

April 1, 2019

Bridgeport Planning Commission Minutes
City of Bridgeport
County of Harrison
State of West Virginia

CALL TO ORDER:

The Bridgeport Planning Commission meeting was called to order at 4:01 p.m. on Monday, April 1, 2019, in the Council Chambers of the Bridgeport Municipal Complex located at 515 West Main Street.

BOARD MEMBERS PRESENT

President Rodney Kidd, Vice President Doug Gray, Members Patrick Jeffers, Philip Freeman, Robert Greer, and Andrea Kerr.

BOARD MEMBERS ABSENT

Member Jolie Carter.

CITY STAFF PRESENT

Secretary to the Commission Tyler Suzanne Grogg.

OTHERS IN ATTENDANCE

Craig Baker, 600 White Oaks Blvd., Austin Thrasher, 600 White Oaks Blvd., and Geoff Marshall, 135 Professional Place.

APPROVAL OF MINUTES

Minutes of the January 7, 2019 Bridgeport Planning Commission meeting were unanimously approved on a motion by Member Philip Freeman, seconded by Member Robert Greer.

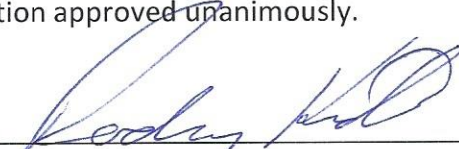
UNFINISHED BUSINESS

1. Consider the request of High Tech Corridor Development, LLC to amend the Planned Unit Development located at Phase I – White Oaks Business Park.
 - Member Andrea Kerr stated that High Tech Corridor is asking to amend their Planned Unit Development created in 2008. They are requesting to amend the parcels presented on the map in yellow (Exhibit A) from B-2 to R-3, which will allow for multi-family housing to be developed in those areas.
 - Craig Baker stated since the development of White Oaks, they have had significant interest in putting multi-level housing in the park. There been many inquiries from employees from Steptoe and Johnson, Antero, and The Thrasher Group who have shown interest in housing within walking distant of their office facilities. High Tech Corridor is looking for approval for this project since a developer has shown interest. If this developer doesn't move forward, then White Oaks will most likely remain a business park. They would just like the option to build housing.

- The property they are looking to rezone is nine (9) noncontinuous acres and the model that the developer is looking at constructing has had success within Washington, PA, Morgantown, and the Marion-Taylor County line. This model is a high-end unit with lots of green space. High Tech Corridor's goal is to maintain a park like setting and maintain the standards within White Oaks for the businesses. With the addition of the residential area they are very hopeful that this will help enhance this.
- The one thing White Oaks is struggling with is the lack of "roof tops". Businesses want so many roof tops within a certain amount of radius before they will come in to the area. The businesses that have already established a place within the park have seen success, but High Tech Corridor thinks the addition of the residential housing will increase the roof top ratio to bring in other businesses.
- Another complaint they received is the lack of business traffic on the weekends. They feel that this will increase the traffic within the park, which will further the development of Phase I, Phase 2, and Phase 3.
- Member Andrea Kerr stated she has received several responses from adjacent property owners and tenants within the park in favor of the residential area. A few of those businesses are Fridays, Steptoe and Johnson, Justice Federal Credit Union, IHOP, and Hawthorn Suites.
- Geoff Marshall, United Hospital Center, stated that UHC doesn't feel that residential housing is an appropriate use within that area. White Oaks is a business park and they feel that a residential complex will create a lot of extra traffic and problems with skateboarders and loitering.
- Craig Baker stated that High Tech Corridor was looking into how they would get the residents in and out of the units and to help with the flow of traffic through Professional Place. They are going to make a road using their rights-of-way through a few of the adjacent parking lots.
- Member Andrea Kerr stated the one response she gets when inquiring about businesses coming into the area is there isn't enough roof tops. She understands that White Oaks is a business park, but she also knows the more roof tops there are, there is a better chance to attract businesses.
- Craig Baker stated the housing that will be developed is for people with disposable income, either young professionals or retired individuals. This will also create a great opportunity for those who have family members living at the assisted living facilities to live closer to them.
- Member Robert Greer stated at a zoning stand point, the board can only approve the change in zoning. Once approved, if the developer doesn't go through with the high-end development, the zoning remains R-3 within the PUD. This will allow anyone approved by White Oaks to build a residential complex.

- Craig Baker stated a residential area in the business park was not even a consideration until the developer approached them and knowing that this developer has the finances to do this right. If this developer backs out, then the residential area would fall through, or it would be a project White Oaks does itself.
- Member Robert Greer stated in the past when the Board amends a PUD, the PUD document is presented. He asked to have an amended PUD document presented along with the plat.
- Member Robert Greer made a motion to postpone taking action until the PUD documentation can be presented. Motion was seconded by Vice President Doug Gray, and unanimously approved.

Meeting was adjourned at 4:40 p.m. on a motion by Vice President Doug Gray. Motion was seconded by Member Patrick Jeffers and motion approved unanimously.



Rodney Kidd, President



Date



Prepared by Tyler Suzanne Grogg
Secretary to the Commission