



MORGANTOWN PLANNING COMMISSION

June 12, 2014
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 Blosser, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

William Kawecki, City Council

The purpose of the angle in the proposed subdivision boundary near South Hills Drive is to accommodate an existing driveway entrance as illustrated below. The driveway is below the grade of South Hills Drive as better illustrated in Addendum A of this report.



The parcel created by the combination of Parcels 247, 248, and a portion of 249 will exceed the minimum lot area standard of 7,200 square feet and the minimum lot frontage standard of 70 feet in the R-1 District. The remainder of Parcel 249 will also exceed said standards.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents, including all access/utility easements 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

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS14-06 / Panrell / 763 South Hills Drive





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

0107

OFFICE USE	
CASE NO.	MNB14-06
RECEIVED:	5/29
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:	Guy + SANDRA PANRELL	Phone:	304 292-0260
Mailing Address:	763 SOUTH HILLS DRIVE	Mobile:	304 276 2917
	Street MORGANTOWN WEST VIRGINIA	Email:	GAPANRELL@COMCAST.NET
	City State Zip	26501	
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:	Street	Mobile:	
	City State Zip	Email:	
	Mailings – Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Guy + SANDRA PANRELL	Phone:	SAME
Mailing Address:	763 S HILLS DR	Mobile:	SAME
	Street MST WV 26501	Email:	SAME
	City State Zip		
IV. SITE			
Street Address (if assigned):	N/A	Tax Map #(s):	2247, 248, 249
Zoning:	R-1	Parcel #(s):	35
Square Footage of Parcel(s):	LOT 247 18,714 ft. ²	LOT 248 1,394 ft. ²	LOT 249 14,112 ft. ²
Subdivision Description:	COMBINE PARCELS 247 + 248 + PART OF 249 INTO 1 PARCEL		
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 35.00 Finance Office Morgantown, WV 26505 (304) 284-7408		

MMS14-06



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	_____
RECEIVED:	_____
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.

Guy PANRELL

Guy Panrell

5/29/14

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

- Minor Subdivision Application Fee – \$35

PLAN ON SOUTH HILLS DRIVE

FOR
NEWBROUGH

Division of Lots 18, 19 & p/o 20 of the
South Hills Addition Plan No. 2
Cabinet 1, Files 528 & 211B

sq.ft., or
acres

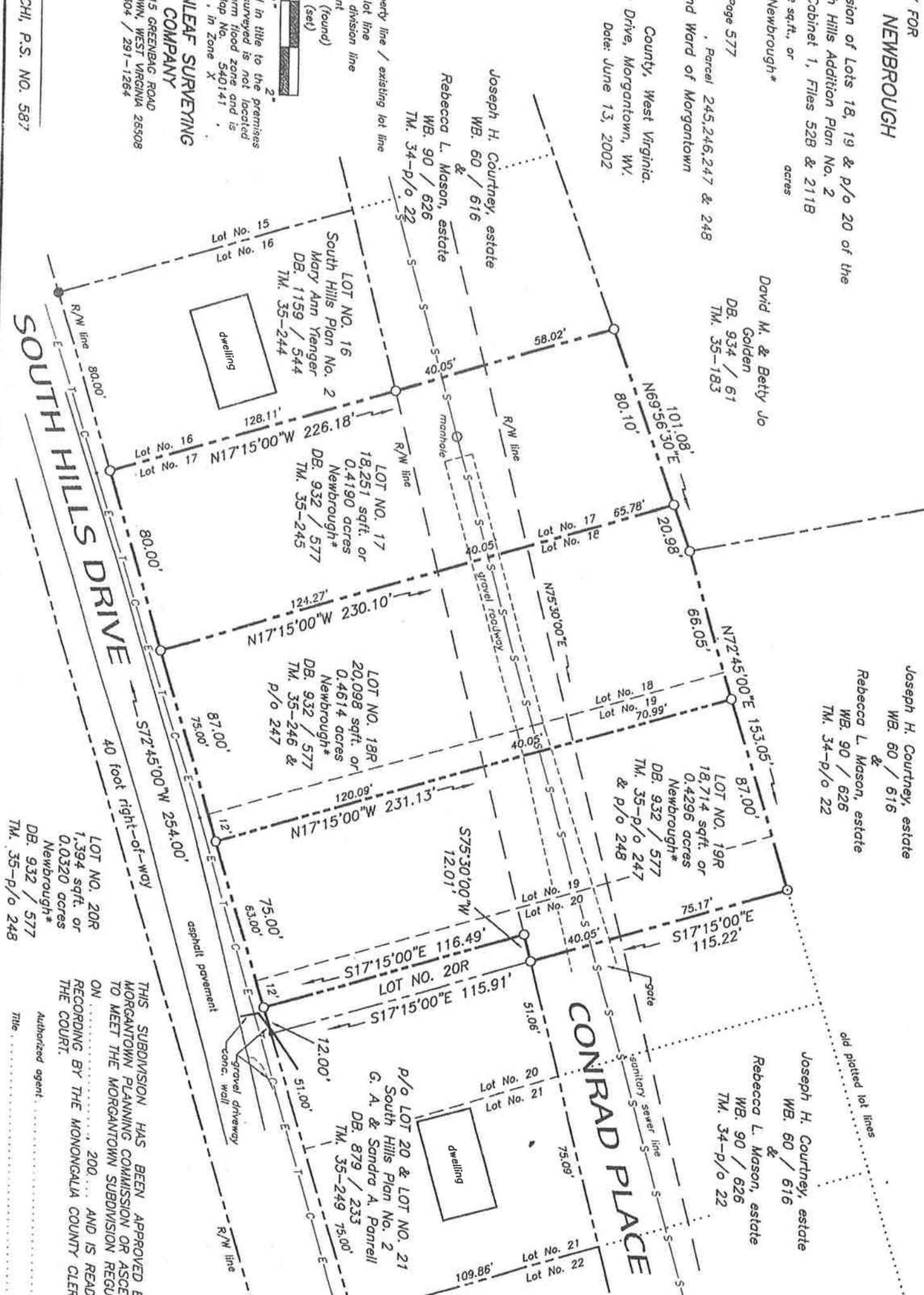
Page 577

Parcel 245,246,247 & 248
and Ward of Morgantown

County, West Virginia.
Drive, Morgantown, WV.
Date: June 13, 2002

**VELEAF SURVEYING
COMPANY**
15 GREENBAG ROAD
3RD FLOOR, WEST VIRGINIA 26508
304 / 291-1264

CHL, P.S. NO. 587



THIS SUBDIVISION HAS BEEN APPROVED BY THE MORGANTOWN PLANNING COMMISSION OR ASCE TO MEET THE MORGANTOWN SUBDIVISION RECORDING BY THE MONONGALIA COUNTY CLERK ON 200... AND IS READ RECORDED BY THE MONONGALIA COUNTY CLERK

Authorized agent: _____
Title: _____

100514-06

PLAN ON SOUTH HILLS DRIVE

FOR NEWBROUGH

Division of Lots 18, 19 & p/o 20 of the South Hills Addition Plan No. 2 Cabinet 1, Files 528 & 211B

David M. & Betty Jo Golden DB. 934 / 61 TM. 35-183

Parcel 245,246,247 & 248 and Ward of Morgantown

County, West Virginia. Drive, Morgantown, WV. Date: June 13, 2002

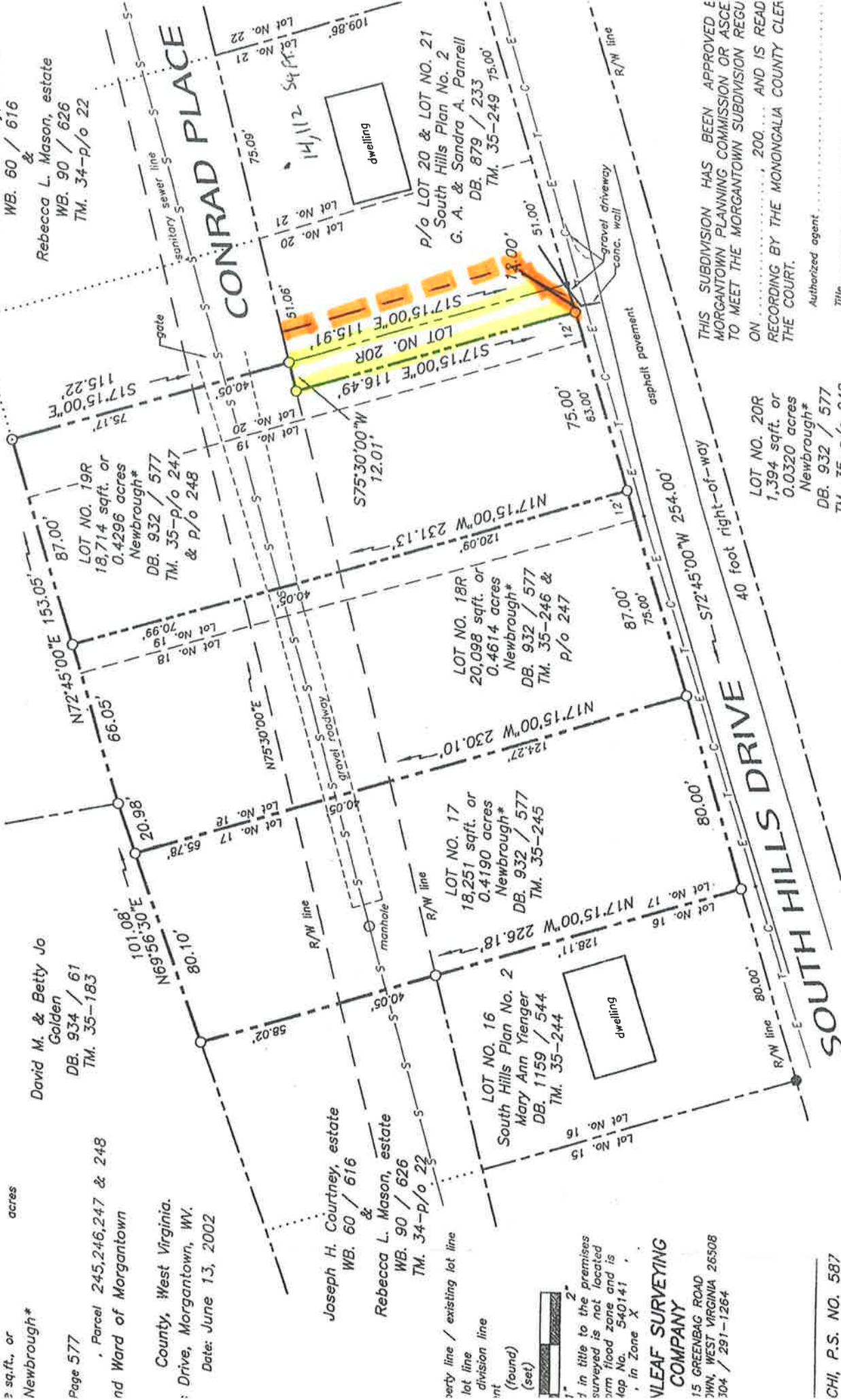
MMS14-06

Joseph H. Courtney, estate WB. 60 / 616 & Rebecca L. Mason, estate WB. 90 / 626 TM. 34-p/o 22

10'-12' FROM LOT 1749 12' FROM LOT 248

Joseph H. Courtney, estate WB. 60 / 616 & Rebecca L. Mason, estate WB. 90 / 626 TM. 34-p/o 22

old platted lot lines



Survey line / existing lot line
lot line
division line
found (set)
1" = 20'
1" in title to the premises surveyed is not located in flood zone and is in Zone X

VLEAF SURVEYING COMPANY
15 GREENBAG ROAD
MORGANTOWN, WEST VIRGINIA 26508
304 / 291-1264

THIS SUBDIVISION HAS BEEN APPROVED BY THE MORGANTOWN PLANNING COMMISSION OR ASSET TO MEET THE MORGANTOWN SUBDIVISION REQUIREMENTS ON... 200... AND IS READ THE COURT.

LOT NO. 20R
1,394 sqft. or
0.0320 acres
Newbrough*
DB. 932 / 577
TM. 35-p/o 248

Authorized agent
Title

CHI, P.S. NO. 587