

These maps depict parcels of land currently under industrial use, as well as those whose zoning type allows for the possibility of future industrial use.

Between **2014 and 2024**, the Jefferson County Commission approved the rezoning of **563.11 acres** of land from “rural” or “residential growth” to “residential-light industrial-commercial” — a more flexible zoning type that allows for, but does not necessitate, light industrial use.

Under the 2021 [Jefferson County Zoning and Land Development Ordinance](#), **light industrial use** refers to “any industry that does not use a significant amount of water except for domestic purposes,” and “industrial uses that do not create noise, odors, smoke and objectionable nuisances or hazards.”

Parcel data comes from **zoning maps** compiled by the Jefferson County Planning & Zoning Department. The 2014 zoning map is accessible through West Virginia Public Broadcasting’s website [at this link](#). The 2024 zoning map is accessible online through the Jefferson County Office of GIS and Addressing’s [Public Research Portal](#).

Recent **zoning amendments** are accessible online at the Jefferson County Office of Planning and Zoning [website](#). The Jefferson County Commission approved **six rezoning requests** that created new areas for potential industrial development in the past decade:

- In 2014, the commission [rezoned 107 acres of land](#) in Kearneysville from rural to residential-light industrial-commercial.

- In 2014, the commission [rezoned an additional 12.67 acres of land](#) in Kearneysville from rural to residential-light industrial-commercial.
- In 2015, the commission [rezoned 405 acres of land](#) in Harpers Ferry from rural to residential-light industrial-commercial.
- In 2017, the commission [rezoned 1 acre of land](#) in Harpers Ferry from residential growth to residential-light industrial-commercial.
- In 2023, the commission [rezoned 25 acres of land](#) in Shepherdstown from residential growth to residential-light industrial-commercial.
- In 2023, the commission [rezoned 13 acres of land](#) in an unincorporated area near the Berkeley County line from rural to residential-light industrial-commercial.

In the same ten-year period, the Jefferson County Commission approved **four rezoning requests** that converted land zoned as “industrial commercial” toward “residential-light industrial-commercial,” making possible their use for residential development instead:

- In 2021, the commission [rezoned 53 acres of land](#) in Charles Town from industrial commercial to residential-light industrial-commercial.
- In 2022, the commission [rezoned 76 acres of land](#) in Shenandoah Junction from industrial commercial to residential-light industrial-commercial.
- In 2023, the commission [rezoned 97 acres of land](#) in an unincorporated area near the Virginia state line from industrial commercial to residential-light industrial-commercial.
- In 2024, the commission [rezoned 20 acres of land](#) near the unincorporated community of Wheatland from industrial commercial to residential-light industrial-commercial.

Thus, from 2014 to 2024, the Jefferson County Commission rezoned just over **246 acres of land** away from exclusively industrial or commercial use, toward a zoning type that would also allow for residential use.

Thus, from 2014 to 2024, the amount of land rezoned to allow for industrial use exceeded the amount of land rezoned to allow for alternatives to industrial use by **roughly 317 acres**. This means the county's move toward more industrially zoned land outpaced its move away from industrially zoned land by 2.29 times, or **more than double**.

According to 2024 zoning data accessible through the Jefferson County Office of GIS and Addressing's [Public Research Portal](#), roughly **5,887 acres of land** in Jefferson County, or **9.2 square miles**, are zoned for possible industrial use, either as "industrial-commercial," "light industrial" or "residential-light industrial-commercial."

The county is roughly 212 square miles in size, meaning land zoned for possible industrial use comprises **roughly 4 percent of all county land**. Being zoned in this way does not mean properties are or will be used for industrial purposes, but allows for their industrial use with necessary approvals in place.