



MORGANTOWN PLANNING COMMISSION

June 11, 2015
6:30 PM
City Council Chambers

STAFF REPORT

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.

Bill Kawecki, City Council

CASE NO: MNS15-11 / Abbitt / 801 South Hills Drive

REQUEST and LOCATION:

Request by Wyatt Alexander Abbitt for minor subdivision approval of property located at 801 South Hills Drive.

TAX MAP NUMBER (s) and ZONING DESCRIPTION:

Tax Map 35, Parcels 176, 178, and 179; R-1, Single-Family Residential District

SURROUNDING ZONING:

R-1, Single-Family Residential District

BACKGROUND and ANALYSIS:

The petitioner seeks to combine Parcels 176, 178, and 179 of Tax Map 35 into one (1) parcel to construct a single-family dwelling. Addendum A of this report illustrates the location of the subject site.

According to the petitioner's preliminary survey plat, the combined area of the three (3) parcels will be approximately 48,646 square feet or 1.12 acres, which exceeds the minimum lot area standard of 7,200 square feet. The combined frontage along South Hills Drive will be approximately 210 feet, which exceeds the minimum lot frontage standard of 70 feet.

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
MNS15-11 / Abbitt / 801 South Hills Drive





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNS15-11
RECEIVED:	
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:	Wyatt Alexander Abbitt	Phone:	3046926549
Mailing Address:	P.O. BOX 4082	Mobile:	
	Street		
	STAR CITY WV 26504	Email:	
City	State	Zip	
II. AGENT / CONTACT INFORMATION			
Name:		Phone:	
Mailing Address:		Mobile:	
	Street		
	City State Zip	Email:	
Mailings – Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact			
III. PROPERTY			
Owner:	Wyatt Alexander Abbitt	Phone:	3046926549
Mailing Address:	801 SOUTH HILLS DRIVE	Mobile:	
	Street		
	MORGANTOWN, WV 26505	Email:	
City	State	Zip	
IV. SITE			
Street Address (if assigned):	801 South Hills Dr.	Tax Map #(s):	35
Zoning:		Parcel #(s):	176, 178, 179
Square Footage of Parcel(s):	ft. ²	ft. ²	ft. ²
Subdivision Description:	COMBINE 3 parcels 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?	N/A		

DUPLICATE PAID JUN 02 2015

MAY 29 2015



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.

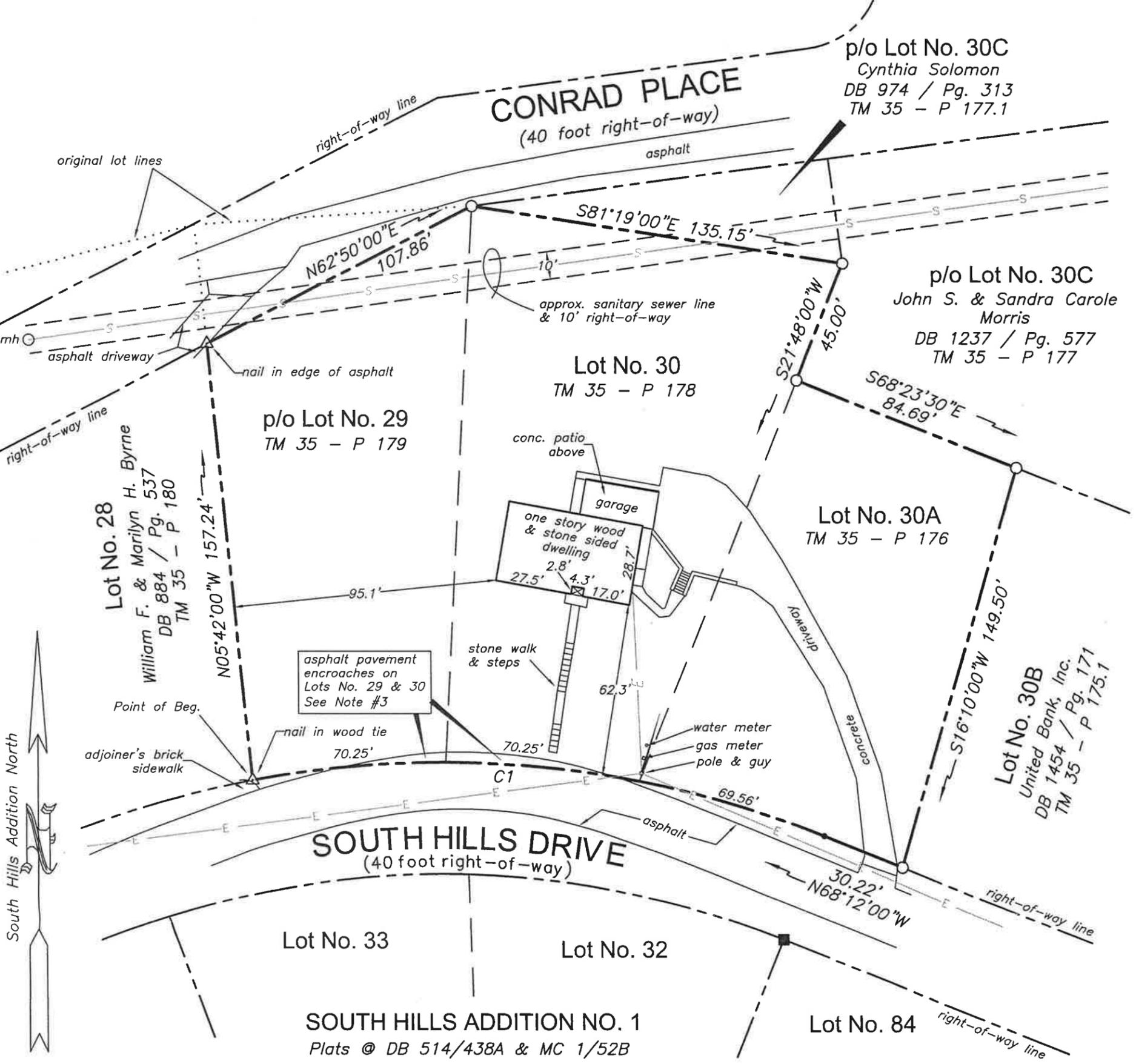
Please note that all approved minor subdivision plats must be filed with the Monongalia County Tax Office within thirty (30) days of approval. Plats not filed within thirty (30) days will be considered invalid by the City of Morgantown and will require reapproval.

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.

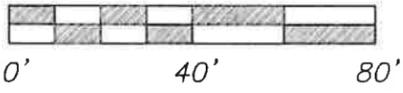
<i>Wyatt Alexander Abbitt</i>	<i>Wyatt Alexander Abbitt</i>	<i>May 29th 2015</i>
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

• Minor Subdivision Application Fee - \$35 *CK 4329*



CURVE DATA
 C1: Radius 370.25'
 Arc Distance 210.06'
 Chord N84°27'10"W 207.26'

- LEGEND**
- concrete monument (found)
 - △ nail (set)
 - calculated point
 - 5/8" reinforcing rod (found)
 - 5/8" reinforcing rod (set)



- NOTES:**
- 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) See reservation in Deed Book 749, at Page 400 (First Parcel) for that portion of South Hills Drive encroaching onto Lot No. 30.

**PLAT OF SURVEY FOR
 WYATT ALEXANDER ABBITT, II &
 JULIA C. ABBITT**

Description: Lots No. 30 & 30A and part of 29 of South Hills Addition No. 1 (Amended)
 Addition Ref.: DB. 514 / Pg. 438A (South Hills No. 1)
 Map Cab. 1 / File 52B (South Hill No. 1)
 D.B. 635 / Pg. 19 (Lots 30A & 30B)
 Map Cab. 1 / File 211B (South Hill No. 2)

Area: 48,646 sq.ft., or 1.1167 acres
 Title: Estate of Wayne Paul O'Shell
 WB. 133 , at Page 256
 DB. 1355 , at Page 446
 DB. 749 , at Page 400
 Tax Map No. 35 , Parcel 176, 178 & 179
 Corporation: Second Ward of Morgantown
 District: Morgan
 of Monongalia County, West Virginia.
 Address: 801 South Hills Drive, Morgantown, WV
 Scale 1" = 40' Date: September 26, 2012

**GREENLEAF SURVEYING
 COMPANY**
 1215 GREENBAG ROAD
 MORGANTOWN, WEST VIRGINIA 26508
 304 / 291-1264

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

MNS15-11