



CITY OF WHEELING PLANNING COMMISSION

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Wheeling Planning Commission-Report to Council

Property Location: 108 South Huron St.

Applicant: Joe Downing on Behalf of Smoker Friendly

Nature of Request: Rezone from R3 to C2

Mayor and Members of City Council,

The following is the action taken at the meeting of interest to City Council.

The City of Wheeling Planning Commission held its regularly scheduled meeting on May 8, 2023. Smoker Friendly recently purchased the lot adjoining the current parking lot. They are requesting the zone change to expand the lot. It is the opinion of City Planning Staff that the proposed zoning map amendment would be considered a permitted zoning reclassification and not “spot zoning” because the subject property adjoins the adjacent C-2 zoning district. Accordingly, the proposed zoning map amendment would be a boundary adjustment of the C-2 zoning district. Article 1339.04 of the Planning & Zoning Code provides the objectives for the C-2 General Commercial zoning district. Parking is permitted in the C-2 zone. No one signed up to speak for the public hearing. Following the discussion Mr. Monroe, seconded by Ms. Schessler, moved to recommend approval and approval and forward to City Council. All in favor. Motion carried.

Respectfully submitted,

Brenda J. Delbert
Director

COMMISSION MEMBERS

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