



CITY OF WHEELING PLANNING COMMISSION

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REPORT TO COUNCIL

Planning Commission Hearing Date: Monday, June 9, 2025

Property Location: 1154 National Road and 2 Laurel Ave

Applicant: Tom Tuttle

Nature of Request: Zone Change request from R1-B to C-2 General Commercial

BACKGROUND

Tom Tuttle, owner, seeks to amend the zoning map by changing the zoning classification for the subject properties from R1B-Single Family Medium Density to C-2 General Commercial. Exhibit 1 of this report identifies the location of the subject property. The request is for the following parcels: 10-W40-136, 10-W47-232.1, 10-W47-232, and 10-W47-231. Exhibit 2 illustrates the current zoning classification of the subject property and immediate area.

The subject property is contiguous to an existing C-2 General Commercial District located across Locust Ave and encompasses the west side of National Road and extends down Edginton Lane.

ANALYSIS

Article 1339.04 of the Planning & Zoning Code provides the following objectives for the C-2 General Commercial zoning district:

The objectives of the C-2 District are to permit commercial goods and services on a major collector or business street, and to require those businesses to mitigate their impact on nearby residences through parking, landscaping, lighting, signage, and building exterior controls. The commercial uses should serve both the retail and service needs of local residents and employees, and a larger retail market brought into the commercial area due to the nature of the collector or business street.

COMPREHENSIVE PLAN CONSISTENCY

The Wheeling Forward: 2034 plan identifies these parcels as part of the “University Village at National Rd” and is defined as rich with educational assets and connects multiple commercial centers. The Comprehensive Plan recommends strengthening route 40 as a mixed-use corridor (pg113).

COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · WILLIAM LANHAM
HOWARD MONROE · BEN SEIDLER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: BRENDA J. DELBERT

The property is in the National Road Corridor Historic District, of which the Edgwood Lutheran Church is a contributing structure to the district. The property is adjacent to the Woodsdale Edgwood Historic District. This is not a local district with design review guidelines administered by the Historic Landmarks Commission, however, the Historic Landmarks Commission would rule if demolition were sought. Wheeling Forward: 2034 Comprehensive Plan action plan on development states the city needs to create a clear process for the preservation of underutilized properties (pg 39). The owner intends to keep the structure on the property and utilize it for commercial purposes this does not jeopardize the visual character of the neighborhood.

PLANNING COMMISSION REVIEW

West Virginia State Code 8A-7-8 states that prior to amending the zoning ordinance, the governing body, with the advice of the Planning Commission, must find the amendment to be consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the governing body, with the advice of the Planning Commission, must find that there have been major changes of an economic, physical, or social nature within the area which were not anticipated when the comprehensive plan was adopted and that those changes have substantially altered the basic characteristic of the area.

STAFF RECOMMENDATION

The staff finds the zoning amendment request to be consistent with the Wheeling Forward: 2034 Comprehensive Plan and recommends Planning Commission approval of the zone change request and forward it to City Council.

PLANNING COMMISSION ACTION

The Planning Commission heard the request on June 9, 2025. Mr. Monroe, seconded by Mr. Seidler, moved to recommend denial of the zone change citing protection of the neighborhood. All Commissioners were in favor.