

## Local News

> [News](#) > [Local News](#)

[Print this Page](#)

[←--back to story](#)

### Planning Commission recommends zoning change

By John McVey / Journal Staff Writer

POSTED: October 9, 2009

MARTINSBURG - The developers of Meridian Pointe South have won preliminary approval to change the zoning of a section of the 30-acre mixed-use subdivision off Edwin Miller Boulevard on the north end of Martinsburg.

The city's Planning Commission members unanimously voted Wednesday evening during their regular monthly meeting to recommend to the Martinsburg City Council that the zoning for about 26 acres of the development be changed from Planned Residential to Planned Business. The other five acres would remain zoned Planned Residential.

City council has the final say on zoning changes.

There were no comments during the public hearing for the zoning change request.

The request to move from a predominantly residential development to a predominantly commercial development is because of market changes, Matt Powell, vice president of development for Potomac Professional Services LLC, told Planning Commission members.

He represented the owners of the property at the meeting. The owners are listed on the application for the zoning change as Court House Square Investments LLC and Court House Square Apartments LLC.

"We want to change the mix to suit the current market," Powell said. "And because of the TIF, the state encouraged more commercial development."

The Meridian Pointe development was designated a Tax Incremental Financing district last year. The TIF district was created by the city of Martinsburg and Berkeley County last year after getting approval from the West Virginia Development Office and the developer's agreement to have the property designated a TIF district.

The TIF district allows the city and county to direct the additional real property taxes generated by the development of the multi-use subdivision to mainly finance construction of the Raleigh Street Extension from Race Street to Edwin Miller Boulevard.

Some of the additional tax revenues will go toward upgrading existing streets serving the development and completing Lutz Avenue between Edwin Miller Boulevard on the west end of the development to the future Raleigh Street Extension on the east end of the development.

In giving his recommendation to the Planning Commission for approval of the requested change in zoning designation, Mike Covell, city engineer/planner, said it was a reaction to the economy and the change should increase the amount of TIF dollars.

"It would create another gateway to the city," he said.

In other action, commission members unanimously approved relocating an MRI pad at City Hospital that had been previously approved for another site.

Also, a public hearing on a request to change the zoning classification of the former Peppermill Restaurant on the corner of West Burke and North College streets from Service Business to Downtown Business was postponed. The owner of the property, DC Properties LLC of Charles Town, applied for the zoning change.

The Martinsburg Planning Commission usually meets at 7 p.m. on the first Wednesday of each month in the Oakley Seibert Council Chambers at City Hall, 232 N. Queen St.

More information is available by calling (304) 264-2131, ext. 266, or visiting [www.cityofmartinsburg.org](http://www.cityofmartinsburg.org) and clicking on planning department.

- Staff writer John McVey can be reached at (304) 263-3381, ext. 128, or [jmcvey@journal-news.net](mailto:jmcvey@journal-news.net)

[Subscribe to The Journal](#)

Share:

[Facebook](#) [MySpace](#) [Digg](#) [Stumble](#) [Buzz up!](#) [Mixx](#) [Fark](#) [del.icio.us](#) [LiveSpaces](#)