



MORGANTOWN PLANNING COMMISSION

May 10 2012
6:30 PM
City Council Chambers

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Wyant, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Jennifer Selin, City Council

STAFF REPORT

CASE NO: MNS12-09 / Bruceton Farm Service, Inc. / 1521 Earl Core Road

REQUEST and LOCATION:

Request by Howard Goodstein, on behalf of Bruceton Farm Service, Inc., for minor subdivision approval of property located at 1521 Earl Core Road.

TAX MAP, PARCEL and ZONING DESCRIPTION:

Tax Map 31, Parcels 111, 111.1, 105.1, 149.2, and 108; B-2, Service Business District

SURROUNDING ZONING:

B-2, Service Business District

BACKGROUND and ANALYSIS:

The petitioner seeks to resubdivide five existing parcels that contain a total area of approximately 91,946 square feet (2.1108 acres) into two parcels. Addendum A of this report illustrates the location of the subject site.

The proposed 1.2705 acre parcel will have approximately 260 feet of frontage along Earl Core Road and approximately 240 feet of frontage along Greenbag Road. This tract is the site of the future Walgreens store for which variance approvals were granted by the Board of Zoning Appeals in October 2011.

The proposed 0.8403 acre parcel will have approximately 170 feet of frontage along Earl Core Road. This tract is east of and adjoining the AutoZone development.

Both parcels exceed the minimum lot area standard of 6,000 square feet and minimum lot frontage standard of 60 feet in the B-2 District.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents, including easement illustration and descriptions if applicable, signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Enclosure: Application and accompanying exhibits

Development Services

Christopher Fletcher, AICP
Director

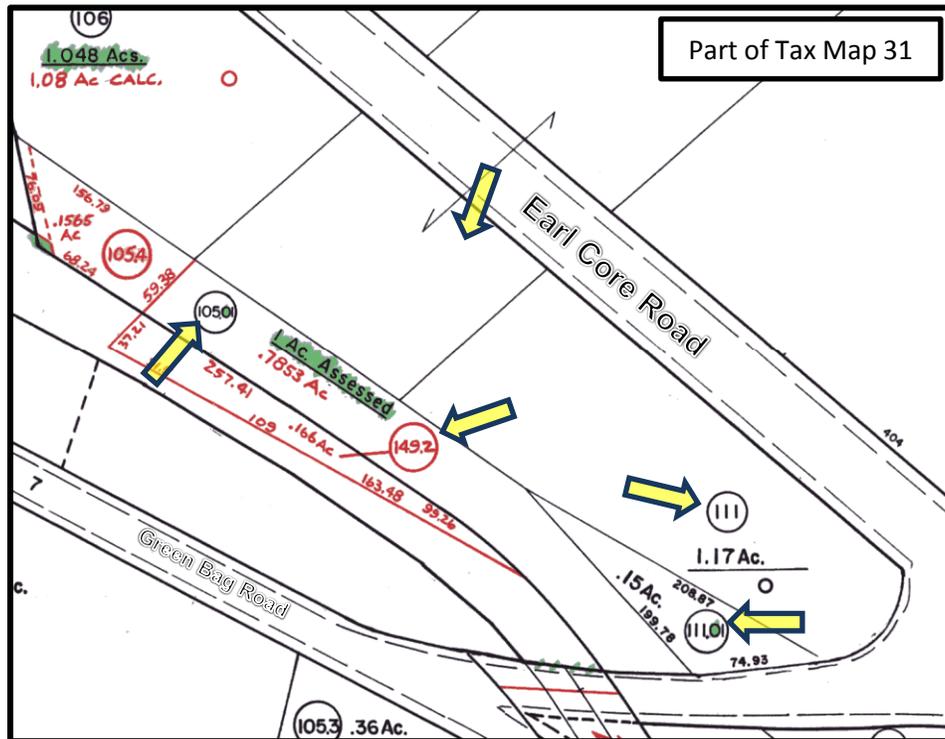
Planning Division

Heather Dingman, AICP
Principal Planner

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A

MNS12-09 / Bruceeton Farm Service, Inc. / 1521 Earl Core Road





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

0107

OFFICE USE	
CASE NO.	MNS12-09
RECEIVED:	04/04/12
COMPLETE:	

A Minor Subdivision of property includes the creation of up to three (3) parcels or the combination of existing parcels, but does not involve the extension of off-site facilities (streets, etc.) or the dedication of a portion of the site for public use.

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT			
Name:	Bruceston Farm Service, Inc.	Phone:	304-291-6980
Mailing Address:	1768 Mileground Rd.	Mobile:	304-216-5118
	Morgantown WV 26505	Email:	HGoodstein@BFSCompanies.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Howard Goodstein	Phone:	304-291-6980
Mailing Address:	1768 Mileground Rd.	Mobile:	304-216-5118
	Morgantown WV 26505	Email:	HGoodstein@BFScompanies.com
	City State Zip		
Mailings -	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input checked="" type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Bruceston Farm Service, Inc.	Phone:	304-291-6980
Mailing Address:	1768 Mileground Rd.	Mobile:	304-216-5118
	Morgantown WV 26505	Email:	HGoodstein@BFScompanies.com
	City State Zip		
IV. SITE			
Street Address (if assigned):	1521 Earl Core Rd.	Tax Map #(s):	31
Zoning:	B-2	Parcel #(s):	111, 111.1, 105.1, 149.2, 108
Square Footage of Parcel(s):	.8403 Ac. ft ²	1.27 Ac ft ²	ft ²
Subdivision Description:	Subdividing larger parcel (1.96 sq.foot) into two parcels		
Are there any Variances from the Subdivision Regulations anticipated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, to what extent is a variance necessary?	PAID \$5.00 Finance Office Morgantown, WV 26505 (204) 284-7448		



City of Morgantown, West Virginia

APPLICATION FOR
MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS12-09
RECEIVED:	04/04/12
COMPLETE:	

V. PLAT

Preliminary Plat submission – A Minor Subdivision Application must also include one (1) preliminary plat illustrating:

- (a) Existing and proposed property boundaries, property boundary dimensions, and square footage.
- (b) A letter of service availability and approval from the Morgantown Utility Board.

Final Plat submission – Upon approval by the Planning Commission, three (3) sealed Final Plat surveys must be submitted to the Planning Office and meet the following standards:

- (a) Drawn to a scale of one inch (1") equals fifty feet (50') or larger;
- (b) Date of preparation, north arrow, and scale;
- (c) Legal description;
- (d) Applicant/owner name and address;
- (e) Existing zoning;
- (f) Legend;
- (g) Vicinity map;
- (h) Existing and proposed utility lines and easements;
- (i) Certification by a registered land surveyor, licensed in the State of West Virginia, that the dimension and bearings are accurately delineated with a seal and signature;
- (j) Location, shape, exterior dimensions of each existing building on the site(s);
- (k) Location and dimensions of paved surfaces including sidewalks and curb cuts, and of all abutting streets;
- (l) Location of springs, streams, other water bodies, and areas subject to flooding;
- (m) Floodplain designation making reference to pertinent FEMA Firm Community Panel Number;
- (n) Approval signature block allowing space for President of Morgantown Planning Commission;
- (o) Other items as deemed necessary by Planner Director or City Engineer.

Please note that all approved minor subdivision plats must be filed with the Monongalia County Tax Office within thirty (30) days of approval. Plats not filed within thirty (30) days will be considered invalid by the City of Morgantown and will require reapproval.

VIII. ATTEST

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction.

Howard Gaudin

[Handwritten Signature]

4-4-12

Type/Print Name of Applicant/Agent

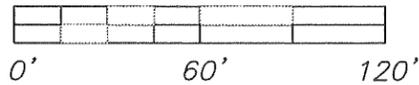
Signature of Applicant/Agent

Date

- Minor Subdivision Application Fee – \$35

LEGEND

- 1/2" reinforcing rod (found)
 - 1/2" reinforcing rod (set)
 - ⊙ magnetic nail (set)
 - ⊙ pk nail (found)
 - ▲ 5/8" reinforcing rod (found)
 - △ 5/8" reinforcing rod (set)
 - SRC concrete monument (found)
 - point no monument
 - ⊙ lamp pole
-
- property line
 - old parcel line
 - edge of easement line
 - centerline roadway
 - right-of-way line
-
- X-X-X 6' cyclone fence line
 - S-S-S sanitary sewer line
 - ST-ST-ST storm sewer line
 - G-G-G gas line
 - W-W-W water line
 - UE-UE-UE underground electric line
 - E-E-E overhead electric line



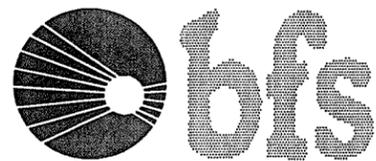
- NOTES:**
 To all parties interested in title to the premises surveyed.
 1) Location of underground utilities only approximately shown.
 2) Survey was conducted without benefit of lawyer's title report and may not reflect all exceptions, rights-of-way, easements or restrictions.
 3) The parcel surveyed is located within the 100 year storm flood zone and is shown on Flood Rate Map No. 540061C, on Panel No. 0118E, in Zones AE & X.
 4) The parcel is zoned B-2 District.

PLAT OF SURVEY FOR PROPOSED SUBDIVISION FOR BRUCETON FARM SERVICE, INC.

Description: Parcels of land situate in Sabraton & along Route 7 and 857
 Title: Bruceton Farm Service, Inc.
 DB. 1243, at Page 189 (Southern States Morgantown)
 Tax Map No. 31, Parcel 111, 111.1, 105.1 & 149.2
 Area: 85,289 sq.ft., or 1.9580 acres
 DB. 1309, at Page 231 (Glenmark-WV State Road)
 Tax Map No. 31, Parcel 108
 Area: 6,657 sq.ft., or 0.1528 acres

Sixth Ward of the City of Morgantown
 Morgan District, Monongalia County, West Virginia
 Address: 1591 Earl Core Road, Morgantown, WV.
 Scale 1" = 60' Date: February 25, 2008
 Revised date: July 22, 2010
 Revised date: December 30, 2011
 Revised date: April 3, 2012

file number 055-06 (bfs-Walgreen)



Bruceton Farm Service, Inc.
 1768 Mileground Road
 Morgantown, WV. 26505
 304/291-6980

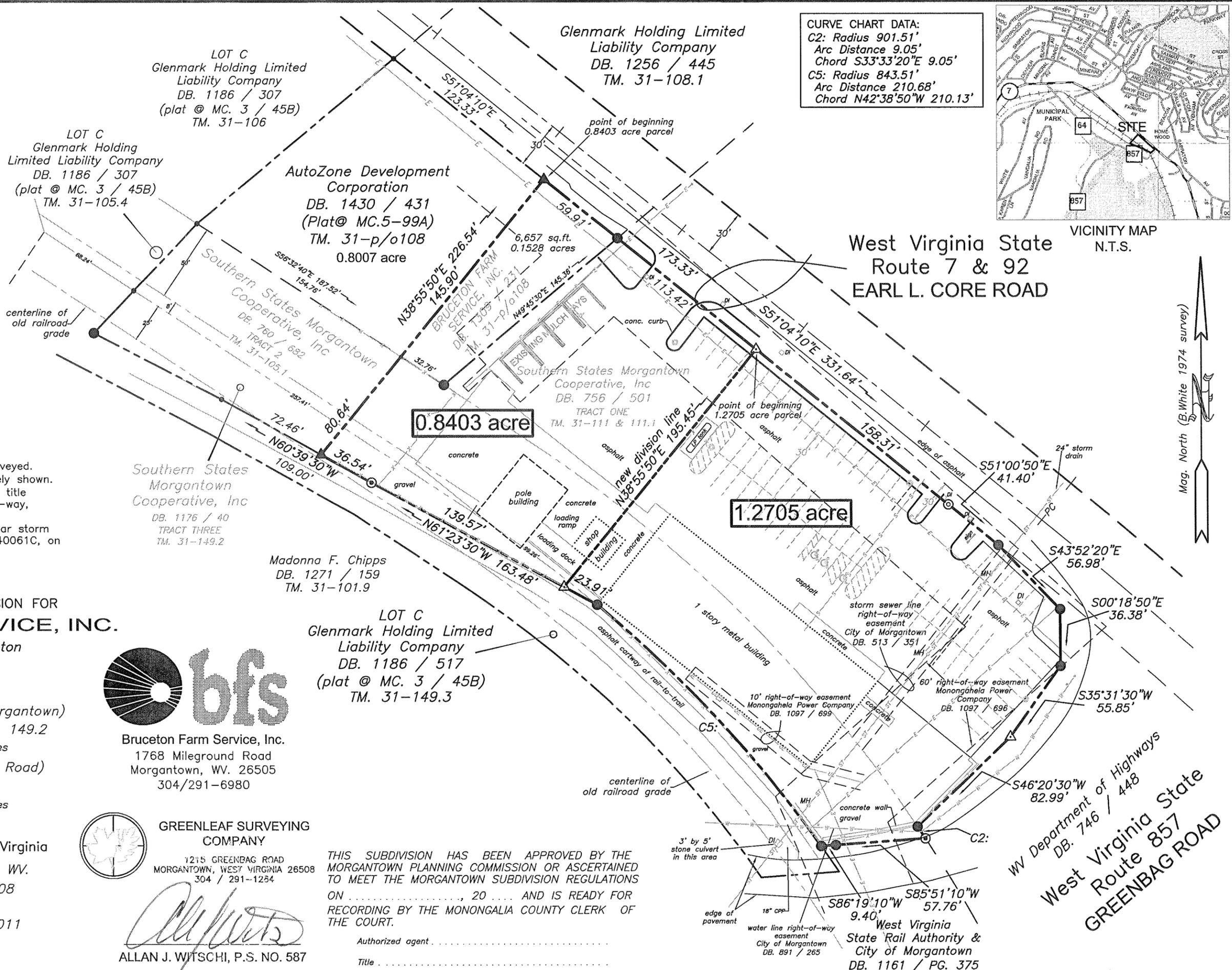


GREENLEAF SURVEYING COMPANY
 1215 GREENBAG ROAD
 MORGANTOWN, WEST VIRGINIA 26508
 304 / 291-1254

Allan J. Witschi
ALLAN J. WITSCHI, P.S. NO. 587

THIS SUBDIVISION HAS BEEN APPROVED BY THE MORGANTOWN PLANNING COMMISSION OR ASCERTAINED TO MEET THE MORGANTOWN SUBDIVISION REGULATIONS ON _____, 20 ____ AND IS READY FOR RECORDING BY THE MONONGALIA COUNTY CLERK OF THE COURT.

Authorized agent _____
 Title _____



CURVE CHART DATA:
 C2: Radius 901.51',
 Arc Distance 9.05',
 Chord S33°33'20"E 9.05'
 C5: Radius 843.51',
 Arc Distance 210.68',
 Chord N42°38'50"W 210.13'

