



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling - Planning Commission – Zoning Subcommittee

February 4, 2019

Committee members present: Mauck, Monroe, Wright

Other Commissioners in attendance: Schwarz

Staff present: Connelly

The meeting was called to order at 10:35 a.m. in City Council Chambers by Commissioner Mauck

Referred Business: Zone Change Request: 1154 National Road & 2 Laurel Avenue R-1B to C-2

Commissioner Mauck opened the meeting and allowed time for the Committee members to review the materials that were received after the staff report was sent out, including sixteen emails from residents opposed to the request and an email between the applicant's engineer and the Department of Highways.

After approximately twenty minutes, Commissioner Mauck requested staff to review the request and the staff recommendation. Following the staff's review of the request, the staff report mailed January 30, and the staff report addendum distributed prior to the meeting, the Committee recognized the applicant, David Croft, Esquire. Mr. Croft presented Michael Schweickart, the traffic engineer that prepared the report to provide a review of the report and the general methodology used when conducting a traffic study. A discussion ensued amongst the Commissioners pertaining to some of the details contained within the report including: whether the fact there was no school and the area experienced winter weather on the day of the traffic study; the proposed directional signage on Laurel Avenue, the conclusion that the road network can support the development without degrading the level of service, and the general comments and concerns contained in the public comments.

Commissioner Wright commented that the concerns expressed included traffic, but were not limited to traffic, but rather the entirety of the project and potential change in neighborhood character.

Joe Bullister of PW Campbell, the design build firm that generated the designs commented on the request to eliminate traffic on Laurel and Lenox by proposing a curb cut along US 40. The Department of Highways has not provided a final response to that proposal.

Commissioners Mauck and Monroe commented on stability of this residential neighborhood and the impact a rezoning could have on it, citing it is predominately owner-occupied single family residential. Commissioner Monroe continued that one of the primary responsibilities of the

COMMITTEE MEMBERS

JAMES J. MAUCK, CHAIR · HOWARD MONROE · MARTHA WRIGHT
STAFF: THOMAS CONNELLY, AICP

Commission is to ensure residential neighborhoods are protected from incompatible commercial uses.

Staff mentioned the EMO district is a commercial district that is not as consumer centered as the C-2 zone such as retail and restaurants and is located in close proximity to this property. Staff also discussed the role of the site plan review to ensure development concerns such as proposed arrangement, layout, use interrelationship and neighborhood impacts of the site intended for development and to ensure the aesthetic quality of design to conform with the character of the neighborhood.

Mr. Croft stated his client may be willing to amend the request to the EMO district. Mr. Croft concluded his remarks by stating the proposal is consistent with the 2014 Comprehensive Plan and if not rezoned the existing building will continue to deteriorate as it is cost prohibitive to renovate the existing building. Mr. Croft stated if the zone is changed, other plans could be developed that would address the concerns discussed.

In response to a comment from Commissioner Schwarz, staff discussed that current zoning only allows single family dwellings and a few special uses. If after time the building is razed, unless subdivided, one single family home would be the permitted use. Duplexes, condominiums, patio homes, etc. would all require a different residential zoning designation. Staff also reviewed the Conditional Use permit process that allows non-conforming structures be used in a manner other than outlined in the zoning ordinance upon approval by the Board of Zoning Appeals without a zone change.

Commissioner Monroe made a motion to recommend the Planning Commission deny the zone change based on the principal of upholding the existing character of the residential neighborhood. Seconded by Commissioner Mauck. Both remaining committee members voted in favor of that motion.

With no further business, the meeting adjourned at 12:10 p.m.

Submitted,

James "Jeff" Mauck
Chair