

Public Hearing Agenda

I. Welcome & Instructions

II. Background & Overview by Staff

III. Presentation by Applicant

IV. Public Comment



Public Comment Instructions

- **Ushers will release rows one at a time**
- **Leave mask on the entire time (while walking and speaking)**
- **Line up behind the microphone, on the mark, six feet apart**
- **Wait for microphone to be wiped before stepping forward**
- **Do not touch or hold microphone**
- **State first and last name, spell last name**
- **State street address, city and state**
- **Timer will start after name & address are given**
- **Chairman will alternate microphones & Zoom**
- **Maintain a respectful setting**





3.2 Public Hearings

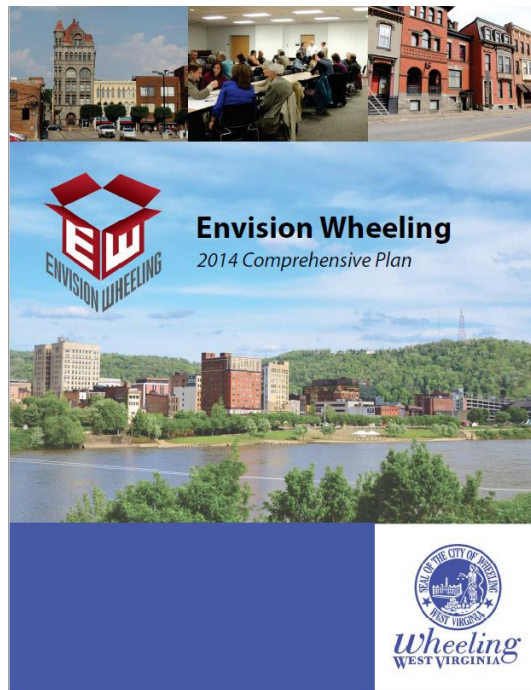
Special Area Plan / Comprehensive Plan

Amendment

Bethany Pike (WV 88)

Comprehensive Plan Amendment

WV Code Section 8A-3-6-c states that the Planning Commission shall adopt procedures for public participation throughout the process of amending a comprehensive plan



Special Area Plans

There are a number of areas in the city that have the potential to incorporate large development or redevelopment projects (5+ acres) that vary somewhat from the future land use plan. These areas include large tracts of land or other areas where a series of lots could be consolidated into a large parcel that significantly changes the potential for development of the site. The purpose of this plan is not to completely exclude any new development proposal for these large areas but to provide a protocol for amending the future land use plan, and possibly some of the development strategies. This approach would result in the creation of a special area plan that can supplement the recommendations of this comprehensive plan. These special areas plans need to include the following, at a minimum:

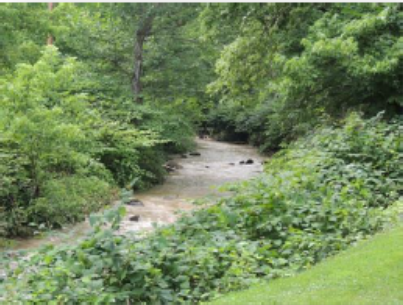
- Opportunities for the public to provide feedback on the special area plan;
- Analysis of both the benefits and impacts of the proposed alternative;
- Identification of how the alternative better reflects the community vision established in this plan than the original recommendations;
- Establishment of a revised future land use plan for the designated area; and
- Review and adoption of the special area plan by the city.

Future Land Uses

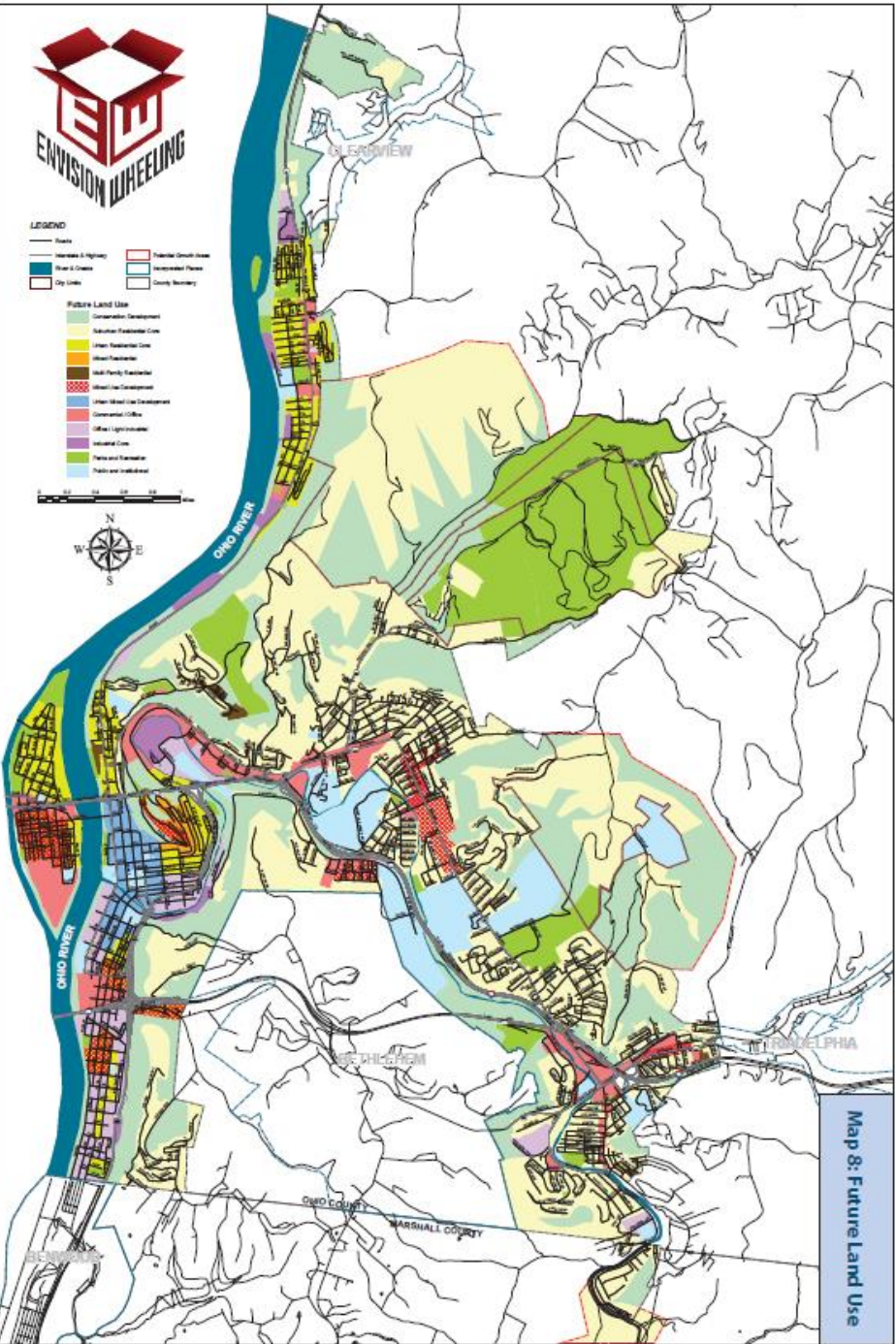
The following is a description of the future land use categories identified in the future land use plan.

Conservation Development

Development in these areas of the city is typically constrained by floodplains and steep slopes. While it is a goal of this plan to protect these resources, modern development techniques and special engineering can sometimes open up these area to development where they once were deemed completely undevelopable. This plan seeks to balance the interest of private owners to develop their property with the need to mitigate the impacts of development in floodplains and on steep slopes. Land designated for conservation development on the future land use map should be maintained in its natural state to the maximum extent possible.



Should the conditions of certain properties change in the future, the city may consider reevaluating the future land use designations at a later time.

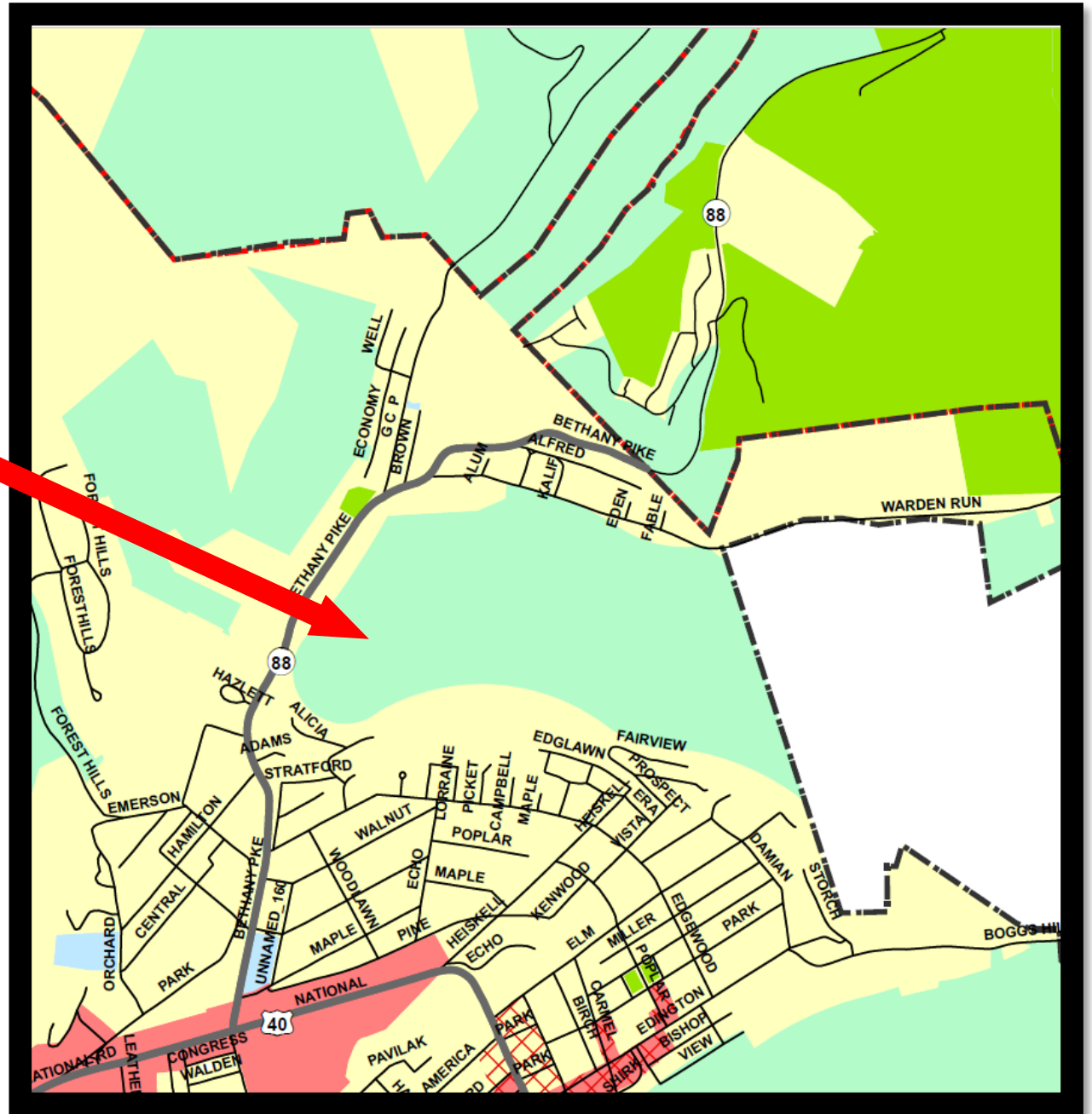
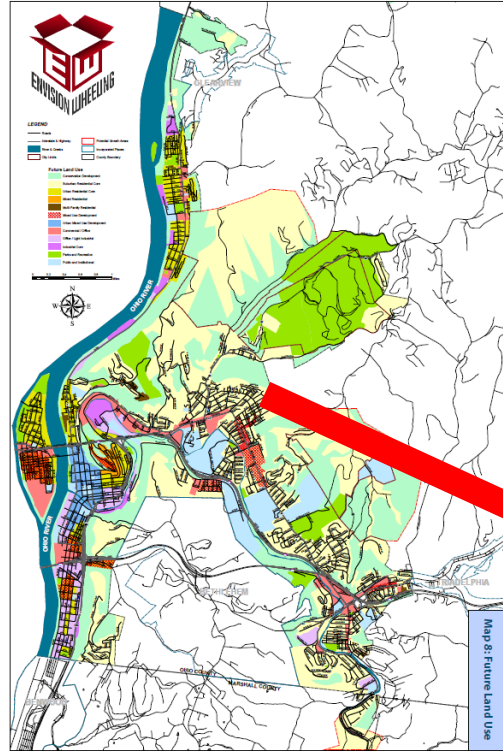


Map 8: Future Land Use

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Future Land Use

- Conservation Development
- Suburban Residential Core
- Urban Residential Core
- Mixed Residential
- Multi-Family Residential
- Mixed Use Development
- Urban Mixed Use Development
- Commercial / Office
- Office / Light Industrial
- Industrial Core
- Parks and Recreation
- Public and Institutional



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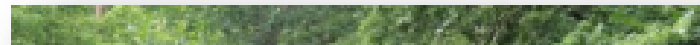
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Special Area Plan Considerations

- What are the benefits of proposed development?**
- What are the impacts of proposed development?**
- How does the alternative better reflect the community vision established in the plan than the original recommendations?**

Community Vision

The purpose of a comprehensive plan is to help guide the future development of the community over the next 10-20 years. Central to that guidance is the overall community vision, which forms the foundation of the goals and initiatives in this plan. The following is the vision statement developed from the contributions of the many people involved in this planning process that succinctly summarizes the direction Wheeling wants to go over the lifespan of this plan.

Wheeling will be a forward-thinking, modern, and sustainable community with a diverse economy, support for local entrepreneurs, strong community partnerships, robust neighborhood and infrastructure investments, and an emphasis on embracing the area's unique heritage, culture, and recreational opportunities.



DEPARTMENTS

GOVERNMENT

BUSINESS

COMMUNITY

HOW DO I...

WHEELING 311

GC&P SAP Application Index

Public Hearing Notice	September 14, 2020
Facebook Live Stream	https://www.facebook.com/WheelingWV
2014 Comprehensive Plan	2014 Comprehensive Plan (p. 55 Special Area Plan)
	Future Land Use Plan (Map 8)
	WV State Code 8A-3-11: Amending Comprehensive Plan
Meeting Minutes	August 12, 2019
	October 21, 2019
	November 21, 2019
	December 16, 2019
	January 6, 2020
	February 3, 2020
	March 2, 2020
	April 6, 2020
	May 11, 2020
	June 8, 2020
Meeting Transcript	October 21, 2019
	December 16, 2019
	February 3, 2020
	March 2, 2020
	April 6, 2020
	May 11, 2020



- Commercial
- Office/Institutional
- Residential/Hotel

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