



# MORGANTOWN PLANNING COMMISSION

June 14, 2012  
6:30 PM  
City Council Chambers

## STAFF REPORT

### President:

Peter DeMasters, 6<sup>th</sup> Ward

### Vice-President:

Carol Pyles, 7<sup>th</sup> Ward

### Planning Commissioners:

Sam Loretta, 1<sup>st</sup> Ward

Tim Stranko, 2<sup>nd</sup> Ward

William Wyant, 3<sup>rd</sup> Ward

Bill Petros, 4<sup>th</sup> Ward

Mike Shuman, 5<sup>th</sup> Ward

Ken Martis, Admin.

Jennifer Selin, City Council

**CASE NO:** MNS12-11 / Scott Properties, LLC / Old Golden Blue Lane

### **REQUEST and LOCATION:**

Request by William Ernestes of Triad Engineering, Inc., on behalf of Scott Properties, LLC, for minor subdivision approval of property located along Old Golden Blue Lane, Lorentz Avenue, Jones Avenue, and First Street.

### **TAX MAP NUMBER (s) and ZONING DESCRIPTION:**

Tax Map 20, Parcels 258, 259, 260, 261, 262, 263, 257, 257.1, 266, 268.1, 267, and, 268; R-2, Single- and Two-Family Residential District

### **SURROUNDING ZONING:**

North and South: R-2, Single- and Two-Family Residential District

East: R-1A, Single-Family Residential District

West: R-3, Multi-Family Residential District

### **BACKGROUND and ANALYSIS:**

The petitioner seeks to re-subdivide twelve (12) existing parcels into four (4) parcels. Addendum A of this report illustrates the location of the subject property.

The petitioner's proposed subdivision details include:

- Proposed "Tract One" will contain approximately 11,431 square feet in area and have approximately 147.5 feet of frontage on Lorentz Avenue.
- Proposed "Tract Two" will contain approximately 9,754 square feet in area and have approximately 85.17 feet of frontage on Lorentz Avenue.
- Proposed "Tract Three" will contain approximately 12,860 square feet in area and have approximately 148.48 feet of frontage on Old Golden Blue Lane.
- Proposed "Tract Four" will contain approximately 26,718 square feet in area and have approximately 223.94 feet of frontage on Old Golden Blue Lane.

The proposed parcels exceed the R-2 District minimum lot size standard of 5,000 square feet and minimum lot frontage standard of 40 feet and not setback encroachments will be created by the proposed subdivision.

The petitioner obtained variance relief from the Board of Zoning Appeals on May 16, 2012 so that Old Golden Blue Lane (private street) may serve as the frontage and lot front rather than Jones Avenue (public street) for proposed Tracts "Three" and "Four" (Case No. V12-12).

### **Development Services**

Christopher Fletcher, AICP  
Director

### **Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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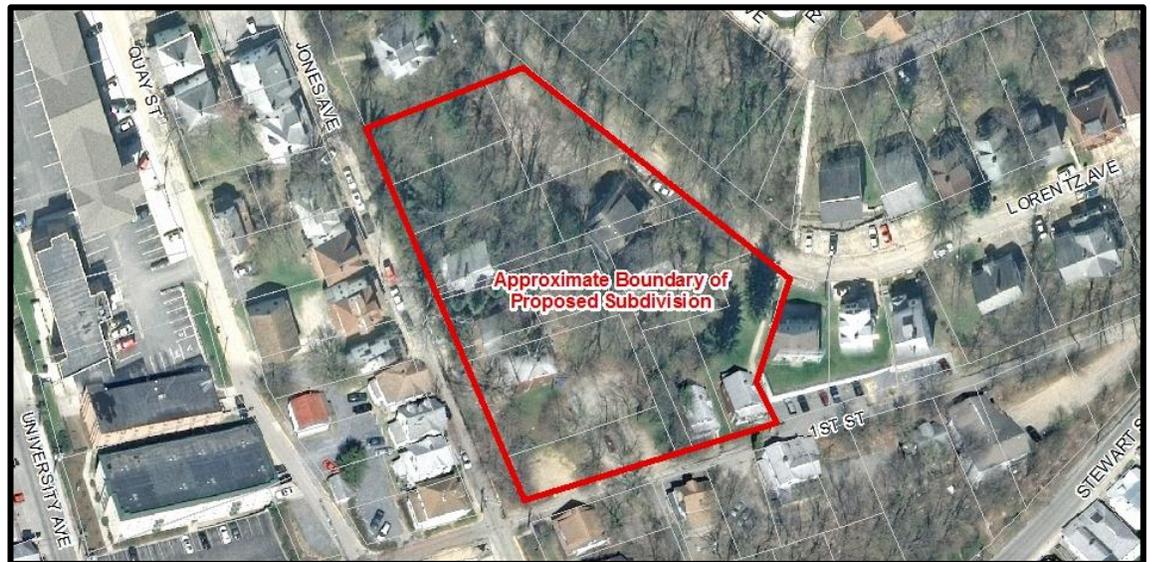
**STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

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

Enclosure: Application and accompanying exhibits

## ADDENDUM A



**Development Services**

Christopher Fletcher, AICP  
Director

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



**APPLICATION FOR  
MINOR SUBDIVISION**

<b>OFFICE USE</b>	
CASE NO.	MNS12-11
RECEIVED:	7/5/12
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:	Scott Properties, LLC / Gregg Metheny	Phone:	(304) 599-5011
Mailing Address:	P.O. Box 818	Mobile:	
	Street Morgantown WV 26507	Email:	gmetheny@scottpropertiesllc.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	Triad Engineering, Inc. / Bill Ernstes	Phone:	(304) 296-2562
Mailing Address:	219 Hartman Run Road	Mobile:	
	Street Morgantown WV 26505	Email:	wernstes@triadeng.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:	Scott Properties, LLC / Gregg Metheny	Phone:	(304) 599-5011
Mailing Address:	P.O. Box 818	Mobile:	
	Street Morgantown WV 26507	Email:	gmetheny@scottpropertiesllc.com
	City State Zip		
IV. SITE			
Street Address (if assigned):	Old Golden Blue / Lorentz Ave.	Tax Map #(s):	20
Zoning:	R-2	Parcel #(s):	258, 259, 260, 261, 262, 263, 266, 268.1, 267, 268, 257, & 257.1
Square Footage of Parcel(s):	11,431 ft. <sup>2</sup>	9,754 ft. <sup>2</sup>	12,860 ft. <sup>2</sup> 26,718 ft. <sup>2</sup>
Subdivision Description:	For creation of four (4) lots from existing tract.		
Are there any Variances from the Subdivision Regulations anticipated:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		RS2 7/05/2012 201211530 KRISTEN 11:21:23 SITE PLAN PAID 35.00 Finance Office Morgantown, WV 26505 (304) 284-7400
If yes, to what extent is a variance necessary?			



APPLICATION FOR MINOR SUBDIVISION

OFFICE USE
CASE NO. MNS12-11
RECEIVED: 02/05/12
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.

WILLIAM M. ERNSTES
TRIAD ENGINEERING, INC.

[Handwritten Signature]

2/5/12

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

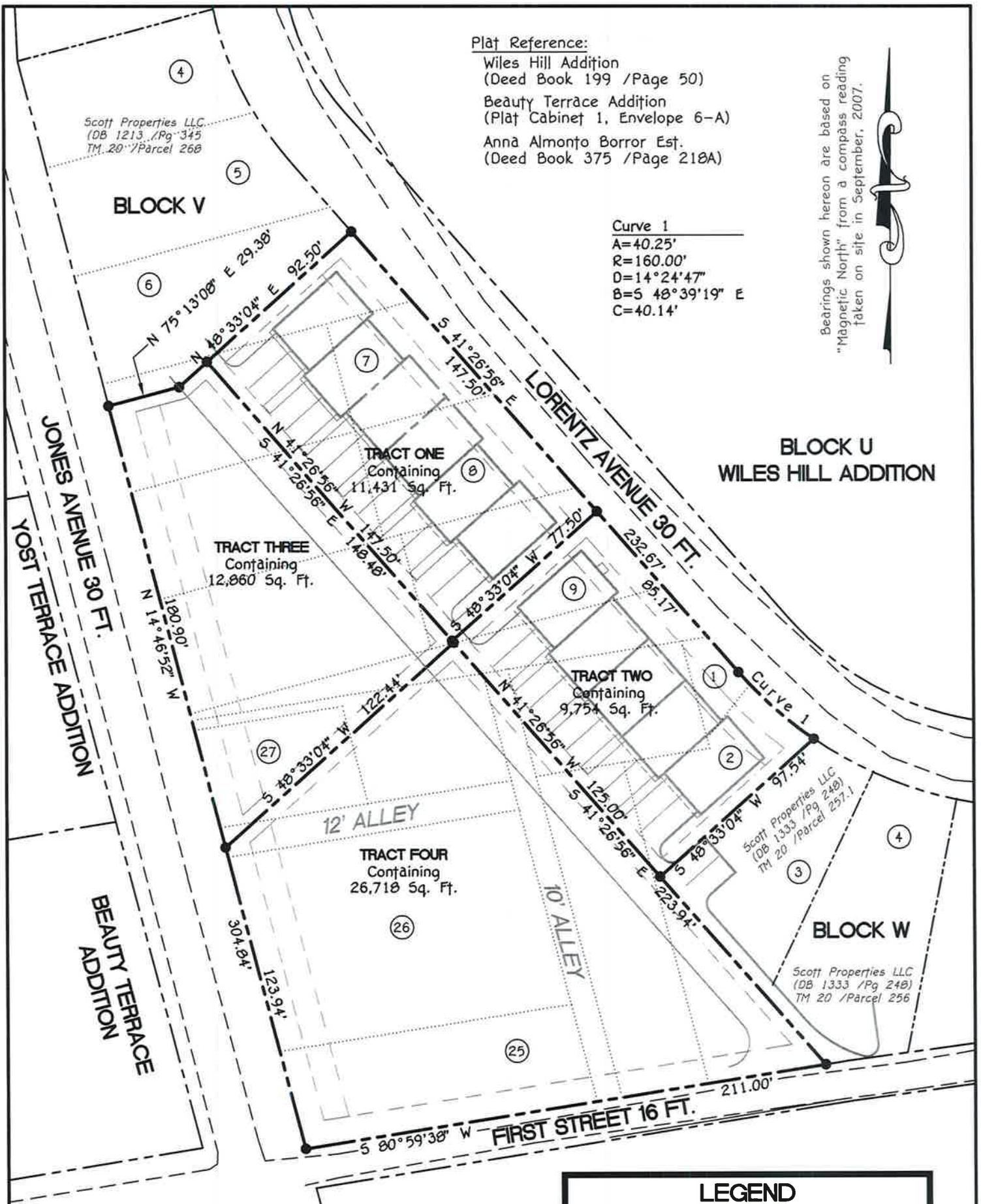
Minor Subdivision Application Fee - \$35

**Plat Reference:**

Wiles Hill Addition  
 (Deed Book 199 /Page 50)  
 Beauty Terrace Addition  
 (Plat Cabinet 1, Envelope 6-A)  
 Anna Almonjo Borrer Est.  
 (Deed Book 375 /Page 218A)

Curve 1  
 A=40.25'  
 R=160.00'  
 D=14°24'47"  
 B=5 48°39'19" E  
 C=40.14'

Bearings shown hereon are based on  
 "Magnetic North" from a compass reading  
 taken on site in September, 2007.



**Preliminary Plat of Property Survey For Jones Place**

Lots Block V and Lots Block W  
 Wiles Hill Addition  
 Fourth Ward, City of Morgantown  
 Tax Map 20, Parcels 258, 259, 260, 261  
 262, 263, 266, 268.1 and P/O Parcels  
 267, 268, 257, and 257.1  
 Monongalia County, West Virginia  
 Surveyed: July, 2012  
**Triad Engineering, Inc.**  
 Morgantown, West Virginia  
 Scale: 1" = 50'



LEGEND	
	Monument Found (see description)
	5/8" X 30" Capped Iron Rod
	Point
	Boundary Line
	Edge of Roadway
	Interior Property Lines
	Set Back Line
	Lot Number
	Now or Former Part Of
	Point of Beginning



**RONALD A. TALKINGTON, P.S. No. 078**  
 Dated: 07/05/12

*Talkington*