



# CITY OF WHEELING PLANNING COMMISSION

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## STAFF REPORT

Planning Commission Hearing Date: Monday, September 11, 2023

Property Location: 842 National Road, Parcels 186, 195, 196, 197, and 198 on Tax Map W39 of Tax District 10

Applicant: Unified Bank

Nature of Request: Preliminary and Final Site Plan Approval

### Background:

Unified Bank seeks simultaneous Preliminary and Final Site Plan approval for the construction of a two-story 8,000 square-foot (4,000 SF building footprint) financial office building. Additionally, Unified Bank proposed to develop the adjacent parcels into a drive thru ITM (Interactive Teller Machines) development. The proposed use is permitted in the C-2 zoning district. As outlined in Article 1373 this application requires a Site Plan Review by the Planning Commission.

The development site is composed of Parcel 186, which contains the two (2) existing commercial buildings, and Parcels 195 and 196, which serves as a driveway access from Leatherwood Lane to and the loading berth for the CVS building, unorganized parking, and solid waste storage at the rear of the CVS building, and Parcels 197 and 198 for the drive thru.

The existing CVS building on the east side of the development site will remain. However, the four (4) existing driveway accesses from National Road to the site will be combined into one (1) driveway access thereby promoting best access management practices commercial corridor. The developer has prepared and submitted a traffic impact study to and is working with West Virginia Division of Highways to secure a Right-of-Way Entry Permit (MM-109) for the proposed consolidated driveway access.

The former A.C. Buffet Restaurant building site will be razed as well as the residential structure on Parcels 197 and 198.

### STAFF RECOMMENDATION:

Staff recommends approval of this site plan.

### COMMISSION MEMBERS

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

STAFF: BRENDA J. DELBERT

ATTACHMENTS:

Proposed Site Plan  
Proposed Grading Plan  
Proposed Utility Plan  
Lighting and Landscape Plan  
Zoning Map  
Site Photos