolivar small.

Objective(s):

- Promote local businesses with kiosk/map/ brochure, perhaps featuring businesses, historic sites, and other points of interest, all in one, intended for tourists and local residents alike. (71.2% of responders would like to see more businesses in town.)
- Continue beautification projects through town (62.5% of responders chose this option more than any other for future project possibilities).
- Explore the possibility of putting utility lines underground as another way to make the town more visually appealing.
- Explore the possibility of providing wireless internet to town residents.
- Sponsor a business round table to discuss business-related issues and concerns.
- Support existing local organizations already promoting local business, such as Harpers Ferry Merchants Association, Historic Harpers Ferry Town Foundation, etc.
- Provide new businesses with guidelines regarding town regulations for signs, parking, etc., to encourage compliance of local laws.
- Without much more room to grow (very few empty buildable lots left), the population of Bolivar naturally should not grow very much, but the Planning Commission should continue the Town's land use policy of one single-family home per half acre (or platted lot), which has managed to control density in the last decade.

6. Community Services

Goal(s):

- Encourage a vibrant community environment.
- Improve communications between Town Council and residents.

Objective(s):

- Continue financial support of the library, police and volunteer fire departments, and to work collaboratively with these entities.
- Offer more organized Community events (76% response) – such as trash pick-ups, teen activities, yoga classes, potluck picnics, holiday/historic festivals.
- Continue to offer the Community Center availability to residents and local non-profit organizations.
- Publicize town website to make it more widely known and in that way more useful.
- Explore newsletter/announcements by email option.
- Encourage residents to attend monthly Town Council meetings.

7. Implementation

This section details the achievements of the Goals and Objectives set out since the adoption of the initial Comprehensive Plan in 2000. It categorizes plan goals into short- and long-term timeframes, and discusses financing options of plan recommendations.

Section 1 Introduction

Purpose of the Plan

The Town of Bolivar Comprehensive Plan is a document describing the community's vision for the future of Bolivar. The document describes the history, population, land use, economy, transportation, education, community services, and natural resources elements comprising the community. The plan also identifies goals and objectives, based on community input.

Chapter 8A "Land Use Planning" of the West Virginia Code provides guidance on Planning Commissions and the role of a community's comprehensive plan as "a plan and a vision for the future" and "the basis for land development and use".

Per the West Virginia Code §8A-3-1 (d), the purpose of a comprehensive plan is to:

1. *Set goals and objectives for land development, uses and suitability for a governing body, so that a governing body can make an informed decision;*
2. *Ensure that the elements in the comprehensive plan are consistent;*
3. *Coordinate all governing bodies, units of government and other planning commissions to ensure that all comprehensive plans and future development are compatible;*
4. *Create conditions favorable to health, safety, mobility, transportation, prosperity, civic activities, recreational, educational, cultural opportunities and historic resources;*
5. *Reduce the wastes of physical, financial, natural or human resources which result from haphazard development, congestion or scattering of population.*
6. *Reduce the destruction or demolition of historic sites and other resources by reusing land and buildings and revitalizing areas;*
7. *Promote a sense of community, character and identity;*
8. *Promote the efficient utilization of natural resources, rural land, agricultural land and scenic areas;*
9. *Focus development in existing developed areas and fill in vacant or underused land near existing developed areas to create well designed and coordinated communities; and*
10. *Promote cost-effective development of community facilities and services.*

This Plan will serve as a long-range comprehensive guide for the community's land use and development goals. The plan may be referenced in future planning, policy and decision making.

Planning Process and previous plans

Chapter 8A, Article 3. Comprehensive Plan of the West Virginia Code provides specific guidance for the purpose and required content of comprehensive plans. The original iteration of

the Town of Bolivar, West Virginia, Comprehensive Plan was completed in 2000 and involved establishment of a Town Planning Commission and Advisory Committee who utilized a planning process that included public participation in the development of the plan through surveys and public meetings.

In writing the Comprehensive Plan, the members of the Bolivar Planning Commission (BPC) and Advisory Committee kept the express wishes of the community at the forefront. The Planning Commission's role is to provide opportunities for citizens to express their views, to reflect these views in setting policies for the future, and to administer these policies in fair and open meetings with input from neighbors and citizens at all times.

Code requires periodic update or review of adopted Comprehensive Plans to insure that goals and objectives remain current and continue to meet the needs and vision of town citizens. In 2012, the BPC began the process of updating the Plan. The process involved review and assessment of the existing plan as well as public participation throughout the plan update. Working with the 2000 plan survey/questionnaire, along with sample surveys from similarly-sized small communities, the BPC compiled a new public survey, which was then distributed to all Bolivar households. The survey results were then tabulated, reviewed by the BPC, and presented in a public forum. The BPC also evaluated the original plan's goals and objectives – which had been achieved in the last ten years, which had not, which ones were still viable or pertinent. In addition, a public forum was conducted to gather community input on goals. A final draft of the updated plan was then submitted to the Town Council for their review and made available for additional public review and comment. The final version of the plan was then submitted to the Town Council for review and final adoption.

Coordination with regional planning

Coordination with other local planning efforts that may impact Bolivar is an important component of any plan update and is included in the recommendations and implementation of this plan. Bolivar's planning efforts should coincide with similar efforts by the Town of Harpers Ferry and the National Park in issues that may overlap or prove mutually beneficial. Increasing cooperation between neighboring Town Councils (Harpers Ferry/Bolivar) to combine efforts and effectiveness should be considered a Plan goal. Inviting Harpers Ferry Council Members and other Commission and Committee members to Bolivar meetings might be a first step toward establishing common ground on major issues and projects.

Section 2 History

Goal(s):

- Revive past efforts to preserve local history and lore.

Objective(s):

- Utilize the renovated old jail for housing a small town museum with donated artifacts, letters, photographs, etc.
- Engage long-time residents in preserving their stories and memories in Living History interviews.
- Encourage preservation of historic structures.
- Publish historic walking guide.

Included below is a brief history of Bolivar by its townspeople as compiled by their memories, books, and personal knowledge. The appendix of this plan includes additional information pertaining to the history of Bolivar.

By Jean Reed, Robert Menefee, and Katherine Collins

The town of Bolivar, in Jefferson County, West Virginia, is located along US. Route 340, one mile west of the point where the Shenandoah and Potomac rivers meet. It boasts some of the most beautiful natural scenery anywhere in the state.

Bolivar was built on a part of a 310-acre tract of land that was purchased from a man named Rutherford on February 20, 1797. At first, this small settlement was known as "Mudfort," because, as legend has it, the boys in Bolivar were always able to drive the boys from Harpers Ferry, nicknamed "The Hole," back down the hill with the mud balls which they had made and carefully dried in the sun before each battle.

In 1825, the Harpers Ferry Free Press printed the following: "Notice is hereby given that a petition will be presented to the Legislature of Virginia at their next session for authority to lay off and establish a town, adjoining Harpers Ferry, so as to include the village of Mudfort and some adjoining Lands." The 270 residents of Mudfort requested in their petition that the town be known as Bolivar, in honor of Simon Bolivar, the great South American liberator. On December 29. 1825, permission was granted and Bolivar, Virginia, became the first town in the United States to be named for Simon Bolivar. Joel Downer, George Rowles, Dr. John Heyden, John Graham, and Robert Avis became the town's first trustees.

Bolivar grew rapidly and, by 1850, had 1,054 inhabitants. In May 1856, the people of the county voted to establish public schools. Accordingly, on August 12, 1858, the Virginia Free Press carried an advertisement by J. P. Smeltzer and Webster Eichelberger, announcing the opening of Fairview High School in Bolivar, on September 2, 1858. Instruction was offered with sessions in modern and ancient geography, English, grammar, mathematics, natural, moral and mental philosophy, anatomy, chemistry, Greek, and Latin.

During the Civil War, both Bolivar and Bolivar Heights were the scene of much fighting and were captured and recaptured many times. The trenches used in these battles can still be seen on Bolivar Heights.

Mail trains sometimes were detained and ransacked by armed posses. If letters were discovered that had been written to Bolivar residents by friends denouncing Virginia's secession from the Union (in April 1861), problems erupted. The recipients could be arrested, placed in jail, and subjected to punishment. This was the case of William McCoy, a highly respected gentleman who was one of the first trustees of Bolivar Methodist Church. Influential friends were able to get him released with the promise that he would return to his native Ohio. This he did, but, because of the unhappy ordeal, he died soon thereafter. (West Virginia did not formally become a state until June 1863.) John Yates Bell, who served in the Union Army and was wounded on Bolivar Heights, was a native of Jefferson County. He was convicted for being a Confederate spy and executed on February 24, 1865. All efforts to save him failed. His body was sent to Charles Town where he was buried in Zion Episcopal Churchyard.

During one of the battles on Bolivar Heights on September 15, 1862, Union Colonel Dixon S. Miles was forced to surrender to the Confederates. However, Col. Miles was not able to notify all of his troops and, unfortunately, was shot by his own soldiers; his wound was fatal. Another soldier wounded while in battle on Bolivar Heights declared that, if he survived, he would return to build a castle like the one his family had in Scotland. This soldier survived the war and returned to build the castle, which remained standing until the late 1950's. The castle was enjoyed by everyone who had the opportunity to visit there.

With the end of the war, much needed to be done in Bolivar. Many parts of the town had been burned by one side or the other; many homes had been used as hospitals and living quarters for the soldiers.

By an act of the West Virginia Legislature on December 23, 1868, the Towns of Bolivar and Harpers Ferry were consolidated. For more than two years, they were known as Bolivar Township. It was not a successful venture then, nor would it be now.

In October 1870, E. Willis Wilson, a native of Bolivar, was elected as a member of the House of Delegates. From 1885 to 1890, he served as democratic governor of West Virginia. He was the only person from Jefferson County ever to serve as governor.

In 1904, while Mr. Lyle Eackles and Mr. William Coyle were doing some work on the foundation of the Bolivar Methodist Church, they found the remains of a Union soldier. His canteen and the buttons from his uniform bore out the fact that the body had been there since the Civil War. A memorial window was placed in the vestibule of the church, bearing this inscription: "In memory of an unknown Union soldier whose remains were found under this church in 1904. Wounded and alone he crept to shelter." In September 1949, this church, the only one in Bolivar, had a three-day celebration commemorating its one-hundredth anniversary.

In 1927, an all-volunteer fire department was established. Organizers named the first fire engine Old Abigail. In 1965, a volunteer ambulance service was started. The requirements for serving on the ambulance crew were basic and advanced first aid.

On September 25, 1948, under the leadership of Mayor Clarence E. Garten, the people of Bolivar organized the Bolivar Citizenship League for the purpose of improving Bolivar - to work with the Simon Bolivar Memorial Foundation to perpetuate the principles of freedom exemplified in the lives of the two great liberators, George Washington and Simon Bolivar.

For years, the only highway east to Maryland went directly through Bolivar, into Harpers Ferry and across the Potomac near Sandy Hook. Then, in the fall of 1949, the state completed work on a beautiful new highway bridge across the Shenandoah south of Bolivar, eliminating many road hazards that had existed over the old route and improving the already beautiful drive along Route 340.

A new business moved to Bolivar in 1956. At first, Courtney's Auto Parts and Salvage Yard started along the Shenandoah River (near where the sewage treatment plant is now), and, in 1960, it moved to the lower section of the salvage yard that still is being used today. In 1969, the business expanded to its present site on Polk Street. This business has been in Bolivar for over 55 years and its original owner Paul Courtney served both on the Town Council and then as mayor for a combined 23 years.

Timelines developed at the Spring 2000 town meetings show an abundance of businesses and arrivals in Bolivar in the 1970's. These include: the Green Bean Deli, Daniels' Antique Shop, Butts Drug/Fountain Shop, a post office, liquor store, Jones Block, Eackles Vault, Reed's Barber Shop, and a beauty shop. In 1975, the Harpers Ferry Branch of the Bank of Charles Town was built on main street. Two years later, in 1977, the Bolivar-Harpers Ferry Library was dedicated. This was followed by the construction of the public sewer system.

In 1982, thanks to Al and Katherine Collins, Dr. Rosemarie Cannarella and Dr. Konrad Nan opened offices in Bolivar. In 1994, Bolivar had a gas station just outside of town and then along came a 7-11 with more pumps. Today the closest gas stations are several miles away. As businesses come and go, so did the barber shop, due to the death of Clyde Reed, who ran it for 30 years. In 1999, the little shop reopened as a unisex hair styling business, but the small building has since come down due to structural problems. The empty lot currently serves as the latest Farmers Market location.

People working together are the key to transforming a cluster of homes, businesses, schools, and organizations into a place that people are proud of. So it is with our town of Bolivar. Many have given hours, days, months, and years to this small town in its 216-year history. From the formidable mudball makers to the illustrious governor, to the citizens of today - oldtimers and newcomers of all ages - it takes good people working together to make a great town.

The Old Schools of Harpers Ferry and Bolivar

On October 27, 1824, the Harpers Ferry Free Press (published in Harpers Ferry, Virginia) carried the following notice: "Another quarter of the Lancasterian School commences this day (Oct. 20). Subscriptions will be received at the School Room. A Night School will positively be opened on the 25th of the present month ....Signed: Joseph Swartz."

There is little doubt that schools existed here, in some form, even before this time. As early as 1810, the historian Charles Varle records that, in Bolivar there were, "a good tavern, several large stores for goods, a library, a physician, and a Professor of English language." Note that he does not use the word "school." The professor probably conducted a class in his lodgings, or conceivably, in a church building. This most likely consisted of tutoring a group of private pupils - the most promising lads of the village. (In Bolivar, as elsewhere, girls were not formally educated at that time.)

Almost all early schools were made of brick since this area was rich in good clay. The brick schools were destroyed in the Civil War, with the exception of one on Schoolhouse Lane, now Gilbert Street. After the Civil War, Storer College, "the first College for the Education of Black School Teachers" was established in 1867 in neighboring Harpers Ferry. A parochial school for Roman Catholic children was started in 1854, and continued intermittently until 1899. Many non-Catholics attended it as well.

Gilbert Street, or "Schoolhouse Lane" as it was called in 1870, housed the first schoolhouse in Bolivar. This red one-and-one-half-story brick building still stands, the second house on the right after turning north from Washington Street. Another Gilbert Street schoolhouse also remains. Now known as the Mauzy home place, it is the fifth house on the right.

Writing in the magazine of the Jefferson County Historical Society, Mariana Ross commented, "The old school, it is true, lacked almost every material and academic tool. But they had one thing for which neither money nor degrees can compensate - moral purpose. Our forefathers did not expect education to make up, at public expense, for their private deficiencies. They expected it to strengthen and broaden the moral training which they, at home, were giving their children."

Those who attended these schools of long ago were, in a real sense, pioneers in what we know as education. They lived in a relatively young country that was just starting on the road to discovery and adventure, a country whose exciting present was dwarfed by the tremendous contours of its future.

Section 3 Land Use and Development

Goal(s):

- Retain the small town, quiet atmosphere of Bolivar, and its historic and scenic qualities (these qualities came out on top as important features for living in Bolivar).

Objective(s):

- Set aside and maintain more open spaces for all residents to enjoy (in support of open space – 84%).
- Continue to enforce current land use/zoning ordinances ("in favor of growth at a limited rate" - 58%).
- Review current ordinances and permit processing procedures to ensure clarity and enforceability.
- Strengthen the enforcement of ordinances on property appearances and litter, such as snow removal by owners, pet waste pick-up, and regular yard maintenance.
- Confine commercial enterprises to the commercially-zoned Washington Street corridor.

Introduction

The Town of Bolivar, nestled in the Blue Ridge mountains, is nominally bounded by the Potomac River to the North, Harpers Ferry to the east, the Shenandoah River to the south and Bolivar heights Battlefield to the west. Street boundaries include the appropriately named Boundary Street and Union Street on the east, Ridge Street, and Old Furnace Road on the north, Columbia Road and Route 340 on the south, and Cheney Avenue, Spring Street, and Elm Street on the west.

In the 1700's, sparsely populated Mudfort (renamed Bolivar in 1825) consisted primarily of farmland. This changed dramatically when George Washington chose Harpers Ferry as the location of the United States Armory. As Harpers Ferry rapidly grew to accommodate this new industry, Bolivar became home to many of the armory workers and their families. A rifle factory soon followed the armory in the first part of the 19th Century, and Harpers Ferry, and subsequently Bolivar, boomed. The Civil War destroyed much of Harpers Ferry, and Bolivar became, intermittently, an occupied town, a battlefield, and a war hospital. A series of devastating floods at the end of the 19th Century ended a brief post-war return to industry. As Harpers Ferry became a tourist attraction in the 20th Century, Bolivar experienced a growth of commercialism, catering to tourists driving through town on their way to Harpers Ferry. In June 1990, a new National Park Service Visitors Center rerouted traffic away from Bolivar, which slowed tourism. Many businesses closed, and Bolivar returned to its original residential character. Today, Bolivar is a quiet community with small businesses and home offices.

General Land Use

The Town of Bolivar is comprised of residential, commercial, institutional, and parks/open space land uses. These land use zones were established in the original plan; additionally, there were certain individual properties granted non-conforming use zoning. Survey respondents and public workshop attendees did not express any desire to see additional land uses, or the changing or enlarging of any land use zones (i.e., expanding the commercial areas). The survey did indicate 84% support for more open space(s) which is an objective of this section. This updated version of the Plan does not propose or recommend any other changes to type, scale, location or orientation of existing land uses. Maintaining the character and quality of life is a key concern of residents.

The Town of Bolivar's charter addresses Urban Growth Development through a one-mile buffer zone that could be subject to annexation. During the preparation of this updated Comprehensive Plan, the subject of annexation did not come up as a topic of discussion by citizens during the survey phase or any of the subsequent public meetings. This Plan only notes here that the potential for future annexation remains an option for the Town of Bolivar.

Residential Land Use

The wide variety of housing styles in Bolivar is evident along Washington Street, the main thoroughfare through town. Relatively new houses on the side streets fill in the background behind approximately 35 pre-Civil War houses on Washington Street. Side streets, such as Gilbert and Union in particular, contain many 19th Century houses as well. Speakers at the neighborhood meetings emphasized the importance of maintaining these historic homes as a focal point in the town.

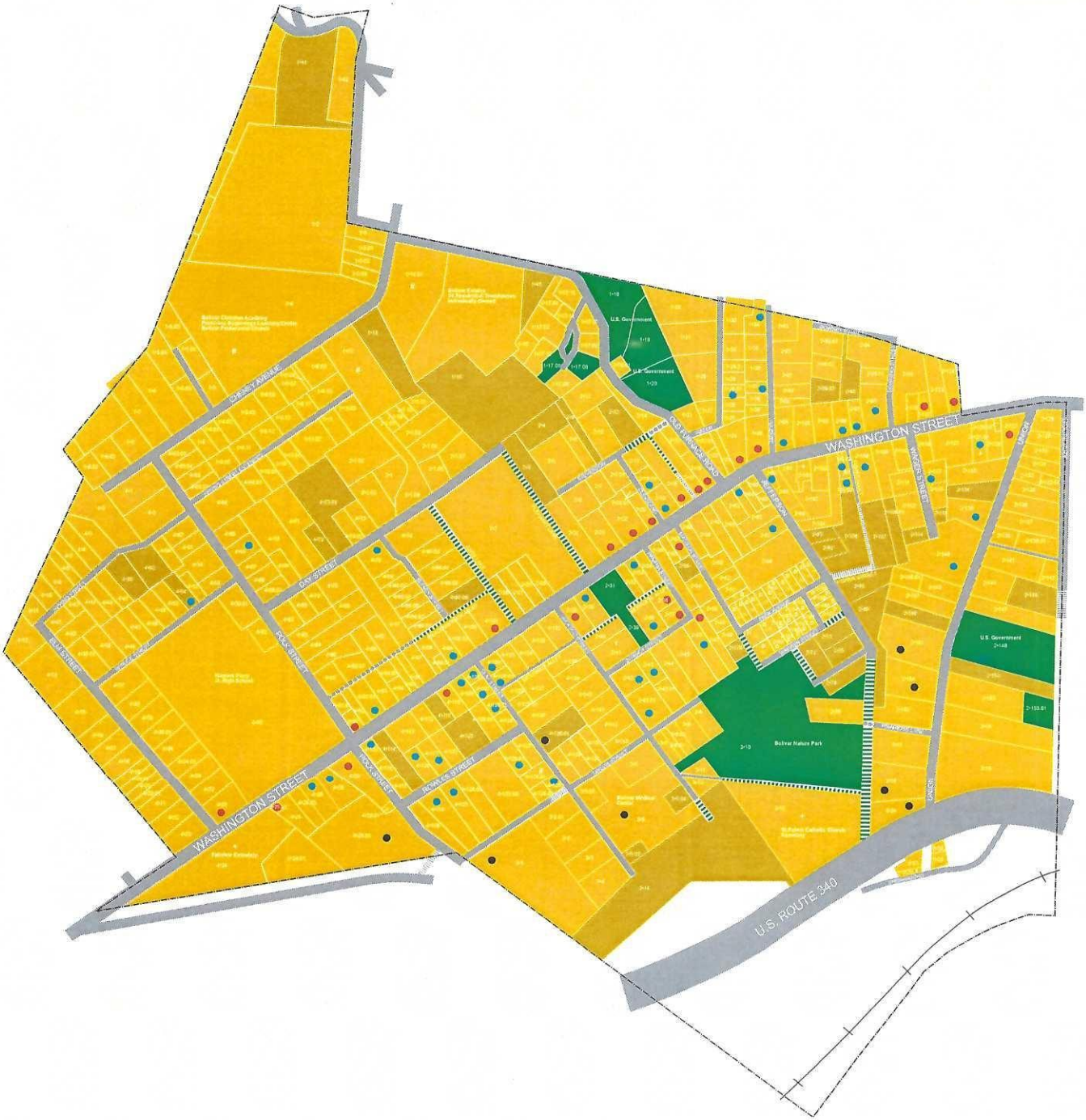
As primarily a residential town, more than 80% of Bolivar's 549 lots are residential. Today, most lots (365) contain single-family detached units while a smaller number have individually owned townhouses (54), duplexes (34), and multi-family units (4). (See Planning and Zoning Ordinance for definitions.) Issues emerging from the neighborhood meetings included accountability for rental housing, and confusion about enforcement of ordinances. Residents expressed concerns regarding absentee landlord issues and both short and long term rentals, including vacation rentals.

Table 1: Housing Units

	2010*	2000	1990	1980
Occupied	498	479	431	234
Owner-occupied	303	298	259	177
Renter-occupied	195	181	172	57
Vacant	67	40	38	
Vacant: for rent	25	23*		
Vacant: for sale	15	11*		
TOTAL HOUSING UNITS	**565**	**519**	**469**	**288**

* Figures based on estimates from 2011 U.S. Census data

Land Use Map • Bolivar West Virginia



Commercial Land Use

The designated commercial area is confined to the Washington Street corridor. This corridor allows residential as well as commercial uses and presently contains a variety of commercial establishments interspersed with residential units. Survey respondents indicated a preference for the commercial zone to remain designated to the Washington Street corridor with no need for expansion. Residents had mixed preferences for potential new businesses. See the Economic Development section for additional information on existing businesses.

Agricultural Land Use

Farming no longer exists in Bolivar. A few residents raise chickens, while many others have small backyard vegetable and herb gardens.

Parks, Recreation, and Open Space

Located in a rural, mountainous area in close proximity to two major rivers, Bolivar is surrounded by significant amounts of open space, farms, park land, and forest. According to the 2012-2013 community survey results, this open space remains a primary draw for many of Bolivar's current residents. Nearly 84% of survey respondents were in favor of conserving existing open space throughout Bolivar. Furthermore, residents indicated that Bolivar's "quiet and peaceful atmosphere" and "scenic value" were the two most important aspects of living in town.

Four major nationally known scenic trails - the Potomac Heritage National Scenic Trail, Appalachian National Scenic Trail, American Discovery Trail, and C&O Canal towpath - along with a number of other small trails pass within a mile of Bolivar. Notably, the Town of Bolivar has been designated an Appalachian Trail Community and a Canal Town.

In addition, the Shenandoah and Potomac rivers, with a host of recreational activities ranging from fishing to white water rafting, form natural borders north and south of town. While these provide opportunities for outdoor recreation close by, residents indicated, through the questionnaires and neighborhood meetings, a desire for more open spaces and recreational facilities that families, seniors, and especially children can access in town. Suggestions include a foot/hike trail, basketball court, tennis court and swimming pool. Today Bolivar has two developed areas of open space - Bolivar Nature Park and Bolivar Children's Park- as well as undeveloped park land, paper streets, utility easements, and creeks.

Bolivar Children's Park, located on Washington Street between Panama and Jackson, was established by the Bolivar Building Commission in 1996. Open from dawn to dusk, it is a recreational facility with benches, playground equipment, and basketball hoops. The local 4H Club maintains the flowers and shrubs along the Washington Street park border. The Town Council funds expenses for grass cutting and trash removal. In addition, volunteer residents and members of the Bolivar Building Commission raise funds and help to maintain the park.

Because it is on the main street of town and borders the Bolivar Community Center parking lot, the park is easily accessible by foot and car. Since the completion of the initial plan the Historic Spring House has been refurbished through the generosity of a local resident.

The Bolivar Nature Park is part of the Jefferson County Parks and Recreation Commission. Covering seven acres, it has an inviting .3-mile loop trail that includes information and markers identifying trees and plants. Built by two Eagle Scouts, it also has birdhouses and a butterfly garden. The Commission offers guided walks. At the base of the trail are a gazebo and picnic table. At this time, community access and knowledge of the park are limited due to lack of advertising and the absence of a defined parking area.

Paper streets belong to the town. They are streets that are designated on the map or parcel book of the Jefferson County Assessor but are closed or not in use (usually unpaved).

There a number of paper streets in Bolivar. In the future, some of these paper streets, after consultation with the affected landowners and neighbors, could become community corridors or public byways to maximize open space in Bolivar.

Public Buildings and Institutions

Bolivar has four major buildings and institutions: Bolivar Community Center, Harpers Ferry Family Medicine Center, Harpers Ferry Middle School, and Bolivar-Harpers Ferry Public Library. Lacking a building dedicated solely to government use, the Bolivar Community Center houses all public-office space for the town.

A hundred or so years ago, Bolivar had a jail. Although the small, two-story structure is still standing at the edge of the community center parking lot, it functions now as a town storage space.

In June 2012, the Town embarked on work to repair the old town jail. The work was performed by Historic Restoration Specialists of Smithsburg, MD, who came highly recommended. Because the floor tile tested positive for asbestos, as mandated by the State, the Town obtained a qualified contractor to safely remove the asbestos before any further work could be completed. The next phase of work included removing the old plaster from the walls; stabilizing the bulge in the north wall to prevent further damage; repairing and replacing sections of the existing roof; repairing the chimney; painting the roof to coordinate with the Spring House in the Park; and replacing the original window. These steps – Phase I of the jail project - proved considerable as the jail is a very old structure and had suffered water damage in addition to damage from animals that had made the jail their temporary shelter. Due to the lack of funding, Phases 2 and 3 have been placed on hold. The Town plans to complete small item jobs, such as painting the outside of the structure and installing new gutters, by using its own resources. In future the Town plans to display archive material obtained through donations. Up to this point, the cost for repairs has reached approximately $30,000.

Non-Commercial Private Buildings and Institutions

Bolivar has one church and two graveyards. Bolivar United Methodist Church was built in 1849 and is located on Washington Street. St. James Catholic Church in Charles Town maintains St. Peter's Cemetery, and the St. John's Lutheran Church in Harpers Ferry maintains the Fairview Lutheran Cemetery.

Housing

Analysis of projected housing needs is based upon historical and current population trends as described in Section 5 of the Plan. As indicated in that Section the total population of Bolivar has remained relatively constant since 1990. A large increase in housing unit demand due to an increase in population seems unlikely. With the majority of vacant land in the residential land use zone, there is capacity available to meet any future housing demand if it occurs. An increase in housing units should also be balanced with the Plan's vision statement of maintaining the small-town character of Bolivar.

Rehabilitation and improvements of existing housing units should be encouraged through the clarification of Town ordinances regarding permitting and building construction. Easy to understand regulations followed by a straightforward permitting process would allow Bolivar to encourage existing and new residents to maintain and improve their housing units. Most new building within the town are is residential with some larger commercial type structures on W. Washington Street. The makeup of architectural types makes adaptive reuse of non-residential buildings into housing seems unlikely, although current zoning would not prohibit that from occurring in most of the town.

Affordable housing was not raised as an issue of concern during the public outreach and survey portions of this preparation of the Comprehensive Plan. The Partnership for Affordable Housing Jefferson County, WV has programs and services to promote access to affordable housing throughout the county, including in Bolivar. When needs arise or are identified, the Town of Bolivar should encourage these types of organizations and their mission. Substandard housing is addressed on a case by case basis. When vacant or condemned buildings are strategically located, the Town of Bolivar should explore the potential to acquire them as part of civic improvements for parks and open space.

Section 4 Transportation and Infrastructure

Goal(s):

- Continue to make town and local area roads and sidewalks safe for residents.
- Continue the Town's coordination with water and sewer service providers.
- Continue to focus on storm water management projects.

Objective(s):

- Continue proper maintenance of roads & improvement of sidewalks (nearly 58% think that the existing sidewalks would be inadequate to serve any additional population) – these issues remain very important to residents.
- Devise a plan to control the local deer population (perhaps consider what Harpers Ferry has done in terms of culling with special-permit bow-hunting within town limits).
- Develop a consistent message while continuing to advocate for controlled growth in Jefferson County – traffic & congestion remain a major issue for residents – especially as policies pertain to the development of the Route 340 corridor.
- Continue to apply and secure funding for infrastructure projects.
- Adopt new Storm Water Management ordinances, combining them with existing ordinances to create a comprehensive and practical set of rules for all future development.

Roads and Highways

The town of Bolivar is situated at the easternmost tip of West Virginia, west only of the small town of Harpers Ferry. The corporate limits of Bolivar include a stretch of Route 340, the town's only access/egress route. Rt. 340 is classified by the West Virginia Department of Highways as a "trunkline." It supports the highest volume of traffic in Jefferson County.

There currently are three ways in and out of Bolivar: one at Rt. 340 and Washington Street at the west end of town, a major intersection with a traffic light: the second, a T-junction at Rt. 340 and Union Street (against fast moving traffic on a hill on a curve), and third through Harpers Ferry along Washington Street.

While the limited access to Bolivar enhances its security, it does leave the town susceptible to massive tie-ups when there are problems on Rt. 340, such as accidents or construction delays. The ever-increasing traffic on Rt. 340 due to growth in other areas of Jefferson County will exacerbate congestion in the future.

Many of the roads within the town of Bolivar are maintained by the State of West Virginia Department of Highways. These include: W. Washington Street (alternate 340), Polk Street, Cheney Street, Old Furnace Road, Jackson Street, Clay Street, Taylor Street, and Union Street.

Bolivar maintains all of the remaining streets, with responsibility for their condition falling to the streets and sidewalks committee of the Bolivar Town Council.

Traffic in Bolivar is not particularly heavy during weekdays. There is little commercial traffic, due to the small number of businesses in Bolivar and Harpers Ferry. Since the 2000 plan was

adopted, the closure of the Hilltop House Hotel in February 2008 has decreased the traffic from guest vehicles and tour buses. Much of the potential tourist traffic is diverted from the town's streets by Harpers Ferry National Historical Park's bus system. On weekends, there is a considerable amount of tourist traffic, particularly in spring, summer, and fall.

Additional morning and evening traffic occurs when commuters from neighboring areas pass through Bolivar to reach or return from the MARC trains that carry commuters from Harpers Ferry to Washington. D.C.

Most of the streets in town are in fair to good condition, but need repaving from time to time. The town has limited financial resources; therefore, street repairs are prioritized and repaved as resources allow.

Public Transportation

There are a few public transportation options available to residents of Bolivar that offer service in the local area (Harpers Ferry, Charles Town, Martinsburg) and access to Washington D.C.

The table below shows information based upon U.S Census data of work commuting trends within Bolivar that indicate that the majority of workers utilize the road and highway network.

A. MARC Trains - MARC trains are available from adjacent Harpers Ferry and Brunswick, Maryland. They offer access to Washington. D.C. and the Rt. 270 technology corridor in Maryland, but service is limited to weekday rush hours. There are two trains in the morning going into Washington D. C and three returning each evening. According to the Martinsburg Journal, on the average weekday 115 people board at Harpers Ferry. County residents can also catch the MARC trains at the Duffields stop between Charles Town and Shepherdstown.

B. Amtrak - The Capital Limited Amtrak train stops at Harpers Ferry twice daily, east- and westbound. It runs between Chicago and Washington D.C.

C. Taxi Service - There is no taxi service based in Bolivar or Harpers Ferry, but taxis are available from Charles Town.

D. Bus - PanTran buses provide local service between Charles Town, Harpers Ferry and Martinsburg.

There is also a PanTran bus line from Martinsburg to Shepherdstown.

Table 2: Commuting to Work*

	Estimate	Margin of Error
Workers 16 years and over	506	± 111
Car, truck, or van – drove alone	357	± 98
Car, truck, or van – carpool	60	± 36
Public transportation (excluding taxicab)	50	± 28
Walked	35	± 23
Other means	4	± 7
Worked at home	0	± 89
Mean travel time to work (minutes)	**28.1**	**± 5.1**

*Figures based on estimates from 2011 U.S. Census data.

Parking

Parking along Washington Street can sometimes be difficult, especially during Sunday church services, but, if the town does not increase in size substantially, the parking situation is manageable. Currently, town ordinances require a minimum number of parking spaces to be made available for new businesses on Washington Street. Parking does not appear to be a problem for existing businesses along Washington Street.

Bolivar Water Management

The present capacity of the Harpers Ferry Water Utility is 500,000 gallons per day.

Surface Water Supply Drinking Water

The Town of Bolivar gets its drinking water from Elk Run and a spring on Bakerton Road. The Safe Drinking Water Act of 1974 was passed by Congress to ensure that water suppliers meet minimum health and safety standards which are set by the Environmental Protection Agency. Since that time, maximum limits have been set for more than 80 contaminants, including metals, nitrates, pesticides and microorganisms.

Sewage Treatment System

Waste water treatment is provided by the Harpers Ferry-Bolivar Public Service District (PSD). Per State code, the PSD is an independent public authority that provides waste water treatment services jointly to the towns of Bolivar and Harpers Ferry. An independent board consisting of three local, county-appointed commissioners oversees the administration of the PSD.

The present capacity of the waste water treatment plant is limited to 300,000 gallons per day, and usage is approximately 200,000 gallons/day. Water capacity is 500,000 gallons/day, and usage is approximately 200,000 gallons/day. In recent years, the PSD updated its treatment facilities to enhance efficiency. The PSD is actively pursuing State funding to make further improvements.

Septic Systems

Septic tanks are no longer permitted in the town of Bolivar.

Surface Water Quality

Elks Run Study Committed (ERSC) completed a study and investigation of the Elks Run Watershed, with their final report dated September 2012. The ERSC was appointed by the Town Councils of Bolivar and Harpers Ferry in 2006 to study the needs of the water supply of the Harpers Ferry Water Works and make recommendations to the mayors and councils on protecting the quality and quantity of the Elks Run water supply. Information and findings, delivered by Barb Humes, is located and available for review in the Town office.

Drainage and Stormwater

Stormwater and conveyance of storm drainage runoff is an issue mentioned within the 2000 plan. That plan indicated and included an inventory of existing drainage structures and infrastructure in the town that was in need of repair. Since the completion of that 2000 Plan, the Town's stormwater management was part of a study performed by a group of consultants who performed an inventory, analysis, and recommendations in the form of a report. The Comprehensive Stormwater Management Study for the Corporations of Bolivar and Harpers Ferry was prepared by Delta Development Group, Inc., in association with: Alpha Consulting Engineers, Inc. on June 29, 2011. Subsequent to the approval of this Plan the Bolivar Planning Commission anticipates further work related to stormwater issues, both quality and quantity, as part of the preparation of a Town Stormwater Ordinance.

Wetlands

Wetlands are valuable natural resource features. Their values include wildlife habitat, fish spawning and rearing, recreation, water quality improvement, attenuation of runoff and flood flows and removal of pollutants. Floodplain wetlands support furbearers and water fowl populations and may provide seasonal habitat for sport fish. The U.S. Department of Interior, Fish and Wildlife Service manages the National Wetlands Inventory Program which develops and maintains and mapping inventory and classification of wetland systems the interpretation and analysis of aerial images. The NWI mapping and inventory data is available online at: http://www.fws.gov/northeast/EcologicalServices/wetlands.html

A search of the NWI's mapping data shows no existing known mapped wetlands within the town limit. Mapped wetlands in the Riverine and Palustrine freshwater types occur within the areas adjacent to the Potomac and Shenandoah rivers. The NWI map is included within the appendix. It should be noted that this level of mapping analysis does not reveal all wetland systems present. Additional areas within Bolivar may be present which have positive indicators for wetlands and may be regulated at the state or federal levels. Wetlands generally occur in low lying areas that are prone to prolonged, greater than two weeks, inundation or soil saturation during the growing season through surface or ground hydrologic sources.

Floodplains

Flooding is a normal process of rivers that is considered a hazard when it threatens human life or damages property. The damage associated with a flood event is magnified when natural river

floodplains are developed and inhabited. It appears that the Town of Bolivar is not included on the Federal Emergency Management Agency (FEMA) flood maps. See Appendix.

Tree Canopy

On November 3, 2011, the Jefferson County Commission approved an Urban Tree Canopy Plan and Goals. In it, Chapter 5 lists "Recommendations / Goals for Bolivar." The Town of Bolivar might encourage opportunities to meet at least one of the stated goals listed, namely to "Increase Bolivar's Tree Canopy by 1% to 50% (two additional acres) by 2030." Bolivar could support new tree planting(s) on municipal and/or public land in town by pursuing grants, actively planting trees, and encouraging non-profits to do the same.

Section 5 Economic Development

Goal(s):

- Create a favorable business environment in Bolivar (Commercial growth most favored – 43.8%); residents are especially interested in attracting more restaurants, grocery stores, food vendors and retail shops.
- Strengthen ties and lines of communication between local businesses, government and the public.
- Keep Bolivar small.

Objective(s):

- Promote local businesses with kiosk/map/ brochure, perhaps featuring businesses, historic sites, and other points of interest, all in one, intended for tourists and local residents alike. (71.2% of responders would like to see more businesses in town.)
- Continue beautification projects through town (62.5% of responders chose this option more than any other for future project possibilities).
- Explore the possibility of putting utility lines underground as another way to make the town more visually appealing.
- Explore the possibility of providing wireless internet to town residents.
- Sponsor a business round table to discuss business-related issues and concerns.
- Support existing local organizations already promoting local business, such as Harpers Ferry Merchants Association, Historic Harpers Ferry Town Foundation, etc.
- Provide new businesses with guidelines regarding town regulations for signs, parking, etc., to encourage compliance with local laws.
- Without much more room to grow (very few empty buildable lots left), the population of Bolivar naturally should not grow very much, but the Planning Commission should continue the Town's land use policy of one single-family home per half acre (or platted lot), which has managed to control density in the last decade.

Introduction

Bolivar's population has seen dramatic changes over the past 150 years. After reaching a peak of 1,054 residents in 1850, it fell to 637 in 1950. The population started growing again in the past half-century reaching 1,037 in 1990 and remaining at a fairly constant rate for the next 20 years according to 2000 and 2010 census information.

Bolivar's compact population and limited geography make for a small economic base. Even so, a wide variety of outlooks, occupations, and expectations exist among its citizens. This chapter will discuss where we are now and where we would like to be in the future. It includes information on local business, population and work force, recent growth, tourism, and the wishes of Bolivar's residents for a strong, sustainable economy responsive to its needs.

A sustainable economy is one that is diverse, grows sufficiently to create meaningful jobs, reduces poverty, and increases the opportunity for a high quality of life for all without degrading

the natural and cultural heritage of the community. It is also capable of meeting the needs of the present population without compromising the ability of future generations to meet their own needs.

Population

A number of factors influenced this fluctuation including the following: the growth and subsequent decline of industry; the Civil War; a number of devastating floods; emigration from the metropolitan Washington area; the national economy; and the National Park Service's establishment of a historical park at nearby Harpers Ferry.

In early 2000, the Town of Bolivar initiated a Community Planning Questionnaire and a series of neighborhood meetings to solicit citizen input on planning Bolivar's future. According to the questionnaire, 84% of the 2l6 respondents would like to see Bolivar's population "stay the same" while only small percentages want to see the population either increase or decrease.

This sentiment received further support in the neighborhood meetings where participants, one after another, spoke of moving to Bolivar for its quiet, small-town character and voiced a desire that Bolivar retain this quality in the future. What's more, residents expressed concern about how their quality of life would be affected if the population grew too fast. Eighty-four percent of Community Planning Questionnaire respondents would like to limit or stop the construction of new multi-family dwellings, and a majority of respondents felt that Bolivar's streets, sidewalks, streetlights, water and sewer service, police and emergency services, schools, and post office could not support an increased population.

Similar questions on population were posed during the Fall 2012 survey with similar results. Public meetings held for the 2013 plan update further echoed the sentiment from a decade earlier of keeping Bolivar small.

Table 3: Total Population for Bolivar

Year	Population
1840	536
1850	1,054
1910	687
1940	628
1950	637
1960	754
1970	943
1980	672
1990	1,037
2000	1,045
2010*	1,045

* Figures based on estimates from 2011 U.S. Census data.

Reasons for the drop in population from 1970 to 1980 are unclear. The increase in the following decade can be accounted for, at least in part, by the new housing that became available at Heritage Square, Bolivar Court, and Madison Square.

As part of the 2013 update of the plan, additional population statics from U.S. Census data were reviewed and are included below to try and provide a more informative breakdown of the makeup of the citizens of Bolivar.

Table 4: Population by Sex

	2010*	2000
Male	482	496
Female	563	549
TOTAL	**1045**	**1045**

* Figures based on estimates from 2011 U.S. Census data

Table 5: Population by Race

	2010*	2000
White	976	952
African American	47	56
Asian	3	5
American Indian and Alaska Native	2	7
Native Hawaiian and Pacific Islander	0	2
Other	3	5
Identified by two or more	14	18
TOTAL	**1045**	**1045**

* Figures based on estimates from 2011 U.S. Census data

Table 6: Population by Age

	2010*	2000
Under 5 years	61	56
5 to 9 years	44	48
10 to 14 years	45	63
15 to 19 years	56	68
20 to 24 years	64	62
25 to 29 years	65	149
30 to 34 years	71	
35 to 39 years	66	165
40 to 44 years	65	
45 to 49 years	91	155
50 to 54 years	108	
55 to 59 years	66	62
60 to 64 years	75	44
65 to 69 years	55	103
70 to 74 years	35	
75 to 79 years	34	51
80 to 84 years	24	
85 years and over	20	19
TOTAL	**1045**	**1045**

* Figures based on estimates from 2011 U.S. Census data

Local Business

One way to assess Bolivar's economy is to look at activity within its borders. A survey done in May 2013 shows a total of 25 businesses and/or institutions in operation, providing employment for approximately 246 people.

Business licenses are issued to vendors who visit on a regular basis to deliver goods ranging from oil and ice cream. In addition to those with business licenses, many people work at home in cottage industries such as providing day care, telecommuting, providing professional services such as accounting and bookkeeping, working freelance as artists, writers, craftspeople, etc.

The trend in the past 10 years has been toward an increase in the number of housing units, and a decrease of business establishments. In the 2000 plan residents indicated a desire to see limited population and housing growth along with the preservation of open space.

At the same time, residents wanted to increase elements that would make a more livable community. This includes places where people can gather and socialize, and where they can obtain essential services. Residents' suggestions showed enthusiasm for gathering places such

as a coffee shop or bakery and farmers market, or a gas station and grocery. Others wanted additional stores along Washington Street, professional services and small businesses. And several commented "No franchise businesses or adult entertainment." These community objectives expressed in the 2000 Plan were echoed in the returned surveys and public meetings during the 2013 Plan update.

Table 7: Business Survey

Industry	Number of Establishments	Number of Employees
Service	6	13
Retail	4	18
Food	3	21
Lodging	3	20
Medical and dental	5	87
Banking	1	7
Public institutions	2	55
Construction	1	25
TOTAL	**25**	**246**

Table 8: Largest Employers*

Business Name	Number of Employees
Harpers Ferry Family Medicine	61
Harpers Ferry Middle School	50
D&A Carpentry	25
Econo Lodge	17
Anvil Restaurant	12
Dr. Mayhew DDS	12
Bank of Charles Town	7
TOTAL	**184**

* This table includes the largest employers, counting both full and part time, and excludes smaller employers which may be present within the town.

Economic and Population Statistics

The 2000 plan presented town data of home values, residential rentals, employment and household income taken from 1990 census. This plan updated that data with information from 2000 and 2010 census while evaluating and updating the economic goals and objectives of this plan.

Table 9: Owner-Occupied Housing Values (n=284+/-56)*

	Estimate	Margin of Error
Less than $50,000	5	± 7
$50,000 to $99,999	13	± 11
$100,000 to $149,999	80	± 32
$150,000 to $199,999	59	± 28
$200,000 to $299,999	98	± 39
$300,000 to $499,999	32	± 22
$500,000 to $999,999	0	± 89
$1,000,000 or more	0	± 89
MEDIAN ($)	**$172,400**	**± $35,177**

*Figures based on estimates from 2011 U.S. Census data.

Table 10: Gross Rent (n=166+/-44)*

	Estimate	Margin of Error
Less than $200	21	± 12
$200 to $299	18	± 17
$300 to $499	7	± 7
$500 to $749	49	± 28
$750 to $999	34	± 21
$1,000 to $1,499	37	± 25
$1,500 or more	0	± 89
MEDIAN ($)	**$674**	**± $144**

*Figures based on estimates from U.S. Census data.

Table 11: Employment Status*

	Estimate	Margin of Error
Population 16 years and over	790	± 137
In labor force	572	± 115
Civilian labor force	572	± 115
Employed	524	± 114
Unemployed	48	± 29
Armed Forces	0	± 89
Not in labor force	218	± 55

*Figures based on estimates from U.S. Census data.

In the 2000 plan, figures showed that of the total workforce: 44% worked in Jefferson County, 5% worked elsewhere in West Virginia, and 51% worked outside West Virginia. These figures have not been updated.

Town Finances

The Town of Bolivar has $786,007 revenue for fiscal year (FY) 2013. A considerable portion of that total is from contributions from video lottery revenue at the Charles Town Race Track: in FY 13- July 1st- present: $51,902; and FY-12-13 total was $343,909. Over the last five years, track contributions from video lottery have totaled $1,703,092.00, while table gaming has provided total revenues of $409,113.

The Charles Town Race Track, which first opened on December 2, 1933, shortly after West Virginia legalized racing and pari-mutuel betting, has been the Town of Bolivar's saving grace in the last 15 years. When it opened, it was the first track in the state; the Jefferson County complex contained 22 buildings and included 12 stables, a clubhouse, 44 betting windows, a 3,000-seat, steam-heated grandstand, and a 200-seat restaurant.

By 1996, with the future of the racetrack in doubt, Penn National Gaming agreed to purchase Charles Town Races if Jefferson County approved the installation of video lottery machines. The vote passed that November 5, and two months later, Penn National bought the race track, refurbishing the thoroughbred racing facilities. On September 10, 1997, the new owners opened a gambling center with 220 operating video lottery machines. A multi-million dollar simulcast center was added in January 1998. Like other West Virginia race facilities, Charles Town now relies extensively on non-racing income. The video lottery portion of the operation had been expanded to over 5,000 video slots by 2010. On December 5, 2009, Jefferson County voters approved an expansion of gambling to allow table games at the race track. Charles Town Racing and Slots changed its name to Hollywood Casino at Charles Town Races and began offering table games to patrons in summer 2010. The Hollywood Casino currently features over 5,000 slot machines; 85 table games including blackjack, craps, roulette, and poker, live entertainment; and live and simulcast thoroughbred horse racing. The passage of table games also increased the number of days of thoroughbred horse racing from 220 to 235.

However, due to the legalization of slot machines in the neighboring states of Pennsylvania (2004) and Maryland (2008), and the subsequent legalization of table gaming (PA – 2010; MD – 2012), the revenue flow from video lottery funds is in jeopardy. The table below indicates the decrease in revenue to the Town of Bolivar over the last few years.

Table 12: Town Finances from Video Lottery Funds

Period	Income
July 2002-June 2003	$ 244,344
July 2003-June 2004	$ 170,000
July 2004-June 2005	$ 219,267
July 2005-June 2006	$ 166,876
July 2006-June 2007	$ 472,854
July 2007-June 2008	$ 281,000
July 2008-June 2009	$ 375,693
July 2009-June 2010	$ 403,414
July 2010-June 2011	$ 389,137
July 2011-June 2012	$ 273,459
July 2012-June 2013	$ 217,201
AVERAGE (MEAN)	**$ 292,113**
MEDIAN	**$ 273,459**

Tourism

There are three visitors centers that attract and greet visitors to the Bolivar-Harpers Ferry community. These include the main visitors center at the Harpers Ferry National Historical Park on Cavalier Heights, the Jefferson County Convention and Visitors Center Bureau (CVB) center at the west end of Washington Street, and the Appalachian Trail Conservancy (ATC) Visitors Center on Washington Street in Harpers Ferry. Visitor counts were available from the National Park Service (https://irma.nps.gov/stats/reports/reportlist) as well as through direct inquiries of the CVB and the ATC. In 2012, the National Park welcomed 263,105 visitors while the ATC serviced 19,367. The CVB estimated that 2,622 visitors signed their log book for the year 2012. This approximates a total of 285,094 visitors for the year, all overlapping considerations aside. Since 2000, the average number of annual visitors is 275,990. During this same time period, the minimum number of visitors counted was in 2005 (250,611) and the maximum was in 2001 (325,156). Representing 10% of the total visitors reported, the ATC has seen its popularity among out of town visitors grow by 120% since 2002. Conversely, visitor counts reported by the National Park Service have declined by 20% since 2001.

Table 13: Visitor Numbers

Year	HFNHP	ATC	CVB	Total
2000	317,699			**317,699**
2001	325,156			**325,156**
2002	286,289	8,807		**295,096**
2003	264,478	8,970		**273,448**
2004	260,783	8,441		**269,224**
2005	241,807	8,804		**250,611**
2006	267,501	10,561		**278,062**
2007	249,908	12,822	2,034	**264,764**
2008	254,162	13,597	2,155	**269,914**
2009	275,044	15,881	2,717	**293,642**
2010	268,822	15,337		**284,159**
2011	255,348	16,531		**271,879**
2012	263,105	19,367	2,622	**285,094**
AVERAGE	**271,546**	**12,647**	**2,382**	**275,990**
MINIMUM	**241,807**	**8,441**	**2,034**	**250,611**
MAXIMUM	**325,156**	**19,367**	**2,717**	**325,156**

https://irma.nps.gov/Stats/Reports/ReportList
CVB 2012 value estimated at Jan-Oct 2013 actual sign-ins

The Town of Bolivar has also been designated an Appalachian Trail Community and a Canal Town.

There are numerous activities and events in Bolivar and the surrounding area that draw people to the area. An understanding of the events and cooperation with event organizers may be of value to local business or potential business within Bolivar. A listing of known events is shown on the following page.

Table 14: Community Activities and Events

Locale	Organizing Group	Event Description	Date
Bolivar	Bolivar-Harpers Ferry Library	Book club for adults	ongoing
		Lap Babies and Story Time	Sep-Jun
		Summer Reading Kick-off for Kids	Jun
		Summer Reading Program	Jul
		Teen book club	ongoing
	Bolivar-Harpers Ferry Library; ATC; HF Historical Association	Meet the Author - booksignings	ongoing
	Friendship Fire Company	Christmas parade and bazaar	Dec
	Harpers Ferry Bolivar Veterans Association	Memorial Day parade	May
	Harpers Ferry Family Medicine	Adolescent Health Fair at HFMS	
		Annual student sports physicals	Aug
	HF Merchants Association	Community Artwalk	
	HF Merchants Association; HFNHP	Olde Tyme Christmas	Dec
	Shenandoah-Potomac Garden Council	House and Garden Tour	Apr
	Sierra Club Potomac Region	The One Day Hike	Apr
	Town of Bolivar	Christmas Tree Lighting	Dec
		Family Day	Jun
		Music in the Park	May
	Trail and Town Alliance	Fall Festival with Hike Through History	Sep
	Two Rivers Treads	Harpers Ferry Half-marathon	May
Community	Appalachian Trail Conservancy	Cake Baking contest	Mar
		Family Hiking Day	Sep
	Appalachian Trail Conservancy; HFNHP	African American Heritage Hike	Jun
	Blue Ridge Center for Environmental Stewardship	Harpers Ferry Outdoor Festival	Jun
	HF Woman's Club	Herb Fair	May
	HFNHP	Bolivar Heights cannon reenactments	Jun-Jul
		Don Redman Heritage Awards Jazz Concert	Jun
		living history programs	ongoing
	HFNHP; HF Historical Association	tinsmithing, baking, blacksmithing, knitting, etc. crafts workshops	ongoing
	Two Rivers Treads	Freedom's Run Marathon	Oct

Section 6 Community Services

Goal(s):

- Encourage a vibrant community environment.
- Improve communications between Town Council and residents.

Objective(s):

- Continue financial support of the library, police and volunteer fire departments, and to work collaboratively with these entities.
- Offer more organized Community events (76% response) – such as yoga classes, trash pick-ups, teen activities, potluck picnics, holiday/historic festivals.
- Continue to offer Community Center availability to residents and local non-profit organizations.
- Publicize town website to make it more widely known and therefore more useful.
- Explore newsletter/announcements by email option.
- Encourage residents to attend monthly Town Council meetings.

Introduction

This chapter provides an overview of the array of public and private community services and activities available in Bolivar and Harpers Ferry. Eighty two percent of Community Planning Questionnaire respondents stated that they would like to see more community activities. Their suggestions included festivals, a farmers market, outdoor summer concerts, support services for seniors, youth activities, and organized sports programs.

Library

The Bolivar-Harpers Ferry Public Library has served as a learning, social, and resource center since its dedication on October 15, 1977. The library has had major building additions since 2000. The library's funding comes from Jefferson County, the Board of Education, the towns of Bolivar nd Harpers Ferry, and the State of West Virginia. It currently has a director, two full-time librarians and a part-time shelver. Current library hours are Monday, Tuesday, Friday, and Saturday from 10:00 AM - 5:30 PM and Wednesday and Thursday 10:00 AM - 8:00 PM.

The library service area includes 17,800 people and currently 6,876 people have library cards. Last year the library had 19,848 visits and library materials were checked out a total of 50,889 times. The library owns 34,636 print materials, 1,097 audio books on CD, and 1,241 DVDs. Almost any item not on the shelves can be obtained from other libraries through an extensive interlibrary loan system. Many titles can be delivered within one to three days.

It offers virtual services though their new website: http://www.bolivarharpersferrylibrary.com/. From the comfort of home patrons can search the collections of nine public libraries and request

items to be sent to Bolivar-Harpers Ferry Library for pickup. Patrons can log in to see when their books are due and renew them.

The library has a growing collection of popular eBooks that can be downloaded for free from the website to almost any tablet, eReader, or phone (including iPad, Nook, and Kindle). Digital Audiobooks are also available and can be downloaded to MP3 players, iPods, and phones. Library staff are available to assist patrons with these downloads.

The library offers a wide variety of programs for all ages. Events are listed on their Facebook page, website, and newsletter.

For Children:

- Lab Babies (ages 6 months to 3 years). Thursdays and Fridays at 10:10 AM. Nurture early language development through stories, songs, and play.
- Preschool Story Time (and make a craft) Thursdays at 11 AM.
- Homeschooled group meets the first Wednesday of each month at 11 AM.
- Summer reading program. Children receive prizes for reading during the summer. This prevents the loss of reading skills gained during the previous school year.
- Summer reading kick-off party (last Saturday in June). Past activities have included crafts, face painting, moon bounce, animal exhibit, and musical performances.

For Teens:

- Teen Book Club meets third Wednesday of the month.
- Teen summer reading program features prizes for reading and a pizza party.

For Adults:

- Book Club meets second Thursday of each month.
- Summer Reading program for adults includes annual potluck.
- Yoga Monday nights at 7:00 PM.
- Special programs offered throughout the year. Past events include: Annual Art Walk, living history performances, crafts, and presentations by local historians and authors.

The library has eleven computers available for public use; seven are new computers donated last year by Work Force West Virginia. Free wireless internet service is available. Printing from the computer, photocopying, faxing, and using a scanner are available for a small fee. The library maintains a selection of books for sale (hardbacks $1.00 and $.50 for paperbacks) year-round, plus free paperbacks are available in the foyer. Donations of books, DVD's and Audiobooks are always welcome.

Police Department

The Harpers Ferry Police Department, serving both Bolivar and Harpers Ferry, was created in 1979. Located next to the post office, the department is funded by both towns and by the U.S. Congress. Currently, the department has three full-time officers, one part-time chief and one

part-time secretary. The office is open from 9:00 A.M. to 1:00 p.m. Monday through Friday. Officers are on duty most of the day and night, but the department currently does not have funding to provide 24-hour coverage. The Jefferson County Sheriffs Department provides coverage for Bolivar and Harpers Ferry when the local officers are off duty.

Fire Department

The all-volunteer Friendship Fire Department was established in 1927. Today, approximately 16 men and 4 women serve on the ambulance runs and approximately 25 men and 4 women serve on the fire engines. All volunteers are required to take a 110-hour course for primary attendants.

The fire company is funded by the state and county, by the Bolivar and Harpers Ferry town councils and by annual fund drives. An EMT is stationed at the Friendship Fire Department Monday through Friday from 10 a.m. to 6 p.m. and accompanies the local ambulance crew on their runs. The county also provides a chase car which carries a paramedic and Advanced Life Support (ALS).

Members of the Junior Fire Department are young people from 16 to 18 years of age. They are trained until they are 18, when they can become members of the fire department. Participants are required to keep a 2.0 grade point average or above, a school night curfew of 9 p.m., and a 10 p.m. weekend and holiday curfew. The Fire Auxiliary helps out at company events, such as breakfasts and dinners, which serve as social and fundraising events.

The territory served by the Friendship Fire Department covers 36 square miles; it protects 12,000 people. Countywide, each fire station is assigned overlapping jurisdictions, so that if a house catches fire, at least three fire trucks will be on their way. In addition, the Friendship Fire Department has a mutual-aid agreement with towns in neighboring states. Bolivar residents enjoy low fire insurance rates because of these firefighting services.

Harpers Ferry resident Dixie Kilham bequeathed the Friendship Fire Department six lots behind its present location. Volunteers hope to use the land in the future for a larger fire hall and possible office rental. The old building could then be utilized for many kinds of community activities.

Community Center

The Bolivar Town Council coordinates and authorizes use of the community center and maintains the building. It also offers a clean-up week each spring, with a dumpster provided at the community center parking lot. The 4-H Club, Boy Scouts, Girl Scouts, and Boys' and Girls' clubs use the building regularly. Others rent it for social activities from time to time.

Health Services

Bolivar has a dentist, family-health clinic, dietician/nutritionist, and chiropractor. In addition there are alternative medicine establishments.

The health clinic was established in 1982 and was originally located on Washington Street in a small pre-Civil War house. The clinic flourished and became a teaching center affiliated with West Virginia University. In May of 1999, the West Virginia University Harpers Ferry Family Medicine Center moved into its new Bolivar facility on Taylor Street. The center is open Mondays, Thursdays, and Fridays from 8:00 a.m. to 5:00 p.m., Tuesdays and Wednesdays from 8:00 a.m. to 8:00 p.m., and Saturdays from 8:00 a.m. to 11:30 a.m. Presently, the staff is made up of faculty and resident physicians, as well as clinical nurses, a physician assistant, and a psychologist. The medical teaching curriculum has an emphasis on obstetrics, family medicine and pediatrics, orthopedics, sports medicine, and women's health. The doctors are active in the community, providing a flu clinic, wellness clinics, and physicals at schools and other public facilities.

Churches

The Bolivar United Methodist Church celebrates weekly services on Sundays at 11:15 a.m. Children and young people participate in the church's 10 a.m. Sunday school class. The church sponsors community dinners. The women's Pollyanna group, which started in 1919, supports the church's activities. The Woman's Society concentrates on charity missions, such as providing holiday baskets to shut-ins.

Clubs

Local chapters of a variety of national organizations including the Odd Fellows, the Woman's Club, and the Lions Club draw some of its membership from Bolivar.

The Odd Fellows fellowship is a fraternal organization, based on the Fatherhood of God and the Brotherhood of Man. It does charitable work on various projects in the community. Through its teachings it seeks to elevate the character of man and consequently make the world a better place in which to live. The local order, VA#1, was founded in 1833 when Bolivar was part of Virginia, and is one of the oldest in the country. The Women's Lodge of the Odd Fellows is the Shenandoah Rebekah Lodge #2 and is also dedicated to the ideal of helping one another and the ideals of the Odd Fellows.

Established in 1915 the Harpers Ferry Woman's Club is part of Woman's Club International. With a focus on community service, the membership is involved in activities designed to make the Bolivar-Harpers Ferry area a more beautiful and enjoyable place to live. Annual highlights include sponsoring the House and Garden Tour of Jefferson and Berkeley Counties and hosting the local herb fair.

The Lions Club provides glasses for those in need and makes donations to causes ranging from ongoing paper recycling to providing flags for schools. The local club has been in operation for more than 50 years and has men and women members.

National Park Service

The National Park Service hosts many community events such as reenactments, Earth Day festival, speaker nights, the Don Redman Heritage Awards and Jazz Concert, and Old Tyme Christmas (in conjunction with the Harpers Ferry Merchants Association).

Senior Services

Meals on Wheels are delivered to Bolivar residents. Senior citizen lunches are held Monday, Wednesday, and Friday at the Community Center.

Adult Services

Jefferson County Schools provide adult education classes at various locations throughout the county covering a range of topics including: computer skills, yoga, dance, drawing, investment planning, and aerobics.

Youth Services

Boys Scouts international is represented at the Camp Hill Methodist Church in Harpers Ferry.

The 4-H Club in this area was started 30 years ago in Bakerton. For the last four years, the club has met at the Bolivar Community Center. Currently there are seven clover buds, kindergarten through second grade, and 19 4-Hers, third grade through 21 years of age. The Jefferson County Commission and West Virginia University primarily fund this club. Besides providing many activities for its participants, the club coordinates community service projects: maintaining the garden in front of the Bolivar Children's Park, making birdfeeders for nursing homes and collecting food for the needy in November and December. In the future, the club plans to continue adding more perennials to the Bolivar Children's Park and to paint the park sign.

Pet Services

Cause for Paws, a nonprofit Maryland corporation, is located on Washington Street. It is a no-kill shelter which is almost at capacity. Some of its future plans include increasing the number of dog runs, building more outdoor enclosures for cats, and fixing up the facility. It is open by appointment and has a website: www.causeforpaws.org.

Public Schools

West Virginia Code, Chapter 18. Education, allows parents the choice to either home-school their children or send them to either a public or private school. In 1999, The Joy of Learning Montessori School and The Bolivar Christain Academy, two new private co-ed schools opened in Bolivar. Presently both have discontinued operation.

The C.W. Shipley Elementary (CWS) opened its doors in 1972 on the perimeter of the scenic Civil War battlefield about two miles from Bolivar. Sitting atop the site of the Civil War battle of School House Ridge, the school is nestled in the Blue Ridge Mountains at the confluence of the Shenandoah and Potomac Rivers. This grade K-5 school was established to service the small rural communities of Harpers Ferry, Bolivar, Millville, Bakerton, and the surrounding countryside. With their population of culturally and economically diverse students, CWS embraces a rich tradition in strong academics, character values, and family/school relations. The school also addresses a large group of special-needs students through Individual Educational Plans (IEP's), extended day, special classes, and support for Personalized Learning. Each of the current 375 students at CWS is recognized as an individual. Modifications to programs and curriculum are made to accommodate all students. Children come first in the eyes of the staff members as they strive to instill a love of learning into each and every student – our future. Presently, the facility, with full capacity at 450, has an additional five modular classrooms that are being utilized as classrooms and a laptop computer lab. To eliminate the modular classrooms, renovations – additional space for at least six classrooms – to CWS are needed to handle new programs continually added to the curriculum.

The Harpers Ferry Middle School (HFMS), which serves students in 6th, 7th, and 8th grades, is located in the picturesque town of Bolivar at 1710 W. Washington Street. This school building originally served as Harpers Ferry High School, which first opened its doors in 1932. In 1972, with the opening of the new high school in the county, Harpers Ferry Junior High School was established, which served students in 7th, 8th, and 9th grades. As the Town of Bolivar and Jefferson County continued to grow, the conversion of all junior high schools to middle schools took place in 2002. With a total of over 400 students and an additional 14 portable classrooms, HFMS is extremely overcrowded. HFMS is in the process of a major renovation that will increase the school space with 22 classrooms, a gym, library, office area, and cafeteria. All of the portable classrooms will be removed, and a road will extend all the way around the building. The project will make room for extra parking and extend the football field. With a projected completion date set for mid-2014, the expanded facility will allow all incoming students from CWS and Blue Ridge Elementary Schools to be mainstreamed into one middle school.

Jefferson High School (JHS) located in Shenandoah Junction opened its doors in 1972, consolidating Charles Town High School, Harpers Ferry High School, and Shepherdstown High School. It served as the only public high school educating all 10th, 11th, and 12th grade public school students throughout Jefferson County. In 2002 junior high schools in the county were converted to middle schools and at the same time were unable to accommodate additional students. All Jefferson County 9th grade students were sent to the newly built Jefferson High

School 9th grade complex, located across the road from JHS. As growth in Jefferson County continued, it became apparent that there was a desperate need for another high school. In 2008, Washington High School opened its doors, allowing both high schools to serve all public school students grades 9-12. The JHS 9th grade complex was then converted into Wildwood Middle School. Presently, all public school students in grades 9-12 and living in Bolivar attend JHS.

New people are continuing to relocate to Jefferson County, WV, for a variety of reasons, including the fact that WV has lower property taxes than bordering states. However, a problem is that many of those people do not want to give up all of the extra things they left behind. Parents of school-age children still expect a high level of public services. Yet taxes and school expenditures go hand-in-hand.

More classrooms/schools are needed to handle the continual growth throughout the county. The Jefferson County Board of Education and the State School Building Authority are working on this need by building new facilities as well as renovating existing ones. Changes will not happen overnight, but tremendous progress is being made throughout Jefferson County to have new and adequate schools with exceptional staff that will prepare our children for the challenges of an ever-changing world.

Section 7 Implementation

Achievements

Over the past decade there have been many achievements resulting from the recommendations from the first Comprehensive Plan. As part of the 2013 Comprehensive Plan update, the original plan's goals and objectives were assessed. The BPC identified those objectives that had successfully been achieved, and others that either had not come to fruition, or were no longer relevant. A list of achievements is included below, organized by the chapters of the original plan.

HISTORY

The small town of Bolivar has retained its historic character even while the 21st Century continues its furious pace forward. Its quiet, old-fashioned nature is what appeals most to Bolivar residents. But many of the town's long-time residents are passing on, their valuable stories lost to future generations. A real sense of the past is slipping away. While the town of Bolivar has attempted to capture this past, it has a lot more work to do. Some of the projects that the Town Council has begun in the last decade include:

- Established a Bolivar Historical Commission to research and document as much known local history as possible. For a time, excerpts of this collected history were featured in a monthly column in the town newsletter.

- Began a Living History project to chronicle the lives of older residents, which was also intended to be a regular feature in the newsletter and on the Bolivar website. The project faltered for lack of interest. Mr. Raymond Biller participated, but otherwise, there seemed a sense of apathy among the older folks in town.

- Restored the old spring house in the Children's Park.

- Embarked on work to repair the old town jail.

LAND USE

In 1999, the Town of Bolivar embarked on the immense and important project of creating its own set of codified municipal ordinances. One of the first steps in tackling this goal was to produce a Comprehensive Plan. Another was establishing a Bolivar Planning Commission to organize and enforce the plan and the ordinances. A Zoning Board of Appeals was also formed to address any variance requests, and a Zoning Administrator hired to supervise local building projects. Since that first Comprehensive Plan was published, the Bolivar Town Council, guided by many of the plan's recommendations, has achieved many goals. In the last decade, the Town Council has accomplished much:

- Zoning: As a direct result of the last Comprehensive Plan survey, the Town Council passed stricter land use ordinances, limiting new building in town to one single-family home per one-half acre lot. This zoning ordinance was intended to restrict development

thereby addressing growth and density issues in town. The ordinance has been extremely effective in doing so.

- Children's Park: The Building and Parks Committee, as appointed by the Town Council, has continued to improve the Children's Park in many ways. It has purchased more playground equipment while ensuring that safety standards are met. New fencing, gates, and bike racks were erected, and additional parking spaces were provided with the land acquisition in 2011. More recently, the Town has run electric power to the Park to facilitate in certain community activities. The flower beds have been landscaped to provide a more inviting appeal to the park.

- Legal/Financial Counsel: The Town Council hired a lawyer on retainer, who attends all town meetings and is available for legal counsel when necessary. The Town also hired an accountant to manage the town's fiscal business.

- The Town Council has advocated against over-development of Route 340 corridor in the local vicinity.

TRANSPORTATION

The Town Council has made streets and sidewalks a priority.

- The Town finalized a deal in which the State of WV would take over all responsibilities for the upkeep of Union Street.

- With the direct help of the local Jobs Corps, sidewalks were repaired on the north side of Washington Street. In addition, the Town secured a grant that allowed for a new sidewalk in front of the middle school, and continuing around the corner down Polk Street to the library.

- The Streets Committee reports regularly at all town meetings, addressing concerns and issues raised by local citizens, and acts accordingly.

- PanTran bus stop shelter was erected along Washington Street next to the Bank of Charles Town.

- A solar-powered speed monitor was installed at the western end of town to help slow vehicles entering town speed zone.

- The Town has improved snow-removal services by contracting the work out to local businesses.

ECONOMY

In their approval of the codified zoning ordinances in 2002, the Town Council in effect created a Commercial District along the entire length of Washington Street in Bolivar. Existing businesses not located along Washington Street were "grandfathered in." By keeping most commercial entities along the main thoroughfare, the Town hoped to retain quiet residential neighborhoods on its side streets.

- Established an Economic Development Committee.
- New Town signs designed and installed in 2003 at entryways to the town.
- Continued support of local fire and police departments to ensure a safe, sound business and living environment. In 2004, the Town Council hired a full-time Maintenance Person, who works to keep the town streets and Community Center looking good and operating smoothly.
- Business directory included on town website.
- Phone app to aid tourists in locating local businesses was developed in cooperation with Harpers Ferry Historic Town Foundation.
- Bolivar was designated an official Appalachian Trail Community and, in conjunction with Harpers Ferry, one of seven Canal Towns as part of the C&O Canal Towns Partnership program.

COMMUNITY ACTIVITIES AND SERVICES

The Town Council has made many efforts to increase community activities. These include:

- Community use of the Community Center: The traffic at the Community Center has certainly increased since the last Comprehensive Plan was completed. The center is made available to all sorts of groups and individuals. Some of these offer opportunities to residents for recreation and learning. Regular patrons of the Community Center include: square dancers, aerobics (Jefferson County Schools Continuing Education class), 4-H Club, Jefferson County Council on Aging (offering senior lunches), the Harpers Ferry-Bolivar Veterans Association, and Tai Chi classes.
- The Town appointed a Committee to establish a local Farmers Market. The Market opened in the spring of 2001 and operated for 2 seasons. More recently (2012), another local Farmer's Market started up, located on the old Reed Barbershop lot.
- Town-sponsored annual events including: Community Yard Sale, Family Fun Day, the Christmas Parade, and Music in the Park series.

- The Town Council hired a part-time Office Manager. In 2004, the position became full-time. The town office is now properly staffed and open with regular office hours to address resident inquiries and concerns.

- Town newsletter is published and mailed to each household on a quarterly basis.

- Town website is regularly updated to include all relevant information about upcoming meetings, ordinances, meeting minutes, and important bulletins.

- A bulletin board has been erected on the outside wall of the Community Center, where residents can find postings of imminent meetings and activities.

NATURAL RESOURCES

The Town continues to wrestle with infrastructure problems, but has been making real strides to manage them.

- In 2010 the Town of Bolivar obtained grant funding from WV Region 9 to devise a Storm Water Management Plan. The grant also included monies to begin real work on improving storm water management on the street level. These projects have begun, and the Planning Commission is also in the process of adopting certain Storm Water Management ordinances to be included with the rest of the Town's codified ordinances.

- In 2006, the towns of Bolivar and Harpers Ferry jointly created the Elk Run Study Group, formed to investigate the local drinking water source and ensure its cleanliness and viability for continued use and/or overuse. In 2012, the Group acknowledged that it had completed its mission, having made public its findings, and officially disbanded.

- Upgrades to the town sewer plant were completed in 2012, thanks to another Region 9 grant – these included the purchase of a new compactor to comply with increased standards in the Chesapeake Watershed program. The second phase of improvements is ongoing and consists of upgrading most of the outdated pipes in the underground sewer system.

- More recently, the Town has begun the process of developing a beautification project along Washington Street, with plans to enhance the appearance of the town.

Timeframe for Goals and Objectives

The goals and objectives that have been recommended within each of the sections of this plan were reviewed and prioritized to identify anticipated timeframe. The table below lists all the goals and objective included within this Plan and places each in one of the three categories of short term, long term, or on-going. Short term (S) is defined as occurring within the next five years. Long term (L) is defined as occurring within five to ten years. On-going (O) is defined as items where there is overlap between short and long term and are continual in nature.

Table 15: Timeframe Priorities

Plan Goals and Objectives	Timeframe*		
	S	L	O
History			
Revive past efforts to preserve local history and lore.			X
Utilize the renovated old jail for housing a small town museum with donated artifacts, letters, photographs, etc.	X		
Engage long-time residents in preserving their stories and memories in Living History interviews.		X	
Encourage preservation of historic structures.			X
Publish historic walking guide.	X		
Land Use and Development			
Retain the small town, quiet atmosphere of Bolivar, historic & scenic qualities (these qualities came out on top as important features for living in Bolivar).			X
Set aside and maintain more open spaces for all residents to enjoy (in support of open space - 84%).	X		
Continue to enforce current land use/zoning ordinances ("in favor of growth at a limited rate" - 58%).			X
Review current ordinances and permit processing procedures to ensure clarity and enforceability.	X		
Strengthen the enforcement of ordinances on property appearances and litter, such as snow removal by owners, pet waste pick-up, and regular yard maintenance.	X		
Confine commercial enterprises to the commercially-zoned Washington Street corridor.	X		
Transportation and Infrastructure			
Continue to make town and local area roads and sidewalks safe for residents.			X
Continue the Town's coordination with water and sewer service providers.			X
Continue to focus on storm water management projects.	X		
Continue proper maintenance of roads & improvement of sidewalks (nearly 58% think that the existing sidewalks would be inadequate to serve any additional population) – these issues remain very important to residents.	X		
Devise a plan to control the local deer population (perhaps consider what Harpers Ferry has done in terms of culling with special-permit bow-hunting within town limits).	X		
Develop a consistent message while continuing to advocate for controlled growth in Jefferson County – traffic & congestion remain a major issue for residents – especially as policies pertain to the development of the Route 340 corridor.			X
Continue to apply and secure funding for infrastructure projects.			X

Plan Goals and Objectives	Timeframe*		
	S	L	O
Adopt new Storm Water Management ordinances, combining them with existing ordinances to create a comprehensive and practical set of rules for all future development.	X		
Economic Development			
Create a favorable business environment in Bolivar (Commercial growth most favored – 43.8%); residents are especially interested in attracting more restaurants, grocery stores, food vendors and retail shops.			X
Strengthen ties and lines of communication between local businesses, government and the public.	X		
Keep Bolivar small.			X
Promote local businesses with kiosk/map/ brochure, perhaps featuring businesses, historic sites, and other points of interest, all in one, intended for tourists and local residents alike. (71.2% of responders would like to see more businesses in town.)	X		
Continue beautification projects through town (62.5% of responders chose this option more than any other for future project possibilities).			X
Explore the possibility of putting utility lines underground as another way to make the town more visually appealing.		X	
Explore the possibility of providing wireless internet to town residents.		X	
Sponsor a business round table to discuss business-related issues and concerns.	X		
Support existing local organizations already promoting local business, such as Harpers Ferry Merchants Association, Historic Harpers Ferry Town Foundation, etc.	X		
Provide new businesses with guidelines regarding town regulations for signs, parking, etc., to encourage compliance of local laws.			X
Without much more room to grow (very few empty buildable lots left), the population of Bolivar naturally should not grow very much, but the Planning Commission should continue the Town's land use policy of one single-family home per half acre (or platted lot), which has managed to control density in the last decade.			X
Community Services			
Encourage a vibrant community environment.			X
Improve communications between Town Council and residents.			X
Continue financial support of the library, police and volunteer fire departments, and to work collaboratively with these entities.			X
Offer more organized Community events (76% response) – such as yoga classes, trash pick-ups, teen activities, potluck picnics, holiday/historic festivals.	X		

Plan Goals and Objectives	Timeframe*		
	S	L	O
Continue to offer the Community Center availability to residents and local non-profit organizations.			X
Publicize town website to make it more widely known and in that way more useful.	X		
Explore newsletter/announcements by email option.	X		
Encourage residents to attend monthly Town Council meetings.			X

WHO LIVED HERE FIRST?

Our history begins over 1000 years ago. In Bolivar, Native American artifacts have been found from the 12th Century—300 years before Columbus arrived in the New World. The Eastern Panhandle of West Virginia was the home of tribes of the Iroquois Nation when European settlers first arrived. The Delaware and Shawnee tribes hunted in the area during spring and summer seasons. Explorer Louis Michel, looking for land for a Swiss settlement, reported Indians in the area during his 1706 travels along the west bank of the Potomac River.

HOW WAS THE AREA GOVERNED?

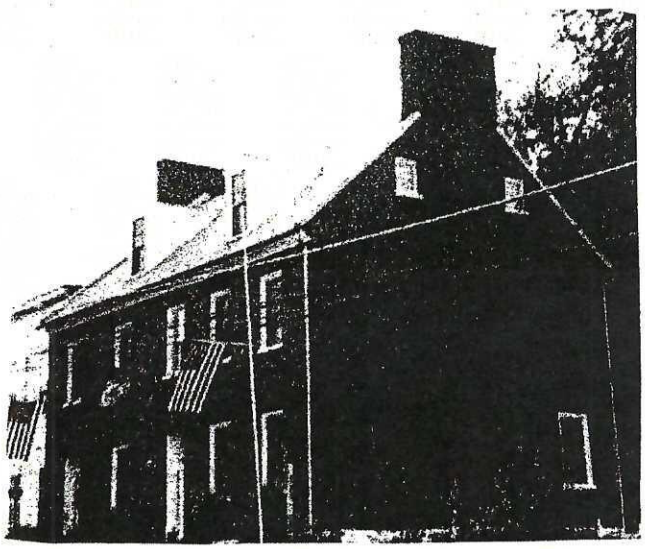
Soon after the 1607 establishment of Jamestown, Virginia, English settlers moved inland and grew in numbers to establish the Colony of Virginia for the Royal Crown. The Colony was divided into eight counties in 1634, and the land, which is now Bolivar, was part of the Indian District of Cickacoan. The Eastern Panhandle was part of Virginia until 1863 when the State of West Virginia was admitted to the Union during the Civil War. At varying times in history, we were part of Essex County (1691-1720), Spotsylvania (1720-34), Orange (1734-38), Frederick (1738-72) and Berkeley County. In 1800, residents of southern Berkeley circulated a petition to become a separate county to be called Richland. One hundred eighty seven white property owners signed the petition set to the Virginia General Assembly. The Virginia Assembly responded in January of 1801 by declaring a new county to be cut from Southern Berkeley County, and naming it in honor of the sitting President, Thomas Jefferson. During the Civil War (1863) that state of West Virginia, cut from the larger state of Virginia, was admitted to the Union.

WHO LIVED HERE AND HOW DID THEY GET THE LAND?

King Charles II of England granted the land that became Jefferson County to Thomas, Lord Fairfax. An Iroquois Treaty opened the Blue Ridge to English settlement. Fairfax sold some of his five million acres to speculators, farmers and businessmen including Robert Harper and Gersham Keyes who bought in this area. Harper was a Philadelphia architect who settled in "The Hole" at the confluence of the Shenandoah and Potomac Rivers. He ran a ferry service across the Potomac from what was then called Shenandoah Falls. In time, the town at the confluence of the Shenandoah and Potomac Rivers became

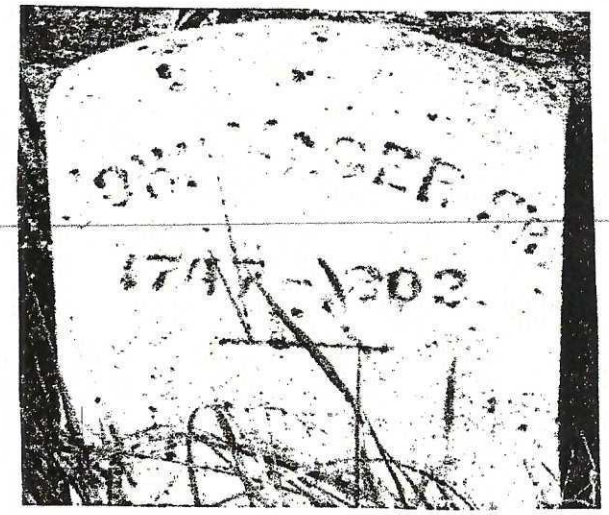
Harpers Ferry. Keyes settled on land, which is now within the township of Bolivar and built his home and tavern on Washington Street. According to census figures for 1790, Keyes owned a grist mill, saw mill, smithy (blacksmith shop), and two distilleries. He grew wheat and corn, and owned 10 horses, 16 each cows and pigs, 32 sheep and seven pet deer. Keyes owned eight books, an indication of wealth and education. Keyes also owned two slaves, likely a house servant and skilled worker rather than agricultural slaves.

Smaller divisions of land were sold from the three major land grants. These were farms, homes and a small town named Mudfort. In 1810, Charles Varle surveyed the area and noted Mudfort had "A good tavern, several large stores for goods, a library, a physician and a Professor of English...." By 1825, the town population was 270.



The county set rates for various commercial enterprises, including tavern and boarding house costs. If you were to stay at Mr. Keyes "ordinary" or tavern, your costs would be:

Overnight	7 cents
Breakfast	10 cents
Supper	28 cents
Board for your horse	10 cents
Quart of whiskey	$1.25



Heirs of Robert Harper sold much of their land during the period before 1830, including lands upon which the US built an armory in 1796. Harper's heir, his nephew John Wager, never saw his land, but his son, also named John, settled in Mudfort on tracts north and east of Washington Street. He owned land and public accommodations in Harpers Ferry and bought land in Charles Town.

According to oral history, Mudfort got its name because of boys with good throwing arms. Children from Harpers Ferry would come up the hill on what is now Washington Street, and be repelled by the boys of Mudfort who literally used mud balls to send the approaching children back.



In 1825, citizens of Mudfort and surrounding lands petitioned the Virginia Assembly to become a town, named after South American freedom fighter Simon Bolivar. Approval from the Assembly was granted in December of 1825 and the town of Bolivar came into existence 16 years before Harpers Ferry was granted a town charter.

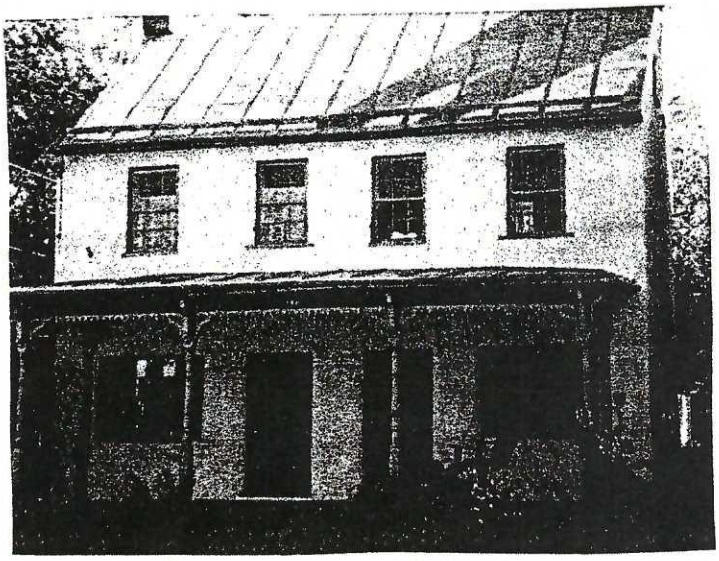
The armory in Harpers Ferry was a large part of the economic engine that drove development in the Eastern Panhandle. But most of the land was agricultural, with wheat and corn as primary crops. Plantation style agriculture was concentrated in the Southwest portion of the county. Farmers in and near Bolivar had less land to work. They owned and operated gristmills, distilleries and smelting facilities. While one third of the county was African American, mostly slave laborers, Bolivar's African American population was 10 percent of the town, and a number of freedmen settled here before the Civil War.

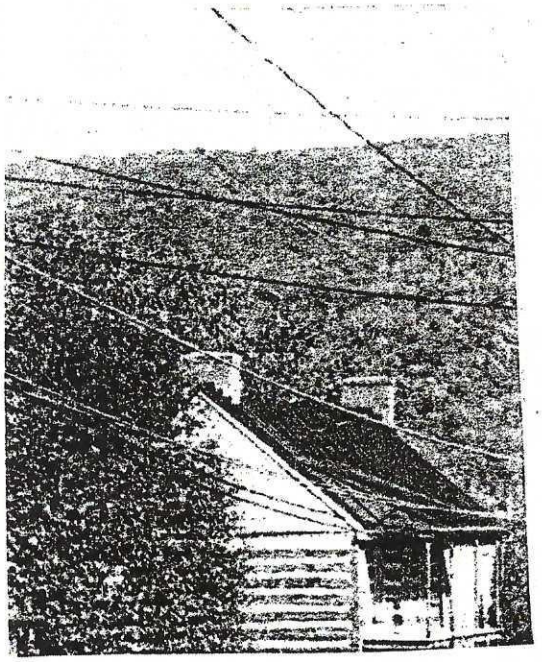
Harpers Ferry employed large numbers of workers, but Bolivar was home to farmers, merchants and skilled armorers. The numbers of transient workers in Harpers Ferry was high; the number of long-term residents in Bolivar was high. Prior to the Civil War, armory workers who put down roots often selected Bolivar. In the 1820 census, for example, William Smallwood is listed as a skilled rifle borer at the armory, renting a small house in Mudfort. By the mid 1830s, Smallwood had purchased a home from the Wager estate, and had begun farming. By the late 1840s, Smallwood had a family, a store and a farm, which reached as far as Bolivar Heights.

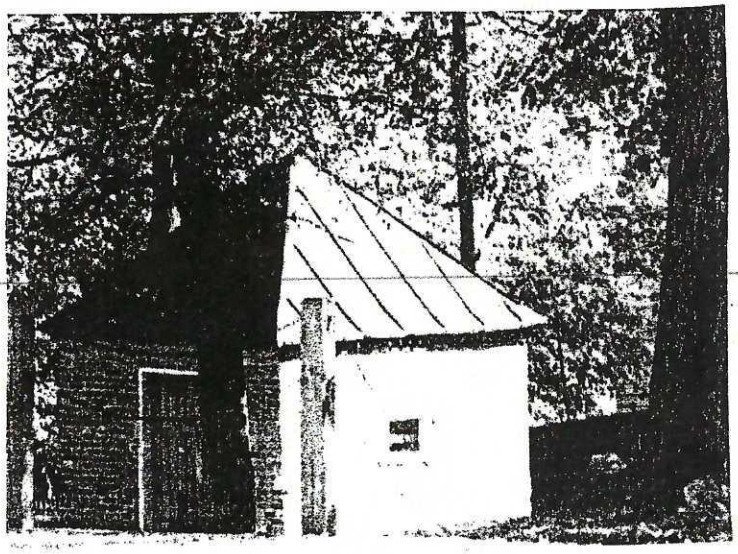
WHAT DID EARLY SETTLERS LEAVE BEHIND FOR US?

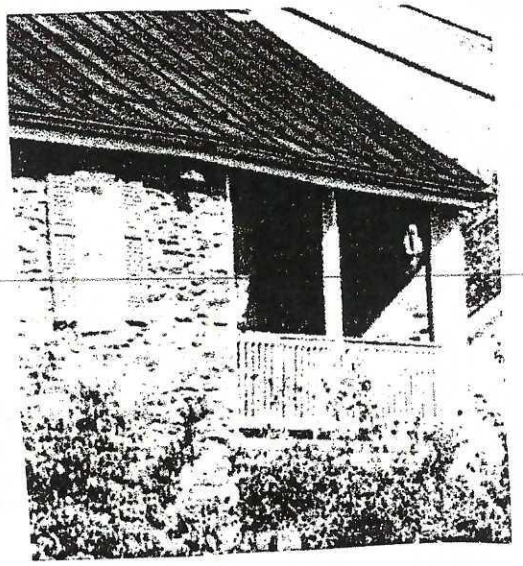
Construction in Bolivar began with log structures. Easily kilned clay in the area made building with brick affordable to many middle class residents. Stone construction was popular in the late 18th Century, and all of these types of materials can be seen in homes today. The unique Armorers House style is brick, and often a duplex. These homes date to the early 1800s.

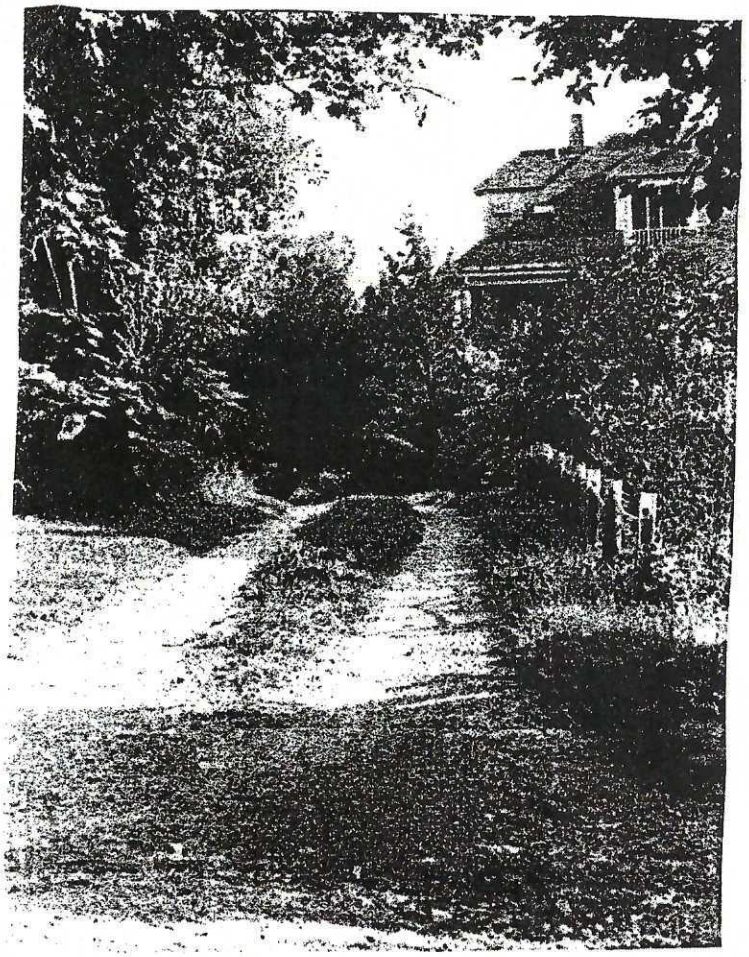
Smokehouses and well houses of brick still sit in backyards, and a public well house is in the middle of Bolivar Children's Park.

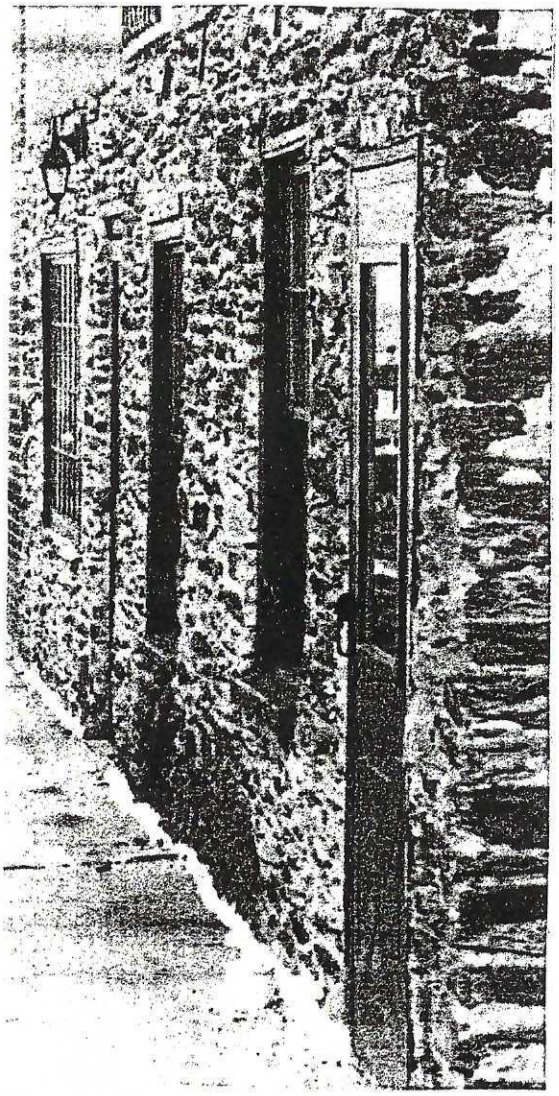












HOW WERE CHILDREN EDUCATED?

The population of Bolivar continued to grow until the Civil War, with stores, farms, taverns and schools serving the community. Many early schoolhouses were on Gilbert Street. Public academies for boys existed in Jefferson County as early as 1762 with a curriculum including reading, writing, arithmetic and surveying. In 1795 Charles Town Academy was founded to teach basics as well as Latin and Greek, with expansion to include French, English, geography, astronomy and philosophy as enrollment grew. While educational institutions often included the word public in their titles, schools were maintained by subscription—what each family paid--and donations.

A similar academy in Charles Town was later established to teach girls and included many of the same subjects as boys were taught.

Some families employed tutors or sent their children to "Professors" who were free lance educators teaching from their lodgings or church facilities.

In 1846 the Virginia General Assembly authorized free schools in several counties including Jefferson. A local election followed approving free schools by a 7 to l majority. Restricted to the 3 R's and when possible English, geography, history and philosophy, children in the County could go to school regardless of the ability of their parents to pay. Free and public education did not mean the same thing in the 19th Century that it does today. While indigent children between the ages of 5 and 21 could attend free, other children paid 50 cents per quarter year. The first year of operation of the Jefferson County School System cost $10,000 to fund 23 schools serving 1100 students. Teacher's pay in the 1840s was between $275 and $300 a year.

By 1856, public schools were firmly established in Bolivar and Jefferson County.

WHAT HAPPENED TO BOLIVAR DURING THE CIVIL WAR?

Part of Virginia, the Eastern Panhandle supplied soldiers to both the Confederacy and Union. In the spring of 1861, Bolivar Heights was the scene of recruitment into the Virginia infantry and Calvary. Known as Camp Jackson after General Stonewall Jackson, more recruits came to volunteer to march with Virginia than with Union troops. The first AWOL soldier from these Virginia Regiments was named Buzzard. He was from Bolivar and his family lived in a house, which can still be seen today on Union Street. The question of allegiance in this far flung Virginia county fractured along regional lines with industrialized Wheeling the center of Union support and Shenandoah counties loyal to the State of Virginia, and hence the Confederacy. In 1863, West Virginia was formed as a new state and admitted to the Union. Because the Civil War still waged, the new state was far from a unanimously happy new member of the Union. The benefits of becoming independent of Virginia however, were attractive to those counties whose wealth was based on industry, small farming, mining and transportation. Splitting a large Virginia served Union purposes as the war raged, adding to the number of Union states by cutting a new state from lands in the Confederacy. Jefferson County's inclusion into West Virginia was not settled until 1871. The US Supreme Court ruled that a small poll taken May 28, 1863 in the eastern panhandle was valid and that Jefferson and Berkeley Counties were part of West Virginia, not Virginia.



The Eastern Panhandle was the site or staging area for many Civil War battles, and the confluence of the two rivers mirrored the confluence of spying from each side, and scavenging from local farms and families. As a battle site, Bolivar is best known for an engagement which resulted in the largest Union surrender in the history of the war. Twelve thousand Union troops were captured in the Battle of Bolivar Heights. Advances and retreats by Union and Confederate troops laid waste to much of the area through battle damage and fire. Property values were cut in half, and many residents left the area. And a few Union soldiers came back to settle. According to local newspapers, the region was left "destitute" by the war. The Spirit of Jefferson and the Shepherdstown newspapers reported that returning soldiers did not see the prosperous farming and merchant community of Bolivar. The town was a weed overgrown track of land with some homes in burned ruins. Trees had been felled or their branches shot away.

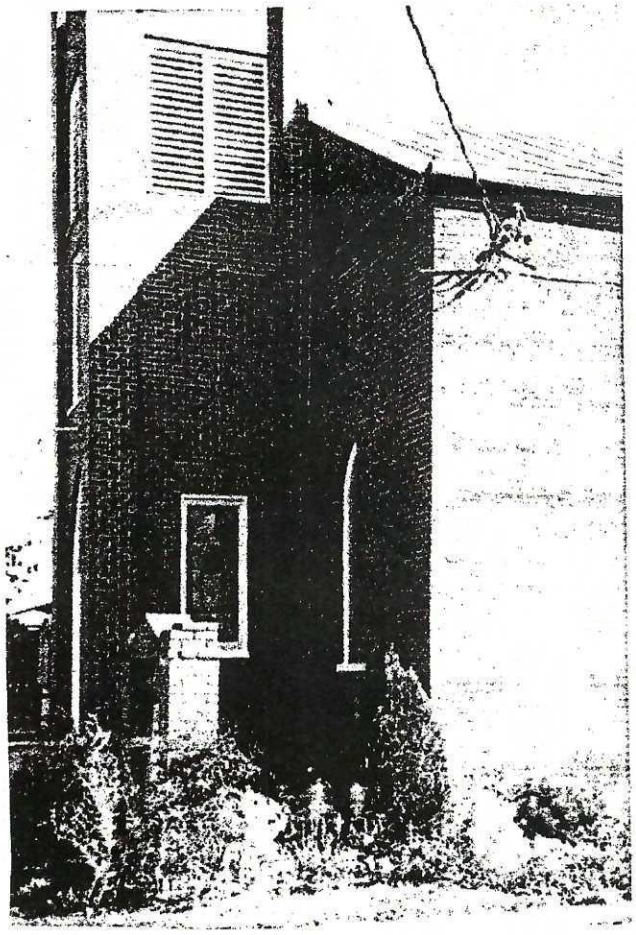
HOW DID BOLIVAR FARE AFTER THE CIVIL WAR?

The armory closed after the Civil War and the industrial prosperity of the area came to a halt. The Federal government tried selling the property and buildings and believed it was successful in 1869. But the purchasing group had wanted ownership in order to file a lawsuit against a railroad. No payments were made on the property. No improvements were made either. A final sale was completed only in 1884 when the armory land was sold to a pulp mill operator. In the meantime, floods in 1870 severely damaged the buildings that were left along the Shenandoah and Potomac Rivers. For almost 20 years after the Civil War, industry in the eastern panhandle languished.

There were also labor shortages for building and farming. A number of freedmen lived in the area but a combination of prejudice and lack of

training kept unemployment numbers high in the African American community. Local leaders sought both labor and capital investment from the North. It came slowly.

Today, there are 26 fewer people living in Harpers Ferry-Bolivar than in the years just before the Civil War. The area changed hands from Confederate to Union at least seven times and as many as 11 times. And still the Civil War reached into the 20th Century.



In the 1900s, church members of the Methodist Church in Bolivar found the remains of a Union soldier who had crawled, wounded, near the foundation. His remains were found 40 years later and identified by his buttons.

A Union officer of Scottish background came back to the area shortly after the Civil War to build a castle on Bolivar Heights which existed for 100 years on the site of what is now National Park Service land and the scene of today's annual 4th of July fireworks.

Until the 1920s, a Civil War cannon was moved from Camp Hill to the Point at Harpers Ferry each year and a round of ordinance fired across the Potomac to Maryland.

A more positive outgrowth of the Civil War was the establishment of Storer College on Camp Hill. For 90 years Storer College educated African Americans, at first to be teachers through a two year college program, and later in a four year program in all academic areas. The Storer campus houses the Park Service today.

The county and the town of Bolivar remained split between Unionists and Southern sympathizers after the Civil War was over. Only 300 of the voters registered before the war in Jefferson County could vote. Another 1500 could not because of prohibitions against confederate soldiers and sympathizers from participation in government.

The first years after the war saw government by Unionists who became the Republican Party. Secessionists became the Democratic Party. By the 1870s voting prohibitions were gone and political parties were no longer identified with Civil War ideas. A local Democrat elected from Bolivar to the state legislature, E. Willis Wilson, went on to become Governor in 1885-90 and then to serve several terms in the US Congress. The Governor E. Willis Wilson home is on Washington Street in Bolivar.

TWENTIETH CENTURY BOLIVAR

A variety of textile and paper mills powered by water sustained much of the local economy as those in Bolivar continued farming and merchant activities. The population was much lower than it had been before the Civil War and the economy fluctuated almost as much as the high water marks of the Potomac. Floods named after the time of year. For example the Pumpkin Flood of 1870 damaged much of the water powered industries. A major flood occurred in 1889 and the most devastating flood of all washed over Shepherdstown and Harpers Ferry as well as other Potomac towns in 1936. But it was the floods in the late 19th Century that effectively ended industrial production in the area.

In the 1890s a series of rumors led residents to believe Bolivar would enjoy a much needed economic boom. From a lime quarry in Kearneysville, to an alleged find of oil near Moler's Cross Road, citizens felt that development would soon follow discoveries of natural resources. In Bolivar, rumors of iron ore and high quality marble were

encouraged by a rich investment group from the North. Most of these hoped for economic booms did not mature due to misrepresentations, lack of capital, and outright lies by those pushing investment. The possibilities, however, were real enough for investors in the county to build office space. This optimism trickled down to a small building boom in the county and in Bolivar. But the reality was that offices were not inhabited for many years.

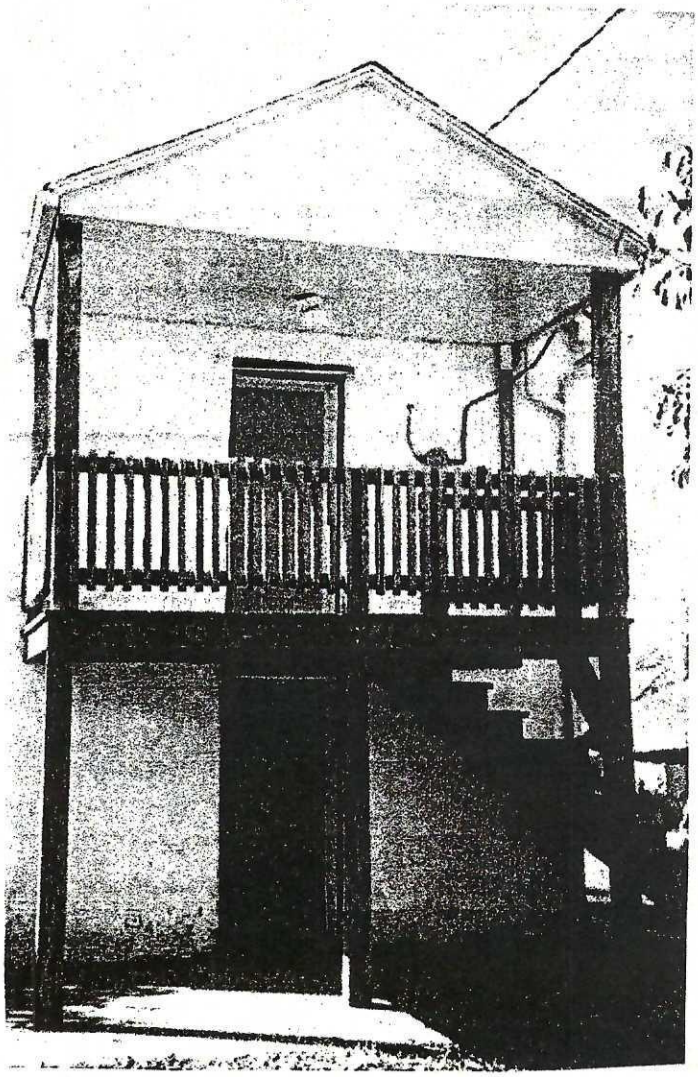
The late 19th Century saw school improvements that had the strong support of local taxpayers. A nine month school year was instituted and in 1887 a new idea was adopted for Jefferson County's rural schools. The idea is a school as we know it today. Students were assigned grades by age and ability with specific goals for learning each year and progression to graduation. Before this time, some students were taught the same things year after year until they left. Our innovative school superintendent was William Wilson who went on to serve the Nation as Postmaster General where he initiated rural postal delivery.

The early part of the 20th Century posed social questions for Bolivar and Jefferson County. Prohibition passed in 1912, and women's suffrage was defeated by a 75 to 25 percent margin. At the same time, modern conveniences were being introduced to Bolivar. A water generated electric plant was constructed in 1901 across the Potomac, telephones were connected to homes and businesses ($18 per year), and all roads but one became freeways by 1903. In 1909, Jefferson County won second prize in a national contest to select the best country roads anywhere between New York and the Roanoke. The prize was $500. In 1912, Bolivar was awarded the contract for construction of a high school but it was not until 1929 that a bond issue was approved for construction.

In World War I, Bolivar and Jefferson County did more than their share to support US soldiers in Europe. The county exceeded its quotas on war bonds, Red Cross contributions, and sale of Victory Loans. Five hundred and forty eight men were registered for service in the war and 30 lost their lives.

The war helped the local economy, especially production of leather and harnesses for the cavalry. A $25 million investment in war materials was a much needed boon to this struggling rural area.

State or national issues did not consume life in Bolivar. Farmers farmed, merchants bought and sold, and our town council and mayor attended to streets, lighting, snow removal, maintenance and other day to day responsibilities to keep the town running.



Some special circumstances make this period of time interesting. In 1899, the mayor received a number of complaints about cows wandering the streets of Bolivar unattended. He asked the town council to enforce an existing law about loose cows. Months later, there was still a problem and the mayor ordered a fence to be built around the town jail (the white building next to the community center). All unattended cows were hauled to jail. Owners had to post bail to retrieve the cows, but the problem seemed to have been solved.

The independence of Bolivar was shown in an incident in 1920. The German Ambassador to the US was caught speeding in town. He was given a ticket but refused to pay. The town insisted on payment of the $5.60 ticket but the Ambassador claimed diplomatic immunity. The US State Department tried to intervene and Bolivar finally backed down on payment of the ticket. Bolivar did not send an apology, however, and the Governor of West Virginia stepped in to write one to

the Ambassador. The speed limit had just been raised from 8 miles per hour for horses and automobiles to 10 miles per hour.

Bolivar endured the Depression-era difficulties of the entire Nation. As an agricultural community, however, farmers, churches and neighbors met immediate family needs for food. Bolivar and Jefferson County strongly supported the New Deal of President Roosevelt and the work programs it brought to West Virginia including a fishery located at Leetown.

World War II found Bolivar again a strong supporter of the national government and the military. Hundred of soldiers served from Jefferson County: dozens from Bolivar. World War II marked a major change in Bolivar with the establishment of the National Park at Harpers Ferry. The Park both preserved and reconstructed our neighboring town. New bridges and highways opened our area to day tourists from the Baltimore-Washington area. The CharlesTown racetrack was another attraction, which began just before World War II. Still a rural economy, Bolivar became more interwoven with the regional economy and has shown itself resilient in moving from an agricultural and self-contained merchant community into an economic development area ranging from Frederick, Maryland to Winchester, Virginia.

In 1999, a survey was conducted in Bolivar to assess what residents wanted to preserve or change about the town. As a result of this survey, and ordinances which grew from it, Bolivar will retain its small town character with increasing new initiatives such as the farm market held in summers, the Childrens Park, and appropriate new businesses.

This short history is simply a template upon which all Bolivar residents are invited to add family stories, share historic artifacts and discover what is important in our past to be continued through our future.

BIBLIOGRAPHY AND FURTHER READING

Bushong, Millard K. A History of Jefferson County West Virginia (CharlesTown, WV, Jefferson Publishing Company, 1941)

Norris, J.E., ed. History of the Lower Shenandoah Valley (Berryville, VA:Virginia Book Company, 1890)

Williams, John A. West Virginia (NY, Norton and Co., 1984)

Uncollected papers of the Town of Bolivar (Bolivar Community Center), courtesy of Elizabeth Blake, Esq.

And special thanks to William Theriault, author of numerous publications and articles and the CD-ROM Explorer: The West Virginia History Database Jefferson County Module (West Virginia Division of Culture and History, 1996)

Cover photograph of West Virginia Governor E. Willis Wilson home on Washington Street, Bolivar.



Our walking tour of Bolivar begins at the Harpers Ferry Post Office, on the corner of Union and Washington Streets. Looking up the hill, the first house you see on the north side of Washington Street is the Gershom Keyes House. Restoration architects have dated the home to colonial times, although census and deed information does not confirm this date. The red brick home belonged to farmer and merchant Gershom Keyes who also operated a tavern. Inns at Williamsburg, Virginia were restored based on the layout of the Keyes home.



Cross the street to the south side, and up the hill to see the boyhood home of William Wilson which was built in the 1840's. Wilson was the only West Virginia governor from the Eastern Panhandle. His youngest daughter noted in an interview in the 1960's that Wilson would talk about studying for his bar examination on the side porch. Wilson is best known for his role in the Hatfield McCoy feud. In the 1890's, he refused to extradite the Hatfields to Kentucky to face murder changes.



Continue up Washington Street to Fisher's Alley, and you will see the Jackson Rose House, a red brick house set back from the road. This 1795 home was built by the Lee family of Virginia. During the Civil War, the house was used by Confederate General Stonewall Jackson as his headquarters. The town changed hands at least seven times during that conflict.



Across the alley from the Jackson-Rose home is a typical armorer's house, built by the federal government in 1819. As you walk up Washington Street you will see several copies of this type of house. These square houses were divided into duplexes for workers at the Armory in Harpers Ferry. The original design had a front porch, and the full second story was considered enviable housing at that time. Homes were leased by the Federal government to workers for $100 per year (on a $2 per day salary).

As you walk up the gentle curve of Washington Street you'll be in the middle of old Mudfort (the original name of Bolivar). Legend has it that Mudfort got its name because of young boys throwing mud balls at the children of Harpers Ferry who walked up the hill. In the 1820's a visitor from Switzerland noted that Mudfort had a number of inns, distilleries, a library, a doctor, and plenty of stores.





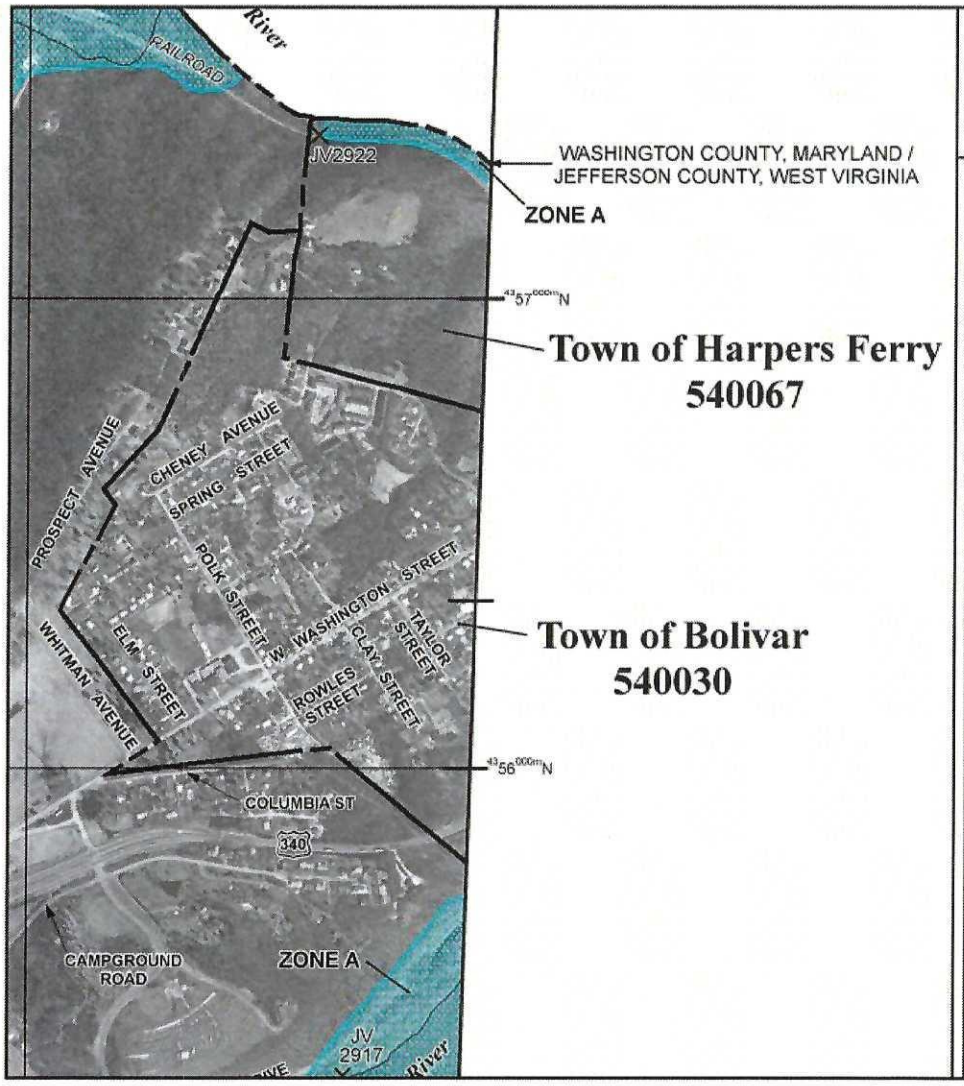
Walking through the town center, you will see numerous old brick and stone buildings. Buildings not of the armorer's house style were the homes of local merchants and farmers.

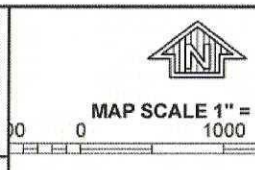
Be a history detective in Bolivar



The side of this house on Jackson Street illuminates part of our history as a 19th Century town. Chimneys were built outside of the walls of homes and the fireplace openings inside were used for both heating and cooking. If there were fires out of control in the fireplace, the chimney could be pulled down and the house would be left intact. Take a walk around town and notice how many homes have outside chimneys. You can be an history sleuth and date those buildings to before the Civil War.

APPENDIX B: TRANSPORTATION AND INFRASTRUCTURE





NFIP

PANEL 0135E

FIRM

FLOOD INSURANCE RATE MAP

JEFFERSON COUNTY, WEST VIRGINIA AND INCORPORATED AREAS

PANEL 135 OF 245

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOLIVAR, TOWN OF	540030	0135	E
HARPERS FERRY, TOWN OF	540067	0135	E
JEFFERSON COUNTY	540065	0135	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

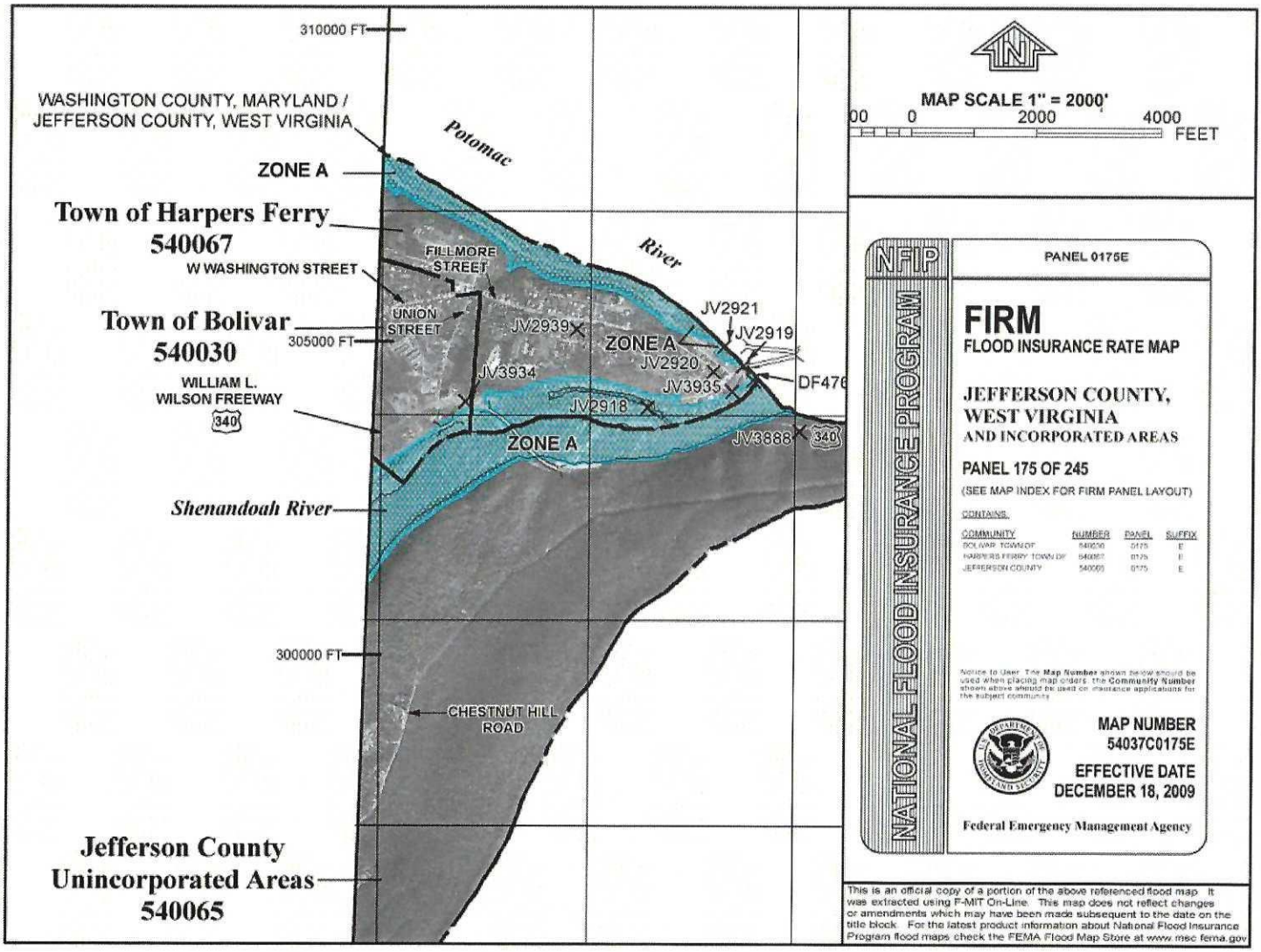
NATIONAL FLOOD INSURANCE PROGRAM

MAP NUMBER
54037C0135E

EFFECTIVE DATE
DECEMBER 18, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov


310000 FT
WASHINGTON COUNTY, MARYLAND /
JEFFERSON COUNTY, WEST VIRGINIA
Potomac
River
ZONE A
Town of Harpers Ferry
540067
FILLMORE
STREET
W WASHINGTON STREET
Town of Bolivar
540030
UNION
STREET
305000 FT
JV2939
ZONE A
JV2921
JV2919
JV2920
JV3935
DF476
JV3934
WILLIAM L.
WILSON FREEWAY
340
JV2918
ZONE A
JV3888
340
Shenandoah River
300000 FT
CHESTNUT HILL
ROAD
Jefferson County
Unincorporated Areas
540065
MAP SCALE 1" = 2000'
00 0 2000 4000
FEET
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0175E
FIRM
FLOOD INSURANCE RATE MAP
JEFFERSON COUNTY,
WEST VIRGINIA
AND INCORPORATED AREAS
PANEL 175 OF 245
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
BOLIVAR, TOWN OF 540030 0175 E
HARPERS FERRY, TOWN OF 540067 0175 E
JEFFERSON COUNTY 540065 0175 E
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
54037C0175E
EFFECTIVE DATE
DECEMBER 18, 2009
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

ATION
MAP
F
Y

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

MAP SCALE 1" = 1000'

00 0 1000 2000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0135E

FIRM

FLOOD INSURANCE RATE MAP

JEFFERSON COUNTY, WEST VIRGINIA AND INCORPORATED AREAS

PANEL 135 OF 245

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOLIVAR, TOWN OF	540030	0135	E
HARPERS FERRY, TOWN OF	540067	0135	E
JEFFERSON COUNTY	540065	0135	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
54037C0135E

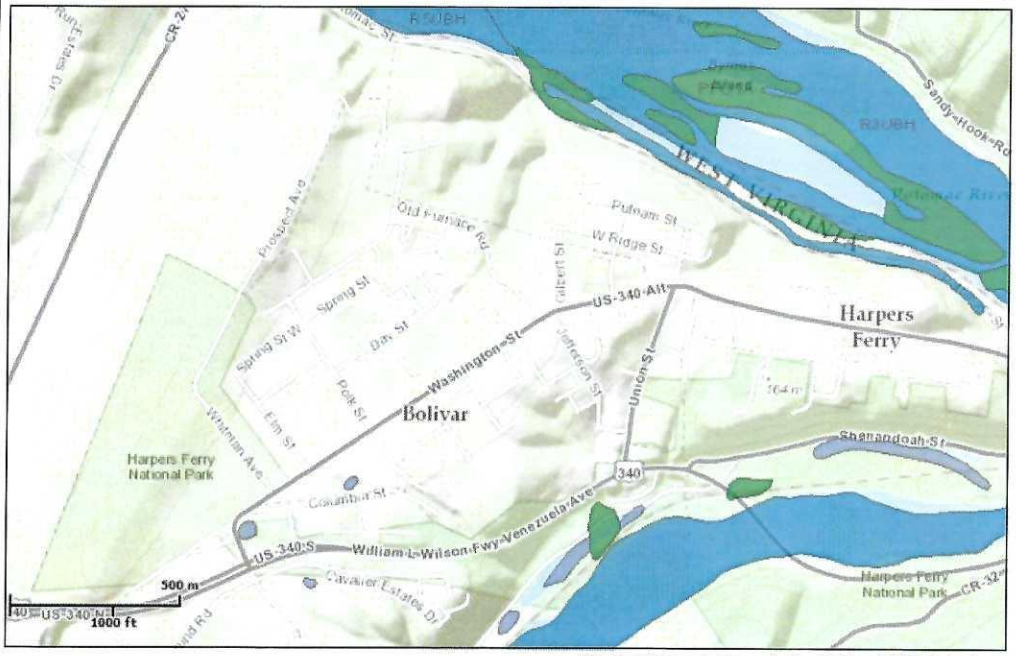
EFFECTIVE DATE
DECEMBER 18, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

U.S. Fish and Wildlife Service

National Wetlands Inventory



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

National Wetlands Inventory

Aug 7, 2013

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuanne and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

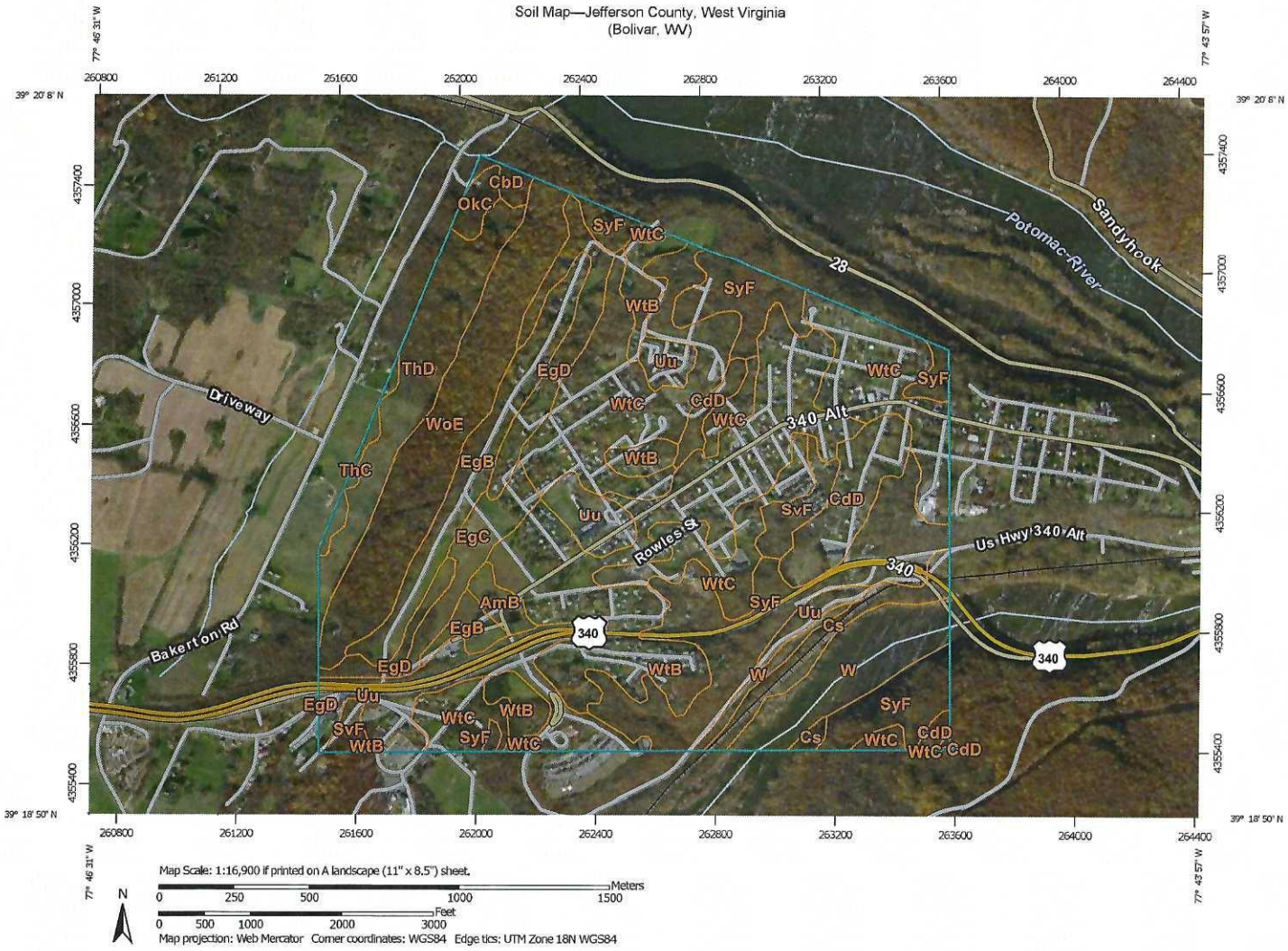
Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

Soil Map—Jefferson County, West Virginia
(Bolivar, WV)



Map Scale: 1:16,900 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 250 500 1000 1500

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, West Virginia
Survey Area Data: Version 7, Oct 4, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2011—Nov 6, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Jefferson County, West Virginia (WV037)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AmB	Airmont cobbly loam, 0 to 8 percent slopes, stony	6.3	0.8%
CbD	Carbo-Rock outcrop complex, 15 to 25 percent slopes	3.8	0.5%
CdD	Cardova channery silt loam, 15 to 25 percent slopes	33.8	4.1%
Cs	Combs fine sandy loam	18.9	2.3%
EgB	Edgemont gravelly loam, 3 to 8 percent slopes	43.7	5.3%
EgC	Edgemont gravelly loam, 8 to 15 percent slopes	18.0	2.2%
EgD	Edgemont gravelly loam, 15 to 25 percent slopes	31.7	3.8%
OkC	Oaklet silty clay loam, 8 to 15 percent slopes, very rocky	5.4	0.7%
SvF	Sylvatus channery silt loam, 25 to 65 percent slopes	14.1	1.7%
SyF	Sylvatus-Rock outcrop complex, 45 to 65 percent slopes	118.0	14.3%
ThC	Thurmont gravelly loam, 8 to 15 percent slopes	4.6	0.6%
ThD	Thurmont gravelly loam, 15 to 25 percent slopes	46.8	5.7%
Uu	Urban land-Udorthents	66.7	8.1%
W	Water	41.3	5.0%
WoE	Weverton-Rock outcrop complex, 15 to 45 percent slopes, very stony	75.3	9.1%
WtB	Whiteford channery silt loam, 3 to 8 percent slopes	138.8	16.8%
WtC	Whiteford channery silt loam, 8 to 15 percent slopes	157.5	19.1%
Totals for Area of Interest		**824.6**	**100.0%**

APPENDIX C: ECONOMIC DEVELOPMENT

Table C-1: Income and Benefits*

	Estimate	Margin of Error
Total households	450	+/-66
Less than $10,000	50	+/-25
$10,000 to $14,999	40	+/-32
$15,000 to $24,999	35	+/-17
$25,000 to $34,999	53	+/-28
$35,000 to $49,999	43	+/-25
$50,000 to $74,999	105	+/-38
$75,000 to $99,999	52	+/-29
$100,000 to $149,999	60	+/-33
$150,000 to $199,999	8	+/-9
$200,000 or more	4	+/-7
Median household income (dollars)	52,000	+/-16,714
Mean household income (dollars)	56,154	+/-6,901
With earnings	348	+/-62
Mean earnings (dollars)	64,021	+/-8,495
With Social Security	107	+/-25
Mean Social Security income (dollars)	12,147	+/-2,685
With retirement income	76	+/-30
Mean retirement income (dollars)	12,045	+/-3,888
With Supplemental Security Income	18	+/-14
Mean Supplemental Security Income (dollars)	5,978	+/-1,604
With cash public assistance income	5	+/-7
Mean cash public assistance income (dollars)	8,400	+/-6,968
With Food Stamp/SNAP benefits in the past 12 months	27	+/-15

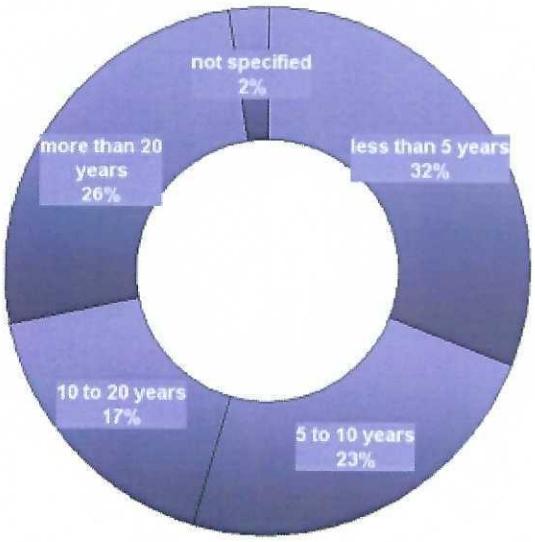
* Figures based on estimates from 2011 U.S. Census data

APPENDIX D: SURVEY RESULTS

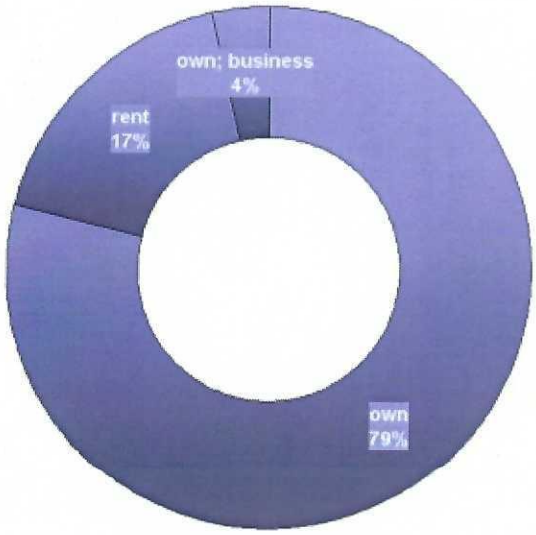
Note: In 2012, the Bolivar Planning Commission distributed a community satisfaction survey to all households (N = 564) in Bolivar. Upon completion of the survey, 81 households had responded (roughly 14%). Survey results were presented and discussed in a public meeting on February 11, 2013. These results, along comments provided during the public meeting, have served as an additional source of information for the recommendations provided in the 2013 Comprehensive Annual Plan.

A brief summary of survey results appears below. However, a complete record of aggregated survey results is available upon request from the Planning Commission.

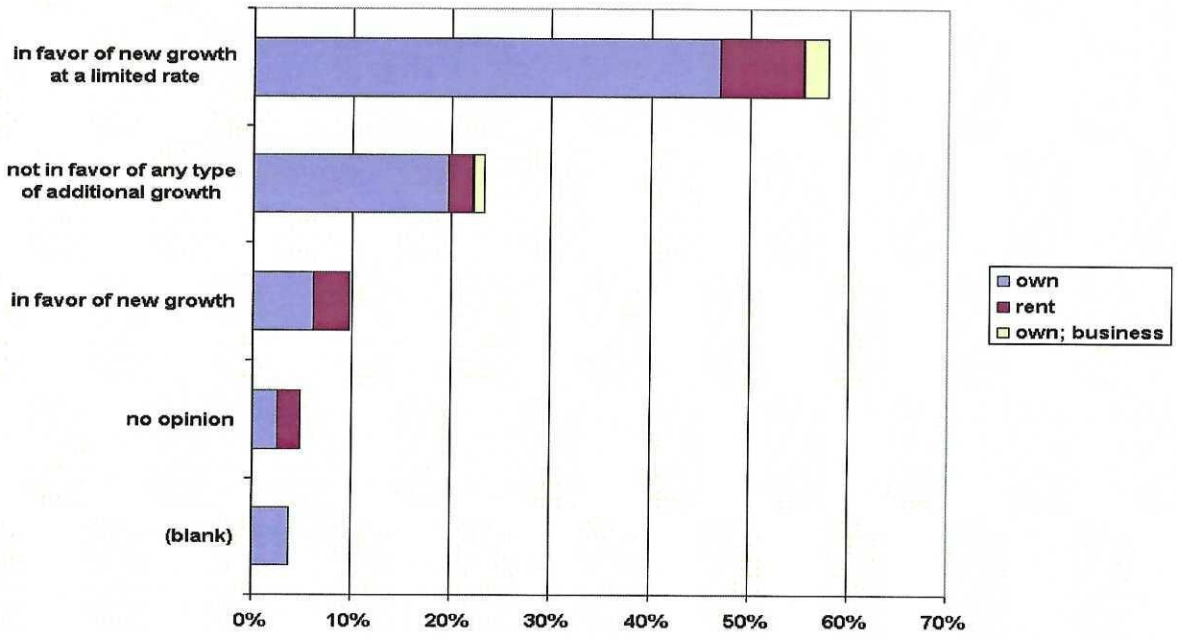
Respondent Profile: Time at Current Residence



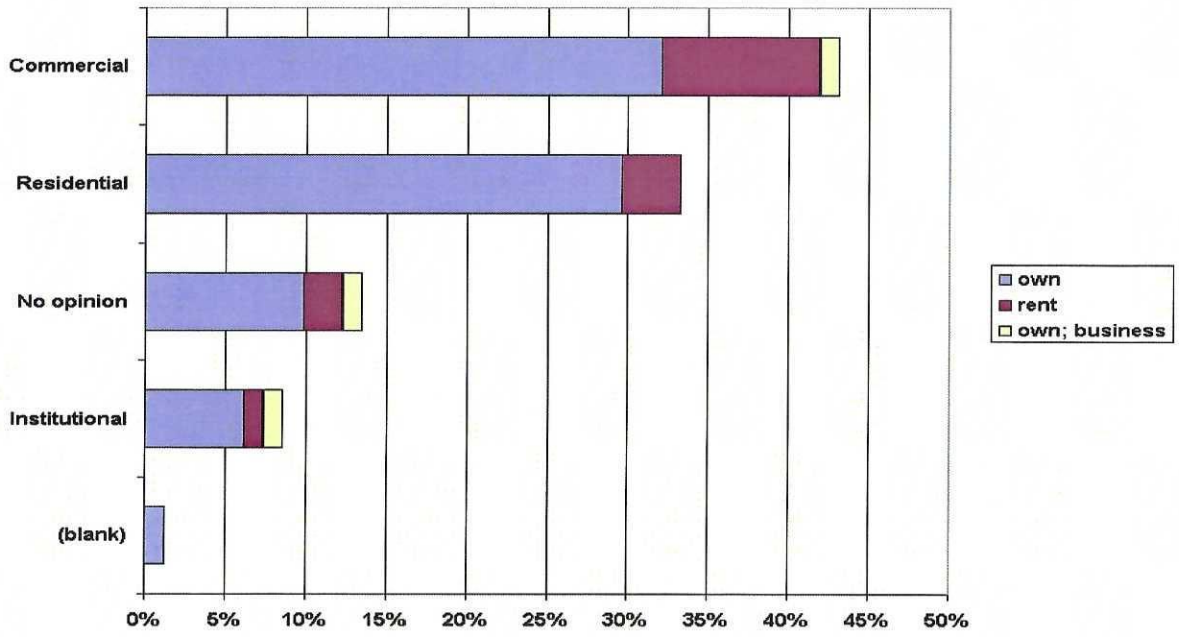
Respondent Profile: Property Type



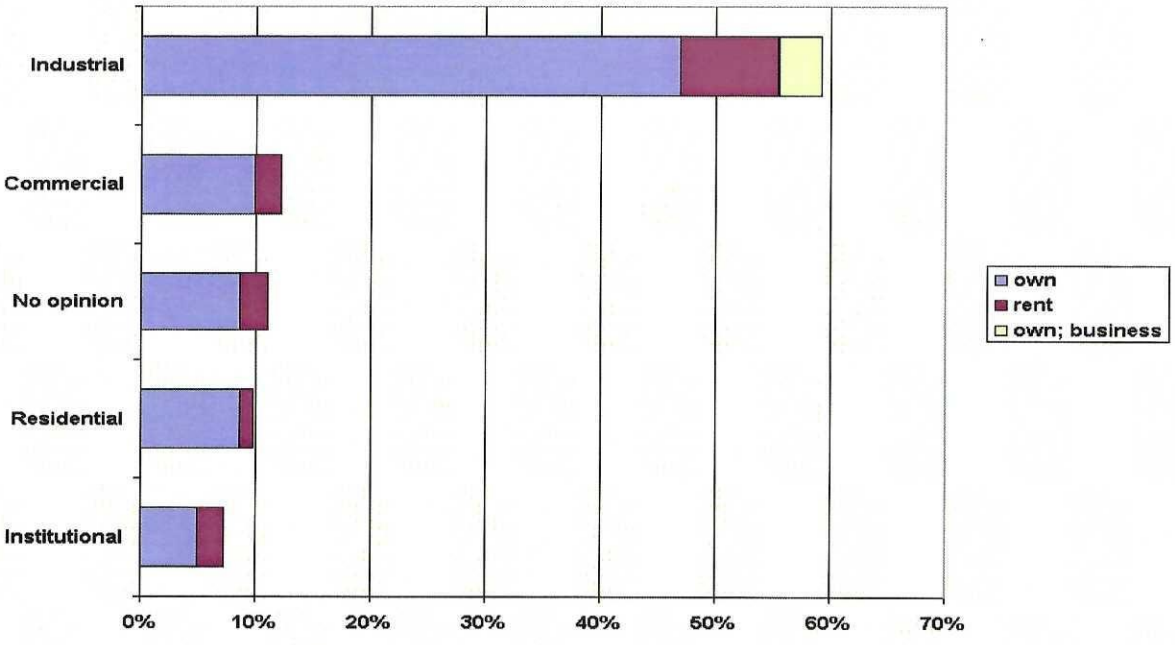
Position Regarding Growth



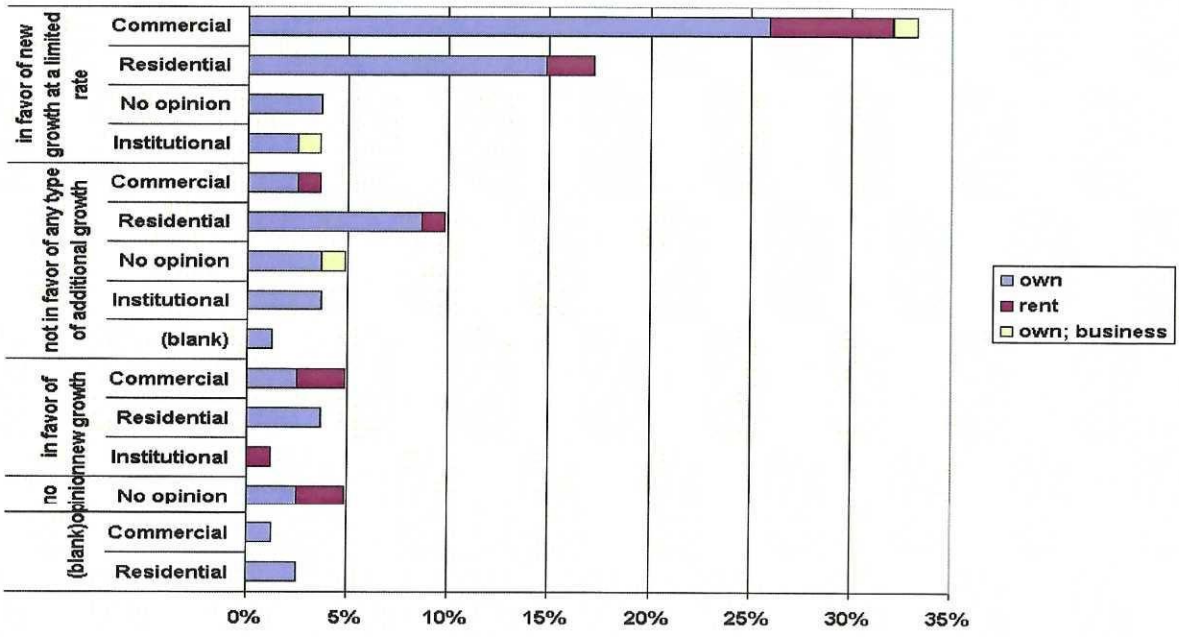
Most Favorable Growth Choice



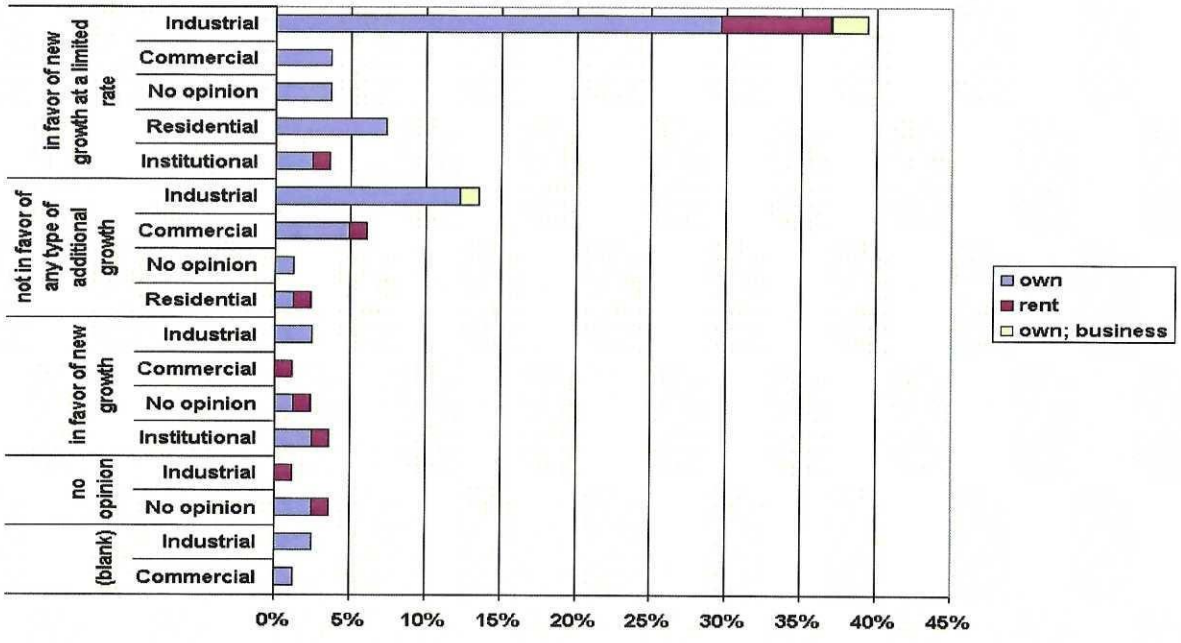
Least Favorable Growth Choice



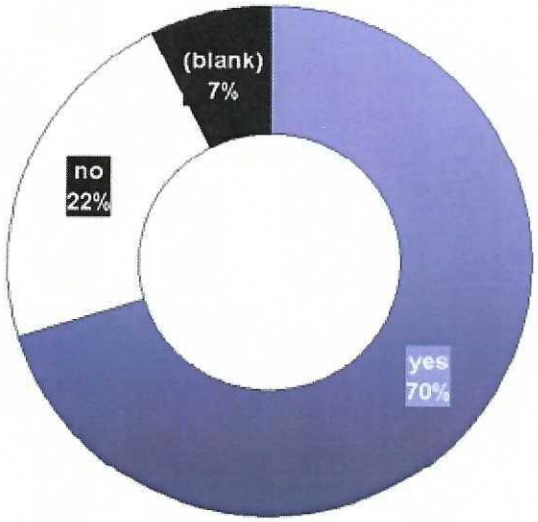
Most Favorable Growth by Overall Position



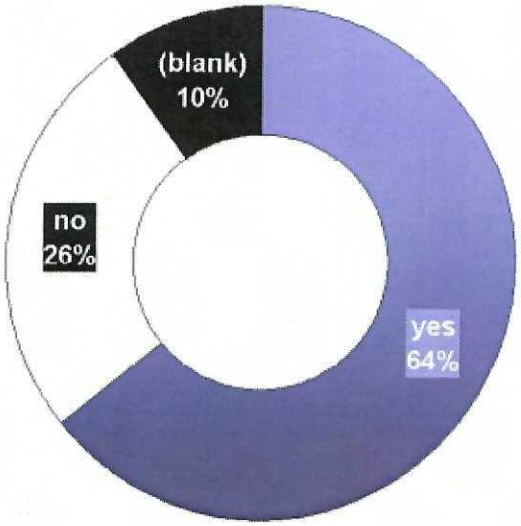
Least Favorable Growth by Overall Position



Respondents' Positions on Having More Organized Activities



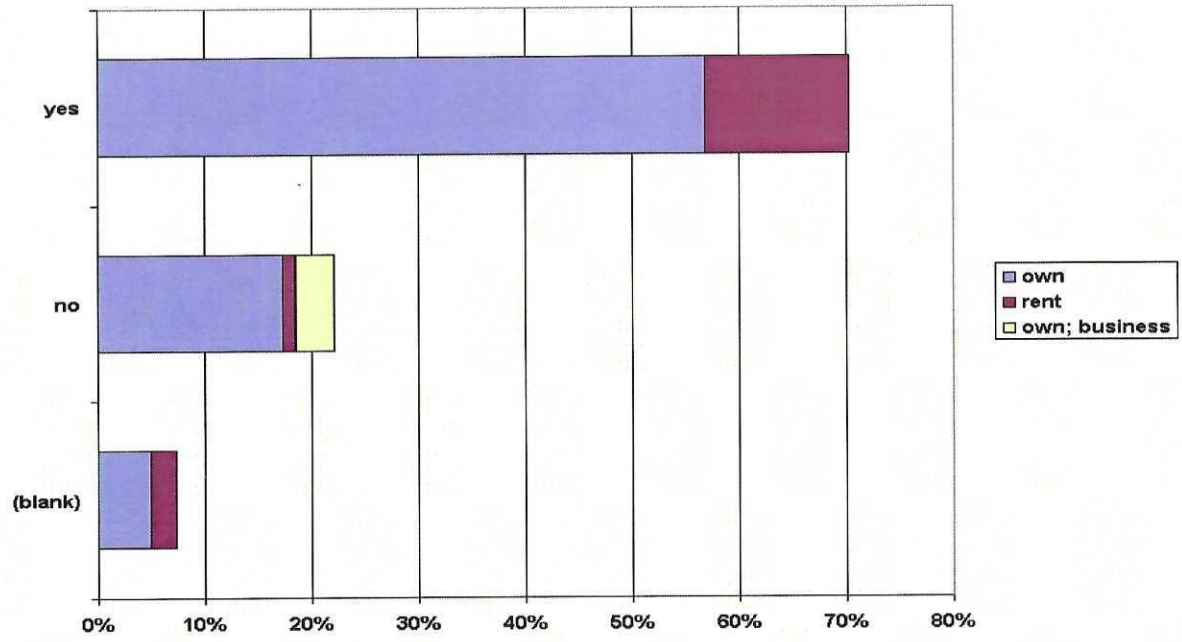
Respondents' Positions on Having More Businesses



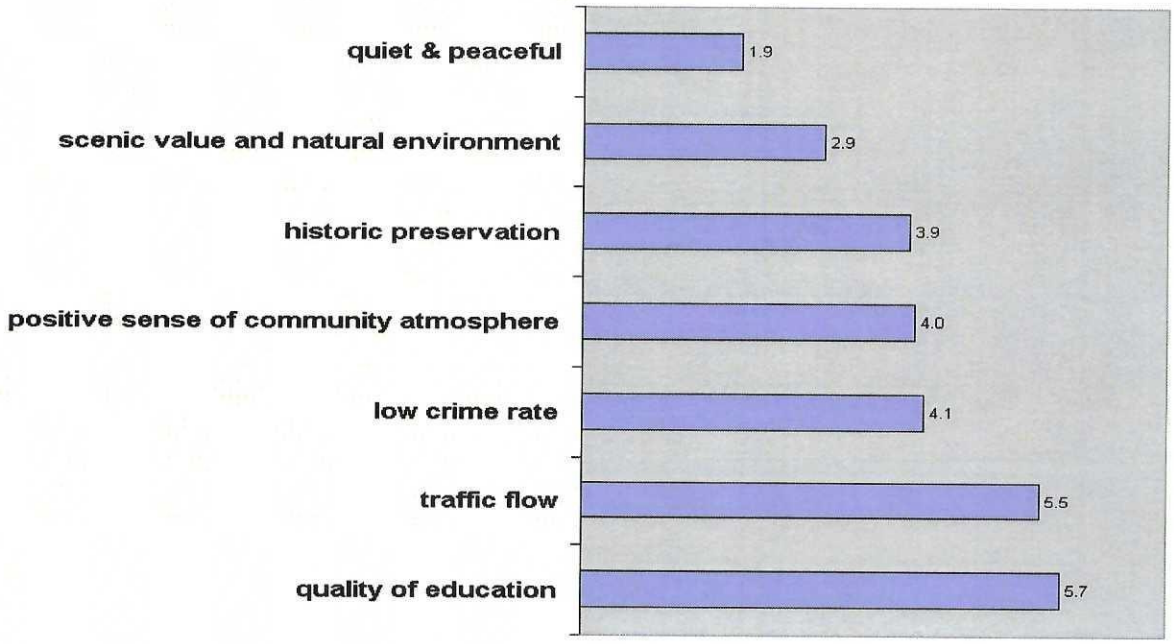
Respondents' Positions on Having Open Space



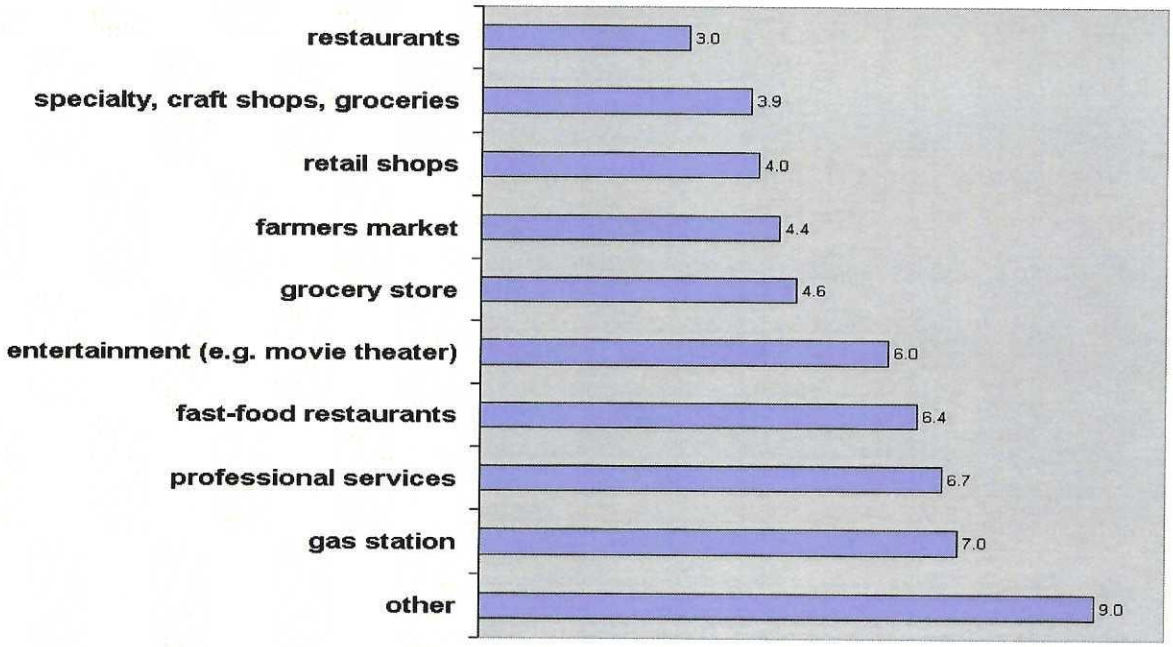
In Favor of More Organized Community Activities



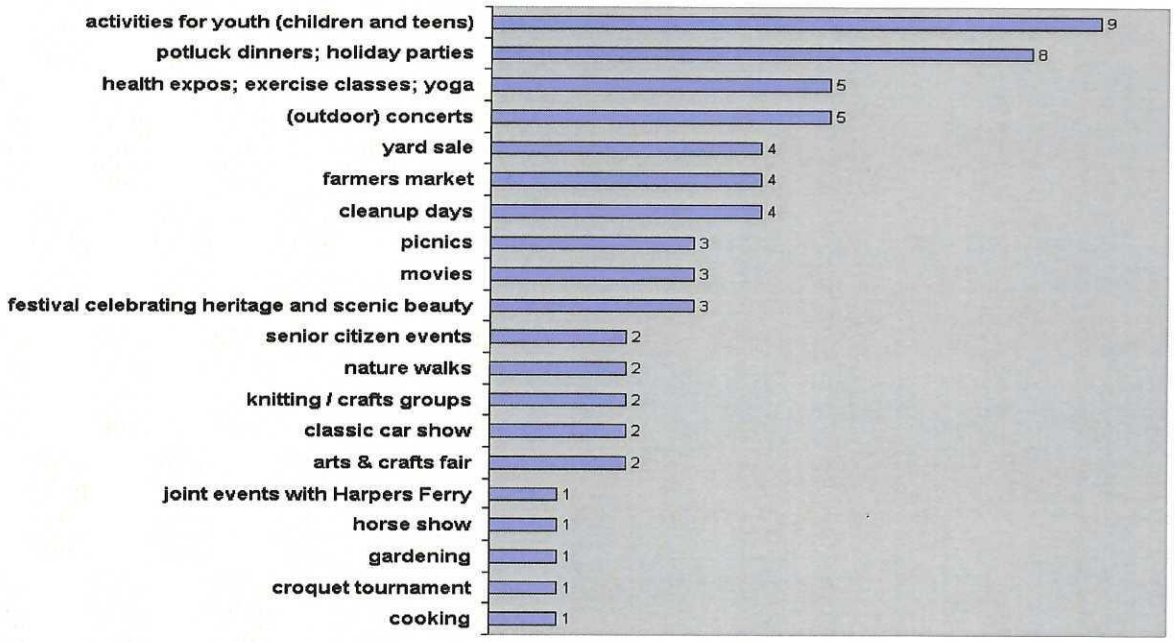
Most Important Characteristics of Life in Bolivar
(Lower Number Represents Most Highly Ranked)



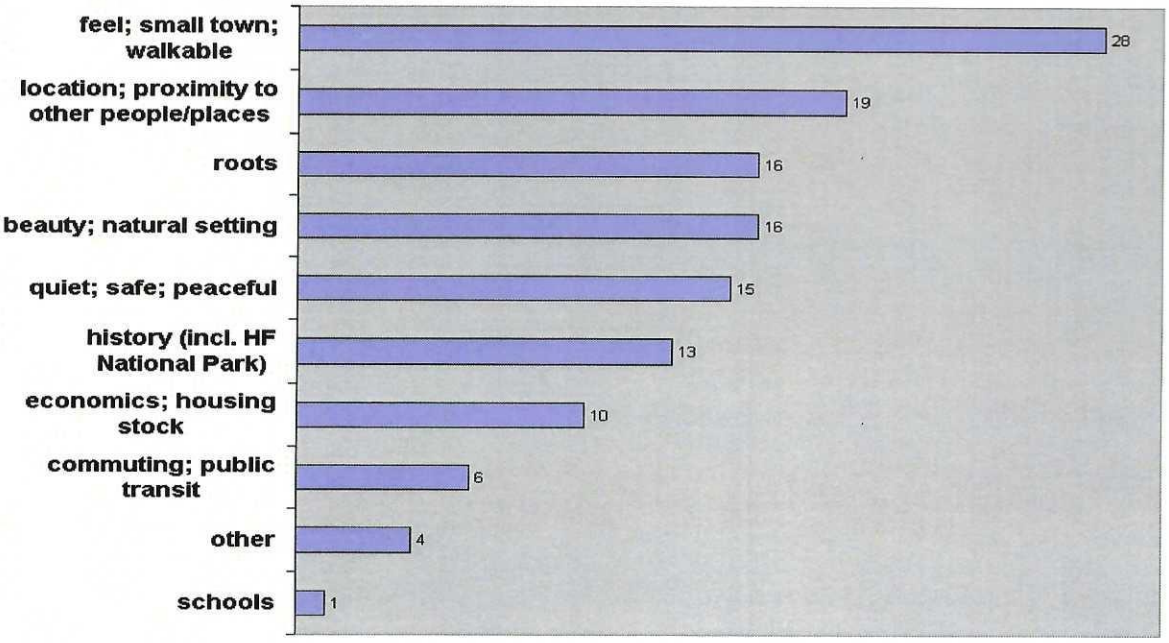
New Business Preferences
(Lower Number Represent Most Highly Ranked)



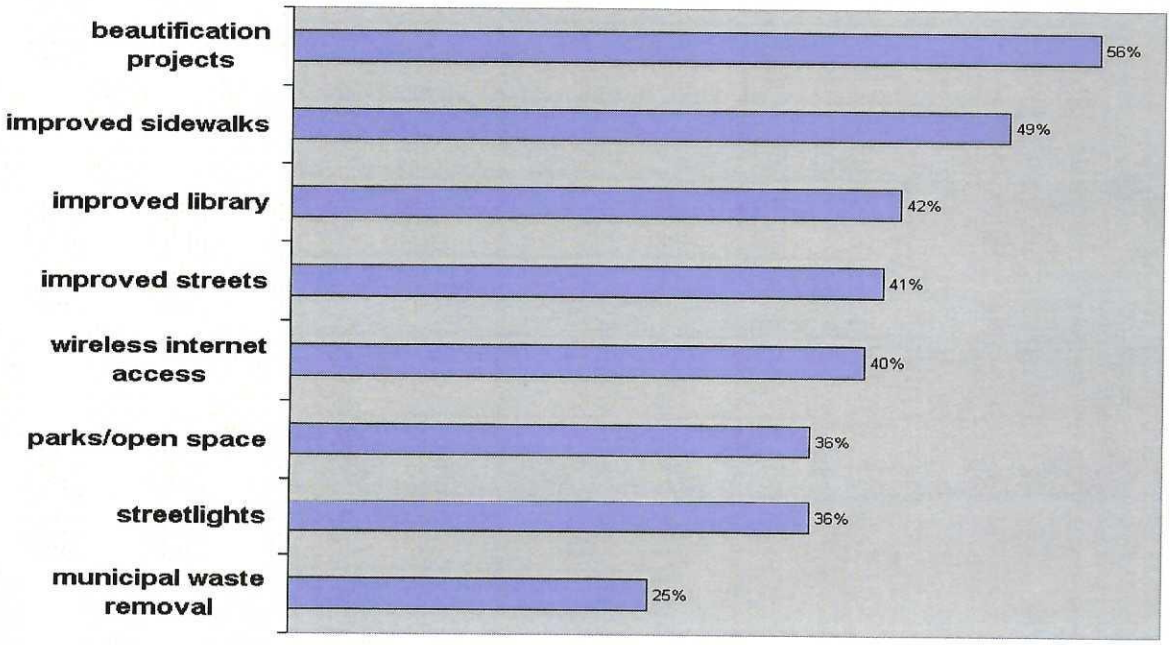
Preferred Community Activities



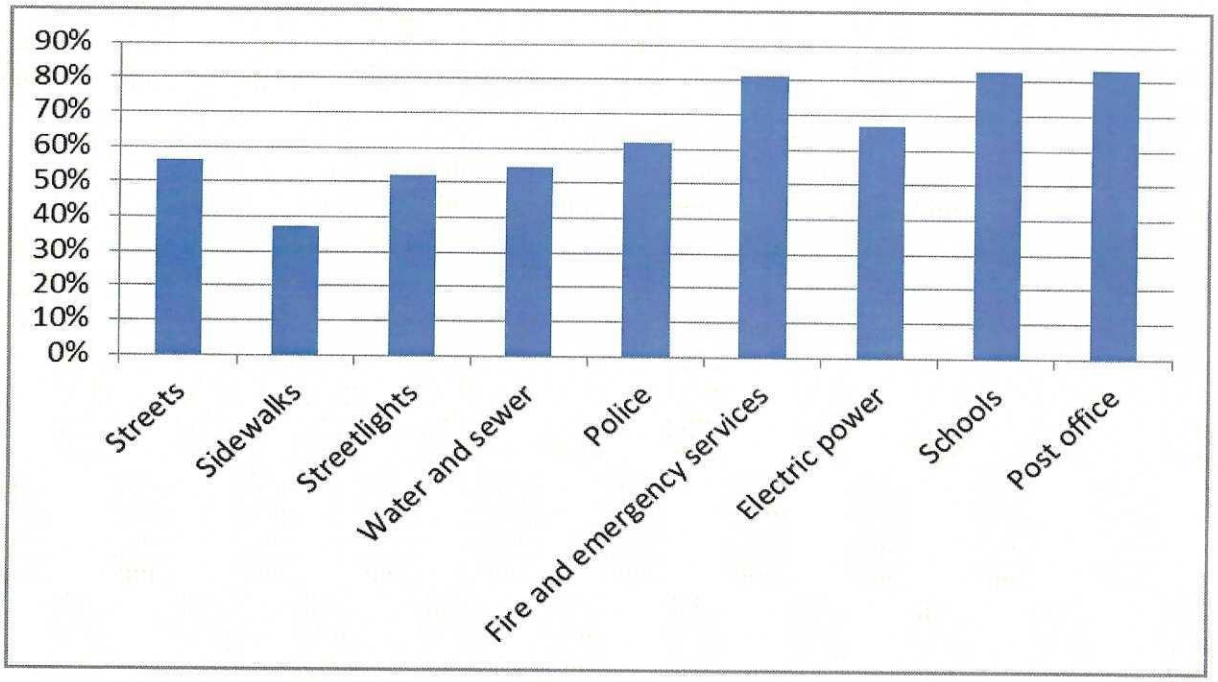
What Attracted You to Bolivar?



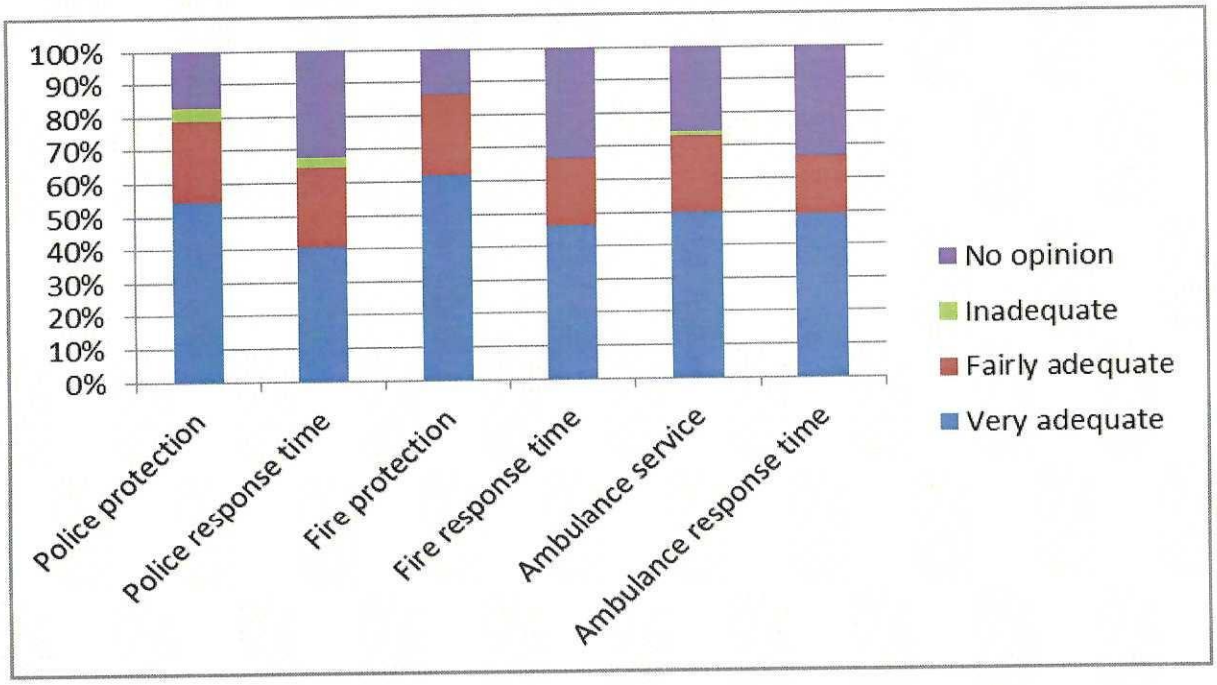
Project Preferences



Adequacy of Services
(Percent of Respondents Answering in the Affirmative)



Adequacy of Emergency Services



Adequacy of Non-Emergency Services

