

# MONONGALIA COUNTY COMMISSION

COURTHOUSE  
MORGANTOWN, WEST VIRGINIA 26505

Robert "Bob" Bell, Commissioner  
Asel Kennedy, Commissioner  
John W. Pyles, Commissioner



Telephone: 304 291-7257

## COUNTY COMMISSION OF MONONGALIA COUNTY

### ORDINANCE CREATING PLANNING DISTRICTS

#### WITHIN THE UNINCORPORATED AREA OF MONONGALIA COUNTY

**WHEREAS**, the Monongalia County Commission, in accordance with West Virginia Code 8-24, et, seq, created the Monongalia County Planning Commission by ordinance dated March 18<sup>th</sup>, 1999;

**WHEREAS**, the March 18<sup>th</sup>, 1999 ordinance provided provisions for the establishment of certain planning districts; and,

**WHEREAS**, it appears to be advantageous to the welfare of Monongalia County, that an ordinance separate from the March 18<sup>th</sup>, 1999 ordinance creating the Monongalia County Planning Commission be implemented as a more appropriate means of establishing planning districts as provided in West Virginia Code § 8-24-16.

**NOW, THEREFORE**, be it **RESOLVED** and **ORDERED** by the County Commission of Monongalia County, West Virginia to hereby establish certain planning districts for the purpose of implementing a continuous and comprehensive planning program administered by the Monongalia County Planning Commission.

**AND FURTHER**, be it **RESOLVED** and **ORDERED** that it shall be this ordinance within which planning district boundaries are created and/or amended.

#### **ARTICLE I – LEGISLATIVE AUTHORITY**

This ordinance provides for the establishment of planning districts within the unincorporated area of Monongalia County in accordance with the provisions of West Virginia Code § 8-24-16, as amended.

#### **ARTICLE II – STATEMENT OF LEGISLATIVE INTENT**

This ordinance is intended to assist in implementing a comprehensive and continuous planning program within the unincorporated area of Monongalia County by utilizing the provisions afforded by State Code to identify certain effective regions, hereupon known as planning districts. In determining what constitutes an effective region or regions for planning purposes, due consideration shall be given to such factors as population density, health, general welfare, water and sanitation requirements, and future potential for residential, commercial, industrial, or public uses. It shall remain the responsibility of the Monongalia County Planning Commission to establish procedures and guidelines within which it shall advise, by resolution, the County Commission of Monongalia County to create or eliminate planning districts and to establish or alter planning district boundaries.

### **ARTICLE III – SEVERABILITY CLAUSE**

Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

### **ARTICLE III – CONFLICTS WITH OTHER ORDINANCES**

If any conflicts between this Ordinance and any other County Ordinance, or part thereof, arise, the provisions of this Ordinance shall prevail.

### **ARTICLE IV – ANNEXATION**

Prior to the commencement of annexation proceedings by Municipal Council for areas within an established planning district, the County, in cooperation with the municipality, shall study the area proposed for annexation to provide information to assist in establishing proper land use management requirements that should be instituted to protect the health, safety, and welfare of incorporated and unincorporated residents and businesses.

### **ARTICLE IV – EFFECTIVE DATE**

This ordinance shall become effective on and after passage and upon adoption by the Monongalia County Commission.

### **ARTICLE V – STEWARTSTOWN PLANNING DISTRICT**

The Stewartstown Planning District is hereby established with boundaries illustrated on the “Stewartstown Planning District Boundary Map”, which together with all the text of this ordinance, is hereby adopted by reference and declared to be a part of this ordinance, and described as follows:

BEGINNING at a point of intersection of the West Virginia and Pennsylvania states boundary line and the centerline of the Cheat River; thence westerly along said states boundary line to the intersection with the centerline of the Monongahela River; thence southerly along centerline of the Monongahela River to the intersection of the extended parcel line separating Parcel 5.11 and Parcel 7 (Union District Map 10); thence southeasterly along southern parcel lines of Parcels 5.11, 6, 10, and 9 (Union District Map 10) and extending to the centerline of U.S. 119; thence southerly along centerline of U.S. 119 to the intersection of the extended parcel line separating Parcel 9 (Union District Map 12) and Parcel 64.2 (Union District Map 13); thence east and southeasterly along southern parcel lines of Parcel 9 (Union District Map 12) and Parcel 64 (Union District Map 13) and extending to the centerline of Canyon Road (WV RT 67); thence easterly along centerline of Canyon Road (WV RT 67) to the intersection with the extended centerline of Warm Hollow Road (WV RT 119/4); thence northerly along centerline of Warm Hollow Road (WV RT 119/4) to the intersection of the extended parcel line separating Parcel 64 (Union District Map 13) and the Hickory Ridge Subdivision (Union District Map 13c); thence easterly along southern parcel line of Parcel 64 (Union District Map 13) to the intersection of the Warm Hollow Subdivision [Union District Map 113c(2)]; thence northerly along eastern parcel line of Parcel 64 (Union District Map 13) to the intersection of the southern parcel line of Parcel 27 (Union District Map 13); thence northeasterly along southern parcel line of Parcel 27 (Union District Map 13) and extending to centerline of the Cheat River; thence northerly along the centerline of Cheat River to the intersection of the West Virginia and Pennsylvania states boundary line, the POINT OF BEGINNING.

### **ARTICLE VI – CHEAT NECK PLANNING DISTRICT BOUNDARY DESCRIPTION**

The Cheat Neck Planning is hereby established with boundaries illustrated on the “Cheat Neck Planning District Boundary Map”, which together with all the text of this ordinance, is hereby adopted by reference and declared to be a part of this ordinance, and described as follows:

BEGINNING at a point of intersection at the Monongalia and Preston counties boundary line and the West Virginia and Pennsylvania states boundary line; thence westerly along said states boundary line to the intersection of the centerline of the Cheat River; thence southerly along centerline of the Cheat River to the intersection of the Preston County boundary line; thence northerly along the common boundary of the Monongalia and Preston counties to the intersection with the West Virginia and Pennsylvania states boundary line, the POINT OF BEGINNING.

#### **ARTICLE VII – CHEAT LAKE PLANNING DISTRICT BOUNDARY DESCRIPTION**

The Cheat Lake Planning District is hereby established with boundaries illustrated on the "Cheat Lake Planning district Boundary Map", which together with all the text of this ordinance, is hereby adopted by reference and declared to be a part of this ordinance, and described as follows:

BEGINNING at a point of intersection of the Monongalia and Preston counties boundary line and the centerline of the Cheat River; thence northwesterly along the centerline of Cheat River to the intersection of the extended southern parcel line of Parcel 27 (Union District Map 13); thence westerly along southern parcel line of Parcel 27 (Union District Map 13) to the intersection of the eastern parcel line of Parcel 64 (Union District Map 13); thence southerly along eastern parcel line of Parcel 64 (Union District Map 13) to the intersection of the Hickory Ridge Subdivision (Union District Map 13c); thence westerly along southern parcel line of Parcel 64 (Union District Map 13) and extending to the intersection of the centerline of Warm Hollow Road (WV RT 119/4); thence southerly along the centerline of Warm Hollow Road (WV RT 119/4) and extending to the intersection of the centerline of Canyon Road (WV RT 67); thence westerly along centerline of Canyon Road (WV RT 67) to the intersection with the extended parcel line separating Parcel 64 and Parcel 60 (Union District Map 13); thence northwesterly along western parcel line of Parcel 64 (Union District Map 13) to the intersection of the southern parcel line of Parcel 9 (Union District Map 12); thence westerly and northwesterly along southern parcel line of Parcel 9 (Union District Map 12) to the intersection of the centerline of U.S. 119; thence southerly along the centerline of U.S. Route 119 to the intersection of the municipal corporate boundary line of Morgantown at the West Virginia University Farm; thence northeasterly, southerly, and westerly along said municipal corporate boundary line and West Virginia University Farm to the intersection of the centerline of U.S. 119; thence southerly along centerline of U.S. 119 to the extended centerline of WV RT 857; thence westerly along centerline of WV RT 857 to the intersection with the municipal corporate boundary line of Morgantown; thence southeasterly along said municipal corporate boundary line to the intersection of the northern parcel line of Parcel 50.3 (Morgan District Map 7); thence easterly along southern parcel line of Parcel 13 (Morgan District Map 7) and extending across U.S. 68 to the intersection of the parcel line separating Parcel 51.3 and Parcel 50.2 (Morgan District Map 7); thence easterly along southern parcel lines of Parcels 51.3, 51.5, 52, 52.10, 52.1, and 52.3 (Morgan District Map 7) and extending across Pierpont Road (WV RT 67) to the intersection of the parcel line separating Parcel 62 and Parcel 60.15 (Morgan District Map 7); thence easterly along southern parcel line of Parcel 62 (Morgan District Map 7) and extending to intersection of the centerline of Fields Park Road; thence easterly and southerly along centerline of Fields Park Road and extending to intersection of the centerline of Tyrone Road (WV RT 75); thence northeasterly along centerline of Tyrone Road (WV RT 75) to the intersection of the extended centerline of Snake Hill Road (WV RT 75/2); thence southerly along centerline of Snake Hill Road (WV RT 75/2) to the intersection of the Preston County boundary line; thence northerly along the Monongalia and Preston counties boundary line to the intersection of the centerline of the Cheat River, the POINT OF BEGINNING.

#### **ARTICLE VIII – WEST RUN PLANNING DISTRICT BOUNDARY DESCRIPTION**

The West Run Planning District is hereby established with boundaries illustrated on the "West Run Planning District Boundary Map", which together with all the text of this ordinance, is hereby adopted by reference and declared to be a part of this ordinance, and described as follows:

BEGINNING at a point of intersection of the centerline of the Monongahela River and the municipal corporate boundary line of Star City; thence southeasterly along said municipal corporate boundary line to the intersection of the municipal corporate boundary line of

Morgantown; thence easterly and coinciding with the municipal corporate boundary line of Morgantown to the intersection of the centerline of WV RT 857; thence easterly along centerline of WV RT 857 and extending to the intersection of the centerline of U.S. 119; thence northerly along centerline of U.S. 119 to the extended parcel line of Parcel 9 (Union District Map 12); thence westerly along northern parcel line of Parcel 9 (Union District Map 12) to the intersection of Parcel 8 (Union District Map 10); thence northerly along eastern parcel line of Parcel 8 (Union District Map 10) and westerly along northern parcel line of said Parcel 8 to the intersection of the northern parcel line of Parcel 7 (Union District Map 10); thence northwesterly along northern parcel line of Parcel 7 (Union District Map 10) and extending to the intersection of the centerline of the Monongahela River; thence southerly along centerline of the Monongahela River to the municipal corporate boundary line of Star City, the POINT OF BEGINNING.

PASSED by the County Commission of Monongalia County, West Virginia on FIRST READING this the 3<sup>rd</sup> day of September, 2003.

A SECOND READING and public hearing was held on the 24<sup>th</sup> day September, 2003, after notice of a public hearing on said ordinance was published as a Class II legal advertisement.

Following said public hearing on a motion by John Pyles, seconded by Bob Bell, the Ordinance was passed on to the THIRD READING, set for October 1, 2003.

It is now ordered that the aforesaid Ordinance be, and is hereby approved and adopted by the County Commission of Monongalia County, West Virginia.

Asel Kennedy  
Asel Kennedy  
President

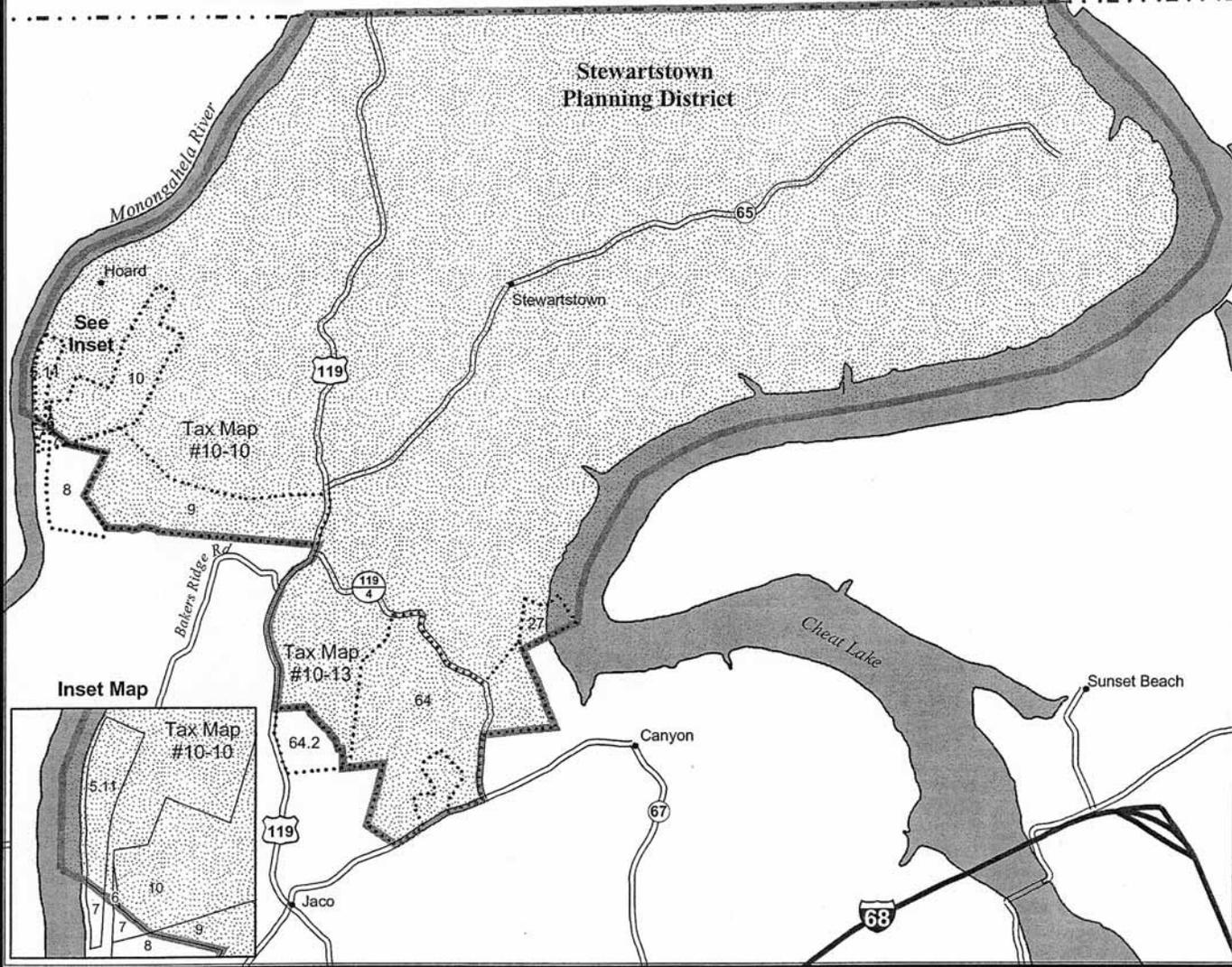
Robert L. Bell  
Robert L. Bell  
Commissioner

John W. Pyles  
John W. Pyles  
Commissioner

ADOPTED: October 1, 2003

# Stewartstown Planning District Boundary Map

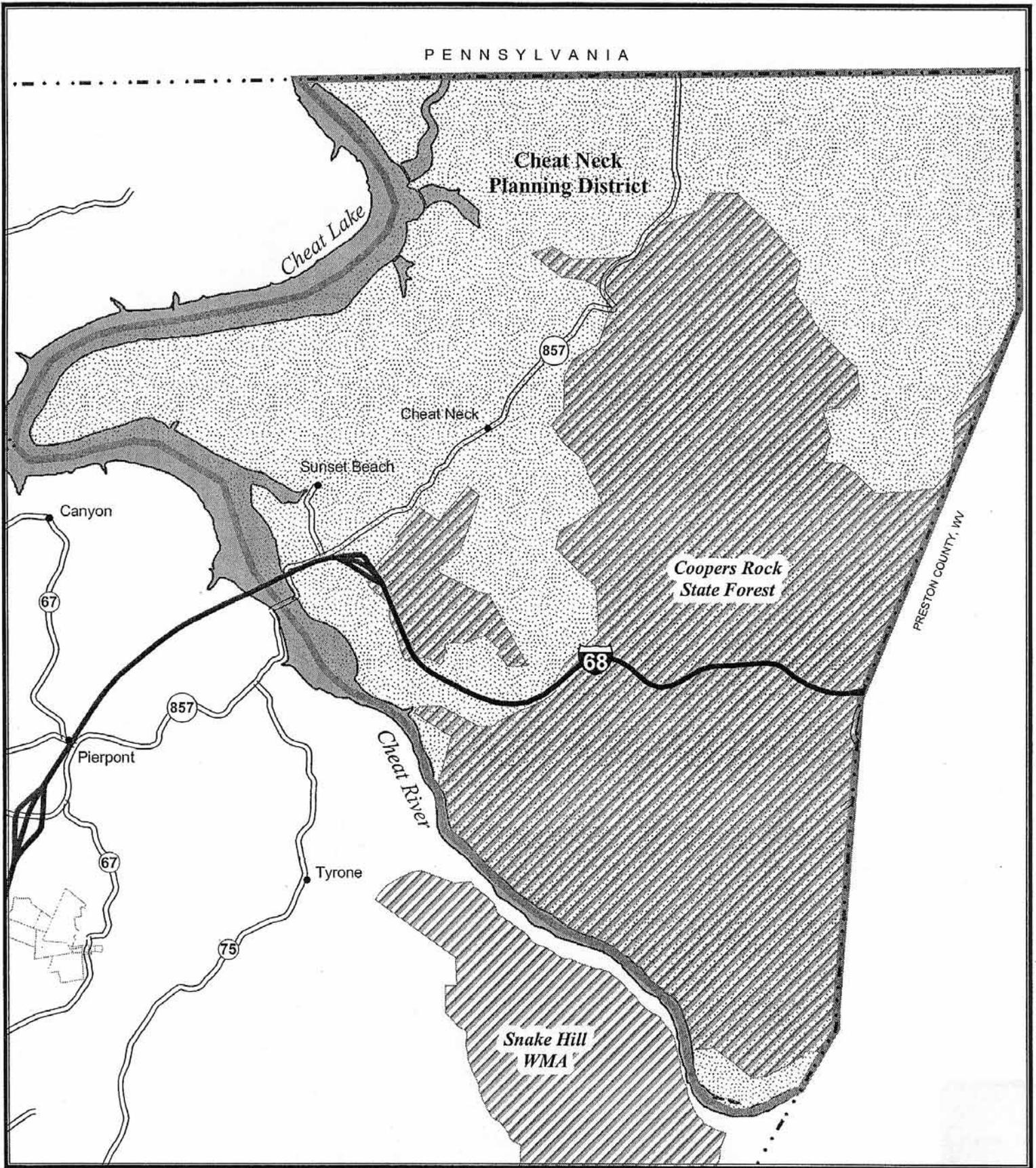
PENNSYLVANIA



Map Prepared by the WV GIS Technical Center for the Monongalia County Planning Commission (July 2003)

-  Planning District
-  Tax Parcel
-  City of Morgantown Corporate Limit

# Cheat Neck Planning District Boundary Map



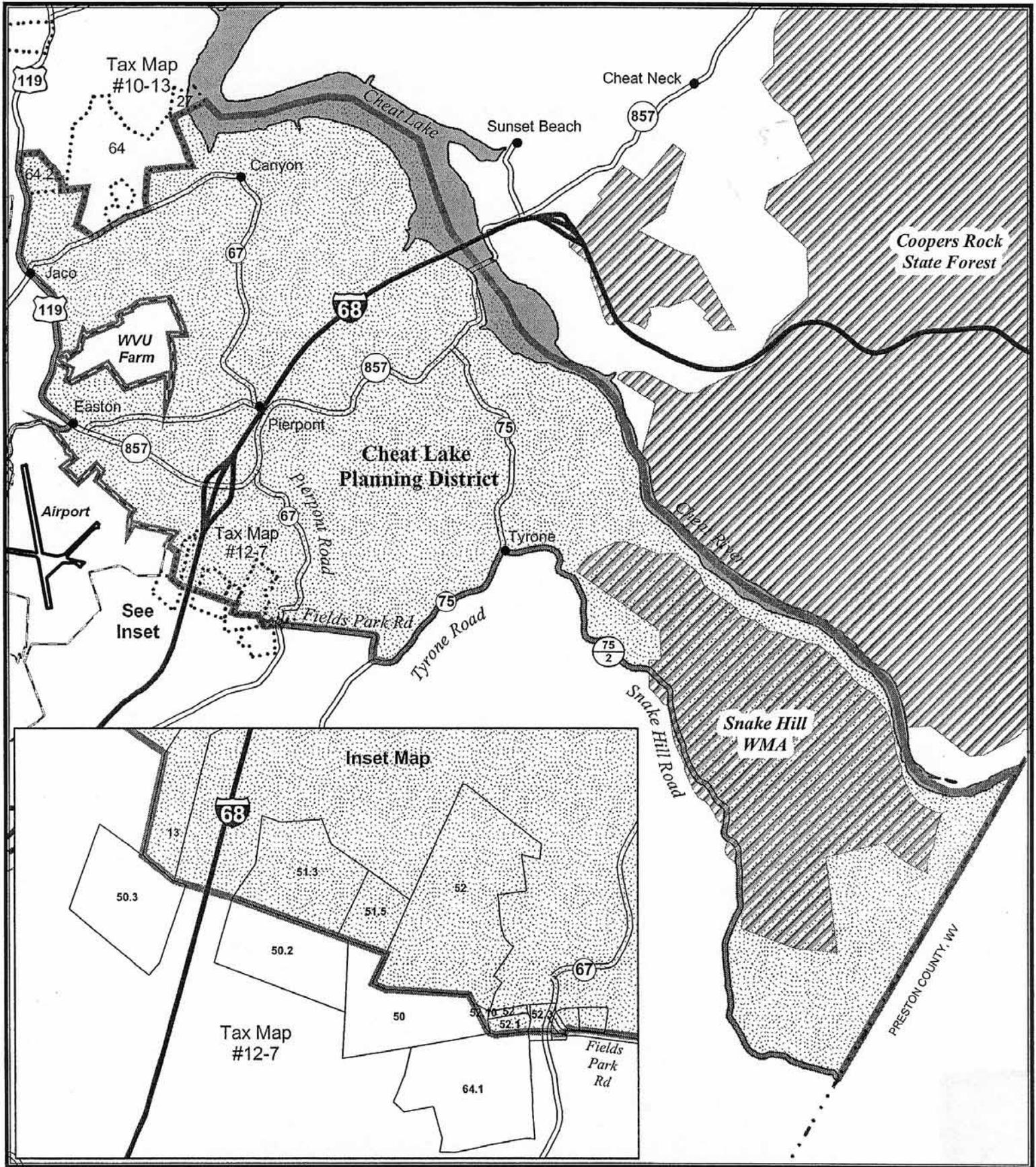
Map Prepared by the WV GIS Technical Center for the Monongalia County Planning Commission (July 2003)

-  Planning District
-  City of Morgantown Corporate Limit
-  Tax Parcel
-  Public Land



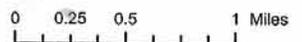
0 0.25 0.5 1 Miles

# Cheat Lake Planning District Boundary Map

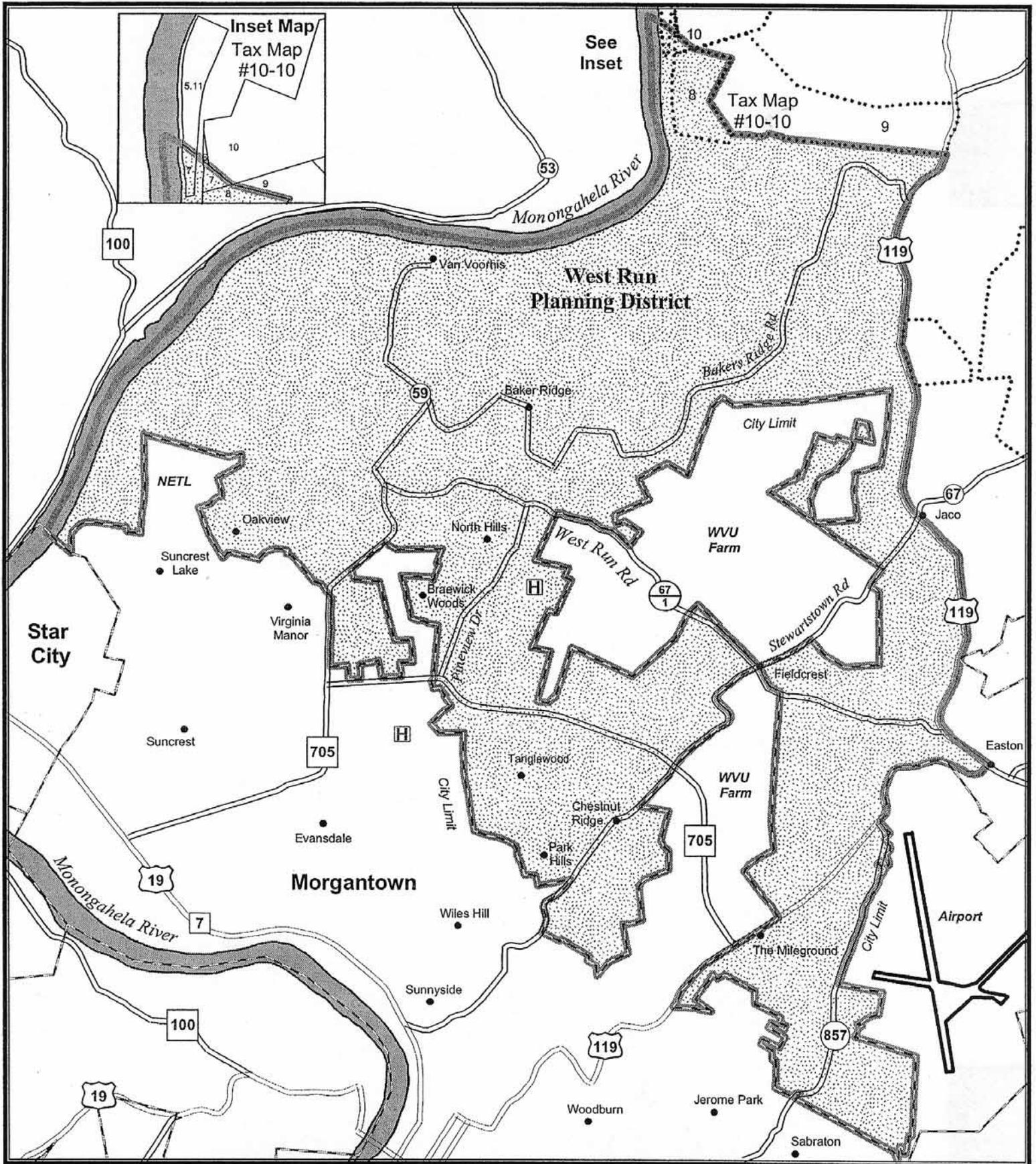


Map Prepared by the WV GIS Technical Center for the Monongalia County Planning Commission (July 2003)

-  Planning District
-  City of Morgantown Corporate Limit
-  Tax Parcel
-  Public Land



# West Run Planning District Boundary Map



Map Prepared by the WV GIS Technical Center for the Monongalia County Planning Commission (July 2003)

 Planning District       City of Morgantown Corporate Limit

 Tax Parcel

