



CITY OF WHEELING PLANNING COMMISSION

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STAFF REPORT

May 1, 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

MAY 11, 2020 MEETING UPDATE:

- The item was discussed at the April 6, 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) anticipated by April 30, 2020 has not been received.
- Staff has not been made aware by the applicant if an application has been filed with the WVDEP.
- The City's Legal Department will be requesting information from the WVDEP.
- The City Manager has authorized the Commission to obtain professional services for purposes of independent review of geotechnical information. That process is underway.
- The Commission scheduled the public hearing for 6 p.m. on Monday, June 8, 2020 at Wheeling Park's White Palace, however staff has been informed that that venue will not be able to host groups larger than 25 people through the month of June 2020.
- Information and updates continue to be posted on the city webpage developed for this project.
- The Commission needs to decide how to proceed with the public hearing based on the inability to host large groups in a traditional public hearing setting.

COMMISSION MEMBERS

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STAFF: THOMAS CONNELLY, AICP