



Jefferson County West Virginia

Public Information

SHOTWELL FARM

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December 27, 2004

Mr. Greg Corliss
Jefferson County Commission
P.O. Box 250
Charles Town WV 25414

RECEIVED

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JEFFERSON COUNTY COMMISSION

Dear Mr. Corliss;

I understand that you are now in the process of re-writing the Jefferson County zoning ordinance and request that you consider the following.

The agricultural and equestrian property owners (no matter the zoning and as a right by owning property in Jefferson County) should be allowed to construct, as one of its principal permitted uses, living quarters (apartments over barns, apartment housing, bunkhouses, duplex housing, single family houses) for its employees to live in.

The agricultural and equestrian property owners should not be required to obtain a CUP or be required to subdivide their property to provide safe and affordable housing for their employees.

There are many reasons that this should be allowed:

1. It is nearly impossible to find decent, safe, and affordable housing in Jefferson County.
2. It is very important to have "resident employees" on site. Animals need to be taken care of every day and require that someone be available no matter the weather or the holiday.
3. Animals that are sick, injured, breeding, and/or foaling may require round the clock care.
4. Properties that were "grandfathered-in" and already have some form of living quarters may need these living quarters updated and/or expanded. This new ordinance will allow those properties to be improved.
5. Loosing subdivision rights, in order to provide decent, safe, and affordable housing for employees would not be fair for the agricultural and equestrian property owner. This infringes on their basic property rights by lowering the value of the property in the future so that they can farm it successfully now.
6. There is an extremely high turn over in employment at many agricultural and equestrian properties due to the fact that the employee has no decent, safe and affordable housing. This makes the agricultural and equestrian operation run with less efficiency and at a much higher cost.

Providing this safe, affordable housing should be exempt from any impact fee because:

1. Without this housing, employees of the agricultural and equine community cannot afford to live in or near the farm that the employee is working on.
2. Charging this impact fee may prevent many agricultural and equestrian property owners from building this safe and affordable housing because they would be unable to afford to pay the impact fee.
3. Since the agricultural and equestrian property owner is providing housing to an employee who is living and working in the community, it is very likely that that employee will spend their income within the community.

The agricultural and equestrian property owners of Jefferson County would really appreciate your help in correcting this problem that exists in the current ordinances.

Sincerely,



Harold L. Shotwell

