



CITY OF WHEELING PLANNING COMMISSION

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Zoning Subcommittee

Meeting of the Wheeling Planning Commission's Zoning Subcommittee: January 3, 2022.

Committee Members present: Monroe, Schwarz, and West.

Committee Members absent: none

Commissioner Schessler was also in attendance.

Staff present: Connelly

The meeting was called to order at 5:00 p.m. by Chair West.

REFERRED BUSINESS:

Zone Change Request – 150 North 17th Street – R-1C to I-2

Ed and Beth Hinebaugh, owners, appeared in front of the Committee and presented a sketch of a proposed warehouse facility. The owners also reviewed their businesses in the city. Chair West requested the staff to review the staff report and recommendation. Staff reviewed the report, which included reference to the purpose of the current and proposed zoning districts, the Comprehensive Plan, state code, comments from the public hearing, and the recommendation to deny the request.

The applicant commented that the site is not suitable for residential uses as required by the ordinance and outlined in the Plan. Staff inquired of the applicant if the property had ever been marketed for residential purposes in order to reach that conclusion, and if so, that those results would be beneficial in considering this request. Staff commented that nearly every street in Warwood that terminates at the trail is occupied by residential uses and that this property is on an established residential street, is flat and buildable, and is close to the shopping plaza and school. Staff discussed identifying whether the request is a benefit to the community or just the property owner. All of the committee members commented on the initial appearance of the request being logical in order to replace a dilapidated structure with a new structure, however the committee acknowledged the importance of comprehensive plan and state code as guiding documents. The applicant inquired into a commercial zone instead of the industrial zone, however concerns of spot zoning were raised as this property is bordered by an existing I-2 zone, but not a commercial zone. Staff also discussed Conditional Use Permits, that could have been an option at a previous time, however the structure is too far dilapidated to pursue that as an option now.

Following a lengthy discussion, Commissioner Schwarz moved a motion to recommend denying the request. Seconded by Commissioner Monroe. The motion passed 3-0.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Jeremy West, Chair

COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · RUSTY JEBBLA
HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP