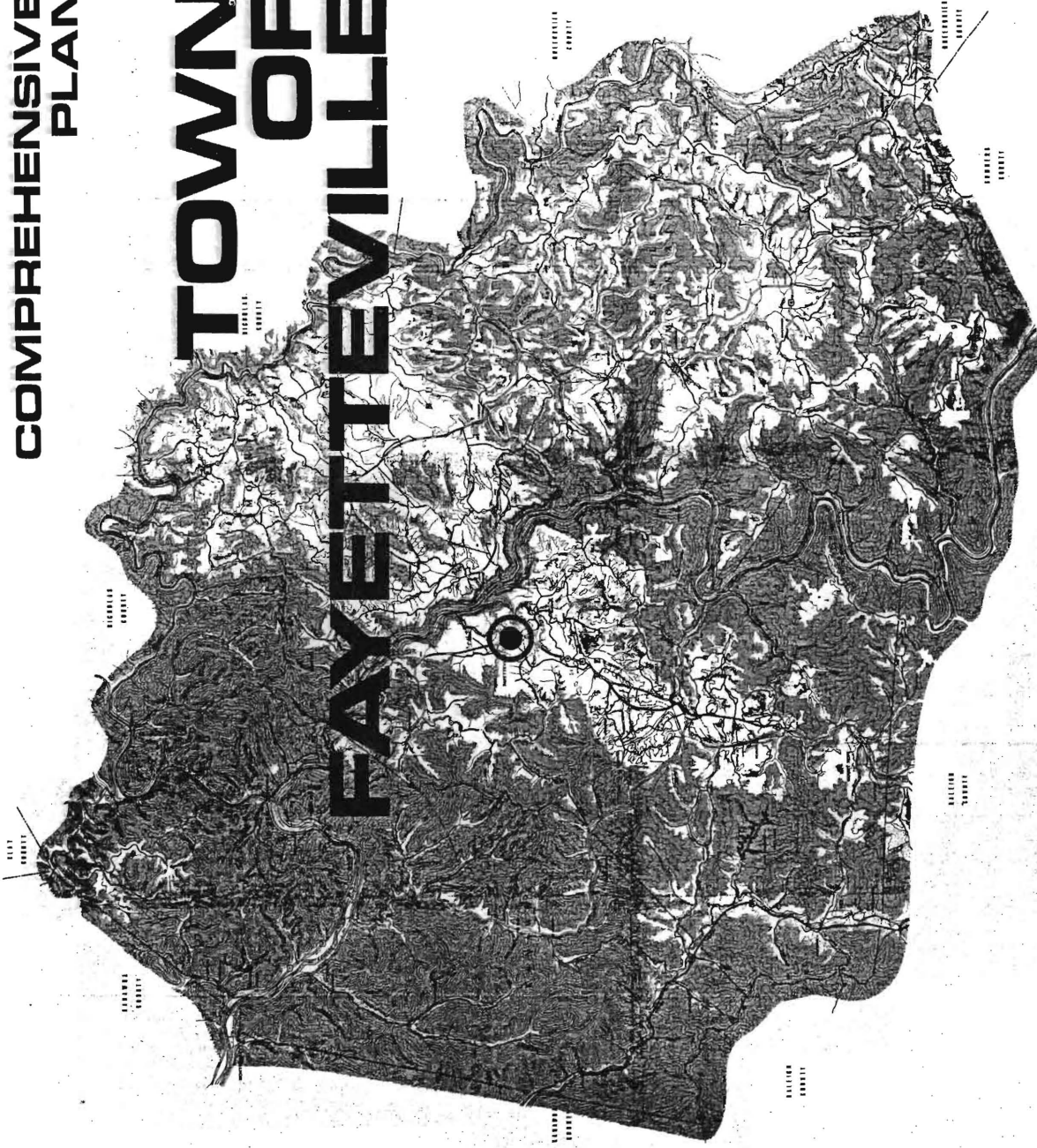


**COMPREHENSIVE  
PLAN**

# TOWN OF FAYETTEVILLE



**FAYETTE CO. W. VIRGINIA**

The preparation of this report was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

This report was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

December 10, 1968

Mr. C. R. Hill, Jr., Chairman  
Town of Fayetteville Planning Commission  
Fayetteville, West Virginia

Dear Mr. Hill:

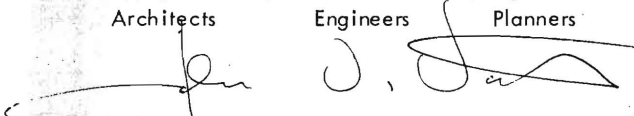
We are pleased to submit herewith the Comprehensive Plan Report for the Town of Fayetteville, Fayette County, West Virginia.

This report which has evolved from many hours of discussion and consideration on the part of the Commission members represents a major effort in a program which has as its primary goal an improved environment for the Town of Fayetteville. Other parts of the planning program include, the proposed Zoning Regulations, Subdivision Regulations, Public Improvements Program and Capital Budget.

Of particular importance and satisfaction to the Consultant has been the outstanding cooperation of all Municipal Officials, members of the Planning Commission and many interested citizens during the development of this long range planning program.

Very truly yours,

SARGENT-WEBSTER-CRENSHAW & FOLLEY  
Architects      Engineers      Planners



John V. Vatet  
Director of Planning

JVV:jaz

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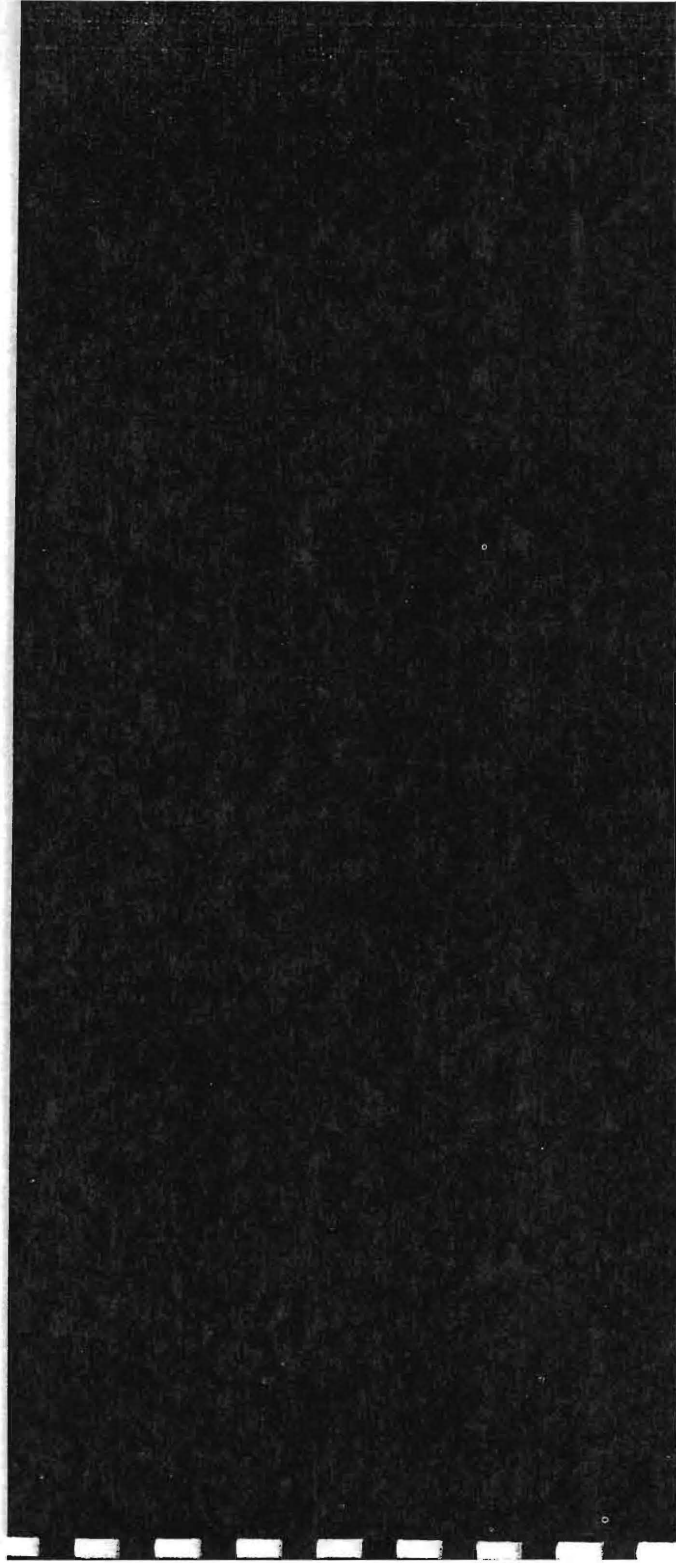
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# BASIC RESEARCH AND SURVEYS





# ECONOMIC BASE





## INTRODUCTION

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The economic base of a community or region consists of all those activities which provide the employment and the money income upon which the people depend for their livelihood. Typical of such activities are: farming, manufacturing, retailing, construction, mining and services.

The primary objective of a study of the economic base of a given area, such as Fayette County, is to develop information which will enable the people who live there to understand the sources of their material well-being, to recognize and evaluate those factors which are shaping the economic base in the present and will affect it in the future.

As part of an over-all planning program, the economic base study is related to changes in the size and characteristics of the population, since income and jobs imply people. The economic base is also closely allied to the local tax structure, which deals with revenues collected from homeowners, consumers, and business firms, and with expenditures for public services which benefit the residents themselves. Finally, there is a relationship between the use of land and the various kinds and amounts of economic activity which require land.

With the information provided in this economic base study, the Fayette County Planning Commission and the planning commissions of the six municipalities are in a better position to solve local problems, to make decisions about matters which will enlarge economic opportunities for residents of the County, and thus to raise the level of economic welfare in this part of West Virginia. Out of this process can come a more intelligent approach to economic growth and to the question of the more efficient use of human and physical resources.

The basic data contained in this study of the economic base has come from various sources. The principal ones are the periodic censuses of the Federal government, the annual publications of the West Virginia Department of Commerce, the West Virginia Department of Employment Security, the West Virginia Department of Agriculture, and the West Virginia Chamber of Commerce. The official statistics have been supplemented by thirty-five interviews with bankers, businessmen, farm experts, homeowners, and local leaders in education and the professions.

## ECONOMIC PROFILE

### ● Personal Income

The annual estimates of personal income by counties, provided by the West Virginia Chamber of Commerce, indicate that from 1959 on there was little change in the total personal income of residents of Fayette County. In absolute amounts, the County has been consistently below both the State average and the national average.

Family income figures as reported in the 1960 Census, show a great deal of poverty throughout the County. Technically, the poverty level is a yearly family income below \$3,000. In the Quinnimont district, about 64 percent of the families had an income below \$3,000 in 1959. In Fayetteville and Nuttall districts, about half of all families were below \$3,000. The Mountain Cove and Sewell Mountain districts also showed a high proportion of poor families.

The two most prosperous areas of the County are Montgomery and the Falls district. Average family income is highest here, and a substantial proportion of the families are in the upper income brackets. Average family income of \$6,104 in the Falls district compares with \$2,020 in the Quinnimont district in the same year.

TABLE EB-1  
PERSONAL INCOME  
FAYETTE COUNTY AND COMPARISON AREAS  
1957 - 1963

Year	Total Personal Income Fayette County (\$000)	Per Capita Income			Fayette County Personal Income As Percent Of Total West Virginia Personal Income
		Fayette County	West Virginia	U. S.	
1957	104,480	\$1,538	\$1,636	\$2,048	3.39
1958	97,845	1,485	1,582	2,064	3.29
1959	100,062	1,568	1,636	2,163	3.27
1960	100,718	1,629	1,675	2,217	3.25
1961	102,122	1,744	1,726	2,267	3.27
1962	103,683	1,782	1,787	2,366	3.23
1963	104,864	1,810	1,872	2,443	3.15

Source: "West Virginia Personal Income and Retail Sales by Counties, 1957-1963". West Virginia Chamber of Commerce, May 1964.

In both Oak Hill and Montgomery, 4 out of 10 families received yearly incomes between \$5,000 and \$10,000.

In all parts of the County, personal income comes principally from wages and salaries earned in private firms.

TABLE EB-2  
PERCENT DISTRIBUTION OF FAMILY INCOME  
FAYETTE COUNTY  
1959

	Falls District	Oak Hill City	Fayetteville District	Montgomery City <sup>(1)</sup>	Kanawha District
Under \$3,000	20.5	28.9	49.0	22.3	38.5
\$ 3,000 - \$4,999	14.5	23.2	24.7	20.2	18.2
5,000 - 6,999	27.9	20.0	15.2	19.9	25.7
7,000 - 9,999	23.7	20.0	7.8	19.5	12.6
10,000 and over	13.4	7.9	3.3	18.1	5.0
Total	100.0	100.0	100.0	100.0	100.0
Total number of families	2,406	1,298	5,551	723	1,771
Median family income	\$6,104	\$4,836	\$3,080	\$5,790	\$4,222
Families and unrelated individuals	\$5,824	\$4,163	\$2,662	\$2,411	\$3,718

	Mt. Cove District	Nuttall District	Quinnimont District	Sewell Mt. District	Fayette County
Under \$3,000	46.1	52.4	63.9	45.4	41.0
\$ 3,000 - \$4,999	22.1	25.3	19.2	21.6	21.4
5,000 - 6,999	19.4	15.6	10.2	22.8	19.4
7,000 - 9,999	9.0	5.9	5.3	7.8	12.3
10,000 and over	3.4	0.8	1.4	2.4	5.9
Total	100.0	100.0	100.0	100.0	100.0
Total number of families	1,135	557	901	626	14,739
Median Family Income	\$3,371	\$2,869	\$2,020	\$3,417	\$3,862
Families and unrelated individuals	\$2,980	\$2,481	\$1,817	\$2,856	\$3,213

(1) Data for Kanawha County part of Montgomery City not available. Distribution is based only on data for Fayette County part of Montgomery City.

Source: U.S. Census of Population, 1960

TABLE EB-3  
PERCENT DISTRIBUTION OF INCOME, BY SOURCE  
FAYETTE COUNTY  
1960

	Private Wage and Salary Workers	Government Workers	Self- Employed Workers	Unpaid Family Workers	Total	Total Employed
Falls District	86.5	7.5	5.9	0.1	100.0	2,832
Oak Hill City	71.0	14.8	12.4	1.8	100.0	1,499
Fayetteville District	76.7	14.2	8.9	0.2	100.0	4,621
Montgomery City <sup>(1)</sup>	65.6	20.9	13.5	---	100.0	745
Kanawha District	89.6	4.6	5.5	0.3	100.0	1,587
Mt. Cove District	77.6	13.3	7.8	1.3	100.0	908
Nuttall District	64.9	21.1	13.1	0.9	100.0	451
Quinnimont District	68.0	16.0	15.3	0.7	100.0	562
Sewell Mt. District	71.9	12.5	13.8	1.8	100.0	599

(1) Percent distribution for the City of Montgomery is based only on that part of the City located in Fayette County.

Source: U.S. Census of Population, 1960.

● Characteristics of the Labor Force

The major changes in the labor force of Fayetteville County which took place between 1958 and 1965 were these:

- a) A reduction of 25 percent in the total work force.
- b) A decrease of 65 percent in the rate of unemployment.
- c) A reduction of 35 percent in mining employment.
- d) A rise of 110 percent in construction employment.
- e) A rise of 15 percent in government employment.
- f) A drop of employment of 33 percent in transportation, communication, and public utilities.
- g) A drop of 36 percent in agricultural employment.

Employment Status

Male participation rates in the labor force are relatively low in all areas except Oak Hill, the Falls district, and the Sewell Mountain district.

Rates of unemployment for males in 1960 were high in all districts, ranging between 10 percent in Oak Hill to 22 percent in Quinimont. The lowest rates--6.8 percent and 7.4 percent--were in Montgomery and the Falls district, indicating a favorable job situation in that part of the County.

Employment opportunities for women are best in the urban centers and less favorable in the rural areas of the eastern part of the County. Unemployment for women was highest in the Nuttall District and lowest in Montgomery. Married women make up a sizable proportion of the female labor force.

TABLE EB-4  
MALE EMPLOYMENT STATUS  
FAYETTE COUNTY  
1960

	Falls District	Fayetteville District	Kanawha District	Mt. Cove District	Nuttall District	Quinimont District	Sewell Mt. District	Fayette Co.
Males 14 years or older	3,227	7,528	2,378	1,574	774	1,316	911	20,216
Civilian labor force	2,322	4,173	1,408	874	428	565	597	11,934
Percent of total population	72.0	55.4	59.4	55.5	55.3	42.9	65.5	19.3
Employed	2,164	3,336	1,194	716	361	438	517	10,151
Unemployed	158	837	214	158	67	127	80	1,773
Percent of civilian labor force	6.8	20.1	15.2	18.1	15.7	22.5	13.4	14.9
Not in labor force:								
Inmate of institution	.....	1.7	.....	1.2	.....	.....	.....	0.8
Enrolled in school	37.5	29.9	22.5	29.1	32.1	32.0	7.6	31.4
Other, under 65 years old	39.3	40.1	51.0	46.7	37.9	50.6	64.6	41.0
Other, 65 years old & over	23.2	28.3	26.5	23.0	30.0	17.4	27.8	26.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total not in labor force	905	3,355	965	700	346	751	314	8,282

Source: U.S. Census of Population, 1960

TABLE EB-5  
FEMALE EMPLOYMENT STATUS  
FAYETTE COUNTY  
1960

	Falls District	Fayetteville District	Kanawha District	Mt. Cove District	Nuttall District	Quinimont District	Sewell Mt. District	Fayette Co.
Females 14 years or older	3,395	8,084	2,576	1,618	799	1,318	945	21,429
Labor force	706	1,427	416	204	102	124	82	3,934
Percent of total population	20.8	17.7	16.1	12.6	12.8	9.4	8.7	6.4
Employed	668	1,285	393	192	90	124	82	3,653
Unemployed	38	138	23	12	12	.....	.....	277
Percent of labor force	5.4	9.7	5.5	5.9	13.3	.....	.....	7.0
Married women in labor force:								
Husband present	88.0	84.0	81.9	92.2	88.8	93.8	88.6	83.4
With own children under 6 yrs.	12.0	16.0	18.1	7.8	11.2	6.2	11.4	16.6
Total percent	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total married women in labor force	443	911	265	141	80	64	70	2,561
Not in labor force:								
Inmate of institution	.....	0.8	.....	.....	.....	.....	.....	0.3
Enrolled in school	14.0	14.5	14.2	13.7	14.5	19.1	7.8	14.5
Other, under 65 years old	74.0	69.4	74.8	71.4	71.6	69.2	83.5	71.5
Other, 65 years old & over	12.0	15.3	11.0	14.9	13.9	11.7	8.7	13.7
Total percent	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total not in labor force	2,689	6,657	2,160	1,414	697	1,194	863	17,495

Source: U.S. Census of Population, 1960

## Occupational Distribution

In all parts of the County, male workers cluster in the occupations of craftsmen and operatives. The professional and technical occupations employ a relatively small proportion of males, except in Oak Hill and Montgomery.

By contrast with males, the females in Fayette County have strong representation in the professional and technical occupations, in clerical and sales work, and in services.

TABLE EB-6  
PERCENT DISTRIBUTION OF MALE EMPLOYMENT BY OCCUPATION  
FAYETTE COUNTY  
1960

Occupation	Falls District	Fayetteville District	Kanawha District	Mt. Cove District	Nuttall District	Quinnimont District	Sewell Mt. District	Fayette Co.
Professional, technical and kindred workers	7.0	5.7	2.6	2.6	7.5	2.7	4.1	6.1
Formers, farm managers	.....	0.6	0.3	2.8	3.0	1.6	1.9	0.8
Managers, officials, proprietors, excluding formers	7.6	7.8	5.9	7.0	5.5	10.3	9.3	8.7
Clerical and kindred workers	4.5	4.1	3.3	2.2	6.1	4.6	3.9	4.5
Sales workers	4.0	4.4	3.5	3.9	4.4	3.7	0.8	5.1
Craftsmen, foremen and kindred workers	24.1	17.3	18.6	16.8	15.0	17.1	14.3	18.7
Operatives and kindred workers	41.2	43.8	49.2	42.6	44.6	44.4	54.2	41.2
Service workers	3.6	4.2	5.2	4.5	2.2	3.7	.....	4.1
Farm laborers, foremen	.....	1.1	0.7	2.8	.....	.....	.....	0.7
Laborers, except farm and mine	5.8	6.9	5.6	10.1	11.7	11.0	8.0	6.5
Occupation not reported	2.2	4.1	5.1	4.7	.....	0.9	2.1	3.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total employment	2,164	3,336	1,194	716	361	438	513	10,151

Source: U. S. Census of Population, 1960

TABLE EB-7  
PERCENT DISTRIBUTION OF FEMALE EMPLOYMENT BY OCCUPATION  
FAYETTE COUNTY  
1960

Occupation	Falls District	Fayetteville District	Kanawha District	Mt. Cove District	Nuttall District	Quinnimont District	Sewell Mt. District	Fayette Co.
Professional, technical and kindred workers	22.6	19.6	3.8	22.9	48.9	26.6	8.5	20.6
Formers, farm managers	.....	.....	.....	2.1	.....	3.2	.....	0.2
Managers, officials, proprietors, excluding formers	3.4	5.1	3.8	4.2	4.4	12.9	9.8	4.9
Clerical and kindred workers	25.0	21.2	13.0	13.5	4.4	3.2	14.6	19.8
Sales workers	12.9	9.1	15.8	16.7	.....	26.6	24.4	12.9
Craftsmen, foremen and kindred workers	.....	0.3	.....	.....	.....	.....	.....	0.4
Operatives and kindred workers	3.3	3.0	.....	6.2	.....	3.2	.....	3.1
Private household workers	6.4	16.0	15.0	4.7	4.4	.....	9.8	10.3
Service workers, excluding household workers	19.0	18.8	11.5	20.3	28.9	9.7	28.0	17.8
Laborers, except farm and mine	.....	0.2	.....	.....	.....	6.5	.....	0.3
Farm laborers and foremen	.....	0.3	.....	.....	4.4	.....	.....	0.2
Occupation not reported	7.4	6.9	37.1	9.4	4.6	8.1	4.9	9.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total employment	668	1,285	393	192	90	124	82	3,653

Source: U. S. Census of Population, 1960

## Employment by Industry

Excluding Oak Hill and Montgomery, the 1960 Census verified that mining is still the most important industry in every magisterial district except Falls. In Falls, manufacturing is the chief source of employment. Agriculture is of minor significance as a source of jobs, except in the Mountain Cove district.

TABLE EB-8  
PERCENT DISTRIBUTION OF EMPLOYMENT BY INDUSTRY  
FAYETTE COUNTY DISTRICTS  
1960

Industry	Falls District	Fayetteville District	Kanawha District	Mt. Cove District	Nuttall District	Quinnimont District	Sewell Mt. District
Agriculture	0.1	1.3	1.0	6.1	3.3	2.2	2.8
Mining	25.6	27.8	36.9	22.2	31.9	36.9	39.4
Construction	2.0	4.2	2.8	3.9	5.1	5.0	3.8
Manufacturing	31.6	11.4	11.2	21.0	18.2	10.5	8.5
Transportation, communication, and utilities	5.9	6.6	6.0	3.9	3.6	9.7	14.2
Wholesale trade	2.0	1.1	.....	.....	.....	.....	.....
Retail trade	11.4	13.3	14.2	15.4	6.2	14.6	11.6
Hospitals	3.6	2.4	0.9	0.4	.....	.....	.....
Educational services	5.6	6.9	3.0	8.7	15.7	10.9	6.0
Services, other than hospitals and education	6.6	18.3	9.7	11.7	13.6	5.5	10.4
Industries not reported	5.6	6.7	14.3	6.7	2.4	4.7	3.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Total employment	2,832	4,621	1,587	908	451	562	599

Source: U. S. Census of Population, 1960



### Place of Work

At least eight out of ten of the employed persons in Fayette County in 1960 were working at some location within the County. Of those workers who commuted to work outside the County, only about 200, or less than 2 percent, traveled to Charleston.

About 5 percent commuted to a job somewhere in Kanawha County other than the City of Charleston. Not quite 3 percent traveled to work in Raleigh County.

The pattern of commuting shows that workers leaving the County for employment elsewhere move mostly to the northwest and to the southwest. Eastward movement is confined mainly to Nicholas and Greenbrier Counties. Practically no movement occurs due west.

### Estimate of Unemployment<sup>(1)</sup>

The estimate of total unemployment has been revised to incorporate a new technique, beginning with the January, 1966, estimate. Past estimates have also been revised to reflect this change.

Since the initiation of standard procedures used to estimate unemployment in March, 1960, a number of structural changes in the work force have taken place. The most significant change is the rapid increase in the number of youth entering the work force. The revised technique links changes in the area's total work force and changes in the number of experienced unemployed to the annual change in the youth population in the state or an area within the state, thus making it possible to reflect more closely changes in local conditions.

Application of this technique will usually yield an increase in the estimate of the number of new entrants and re-entrants into the local work force than had been previously shown. Hence, revised estimates of total unemployment are somewhat larger than the estimates originally published.

TABLE EB- 9  
PLACE OF WORK  
FAYETTE COUNTY  
1960

Place of Work	Falls District	Fayetteville District	Kanawha District	Mt. Cove District	Nuttall District	Quinnimont District	Sewell Mt. District	Fayette Co.
Charleston City	54	11	68	8	3	4	4	196
Balance of Kanawha County	221	118	138	43	8	-	-	639
Fayette County	2,288	3,741	1,032	705	356	384	463	10,777
Nicholas County	58	8	-	24	21	11	4	144
Raleigh County	4	249	36	3	-	14	-	349
Clay County	8	-	-	-	-	-	-	8
Greenbrier County	-	17	-	4	20	80	66	187
Summers County	-	4	4	-	-	4	-	15
Wyoming County	4	27	8	-	-	4	-	43
Elsewhere	25	128	23	16	14	7	30	267
Place of Work Not Reported	105	227	225	71	8	34	21	824

Source: U.S. Census of Population: 1960

(1) West Virginia Department of Employment Security.

## SECTORS OF THE ECONOMY

### ● Agriculture

Agriculture as an economic activity in Fayette County is characterized by a continuing decline in the number of operating farms, a decrease in the amount of land devoted to farming, small acreage per farm as an average, and a relatively low average of sales of farm products per farm.

In addition, certain types of agricultural activity, such as raising poultry, producing eggs, dairying, and livestock production, indicate definite signs of decreasing significance in terms of generating local farm income.

### ● Manufacturing

Manufacturing as a source of employment in Fayette County has remained stable for a relatively lengthy period of time. Manufacturing activity within the County is now concentrated largely in the Alloy Plant of the Union Carbide Corporation, near Montgomery, and in the Long Airdox plant at Oak Hill. Union Carbide has a current payroll of about 1,500 and nearly 80 percent of all manufacturing employment in the County.

TABLE EB-10

MANUFACTURING EMPLOYMENT  
FAYETTE COUNTY  
1960

	Falls District	Fayetteville District	Kanawha District	Mt. Cove District	Nuttall District	Quinnimont District	Sewell Mt. District	Fayette Co.
Total manufacturing	892	525	177	191	82	58	51	2,207
Furniture, lumber, wood products	55	80	4	8	59	39	40	301
Metal industries	740	272	110	164	15	..	7	1,388
Machinery	19	81	27	7	..	..	..	192
Transportation equipment	..	12	..	4	4	..	..	20
Other durable goods	20	..	..	4	..	11	..	35
Food and kindred products	8	11	3	4	..	..	..	33
Textile and apparel products	..	..	..	4	..	4	..	4
Printing, publishing, allied industries	28	42	7	..	4	4	..	147
Other non-durable goods	22	27	26	..	..	..	4	87

Source: U. S. Census of Population, 1960

### ● Retail Trade

Estimates of retail sales in Fayette County, based upon collections of the consumers' sales tax, indicate that total retail sales rose from \$46,224,000 in 1958 to \$48,856,000 in 1963. However, in constant dollars, retail sales remained stable, or \$46,224,000 in 1958 to \$46,309,000 in 1963.

Stores in Oak Hill alone, accounted for \$5,130,000 of the increase of \$6,545,000 in sales in Fayette County. Oak Hill provided nearly 80 percent of the expansion in retail activity during this period.

About 100 retail establishments closed their doors between 1958 and 1963. Six of these were in Montgomery, nine in Oak Hill, and the others in the smaller communities of the County.

TABLE EB-11  
RETAIL TRADE  
FAYETTE COUNTY  
1958 AND 1963

	Number of Establishments	Total Sales (\$1,000)	Payroll, Entire Year (\$1,000)	Number of Paid Employees Workweek ended November 15	Number of Active Proprietors of Unincorporated Businesses
1958					
Fayette County	650	\$44,946	\$4,375	1,730	613
Montgomery <sup>(1)</sup>	77	10,440	1,112	453	58
Mount Hope	29	2,239	232	82	23
Oak Hill	117	13,375	1,546	564	96
Balance of County	435	19,480	1,530	647	443
1963					
Fayette County	549	\$51,491	\$4,814	1,540	486
Montgomery <sup>(1)</sup>	71	11,028	1,159	406	48
Mount Hope <sup>(2)</sup>	..	..	..	..	..
Oak Hill	108	18,505	1,853	527	78
Balance of County	376	22,412	1,853	630	364

(1) Includes Kanawha County part of Montgomery City.

(2) Data is not available because of population decline to less than 2,500.

Source: U. S. Census of Business, 1958 and 1963

TABLE EB-12  
COMMERCIAL ACTIVITY  
MUNICIPALITIES OF ANSTED, FAYETTEVILLE, MOUNT HOPE AND SMITHERS  
1965

Kind of Business Group	Number of Establishments			
	Ansted	Fayetteville	Mount Hope	Smithers
<b>Retail Trade:</b>				
Lumber, Building Materials, Hardware, Farm Equipment Dealers	2	3	2	2
General Merchandise Group Stores	1	2	2	-
Food Stores	4	2	7	4
Automotive Dealers	3	1	2	2
Gasoline Service Stations	5	4	4	3
Apparel, Accessory Stores	3	2	3	-
Furniture, Home Furnishings, Equipment Stores	-	2	2	-
Eating, Drinking Places	5	3	5	6
Drug Stores, Proprietary Stores	-	1	1	-
Other Retail Stores	1	1	5	1
<b>Selected Services:</b>				
Personal Services	8	7	6	8
Auto Repair, Auto Services, Garages	1	-	2	-
All Other Selected Services	1	4	1	2
<b>Total</b>	<b>33</b>	<b>32</b>	<b>42</b>	<b>29</b>

Source: Based upon a Field Survey, January, 1965

TABLE EB-13  
SELECTED SERVICES  
FAYETTE COUNTY  
1958 - 1963

	Fayette County		Montgomery City		Mt. Hope		Oak Hill City		Remainder of County		Montgomery (Kanawha Co.)	
	1958	1963	1958	1963	1958	1963	1958	1963	1958	1963	1958	1963
Total establishments	165	189	30 <sup>(1)</sup>	29 <sup>(1)</sup>	12	(2)	39	49	84	112	(3)	1
Total receipts (\$1,000)	2,783	3,255	565	524	441	(2)	839	1,446	938	1,285	(3)	(D)
Payroll, entire year (\$1,000)	655	586	111	135	148	(2)	214	255	182	196	(3)	(D)
Paid employees, workweek ended nearest November 15	296	242	49	52	54	(2)	79	87	114	103	(3)	(D)
Payroll, workweek ended nearest November 15	(3)	11,051	(3)	2,259	(3)	(2)	(3)	4,883	(3)	3,909	(3)	(D)
Number of active proprietors of unincorporated businesses	172	183	31	27	8	(2)	41	46	92	110	(3)	(D)
<b>Kinds of businesses:</b>												
Personal services	83	96	17	15	5	(2)	27	27	34	54	(3)	(D)
Auto repair, service & garages	17	15	1	1	1	(2)	-	4	15	10	(3)	(D)
All other selected services	65	78	12	13	6	(2)	12	18	35	46	(3)	(D)

(D) Data withheld to avoid disclosure.

(1) Includes number of establishments located in Kanawha County section of City of Montgomery; data on receipts, payroll employment and number of proprietors is not available for Kanawha County part of Montgomery City.

(2) Mt. Hope was not listed in the 1963 Census of Business.

(3) Data not available

Source: U. S. Census of Business, 1958, 1963

### ● Wholesale Trade

Wholesale trade is weak as an economic activity throughout much of West Virginia. The weakness in wholesaling which appears in Fayette County is not unusual in relationship to the area.

### ● Selected Services

Between 1958 and 1963, greater prosperity for service establishments in the Oak Hill area alone has not only overcome lost receipts in the other communities, but has accounted for all of the improvements in the County. Personal services make up the largest kind-of-business group. About half of the newer firms are personal service establishments.

TABLE EB-14  
NUMBER OF SELECTED SERVICES ESTABLISHMENTS, BY KIND-OF-BUSINESS GROUP  
FAYETTE COUNTY  
1963

	Fayette County	Montgomery (Fayette County)	Oak Hill	Remainder of County	Montgomery (Kanawha County)
Hotels, motels, tourist courts and camps	14	4	--	10	-
Personal services	96	15	27	54	-
Misc. business services	12	1	4	7	-
Auto repair, services, garages	15	1	4	10	-
Misc. repair services	23	1	9	13	-
Motion pictures	7	1	1	5	-
Other amusements & recreation services	22	5	4	13	1

Source: U.S. Census of Business: 1963

● Coal Mining

In general, coal mining in Fayette County has been a deteriorating industry in terms of production, value of output, employment, and number of mines.

Other than coal mining, there is no important mineral industry in Fayette County. Despite the decline in coal mining, it is still the major single source of employment in the County and one of the principal producers of personal income.

● Tourism

Any study of tourism in Fayette County must deal primarily with its future potential rather than its past performance. There is no evidence at hand to show that at present, spending by tourists in this area is other than of minor significance to the economy. Private recreational attractions in Fayette County at present are few in number and are probably in limited appeal to the average tourists.

● Financial Resources

An examination of the statements of condition of the nine financial institutions in Fayette County during the past five years shows an increase of almost \$11 million, a gain of 28 percent between 1960 and 1964. Higher bank deposits may result from the influx of new money or from decisions to save larger percentages of income.

**ECONOMIC ACTIVITY IN THE TOWN  
OF FAYETTEVILLE**

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✓ Fayetteville, the County seat, is 9 miles from Chimney Corner and 6 miles from Oak Hill on Route 21 and 16.

In addition to the Court House, Fayetteville is the location of the County Soldiers and Sailors Memorial Building, including the County Public Library.

South of the municipality is a small private airport, suitable for light planes. The airport has a grass runway and a small hangar.

Residents of Fayetteville derive their income mainly from employment at Union Carbide, at the DuPont plant in Belle (Kanawha County), from employment by various agencies of the state, federal, and county governments, and from Social Security and Miners Welfare.

The community has a sizable proportion of retired people, attracted here by the higher elevation and purer air. Growth in residential construction around the area has been slow, and no new stores have opened up in the CBD during the past five years.

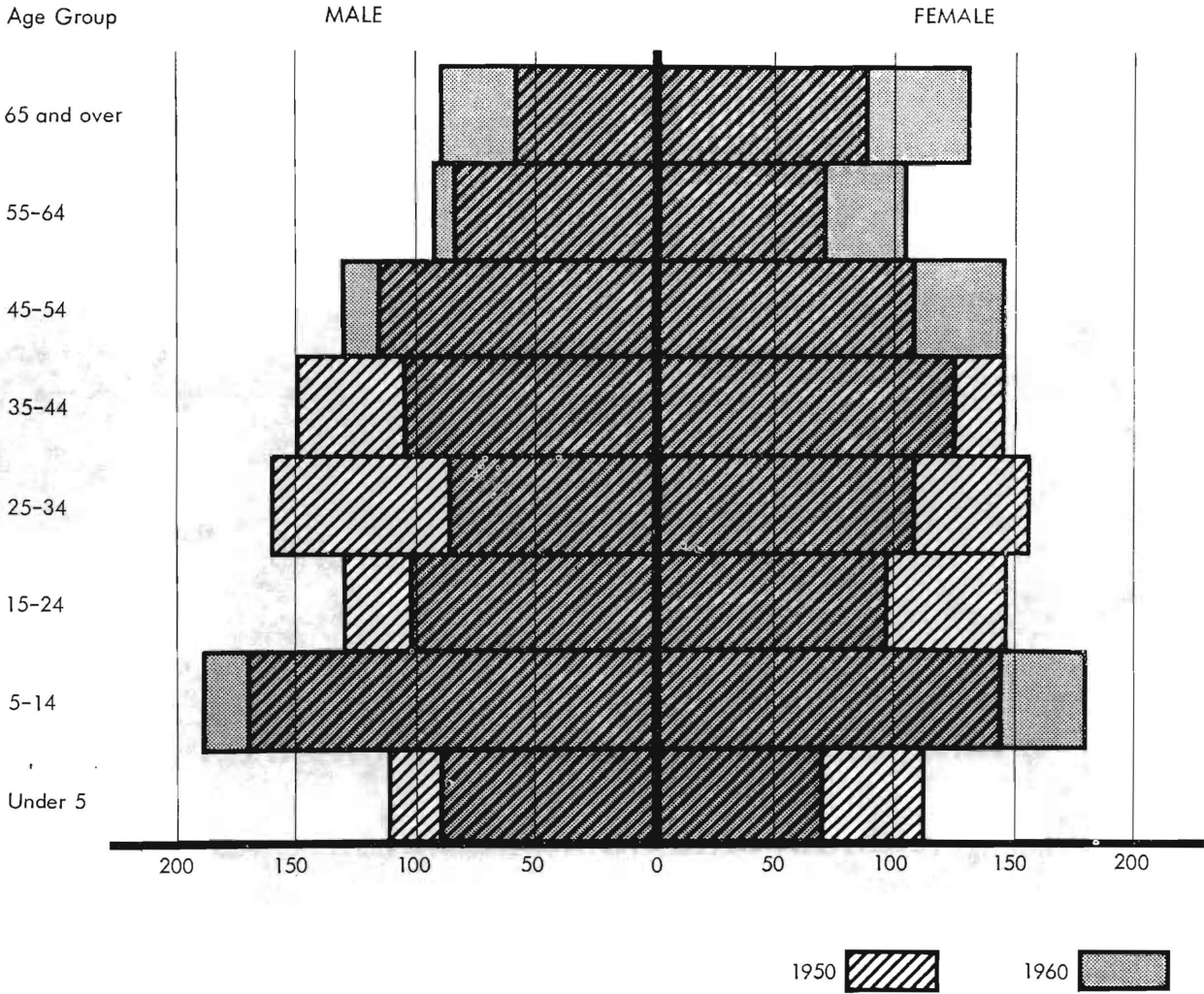
The business district is limited in extent, comprising 32 retail and services establishments. Personal services are the mainstay of service activity. Retail trade is diversified, covering all the established categories.

# POPULATION ANALYSIS

1990 1991 1992 1993 1994



POPULATION PYRAMID  
TOWN OF FAYETTEVILLE  
1950 - 1960



## INTRODUCTION

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Fayette County, located southeast of Charleston, is predominantly a rural non-agricultural area. The population of this county declined from 1950 to 1960. The reasons for the decrease, both in the county as a whole and in the municipalities of Ansted, Fayetteville, Montgomery, Mount Hope and Smithers (the population of Oak Hill increased slightly from 1950 to 1960) as well as an analysis of future population change will be the topic of this basic study.

The size of the population and its distribution is related to many economic and social factors, the environment of the area and the attitudes of residents towards changes in the future. An area with relatively declining economic opportunities will not be able to hold the younger and more mobile population. However, increases in college enrollments and potential tourist attractions are examples of mitigating factors which may reduce an otherwise greater rate of decrease.

Fayette County and the municipalities are at a critical stage. From 1950 to 1960, population generally declined (with the exception of Oak Hill, noted above) for the first time in the 20th century.<sup>(1)</sup> The decline can be expected to continue if the basic factors involved in the decline are not altered.

Basic data for this population study is derived from both published and unpublished information of the West Virginia Department of Health, Census data and extensive interviews in Fayette County and the municipalities involved. The interviews with individuals who are familiar with the area are perhaps the most important aspects of the basic research, as they enable the consultant to pinpoint the problems and discuss the implications and effects of the population change.

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(1) However, declines in population took place in several of the magisterial districts during decades prior to the 1950's.

## PERSPECTIVE OF THE MUNICIPALITIES

The six municipalities of Ansted, Fayetteville, Montgomery, Mount Hope, Oak Hill and Smithers are located in the western half of the county. The larger communities, Montgomery and Oak Hill, serve as retail and service centers for the area around them. The economic aspects of these areas are discussed in detail in the economic base section.

### ● Change in Population

In previous decades, the population in the six communities in Fayette County increased substantially; however, there have been some fluctuations in the rates of increase. Oak Hill, for example, gained rapidly from 1910 to 1930 but then the rate of increase declined, especially from 1950 to 1960. In the 1950 to 1960 period, the other municipalities did not lose as much population relatively as the county. Only two, Mount Hope and Smithers, decreased by over 20 percent from 1950 to 1960 (Tables P-1 and P-2). The decline in Mount Hope is a result of a cut-back in employment in the coal industry and associated losses in retailing and services. The Bureau of Mines office in Mount Hope is an element of stability for that city. Employing about 100 persons, this office will probably maintain its size in the future. The fall in population in Smithers is mostly a result of the decrease in employment at the Union Carbide plant in nearby Alloy. Both Ansted and Fayetteville have lost a small amount of population over the 1950 to 1960 period: The relatively isolated location of these municipalities has diminished their attractiveness to employers as well as hindered their development as local retail trade areas.

Although Montgomery has had population increases in the past (because of the strength of coal mining and high employment at Union Carbide), population decreased by 14 percent from 1950 to 1960. This decline can be attributed to lower employment in both coal mining and manufacturing. The location of West Virginia Institute of Technology is a positive factor in the economy of the city. The reduction in population over the decade would have been greater if the enrollment at the college had not in-

creased from 1950 to 1960.<sup>(1)</sup> However, the amount of increase cannot be determined specifically because of a lack of data on the number of students who commute from their homes. Because of accessibility to other parts of the county and to the City of Beckley, the population of Oak Hill has increased in every decade in this century (Table P-1). This increase in population is partly attributable to the effectiveness of the retail sector of the city to attract shoppers from the outlying areas.

TABLE P-1  
POPULATION CHANGES  
FAYETTE COUNTY, ANSTED, FAYETTEVILLE,  
MONTGOMERY, MOUNT HOPE, OAK HILL AND SMITHERS  
1900 - 1960

	1900	1910	1920	1930	1940	1950	1960
Fayette County	31,987	51,903	60,377	72,050	80,628	82,443	61,731
Ansted	1,070	1,030	1,178	1,404	1,422	1,543	1,511
Fayetteville	413	671	659	1,143	1,347	1,952	1,848
Montgomery <sup>(1)</sup>	1,594	1,888	2,130	2,906	3,231	3,484	3,000
Mount Hope	351	494	1,989	2,361	2,431	2,588	2,000
Oak Hill	---	765	1,037	2,076	3,213	4,518	4,711
Smithers <sup>(2)</sup>	---	---	---	---	2,232 <sup>(2)</sup>	2,208	1,696
Fayette County less Cities	(4)	(4)	(4)	62,845	67,638	67,060	47,818

(1) Data is for total Montgomery City, which is located in two Counties (Fayette and Kanawha). Prior to 1930 the Census does not provide information relative to the distribution of Montgomery's population between Fayette and Kanawha Counties. In 1930 the Census reported 685 persons in the Kanawha County part of the City, in 1940, 886, in 1950 - 910, and in 1960 - 827 persons.

(2) Incorporated 1938.

(3) Data is for total Smithers City, which is located in two Counties (Fayette and Kanawha). In 1940 and 1950 all of Smithers' population was located in Fayette County. In 1960 the Census reported 26 persons in the Kanawha County part of Smithers.

(4) Not possible to derive as the breakdown of Montgomery between Fayette and Kanawha Counties is not available - see footnote #1.

Source: U.S. Census of Population, 1900 - 1960.

(1) Some losses in resident population took place as a result of removal of housing units for new college buildings.



TABLE P-2

PERCENTAGE CHANGE IN POPULATION  
FAYETTE COUNTY, ANSTED, FAYETTEVILLE,  
MONTGOMERY, MOUNT HOPE, OAK HILL AND SMITHERS  
1900 - 1960

	1900-1910	1910-1920	1920-1930	1930-1940	1940-1950	1950-1960
Fayette County	62.3	16.3	19.3	11.9	2.3	-25.1
Ansted	-5.5	14.4	19.2	1.3	8.5	-2.1
Fayetteville	62.5	-1.8	73.4	17.8	44.9	-5.3
Montgomery(1)	18.4	12.8	36.4	11.2	7.8	-13.9
Mount Hope	40.7	302.6	18.7	3.0	6.4	-22.7
Oak Hill(2)	----	35.7	100.2	54.8	40.6	4.3
Smithers(3)	----	----	----	(2)	-1.1	-23.2
Fayette County less Cities	(4)	(4)	(4)	7.6	-0.9	-28.7

(1) Data is for total Montgomery City, which is located in two Counties (Fayette and Kanawha). Prior to 1930 the Census does not provide information relative to the distribution of Montgomery's population between Fayette and Kanawha Counties. In 1930 the Census reported 685 persons in the Kanawha County part of the City, in 1940, 886, in 1950 - 910, and in 1960 - 827 persons.

(2) Incorporated 1938.

(3) Data is for total Smithers City, which is located in two Counties (Fayette and Kanawha). In 1940 and 1950 all of Smithers' population was located in Fayette County. In 1960 the Census reported 26 persons in the Kanawha County part of Smithers.

(4) Not possible to derive as the breakdown of Montgomery between Fayette and Kanawha Counties is not available - see footnote #1.

Source: U.S. Census of Population, 1900 - 1960.

TABLE P-3

SELECTED CHARACTERISTICS OF THE POPULATION  
FAYETTE COUNTY, ANSTED, FAYETTEVILLE,  
MONTGOMERY, MOUNT HOPE, OAK HILL AND SMITHERS  
1960

	Percent Non-White	Number of Households	Population Per Household	Percentage of	
				Population 65 And Over	Population Under 5
Fayette County	12.4	16,477	3.71	8.7	10.5
Ansted	9.1	411	3.68	10.3	5.0
Fayetteville	8.9	563	3.16	11.9	4.8
Montgomery	11.2	920	2.86	11.5	7.8
Mount Hope	21.7	649	3.07	12.7	4.0
Oak Hill	0.1	1,503	3.12	10.3	9.4
Smithers	10.4	498	3.41	8.9	4.6
Fayette County less Cities	13.6	11,933	3.94	8.3	11.0

Source: U.S. Census of Population, 1960.

### ● Characteristics of the Population

In the six municipalities in 1960, the percentage of non-white residents ranged from 0.1 percent in Oak Hill to 21.7 percent in Mount Hope. The percent non-white for Fayette County was 12.4 (Table P-3). In comparison to the county, most of the municipalities have fewer non-whites and fewer persons per household.

The percentage of persons 65 and over in each of the six communities was substantially above the proportion for the county as a whole (Table P-3). The opposite trend was observable for the population under 5 years of age. The percentage of population under 5 for Fayette County was 10.5, while the range in the municipalities was from 4.6 percent in Smithers to 9.4 percent in Oak Hill. In the six communities there were more older retired persons proportionately than in the county, while the proportion of pre-school children was lower in the communities as compared with the entire county.

For Montgomery and Oak Hill, median school years completed, median income and percent unemployed in 1960 is shown below:<sup>(1)</sup>

	Montgomery	Oak Hill	County
Median school years completed	10.9	9.3	8.4
Median family income	\$5,790	\$4,836	\$3,862
Percent unemployed	5.3	9.5	12.9

Source: U.S. Census of Population: 1960.

(1) The cities of Oak Hill and Montgomery had more than 2,500 population in 1960 and more information is available for them than is included in Table P-3. Because of the small population of some of the communities, complete data on characteristics is not available.

Educational and income levels for Montgomery and Oak Hill are considerably above the Fayette County level. The median income in Montgomery is \$2,000 and in Oak Hill about \$1,000 per family higher than the county median family income and is above the median income in the state (\$3,862). In Montgomery, median school years completed in 1960 were more than 2.5 years higher than the Fayette County level of 8.4 years. Oak Hill's median school years completed were about one year higher than the county level. The state level was 8.8 years of school completed.

The median school year completed figure is based on the population 25 years old and over giving disproportionate weight to the influence of education of the older population. For this reason it does not reflect the immediate past, but rather the more distant educational attainment of the population at a time when formal education was not necessarily a prerequisite for employment.

The higher educational level in the urban areas as compared with rural areas of the county is associated with the higher income level in recent years. Higher paying jobs have required more formal education than was the case when the older age groups were attending school. This educated, higher income group has tended to concentrate in the municipalities because of the cultural, social and economic factors involved in urban living.

One distinguishing factor between Oak Hill and Montgomery is that West Virginia Institute of Technology is located in Montgomery. This college has an effect on both the educational attainments and income of the community.

Unemployment, as a percent of the labor force, is also lower in the two cities than in the county as a whole (textual table above). In recent years, the demand by employers for workers having a higher level of education is greater as compared with employees with lower education and lesser skills. Both Oak Hill and Montgomery presently have a higher educated labor force which is able to find and retain employment more readily than workers in rural areas of the county.

## THE DISTRIBUTION AND COMPOSITION OF CHANGE IN POPULATION: 1950 TO 1960

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### ● Distribution of Population for the Municipalities.

The general trend in the communities was an aging of both the male and female population (Table P-4).<sup>(1)</sup> The younger age groups generally were smaller proportionately in 1960 than in 1950.

Montgomery was a minor exception to this trend because of the number of young persons attending the West Virginia Institute of Technology. Students, faculty, staff and administration were included in the 1960 population. The increase in enrollment over the decade was reflected in the sex and age distribution for Montgomery. For this reason, this city's population was somewhat younger than the other communities. The male population in Montgomery, between 15 and 24 years of age, rose from 19.5 percent in 1950 to 30.5 percent in 1960, while the percentage of females in the same age group decreased.

In most of the municipalities, the 5 to 14 age group increased as a percentage of the total population. This was the result of high fertility rates in the 1945 to 1955 period. In several areas, Oak Hill, Smithers and Fayetteville, the number of children 5 to 14 was larger in 1960 than in 1950. In the other municipalities, there were fewer children between the ages of 5 and 15. However, because of the population decline, this age group increased as a percent of total population.

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(1) The sex and age distributions for the municipalities were calculated on a slightly different basis than for the county. Only the first group (under 5 years of age) is a 5-year group. All the rest, except the final group, 65 and over, are 10-year age groups. Five-year age groups were not available for the small municipalities of less than 2,500 population; therefore, all sex and age distributions for the urban places have been calculated on the basis of 10-year groups.

The overall aging of the population is reflected in the continued decline of school enrollments, the gradual decrease in the number of teachers and about a 20 percent increase from 1960 to 1964 in the number of claimants for Old Age and Survivors Insurance.

TABLE P-4  
SEX AND AGE DISTRIBUTION  
FAYETTEVILLE, FAYETTE COUNTY  
1950 - 1960

	1950		1960	
	Number	Percent	Number	Percent
<b>MALES</b>				
Under 5	113	11.6	89	10.1
5 - 14	169	17.2	188	21.2
15 - 24	131	13.4	103	11.6
25 - 34	161	16.5	86	9.7
35 - 44	149	15.2	105	11.9
45 - 54	115	11.8	132	14.9
55 - 64	83	8.5	93	10.5
65 and over	57	5.8	89	10.1
TOTAL	978	100.0	885	100.0
<b>FEMALES</b>				
Under 5	113	11.6	71	7.4
5 - 14	145	14.9	180	18.7
15 - 24	147	15.1	96	10.0
25 - 34	157	16.1	109	11.3
35 - 44	145	14.9	126	13.0
45 - 54	108	11.1	145	15.1
55 - 64	71	7.3	105	10.9
65 and over	88	9.0	131	13.5
TOTAL	974	100.0	963	100.0

Source: U.S. Census of Population, 1950 and 1960.

TABLE P-5  
SEX AND AGE DISTRIBUTION  
FAYETTE COUNTY  
1950 - 1960

	1950		1960	
	Number	Percent	Number	Percent
<b>MALES</b>				
Under 5	5,476	13.0	3,322	10.9
5 - 9	4,874	11.6	3,668	12.1
10 - 14	4,430	10.6	3,847	12.5
15 - 19	3,514	8.4	2,944	9.7
20 - 29	6,106	14.6	2,406	7.9
30 - 39	5,824	13.9	3,242	10.7
40 - 49	4,835	11.5	3,629	11.9
50 - 59	3,404	8.1	3,244	10.7
60 - 69	2,243	5.3	2,428	8.0
70 and over	1,274	3.0	1,706	5.6
TOTALS	41,980	100.0	30,436	100.0
<b>FEMALES</b>				
Under 5	5,325	13.2	3,150	10.1
5 - 9	4,684	11.6	3,561	11.4
10 - 14	4,383	10.8	3,810	12.2
15 - 19	3,652	9.0	2,791	8.9
20 - 29	6,546	16.1	2,947	9.4
30 - 39	5,734	14.2	3,890	12.4
40 - 49	4,250	10.8	3,937	12.6
50 - 59	2,893	7.1	3,254	10.4
60 - 69	1,847	4.6	2,292	7.3
70 and over	1,049	2.6	1,655	5.3
TOTALS	40,463	100.0	31,287	100.0

Source: U.S. Census of Population, 1950 and 1960.

## ● The Relation Between Fertility and the Number of Females

The number of births and consequently the population under 5 years of age is directly related to the number of females in the child-bearing age groups. The relationship between the population under 5 and females 15 to 44 is, as mentioned earlier, known as the fertility ratio. The fertility ratio in 1960 for Fayette County was 560 (Table P-6). This was a 5 percent decrease from the 1950 level of 589.

TABLE P-6  
FERTILITY RATIOS<sup>(1)</sup>  
FAYETTE COUNTY, ANSTED, FAYETTEVILLE,  
MONTGOMERY, MOUNT HOPE, OAK HILL AND SMITHERS  
1950 and 1960

Area	1950	1960	Percent Change 1950 - 1960
Fayette County	589	560	- 4.9
Ansted	425	452	6.4
Fayetteville	503	498	- 1.0
Montgomery	326	397	21.8
Mount Hope	418	454	8.6
Oak Hill	424	470	10.8
Smithers	517	528	2.1

(1) Number of children under 5 years for every 1,000 women aged 15 to 44.

Source: U.S. Census of Population, 1950, 1960.

In the county, the number of births, and consequently the size of the under-5 age group, move in the same direction as the size of the female population 15 to 49. The number of females 15 to 49 decreased as did the size of the population under the age of 5 (Table P-5). As long as there are fewer females in the child-bearing age groups, the likelihood is that the number of births will also decline. The exact relationship between births and females 15 to 49 depends on the attitudes of the population towards having children.

The fertility ratio in Fayette County is higher than in any of the municipalities listed in Table P-6. The fertility ratio increased in all of the municipalities except Fayetteville between 1950 and 1960. In Montgomery, the increase was over 20 percent, from 326 in 1950 to 397 in 1960.

In general, the fertility ratios in the magisterial districts in 1960 were higher than those in the municipalities. The three municipalities located in the Fayetteville district<sup>(1)</sup> had lower fertility rates in 1960 than the district taken as a whole (Tables P-6 and P-7). The fertility ratio of 554 in this district was at least 15 percent higher than any community in the district. This reflects higher fertility ratios in the rural non-urban areas of the district.

The district of Kanawha, in which the City of Montgomery is located, had a fertility ratio of 605 in 1960 as compared with a ratio of 397 in the City of Montgomery. In the Kanawha district, between 1955 and 1960, a greater proportion of births were recorded outside the City of Montgomery. A similar comparison also held for the Town of Ansted and the district in which it is located, Mountain Cove.

In Smithers, the opposite relationship occurred. The fertility ratio for Smithers was 528 while the ratio for the Falls district was 502 in 1960. The fertility ratios for Nuttall, Quinimont and Sewell Mountain were 566, 591, and 611, respectively (Table P-7).

TABLE P-7  
FERTILITY RATIOS  
MAGISTERIAL DISTRICTS AND FAYETTE COUNTY  
1960

	Children Under 5	Females 15 to 44	Fertility Ratio
Falls	1,047	2,086	502
Fayetteville	2,823	5,099	554
Kanawha	1,170	1,933	605
Mountain Cove	512	875	585
Nuttall	215	380	566
Quinimont	401	679	591
Sewell Mountain	312	511	611
Fayette County	6,480	11,563	560

Source: U.S. Census of Population, 1960.

## PROJECTED POPULATION

### ● The Municipalities<sup>(2)</sup>

Of the six communities studied, only the two largest are expected to increase in size. The remaining four communities probably will lose population but relatively not as much as for the entire county. The anticipated slower rates of decline in the four smaller communities indicates that a greater share of the county-wide loss in population will come from the rural areas as compared with the more urban towns and cities. By 1980, approximately 25 percent of the county population will reside in Montgomery and Oak Hill (Table P-9).

Ansted probably will hold its own (Table P-8). However, major development of Hawks Nest Park, including better access and through roads, would, in all likelihood, lead to an increase in population in Ansted. Any reversal of the decision to build Interstate 64 or improvement of Route 60 through Ansted would also have a favorable impact on population.

The number of persons in the Town of Fayetteville in 1970 and 1980 is projected at 1,750 and 1,650, respectively. These figures represent a decline of 100 persons in each decade. This Town might have some 1,600 inhabitants by 1985.

(2) Population projections for the towns and cities in Fayette County for 1970, 1980 and 1985 are based on their individual percentage share of the total Fayette County population. From 1950 to 1960 all towns and municipalities increased their share of the county population. This trend is projected to continue on the basis that the urban places will either gain population or lose less proportionately than the rural non-urban areas in the period from 1960 to 1985. The percentage shares were supplemented by projecting annual rates of change based on recent trends and known factors, such as increases in college enrollment.

(1) Fayetteville, Mount Hope and Oak Hill.

The decrease in population which occurred in Mount Hope during the 1950's is expected to continue in the future (Table P-8). For Smithers, because of the proximity of West Virginia Institute of Technology, there is a strong possibility that population will stabilize in the future, with in-coming college-oriented population offsetting out-migration.

It is probable that in the City of Montgomery, the decrease in population which occurred from 1950 to 1960 will be reversed from 1960 to 1980. Large increases in the student enrollment at the West Virginia Institute of Technology and the accompanying influx of faculty and administration, will more than offset the anticipated decline in the resident population. By 1970, 1980, and 1985, Montgomery will become increasingly a "college-town" with its economy more dependent than previously upon the college.

Because of its strong retail and service sectors, as well as its position as a "bedroom" community for Beckley and parts of Fayette County, the City of Oak Hill will probably continue its uninterrupted growth through 1985. While the rate of population growth from 1950 to 1960 was lower than in previous ten-year periods, the increases in population in Oak Hill during the 1960's and 1970's are expected to be greater than in the 1950's. The anticipated 1970 population is 5,100. 5,500 persons are predicted by 1980 and 5,700 by 1985.

TABLE P-8  
PROJECTED POPULATION  
WEST VIRGINIA, FAYETTE COUNTY, ANSTED, FAYETTEVILLE, MONTGOMERY  
MOUNT HOPE, OAK HILL AND SMITHERS  
1960 - 1985

	1960	1970	1980	1985
West Virginia	1,860,421	1,749,000	1,760,000	1,799,000
Fayette County	61,731	54,734	46,978	43,720
Ansted	1,511	1,500	1,500	1,500
Fayetteville	1,848	1,750	1,650	1,600
Montgomery <sup>(1)</sup>	3,000	4,865 <sup>(2)</sup>	5,690 <sup>(3)</sup>	6,000 <sup>(4)</sup>
Mount Hope	2,000	1,800	1,600	1,500
Oak Hill	4,711	5,100	5,550	5,700
Smithers <sup>(1)</sup>	1,696	1,600	1,500	1,550
Fayette County less Cities	46,965	38,119	29,538	25,870

(1) Includes both Fayette and Kanawha.

(2) Includes 2,100 students temporarily residing in Montgomery.

(3) Includes 2,850 students temporarily residing in Montgomery.

(4) Includes 3,000 students temporarily residing in Montgomery.

Sources: U.S. Census of Population, 1960

Estimates by Consultant, 1970, 1980 and 1985.

TABLE P-9  
ESTIMATED SHARES OF FAYETTE COUNTY POPULATION  
1950 - 1985

	1950	1960	1970	1980	1985
Ansted	1.87	2.45	2.74	3.19	3.43
Fayetteville	2.37	2.99	3.20	3.51	3.66
Montgomery <sup>(1)</sup>	4.04	4.86	8.89	12.11	13.72
Mount Hope	3.14	3.24	3.28	3.41	3.43
Oak Hill	5.48	7.63	9.32	11.71	13.04
Smithers <sup>(1)</sup>	2.21	2.75	2.92	3.19	3.53
West Virginia <sup>(2)</sup>	2,005,552	1,860,421	1,749,000	1,760,000	1,799,000
Fayette County <sup>(2)</sup>	82,443	61,731	54,734	46,978	43,720
County Share	4.11	3.32	3.13	2.67	2.43
County less Cities Share	3.30	2.52	2.18	1.68	1.44

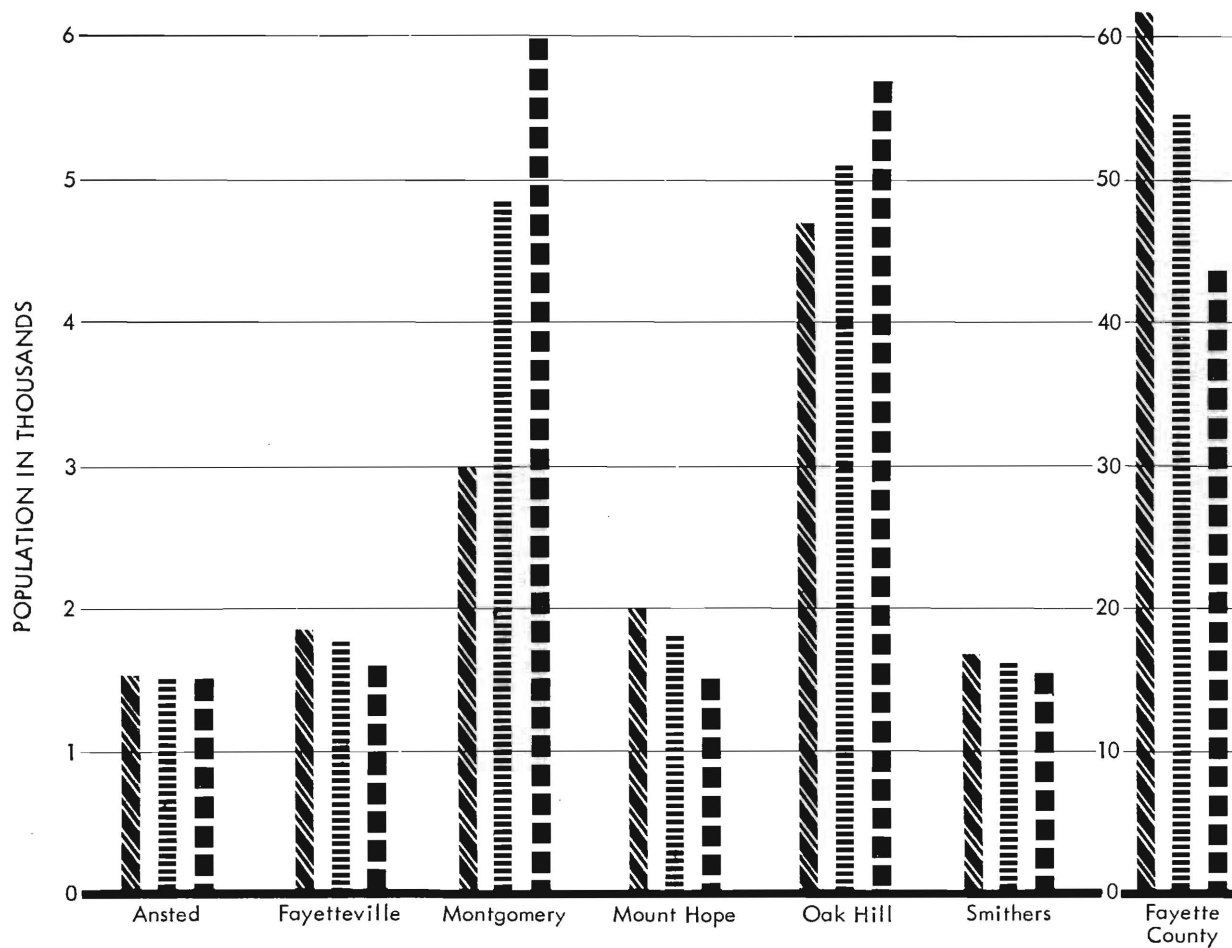
(1) Includes both Fayette and Kanawha County.

(2) Population total

Sources: U.S. Census of Population, 1950 and 1960

Estimates by Consultant, 1970, 1980 and 1985.

POPULATION PROJECTION  
 FAYETTE COUNTY, ANSTED, FAYETTEVILLE,  
 MONTGOMERY, MOUNT HOPE, OAK HILL AND  
 SMITHERS  
 1960-1985



Source: U.S. Census of Population 1960  
 Estimates by Consultant 1970, and 1985

1960 1970 1985

# EXISTING LAND USE



## INTRODUCTION

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An important element in the Planning process is a study of the existing land uses within the town. The physical growth of an area basically consists of land developments. It is the relationship of the various land uses to one another which create values and produce the urban and rural pattern. The use and development of each parcel of land is important, not only to its owner and adjacent owners, but to the community as a whole. For it is the community which must provide the necessary public facilities and services which are in great measure determined by how land is and will be used.

The inappropriate or indiscriminate use of land can have an ill effect on the general well being of the citizens in an area, causing undesirable living conditions, inefficient business, industrial and government operations, and can distract from the general appearance of the community. However, if land is appropriately used with the various land uses in their proper setting providing an orderly and well balanced use of land, the net result should be the stabilization of property values, efficiency in the operation of business, economical provisions for public facilities and services, reduction of traffic problems, and an improvement of the general appearances.



## LAND USE SURVEY

The purpose of the existing Land Use Study is to provide basic data on land characteristics and the various activities that occupy land. The data is used in analyzing current patterns of development and will serve as a framework for the final Land Use Plan. These land use studies will also assist in preparing the Thoroughfare Plan; however, in order to prepare these, population and economic studies must be understood and the interrelationship with existing Land Use Study must be established.

To determine how land is used in Fayette County and the six municipalities (Ansted, Fayetteville, Montgomery, Mount Hope, Oak Hill and Smithers), a land use survey was conducted in the summer and fall of 1965. This consisted of making an on-the-ground inspection of the entire County and the six municipalities, as well as using aerial photographs and other available maps. This detailed survey was necessary in order to obtain a complete picture and an understanding of the existing land uses and their relationship to one another.

The importance of the existing Land Use Map and analysis cannot be overemphasized, as it provides basic data. However, to achieve a sound and feasible Master Plan, the information herein gathered and analyzed must be correlated with the findings of the population, economic base, fiscal, housing, community facilities, and topographic studies.

The initial step in conducting the Land Use Survey was to place all lands into the following categories:

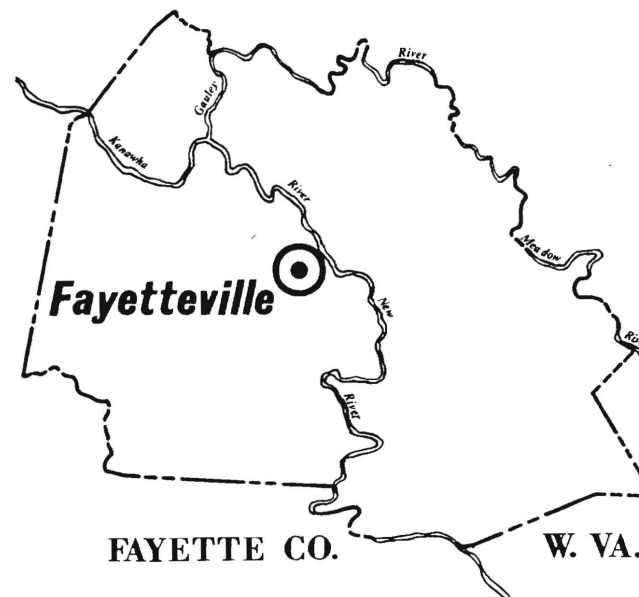
- Residential
- Commercial
- Industrial
- Agricultural
- General Community Services
- Public Service
- Open Space
- Vacant

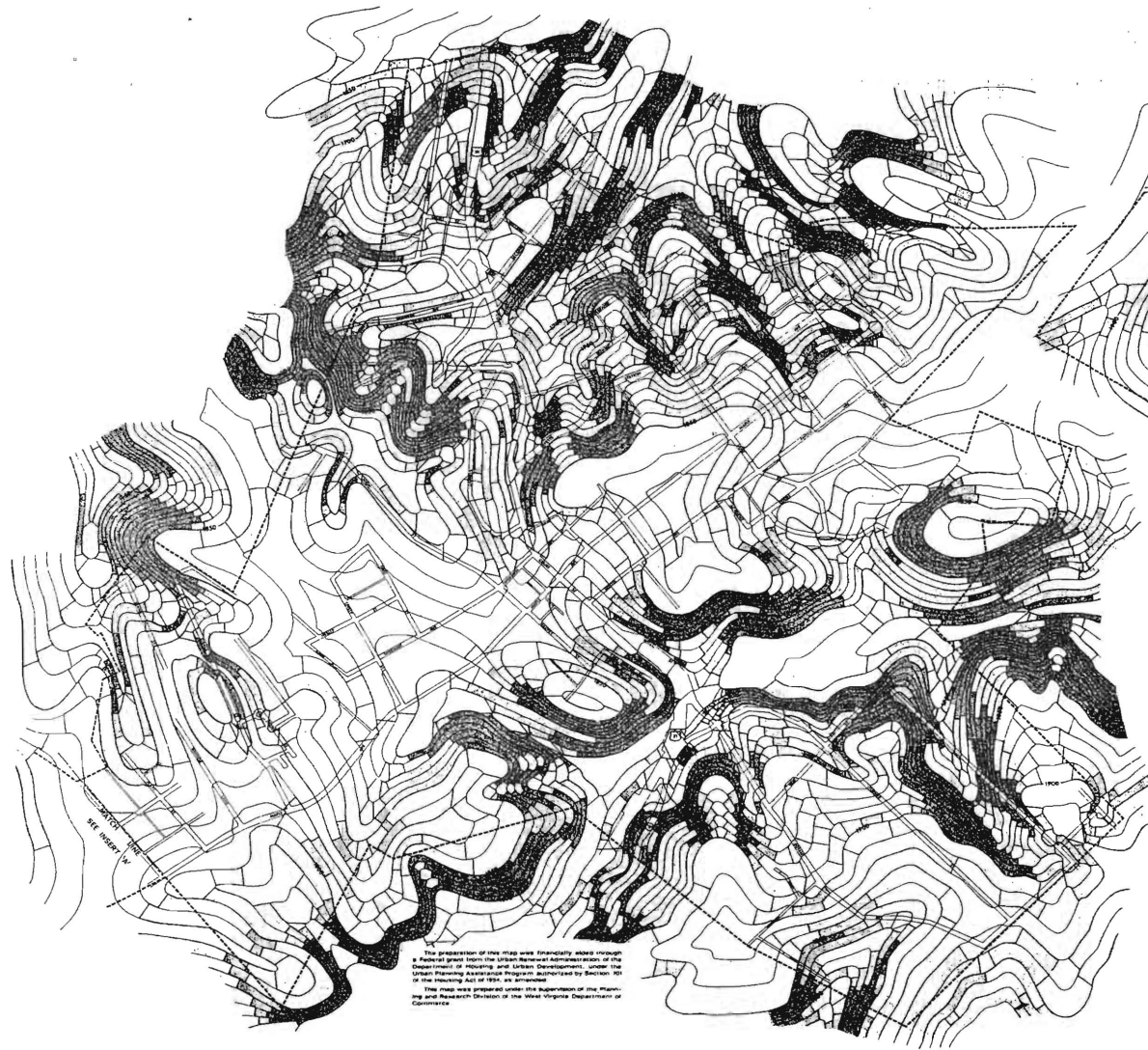
These have been further broken down in order to permit a more-detailed examination and analysis.

## LAND USE ANALYSIS

Fayetteville, the County Seat, was originally settled by Abraham Vandal in 1883 and was named after the famous French nobleman, Lafayette, who aided the United States during the Revolutionary War. The town was also the place where indirect artillery firing was used for the first time during the Civil War. Fayetteville is situated atop a hill at an elevation of 1850 feet above sea level and near the geographical center of the County. U. S. Highway 21 runs directly through the town in a north-south direction, providing relatively easy access to all parts of the County. The topography may be classified as rolling with water drainage to two creeks, Huse Branch draining the southern portion of town and Tan Yard Branch draining the northern half. Both of these creeks follow in a northwest direction to the New River.

Location map





INSERT 'A'

PERCENT OF SLOPE  
 0-5%  
 6-10%  
 11-20%  
 21% and over  
 Contour Interval 10 feet

The preparation of this map was financially made possible by Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 101 of the Housing Act of 1954, as amended.  
 This map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

SLOPE STUDY  
 TOWN OF FAYETTEVILLE  
 FAYETTE COUNTY WEST VIRGINIA

SARGENT - WENSTER - CRENSHAW & FOLLEY  
 ENGINEERS  
 100 WEST MAIN STREET  
 MARTINSBURG, WEST VIRGINIA

SCALE OF FEET  
 0 100 200 300 400 500

1965



The municipality contains approximately 706.91 acres of which 66.66 percent or 471.20 acres are vacant. Additional open space uses bring the total in this category to 486.74 acres. Open space includes recreational areas and cemeteries. In Fayetteville, this totals 15.54 acres, with .39 acres being in recreational use and 15.15 acres in cemeteries. Vacant land includes woodland, marshland and other undeveloped land. This category in Fayetteville totals 471.26 acres.

The largest land use in Fayetteville is residential, accounting for 14.73 percent of the total land area for a net residential density of 17.73 persons per acre. Of the 104.19 acres in this category, single family uses occupy 104 acres. Most of these are located on large lots scattered throughout the town. Although there is a concentration around the Central Business District and along Keller Avenue (State Route 82), multi-family and mobile home uses are insignificant. Commercial and industrial warehousing account for 2.46 and .17 acres respectively and are concentrated in the Central Business District. A few auto-oriented businesses may be found scattered outside the CBD along U.S. 21. Commercialization, or non-conforming businesses in the residential areas is insignificant. Specifically, commercial uses in Fayetteville include the following:

Lumber, Building Materials, Hardware, Fam Equipment Dealers	3
General Merchandise Group Stores	2
Food Stores	2
Automotive Dealers	1
Gasoline Service Stations	4
Apparel, Accessory Stores	2
Furniture, Home Furnishings, Equipment Stores	2
Eating, Drinking Places	3
Drug Stores, Proprietary Stores	1
Other Retail Stores	1
Personal Services	7
All Other Selected Services	4

Fayetteville, being the County Seat, is the government center for the County. This fact is reflected in the Land Use Map by the large amount of land denoted to general community service.

In addition to the Court House, Jail and Town Hall, Fayetteville is the location of the Soldier's and Sailor's Memorial Building (auditorium), County Public Library, School Board Office, plus other state and central offices. These governmental uses occupy 13.25 acres and are concentrated in and around the Central Business District. Being the County's governmental center and not having extensive industrial or commercial uses, the town does not have any of the problems which are normally associated with such centers. However, other problems are: (1) providing minimum municipal services to properties which do not pay taxes and do not have any other sources to off-set them except taxes for residential property; and (2) periodic parking and traffic congestion problems which are caused by some type of governmental activity.

TABLE LU-1

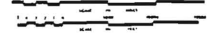
FAYETTEVILLE LAND USE ANALYSIS

Category	Total Acres		Percent	
<b>Residential</b>	104.19		14.73	
One family		104.00		14.71
Multiple family		.10		.10
Mobile Homes		.09		.01
<b>Commercial</b>	2.46		.35	
CBD & Regional		1.40		.20
Neighborhood & Local		.60		.08
Highway or auto		.46		.07
<b>Industrial</b>	.17		.02	
Warehousing		.17		.02
<b>General Community</b>	13.25		1.88	
Administrative		1.61		.23
Health & Welfare		.25		.04
Social & Cultural		11.39		1.61
<b>Open Space</b>	15.54		2.20	
Recreation		.39		.06
Cemeteries		15.15		2.14
<b>Vacant</b>	471.26		66.67	
Vacant Land		471.20		66.66
Vacant Buildings		.06		.01
<b>Streets &amp; Water</b>	100.04		14.15	
<b>TOTAL AREA</b>	<b>706.91</b>		<b>100.00</b>	
Population (1960)	1,848			
Gross Density	2.61 persons per acre			
Net Residential Density	17.73 persons per acre			

Source: Land Use Survey, September, 1965, by Sargent-Webster-Crenshaw & Falley.

# COMPREHENSIVE PLAN FAYETTE COUNTY WEST VIRGINIA

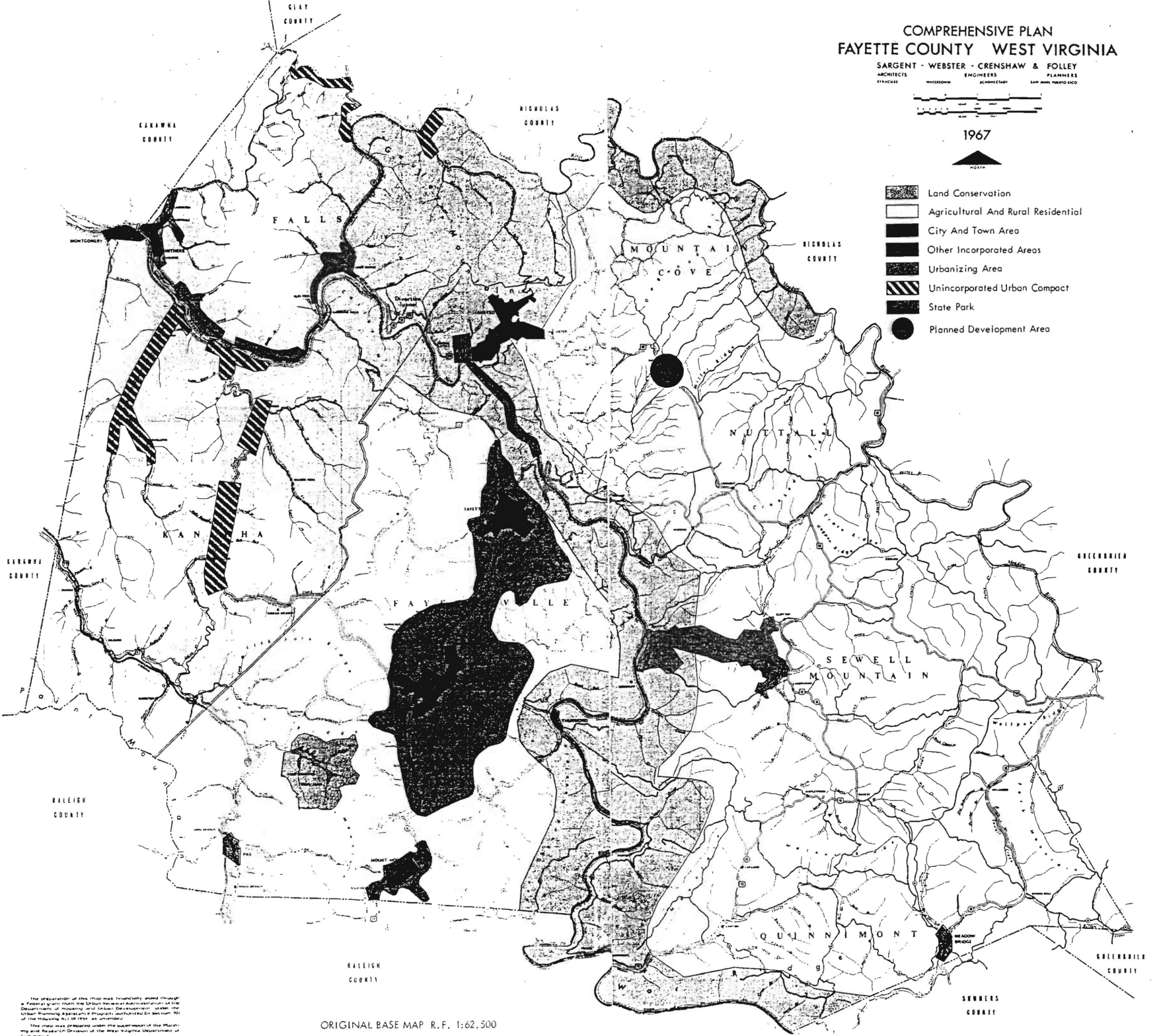
SARGENT - WEBSTER - CRENSHAW & FOLLEY  
ARCHITECTS ENGINEERS PLANNERS  
FRACASCI WATERWORKS ENGINEERING SANITARY PUBLIC WORKS



1967



-  Land Conservation
-  Agricultural And Rural Residential
-  City And Town Area
-  Other Incorporated Areas
-  Urbanizing Area
-  Unincorporated Urban Compact
-  State Park
-  Planned Development Area



The preparation of this map was conducted through a Federal grant from the Urban Mass Transportation Administration of the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 101 of the Housing Act of 1954, as amended.  
This map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

ORIGINAL BASE MAP R.F. 1:62,500

TABLE LU-2  
 FAYETTEVILLE - SUMMARY OF DEVELOPED LAND USES

To obtain a summation and greater understanding of the land use of Fayetteville, the following table was condensed from the foregoing into four generalized categories:

	<u>LAND IN ACRES</u>	<u>PERCENT</u>
Residential	104.19	86.77
Commercial	2.46	2.05
Industrial	.17	.14
General Commercial	<u>13.25</u>	<u>11.04</u>
	120.07	100.00

There are 587.84 acres in streets, open spaces and vacant land.

Total area within the corporate limits, 706.91 acres.

## GLOSSARY - LAND USE CLASSIFICATIONS

### I. RESIDENTIAL ACTIVITY

The place where one or more families or households have their dwelling.

- 1 family - A single family detached structure.
- 2 family - A two-family structure.
- Multi-family - A structure or structures in which more than two families have their homes.  
  
Such as: Apartment houses, group housing, and housing projects.
- Mobile homes - A mobile home or individual trailer not located in a trailer park or court. Generally resting on a permanent foundation.

### II. COMMERCIAL ACTIVITY

Establishments supplying commodities to the general public including related financial and other services.

- CBD & Regional Commercial - A commercial use in the major business area of an urban center or uses having at least a community-wide trade area.
- Neighborhood & Local Commercial - A commercial use of a convenience nature serving an immediate need adjacent to residential area.
- Highway or Auto Oriented Commercial - This includes all uses generally thought of as automotively oriented.

Such as: Gas stations, motels, hotels, trailer courts, highway restaurants, drive-in theaters, auto dealers, etc.

### III. INDUSTRIAL PRODUCTION ACTIVITIES

The mechanical or chemical transformation of organic or inorganic substances into new products. Sub-classification according to the standard industrial classification system.

### IV. EXTRACTIVE INDUSTRY ACTIVITIES

Establishments which derive or create these products from the soil or natural environment.

Such as: Shaft mines, strip mines, oil and gas wells, salt and chemical wells, sand and gravel quarries, stone and marble quarries.

### V. INDUSTRIAL STORAGE ACTIVITIES

The storing of all bulk items or goods for potential distribution.

- Warehousing & Wholesaling - Establishments usually known as wholesalers, distributors and jobbers with stock.

- Open Storage Activities - Outside storage of bulk goods either as a primary or secondary function of an operation.

Such as: All out-of-door storage areas, scrap yards, auto graveyards, petroleum and natural gas products, lumber yards, telephone equipment yards, etc.

### VI. AGRICULTURAL ACTIVITIES

Raising crops and livestock.

Such as: Fruit and nut orchards, seed, vegetable and flower crops, the raising of cattle, pigs, horses, poultry, bees and fur-bearing or other animals in or out-of-doors.

### VII. PUBLIC SERVICE ACTIVITIES

This will be composed of the following activities.

- Transportation - Terminal facilities for the movement of people and goods by various modes of carriers.

Such as: Parking lots, docks, depots, bus terminals, airports.

- Transmission - Establishments performing intermediate functions of conveying liquid gases or electrical impulses.

Such as: Water, gas, oil and sewerage pumping stations, power transformer stations, TV and radio antennae and broadcasting stations - does not include studios.

- Sanitation - Establishments producing or processing water and wastes.

Such as: Filtration plants, reservoirs, sewage treatment plants, incinerators and garbage dumps.

- Safety - Establishments providing protective services.

Such as: Police and fire stations, Federal and State armories and bases.

### VIII. GENERAL COMMUNITY SERVICES

Establishments providing governmental, social, cultural, health and welfare services.

- Administrative - Establishments performing management duties in the interest of the general public.

Such as: City Halls, County Courts, Federal Buildings and Post Offices.

- Social & Cultural - Establishments providing for the intellectual, spiritual and physical development and care.

Such as: Educational facilities, religious establishments, museums, libraries.

- Health & Welfare - Establishments providing for the medical offices, homes for aged, blind and infirm, penal institutions, orphanages and sanitariums.

#### IX. OPEN SPACE ACTIVITIES

Areas usually associated with out-of-doors activities.

- Recreation - Places for active or passive play.

Such as: Playgrounds, golf courses, tennis courts, parks, totlots, and playfields.

- Cemeteries - Public or private burial grounds.

#### X. VACANT

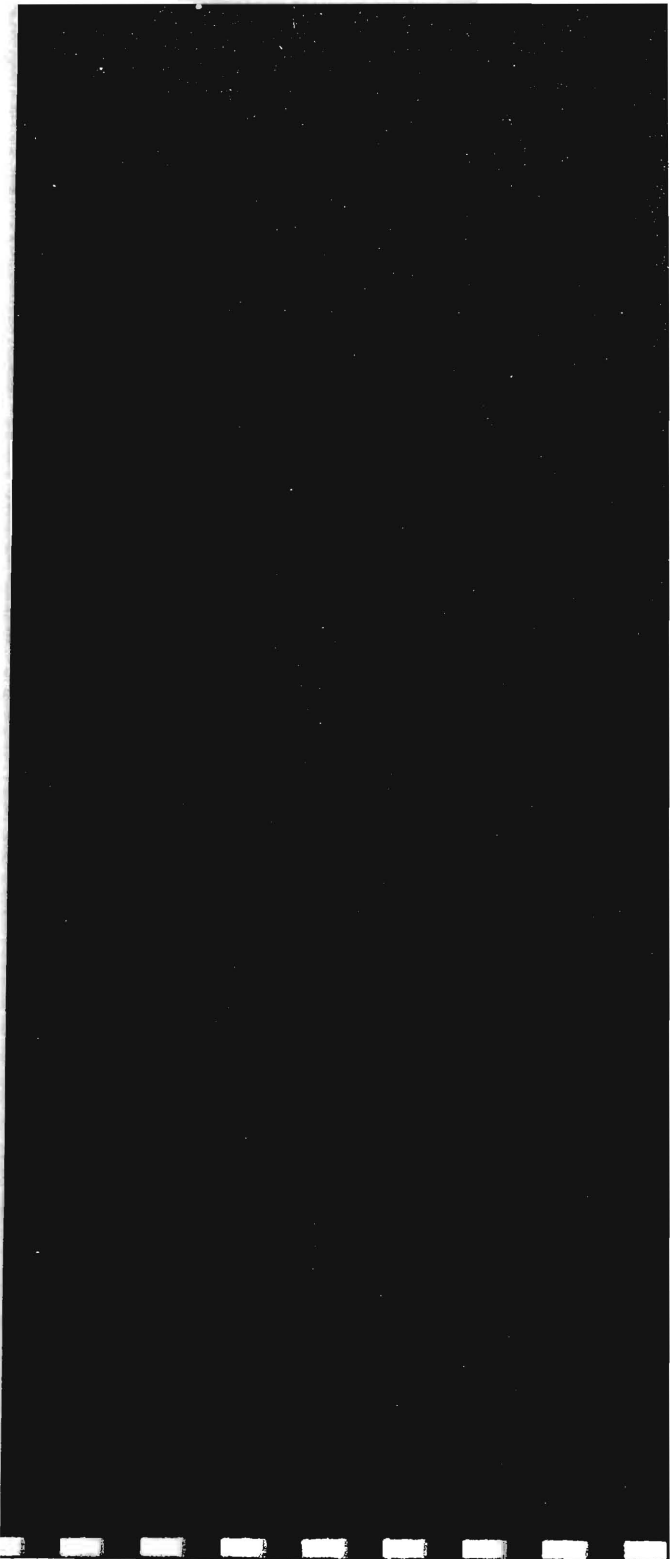
Land acres not being utilized for any specific use.

- Woodland - Forests, woodlots, etc.
- Marshland - Poorly drained low land areas with poor stream drainage and soft soils.
- Other - Other undeveloped land.





# COMMUNITY FACILITIES





## INTRODUCTION

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The growth of residential, commercial, industrial and other land uses are dependent to a large degree on the availability of utilities and community facilities. These facilities and utilities, which are provided to an area in response to existing and prospective development, may considerably change the land use pattern. It is, therefore, important that these facilities, such as fire stations and water and sewage systems be inventoried and coordinated into the final Master Plan.

## RECREATION

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Recreation both publicly and privately operated is necessary for the general health and welfare of people, as well as assisting in providing an attractive environment to an area. The responsibility for providing adequate recreational facilities primarily rests with government. Counties and municipalities as well as the states have been required to fill this need and maintain well rounded recreational programs. These programs are becoming more important as the amount of personal leisure time continues to increase and as our population grows and becomes more mobile. Although private and semi-private recreational facilities, such as country clubs and swimming pools, take care of part of this need, it must be stressed that the primary responsibility for meeting the needs of all the people rests on public authorities.

In addition to the play area around the Fayetteville High School, the only park which is immediately available to the residents of the town is owned by the American Legion and is located outside the corporate limits adjacent to the Huse Memorial Cemetery; however, the town of Fayetteville does contribute to its maintenance. Its size is approximately 15 acres and it contains a baseball diamond, two tennis and one basketball court plus a picnic area. The Fayette County Soldier's and Sailor's Memorial Building, located on Maple Avenue and High Street in Fayetteville, has a seating capacity of approximately 3,500 and serves as an auditorium and gymnasium. The County Board of Education leases this facility which is also used by Fayetteville High School for high school basketball games and other events. All of these facilities are adequate to serve the present population.

## UTILITIES

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One of the primary factors in the development of an area is the availability and adequacy of public utilities such as gas, electrical power, water and sewerage. Their availability to an area greatly determines how an area will develop. It is one of the prime factors that industry searches for in a location.

Water System. The town owns the entire water system which has 1,047 customers of which approximately 400 are outside the corporate limits. The distribution system is in fair condition with pipe sizes varying from two to eight inches; both pressure and volume are adequate for domestic purposes. The Water Treatment Plant is located on Wolf Creek, which is also its source of supply, and has a capacity of 15,000 gallons per hour of which 1/3 is presently being used. Water storage is in four tanks having a total capacity of 310,000 gallons. One tank is located off of Third Street, the other one outside of the town.

Within the past ten years, Fayetteville has made considerable improvements to its original plant and system which was built in 1934. During this period, both the water storage and treatment facilities have been doubled.

Sanitary and Storm Sewage System. Presently all but two houses in the town are connected to the sanitary sewer system, but only one-half of these customers have their sewage treated at the Treatment Plant located on Tan Yard Branch. Raw sewage from the other half is disposed of in Tan Yard Branch Creek; consequently, contaminating the Creek. The Sewage Treatment Plant contains an Imhoff Tank and there is presently under consideration a plan to build a pump station and force main close to the baseball park from which point there will be a gravity line to the present plant. At the present plant, an aerator may be added which would increase the capacity, as well as provide better treatment for the sewage. The cost of this project will be approximately \$125,000.

Only a few blocks on Court Street are served by storm sewers. There is no graphic information relative to them.

Refuse Collection. Refuse collection is by verbal contract with a private collector who utilizes a jointly owned dump with Oak Hill, located at Concho several miles southeast of the town.

## PUBLIC BUILDINGS

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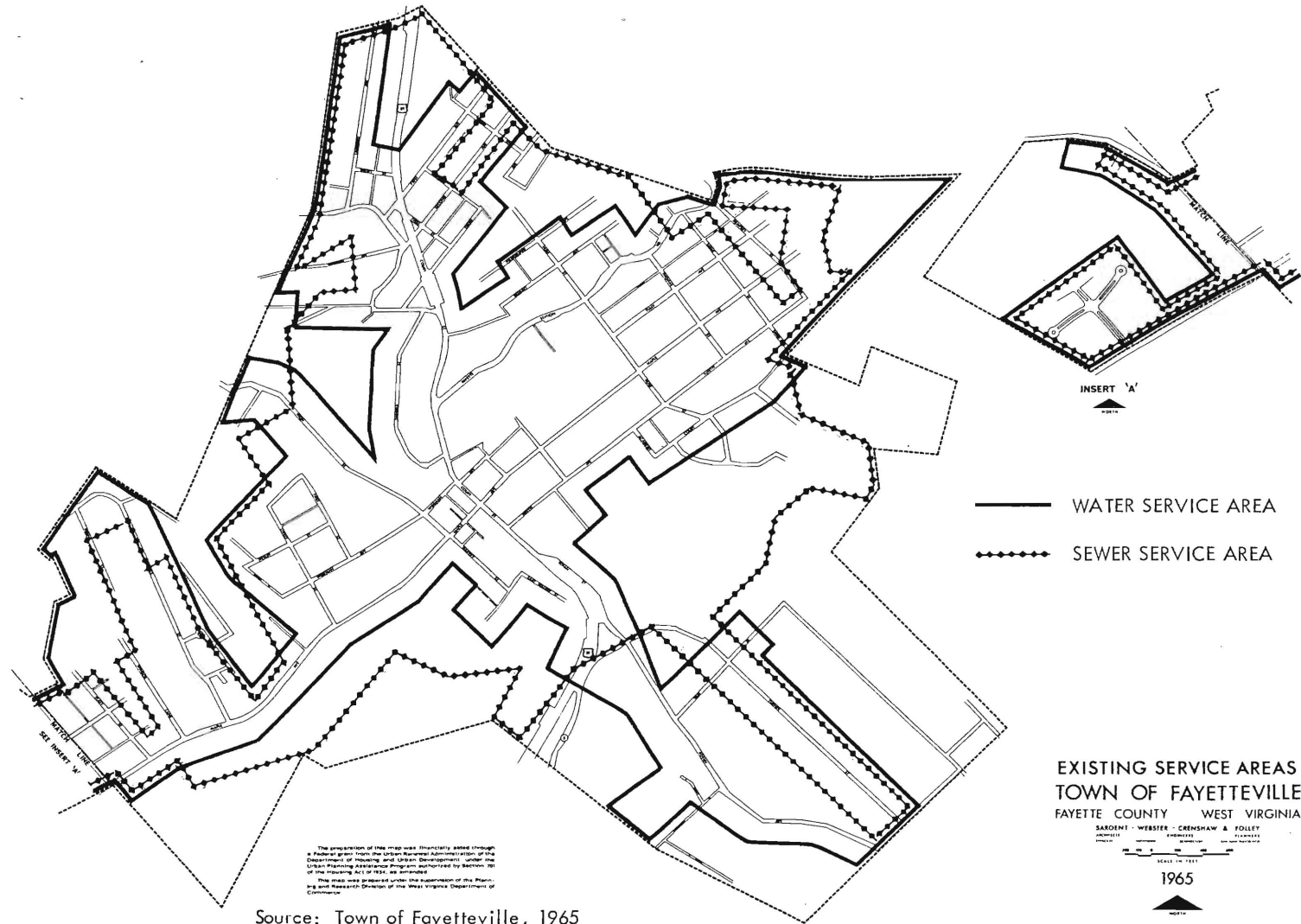
Public buildings are necessary to conduct government (town hall, county court house, federal office building, etc.), to carry out civic functions (schools, libraries, museums, fire stations, etc.), and to provide other public services (water plant, sewage treatment plant, garage, etc.). The corresponding governmental level has the responsibility for the adequate provision of these public facilities serving the community.

The town utilizes two buildings both of which are in good condition. The Town Hall, located in an old bank building on Court Street, contains the collection office, meeting room and police department. Fayetteville's Fire Station, located near Maple Avenue and Church Street, is the old Town Hall.

The Post Office, located on Maple Avenue between Court and High Streets, is a new facility and is in good condition.

County owned facilities include the Fayette County Court House, located in Fayetteville, which is situated on a small hill and covers one half of a block. It was built in 1895 and is in generally fair condition. Recently, there have been considerable renovations to some of the offices. In 1958, an addition was built onto the building for the clerk's office and a new vault area was added. Offices housed within the Court House include the County Sheriff, the County Clerk, Circuit Clerk and the County Prosecutor's Office. The building has been generally well maintained over the years and is not overcrowded. Adjoining the Court House is the County Jail containing 40 cells which is in fair condition. In addition, the County owns several lots on the north side of Wiseman Avenue adjacent to the Court House. These, although not surfaced, are used for parking.

The County Health Center, located on the corner of Church and Maple Streets in Fayetteville, contains examination rooms, a



Source: Town of Fayetteville, 1965

The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 101 of the Housing Act of 1954, as amended.  
 This map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

EXISTING SERVICE AREAS  
 TOWN OF FAYETTEVILLE  
 FAYETTE COUNTY WEST VIRGINIA

SARGENT - WEBSTER - CRENSHAW & FOLLEY  
 ENGINEERS

SCALE IN FEET

1965

small laboratory, x-ray room, doctor's office, several smaller offices and a storage area. Outwardly, the building would appear to be in good condition, but it has been found that there are numerous structural deficiencies. These include an unstable foundation and there are reports that the building is not adequately water-proofed as there have been numerous leaks. Furthermore, the facility is not large enough to meet present demands.

A third building owned by the County in Fayetteville, located on Maple Street across from the Post Office, houses the Department of Public Assistance and Welfare. This building was formerly a garage and much of it is of sheet metal construction. It is generally in poor condition. Its size being 50 by 120 feet makes it inadequate to house the number of personnel and it is greatly overcrowded.

The Fayette County Library, also located in Fayetteville on Maple Avenue adjacent to the Soldier's and Sailor's Memorial Building, is the only library within the County that is open to the general public. There are, however, other libraries in the high schools operated by the Board of Education and another large library at the West Virginia Institute of Technology in Montgomery. Total number of volumes in the County Library for the fiscal year 1964-65 was 18,847, while the circulation for the same period was 104,826 of which 53,377, or one-half, were circulated by the Bookmobile. The Library operates on a budget of \$11,000 which is appropriated by the County Court. In 1962, the citizens of Fayette County voted a special yearly levy of \$3,500 for the purpose of buying new books. This has enabled the library to buy approximately 1800 volumes per year. This special levy will run for five years. The building in which the library is housed is in good condition, although it will shortly experience a shortage of shelf space and should be expanded; in addition, its operating budget should be increased.

## SCHOOLS

Public schools are among the most important county facilities as they usually represent the largest single financial investment among the various types of facilities, as well as providing their vital educational services. It is, therefore, necessary that a school system should be adequately planned and its needs anticipated. Fortunately, boards of education in West Virginia are not confronted with the problem of determining the location of school facilities within the confines of strict municipal boundaries as is frequently the case in many other states. The county which operates under the unit system, permits the local board of education a great deal of flexibility in that it may transfer and transport students regardless of city limits or magisterial lines. Nevertheless, special consideration must be given to these vital facilities in view of both declining and shifting population growth. Of continuing concern to the Fayette County Board of Education is that of consolidation of schools.

The Fayette County school system which consists of 68 schools, is presently divided into eight sub-districts or feeder systems. Within each of these is located a high school, which is fed by the surrounding elementary schools. The present Fayette County grade system is in part based on a 6-2-4 plan, although there are numerous variations to this throughout the County.

Schools in Fayetteville include Fayetteville High School on High Street and Fayetteville Elementary situated adjacent to the intersection of High and Wiseman Streets. The school inventory is as follows:

INVENTORY OF FAYETTEVILLE SCHOOLS

Name of School	Enroll. Nov. 65	No. Tchrs.	Date Orig. Const.	Date Major Renov.	Present Condition	Existing Acreage	No. Rooms	Other Facilities (auditorium) Gym, Kitchen, Dr. Rm.
Fayetteville High	793	31	1922	1955	Good	6-1/2	26	Use Mun. Bldg. for Gym.
Fayetteville Elem.	456	19	1925		Good	2	18	Gym, Kitchen, Dr. Rm.
Total	1249	50				8.5	44	

Source: Phase One - Basic Research and Surveys, Comprehensive Plan - Fayette County, Tables S-1 and S-2 - Report of the Fayette County Board of Education, 1965.



The preparation of this map was financially aided through a research grant from the Urban Research Administration of the Department of Housing and Urban Development under the Urban Planning Area Study Program authorized by Section 10 of the Housing Act of 1954. The map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

Source: S.W.C. & F., Field Survey, 1965

EXISTING  
COMMUNITY FACILITIES  
TOWN OF FAYETTEVILLE  
FAYETTE COUNTY WEST VIRGINIA

SARGENT - WEBSTER - CRENSHAW & FOLLEY  
ARCHITECTS

SCALE IN FEET  
1965

## FIRE PROTECTION STUDY

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Fire fighting facilities and the location of fire stations is a vital safety element to any area. In addition to the safety aspect provided by fire departments, they play a significant role in the determination of fire insurance rates. If a community has a good fire department, this will, in all probability, be reflected in the low fire insurance premiums paid by the residents of the area. These departments are also important to commercial and industrial development for frequently these enterprises require that before they locate in a given area, they must be assured that adequate fire protection will be available.

Presently within Fayette County there are ten fire companies, plus one which is in the process of formation. All of these companies rely principally on volunteer man power. Those operated by the six municipalities, in addition to relying on volunteer manpower, rely on the cities for financial support. This is true in all cases with the exception of Smithers, which operates a department independent of the city government.

✓ The Town of Fayetteville's fire department is operated by a twenty-four man volunteer force, none of whom are paid. The present fire insurance rating of the town is an eight classification. Existing fire equipment available is a 1950 La France Pump-er which has a pumping capacity of 750 gallons and is in good condition and a 1935 Ford with a pumping capacity of 250 gal-  
long, which is in poor condition. A recently purchased piece of equipment is a Volkswagen Rescue Truck. The Fire Department is located on Maple Avenue and Church Street in the old Town Hall, near the geographical center of the community. Equip-ment is permitted to make runs outside the corporate limits. Water flow throughout the town is fair. This may, in part, be attrib-uted to the numerous four inch water lines. Fire hydrant spac-  
ing is satisfactory.



# NEIGHBORHOOD ANALYSIS





## INTRODUCTION

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Slums and blighted areas are liabilities that hinder the sound physical, social and economical development of the community. Programs to eliminate and prevent the spread of blight in residential areas are necessary to provide neighborhoods with decent homes and suitable living environments. Programs to renew deteriorating or dilapidated commercial and industrial areas are important in the orderly development of a community. One of the basic steps in an effort to remedy and prevent the occurrence of slums and blight is the preparation of a Neighborhood Analysis. This constitutes the first actual step in planning neighborhood improvement on an area by area basis. The problems of each neighborhood, as well as its character, will be studied. The location and extent of blight, both residential and nonresidential, will be located and analyzed. The causes of blight will be identified and a plan of action will be prepared for its elimination and prevention. Other characteristics to be studied are racial, income, and overcrowded conditions. Equally as important as providing an inventory of residential and nonresidential blight, the analysis will indicate those areas of the community which are in good condition and deserve continued maintenance to uphold their stability.

## NEIGHBORHOOD DELINEATION

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In order to analyze the conditions within the six municipalities, each one was divided into several neighborhoods. The neighborhood boundaries were established on the basis of field surveys which provide information on social and physical barriers. Attempt was made to divide the cities into nearly homogeneous units for study purposes. The initial step in undertaking the analysis was to make a survey of all the existing housing conditions. This was done during August and September of 1965. Each structure was placed into one of the following classifications:

- Sound: Structure in satisfactory condition requiring either little or no remedial work.
- Deteriorating: Structure requiring some type of remedial work and may be brought up to sound condition.
- Dilapidated: Structure requiring extensive remedial work and may be in such condition that it would be extremely difficult to bring it up to sound condition.

## TREATMENT OF BLIGHTED AREAS

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As previously stated, the primary purpose of this report is to locate existing blight and analyze its effects. The report will also make recommendations for the rejuvenation and preservation of these areas. Three general terms that represent a variety of techniques designed to eliminate and prevent the spread of blight are used throughout the subsequent section of this report. They are as follows:

- Conservation: Conservation refers to a variety of techniques that are applied to an area in order to prevent the spread of blight and to protect existing structures from adverse effects. These measures include the enforcement of codes and ordinances such as housing and building codes and zoning ordinances as well as action by the local government to provide the necessary adequate public facilities.
- Rehabilitation: Rehabilitation techniques are applied to areas where structures have deteriorated badly and are in need of individual treatment. This requires the removal of those dilapidated properties within a given area. While sound structures would be renovated, the same techniques that would be used in conservation treatment areas would also be necessary in areas where rehabilitation is required. Its primary purpose is to preserve as many buildings as possible.
- Redevelopment: Redevelopment or Clearance techniques are required in those areas where the basic land use pattern is inadequate or deterioration is at such an advanced stage that it cannot be feasibly rehabilitated. Redevelopment involves the acquisition of virtually all properties within prescribed project boundaries. This type of treatment often results in the installation of new streets and utilities and the reassembling and resubdividing of lots.

## ANALYSIS

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The Town of Fayetteville, for analysis purposes, was divided into three neighborhoods.

### Neighborhood One

Neighborhood One, which is the Central Business District located near the geographical center of town contains eight blocks or portions thereof. The neighborhood is situated atop a hill. Court Street, which is also the route of U.S. 21, bisects the area. The dominant feature is the Fayette County Court House. Surrounding the Court House are a variety of small business and office buildings. Other uses within the district are the usual governmental offices frequently found in a county-seat town, and a scattering of residences. All of the land in the area is occupied with the only exception being a number of parking lots and a small park in front of the Court House. Of 60 structures, 15, or 25 percent, are deteriorating but none are dilapidated. This deterioration is almost wholly confined to the residential structures, indicating that business activity has had an adverse effect on these other uses.

### Neighborhood Two

Neighborhood Two, which is the west half of Fayetteville, is characterized by its rolling topography and predominately single family residential uses. Although there are six commercial uses in the neighborhood, all but two are located on the highway. None have any significant bearing on the few substandard structures. Also within the area are the Fayetteville High School, and Elementary School. Of the 223 structures, 91 percent are in sound condition, 7 percent are deteriorating and 2 percent are dilapidated. These substandard units are fairly evenly scattered throughout the area.

### Neighborhood Three

Fayetteville's Third Neighborhood lies east of U.S. 21. It is largest both in terms of area and in number of structures. The

single family residences dominate the landscape in addition to the Huse Memorial Cemetery located in the extreme eastern edge of the town.

Within the neighborhood are 311 structures; 33, or 11 percent are deteriorating and 15, or 5 percent are dilapidated. The majority of these substandard units are found in the southeast corner and are inhabited by non-whites. The remainder of the substandard units are dispersed throughout the rest of the area. As in the case of Neighborhood Two, large lots are common and there is no overcrowding of land.

## SUMMARY AND RECOMMENDATIONS

Fayetteville contains 594 structures. Of these, only 11 percent are deteriorating and 3 percent are dilapidated. As revealed by the 1960 U.S. Census Report, only 41 housing units are without plumbing facilities. Another indication of good conditions is that 414 housing units which are owner-occupied have an average value of \$10,000 and an average of 6.1 rooms per unit. This, in comparison with the rest of the County, is extremely good. Although the 149 renter-occupied housing units average 4.7 rooms and are considerably less than those of the owner-occupied units, it is not significant, for rental units are generally smaller in size. The Census further reveals a population per household of 3.16 and that only 47 dwellings have more than 1.01 persons per room, indicating that overcrowding is not a problem. The non-white population of Fayetteville is 8.9 percent of the total population and occupies 40 dwelling units. A recent street resurfacing program, which affected virtually all parts of the town, has been beneficial in improving the general living conditions and has encouraged home owners to improve their property.

In view of the generally good structural conditions in Fayetteville and the General Fund's dependence on local property taxes to provide the necessary money to support the operation of governmental services, the town cannot afford to lose revenues on account of the blighting influences of substandard structures. To prevent any loss of revenue by this means, both a conservation and a rehabilitation program should be instituted. Neighborhood One and Neighborhood Three should use both of these, while Neighborhood Two could benefit from a conservation program.

In Neighborhood One (CBD), the few substandard and incompatible land uses should be removed while those on the perimeter of the neighborhood could benefit from conservation action. Neighborhood Three may be improved by the rehabilitation of structures, particularly in the southeast corner, while a conservation program should be applied to the entire area. The poor housing conditions found principally in Neighborhood Three may be directly attributed to original poor construction and general lack of maintenance. Also, the lack of surfaced streets, par-

ticularly in Neighborhood Three, have a direct bearing on the housing conditions in addition to the low economic status of the residents.

TABLE NA-1  
FAYETTEVILLE  
NEIGHBORHOOD ANALYSIS  
STRUCTURAL CONDITIONS

Neighborhood District	TOTAL		SOUND		DETERIORATING		DILAPIDATED	
	Total	Percent	Number	Percent	Number	Percent	Number	Percent
1	60	10%	45	75%	15	25%	-	-
2	223	38%	204	91%	15	7%	4	2%
3	311	52%	263	84%	33	11%	15	5%
Total	594	100%	512	86%	63	11%	19	3%

Source: Structural Survey, Sargent-Webster-Grenshaw & Folley, 1965.

TABLE NA-2  
TOWN OF FAYETTEVILLE  
NEIGHBORHOOD ANALYSIS  
DWELLING UNIT CONDITIONS

	Total	With All Plumbing	Lack Some Plumbing
All Housing Units	616		
Sound	497	490	7
Deteriorating	100	85	15
Dilapidated	19	N.A.	N.A.
Total	616	575	22

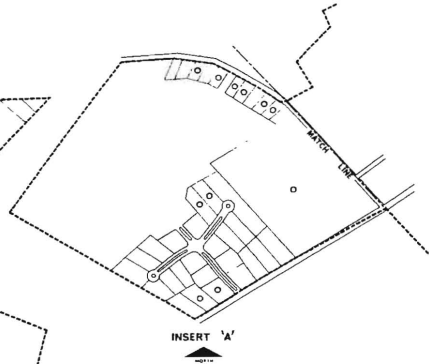
Population in Housing Units - 1,781

Source: U.S. Census of Housing, 1960.

TABLE NA-3  
OCCUPANCY OF HOUSING UNITS  
TOWN OF FAYETTEVILLE

Occupied Housing Units:		
Owner - occupied		
Total		414
Average value (dollars)		10,000
Average number of rooms		6.1
Renter - occupied		
Total		149
Average gross rent (dollars)		not available
Average number of rooms		4.7
1.01 or more persons per room		47
Occupied by non-white		40
Available vacant housing units		37

Source: U.S. Census of Housing, 1960.



- STRUCTURAL CONDITIONS**
- SOUND STRUCTURE
  - DETERIORATING STRUCTURE
  - ⊗ DILAPIDATED STRUCTURE
  - 1 NEIGHBORHOOD NUMBER
  - NEIGHBORHOOD BOUNDARY

Source: Field Survey, S.W.C.B.F., 1965

The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 101 of the Housing Act of 1954.

This map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

NEIGHBORHOOD ANALYSIS  
**TOWN OF FAYETTEVILLE**  
 FAYETTE COUNTY WEST VIRGINIA

SARGENT - WEBSTER - CRENSHAW & POLLEY  
 ARCHITECTS ENGINEERS PLANNERS

SCALE: 1" = 100'

1965

NORTH





# TRANSPORTATION





## INTRODUCTION

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The accessibility of an area has always been a great determinant on how a given area could develop. Accessibility is measured by the adequacy and quality of transportation facilities available. These include air, water, rail and highways. Fayette County is fortunate that it can offer all of these transportation facilities. Recently, however, the prime concern to the County has been the quality of highway transportation. This is also true throughout the entire Country, for within the United States and particularly since the end of World War II, no factor has exerted greater influence on the development of local economies than that of the motor vehicle, as automobiles and trucks have supplemented to a great degree other forms of transportation, such as the railroad.

Unfortunately, the roadways which are utilized today were designed to accommodate the horse and carriage. These roadways now are a great handicap in their ability to carry modern vehicular traffic. If an area is to grow and prosper, the highway and road network must be able to accommodate existing traffic demands and be capable of meeting the demands of the future. Obviously the most careful planning for industrial, commercial and residential complexes would be worthless unless traffic is able to flow smoothly, safely and efficiently between centers of economic and social activity.

## CLASSIFICATION OF EXISTING ROADS

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Fayette County is served by a variety of highways, the principal ones being the three U.S. Highways, 19, 21 and 60, plus the West Virginia Turnpike. The West Virginia Turnpike, located in the southwest corner of the County, is not of major significance to the overall road network in Fayette County. Its single exit and entrance is at Mossy where vehicles are only permitted to go north to Charleston or exit coming from Charleston. In addition, it is only a two-lane highway not meeting present interstate standards, and in 1965 had the highest death rate per vehicle mile for any toll road in the nation.

A recent origin and destination survey taken between Oak Hill and Mount Hope and conducted by the State Road Commission reveals that there is a considerable attraction from this area to the upper Kanawha Valley. To reach this area, most persons prefer to utilize State Route 61 or U.S. 21 and 60 rather than the Turnpike. These latter two routes may be classified as the most important highways to Fayette County as they serve both the north-south and east-west traffic respectively. State Route 61 is another important highway serving the people from the Mount Hope-Oak Hill area desiring to go to the upper Kanawha Valley.

U.S. 19, serving the eastern part of the County entering near Prince, does not provide direct connection to the urbanized area between Fayetteville and Mount Hope, for the New River Gorge is a significant barrier virtually sealing off the eastern half of the County from the western half. The only direct connecting point between these two parts of the County is by State Route 82 which is a difficult road in that it must wind down the New River Canyon to cross the River. The circulation problem caused by the Gorge has been significant in deterring the County's uniform development. It is anticipated that the Appalachian Industrial Highway, which will cross the Gorge near Lansing, will act as a great unifying force between the two parts of the County.

State Route 39 north of Gauley Bridge provides access to Nicholas County. U.S. 19 performs a similar function, in addition to providing access to the Summerville Reservoir. Other impor-

tant secondary routes, which provide connections between significant points in the County, are State Route 31 between Meadow Bridge and Danese, State Route 15 linking U.S. 21 with the Turnpike and State Route 27 connecting Mount Hope to Pax.

## EXISTING TRAFFIC WITHIN THE MUNICIPALITY

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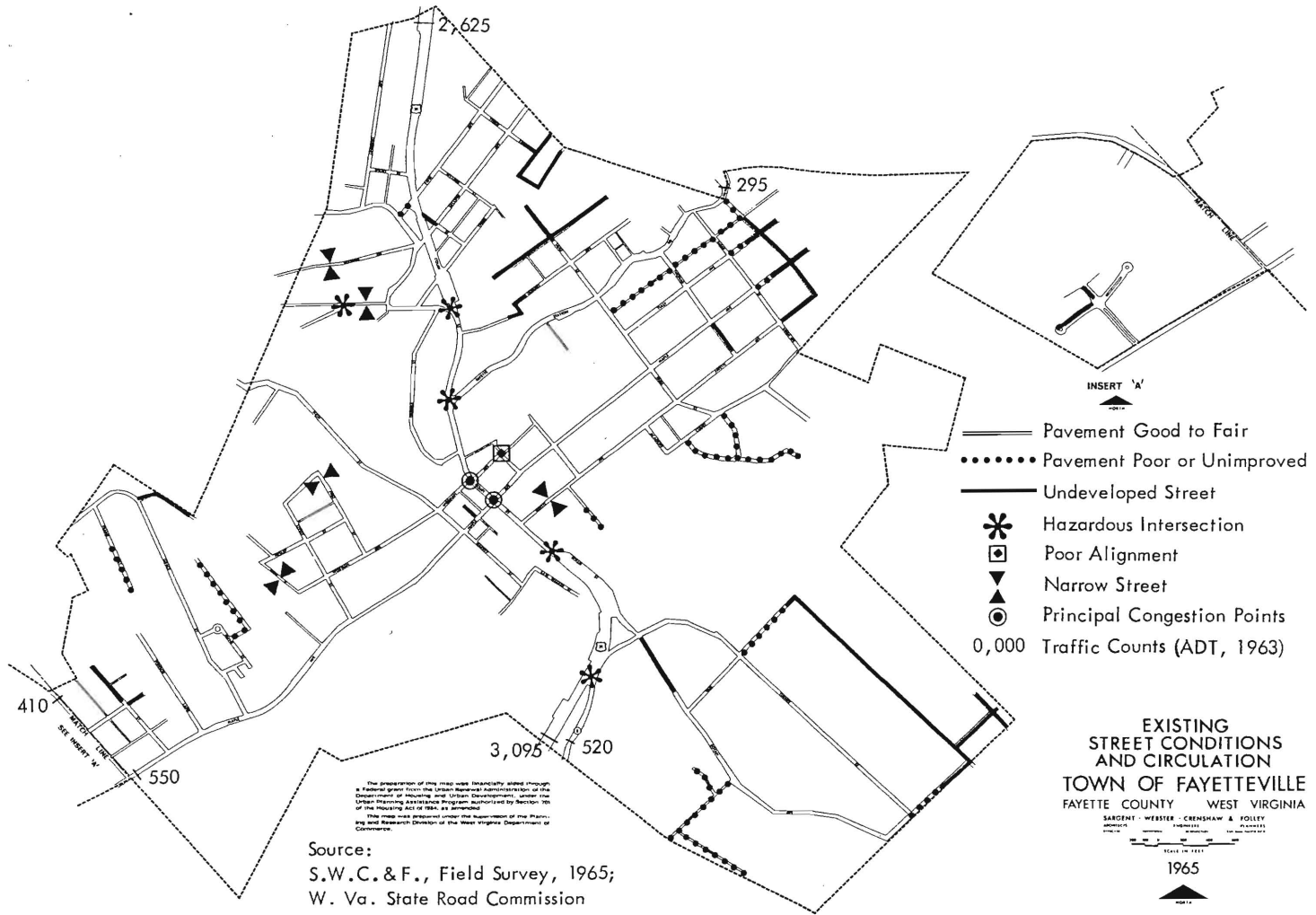
The following pages are a review of the traffic problems within the municipality. Such items as traffic circulation and points of congestion are discussed.

All streets within the municipality were classified according to their present functions. These classifications are as follows:

- Expressway - a major arterial highway designed for high speed traffic with complete control over access from abutting property.
- Arterial Streets - roads designed for heavy or fast traffic with a small degree of control over abutting property.
- Collector Streets - those streets which carry traffic from the minor streets to the major arterial streets and highways.
- Minor Streets - those which are primarily used for access to abutting property.

The major road entering Fayetteville is U.S. 21. Additional access to the town is by State Road 82 and State Road 19/1. These three roads, with the exception of the latter, enter the town after going up a steep incline as Fayetteville is located atop a high ridge. U.S. 21 is routed on Court Street, the main street, virtually dividing the town in half.

Traffic counts taken in the immediate vicinity indicate that at the corporation line the following average daily traffic volumes are present; U.S. 21 north corporation line, 2,625; U.S. 21 south corporation line, 3,095; State Road 82 east corporation line, 295; State Road 19/1, 550; State Road 9 near the south corporation line, 520.



Fayetteville's street system follows an irregular grid or checkerboard design. Fortunately, traffic volumes have not been in significant amounts to cause any extreme congestion, although there are several points of traffic conflict and hazardous intersections; (1) intersection of Court Street and Keller Avenue (U.S. 21 and State Road 82), (2) intersection of Rotan Avenue and Court Street (U.S. 21 and State Road 19/15), and (3) Giles Fayette-Kanawha Turnpike and Court Street (State Road 21/4 and U.S. 21). The remainder of the town does not have any severe congestion points and street conditions throughout the town are relatively good since the completion of the recent extensive street resurfacing program.

#### Functional Classification of Existing Streets

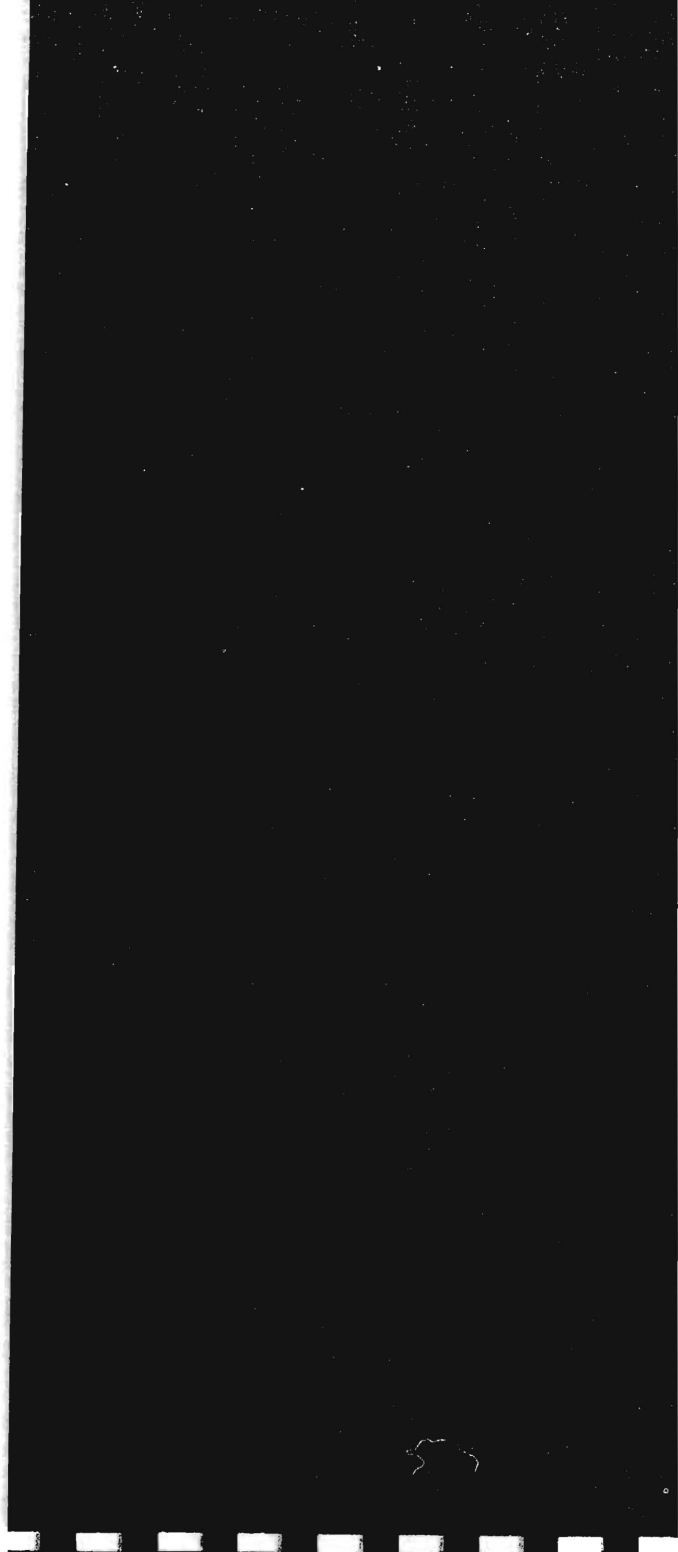
The following streets have been classified into two categories. Those not mentioned are classified as minor streets.

Arterial	U.S. 21
Collector	Maple Avenue Keller Avenue (State Route 82) Wiseman Avenue to Main Street Laurel Street Kanawha-Fayette Turnpike State Route 9 to Garten

#### Other Transportation

There are no rail or water transportation facilities serving Fayetteville. The Fayetteville Airport is located approximately 2 miles south of the Town, to the east of U.S. 21. This is a private, general aviation airport which at one time was considered for expansion in the National Airport Plan. However, it has been deleted from the Plan in favor of a new site.

**PARKING  
ANALYSIS  
OF  
THE  
BUSINESS  
DISTRICT**







## INTRODUCTION

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The purposes of this parking study of the Central Business Districts (CBD) of the six municipalities of Ansted, Fayetteville, Montgomery, Mount Hope, Oak Hill and Smithers are to investigate the existing parking situation at the business section of each one of the cities and assess whether these cities are meeting the problems related to parking motor vehicles.

In Phase Two of the planning program, "The Comprehensive Plan," recommendations will be made to improve parking conditions within the CBD of each of the cities.

The information related to parking facilities was gathered during the survey conducted by the consultant in September and October of 1965, in each of the six cities. During the survey, the location, type and amount of parking facilities within the CBD of each municipality were recorded.

In analyzing the parking conditions within the CBD of the six communities, the CBD was adopted as the area within the boundaries delineated for the Neighborhood Analysis study. The CBD core for purposes of this parking study is defined as the point where the most important streets of the CBD intersect.

Parking space requirements for business districts vary from one community to another, according to local factors such as type and density of commercial districts, habits of the motorists and characteristics of the population, among others. Suggested standards for parking in the business district have a wide range and they serve only as general guides which should be adopted to local conditions. In general, suggested parking standards for commercial areas vary between 1:1 to 1:3, referring to the ratio of square feet of commercial area to square feet of parking space needed to support it.<sup>(1)</sup>

There is a close relationship between the floorspace of commercial activity and the parking area required to serve it. The CBD's stability depends largely on the availability of convenient and adequate parking for customers (short term), employees (all-day parking), and services (loading zones).

---

(1) The Urban Pattern, Arthur B. Gallion, 1963.

## EXISTING PARKING

At Fayetteville, almost all parking facilities are found within the Central Business District (CBD) boundaries. There is parking at Court Street, Maple and Wiseman Avenues, at Harvey Street, and at various parking lots. Street parking is parallel and all metered. Of the parking lots, two are for private use; one is metered, and the largest is non-metered.

Almost all commercial uses in Fayetteville are located within the Central Business District, the major traffic generator in the City. A considerable amount of this traffic is developed by the Court House, and during presentations, the 3,500 seat Memorial Building auditorium.

### On-Street Parking

Available parking within Fayetteville's CBD is illustrated in Table PK-1. There is a total of 143 parking spaces in the CBD, 60.8 percent of which are on-street parking. All on-street or curb parking is parallel and metered.

Parking meters are at both sides of Court Street for three blocks to the south, around the Court House block, along one block of Maple Avenue, next to the fire station.

### Off-Street Parking

Off-Street parking accounts for 39.2 percent of all available parking within the CBD (Table PK-1). This type of parking includes a site on Maple Avenue, including diagonal off-street parking, and the parking lot on Wiseman, off of Court Street. The major off-street parking facility at Fayetteville is the lot across from the Court House, with parking space for 27 cars.

TABLE PK-1  
TOWN OF FAYETTEVILLE  
CENTRAL BUSINESS DISTRICT  
Existing Parking Facilities

	Spaces	Percent
On-Street:		
Metered Parallel	73	
Non-Metered Parallel	14	
Total On-Street Parking:	87	60.8
Off-Street:		
Metered diagonal	6	
Public Parking lot (non-metered)	27	
Private parking lots	23	
Total Off-Street Parking:	56	39.2
Total CBD Parking	143	100.0

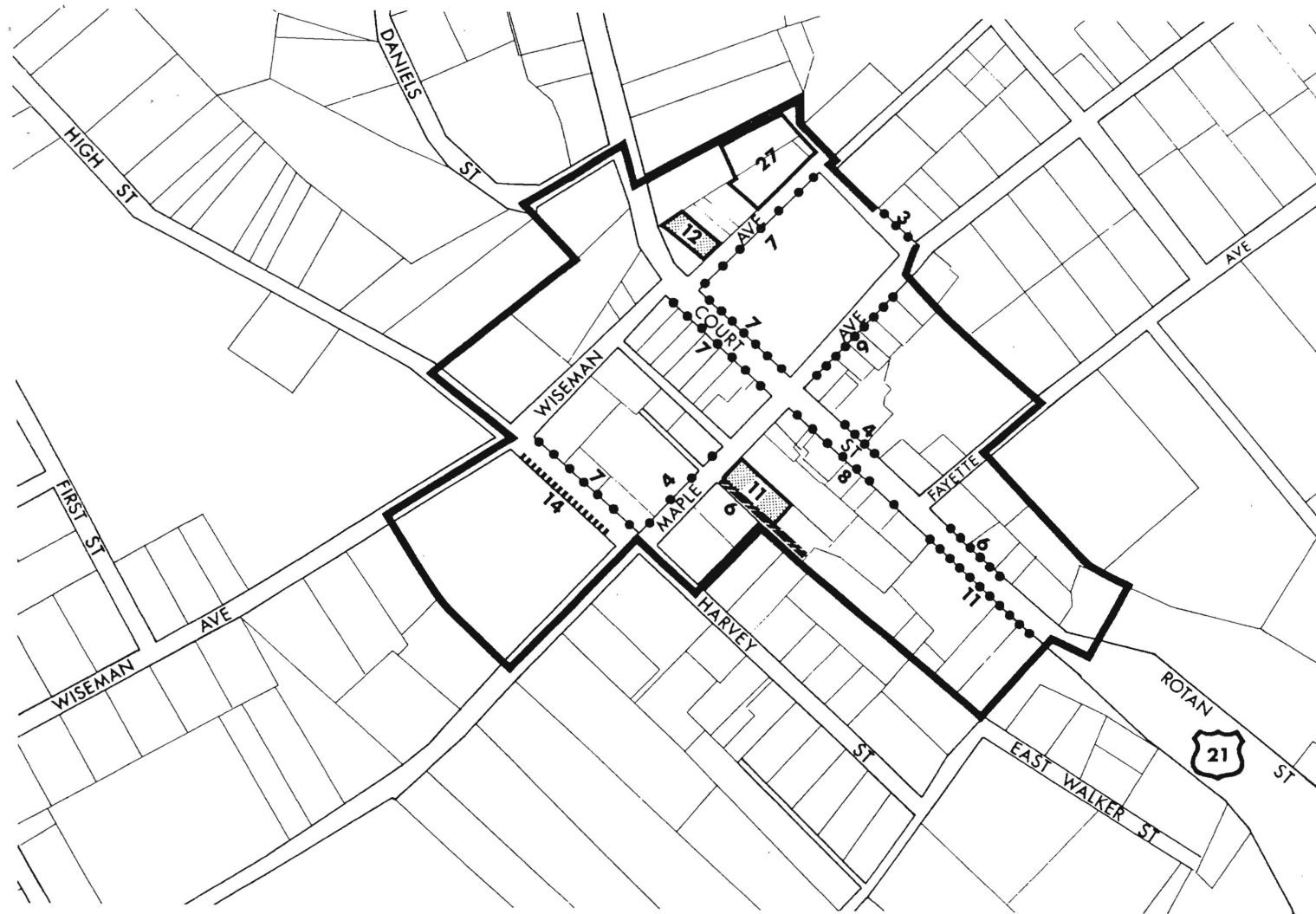
Source: Survey, Sargent-Webster-Crenshaw & Folley, September and October, 1965.

### Parking Demand

Fayetteville's status as the County Seat, gives the City the special characteristic of a governmental center.

The Central Business District (CBD) of the City is compact and relatively small; nevertheless, existing business demands an appropriate amount of convenient parking to attract shoppers.








Retail and services uses cover approximately 109,000 square feet of Fayetteville's CBD. A ratio of one (1) square foot of retail and service area to five-tenths (0.5) square feet of parking spaces, and a gross area per car of 300 square feet, seem to be the appropriate proportion in order to offer shoppers with adequate amount of parking and a roomy parking space. Working out the ratio and stall area above, the CBD parking needs total 182 parking spaces. Since 143 parking spaces are now available, 39 more spaces should be furnished (Table PK-2).



Source:  
S.W.C. & F., Field Survey; 1965

The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration, of the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

This map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

-  Business District Boundary
-  Numbers denote capacity
-  Metered parallel
-  Metered diagonal
-  Non-metered parallel
-  Public parking
-  Private parking

EXISTING PARKING  
CENTRAL BUSINESS DISTRICT  
TOWN OF FAYETTEVILLE

SCALE 1 INCH = 200 FEET

1965



TABLE PK-2  
TOWN OF FAYETTEVILLE  
CENTRAL BUSINESS DISTRICT  
Parking Demand

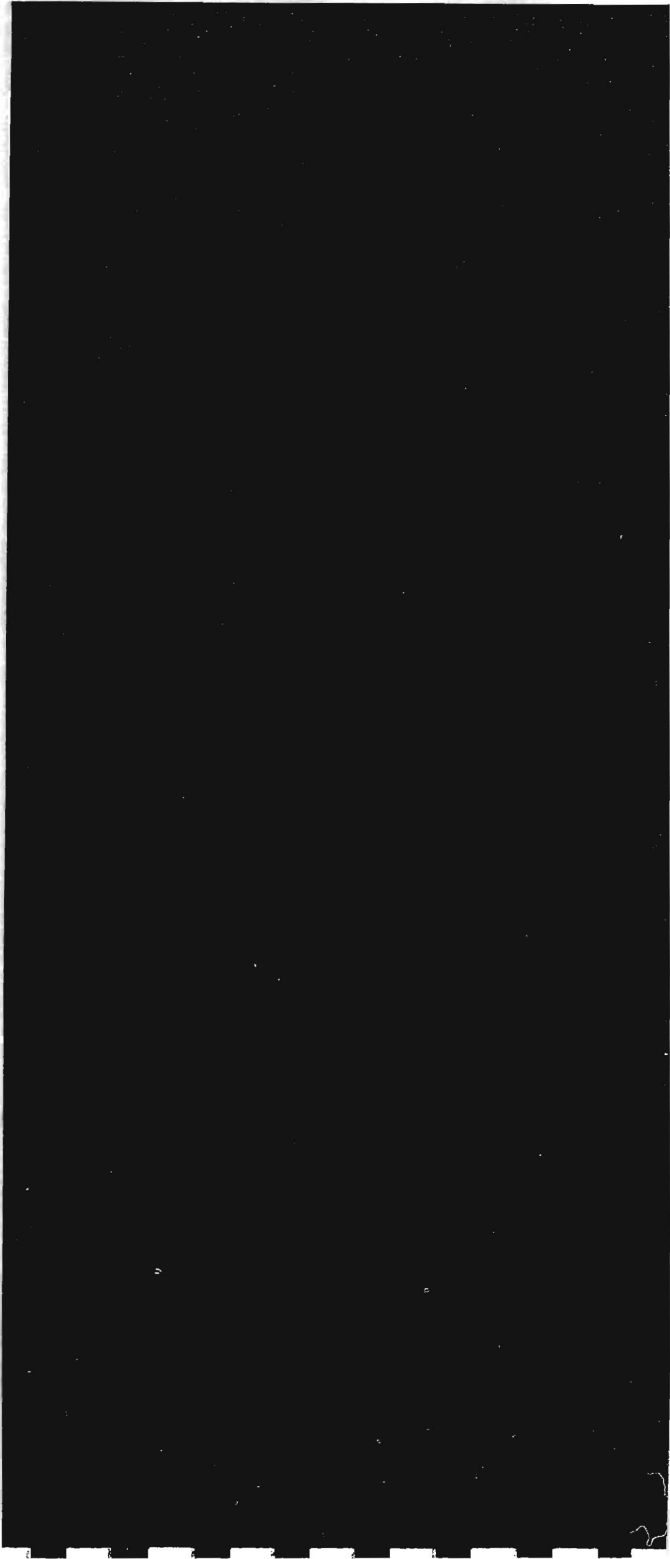
	<u>Floor Area</u> <u>sq. ft.</u>	<u>Parking</u> <u>Spaces</u>
Total CBD retail and service area:	109,000	
Total CBD parking needs (ratio 1:0.5)		182
Present CBD parking spaces		<u>143</u>
Additional CBD parking needs		39

Source: Sargent-Wobster-Crenshaw & Falley, 1966.

### Parking Evaluation

In general, type and location of parking facilities seems appropriate at Fayetteville. The farthest parking areas are still within reasonable walking distances from the Court House or from the stores. There are two points worth mentioning: One has to do with the location of curb parking at both sides of Court Street from Maple Avenue to the south; at this section, Court Street is too narrow for parking at both sides on a two-way street with active traffic. The other point concerns the presentation of the public off-street parking. First, the arriving motorist is not advised of the existence of these facilities (there are no signs indicating the parking.) Secondly, the parking lots are just gravelled. Some improvements could be worked out in these directions.

# FISCAL STUDY





## PREFACE

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The primary purpose of this financial report is to analyze the past financial position of Fayette County so that fiscal planning can be employed in conjunction with recommended capital improvements. Since both the County and six municipalities will be involved in future capital improvements, seven separate reports (one for the County and one for each of the six municipalities) have been prepared.

## MUNICIPALITIES: GENERAL DISCUSSION

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The basic financial structure of the municipalities provides the starting point from which considerations involving the extent and level of services can be judged. Also, the financial structure will be the nucleus for a proposed capital budget to come later in the '701' planning program. In order to accomplish these two purposes, a detailed examination of the financial structure and types and quantities of revenues, expenditures, debt, assessed valuation and taxes is necessary. This examination is the primary purpose of this study. In this sense, it is both a final report (on the financial situation at present) and a preliminary report (as it provides a financial basis for future proposed improvements, which may affect the basic financial relationships discussed in this report).

In order to accomplish both of these related purposes, data on revenues, by source, expenditures, by object, debt, and assessed valuation, by type and class and tax levies were collected from each of the six municipalities (Ansted, Fayetteville, Montgomery, Mount Hope, Oak Hill and Smithers) for the period 1960 to 1965. This data was drawn from reports prepared by the municipalities and the State Auditor's Office and supplemented by other sources such as tabulations of assessed value and tax rates prepared by various departments in the County. Data for the municipality subject of this study is included in this report so that a better understanding of the financial background may be attained and thereby contribute to an informed and financially sound administration of municipal affairs.

The organization of the following report on municipal finances will be: Revenues will be examined first, followed by expenditures, debt and assessed valuation. The tax structure will be examined in relation to both revenues and assessed value.

The presentation of items of expense by function is somewhat different from the usual reporting form prepared by the municipalities and the State Auditor's Office. The major advantage of a functional distribution of expenditures is to enable reasonable and consistent comparisons to be made over time and, to a limited extent, among municipalities. In all cases where it was possible,

functional distributions of expenditures have been used. Often this was made difficult by the form in which the original data was available. In one instance, all materials or supplies purchased by a municipality were lumped together in a single account, making it impossible to allocate the individual components.

A basic change in the form of reporting municipal expenditures is not required to rectify this situation. All that need be done is to consider each major activity of the municipality as a separate operation. (This has been done in most cases, as the municipality will receive two or three invoices from the same provider of services; presumably, this represents the amounts of services purchased by different departments.) What is not done is to keep the invoices separate when the year-end reports are prepared. Thus, it is often impossible to tell exactly what is the total amount spent to provide police or fire protection, or what was the total amount allocated to the maintenance of streets. The small amount of work involved and the slight increase in the number of accounts would be greatly outweighed by the gains in usefulness of the resulting financial reports.

The preparation, preferably by the State Auditor's Office, of at least a summary report which would show the revenues and expenditures, debt structure, assessed valuation and other data on the financial aspects of municipalities, would be of great use to municipalities, the state, and other interested parties. Again, this would require no major departures from present procedures (although, the adoption of a policy of classifying expenditures functionally would be a prerequisite). A good portion of this data is currently available in several different reports prepared periodically by the State Government; other data is prepared by the County. The centralization of all of this data into one annual publication would provide and assure a standard method of accounting for the financial affairs of municipalities.

The relationships between the State and County and municipalities in West Virginia are unique, owing to social, historical and economic factors. An objective, rational review of these relationships, in light of political, demographic and economic factors may be useful.



In Fayette County, the small size of some of the municipalities makes the burden of local government difficult. However, extensive cooperation among municipalities for such services as street, water and sewer maintenance, and public safety, may provide more efficient operation.

While many individual problems pertain only to specific municipalities, there are general points of interest which affect all the municipalities. A major difficulty has been with lack of sources of additional revenue, made necessary by demands for increased services.

For municipalities, revenue tax sources from property are rigidly controlled by state law and the county. The legal maximum tax levies are set by the State Law and County determines assessed valuation as discussed above. Some municipalities have set up special funds in which service charges are collected in lieu of taxes. Establishment of special funds to provide services now in the general fund would allow municipalities to collect more revenue and, at the same time, release revenues which are now in the general fund. Some municipalities, because of their relatively larger size, are able to obtain revenues from alternative sources (sales tax), whereas the smaller areas do not have such alternatives.

The demand for services has increased and probably will continue to do so. It may be necessary for the municipalities to request aid from the County, the State and the Federal government. Maximum utilization of federal aid programs by municipalities may alleviate part of the squeeze created by the demand for more services and the inflexibility of normal revenue sources.

A common problem confronting all the municipalities is financing needed capital improvements through borrowing. The alternative of general obligation debt financing is, for all practical purposes, eliminated, because of the limitations on the municipal tax levy and assessed valuation by State and County law.

Future borrowing by the municipalities will, in all likelihood, be accomplished by issuing revenue bonds secured by charges for services provided in special funds.

A detailed analysis of the financial position of Fayetteville follows this general statement. Changes in revenues, expenditures, assessed valuation, debt position and tax levies will be described and analyzed for period from 1960 to 1965.

## RECEIPTS

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✓ Over the past five years, 1960 to 1964, total municipal receipts in Fayetteville increased from \$117,355 to \$129,123 or by 10.0 percent.<sup>(1)</sup> The trend has not been a smooth one, however. In 1962, revenues decreased slightly and then rose by over \$20,000 in 1963 (Table F-1).

The components of total revenues have also fluctuated during the period. Total general fund revenues (property taxes, liquor sales taxes, parking meter revenues, etc.) varied from 19 to 25 percent of total revenues (Table F-2). In 1964, general fund revenues were at their lowest absolute and proportionate level of any year since 1960. Accordingly, most of the revenues from specific general funds have decreased as a share of total receipts.

The sources of revenue which have increased are those associated with non-tax or general fund functions. The Sanitary Sewer Board charges for services has been the only constantly growing revenue source over the five-year period. In 1960, sewer charges and other miscellaneous revenues were \$17,781. By 1965, they had risen to \$22,242, an increase of 25.1 percent. Throughout this period, the proportion of sewer revenues to total municipal revenue increased from 15.2 to 17.3 percent.

The major source of revenue to the municipality are charges for the use of water. The absolute amount of the receipts has varied over the period, but the relative importance has remained fairly constant at about 56 percent of total revenues. Two other special funds, the Meter Deposit, and Huse Memorial Park Funds, contribute only a small share of total revenue, usually less than eight percent.

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(1) The 1965 financial statements were not available at the time this report was prepared.

Considering the fact that about 75 to 80 percent of total revenues originate in the special funds, which cannot be transferred directly to the general fund, Fayetteville probably will find it increasingly more difficult to finance general municipal functions. The Sewer and Water Funds have revenue sources which can readily respond to changes in the level of services. General fund revenue sources do not have this flexibility. State tax levy limits and inability of municipalities to assess their own real and personal property make it impossible for the municipality to control the level of property tax receipts.

TABLE F-1  
RECEIPTS, ALL FUNDS  
FAYETTEVILLE  
1960 - 1964

	1960	1961	1962	1963	1964
<b>General Funds:</b>					
Property Taxes(1)	\$ 9,730	\$ 14,545	\$ 15,057	\$ 15,289	\$ 15,361
Liquor Sales Tax	2,068	2,074	2,053	2,150	2,938
Fees, Fines, and Penalties	1,294	730	307	807	425
Parking Meter Revenues	2,375	2,921	3,390	3,908	4,126
Municipal Licenses	1,302	1,162	932	887	1,038
Paving	9,344(2)	8,451	3,748	5,787	648
Miscellaneous	398	556	551	639	564
<b>Total General Fund</b>	<b>\$ 26,511</b>	<b>\$ 30,484</b>	<b>\$ 26,048</b>	<b>\$ 29,467</b>	<b>\$ 25,100</b>
Sanitary Board Fund	17,781	17,887	18,280	24,049	22,303
Water Board Fund	64,902	67,936	67,601	80,861	71,229
Meter Deposit Fund	710	651	691	731	715
Huse Memorial Fund	7,451	5,846	7,385	6,894	9,776
<b>Total Municipal Revenues</b>	<b>\$117,355</b>	<b>\$122,804</b>	<b>\$120,005</b>	<b>\$142,002</b>	<b>\$129,123</b>

(1) Includes public utility taxes.  
(2) The special street fund was incorporated into the general fund beginning fiscal year 1961.

Source: Year End Financial Statements, 1960 - 1964, Fayetteville.

TABLE F-2  
PERCENT DISTRIBUTION OF RECEIPTS  
FAYETTEVILLE  
1960 - 1964

	1960	1961	1962	1963	1964
<b>General Funds:</b>					
Property Taxes(1)	8.3	11.8	12.5	10.8	11.9
Liquor Sales Taxes	1.8	1.7	1.7	1.5	2.3
Fees, Fines and Penalties	1.1	0.6	0.3	0.6	0.3
Parking Meter Revenues	2.0	2.4	2.8	2.7	3.2
Municipal Licenses	1.1	1.0	0.8	0.7	0.8
Paving	8.0(2)	6.9	3.1	4.1	0.5
Miscellaneous	0.3	0.4	0.5	0.4	0.4
<b>Total General Fund</b>	<b>22.6</b>	<b>24.8</b>	<b>21.7</b>	<b>20.8</b>	<b>19.4</b>
Sanitary Board Fund	15.2	14.6	15.2	16.9	17.3
Water Board Fund	55.3	55.3	56.3	56.9	55.2
Meter Deposit Fund	0.6	0.5	0.6	0.5	0.5
Huse Memorial Fund	6.4	4.8	6.2	4.9	7.6
<b>Total Municipal Revenues</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

(1) Includes public utility taxes.  
(2) The special street fund was incorporated into the general fund beginning fiscal year 1961.

Source: Year End Statements, 1960 - 1964, Fayetteville.

The only major source of revenue which the general fund is not utilizing currently is the gross sales tax. This can be an important source of revenue, if the community has a retail trading center which draws from a fairly large area. In Fayetteville, additional revenue from a gross sales tax would allow the City to provide an increase in the quality and quantity of services.

## EXPENDITURES

Total municipal expenditures fluctuated from 1960 to 1964 in Fayetteville. The overall trend has been a decline in expenditures, from a level of \$139,124 in 1960 to \$115,961 in 1964, a 16.6 percent decrease. The lowest level of expenditures was \$113,689 in 1961 and the highest level was \$142,489 in 1963. The five year average of expenditures was \$128,067 annually (Table F-3).

General fund expenditures declined over the 1960 - 1965 period, from \$34,112 to \$25,012, or 26.7 percent. The drop in general fund expenditures was steady from year to year with the exception of 1963, when expenditures rose 13 percent over the preceding year. Expenditures for general government and public safety increased from 1960 to 1964 while expenditures for streets decreased (Table F-3).

TABLE F-3  
EXPENDITURES, ALL FUNDS  
FAYETTEVILLE  
1960 - 1964

	1960	1961	1962	1963	1964
<b>General Funds:</b>					
General Government	\$ 5,363	\$ 6,303	\$ 7,711	\$ 8,142	\$ 7,344
Public Safety					
Police	5,678	4,695	4,743	5,860	5,734
Fire	954	1,673	633	1,217	1,695
Streets	22,117(1)	16,731(2)	12,986	13,738	9,551
Miscellaneous	-----	963	-----	502	688
<b>Total General Fund</b>	<b>34,112</b>	<b>30,365</b>	<b>26,073</b>	<b>29,459</b>	<b>25,012</b>
Special Street Fund(3)	9,118	-----	-----	-----	-----
Meter Deposit Fund	475	613	536	698	615
Water Fund	69,669	61,253	75,444	82,287	62,001
Sanitary Board	18,056	15,628	21,416	23,072	21,123
Huse Memorial Park Fund	7,694	5,930	5,603	6,973	7,210
<b>Total Municipal Expenditures</b>	<b>\$139,124</b>	<b>\$113,689</b>	<b>\$129,072</b>	<b>\$142,489</b>	<b>\$115,961</b>

(1) Includes a special levy disbursement of \$16,932.  
(2) Includes a special levy disbursement of \$11,077.  
(3) From July 1, 1960, disbursements are included in the general fund.

Source: Year End Financial Statements, 1960 - 1965, Fayetteville.

Expenditures in the Water Fund varied from a low of \$61,253 in 1961 to a high of \$82,287 in 1963 or a gain of 13.4 percent. The five-year average expenditure was \$70,131 annually. Sanitary Board disbursements generally rose from 1960 to 1964. The increase over the period was 17 percent. Meter Deposit Fund expenditures were under \$700 in all years and amounted to less than 1 percent of all expenditures. Huse Memorial Park Fund expenditures declined from 1960 to 1964, although increases in expenditures occurred in 1963 and 1964. The percentage decline from 1960 to 1964 was 6.3 (Table F-3).

Total general fund expenditures averaged 22.7 percent of total expenditures for the 1960 to 1964 period. In 1960, general fund expenditures were 24.5 percent of total expenditures, while in 1964, the percentage share of general fund expenditures was 21.5 (Table F-4).

The proportion of Water Fund expenditures to total expenditures varied considerably from 1960 to 1964; however, a general upward trend occurred. While the proportion of Water Fund to total expenditures rose from 50.1 to 53.6 percent from 1960 to 1964, the five-year average proportion was 54.8 percent. Huse Memorial Fund expenditures were about five percent of total expenditures from 1960 to 1964 (Table F-4).

TABLE F-4  
PERCENT DISTRIBUTION OF EXPENDITURES  
FAYETTEVILLE  
1960 - 1964

	1960	1961	1962	1963	1964
General Fund:					
General Government	3.9	5.5	6.0	5.7	6.3
Public Safety:					
Police	4.1	4.1	3.7	4.1	4.9
Fire	0.7	1.5	0.5	0.9	1.5
Streets	15.8	14.7	10.0	9.6	8.2
Miscellaneous	----	0.8	----	0.4	0.6
Total General Fund	24.5	26.6	20.2	20.7	21.5
Special Street Fund	6.6	----	----	----	----
Meter Deposit Fund	0.3	0.5	0.4	0.5	0.5
Water Fund	50.1	54.0	58.5	57.7	53.6
Sanitary Board	13.0	13.7	16.6	16.2	18.2
Huse Memorial Park Fund	5.5	5.2	4.3	4.9	6.2
Total Municipal Expenditures	100.0	100.0	100.0	100.0	100.0

Source: Data from Table F-3.

In general, expenditures in Fayetteville were declining in the general fund while expenditures for services provided in special funds were increasing. By 1964, for every \$1 spent in the general fund about \$4 were spent in special funds. In 1960, the ratio was \$1 of general fund expenditures to \$3 of special funds. The trend towards increasing absolute and proportionate expenditures in special funds and decreasing absolute and proportionate expenditures in the general fund may be due, in part, to the difficulty of securing additional revenues for general fund purposes.

## DEBT POSITION

Fayetteville has both Sewer and Water revenue bonds outstanding. In 1960, the total principal outstanding was \$98,000. At the end of fiscal 1965, the outstanding principal was \$59,000. As the outstanding indebtedness declined from 1961 to 1965, the annual interest payable and due the State Sinking Fund declined from \$4,340 to \$3,000 (Table F-5).

For those years for which data was available, payments to the State Sinking Fund generally were less than the amount of interest payable and due. Reserves accumulated in past annual payments to the fund were applied against the current principal and interest payable and due.

Fayetteville has no general obligation debt and legally could borrow up to its constitutional debt limit of \$232,625 and its

TABLE F-5  
DEBT POSITION  
FAYETTEVILLE  
1960 - 1965

Year	Amount Outstanding End of Fiscal Year	Principal	Interest <sup>(1)</sup>	Payment to State Sinking Fund <sup>(2)</sup>
1960	\$98,000	\$7,000	\$ N. A.	\$11,489
1961	91,000	7,000	4,340	10,945
1962	83,000	8,000	4,035	12,015
1963	75,000	8,000	3,693	10,556
1964	67,000	8,000	3,345	N. A.
1965	59,000	8,000	3,000	N. A.

N. A. - Not Available.

(1) Estimated from repayment schedules.

(2) Amount of calculated interest due and payable; however, previous excess payments to the State Sinking Fund may be used to reduce the contribution of the city in subsequent years.

Source: Year End Financial Statements, 1960 - 1965; repayment schedule, State Sinking Fund.

statutory debt limit of \$116,313. However, general obligation debt repayment is dependent upon the property tax levy. Fayetteville's tax levy, which includes a special levy tax, is now at its legal maximum, which precludes general obligation indebtedness.

Future borrowing by Fayetteville will have to be by special funds which can issue revenue bonds not dependent on the property tax for repayment.

Establishment of special funds to provide services now in the general fund would release general fund revenues for general obligation debt repayment. However, the absolute amount of revenue released would be quite small and would not alter Fayetteville's debt position significantly.

## ASSESSED VALUATION

Total assessed valuation did not change substantially from 1960 to 1964. In 1960, the assessed valuation in Fayetteville was \$3,001,000 while in 1964 it was \$3,194,100, an increase of 6.4 percent. Changes in assessed valuation by class<sup>(1)</sup> and by type of property were also small from 1960 to 1964.

The general reassessment of property effective for fiscal 1965 increased total assessed valuation by \$1,458,000 or 45.6 percent over 1964. Class I valuations declined by \$25,800 while Classes II and IV valuations increased by \$959,500 and \$524,700 respectively, from 1964 to 1965. Personal property assessed valuations declined in Class I, but rose in Class IV. The net effect was a \$18,800 increase. Real estate assessed valuation increased \$1,413,200 and public utility property valuations gained \$26,400 (Table F-6).

The proportion of assessed valuation by class to total assessed valuation was relatively constant from 1960 to 1964. The change in assessed valuation for 1965 altered the relative proportions.

(1) See glossary for definition of classes of property.

TABLE F-6  
ASSESSED VALUATION (\$000's) BY CLASS  
FAYETTEVILLE  
1960 - 1965

	1960	1961	1962	1963	1964	1965
<b>Class I:</b>						
Personal Property	\$ 415.2	\$ 452.4	\$ 496.6	\$ 438.7	\$ 448.4	\$ 421.0
Public Utilities	<u>59.6</u>	<u>54.7</u>	<u>54.7</u>	<u>66.1</u>	<u>34.7</u>	<u>36.3</u>
Total	474.8	507.1	551.3	504.8	483.1	457.3
<b>Class II:</b>						
Real Estate	1,350.4	1,385.4	1,427.0	1,455.7	1,502.2	2,461.7
<b>Class IV:</b>						
Real Estate	558.7	552.5	533.2	543.6	568.1	1,021.8
Personal Property	399.0	341.3	385.2	414.0	404.4	450.6
Public Utilities	<u>218.1</u>	<u>223.0</u>	<u>233.0</u>	<u>219.5</u>	<u>236.3</u>	<u>261.1</u>
Total	1,175.8	1,116.8	1,151.4	1,177.1	1,208.8	1,733.5
<b>TOTAL ASSESSED VALUE</b>	<b>\$3,001.0</b>	<b>\$3,009.3</b>	<b>\$3,129.7</b>	<b>\$3,137.6</b>	<b>\$3,194.1</b>	<b>\$4,652.5</b>

Source: Data compiled by County Assessor, Fayette County.

TABLE F-7  
PERCENT DISTRIBUTION OF ASSESSED VALUATION, BY CLASS AND TYPE<sup>(1)</sup>  
FAYETTEVILLE  
1960 - 1965

	1960	1961	1962	1963	1964	1965
<b>Class I:</b>						
Personal Property	13.8	15.0	15.9	14.0	14.0	9.0
Public Utility	<u>2.0</u>	<u>1.9</u>	<u>1.7</u>	<u>2.1</u>	<u>1.1</u>	<u>0.8</u>
Total	15.8	16.9	17.6	16.1	15.1	9.8
<b>Class II:</b>						
Real Estate	45.0	46.0	45.6	46.4	47.0	52.9
<b>Class IV:</b>						
Real Estate	18.6	18.4	17.0	17.3	17.8	22.0
Personal Property	13.3	11.3	12.4	13.2	12.7	9.7
Public Utility	<u>7.3</u>	<u>7.4</u>	<u>7.4</u>	<u>7.0</u>	<u>7.4</u>	<u>5.6</u>
Total	39.2	37.1	36.8	37.5	37.9	37.3
<b>GRAND TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

(1) For definition of classes and types, see Glossary section.

Source: Data from Table F-6.

TABLE F-8  
PERCENT DISTRIBUTION OF ASSESSED VALUATION, BY TYPE  
FAYETTEVILLE  
1960 - 1965

Type of property <sup>(1)</sup>	1960	1961	1962	1963	1964	1965
Personal Property	27.1	26.4	28.2	26.2	26.7	18.7
Real Estate	63.6	64.4	62.6	64.7	64.8	74.9
Public Utility	<u>9.3</u>	<u>9.3</u>	<u>9.2</u>	<u>9.1</u>	<u>8.5</u>	<u>6.4</u>
Total	100.0	100.0	100.0	100.0	100.0	100.0

(1) For definition of types of property, see glossary section.

Source: Based on data in Table F-6.

Textual Table I shows the change in the proportions of assessed valuation by class to total assessed valuation.

TEXTUAL TABLE I

PERCENT SHARES OF ASSESSED VALUATION

	1960-1964 (average)	1965
Class I	16.3	9.8
Class II	46.0	52.9
Class IV	37.7	37.3

Source: Table F-7.

While the proportion of assessed valuation in Class IV has not changed relative to total assessed valuation, Class II valuation increased and Class I decreased.

The 1965 reassessment also altered the proportions of assessed valuations by type of property. Personal property assessed valuations declined from 26.7 percent of total assessed valuation in 1964 to 18.7 percent in 1965. The percentage of public utility property assessed valuation to the total declined slightly from 1964 to 1965 while the proportion of real estate assessments increased from 64.8 percent in 1964 to 74.9 percent in 1965.

The effect of the reassessment has placed a greater proportionate tax burden on real estate property (and also Class II property) and a lesser proportionate burden on personal property and real estate property.

**TAX LEVY**

From 1960 to 1965, Fayetteville has had the maximum legal municipal current tax levy. In addition, a special levy has been approved by the voters.

The total tax levy in Fayetteville increased from 1960 to 1964 but declined in 1965 when County levies were lower. While the

County was able to lower its tax levy because of the increase in the tax base, Fayetteville continued to tax at the maximum rate. Although data is not available for 1965 property tax revenues, it can be assumed that they rose considerably.

Other than changes in assessed valuation due primarily to physical growth, revenues from the property tax will probably not increase greatly after 1965.

TABLE F-9  
TAX LEVIES PER \$100 ASSESSED VALUATION  
FAYETTEVILLE  
1960 - 1965

	State and County Levy <sup>(1)</sup>	Municipal Current	Municipal Bonds	Total Levy
1960: Class I	.6648	.125	.0625	.8523
II	1.3296	.25	.125	1.7046
IV <sup>(2)</sup>	2.6592	.50	.25	3.4092
1961: Class I	.6658	.125	.0625	.8533
II	1.3316	.25	.125	1.7066
IV	2.6632	.50	.25	3.4132
1962: Class I	.6659	.125	.0625	.8534
II	1.3318	.25	.125	1.7068
IV	2.6636	.50	.25	3.4136
1963: Class I	.6664	.125	.0625	.8539
II	1.3328	.25	.125	1.7078
IV	2.6656	.50	.25	3.4156
1964: Class I	.6667	.125	.0625	.8542
II	1.3334	.25	.125	1.7084
IV	2.6668	.50	.25	3.4168
1965: Class I	.6578	.125	.0625	.8403
II	1.3056	.25	.125	1.6806
IV	2.6112	.50	.25	3.3612

(1) Tax levies for County and State purposes are the same for incorporated and unincorporated areas.  
(2) Class IV levies are the same as Class III levies except for municipal expenses.

Source: Fayette County Assessor.

## COMPARATIVE FINANCIAL POSITION

A comparison of the financial positions of the six municipalities is fraught with many of the same difficulties inherent in the county comparisons. For example, the differences in population and in economic conditions between Oak Hill and Ansted make comparisons misleading.

Another problem which makes comparison difficult is the disproportionate effect of changes in capital outlay on revenues and expenditures. The absolute level of receipts and disbursements in some of the communities were small so that minor changes in absolute terms show up as large percentage changes.

A comparison of the percentage changes in municipal receipts shows a mixed trend. Receipts generally have risen in Montgomery, Oak Hill, and Smithers and have fallen in Ansted, Fayetteville, and Mount Hope (Table F-10A).

The changes in municipal receipts reflect the economic opportunities in the various sources for the municipalities. The analysis includes general economic conditions in the municipalities as well as assessed valuation and tax levies.

TABLE F-10A  
PERCENTAGE CHANGES IN TOTAL MUNICIPAL RECEIPTS  
ANSTED, FAYETTEVILLE, MONTGOMERY, MOUNT HOPE, OAK HILL AND SMITHERS  
1960 - 1965

	1960-1961	1961-1962	1962-1963	1963-1964	1964-1965
Ansted	- 6.5	21.0	-10.1	0.1	N.A.
Fayetteville	4.6	- 2.3	18.3	- 9.1	N.A.
Montgomery	- 3.6 <sup>(1)</sup>	16.2	4.8	4.5	2.4
Mount Hope	-22.0 <sup>(2)</sup>	0.03	-15.0	16.5 <sup>(3)</sup>	- 3.3 <sup>(4)</sup>
Oak Hill	- 2.1	15.0	- 4.1	2.2	11.0
Smithers	4.5	3.5	- 3.8	10.3	3.2

N.A. Not available

- (1) Excludes \$125,000 from the sale of bonds in 1960.  
 (2) Excludes \$314,622 from the sale of bonds in 1960.  
 (3) Excludes 1964 federal grant of \$24,187.  
 (4) Excludes 1965 federal grant of \$29,092.

Source: Based on Table F-1, Receipts, All Funds, 1960-1965, for each one of the municipalities of Ansted, Fayetteville, Montgomery, Mount Hope, Oak Hill and Smithers.

TABLE F-10B  
PERCENTAGE CHANGES IN TOTAL MUNICIPAL EXPENDITURES  
ANSTED, FAYETTEVILLE, MONTGOMERY, MOUNT HOPE, OAK HILL AND SMITHERS  
1960 - 1965

	1960-1961	1961-1962	1962-1963	1963-1964	1964-1965
Ansted	2.4	10.3	- 0.4	-10.6	N.A.
Fayetteville	-18.3	13.5	10.4	-22.9	N.A.
Montgomery	11.0 <sup>(1)</sup>	- 4.8	2.6	7.3	5.0
Mount Hope	-14.0 <sup>(2)</sup>	7.5	-18.0	8.3 <sup>(3)</sup>	- 2.0 <sup>(4)</sup>
Oak Hill	- 2.3	13.0	- 7.3	9.0	- 0.3
Smithers	8.5	- 5.7	3.5	1.5	9.4

N.A. Not available.

- (1) Excludes \$125,000 of bond receipts used for capital outlay.  
 (2) Excludes \$314,622 in debt redemption and capital outlays.  
 (3) Excludes \$29,208 in capital outlays.  
 (4) Excludes \$36,451 in capital outlays.

Source: Based on Table F-3, Expenditures, All Funds, 1960-1965, for each one of the municipalities of Ansted, Fayetteville, Montgomery, Mount Hope, Oak Hill and Smithers.

Montgomery and Oak Hill have the most resources for additional revenue. Montgomery may increase its municipal tax levy and is second only to Oak Hill in the size of its tax base. While Oak Hill is at its legal maximum municipal tax levy, the city could impose a special levy. Possibly, the best additional revenue source for Oak Hill is the Gross Sales Tax which continues to increase with rising business and commercial activity.

While assessed valuations have gained in Ansted, Fayetteville, and Mount Hope, the tax levies of these municipalities are at the legal maxims. Increases in the valuation of property are not controlled by the municipalities and large increments of physical growth are not expected to add to their tax base. Since none of these municipalities are regional trade centers, the revenues from a municipal sales tax cannot be expected to be large.

Smithers could increase its municipal tax levy up to the maximum; however, its tax base is the second lowest, next to Ansted, and will probably not expand greatly by county reassessment.

In general terms, the financial position of Montgomery and Oak Hill is more advantageous than the other municipalities. Montgomery and Oak Hill have additional revenue sources available and as growth takes place even more revenues sources will be available.

While the population in the other municipalities will generally decline, the demand for services will probably increase owing to a rise in the dependency ratio<sup>(1)</sup> (See Population Report). This increased demand for services will exert pressure on municipal revenue sources which are generally limited in their growth potential. It is recommended that, to provide additional public services, the four smaller communities avail themselves of every possible County, State and Federal aid.

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(1) Ratio of persons under 15 years or over 65 years to persons 15 to 65 years.

## GLOSSARY OF TERMS

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- Financial Study

The financial study is one of a series of basic planning studies which presents trends in expenditures, revenues, indebtedness, tax base and tax rates. It provides a basis for the capital improvements program (see below) as well as being a source of pertinent data for local decision-making on financial matters.

- Capital Improvements Program

A capital improvements program schedules the bonding and repayment of needed permanent improvements. The program presents detailed schedules on a year-by-year basis generally for a period of six years.

- Functional Analysis

A breakout of expenditures and revenues by purpose and source of funds is called a functional classification. The analysis contained in this report is based on such a functional classification. This type of classification is useful because it establishes categories which can be compared over time.

- Capital Outlay

Permanent improvements, new major equipment and construction of new facilities, such as a city hall, are the major items of capital outlay. This entry is exclusive of recurring expenditures, such as public safety.

- Real Property by Class and Type

For the purpose of levies, property is classified as follows:

Class I: All tangible personal property employed exclusively in agriculture, including horticulture and grazing. All products of agriculture (including livestock) while owned by the producer.

All notes, bonds, bills and accounts receivable, stocks and other intangible personal property.

Class II: All property owned, used and occupied by the owner exclusively for residential purposes. All farms, including land use for horticulture and grazing, occupied and cultivated by their owners or bona fide tenants.

Class III: All real and personal property situated outside the municipalities, exclusive of Classes I and II.

Class IV: All real and personal property situated inside of municipalities, exclusive of Classes I and II.

● Maximum Rates of Tax and Excess Levies

	<u>Rate of Levy in Cents for each \$100 of Assessed Valuation</u>		
	<u>Class I</u>	<u>Class II</u>	<u>Class IV</u>
Municipal Current	11.0	22.0	44.0
Municipal Debt	1.5	3.0	6.0
Total Municipal	12.5	25.0	50.0

The rates of levies as set out in the above schedule for CURRENT purposes may not be exceeded, except that a local levying body may provide for an election to increase the levies by entering on its record of proceedings an order setting forth:

- The purposes for which additional funds are needed.
- The amount for each purpose.
- The total amount.
- The separate and aggregate assessed valuation of each class of taxable property within its jurisdiction.
- The proposed additional rate in cents on each class of property.
- The proposed number of years, not to exceed three, to which the additional levy shall apply.

● Constitutional Debt Limit

Municipalities are restricted in the amount of general obligation bonds they may issue. Such indebtedness cannot exceed five percent of the assessed valuation of the municipality.

● Statutory Debt Limit

General obligation bonds of municipalities also may not exceed 2.5 percent of the assessed valuation of the area, except for certain excluded purposes, such as permanent improvements and construction of roads and sewers, libraries, museums, buildings for educational uses or the acquisition of a public park. The additional 2.5 percent of the constitutional debt limit may be used if approved by 3/5 of the voters. This must be renewed every three years.

● General Obligation Bonds

Bonds secured by the full faith and credit of the municipality are general obligation bonds. This type of borrowing may be subject to the above limitations and is subject to 3/5 approval by the voters.

● Special Assessment Bonds

This type of debt is secured by revenue arising from property levies and is used for financing capital improvements. Special assessment bonds are outside of the constitutional and statutory debt limits but are subject to referendum.

● Revenue Bonds

Bonds secured only from the receipts of a municipality owned enterprise are revenue bonds. Also, they are not subject to the constitutional and statutory debt limits.



**COUNTY  
PLAN  
AND  
BASIS  
FOR  
PLANNING**





## INTRODUCTION

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The future of the Municipality is closely associated with that of Fayette County for which studies and plans have been drafted concurrently with those of the community. This being the case, it is felt that it is useful here to provide a synopsis of the recommendations which have been made with respect to the county.

## BASIS FOR PLANNING

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The basis for planning and the policies to guide the development of Fayette County have been evolved from the physical character of the community as indicated by the Environmental Data and Land Use Studies, the demographic shifts and prospects as indicated by the Population Analysis, the problem of physical communication expressed in the Highway and Transportation Study, the extent and disposition of public facilities disclosed by the Services and Facilities Study and the problem of blight revealed by the Housing Environment Neighborhood Analysis.

The physical character of the community is primarily related to the topography and degree of slope as determined by topography. As a rule of thumb, it is usually considered that land in the slope range of 0% to 16% is easily developable, while land in slope of 17% + presents difficulties which increase rapidly with the slope of the land. Significant in this respect is the fact that, in Fayette County, 86.6% of all the land has slopes of 17% and over.

Lands of moderate slopes (0% to 16%) occur mainly in an area of the County that extends more or less northeast from the vicinity of Mount Hope through Oak Hill and Fayetteville and into the Mountain Cove and Nuttal Districts especially in the vicinity of Hico and Lookout. Other lands of moderate slope are found in the Sewell Mountain District; however, here these are interspersed with considerable areas of steep slopes.

Another physical feature of the County which is a prime determinant in land development systems is the Kanawha-New-Gauley River System. In its northern or Kanawha River portion, this valley has sufficient width to provide, albeit in a crowded fashion, for the location of the communities of Montgomery and Smithers together with a number of unincorporated places, while

along the entire length of the New River, extending from Gauley Bridge south, it forms a barrier that almost completely separates the eastern from the western portion of the County. Thus, while the line of developable land runs more or less continuously from Mount Hope to Hico and beyond, it is abruptly interrupted by the gorge of the New River northeast of Fayetteville.

Land use studies have indicated that there is a close correlation between the amount of land used as forest or open land - 85.28% and the amount of land in slope of 17% or more - 86.6% and an examination of the General Existing Land Use Map, and the slope map indicates that there is a spatial relationship between excessive slope and forested or open areas, and conversely, as a rule, development has occurred in areas of moderate slope.

The population analysis indicates that Fayette County attained its maximum population in 1950, but that it experienced a sharp decline in the 1950-60 decade - 25.1% and indications are that this decline will continue through 1985 though not at as rapid a rate as the 1950-60 decline. The decline forecast for 1960-70 is 11.4% and that from 1970-80 is 14% and the population forecast for 1985 represents a decrease of 29.2% from that of 1960. Rates of change presumably will vary with different portions of the County with the greater share of the population loss coming from the rural areas with, however, the Montgomery and Oak Hill areas registering gains. This indicates that outside of the municipalities and urbanized areas, where there is a large quantity of land, much of it in steep slopes, the demand for land will become less, while in the Oak Hill area where developable land is available the demand will become greater, while in Montgomery where land is in extremely short supply the demand will also become greater.

The geology of the County which has given rise to the dendritic or branching form of drainage way has produced a topography that has significantly affected highway communications. The basic result of these land forms is that most roads in the County are circuitous, and in the main have little land abutting them that can be developed in depth. This results, especially in areas of steep slope, in roads being long and tortuous and having relatively little usable frontage. A particular feature of the County, namely the New River Gorge, has had, as previously mentioned,

the effect of cutting the County in half. This is true even though there are a number of crossings of the Gorge, the most notable being that of US 21, since it takes quite a while to get down to the crossing level, and come back up on the other side. This condition makes the proposed Industrial highway and the proposed high bridge extremely important. If such a highway is constructed, and the bridge is high rather than low, the splitting of the county in half by the New River Gorge will be overcome and the Oak Hill area will be many minutes closer to the vicinity of Hico than is the case at the present time.

The Economic Base indicates that while manufacturing is stable, agriculture is declining. Retail trade is strong in the Oak Hill area, however, not elsewhere. Wholesaling is not strong, as this function is assumed by the Beckley area in Raleigh County. While service receipts for the County as a whole rose, Oak Hill accounted for more than the total, indicating a decline elsewhere. In general, coal mining in the County has been a declining industry in terms of production, value of output, employment and number of mines.

The Housing Environment and Neighborhood Analysis indicates that blight is more of a rural problem rather than urban in that, of the cities surveyed 4.1% of the structures were dilapidated, while in the magisterial districts this percentage was 16.3%. If a comparison is made on a standard-substandard basis where sound equals standard, and substandard equals deteriorating and dilapidated, sound structures in the cities equaled 80.4% of the total, while this figure was only 50.6% in the magisterial districts. Substandard structures in the cities amounted to 19.6% of the total, while the percentage in the magisterial districts was 49.4%.

The Services and Facilities Studies indicate that with the exception of fire stations in the Armstrong Creek Area, Pax and Meadow Bridge, all public buildings are in the cities or the designated urbanizing areas. Water service is generally confined to those same areas, although there are a few small service areas elsewhere. Complete sewage treatment occurs only in Montgomery at the Union Carbide Company, Fayetteville (only half of volume treated), Oak Hill and Mount Hope. Montgomery Heights has partial treatment; however, there is no treatment elsewhere.

From the various physical, demographic, economic, and environmental conditions, it is possible to draw certain general conclusions about the County and on the basis of these conclusions, establish policies relative to the future development of the community.

Conclusions that may be drawn include:

- There will be a lesser county-wide demand for land in the future than has existed in the past. However, this lessening in demand will not occur in all areas as there will be an increase in demand in the Montgomery and Oak Hill areas.
- Topography presents serious developmental problems in over 86% of the County; however, in all of this area, except the vicinity of Montgomery, the demand for land in the future will be less than that of the past.
- Highway construction in lands of steep slope is unrewarding as it is expensive, requires excessive lengths of road to provide connections and opens up relatively little land suitable for development.
- The decline in employment in the coal industry will contribute to the lessening of the demand for land in the rural area.
- Most of the present land use in the County is located in lands of slope under 17%.
- Most of the existing public facilities are located either in the cities or the areas of the County in which land slopes are less than 17%.

Based upon the above conclusions, the following policies are established:

- Urban Development will be encouraged in only those portions of the County where substantially all of the land has slopes of 17% or less.

- Agricultural and Rural Residential development will be encouraged only in those portions of the county where a considerable amount of the land has slopes of 17% or less.
- Development will be discouraged in those areas where substantially all of the land has slopes of 17% or more.
- The provisions of new public facilities, such as sewer and water, will only be considered in those areas where urban development is to be encouraged.

The objectives of these policies are to insure economical land development both from the public and private point of view, to prevent scatteration with the consequent increase in cost of public services, and preserve the natural beauty of the more rugged lands for both native and visitor.

## COUNTY PLAN

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The Comprehensive Plan Map for Fayette County is included immediately following this section to provide a graphic delineation of its future pattern and the relationship of the pattern of the Municipality of Fayetteville to the county as a whole.





- |                             |                          |
|-----------------------------|--------------------------|
| <b>RESIDENTIAL</b>          | <b>GENERAL COMMUNITY</b> |
| □ One-family                | ▨ Administrative         |
| ▨ Multi-family              | ▨ Health & welfare       |
| ▨ Mobile home               | ▨ Social & cultural      |
| <b>COMMERCIAL</b>           | <b>OPEN SPACE</b>        |
| ▨ CBD or regional           | ▨ Recreation             |
| ▨ Neighborhood or local     | ▨ Cemeteries             |
| ▨ Highway or auto oriented  | □ Vacant                 |
| <b>INDUSTRIAL</b>           | <b>PUBLIC SERVICE</b>    |
| ▨ Warehousing & wholesaling | ▨ TP Transportation      |
|                             | ▨ SF Safety              |
|                             | ▨ SN Sanitation          |

EXISTING LAND USE  
**TOWN OF FAYETTEVILLE**  
 FAYETTE COUNTY WEST VIRGINIA

SARGENT - WEBSTER - CRENSHAW & FOLLEY  
 ARCHITECTS ENGINEERS PLANNERS  
 1000 MARKET STREET, CHARLOTTE, N.C. 28202



1965



Source: Field Survey, S.W.C.&F., 1965

The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 101 of the Housing Act of 1954 as amended.  
 This map was prepared under the supervision of the Planning Research Division of the West Virginia Department of Commerce.

## PLAN OF FAYETTEVILLE URBANIZING AREA

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In addition to being located in Fayette County, Fayetteville is situated in that part of the County that has been identified as the Fayetteville Urbanizing Area.

The Fayetteville Urbanizing Area lies on all sides of the Town, however, its largest extent is to the south. It is situated in a portion of the highland plateau which extends diagonally across the width of the County. While this land is not flat, it does contain a considerable percentage of land having slopes of less than 17% and thus has a considerable potential for additional development. The bulk of existing development in the Fayetteville urbanizing area lies along and adjacent to Route U.S. 21 both north and south of Fayetteville, and along and adjacent to State Route 9 to the southeast of the Town. Land use in the Fayetteville urbanizing area is mainly single family residential with a very few neighborhood and highway oriented commercial uses together with warehousing, wholesaling, a small number of community service uses and mobile homes. Land Use occurrences in the vicinity of Fayetteville relate to the area as the Seat of County Government. In addition, there are a number of rural residences and large tracts together with other dwelling structures that may have been occupied or come into being because the elevation and clean air of the Fayetteville urbanizing area render it a more pleasant and healthful place in which to live than some of the valley areas.

Land use planned for the Fayetteville urbanizing area includes agriculture and rural residential, low density residential, highway business and land conservation. This pattern is shown in the Comprehensive Plan Map of the Fayetteville urbanizing area which follows. While this area, being in the County, outside of the municipality is now subject to County control, it is believed useful to provide this map here to indicate the way in which Fayetteville is planned to relate to its immediate surroundings. This map also provides a frame of reference for the Town with respect to land development, annexation, et cetera.





COMPREHENSIVE PLAN





FAYETTEVILLE  
URBANIZING AREA

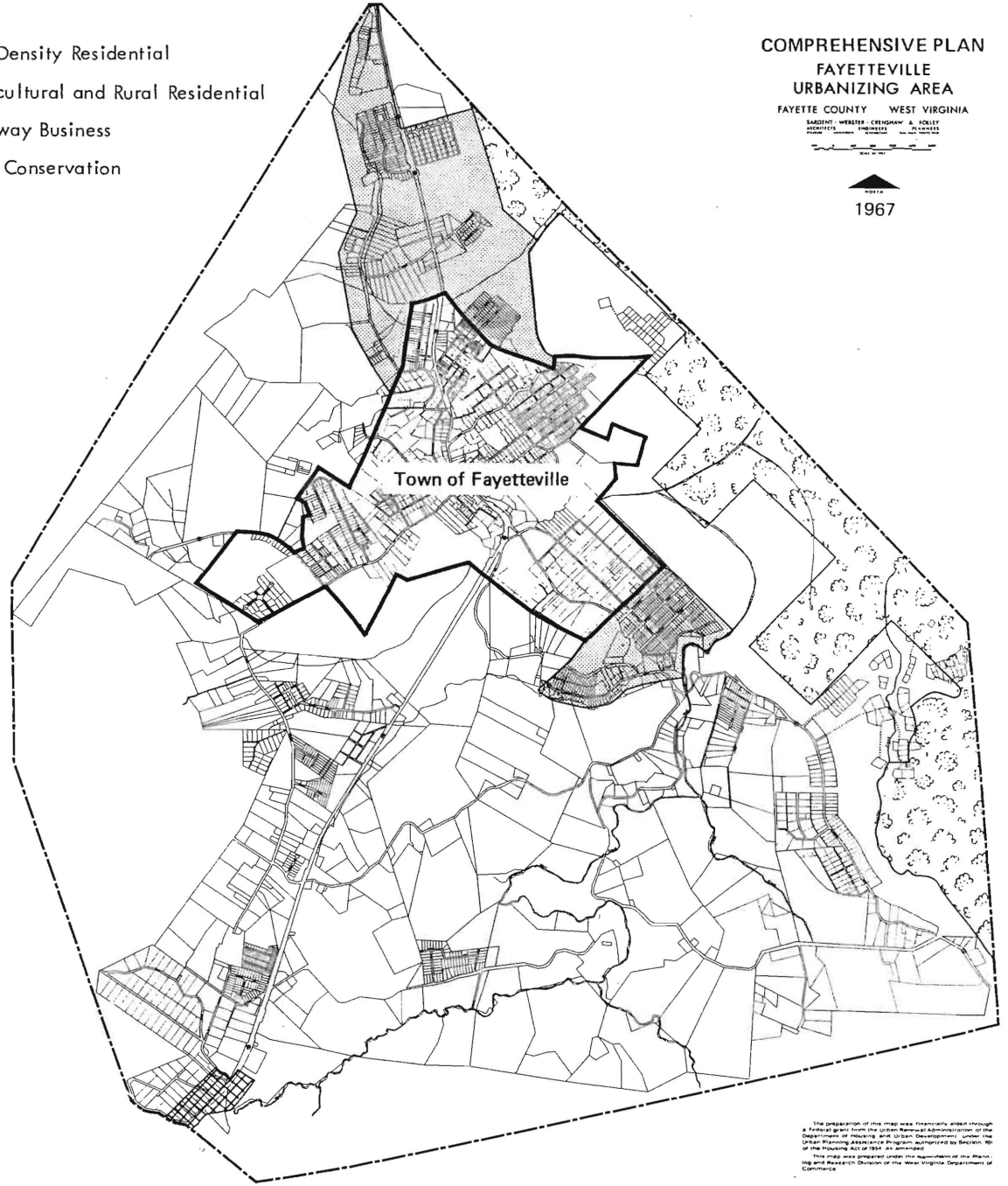
FAYETTE COUNTY WEST VIRGINIA

MADE BY: WEBSTER - CRENSHAW & HOLLEY  
ARCHITECTS - ENGINEERS - PLANNERS

Scale 1" = 100'



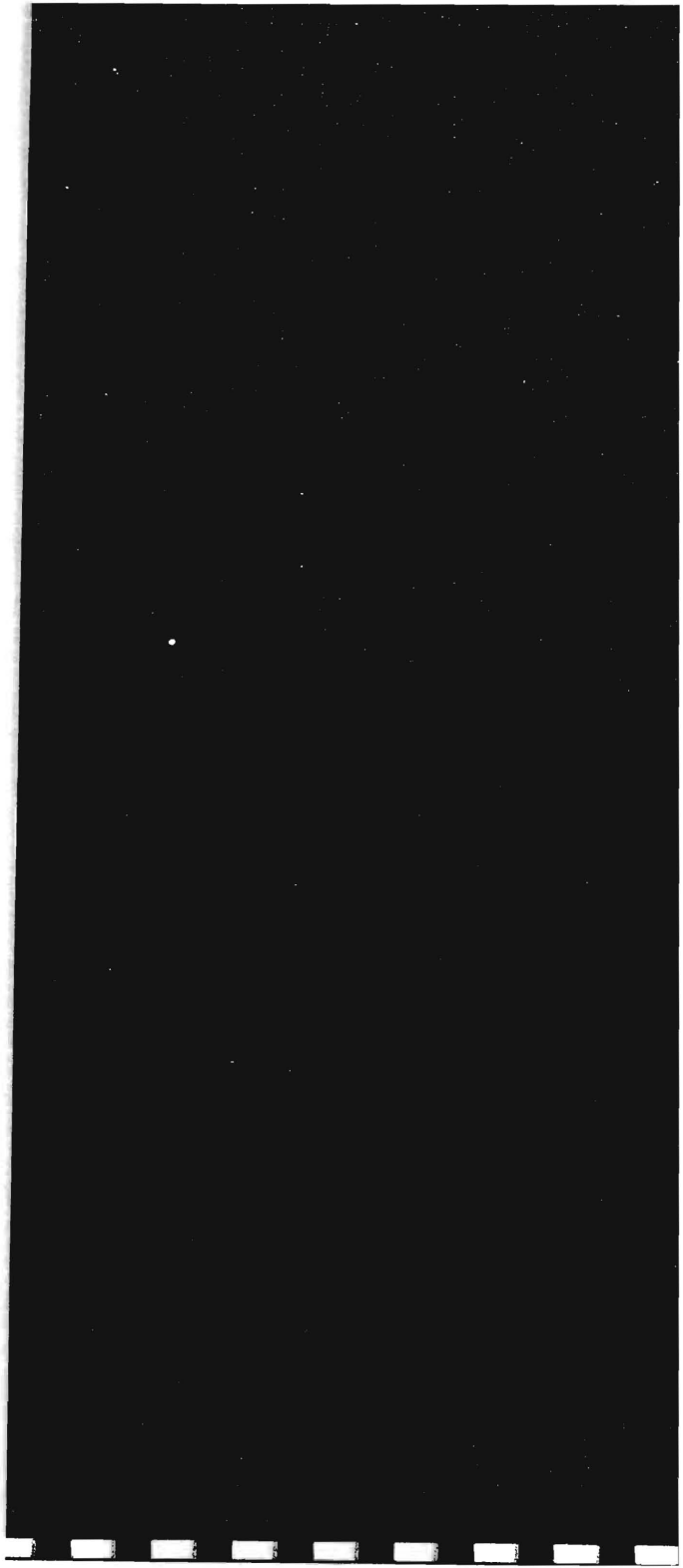
-  Low Density Residential
-  Agricultural and Rural Residential
-  Highway Business
-  Land Conservation



The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Research Program, authorized by Section 101 of the Housing Act of 1954, as amended.  
The map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.



# MUNICIPAL COMPREHENSIVE PLAN





# LAND USE PLAN





## POPULATION ESTIMATES

From 1950 to 1960, population generally declined in Fayette County with the exception of Oak Hill whose population increased slightly during that period. By 1985, approximately 27 percent of the County's population will reside in Oak Hill and Montgomery which are the only two communities in Fayette County expected to increase in size. The number of persons in the Town of Fayetteville in 1970 and 1980 is projected at 1,750 and 1,650, respectively. These figures represent a decline of 100 persons in each decade. This Town might have some 1,600 inhabitants by 1985.

From 1950 to 1960, all towns and municipalities in Fayette County increased their share of the County's population. This trend is projected to continue on the basis that the urban places will either gain population or lose proportionately less than the rural non-urban areas in the period from 1960 to 1985. The percentage shares were supplemented by projecting annual rates of change based on recent trends and known factors such as increase in college enrollment.

Table P-10  
ACTUAL AND ESTIMATED POPULATION  
1960-1985

	1960	1970	1980	1985
Fayetteville	1,848	1,750	1,650	1,600
Fayette County	61,731	54,732	46,978	43,720
<u>Estimated Share of Fayette County Population</u>				
Fayetteville	2.99	3.20	3.51	3.66

Source: U.S. Census of Population, 1960  
Estimates by Consultant for 1970, 1980 and 1985.



## LAND USE CATEGORIES

The Town of Fayetteville is the governmental center for Fayette County, inasmuch as it is the County Seat. In terms of land uses, this characteristic is reflected by the large amount of land devoted to general community services. Besides being the County Seat, Fayetteville is a residential community, mostly of single-family dwellings on large lots scattered throughout the Town.

The Plan for Fayetteville does not envision any basic change for this general land use pattern. The main feature of the Plan is basically to keep the community as it is, but recommendations are made for improvement in the public facilities and a certain amount of beautification. The Land Use Plan for Fayetteville places the land within the municipality in these categories:

- Residential
- General Business
- Government Center
- Neighborhood Playlot
- Other Public
- Cemetery

The general locations of the various uses proposed are indicated in the Comprehensive Plan map. The Transportation and Community Facilities Plans are discussed in the respective sections of this report. All this material is the final product of studies presented by the consultants and the revisions and approval of the Fayetteville Planning Commission.

Residential Land Use - It has been estimated that population at Fayetteville will be smaller by 1985. If the present trends of population reduction and the estimated decline in population by 1985 were reversed, and the need for more housing arose, there are several platted but undeveloped residential areas, and many scattered vacant lots throughout the Town, that could be used for residential purposes. All this unused space plus some additional areas are believed capable of absorbing the housing needs that could develop in Fayetteville during the foreseeable future. Because of the problems posed for sewage disposal, drainage, adequate street layout, etc., no further development on slopes of over 16 percent should be allowed.












In showing a land use plan or a zoning map, boundaries are usually drawn so that the districts include land which is generally useable for the purpose indicated. It is impractical however, to indicate divisions for every minor variation in topography as this would result in a map that would be undesirably complex. In the Fayetteville Plan - areas which are generally suitable for residential use are so shown, however, these areas also include portions of slopes of over 16% which may be too steep for economical use. The statement above is a caution against using these areas.

Single-family dwellings will have lots of 9,000 square feet, 75 feet in width, at the front building line, as minimums. Higher densities are possible in developments of two-family, semi-detached, row or townhouse and multi-family housing as provided by the Zoning Recommendations, proposed for the municipality by the consultants.

Commercial Land Use - General Business is the commercial land use category for Fayetteville, proposed by the Plan. The General Business category is intended primarily for activities such as general retail, service, finance, insurance and real estate and related structures and uses.

Basic proposals related to commercial land use at Fayetteville are the consolidation of the areas at present devoted to commercial activities, remodeling and improvement of establishments, and delineation of the Central Business District's boundaries. As indicated in the Comprehensive Plan map for Fayetteville, the commercial area is proposed to be extended to include the block within Court-Maple-Harvey and Wiseman; also, commercial uses have been extended along the west side of Court Street (U.S. 21) from Wiseman toward the north for about 500 feet, and at both sides of Court Street for about the same distance from Maple Avenue toward the south. Commercial uses also occupy the south side of Maple Avenue from Harvey to Church Streets. A fairly compact section of commercial uses, located at the geometric center of the Town, are in this way achieved.

Public Land Use - This land use category, which includes schools, recreation, public buildings and services, is discussed in the Community Facilities section of this report.

-  Residential
-  General Business
-  Governmental Center
-  Neighborhood Playlot
-  Other Public
-  Cemetery
-  Secondary Arterial Highway
-  Collector Street
-  Minor Street
-  Parking
-  Possible Street



The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

This map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

**COMPREHENSIVE PLAN  
TOWN OF FAYETTEVILLE**  
FAYETTE COUNTY WEST VIRGINIA

SARGENT - WESSIER - CRENSHAW & FOLEY  
PLANNERS ENGINEERS ARCHITECTS

1967



# TRANSPORTATION AND PARKING



1000

The transportation plan consists of a series of proposals to organize a system of circulation capable of meeting traffic needs for the planning period. Existing and proposed state highway programs were utilized, to the extent that they are known at present, in both the analysis and the plan of the circulation system.

The proposals of the transportation plan for the Town of Fayetteville relate primarily to the highway system since this is the basic transportation element at the local level. Other forms of transportation such as rail, water and air have been included in the thoroughfare transportation plan for Fayette County. This material is quoted here for ready reference. The following is the quotation from Phase One of the Master Plan of Fayette County:

### **"AIR TRANSPORTATION**

Fayette County is served by a privately owned airport located south of Fayetteville on State Road 19/1. This facility can accommodate small airplanes only and consists of one north-south grass runway 1800 feet long and 200 feet wide. The runway is relatively flat although there is a slight hump in the middle. On the east side of the air strip is a hanger and on the west side is a recently built hanger. The facilities on the east side are in need of renovation. Prevailing wind is from the southwest, quite often directly from the west.

Other airports within the immediate area which provide commercial passenger and freight service are those in Beckley and Charleston. The Beckley airport (Raleigh County Memorial Airport) is served by Piedmont Airlines which has eight daily scheduled flights. The Kanawha County Airport in Charleston is served by five airlines, American, Eastern, Lake Central, Piedmont and United and has forty-eight scheduled arrivals and departures per day on a standard business week.

### **RAILROADS**

Railroads played a very important role in the development of Fayette County during the latter part of the 19th century and early part of the 20th century. Until the 1920's

railroads constituted the only nationwide transportation system. After this and with the development of the national highway system less reliance was placed on railroads. In recent years railroads have had considerable competition from other means of transportation such as airlines, waterways and highways. This competition has caused a decline of railroading, particularly regarding their passenger service. Railroads have also suffered heavy losses in the less-than-carload freight business, although there has not been a loss in heavy freight traffic. This competition and loss of traffic has caused the railroads to consolidate and abandon many miles of track and terminal facilities. In view of these developments consideration must be given to railroads in their attempt to abandon and consolidate trackage. Numerous lines in Fayette County have ceased to be economically feasible for railroads to maintain. This is particularly true of the numerous spur lines which formerly served the coal mines. Nevertheless railroads are still a vital element in the transportation system, particularly regarding large bulk items.

Fayette County is served by three railroads, the Norfolk and Western Railroad, the Chesapeake and Ohio Railroad and the New York Central Railroad. These railroads principally carry large bulk items such as coal and chemicals. The only passenger service available in Fayette County is offered by the Chesapeake and Ohio Railroad. This passenger service consists of two daily trains in each direction between Cincinnati and Washington. Montgomery is the only city in Fayette County to which this service is available. The Chesapeake and Ohio Railroad and the other two railroads are principally freight lines and depend greatly on the revenue derived from their coal carrying operation. Presently rail service is available in virtually all parts of the County and to all municipalities with the exception of Fayetteville.

### WATER TRANSPORTATION

The three major rivers in Fayette County are the Kanawha, Gauley and New Rivers. The latter virtually divides the County in half. The Kanawha River, which is formed at

Gauley Bridge at the confluence of the New and Gauley Rivers, is an important element in the Ohio Valley water transportation network. The navigation facilities on the Kanawha River were constructed between 1931 and 1937 and consist of three locks. Two of these are located in Kanawha County and one in Putnam County. Barge traffic on the River is permitted for a distance of ninety-one miles beginning at the mouth of the Kanawha River at Point Pleasant to a point four miles past Montgomery to the Union Carbide Plant at Alloy. The channel has a nine foot draft between these points. Most of the freight carried on the River consists of coal and coke although chemicals and petroleum products are also significant items. Sand, gravel and non-metallic minerals are also transported.

### TRUCK AND BUS TRANSPORTATION

Ten truck lines provide delivery service to all major points within the County. Terminal facilities are available in Oak Hill. This present service which is adequate will undoubtedly be improved as the road network is improved.

Bus service is available to all major points in the County. Greyhound Bus Lines have depot facilities at Oak Hill, Montgomery and Gauley Bridge. City Bus Lines serve Oak Hill and the surrounding communities including Summerlee, Minden, Blue Creek, Prudence and Whipple. Presently it makes thirty-six trips per day plus an additional twenty-three trips on Saturdays. The terminal is located in Oak Hill. An additional bus is provided from Mount Hope to Alloy and east of Ansted to Alloy, which serves primarily as a work bus to the Union Carbide Plant. This makes trips for each of the three shifts. Local bus service is also provided to the City of Montgomery and the surrounding area."

The following is a paraphrase of the material from Phase Two of the Master Plan of Fayette County:

Airport - Insofar as the transportation plan is concerned regarding the airport location, reference is made to the discussion of the Basis For Planning section of this - the

Fayetteville-report. A site at Hico could be the location of the airport as it would be far enough away from both Beckley and Kanawha County Airports and not interfere with air traffic patterns. Further, it would have a good highway access to the populated areas of the County. Flat land is available and it would tend to promote the new town concept. This proposal, however, appears to be a bit too long-range for Fayette County as, in all probability, the New River Gorge Bridge will not be completed until 1975. Therefore, the most immediate solution to the problem would be the present or existing airport between Fayetteville and Oak Hill. This airport would have to be condemned and improved.

Other Forms of Transportation - Other forms of transportation including rail, water, inter and intra city buses, do not need any further discussion as they appear to be adequate.

### ✓ FAYETTEVILLE TRANSPORTATION SYSTEM

The Transportation Plan for Fayetteville proposes the classification of highways, roads and streets within the Town into the following categories:

- Primary Arterial Highway
- Secondary Arterial Highway
- Collector Streets
- Minor Streets

The definition of the above highway categories, as well as the existing highway system in Fayette County and in Fayetteville, is included in Phase One of the Master Plan for Fayette County and in Phase One of this report for Fayetteville. The correspondence of the above proposed classification to the functional system classification (1964) of the State Road Commission of West Virginia is discussed in Phase Two of the Master Plan for Fayette County.

Primary Arterial Highway - At present no road of primary arterial category exists in Fayetteville. When built, the Appalachian Industrial Highway will bypass the Town to the southeast. This

highway will run north from Beckley through Fayette County, to near Summerville Dam and Reservoir and north to Sutton where it will connect to Interstate 79. This road is scheduled for completion by 1972.

Secondary Arterial Highway - Court Street (State Route 21) is an existing secondary road and Fayette Station Road (State Route 82) is an existing collector road proposed to become a secondary road. Once the hazardous conditions are eliminated at the junctions of Giles Fayette-Kanawha Turnpike (State Road 21/4), at Fayette Station Road (State Road 82), at Rotan Avenue (State Road 19/15) and at State Road 9, it is considered that this road will adequately fulfill future traffic requirements of the land uses proposed by the Plan for Fayetteville. Major recommendations for this road are the above mentioned improvements, and the elimination of the curb parking at both sides of Court Street from Maple Avenue to the south. Alternate (even and odd days) metered parking would benefit traffic conditions in this particular location.

The second road classified as secondary arterial is Fayette Station Road (State Road 82). This road is the main connector between Fayetteville and Lookout on U.S. 60 at east, passing thru Fayette Station at the bottom of the New River Gorge. Fayette Station Road is in good condition and needs only regular maintenance.

Collector Streets - Collector Streets are those roads which carry traffic from the minor system to the arterial streets and highways. Classified as collector streets in Fayetteville are:

- Second Avenue and the section of Giles Fayette and Kanawha Turnpike between the bridge on Second and Court Street.
- Maple Avenue in all its length.
- Huse Street-Park Drive.
- Laurel Street (State Road 8).
- Rotan Avenue in all its length (State Road 19/15).
- State Road 9.
- Wiseman Avenue between Court and High Streets.
- High Street between Wiseman and Maple Avenues.

These collector streets are in generally good condition and need



only regular maintenance and the correction at the junctions already discussed. Together the secondary arterial and collector systems form a well balanced circulation network giving adequate accessibility to the different sections of Fayetteville.

Minor Streets - All other streets and roads within Fayetteville not mentioned above are classified as minor streets, which are those primarily used for access to abutting property. Suggestions for possible streets are indicated in the Comprehensive Plan for the Town. These streets include the extension of Grace Street to State Road 8 (outside of the Town), the extension of Platt Street to the proposed extension of Grace Street, the provision of a new street from State Road 8 to Grace Street at the end of Winsor Lane and Platt Street, the connection of Frank Street and Winsor Lane, the extension of Heslep Street west to connect to the street extending from Payne Avenue, the extension of Mahan Street northwest to connect to the street extending east from Grace Street, the extension of Lively Street north to connect with the street extending west from High Street, the construction of a street connecting Lively and Mahan Streets, and the connection of Goodard, High and the unnamed street between them outside of the Town. These extensions are recommended to provide a better circulation pattern of local streets. An extensive street resurfacing program was carried out throughout Fayetteville, therefore only regular maintenance is needed on existing streets.

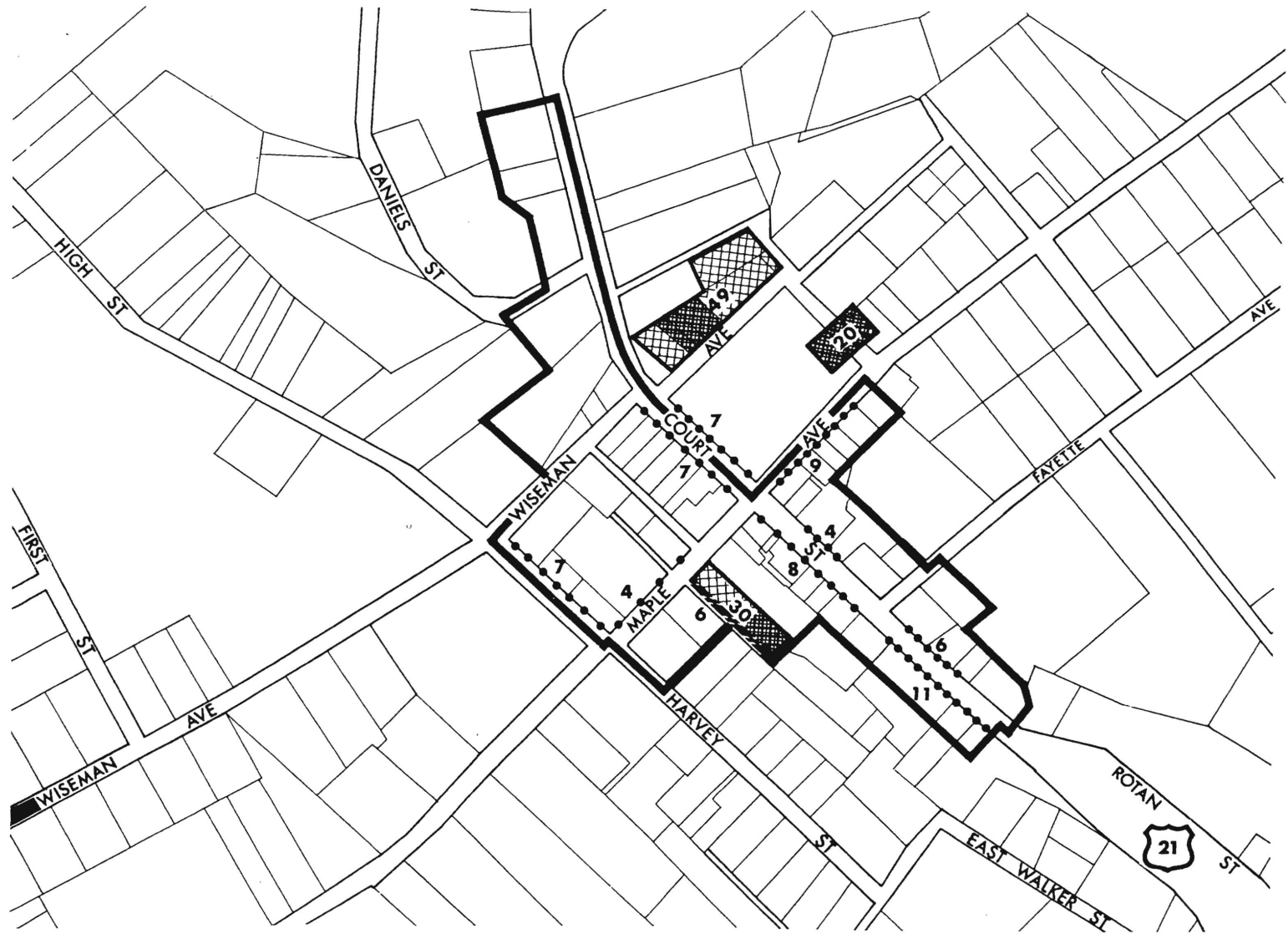
## PARKING

The existing parking facilities and the evaluation of parking requirements are thoroughly discussed in Phase One, Basic Research and Surveys of this Master Plan Report. It is mentioned that a considerable amount of traffic is developed by the Court House, and during performances, the Memorial Building Auditorium. It is estimated that for the square footage of retail and service uses at the Town's Central Business District (CBD) more than 50 additional parking spaces are needed in order to provide adequate parking facilities.

Recommendations concerning the improvement of the parking situation and circulation in Fayetteville are illustrated in the Comprehensive Plan map for the Town. Three major off-street

parking areas are shown on the map: one of 30 spaces on the south side of Maple Avenue one-half block from Court Street, one of 49 spaces on Wiseman Avenue across from the Court House, and a third of 20 spaces at Church Street and Maple Avenue. The first two locations are presently being used for off-street parking. All parking lots should be paved, lighted, landscaped, and adequately advertized to the arriving motorist. The location of these parking lots on collector streets connecting to a secondary arterial road is considered excellent, and convenient to the public.







The provision of parking facilities is one of the needs for the improvement of the central business area, and a basis for its prosperous future. This goal could be achieved through the joint effort of merchants, the public, and the Town government, and by the enforcement of the off-street parking and loading and unloading requirements set forth in the Zoning Recommendations proposed for the Town of Fayetteville.



Source: Consultant's Survey, 1966

The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.

This map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

-  Business District Boundary
-  Numbers denote capacity
-  Metered parallel
-  Metered diagonal
-  Existing off-street parking area
-  Proposed off-street parking area

## CBD PARKING PLAN TOWN OF FAYETTEVILLE

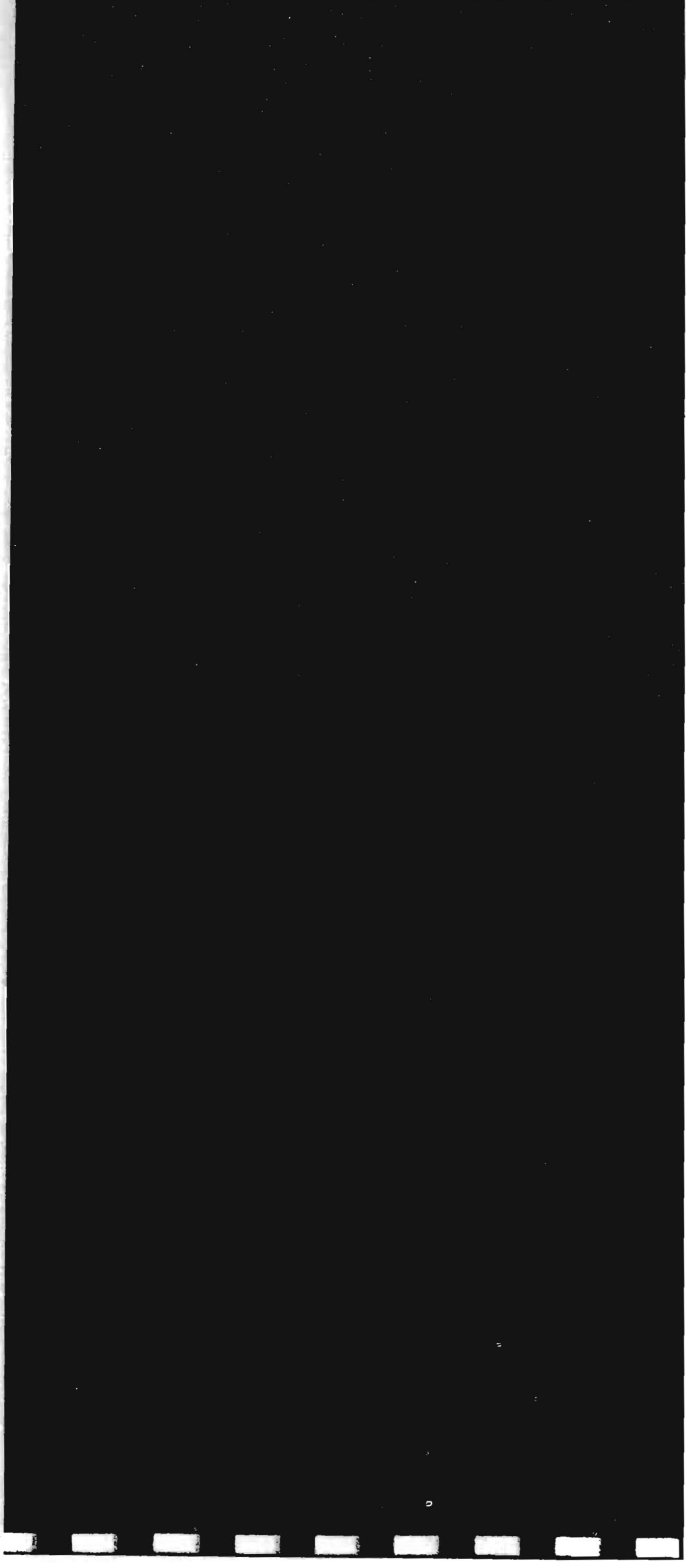
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# COMMUNITY FACILITIES PLAN



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## SCHOOLS

School Facilities in Fayetteville fall within the jurisdiction of the Fayette County School System and reference is made to Phase One, Basic Studies, Comprehensive Plan, Fayette County, a portion of which is quoted here for reference:

### "SCHOOLS

Public schools are among the most important county facilities as they usually represent the largest single financial investment among the various types of facilities as well as providing their vital educational services. It is therefore necessary that a school system should be adequately planned and its needs anticipated. Fortunately boards of education in West Virginia are not confronted with the problems of determining the location of school facilities within the confines of strict municipal boundaries as is frequently the case in many other states. The county which operates under the unit system permits the local board of education a great deal of flexibility in that it may transfer and transport students regardless of city limits or magisterial lines. Nevertheless special consideration must be given to these vital facilities in view of both declining and shifting population. These problems create difficulties of a different nature as opposed to those in an area where there is a population growth. Of continuing concern to the Fayette County Board of Education is that of consolidation of schools. Within the past twenty years there has been a considerable decline in school population. Many communities which were coal camps are no longer in existence. The closing of these coal camps has accelerated the consolidation movement. This fact, coupled with the trend to larger and more comprehensive schools, has further accelerated this movement.

Although existing conditions and future requirements of school systems vary, it is possible and necessary to establish certain criteria and objectives relating to school buildings and sites. The West Virginia Department of Education through its Division of School Planning has outlined certain criteria in its "Handbook on Planning School Facilities". The criteria set forth in this handbook do not set

forth rigid school building standards but rather establish a direction and offer guidance in an open-end fashion. With this in mind the sections of the handbook pertinent to location, site and building size are quoted.

#### Location:

School sites should be located and developed in proper relationship with existing and proposed physical facilities in the communities including: parks, recreation centers, libraries, health centers, streets, highways and residential housing.

Schools should be located near the center of the present or probable future school population to be served, if adequate sites are available.

The following distances are considered the reasonable maximums for pupils transported to school. The distances are stated in one-way travel time.

- One-half hour for elementary school pupils.
- One hour for secondary school pupils.

The following distances are considered reasonable maximums for pupils walking to school.

- Elementary school pupils - three-quarters of a mile.
- Junior high school pupils - one and one-half miles.
- Senior high school pupils - two miles.

NOTE: The Code of West Virginia (Chapter 18, Article 8, Section 1, Exemption D) states that a school board cannot compel a pupil to attend a school if he lives more than two miles from the school or a means of free transportation. It is

emphasized that these figures are stated as reasonable maximums and should be weighed in terms of other factors, such as sparsity of population and topography.

Sites should be selected where a growth or spread of population is anticipated so as to avoid undue overlapping of areas to be served by different schools.

The environment of every school should provide to the greatest possible degree:

- Safe and healthful conditions for pupils and teachers.
- Freedom from disturbing noises.
- Freedom from obnoxious odors.
- Surroundings that tend to create a feeling of pride and happiness.

Public-service facilities which should be available for a school site include: water, gas, telephone, electricity, sewage disposal, fire protection and transportation.

#### Size:

The recommended minimum site sizes for West Virginia vary from those which have been recommended in the Guide due to the sparsity of Population and the topography in some areas of the State. Because the site size varies in accordance with the needs of the type of school organization and in terms of the age and development status of the community the following rules must be taken as minimums for which all should strive and which most should exceed.

- The acceptable minimum size for an elementary school building housing less than

120 pupils is three acres, plus one additional acre for each 100 pupils enrolled.

- The acceptable minimum site size for an elementary school building containing 180 pupils or more is five acres, plus one additional acre for each 100 pupils enrolled.
- The acceptable minimum site size for a junior high school is 10 acres, plus one additional acre for each 50 pupils enrolled.
- The acceptable minimum site size for a senior high school is 15 acres, plus one additional acre for each 50 pupils enrolled.
- The acceptable minimum site size for a combination of any of these school organizations is the highest minimum recommendation.

#### Size of Centers, Elementary Schools:

It is recommended that elementary school centers be organized for educational program and administrative purposes according to the following enrollments:

- Elementary schools housing grades one through six should have an enrollment of at least 280 pupils and not more than 540 pupils.
- Elementary schools housing grades one through eight should have an enrollment of at least 240 pupils and not more than 700 pupils.
- Kindergarten and special class enrollments would be in addition to the above figures.

Classrooms:

Capacity: Maximum, 30 pupils

#### Secondary Schools:

It is recommended that secondary school centers be organized for educational program and administrative purposes according to the following enrollments:

- Secondary schools housing grades seven and eight, and seven through nine should have an enrollment of at least 400 pupils and not more than 1,000 pupils.
- Secondary schools housing grades nine through twelve, and ten through twelve should have an enrollment of at least 400 pupils and not more than 1,200 pupils.
- Secondary schools housing grades seven through twelve should have an enrollment of at least 600 pupils and not more than 1,500 pupils.

General Purpose (academic) Classrooms:

Capacity: Approximately 35 students.

In applying these site standards to the Fayette County schools it is evident that most school sites fall far short of the minimum acreage generally accepted as being adequate (see Table S-1). This may be attributed to several reasons: 1) topographic conditions in many areas of the County make large sites impractical, 2) increasing urbanization has made it impossible to expand some of the existing school sites or to find suitable new ones, 3) many of the existing school buildings were built in a time when different practices and attitudes prevailed, 4) several of the existing schools have separate nearby recreational areas, these either being public or private, and 5) shortage of adequate funds.



The Fayette County school system which consists of 68 schools is presently divided into eight subdistricts or feeder systems. Within each of these is located a high school, which is fed by the surrounding elementary schools. The present Fayette County grade system is in part based on a 6-2-4 plan, although there are numerous variations to this throughout the County. As might be expected, school enrollment figures reflect the population trends earlier described and as is evident from the inventory table, there are considerable differences in terms of enrollment between the high schools and elementary schools. These differences can be readily seen between Ansted High School and Collins High School which in November of 1965 had enrollments of 339 and 1,078 respectively, or a difference of 739. Elementary schools also showed considerable variation. In the same period, Oak Hill Elementary had an enrollment of 677 as opposed to Sugar Creek Elementary School which had an enrollment of 14. It is anticipated that these differences in school enrollment will continue to become greater or until such time as the smaller schools are consolidated. It has been estimated that within the past several years school consolidation has forced the closing of thirty-five elementary schools. Most of these have been one room schools. This fact certainly points out the considerable achievements made by the school board. However, the school inventory indicates that this program should be continued on both the elementary and secondary levels. Of additional note is the present low student-teacher ratio which is approximately 24 students to one teacher; although there is considerable variation from school to school, it is nevertheless extremely desirable. It has been further noted that the number of teachers has not decreased over the past several years although the number of students have. It is the opinion of the county school officials that this low ratio should be retained as they feel that this allows the teacher to give better attention and more assistance to the individual student."

The inventory of Fayette County Schools is contained in Tables S-1 and S-2 of the Comprehensive Plan of Fayette County - Phase One, Basic Studies - which are reproduced here for reference:

TABLE S-1  
INVENTORY FAYETTE COUNTY SCHOOLS

Name of School	Enroll. Nov. 65	No. Tchrs.	Location Magis. District	Date Orig. Const.	Date Major Renov.	Present Condition	Existing Acreage	No. Rooms	Other facilities (auditorium), Gym, Kitchen, Dr. Rm.
Ansted High	339	17	Mt. Cove	1952		good	4 1/3	16	Lib., gym, Indus. Art. Shop
Collins High	1,078	40	Fayette	1949		good	20	34	Gym, cafe., kitchen
Fayetteville High	793	31	Fayette	1922	1955	good	6 1/2	26	Use Mun. Bldg. for gym
Gauley Bridge	544	23	Falls D.	1940	1954	good	2	17	Lib., port. room, gym
Meadow Bridge	404	18	Quinn.	1924	1955	good	2 1/2	12	Gym., Lib., Ath. Field
Montgomery High	980	38	Kanawha	1927	1954	fair	2 1/4	32	Gym, audit., library
Mount Hope High	965	36	Fayette	1954		good	2 1/2	22	Cafeteria, gym.
Nuttall High	397	18	Nuttall	1926		fair	9 1/2	14	Gym. home ec., Indus. Art.
Ansted Jr.	321	12	Mt. Cove	1919		poor	1 1/2	12	Kitchen, gym.
Collins Jr.	349	14	Fayette	1949		good		15	
Kingston Jr.	95	7	Kanawha	1923		poor	3 1/4 **	7	Lib., Kitch., dr. rm., gym
Montgomery Jr.	265	10	Kanawha	1894		poor	3/4	9	Gym
Pax Jr.	65	6	Fayette	1920	1954	poor	3 **	8	Small auditorium
TOTAL	6,595	270					58.08	224	

\* Same site as Collins High

\*\* Site also includes elementary school

Source: Fayette County Board of Education, 1965; Sargent-Webster-Crenshaw & Folley Field Survey, 1965.

TABLE S-2  
ELEMENTARY SCHOOLS

Name of School	Enroll. Nov. 65	No. Tchrs.	Location Magis. District	Date Orig. Const.	Date Major Renov.	Present Condition	Existing Acreage	No. Rooms	Other facilities (auditorium), Gym, Kitchen, Dr. Rm.
Ansted	324	13	Mt. Cove	1954		good	3 3/4	12	Cafeteria, office
Backus	25	1	Falls D.	1953		fair	3/4	1	
Beards Fork	186	7	Kanawha	1958		good	3 1/3	7	Kitchen
Beckwith	152	7	Fayette	1960		good	2 3/4	6	Part. one rm. bldg, kitchen
Bellwood	25	2	Quinn.	1955		good	1	2	Kitchen
Boomer	193	8	Falls D.	1948		fair	1 1/3	8	Office
Cain Branch	16	1	Falls D.	1909		fair	1 1/2	1	
Cannellan	331	13	Falls D.	1950		good	2	12	Kitchen, cafeteria
Clifftop	117	5	Nuttall	1926		good	3	5	Kitchen, dining room
Carliss	39	2	Sewell	1920		fair	1 3/4	4	Kitchen, dining room
Danese	212	9	Sewell	1930	1959	good	3 1/2	8	Kitchen, dining room
Deepwater	184	7	Kanawha	1953		good	1 3/4	7	Kitchen, dining room
Dempsey	36	2	Fayette	1923		fair	1	2	
Divide	270	11	Nuttall	1954		good	3 3/4	10	Kitchen, dining room
Edmond	52	2	Nuttall	1922		fair	2	3	Kitch., dr. rm., multi-room
Falls View	333	12	Falls D.	1931	1949	good	1 3/4	12	Gym, off., kitch, dn. rm.
**Fayettev. Consol.									
Altamont	44	2	Fayette	1962		good	1 1/4	2	Kitchen
Cunnard	100	4	Fayette	1921		fair	2	4	Kitchen
Fay. Consol.	144	7	Fayette	1928	1964	good	1 1/2	6	Kitch, cafe., multi room
Fayetteville	456	19	Fayette	1925		good	2	18	Gym, kitch, dr. rm.,
Gatewood	130	6	Fayette	1954		good	1 3/4	6	Kitchen, dr. rm. in hall
Gauley Bridge	374	17	Falls D.	1925	1954	good	1 1/2	16	Kitchen, dining room

TABLE S-2  
ELEMENTARY SCHOOLS (cont.)

Name of School	Enroll. Nov. 65	No. Tchrs.	Location Magis. District	Date Orig. Const.	Date Major Renov.	Present Condition	Existing Acreage	No. Rooms	Other facilities (auditorium), Gym, Kitchen, Dr. Rm.
Glendale	43	3	Quinn.	1953		good	1 3/4	3	
Glen Jean	342	14	Fayette	1921		good	2 1/4	12	Auditorium, used as classroom
Harlem Heights	107	4	Fayette	1955		good	1	4	No kitch. or dining room
Hess	32	2	Mt. Cove	1897		fair	1	2	Three acre playground
Jodie	131	5	Falls D.	1953		good	1 1/4	6	Kitchen, dining room
Kimberly	153	6	Kanawha	1960		good	2	6	Kitchen, dining room
Kingston	171	6	Kanawha	1916	1945	poor	*	6	No office
Lansing	109	5	Mt. Cove	1928		fair	4	6	Kitchen, dining room, gym
Loyland	127	5	Quinn.	1924		fair	2 1/4	12	Kitchen, dining room
Lee's Tree	33	2	Sewell	1921		fair	1/2	3	Two rooms used
Legg	24	1	Mt. Cove	1892		poor	1 1/2	1	
Meadow Bridge	238	8	Quinn.	1955		good	8	8	Kitchen, no dining rm.
Midway	16	1	Quinn.	1916		poor	1/2	1	
Minden #1	190	7	Fayette	1930		fair	2 1/2	8	Use seven rooms
Minden #2	94	3	Fayette	1933		poor	1/2	3	
Montgomery	222	9	Kanawha	1894		poor	3/4	9	Gym
Mount Hope	464	21	Fayette	1929	1954	good	1 3/4	10	Kitchen, dining room
Mulberry	43	2	Kanawha	1936		poor	1	2	One acre used for play area
Nallen	30	2	Nuttall	1954		good	1/2	2	
Oak Hill	677	27	Fayette	1927		good	5	26	Kitchen, dining room
Oak Hill East	296	11	Fayette	1950		good	1 3/4	10	Kitchen, dining room
Oakland	367	14	Falls D.	1920		poor	1 1/2	13	Gym, kitchen, no bus ser.
Page	340	12	Kanawha	1946		good	2	11	Gym used dr. rm., kitchen
Pax	114	5	Fayette	1953		good	***	5	Dining room, kitchen
Powellton	274	11	Kanawha	1953		good	5	10	Off., kitchen, dining room
Quinnimant	65	3	Quinn.	1925		poor	1/2	4	Use three rooms
Ramont	17	1	Mt. Cove	1893		fair	1/2	1	
Rosedale	220	10	Fayette	1957		good	5	10	Kitchen, dining room
Scarbro	379	16	Fayette	1920		fair	4	14	Music rm., kitch., dining rm.
Springdale	54	3	Quinn.	1932		good	1 1/2	3	Kitchen, dining room
Sugar Creek	14	1	Mt. Cove	1919		poor	1	1	
Summerlee	205	8	Fayette	1953		good	2 1/4	8	
Sun	57	3	Fayette	1919		poor	1	3	
Thayer	25	1	Quinn.	1919		poor	1 1/4	4	One room used
Winona	99	4	Nuttall	1954		good	3/4	4	Kitchen, dining room
TOTALS	9,515	393					110.91	383	

\* Same site as Kingston Jr. High. Area included in total on Table S-1.  
 \*\* Comprises three schools, Altemont, Cunnard and Fayetteville Consolidated  
 \*\*\* Same site as Pax Jr. High. Area included in total on Table S-1.

Source: Fayette County Board of Education, 1965; Sargent-Webster-Crenshaw & Folley Field Survey, 1965.

The School Plan as shown on the School Plan Map contemplates the following actions with respect to each of the existing schools shown on Tables S-1 and S-2 above.

Existing Senior High Schools		
Name of School	Action Proposed	No. of Rooms Remaining
Ansted	Convert to Jr. H.S.	16
Collins	Convert to Jr. H.S.	34
Fayetteville	Convert to Jr. H.S.	26
Gauley Bridge	Convert to Jr. H.S.	17
Meadow Bridge	Convert to Jr. H.S.	12
Montgomery	Convert to Jr. H.S.	32
Mount Hope	Convert to Jr. H.S.	22
Nuttall	Replace by New H.S.	--
		TS9
Existing Junior High Schools		
Name of School	Action Proposed	No. of Rooms Remaining
Ansted	Close	--
Collins	Continue as Jr. H.S.	15
Kingston	Close	--
Montgomery	Close	--
Pax	Close	--
		TS
Elementary Schools		
Name of School	Action Proposed	No. of Rooms Remaining
Ansted	Retain	12
Backus	Eliminate	--
Beards Fork	Retain	7
Beckwith	Eliminate	--
Bellwood	Eliminate	--
Boomer	Retain	8
Cain Branch	Eliminate	--
Connelton	Retain	12
Clifftop	Eliminate	--
Carliss	Eliminate	--
Danese	Retain	8
Deepwater	Retain	7
Denspey	Eliminate	--
Divide	Retain	10
Edmond	Eliminate	--
Falls View	Retain	12
Fayetteville Consolidated		
Altemont	Eliminate	--
Cunnard	Eliminate	--
Fayetteville Consolidated	Retain	--
Fayetteville	Retain	18
Gatewood	Eliminate	--
Gauley Bridge	Retain	16
Glendale	Eliminate	--
Glen Jean	Retain	12
Harlem Heights	Eliminate	--
Hess	Eliminate	--
Jodie	Eliminate	--
Kimberly	Eliminate	--
Kingston	Eliminate	--
Lansing	Eliminate	--
Loyland	Eliminate	--
Lee's Tree	Eliminate	--
Legg	Eliminate	--
Meadow Bridge	Retain	8
Midway	Eliminate	--
Minden #1	Retain	8
Minden #2	Eliminate	--
Montgomery	Eliminate	--
Mount Hope	Retain	10

Mulberry	Eliminate	--
Nallen	Eliminate	--
Oak Hill	Retain	26
Oak Hill East	Retain	10
Oakland	Retain	13
Page	Retain	11
Pax	Eliminate	--
Powellton	Retain	10
Quinnimont	Eliminate	--
Ramont	Eliminate	--
Rosedale	Retain	10
Scarbro	Retain	14
Springdale	Eliminate	--
Sugar Creek	Eliminate	--
Summerlee	Retain	8
Sun	Eliminate	--
Thayer	Eliminate	--
Winona	Eliminate	--
		750

Population projections for the 5-11 age group (Elementary), 12-14 age group (Junior High) and 15-17 (Senior High) based upon Table P-25 Projected Sex and Age Distribution Fayette County 1960-1985 in Phase One - Master Plan Fayette County - for 1985 are:

5-11 age group	5,295
12-14 age group	2,239
15-17 age group	2,317

In the case of the 5-11 or elementary age group the plan contemplates the retention of 250 classrooms. Were the pupil population distributed evenly this would result in an average of 21.2 pupils per classroom. This is well within the maximum of 30 pupils per classroom set forth in the "Handbook on Planning School Facilities" of the West Virginia Department of Education. While additional eliminations are not recommended in this plan it might be noted that Boomer, Minden #1 and Scarboro are in fair condition, and Oakland is in poor condition. If these schools should be closed, the classrooms remaining for elementary pupils would number 207, and were the pupil population distributed evenly this would result in an average of 25.6 pupils per classroom.

In the case of the 12-14 junior high age group, the plan contemplates the provision of 174 classrooms. Were the pupil population distributed evenly this would result in an average of 12.9 pupils per classroom. This is well within the maximum of 35 pupils per classroom set forth in the "Handbook on Planning School Facilities" of the West Virginia Department of Education. While it is not recommended in the plan it is noted that Montgomery

High is only in fair condition. If this school were to be closed the classrooms remaining for junior high school pupils would number 142. Were the pupil population distributed evenly this would result in an average of 15.8 pupils per classroom.

According to the "Handbook on Planning School Facilities", of the West Virginia Department of Education, secondary schools housing grades 10-12 should have an enrollment of at least 400 pupils and not more than 1,200. Maximum number of pupils per classroom should be approximately 35.

If three new high schools are to be built and the anticipated pupil population is to be distributed evenly, each of these should provide for approximately 775 pupils and have a minimum of 22 classrooms each. Minimum acceptable sites for such schools is 31 acres each.

Two schools, listed in the above tabulation, one elementary and one senior high, are situated in Fayetteville. These schools share an 8 1/2 acre site at High Street and Wiseman Avenue. Fayetteville Elementary was built in 1925; the senior high was built in 1922, renovated in 1955 and the structures are in good condition. Enrollment in 1965 was 456 and 793 for the elementary and high schools respectively. According to the West Virginia Department of Education standards, for the combined enrollment of 1,249 students, the school complex should have a site of about 40 acres minimum, but the built-up nature of the area prevents the enlargement of the school grounds. As noted in the County Plan above, the existing senior high will be converted to a junior high and a new consolidated senior high school will be built in the Fayetteville Area. The elementary school will be retained in its present category.



## RECREATION

Recreational facilities today are generally recognized as necessary for the physical and mental health and well-being of our society. This recognition is evident in the efforts of individuals and groups in providing special sports activities and other recreational programs for different age groups.

General Standards for Recreation Areas\* recommended by the West Virginia Department of Commerce Planning and Research Division are as follows:

TYPE OF AREA	DESIRABLE SIZE	STANDARD SIZE RJRAL	STANDARD SIZE MUNICIPAL - 8000	STANDARD SIZE MUNICIPAL 8000+	LOCATION
1. Play Lot	1/8 - 1/4a	A part of playground only.	1/8 - 1/4a	1/8 - 1/4a	Located in places of easy access, often a part of an existing neighborhood playground. A lot set aside in a densely populated residential area.
2. Neighborhood Playground	8 - 10a	In association with established facility, i.e., community building, fire hall or school park facility in conjunction with jr. high or high school.	3a = 1000 pop.	2a = 1000 pop.	Locate in places of easy access, located to serve children of elementary age. Must be located where children may walk to and from home. Often area adjacent to elementary schools or as a part of a playfield.
3. Playfield	20 - 40a	To best serve should be established as a part of school park, jr. high or sr. high school.	2a - 1000 pop.	1.5a - 1000 pop.	Is often a part of jr. high or sr. high school complex. Should be centrally located to population area to be served.
4. County Youth Camp	250a 2a = Camper	-----	-----	-----	The camp should be located for easy accessibility by commercial and private transportation. The land and water features often dictate the location of a camp.
5. Swimming Pool	10,000 - 35,000 sq. ft.	-----	750 sq. ft. per 1000 pop.	500 sq. ft. per 1000 pop.	The pool should be a part of the playfield or community-district park complex.
6. Community-District Park	100a +	-----	7a = 1000 pop.	5a = 1000 pop.	Ready accessibility to the population to be served. The site should contain appropriate features, which are often more important than the park location.
7. County-Regional Parks	200 + 10a = 1000 pop. living in county or region.	-----	-----	-----	Locate to be reached by private and commercial transportation.

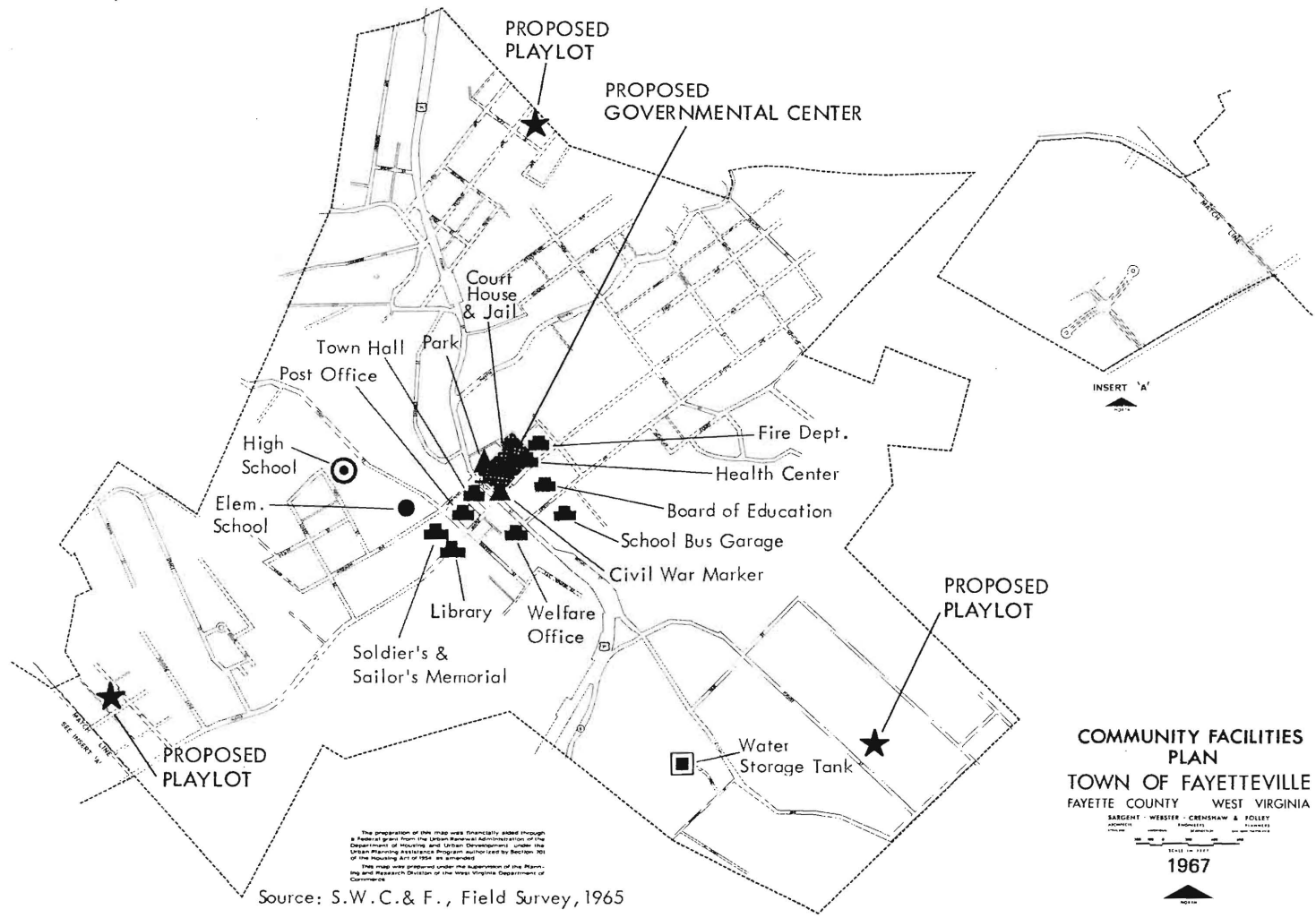
\* Taken from the West Virginia State-wide Recreation Plan, 1966.

\* The general standards included here are designed to provide a guideline for development of recreation areas. These standards are not to be considered hard and fast but an established general standard arrived at after consulting various established standards provided through the National Recreation and Park Association and the Bureau of Outdoor Recreation, to be applied to the individual situation by trained leadership in the field of recreation.

SERVICE AREA	USE OF AREA	FACILITIES INCLUDED	REMARKS
1. Immediate residents	Play supervised by parents.	Play apparatus; sand boxes; shelter house; fenced in area (no parking necessary).	The playlot is generally restricted to a small lot designed to serve only the residents living very close by.
2. 1/2 mile	Program of supervised activities; arts and crafts; music; nature study; games; athletics; free play area activities; activities for all ages where the land area is adequate and proper design is cast upon the playground.	Apparatus area; playlot; multipurpose area; shelter area; quiet area; game area (no parking necessary).	The playground is also often a part of the neighborhood park--providing in addition to the activity areas, open space with park-like atmosphere.
3. 1 mile or 20 minutes travel time	Supervised play; free play; spectator events; organized sports activities; outdoor activities.	Playground area; picnic area; swimming pool; outdoor theater; indoor center; game courts and fields; parking area.	This type of area should provide service to all age groups, providing both indoor and outdoor facilities.
4. Entire county	Overnight camping; outdoor education-recreation; provides an opportunity for outdoor experiences under qualified leadership.	Living units; dining hall; activities building; nature center; crafts center; service building; swimming area; infirmary; trail system; parking area.	The need for one publicly owned campsite in each county is recognized.
5. 1 mile or 20 minutes travel time in rural areas. Service area would vary greatly.	Swimming under supervision of certified lifeguards; recreational swimming and instructional swimming. Provides an opportunity for water related dramatic programs.	Pool; bathhouse; snack bar; deck area; wading pool; filtration system; fencing of entire area; parking area.	Swimming pools must be a part of a larger recreation area.
6. 30 minutes travel time - 1-3 miles from home	Active and passive supervised and free play activities. An opportunity for quiet contact with nature.	Picnic areas; boating facilities; swimming facilities; winter sports centers; day camps; hiking trails; bridle paths; active game areas; nature museum; band shell; golf course; outdoor theater; parking area.	It would be desirable to provide one park for each municipality.
7. 1 hour travel time	Active and passive supervised and free play activities. An opportunity for quiet contact with nature.	Picnic areas; boating facilities; swimming facilities; winter sports centers; day camps; hiking trails; bridle paths; active game areas; nature museum; band shells; golf course; outdoor theater; parking area.	Emphasis in development should be placed upon contact with nature.

Recommendations for recreation on a regional or county-wide scale are contained in the Comprehensive Plan for Fayette County. Locally, the Plan for Fayetteville includes proposals for recreation to serve the Town's community.

The only park area available to the Town's residents, in addition to the play areas around the schools and the green space at the Court House, is owned by the American Legion, though the Town does contribute to its maintenance. The park is located at Court Drive outside the Town to the east, adjacent to the Huse Memorial Cemetery. The site is approximately 15 acres and facilities



The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 301 of the Housing Act of 1954, as amended.

This map was prepared under the supervision of the Planning and Research Division of the West Virginia Department of Commerce.

Source: S.W.C. & F., Field Survey, 1965

**COMMUNITY FACILITIES PLAN**  
**TOWN OF FAYETTEVILLE**  
 FAYETTE COUNTY WEST VIRGINIA

SARGENT - WESSIER - CRENSHAW & FOLLEY  
 ARCHITECTS

SCALE IN FEET  
 1967

include a picnic area, a ball field and tennis courts and basketball courts. The size is smaller than it should be, compared with park requirements standards. Commonly accepted standards for the provision of public recreational space suggest the ratio of one acre of recreational area for each 100 inhabitants. According to this criterion about 19 acres of public park should be provided to Fayetteville inhabitants. Related to the type of facilities, the existing park has community park characteristics and appears to be adequate for the use of the different ages and family groups.

The distance and character of the American Legion Park at Park Drive is not adequate for the convenience of the different residential neighborhoods of Fayetteville for the daily recreational needs of small children and older people. Therefore, the Plan proposes three neighborhood playlots whose location is indicated in the Comprehensive Plan for Fayetteville. One on Platt Avenue is 15,000 square feet in area, another on Second Avenue is 14,000 square feet in area, and a third on Turner Street is 7,500 square feet in area. These neighborhood playlots are areas furnished with sand boxes, slides, swings, climbing apparatus, paved walks for wheeled toys, some benches, etc.

### PUBLIC BUILDINGS

Within the community facilities, public buildings represent one important component for the performance of municipal functions and the way they are carried out depends, in part, on the adequacy and convenience of public installations. Provision of adequate public facilities to conduct government is the responsibility of the corresponding governmental level.

In addition to the school buildings and related structures of the Board of Education, other public buildings in Fayetteville include the Town Hall, Fayetteville's Fire Station, the Post Office, the Department of Welfare, the Memorial Building, and the County Court House and Jail. With the exception of the Department of Welfare's structure, which is in poor condition, in general public buildings at Fayetteville are in good condition.

### FAYETTE COUNTY GOVERNMENTAL CENTER

✓ Since Fayetteville is the County Seat, principal county buildings are located in the Town.

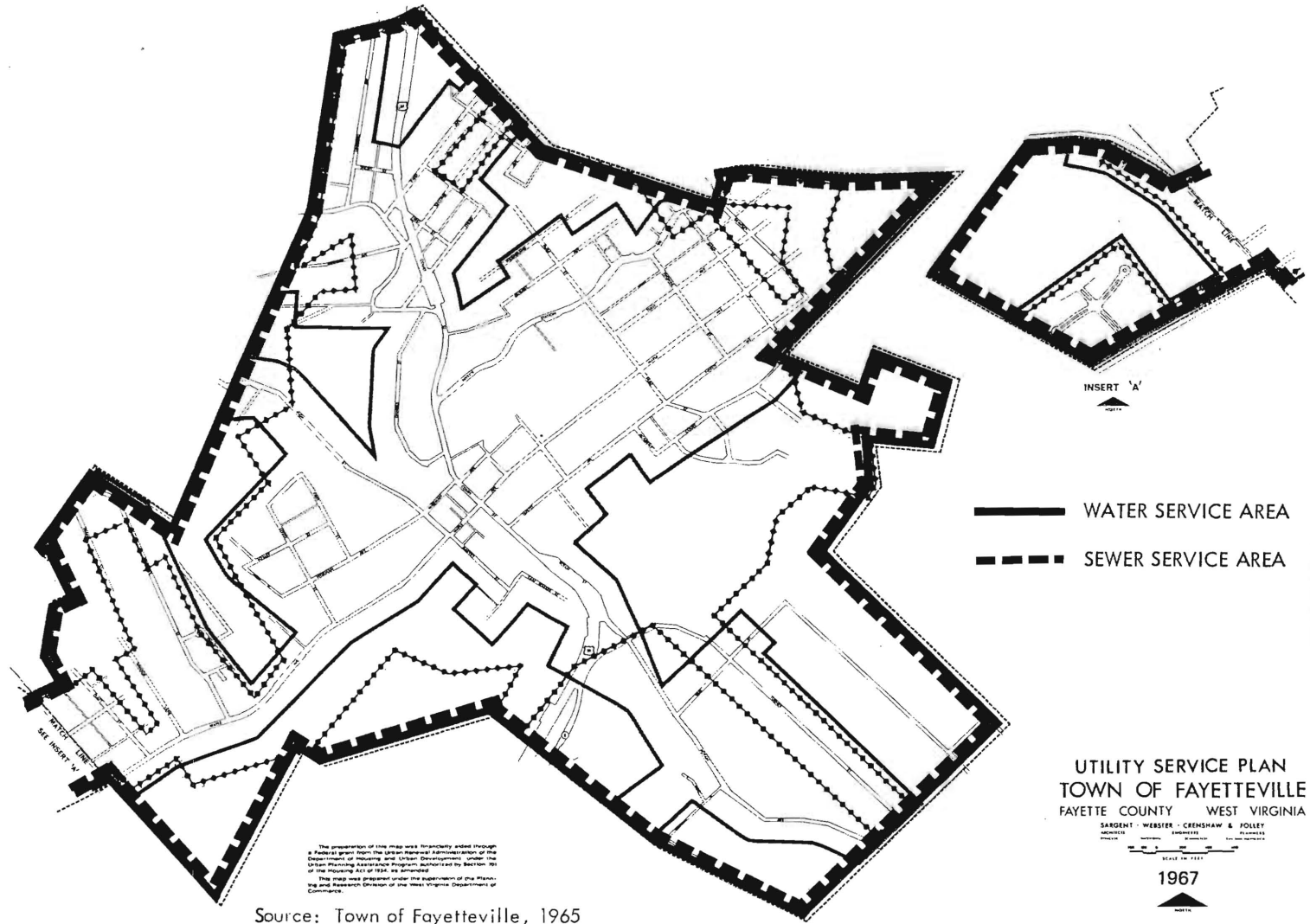
The Plan proposal for the erection of a Governmental Center in Fayetteville has been discussed in Phase Two, Comprehensive Plan, of the Master Plan for Fayette County. This proposal has been received with considerable enthusiasm. Summarily, the Plan recommends expansion of the Court House Square, closing of Malcolm (Wiseman Avenue) and Church Streets, construction of a Court House Annex to house the Public Assistance, Welfare, and Agricultural Extension Offices, provision of adequate off-street parking space for the governmental complex, and general landscaping and beautification of the area. It is contemplated that this project could be undertaken in cooperation with the Town of Fayetteville, and will require the Town's assistance in actions such as condemnation, urban renewal, and street closing, among others.

### UTILITIES

Water service covers all the Town plus some 400 customers outside the corporation line. The original Water Treatment Plant was built in 1934; today, only about 30 percent of the plant capacity is being used. Both pressure and volume are enough for domestic uses, but they are not adequate for fire protection. Water flow throughout the Town is fair, which may be attributed to the presence in the water distribution system of numerous two and four inch pipes. Lines of those diameters are considered undersized for fire fighting purposes.

The sanitary sewage system in Fayetteville is connected to all structures in the Town, except two, but only 50 percent of the structures connected have their sewage treated. The Sewage Treatment Plant provides only primary treatment of the effluents; therefore, contamination of Tan Yard Branch Creek might occur.

Refuse collection apparently is not satisfactory and the Town should make a convenient arrangement in order to provide the community with an adequate service.



The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development under the Urban Planning and Design Program, Section 701 and the Section 702 of the Housing Act of 1954, as amended.  
 This map was prepared under the supervision of the Mayor, the Planning Director of the West Virginia Department of Commerce.

Source: Town of Fayetteville, 1965



Improvements in the water supply and sewage system is the main concern of the Town at the present time. The Plan strongly recommends that engineering studies be undertaken as the first step in developing a program for improvement of these public services, and endorses the plans under consideration for the upgrading of the sewer system.

Undersized water lines should be changed, and dead ends should be eliminated. Treatment of sanitary disposal should include all the structures in the Town, and the Plant should provide complete treatment--that is, primary and secondary treatment, of sanitary effluents to avoid the pollution of Tan Yard Branch Creek.

## HOUSING

The Neighborhood Analysis section of the background studies (see Phase One of this Master Plan Report) has pointed out the areas for possible community action related to improvement of both residential and non-residential structures. As indicated in the neighborhood analysis, 11 percent of the structures in Fayetteville were found in deteriorating condition and three percent were dilapidated.

The vigorous enforcement of applicable codes will be a positive factor for the up-grading of those structures found in deteriorating condition and for the conservation of sound buildings. Without proper maintenance sound structures would first deteriorate, and if further deterioration were allowed, the buildings would become dilapidated. The housing code establishes minimum standards governing the condition and maintenance of structures, and supplied utilities and facilities essential to make the building safe, sanitary and fit for human occupancy. It also fixes certain responsibilities and duties of owners and occupants of buildings.

# REGULATORY MEASURES





Zoning Ordinances and Subdivision Regulations are the principal types of control generally applied by municipalities to guide the physical development of the community. Both of these controls, which are applied by the local government, enable the municipality to insure proper development standards.

The adoption and enforcement of these regulatory controls of land use and buildings will be a major determinant of the future character of the City, and they are strongly recommended as necessary elements in the effectuation of the planning proposals set forth in this study.



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