



CITY OF WHEELING PLANNING COMMISSION

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STAFF REPORT

March 27, 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

APRIL 6, 2020 MEETING UPDATE:

- The item was discussed at the March 2, 2020 meeting for the purpose of receiving an update from Mr. Hooper as to the status of the requested items: geotechnical report, traffic study, DEP permits.
- The geotechnical review performed by the Larson Design Group was submitted March 5, 2020 and distributed to the Commission and made available on the city website.
- The Traffic Impact Study (TIS) anticipated by March 23, 2020 has not been received.
- Mr. Hooper provided the contact names at the WVDEP his client has been in communication with; however, comments have not been received from the WVDEP pertaining to the proposed project. The City's Legal Department will be requesting information from the WVDEP.
- The Commission scheduled the public hearing for 6 p.m. on Monday, May 11, 2020 in WVNCC B&O Room, anticipating having received the above information and prior to the Governor's Stay At Home Order issued March 24, 2020, which remains in effect until canceled by the Governor. The college has canceled all events through April 30 and the City-County building is closed to the public for purpose of public record review. Information and updates are being posted on the city webpage developed for this project.

STAFF RECOMMENDATION:

Members of the Commission have expressed interest in having an independent review of the geotechnical study, the proposed physical changes to the site, and the related public comments. Section 1377.01.i.2 of city code allows the Commission, with the City Manager's approval, make contract for temporary professional services. Staff recommends the Commission vote on moving forward with such services at the April 6, 2020 meeting. Staff also recommends the Commission establish a deadline to determine whether or not to proceed with the May 11, 2020 public hearing.

COMMISSION MEMBERS

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