



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

May 29, 2020

PROPERTY LOCATION: Vicinity of Bethany Pike (WV88)
Tax Parcels: W25-50,51,52,53,54,55,58,59,60,62,62.1
W26-90, 90.1, 90.2 W32-99.2
W33-6.2 W27A-1

NATURE OF REQUEST: Comprehensive Plan Amendment: Special Area Plan (SAP)

APPLICANT: Michael E. Hooper, Esq. on behalf of owner, GC&P Development, LLC

JUNE 8, 2020 MEETING UPDATE:

- The item was discussed at the May 11, 2020 meeting for the purpose of receiving an update from Mr. Hooper as to the status of the requested items: traffic study & DEP permits.
- The Traffic Impact Study (TIS) was submitted to the city on May 11, 2020 (Exhibit 14). It is the staff's understanding that as of May 28, 2020 it has not yet been submitted to the WVDOT for their review.
- A summary list of permits associated with the project was submitted at the May 11, 2020 meeting (Exhibit 13). It did not identify which permit the applicant will be seeking from the WVDEP.
- A review of the geotechnical information is being performed on behalf of the Planning Commission. Those results are expected on June 1, 2020 and will be made available.
- Wheeling Park's White Palace is able to accommodate up to 150 people for a public hearing. Refer back to the August, October, and November 2019 staff reports for an overview of the public engagement process and the Special Area Plan (SAP).
- Information and updates, including all past staff reports, can be found on the webpage developed for this project: www.wheelingwv.gov/gcp

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