

**Small Areas Plan No. 5 – City of Morgantown  
Community Forum No. 2  
Wiles Hill Community Center  
Wednesday, September 18, 2019**

Date.....THU, 19 SEP 2019

To .....File

From .....C. Fletcher, AICP

Subject.....Small Area Plan | 2<sup>nd</sup> Community Forum Notes  
Study Area No. 5  
Wiles Hill Community Center

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Start Time: 6:00 p.m.

End Time: 7:40 p.m.

Sign-in sheet attached (late arrivals may not have signed in). Approximately 18 attendees.

**1. Presentation** – Below is a summary of the slides presented at the community forum

- The progress of the small area planning project discussed starting with AECOM's work collecting existing conditions data, facilitating the first Community Forum on 17 APR 2019 and walking tour, and stakeholder interviews.
- The second and final Community Forum was targeted for August and the study area recommendations report presentation to the Planning Commission in September.
- Identifying and building consensus on key themes and issues for the study area as a whole become overcomplicated.
- City Staff asked if a small neighborhood working group could be formed to take a different view and consider different approaches.
- Mr. Gregg Metheny agreed to hold his zoning map amendment petition in abeyance to give the working group the opportunity to work through the month of August.
- City Staff thanked the neighborhood working group – Richard Dumas, Zack Cruze, Frank Scafella, Charlie Byer, Margaret Stout – for their time, commitment, and effort in meeting with staff four times and separately twice.
- Several maps were covered explaining how staff and the working group developed blocks within the study area to focus separate land use and development themes, how each block relates to adjoining blocks, and our transitions in land use and development intensity can be achieved. See map of blocks at the end of this summary.

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- The objective to maintain existing base zoning classifications was discussed along with how an overlay district can be used for the study area to establish additional, stricter, and/or incentive standards and criteria to facilitate desired infill and redevelopment within each of the blocks.
- The following themes for each block was presented.
  - **Block A.** Maintain the existing R-1A zoning classification for the entire block. Utilize a “demonstration” overlay district to serve as a transition into the standard R-1A District while enabling creative building forms and moderately higher densities that incentivize infill and redevelopment of existing non-conforming rental properties. Detached single-family dwelling units are still desired but permit smaller lots and smaller homes to promote the clustering of new affordable workforce housing construction. Introduced and explained what “Accessory Dwelling Units (ADUs)” are and how and why this dwelling unit type is proposed within Block A. New detached single-family development should be attractive to homebuyers.
  - **Block B.** Maintain the existing R-1A and R-2 zoning classifications for Block B. Utilize a “demonstration” overlay district to serve as a secondary transition that enables creative building forms and moderately higher densities than Block A to incentivize redevelopment of all properties. Introduced and explained why and how permitting by-right two-family and townhouse development within Block B should incentive redevelopment to remove functionally obsolete and nonconforming structures. Overlay district provisions should serve to advance development that would be attractive to affordable workforce homebuyers.
  - **Block C.** Maintain the existing R-2 zoning classification for Block C. Utilize a “demonstration” overlay district to foster development of moderately higher densities than Block B that would provide an attractive gateway into the Wiles Hill neighborhood. Introduced and explained why and how permitting by-right multi-family development within Block C can be regulated and designed to reduce neighborhood concerns in terms of building height, bulk, and intensity. Overlay district provisions should serve to advance development that would be attractive to homebuyers. Illustrated the working group’s desired development pattern of terraced/cascading multi-family dwelling units that could integrate hillside form, provide desired views, and promote condominium unit homeownership and affordable workforce housing needs.
  - **Block D.** Explained city staff is still working on how best to include desired provisions for the recently constructed Jones Place development that could address redevelopment in the future.

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**2. Public Comments**

- Study area streets must be widened and improved, and sidewalk constructed, either first or as a part of redevelopment or significant infill development is permitted to occur in any of the blocks. Wellen Avenue is used as an access point to Wiles Hill neighborhood during inclement weather events.
- Making sure sufficient parking is provided as a part of redevelopment and/or infill development is critical to ensure parking congestion in the Wiles Hill neighborhood is not further exacerbated.
- With the exception of portions of Block A, blue curb parking permits should not be made available to residents of Blocks B, C, or D.
- The current Wiles Hill Permit Parking District (blue curbs) need to be re-evaluated.
- Minimum parking requirements for single-family dwellings should not be reduced below current two on-site parking space requirement.
- Redevelopment and infill development will result in the loss of trees within the study area. Street trees and/or trees planted on private property should be required.
- The study area needs parks and open space if moderately increased densities are to be permitted.
- Block D zoning provisions should be the same as Block C.
- Bringing a consultant in was suggested to review contemplated overlay district provisions that will implement presented themes for each block to evaluate viability and illustrate build-out.
- Working group members present asked that illustrations of the Block A subdivision pattern and the conceptual retaining wall illustration be added to the Community Forum PowerPoint presentation that will be posted on the City's project webpage.  

[\[http://www.morgantownwv.gov/193/Areas-for-Future-Study\]](http://www.morgantownwv.gov/193/Areas-for-Future-Study)
- Staff described the next steps of the planning project, which will include the preparation and presentation of a recommendations report to the Planning Commission at the October meeting scheduled for TUE, 08 OCT 2019 at 6:30 p.m. in City Council Chambers. If the Planning Commission accepts the recommendations report, work will immediately begin to development the overlay district ordinance that will provide standards and criteria to implement the themes presented during the community forum.

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