

# City of Glen Dale



## Comprehensive Plan

Adopted July 22, 2019



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# City of Glen Dale Comprehensive Plan



## Chapter 1: Introduction





A comprehensive plan should, by its very nature, be a product of the community. Citizens, business owners, and elected officials should all be participants in the comprehensive plan process. This process includes the development of a vision statement, as well as goals, and objectives, which address the present and future needs of the community. While the plan should be the “community’s plan,” certain groups and individuals have spearheaded the development of the City of Glen Dale comprehensive plan.

The city’s planning commission was tasked, under state law, with preparing the comprehensive plan. The planning commission, comprised of volunteers, spent numerous hours analyzing data, reviewing and updating maps, charts, and graphics, identifying the needs of the community, soliciting public input, and developing a plan of action.

The city council appoints the planning commission and is the body that adopts the comprehensive plan. Glen Dale City Council is also largely responsible for implementing the recommendations of the comprehensive plan.

Municipal staff is essential in the development of a comprehensive plan. Glen Dale’s staff is no different. The city clerk, city attorney, water department personnel, the police chief, and others have been instrumental in providing information that is necessary to propose recommendations that are in the best interest of the community. Staff support is also necessary since they are often tasked with implementing the comprehensive plan once the plan has been adopted.

Citizen involvement is critical to the success of the comprehensive plan process. The planning commission has spoken to local historians, and the city has received public input from over 80 people that filled out an online survey that was distributed by the City of Glen Dale Planning Commission. The planning commission also hosted an open house and in the spring of 2018, students at John Marshall High School participated in a small group exercise that explained the comprehensive plan process and also solicited input about future land use planning from their perspective.



# Introduction

The comprehensive plan process began in late 2015 when the city retained the services of the West Virginia University, Land Use and Sustainable Development Law Clinic to assist with the completion of the comprehensive plan. The Land Use Law Clinic works on land use, land conservation, wastewater, and real estate matters throughout West Virginia. The Land Use Law Clinic is at various stages of completing comprehensive plans with over 30 communities around the state. The Land Use Law Clinic works with local counsel to ensure that the comprehensive plans are legally compliant and fit within the overall vision of the community.

## City of Glen Dale Elected Officials and Planning Commission (as of December 2018)

Mayor- David W. Blazer

Recorder- Gerald Trembush

### Council Members:

Eric Anderson

Larry English

Lou Richmond

John Zinn

Eric Cunningham

### Planning Commission Members:

Doug Loy, President

Melissa Marco, Vice-President

Becky Trembush

Breigh Marling

Larry English

Richard Sperling



Glen Dale, a small city located in the Northern Panhandle of West Virginia, is bounded to the west by the Ohio River, the south by the City of Moundsville, the east by steep ridges, and to the north by the Narrows and the City of McMechen. Glen Dale has long served as a cultural and residential hub of Marshall County and the Northern Panhandle. The city is home to world famous musicians, a former governor, a United States Senator, a Hall of Fame Baseball player, a historic farmstead, and scores of dedicated individuals who strive to make Glen Dale a great place to work, live, and recreate.

In order to move forward well into the 21<sup>st</sup> Century, the city needed a vision, and a set of goals to achieve. The comprehensive plan process creates a blueprint to achieve the vision, goals, and objectives through the development of the “Action Plan” and the “Implementation Matrix.”



## Vision Statement

The purpose of the vision statement is to capture and memorialize the core values of the City of Glen Dale. The statement is unique and should serve as a guide for how the community develops in the next 10-15 years. The goals, objectives, and action steps found in the comprehensive plan should be consistent with Glen Dale’s vision statement. The community’s vision statement, which was developed during the comprehensive plan process, is as follows:

*“The City of Glen Dale values its residents, education, and local businesses. Glen Dale protects and enhances its long tradition of community, family, and friends. As the City continues to grow, it encourages new ideas, new businesses, and more community involvement to make Glen Dale the best place to live and work.”*



# Introduction

Decisions and recommendations that were part of the comprehensive plan process were tailored to be consistent with this vision statement.

## Purpose and Plan Principles

Several reasons exist for the City of Glen Dale to create a comprehensive plan, including to take stock in the existing conditions of the community. The planning commission has analyzed census data and other quantitative and qualitative information to create a “community profile” (Chapter 2 of the Comprehensive Plan).



The community profile is helpful in identifying existing issues through statistics, demographics, and modeling/forecasting. Glen Dale should chronicle the existing conditions of the community, especially since the comprehensive plan is required to be reviewed and updated every ten years. Comparing demographics and other vital information during any subsequent review and update will be useful to determine if the conditions have changed, and if so how. Creating a comprehensive plan also allows for identification of the needs of the community and development of a series of prioritized recommendations that aim to address the identified needs. By requiring the Glen Dale community look at itself in a “comprehensive” manner and not just in regards to economic development, housing, or transportation, the city can more effectively prioritize its limited resources to tackle the most pressing issues.

Prioritization of recommendations provides one of the most useful outcomes of the comprehensive plan process. Prioritization requires the community to look at each of the comprehensive plan recommendations and rank the recommendations from “high” to “low” priority. Prioritization will give the community an idea of where to start when implementing the comprehensive plan after it has been adopted.





# Introduction

## Legal Requirements

Chapter 8A of the West Virginia Code provides the enabling authority for all comprehensive plans in the state. As stated in West Virginia Code §8A-1-1(a)(5), “a comprehensive plan is a guide to a community’s goals and objectives and a way to meet those goals and objectives.” According to the West Virginia Code, the comprehensive plan should also “be the basis for land development and use, and be reviewed and updated on a regular basis” (§8A-1-1(b)(3)), which the Code later defines as every 10 years (§8A-3-11(a)).

A comprehensive plan is required if Glen Dale wants to enforce a zoning ordinance, enact a subdivision and land development ordinance, require plans and plats for land development, or issue improvement location permits for construction. Additionally, land use controls such as zoning or subdivision regulations need to be consistent with the comprehensive plan.

The planning commission is also required, under West Virginia Code 8A-3-6(c), to adopt procedures for public participation throughout the process of studying and preparing or amending a comprehensive plan. The “public input procedures” have been created, adopted, and adhered to by the Glen Dale Planning Commission throughout the comprehensive plan process.

Once a draft of the comprehensive plan has been developed, and before city council can adopt the comprehensive plan, there are a series of steps that need to be taken. First, the planning commission must set a date to hold a public hearing. A legal advertisement must be published in a generally circulating newspaper and a notice and comment period of at least 30 days must be provided before the planning commission holds the public hearing on the draft comprehensive plan. After the hearing, the planning commission can recommend and submit the draft plan to the city council, and present the draft plan at council’s next regularly scheduled meeting. City council must hold a public hearing, in which another legal advertisement will need to be published, however council only needs to provide 15 days for notice and comment. The city council can then hold a public hearing, after which time they can decide whether to adopt the comprehensive plan.



# Introduction

Pursuant to Chapter 8A, a comprehensive plan must meet certain objectives and contain certain components in order to be considered valid. Care has been taken to ensure that all required objectives and components have been sufficiently addressed in Glen Dale’s Comprehensive Plan.

The following tables outline where each required objective and required component can be found within the comprehensive plan.

Required Objectives for a Comprehensive Plan	
W. VA. Code §8A-3-4(b)(1)-(7)	
Code Provision	Chapter
Statement of goals and objectives	Chapter 3
Timeline on how to meet short and long-term goals and objectives	Implementation Matrix
Action plan with implementation strategies	Chapter 4, Implementation Matrix
Recommendations of a financial program for necessary public funding	Implementation Matrix
Statement of recommendations concerning future land use and development policies	Chapter 4
A program to encourage regional planning, coordination, and cooperation	Chapters 3 & 4
Maps, plats, and/or charts- that present basic information on the land, including present and future uses	All Chapters

# Introduction

## Required Components for a Comprehensive Plan

W. VA. Code §8A-3-4(c)(1)-(13)

Code Provision	Page #
<b>Land Use</b>	
Different land uses (including, for example, residential, agricultural, historic, etc.)	55-56
Population density and building intensity standards	21
Growth and/or decline management	21, 49
Projected population growth or decline	20-21
Constraints on development (including identifying flood-prone and subsidence areas)	36-37
<b>Housing</b>	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities)	49
Identify the number of projected housing units and land needed	27, 35-36
Address substandard housing	50
Rehabilitate and improve existing housing	50-54
Adaptive reuse of buildings into housing	16, 48
<b>Transportation</b>	
Vehicular, transit, air, port, railroad, river, and any other mode	33-35
Movement of traffic and parking	33, 49, 63-64
Pedestrian and bicycle systems	44, 45, 61, 64
Intermodal transportation	34-35
<b>Economic development</b>	
Analyze opportunities, strengths and weaknesses	Appendix (SWOT Ex.)
Identify and designate economic development sites and/or sectors	47-50
Identify types of economic development sought	47-48, 50
<b>Miscellaneous Components</b>	
Infrastructure	30, 31,, 40-44
Public Services	27-33
Rural	35-36
Recreation	29, 59-62
Community Design	58
Preferred development areas	35, 59
Renewal and/or redevelopment	48
Financing	Implementation Matrix
Historic preservation	50, 60-62



# Introduction

## The Planning Process and Public Participation

The comprehensive plan process began in Glen Dale when city officials decided to create a new comprehensive plan. After the Land Use Law Clinic was retained to assist with the creation of the comprehensive plan, the city's planning commission established a tentative timeline for completion. The planning commission then decided to meet on a regular basis to ensure the completion of the comprehensive plan in a timely fashion.



The planning commission has reviewed and analyzed all the required components including housing, transportation, land use, economic development, historic preservation, and others. The planning commission also created an existing and future land use map, identified and mapped preferred development areas, and identified constraints to development including flood prone areas and any subsidence areas within the city.

The planning commission has also strived to be transparent and encouraged public participation throughout the comprehensive plan process. The planning commission has heard from historic preservationists tied to the Cockayne Farmstead and have conducted an online survey to collect input from citizens in and around the region. Over 80 surveys were completed, which provided the planning commission with a substantial amount of community input. The planning commission also hosted an open house, in the fall 2018 to give people the op-



portunity to provide input. The planning commission also hosted an open house, in the fall 2018 to give people the op-



portunity to provide input on the recommendations of the draft comprehensive plan.

## Plan Organization

The comprehensive plan has been divided into four chapters:

Chapter 1- Introduction

Chapter 2- Community Snapshot

Chapter 3- Needs Assessment

Chapter 4- Action Plan and Implementation Matrix

Appendices

Chapter 1 provides an introduction to the comprehensive plan, including a description of the legal framework and detailed tables that show where each mandatory component and objective is discussed in the plan. Chapter 2 is the Community Snapshot, which gives the reader a history of the city, as well as a contemporary overview of the city with regard to housing, economic development, transportation, land use, recreation, governance, and public facilities. Chapter 3 sets out the “Needs Assessment,” which identifies the issues that should be addressed in order for the city to achieve its vision. Chapter 4 articulates the “Action Plan,” which lists goals, objectives, and specific action steps, which are prioritized by relative importance. Finally, the reader will have an opportunity, through the appendices, to review information that is supplemental to the comprehensive plan.

# City of Glen Dale Comprehensive Plan



## Chapter 2: Community Snapshot





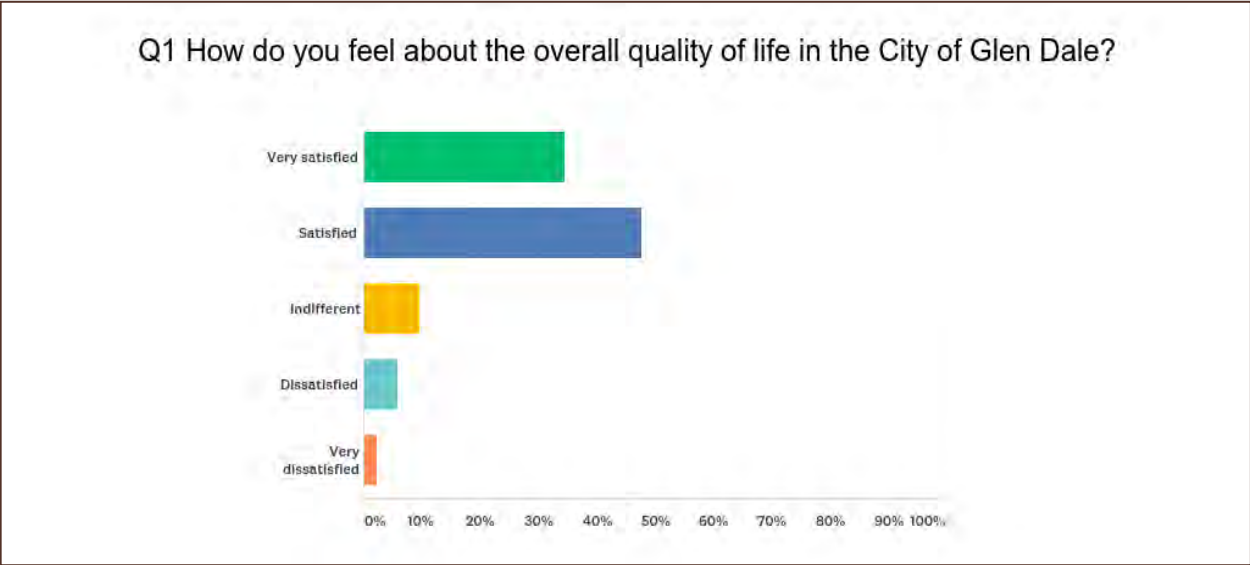
Chapter 2 highlights relevant quantitative and qualitative information that provides a “snapshot” of Glen Dale and the surrounding area. Chapter 2 not only provides the reader with an idea of how the community is fairing, but can inform community discussions as to future needs and provides recommendations to address those needs.

### Results from the Online Survey

In October and November of 2017, the City of Glen Dale Planning Commission encouraged the public to complete an online survey regarding the comprehensive plan. A public service announcement (PSA) was placed in the Daily Echo asking people to participate. In all, 84 surveys were completed. The planning commission also printed hard copies of the survey and kept them in the City Building for citizens that did not have internet access or preferred to fill out a hard copy of the survey.

One of the survey questions asked the participants to rate the overall quality of life found in Glen Dale. Almost 50% were “satisfied,” and over 30% were “very satisfied.” This level of satisfaction as to quality of life is much higher than many other communities surveyed in the state.

When asked about the “three most important things to improve in Glen Dale in the



# Community Snapshot

next 5 to 10 years” the top three concerns were 1) availability of retail, 2) availability of recreation, and 3) youth activities. Other commonly cited concerns were job opportunities and addressing vacant and dilapidated structures.

Survey participants were also asked to rank Glen Dale’s 3 greatest strengths. A list was provided with the option to choose “other” and explain a strength not on the list. The most commonly cited responses were 1) Fire Protection, 2) Police Protection, and the 3) Public School System.

Full results of the online survey can be found in the appendices of the Glen Dale Comprehensive Plan.



## History

Prior to the late 1800s, the area in what is now Glen Dale was largely farmland. Moundsville was developing to the south and Wheeling had established itself as a regional hub for trade, commerce, and industry to the north. In 1852, the B & O Railroad came through the area. A few decades later in 1882, the Ohio River Railroad was established which provided service between Wheeling and Parkersburg.

By 1890, Wheeling was largely built out. The wealthy families in Wheeling started building on Route 40 and on Wheeling Island. Many upper middle class families wanted to move out of Wheeling, but could not live in same place as the wealthy. Glen Dale Holding Company bought up farmland and subdivided land with the idea of creating an upscale bedroom community for Wheeling. The railroad made it possible to travel from Wheeling to the new subdivided land in less than an hour.

At around the same time the real estate investors were developing Glen Dale, the Glen Dale coal mine, just to the north of the current city boundary, was established (circa 1890s). The Glen Dale coal mine was very important to the Ohio Valley. The Glen Dale coal mine was the site of riots in the 1920s, the miners set up tents in protest and there





# Community Snapshot

were reported bombings in Glen Dale during the riots. By the 1930s coal extraction had largely ceased in and around Glen Dale.

Also found in and around Glen Dale was oil. Oil was discovered along Little Grave Creek in the late 1800s and continued to be produced in relatively large amounts through the 1930s and 1940s.

The National Register lists no historic districts in Glen Dale; however there is one federally-designated historic site, the Cockayne House. The Cemetery at the Cockayne Farmstead has been designated as prehistoric in origin. A few structures in Glen Dale are recognized as having historical significance at the state-level, one being Reynolds Memorial Hospital.

The Cockayne Farmstead, built around the 1850s, is the most prominent historical property in Glen Dale. The Farmstead’s Visitor’s Center is a satellite office of the local Convention and Visitor’s Bureau. The farmhouse contains a large collection of important 19<sup>th</sup> and early 20<sup>th</sup> Century historic artifacts and primary documents related to the Farmstead, Glen Dale, and Marshall County. In the 19<sup>th</sup> Century, the Cockayne Farm was internationally recognized for the Merino wool it produced, having taken first place for “one fleece of good Merino wool” at the International Exhibition held in Philadelphia at our Nation’s 100<sup>th</sup> birthday in 1876. The 19<sup>th</sup> Century Cockayne farm and family were progressive and the farm’s breeding stock was not only sold in the United

States but abroad. The farmhouse, enlarged in the last decade of the 19<sup>th</sup> Century, was provided with electricity prior to 1895, long before many rural homes had electricity.

Because of its proximity to John Marshall High School, built on former Cockayne land, there are





STEM (Science, Technology, Engineering, and Math) related projects at the Farmstead, including raised bed gardens that are tended by the high school students, and providing educational opportunities for students to learn about local flora and fauna.



The Farmstead is owned by the City of Glen Dale and the city provides the Marshall County Historical Society with some funding each year for operating expenses. The remaining funds come from government and private donations as well as the Society's fundraising efforts.

The Marshall County Historical Society has been maintaining the farmstead as well as providing program development onsite, and has raised several hundred thousand dollars to reacquire land formerly part of the farmstead and to preserve and maintain the site. The Society has recently completed a handicapped accessible bathroom within the Cockayne Visitor's Center, another 19<sup>th</sup> Century family home. While Moundsville got its name from the burial mound located in the city, a smaller burial mound is located near the farmhouse on the Cockayne property in Glen Dale.

At one point the Fokker Airworks and Airfield in Glen Dale was one of two American assembly plants for civilian airliners. A Moundsville investor bought the equipment and a Wheeling investor bought the building to house the plant, which was established in 1928. Named after a Dutch Aircraft designer, the plant employed 500 people and the airfield which sat right next to the plant was the testing site. Unfortunately, the plant was only in existence for 6 years, closing operation in 1934 during the start of the Great Depression.

The Fokker Airfield is still in operation today as a private airstrip. Discussions have



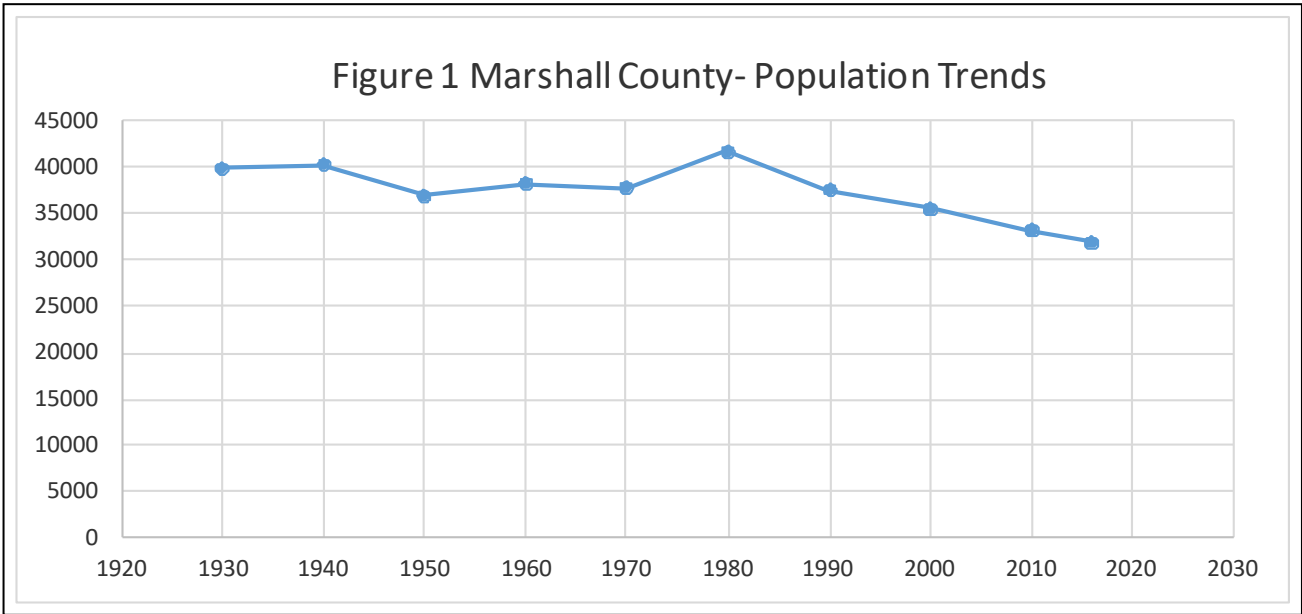
been held regarding the desire to designate Fokker Field as a historic landmark, including acknowledgment that Charles Lindbergh once landed at the Airfield. Historic signs on the walls of structures at the airfield should be maintained. The old Fokker Aircraft and later Marx Toy Plant is located where Warren Distribution currently has a manufacturing facility along the river. (Source: e-WV, Louis E. Keefer author).

Glen Dale has produced a large number of notable people over the years. The most famous is current country music star Brad Paisley who has sold millions of albums and has won several awards, including 3 Grammy Awards. Other notable Glen Dale natives include Lionel Cartwright (country music singer), George Brett (Hall of Fame Baseball Player), Josh Pastner (Georgia Tech Men's Basketball Coach), Shelley Moore Capito (United States Senator), Arch Moore (former Governor of West Virginia), and famed scientist Bernice Eddy.

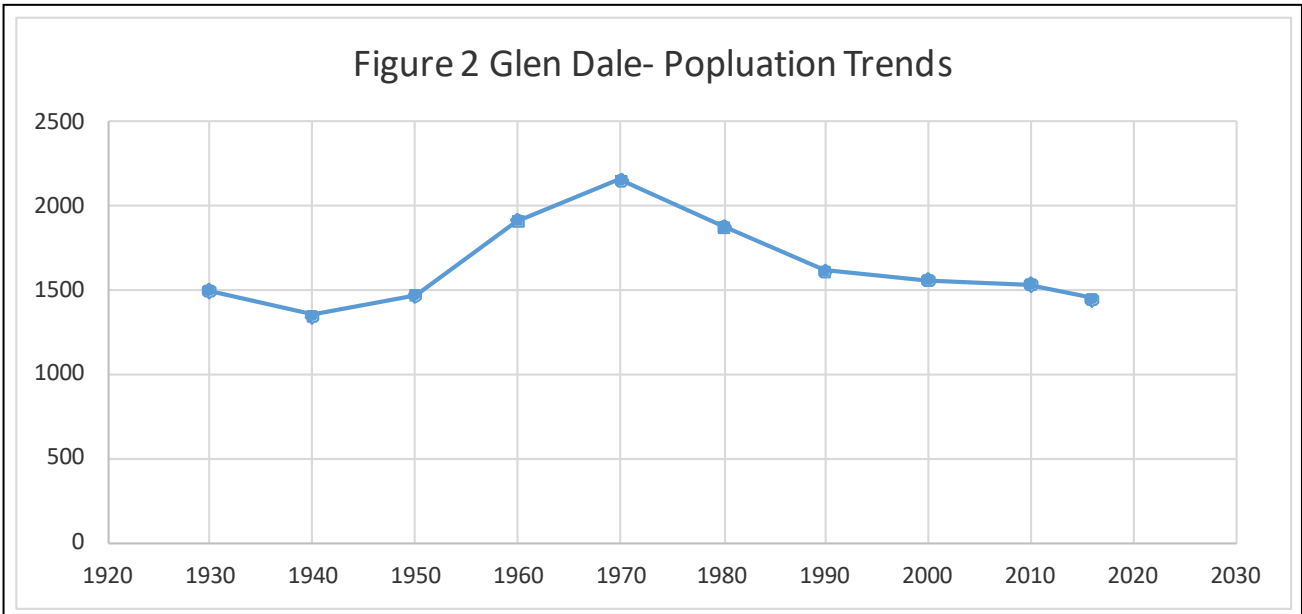
## Population

Glen Dale is part of the Wheeling Metropolitan Statistical Area (MSA), which as of 2012, had an estimated population of approximately 146,000 people. The Wheeling MSA consists of Ohio, and Marshall Counties in West Virginia, and Belmont County in Ohio and the municipalities contained within those counties.

In 2016, the population of Marshall County was estimated to be around 31,800. This is a significant drop from the largest population (as measured by the Decennial Census) in 1980 of well over 40,000 residents. Figures 1 and 2, shows the population trends of both Marshall County and the City of Glen Dale.



One factor that may not be accurately reflected in the Census population numbers is the marked increase in the last 10-15 years of the number of transient workers from the oil and gas industry. While these persons are not likely to show up in Census numbers, their impact has been felt throughout the region. This population has caused an increase in traffic and increased pressure on housing yet has contributed to stimulation of the





# Community Snapshot

local economy.

The City of Glen Dale has had a relatively stable population since the 1930s. The largest population was in 1970 when there were 2,150 residents in Glen Dale. More recently, there was a 5% decrease in population between 2010 and 2016 to just under 1,500 residents.



Given historical trends, Glen Dale will likely see either a slow

continued loss or a stagnating of population. The WVU Bureau of Business of Economic Research has produced “Population Trends in West Virginia through 2030” which provides population forecasts for each county in West Virginia through the year 2030. Marshall County is showing a continual decline in population from approximately 32,000 residents in 2015 down to 28,000 residents in 2030 marking a 13.5% decrease over 15 years.

However, a few variables could alter these projections. First, the oil and gas industry has increased the number of people “living” in Marshall County, including the City of Glen Dale. Another project that could bring in a significant amount of people into the area for an extended period of time, and create thousands of jobs during construction is the cracker facility that is being contemplated just down the river in Dilles Bottom, Ohio. Glen Dale is largely built out and would need to either “build up” or annex unincorporated parts of Marshall County to significantly increase the population, as there are currently not many vacant structures in Glen Dale.

As of 2010, Glen Dale’s population density was 1,795.3 inhabitants per square mile and an average housing unit density of 876.5 units per square mile. As a comparison, Moundsville had a population density of 3,202.1 inhabitants per square mile and 1,532.0



# Community Snapshot

housing units per square mile.

## Age Distribution

Figure 3 shows the age distributions of the City of Glen Dale, Marshall County, and the State of West Virginia. Age distribution can be a useful demographic to analyze what kinds of recommendations should be considered and how the recommendations are prioritized in the comprehensive plan. A community that is proportionally older than average may want to consider recommending actions that will encourage younger folks to move into or stay in the community, or it might mean that more focus should be given to the older population and priority to those recommendations that are aimed at addressing their specific needs.

**Figure 3: Age Distribution, 2015 (as a %)**

Age Group	Glen Dale	Marshall County	West Virginia
Under 5	5.5	5.1	5.6
5-9 YO	5.3	5.2	5.7
10-14 YO	4.6	6.3	5.8
15-19 YO	3.0	5.7	6.1
20-24 YO	3.5	5.6	6.7
25-34 YO	13.5	10.5	11.8
35-54 YO	19.6	26.5	26.4
55-64 YO	10.5	16.2	14.7
65-74 YO	10.7	10.6	9.9
75 and Older	13.3	8.2	7.4

When it comes to age distribution there are significant differences between Glen Dale



and both Marshall County and the state. The city is consistent with the other jurisdictions in the younger age groups. The first noticeable difference is with the 15-19 year old age cohort, where only 3.0% of Glen Dale residents belong that age cohort, whereas this group comprises 5.9% of Marshall County and 6.1% of West Virginia residents. A significant difference in the 35-54 year old age cohort also exists. Glen Dale shows a much lower



# Community Snapshot

proportion of 35-54 years olds (19.6%) compared to both Marshall County and the state, which both have larger percentages of 35-54 year olds in their population (26%). Additionally, Glen Dale has a significantly higher proportion of people 75 years and older (13.3%) compared to Marshall County (8.2%) and West Virginia (7.4%).

## Median Age

According to the 2016 American Community Survey Estimates, the median age in Glen Dale was 51 years old. Meanwhile the median age in Marshall County was 44.5 years old and the state’s median age during the same period was 41.9 years old. Furthermore, West Virginia is significantly older than the national median age, which is 37.7 years old.

Glen Dale is a much older community, on average, than the county, state, and nation. It is important for city officials to understand the age breakdown of its citizens when trying to decide what to prioritize in the comprehensive plan.

## Race

Glen Dale, like many communities in West Virginia, exhibits very little racial diversity. In 2016, the City was made up of 96.1% White, 2.7% Black, 0.4% Asian (Chinese), and 0.8% of residents identify as two or more races. West Virginia, by comparison is 93.5% White, 3.4% Black, 0.8% Asian, and 1.4% Hispanic.

## **Economic Characteristics**

Glen Dale has primarily been a residential community, with only a handful of businesses operating within the city boundaries. However, these businesses have been vital to the relative prosperity of the community. This section illustrates the current economic indicators of the community, particularly as they relate to the county and state.





# Community Snapshot

The mean travel time to work for a Glen Dale resident is 17.6 minutes as opposed to 23.6 minutes for a Marshall County resident, and 25.6 minute average commute for West Virginia residents. Glen Dale workers travel significantly lower amounts to their place of employment on average, which should be seen as a positive as they may have additional time with family, recreation, or community-related activities.

## Employment by Industry

Figure 4 shows 2016 estimates of what percentage of the workforce in a jurisdiction is

Figure 4: Employment By Industry

Employment By Industry- 2016 Estimates	Glen Dale Residents (Industry Employed)	% of Workforce	Marshall County Employees	Marshall County % of the Workforce	West Virginia % of the Workforce
Total Number of Workforce	677	X	13,441	X	X
Mining	43	6.4%	852	6.3%	4.0%
Construction	36	5.3%	1,139	8.5%	6.2%
Wholesale Trade	20	3.0%	251	1.9%	2.2%
Retail Trade	81	12.0%	1,933	14.4%	12.4%
Transportation, Warehousing and Utilities	29	4.3%	762	5.7%	5.4%
Finance and Insurance	43	6.4%	403	3.0%	2.9%
Professional and Tech Services	19	2.8%	324	2.4%	4.4%
Educational Services	70	10.3%	1,033	7.7%	9.7%
Health Care and Social Assistance	159	23.5%	2,359	17.6%	17.3%
Accommodation and Food Services	41	6.1%	861	6.4%	7.4%
Other Services except public administration	22	3.3%	566	4.2%	4.3%
Public Administration	52	7.7%	843	6.3%	6.8%

employed in each sector. Categories are set and defined by the US Census Bureau.

Glen Dale had 677 residents employed as of 2016. The largest employment sector was “Health Care and Social Assistance” of which 23.5% of Glen Dale residents were working in that industry. Glen Dale’s percentage of employment in health care is much





# Community Snapshot

higher than either the county (17.6%) or the state (17.3%). This disparity is most likely due to having Reynolds Memorial Hospital located in Glen Dale. Another sector that comprises a much higher proportion of employment in Glen Dale is “Finance and Insurance.” In Glen Dale, finance and insurance

constitutes 6.4% of the workforce, whereas it is 3.9% of the Marshall County workforce and 2.9% of the state’s workforce. Sectors that are not as significant proportionally in Glen Dale as they are in the county and state are “Accommodation and Food Service,” “Construction,” and “Transportation, warehousing, and Utilities.”

**Top Employers in Marshall County include:**

- Wal-Mart Associates
- Reynolds Memorial Hospital- WVU Medicine
- Marshall County Board of Education
- Williams Energy
- Murray Energy
- Warren Distribution
- American Electric Power

## Median Household Income

According to the 2016 Census Estimates, the median household income for Glen Dale residents was \$52,135, while the median household income for Marshall County was \$44,464 and \$42,644 in the state. The median household income in Glen Dale is 19% higher than the state’s. On average, Glen Dale residents earn much more than the average West Virginia resident.

## **Housing**

According to the 2016 Census estimates 715 total housing units exist in Glen Dale, which is a slight decrease from the 745 total housing units in 2010.

The vacancy rate of housing units in Glen Dale in 2016 was estimated to be 9.0%, while the vacancy rate of





housing units for Marshall County and West Virginia was 15.9% and 16.4%, respectively. Glen Dale has a significantly lower percentage of vacant housing units than either the county or the state.



The age of the housing units can be an important factor in determining the overall condition of the

community’s housing stock. While age and condition are not directly related, dilapidation is more likely to occur with housing that is older.

Both Glen Dale and Marshall County have significantly older housing stocks than the state. Approximately one quarter of all the housing units in Glen Dale and Marshall County were built before 1940, where only 16% of housing units in the state were built before 1940. Glen Dale deviates from the county and the state especially in the 1950s and 1960s. During both of those decades Glen Dale has a higher proportion of housing built than either the county or the state. Over 18% of all housing in Glen Dale was built in the 1960s, whereas less than 13% were built in Marshall County and around 9% in the state were built during the 1960s. As mentioned before, age is not directly tied to dilapidation, which is especially true in Glen Dale where there is a high percentage of

Figure 5: Comparison of when housing structures were built

Year Structure was Built	Glen Dale	Marshall County	West Virginia
1939 or earlier	24.8%	25.4%	16.3%
1940 to 1949	13.1%	9.0%	7.7%
1950 to 1959	17.2%	14.0%	10.6%
1960 to 1969	18.2%	12.9%	9.4%
1970 to 1979	12.4%	15.0%	16.6%
1980 to 1989	4.9%	8.7%	12.5%
1990 to 1999	7.0%	8.0%	13.5%
2000 to 2009	1.8%	6.3%	11.6%
2010 to 2013	0.6%	0.7%	1.6%
2014 or newer	0.0%	0.0%	0.2%

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old housing units but a lower number of vacant units and reported dilapidated structures. This result suggests that Glen Dale has a relatively strong housing market and that people have taken care of the housing over the years. There is some concern regarding the accuracy of the information as Census



data suggest there has not been much, if any, new housing built since 2014, however it has been reported that there has been housing units constructed between 2014 and 2019.

Housing tenure is also an important factor when looking at the housing stock. A particularly high renter-occupied percentage or a particularly high owner-occupied percentage may prove significant. In Glen Dale, 73.9% of occupied housing units were owner occupied, leaving 26.1% renter-occupied. Marshall County exhibits a slightly higher percentage of owner-occupied housing units at 76.4% with 23.6% of housing units being renter-occupied. West Virginia has an owner-occupied rate of 72.5%, with 27.5% renter occupied. Glen Dale does not seem to be significantly high or low when it comes to owner- versus renter-occupied housing. However, these estimates are from 2016 and, because of the influx of oil and gas workers, the numbers might fluctuate throughout the year.

As to the number of housing units needed, that will largely be dependent on whether the cracker plant is constructed in nearby Ohio. If construction on the plant begins, the entire area will need additional housing units. Glen Dale, as it is currently laid out, does not have much land for additional housing units. However there are some areas where small infill projects could be constructed. If the cracker plant never materializes there will likely not be many new housing units needed in Glen Dale.



# Community Snapshot

## Governance

The City of Glen Dale employs several individuals that provide the necessary day-to-day operations of the city. Figure 6 shows the breakdown of employees by department.

Figure 6- City of Glen Dale Employment Table (how many employees for each department)

Employee/Department	Full Time	Part Time
City Clerk	1	0
Police Department	6	0
Dispatchers	5	1
Street/Garbage Department	6	1
Water/Sanitary Department	4	1
Fire Department	0	6
Cleaning	0	1

There are 5 members of the City Council, a Mayor, and a Recorder. The City employs a clerk, a police department, dispatchers, street/garbage department, water/sanitary department, and a fire department.

## Budgetary information

The city had an operating budget of \$2.39 million for FY 2017-2018. A majority of the revenues came from business and occupancy taxes (\$900,000), unassigned fund balance (\$550,000), property taxes (\$386,044), refuse collection (\$192,000), and fines, fees and court costs (\$100,000). The primary expenditures, by department, include the City Building (\$788,080), the Police Department (\$411,670), Streets and Highways (\$272,578), Health and Sanitation (\$198,532), and the Fire Department (\$101,710).

## Police

The City of Glen Dale employs six full time law enforcement officers. The Chief of Police, 1 sergeant, 1 lieutenant, and 3 officers are in charge of keeping the peace in Glen



# Community Snapshot

Dale. The police department offers programs such as DARE and the “Click it or Ticket” program, which is designed to promote driver safety in Glen Dale. The Glen Dale police officers patrol the streets of Glen Dale on a 24 hour basis.



## Fire and EMS Services

Glen Dale employs 6 dispatchers (5 full time, 1 part time). The fire department is largely volunteer, although there are 6 part time firefighters who work during the weekdays. The fire department is made up entirely of volunteer on the evenings and weekends.



The city of Glen Dale has always been responsive to disasters. Historically, Glen Dale emergency personnel have assisted people living in the unincorporated parts of Marshall County with flood relief, including pumping out basements during flood events.

## Medical Care

Glen Dale has a hospital within its corporate boundaries. Reynolds Memorial Hospital, which operates under WVU Medicine, is located in Glen Dale. The hospital provides general medical and surgical care, home health, cardiac, and other intensive care. The





hospital also provides diagnostic services, inpatient care, cancer treatment services, occupational therapy, radiology, and is collaborating with local schools to provide education on medicine. Attracting new health care providers to Reynolds is important for the community (Source: Reynolds Hospital Website).

### Parks and Recreation

Several recreational amenities exist in Glen Dale. St. Jude’s Park is used by many Glen Dale residents. St. Jude’s is not owned by the city, but rather the Archdiocese of Wheeling. St. Jude’s Park has picnic facilities, restrooms, and several baseball and softball fields. The park also has space for football practices.



The city maintains the Glen Dale City Park, which has several amenities for citizens. The city park includes a full sized swimming pool, a basketball court, picnic facilities, playground equipment, and is where the veteran’s memorial is located.

A small park located on 3<sup>rd</sup> Street serves as a neighborhood park for the northern part of the city. The 3<sup>rd</sup> Street park has playground equipment that the youth in the area can enjoy. The Glen Dale to Moundsville Rail-Trail starts at Fokker Field in Glen Dale and goes south 3.4 miles to Moundsville’s Riverfront Park. The trail is asphalt and can be used for walking, running, bicycling, and is accessible for persons with disabilities.



John Marshall High School also has recently resurfaced its tennis courts. People can also play outdoor basketball and there is a motorcycle driving school held at in the parking lot at John Marshall HS.

Glen Dale also holds several annual events held throughout the year, including a basketball tournament at



# Community Snapshot

the City Park, a national qualifying soap box derby race, and a carnival.

## Public Services and Facilities

### Water System

Glen Dale's water treatment system was privately developed in the mid-1930s. The city took ownership of the system a few years later in the 1940s. The piping for the original system was constructed of cast iron and galvanized steel. Most of the system was upgraded in the mid-1960s to mid-1970s.

In 2011, a major rehabilitation project was completed that included over 4 miles of new mainline. The 2011 project also called for rehabilitation of the main water tank, replacement of the Skyline tank, and replacement of the Skyline pump station. The City has replaced one mainline every year for 6 years in a row and will continue to do so as long as funds allow. Additionally, local fire protection has been upgraded with six new hydrants yearly and 20 new hydrants added to the water treatment system.

### Wastewater Treatment System

The city's original wastewater treatment system was installed in the 1940s by the Works Progress Administration (WPA). The Works Progress Administration was a New Deal agency that employed millions of people to carry out public works projects around the county. All properties in Glen Dale are serviced by the wastewater treatment facilities, as well as some properties located outside of the municipal

boundaries, including residents of Sun Valley.

Treatment of wastewater was given over to the City of Moundsville in 1989 through a joint project. A new pump station was built at that time to pump the wastewater to Moundsville. The wastewater system collection lines





consists of several different materials, with the most common material being vitrified clay piping.

Glen Dale's Water and Sanitary Department also assists with special trash pickups, assist customers with their sewer issues, high water consumption advice, and several other every day services for customers.

Broadband- Broadband fiber is currently laid along the railroad. Comcast and Frontier are the internet service providers.

## Education

The Marshall County Board of Education operates eight elementary schools, two middle schools, and two high schools. The Board of Education operates the Gateway Achievement Center, which is designed to work with Marshall County students (7<sup>th</sup>-12<sup>th</sup> grade) that may need special attention and/or a nontraditional classroom environment. Marshall County School enrollment has hovered around 4,700 students since 2010. There were 4,671 students enrolled for the 2017-2018 school year.

Two public schools lie in the City of Glen Dale, Glen Dale Elementary School and John Marshall High School. The Marshall County Board of Education is located in Moundsville. Over 260 students attend Glen Dale Elementary, which houses



Kindergarten through 5<sup>th</sup> Grade. This enrollment represents a marked increase since the 2010-2011 school year when there were 190 children enrolled. John Marshall High School has an enrollment of 1,127 for the 2017-2018 school year, and enrollment has been steady in the last 5 years at around 1,100 students.

During the 2016-2017 school year, Marshall





County Schools had an attendance rate of 93.2%, while the state attendance rate was slightly lower at 93.0%. Marshall County schools vary considerably as to educational proficiency. Figure 7 shows proficiency levels for West Virginia, Marshall County, and Glen Dale Elementary.

Figure 7: State Assessment Results 2016-2017 School Year			
	Reading Prof.	Science Prof.	Math Prof.
West Virginia	47%	38%	34%
Marshall County	41%	36%	31%
Glen Dale Elementary	62%	57%	61%

Marshall County, as a whole, had a lower proficiency rate than the state in all three categories. However, Glen Dale Elementary School had a significantly higher proficiency rate in all three categories from both the county and the state. In Math proficiency, Glen Dale Elementary was 30% higher than the County proficiency rate and over 25% higher than the state’s proficiency level.

According to the US Census American Factfinder 2016 estimates, 94.3% of Glen Dale residents are high school graduates, with 31.6% attaining a Bachelor’s Degree or higher. In West Virginia, 85.3% have graduated high school, and 24.9% have a Bachelor’s Degree or higher. Glen Dale, has a significantly higher proportion of residents that have attained high school diplomas and have at least a Bachelor’s Degree. Of Glen Dale residents 25 years and older, 13.9% of the city residents have a graduate or professional degree, whereas only 1.6% have attained less than a 9<sup>th</sup> grade education. In West Virginia, 4.9% of the residents have obtained less than a 9<sup>th</sup> grade education, whereas 7.7% of the state’s residents have obtained a graduate or professional degree. Glen Dale has significantly lower numbers of residents with low educational attainment and





# Community Snapshot

significantly higher numbers of higher educational attainment levels compared to the state.

## Transportation

### Vehicular

State Route 2, which runs a general North-South direction and connects Glen Dale to Wheeling in the north, and follows the Ohio River south passing through New Martinsville and Parkersburg all the way down to Huntington. Interstate 70 access is less than 15 minutes away from Glen Dale. I-70 goes from East-West from Baltimore all the way to Cove Fort, Utah, some 2,100 miles in length.



U.S. Route 250 runs through Glen Dale and follows a general Northwest to Southeast trajectory. The road enters Glen Dale from the south, where it joins Route 2. In Glen Dale, Route 250 is called “Wheeling Avenue.” This route travels north through Wheeling, where it splits off and enters Ohio and eventually terminates in Sandusky, Ohio. Going eastward, US 250 passes through Fairmont, then travels south through Elkins, crossing the state line into Virginia, terminating in Richmond.

The closest bridge crossing into Ohio is in Moundsville. The secondary roads in Glen Dale closely follow a grid pattern with East-West oriented roads numbered 1 through 13. Some North-South oriented secondary roads are named after US Presidents.

### Parking

No on street parking is permitted on Route 250/2. However, on-street parking on one or both sides of the roads is permitted on most of the other roads in Glen Dale. For instance on the south side of Jefferson Avenue, parking is only permitted on one side of



# Community Snapshot

the street.

The city currently maintains no public parking lots besides the lot adjacent to the city building.

## Air

Fokker Field is located in Glen Dale. The airfield is for private use and permission is required before landing. Fokker Field has a turf runway that is 2,600 feet by 100 feet in dimension. Eleven aircraft are based on the field and the airfield sits at an elevation of 648 feet. For other flights, both domestic and international, the closest airport is Pittsburgh International Airport which is a little over one hour away from Glen Dale by vehicle. Other options include John Glenn Columbus International Airport (2 hours' drive), and Cleveland Hopkins International Airport (2.75 hours).



## Rail

An active CSX rail line follows the Ohio River through Glen Dale. The line travels north towards Benwood and south, along the river, all the way past Parkersburg and Huntington. Coal is still transported through Glen Dale by rail. Wallboard, manufactured from synthetic gypsum of the gas desulfurization, from the Mitchell Plant just south of Moundsville is also transported by rail through the area. A portion of the rail line has been abandoned and converted into the Moundsville to Glen Dale Rail-Trail, which has been a popular recreational amenity.



## River/Port

Glen Dale sits along the Ohio River, which eventually flows into the Mississippi River



# Community Snapshot

and eventually into the Gulf of Mexico. Historically, the Ohio River was a major transportation route for people and goods. Although not as important today, the river still has an important role in providing a way to transport goods, especially coal and gravel on barges. The river is also a source of recreation for boating enthusiasts. There are currently no boat ramps in Glen Dale, with the nearest public ramp in Moundsville.

## Public Transit

There is currently no public transportation options in the City of Glen Dale. The Ohio Valley Regional Transportation Authority (OVRTA) provides transportation services to Ohio County, as well as Benwood and McMechen in Marshall County. There are several routes and schedules available throughout the Ohio Valley.

## Intermodal Transportation

The generally accepted definition of intermodal transportation is “transit involving more than one mode of transportation to transport a certain good or product.” Very few communities in West Virginia exhibit active intermodal transportation practices. Glen Dale is one community that does have intermodal transportation, via Warren Distribution. The company receives some materials via train or barge. The materials are mixed together, packaged at the plant, and placed on trucks for distribution.



## Land Use

### Preferred Development and Possible Annexation Areas

The preferred development areas are where the city would like to see development or redevelopment. Since the majority of Glen Dale, outside the floodplain is built out the planning commission focused on areas that have already been developed. Because the

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southern part of the city is largely outside of the floodplain, and could be a gateway to the rest of the city that area was identified as a preferred development area. They planning commission also identified a few smaller areas where redevelopment might be advantageous.

Annexation is not an option for much of the area surrounding Glen Dale. To the west is the Ohio River and Ohio, to the south is the City of Moundsville. Much of the land to the east of Glen Dale is steep and not conducive to development. A couple of areas that the city might consider in the future for annexation is Sun Valley and the area just to the north of the existing city limits. City officials need to ensure that the annexation process is clearly understood by all parties involved. Officials also need to ensure that there is dialogue between the city and potentially affected property owners.

## Rural Lands

W. Va. Code §8A-3-4 requires that all comprehensive plans “identify lands for urban growth and set goals, plans, and programs for growth and/or decline management in the designated rural area.” For many municipalities in West Virginia most of the developable land has already been developed and would not be considered rural. Areas with steep slopes, poor soils, or that are in the floodplain are not prime for development. The City of Glen Dale is largely built out, meaning that very little undeveloped land remains.

Much of the vacant land that does remain is not ideal for development, particularly along the Ohio River. The Woodridge area between Jefferson Avenue and Grandview Road is largely undeveloped, however much of this land is along steep slopes. None of



# Community Snapshot

the land in Glen Dale would be considered, in the practical sense “rural.” A better approach for growth management is to encourage infill development, adaptive reuse of vacant structures, and to encourage building up rather than out.

## Constraints on Development Floodplain and Subsidence Areas

Much of Glen Dale sits between the Ohio River and Little Grave Creek. There are special flood hazard areas to the east of the Ohio River, however not many structures are in the floodplain along the Ohio River. Along the Little Grave Creek, only a few areas are in the floodplain, including Glen Haven Avenue, Willow Lane, and a portion of Jefferson Avenue and John Marshall High School athletic fields. The vast majority of the built areas of the city are not in the floodplain.

Subsidence areas are also a concern in many parts of West Virginia. Most of the karstic areas are found along the eastern part of the state, including much of the eastern panhandle. However there are some areas of the northern panhandle that exhibit karst topography. According to the “Preliminary Map of Potentially Karstic Carbonate Rocks in the Central and Southern Appalachian States.” (2008) by D.J. Weary of the U.S. Geological Survey, the Glen Dale area might exhibit the following karstic characteristics:

*There may be Carbonates interbedded with no-soluble sedimentary rocks. Limestone or dolomite mapped together in thick sequences with sandstone, shale, coal, etc. Karst features are rare, probably dominantly solution-enlarged joints, small karst springs, and possibly small caves. Exposures chiefly in road-cuts, mines, quarries, and along the steep walls of incised valleys in the Appalachian Plateaus physiographic province.*





The presence of karst is another factor for a community to think about when analyzing where and what type of development should occur. Further analysis as to the topography within the city limits should be contemplated.



# City of Glen Dale Comprehensive Plan



## Chapter 3: Needs Assessment







# Needs Assessment

The Chapter 3- Needs Assessment outlines important issues that were identified during the comprehensive plan process. The issues that are identified in this chapter will help the city develop recommendations that achieve the goals of the community.

The City of Glen Dale has many amenities including a hospital, schools, a swimming pool, multiple parks, highway access, airport, and a rail-trail. Glen Dale residents are also, on the whole, very satisfied with the quality of life in the city.



However, the community should not be complacent and should strive to continue to find ways to enhance the quality of life in Glen Dale.

## Vision Statement

At the beginning of the comprehensive plan process, the planning commission developed a vision statement to help guide the process. Glen Dale’s vision for the future is as follows:

*“The City of Glen Dale values its residents, education, and local businesses. Glen Dale will protect and enhance its long tradition of community, family, and friends. As the City continues to grow, it will encourage new ideas, new businesses, and more community involvement to make Glen Dale the best place to live and work.”*

In order to achieve Glen Dale’s vision for the future, the community must address the issues and concerns identified in Chapter 3.



## Issues

The following outstanding issues have been identified by the community. The issues have been prioritized by relative importance.

1. Infrastructure and Governance
2. Economic Development
3. Housing and Redevelopment
4. Land Use
5. Other Identified Issues
  - A. Recreational Activities, Safety, and Tourism
  - B. Education
  - C. Transportation and Parking



The Chapter 4- Action Plan will then focus on outlining goals, objectives, and action steps to address the issues identified in Chapter 3.

## Infrastructure and Governance

One of the local government’s most essential functions is to provide adequate infrastructure, including water and wastewater treatment facilities as well as stormwater management facilities and maintenance. The upkeep of infrastructure facilities help ensure the health, safety, and welfare of the community. The City of Glen Dale operates both a water treatment facility and portions of a wastewater facility (with the City of Moundsville). Because Glen Dale is within an “urbanized area,” the city is responsible for administering and enforcing a federal program for stormwater and water quality.



# Needs Assessment

## Wastewater Treatment

The city of Moundsville and the city of Glen Dale entered into an agreement several years ago between the two jurisdictions. The city of Glen Dale maintains and operates part of the wastewater collection system which is collected and treated



by the Moundsville Sanitation Board. Upgrades to the Glen Dale portion of the wastewater facilities have been made as recently as 2018, when a grinder was added, at a cost of \$82,000.

According to the Glen Dale Water and Sanitary Superintendent, the overall system integrity of the wastewater treatment facility, on a scale of 1-10, is a 6. With the assistance of a consultant, Glen Dale is preparing to start a \$300,000 main line replacement on 6<sup>th</sup> Street. Concern also exists that without a second power source, the lift stations will not be able to operate as needed during power outages. A generator would provide backup power to keep the wastewater facilities operational during power outages.

The city should keep electronic maps of existing water and sewage lines and appurtenances. Mapping should be kept internally, with detailed information on the size, materials, and placement of collection lines.

## Water Treatment

The city of Glen Dale maintains and operates its own water treatment facility. On a scale of 1-10, the Water Superintendent rated the overall water system integrity at a “7 or 8.” As of March 9, 2018, Glen Dale’s water rate was \$28.80 per 3,400 gallons. The city was ranked 100 out of 369 water treatment utilities in West Virginia for water rates; placing the city in the lowest 30% of water utility rates in the state.



However, the city needs a backup water supply. Having a secondary source of treated water proves advantageous in the event of unforeseen circumstances. Glen Dale should consider installing a second water source by working with the city of Moundsville to connect to their system, which would only be utilized in an emergency.



The city does not possess a camera system that would enable the sanitary department to complete detailed mainline inspections, which means there are unknowns regarding leakages and integrity of the distribution system. Upfront costs to purchase a camera pose a barrier, however huge cost savings could result if leaks were found and corrected.

**Figure 8:** Where upgrades are needed to the Glen Dale water treatment system:

Area in need of upgrade	Material and diameter of piping
Jefferson Avenue, Zane St. to 7 <sup>th</sup> St.	4" cast iron
7 <sup>th</sup> St. East Side of Wheeling Avenue	1 1/2" inch galvanized steel
2 <sup>nd</sup> St. Wheeling Ave to Baltimore Ave	4" cast iron
9 <sup>th</sup> St. Wheeling Ave to Tomlinson Ave	4" cast iron
Tomlinson Ave from Pool to 7 <sup>th</sup> St.	4" cast iron
Tomlinson Ave from 9 <sup>th</sup> St. to Lee St.	4" cast iron
Lee St.	4" cast iron

### Stormwater Runoff/Standing Water

Managing stormwater runoff was mentioned as an issue in Glen Dale. Proper storm water management is not only concerned with water quality, but water quantity. From a regulatory standpoint, both the federal government and state government have an interest in water quality. Surface water is important for drinking water, recreation, and



# Needs Assessment

commerce. Multiple communities depend on the Ohio River for their water.

Storm water lines need to be replaced in some areas of the city. Along Marx Lane a 24” storm water trunk line needs to be replaced due to increased truck traffic over the line.

Addressing water quantity is a vital aspect of stormwater management. Where large amounts of impervious surface channelize stormwater, flash flooding is more likely to occur. Glen Dale is bounded to the west by the Ohio River and the east and south by Little Grave Creek, therefore flooding is always a concern in the city and stormwater management should be seen as a high priority.

Glen Dale is part of a US Census defined “urbanized area.” As part of the urbanized area, EPA and WV DEP requires small MS4s (municipal separate storm sewers) such as Glen Dale to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for their stormwater discharges and to develop a stormwater management program.

As part of the MS4 program, the city created a Storm Water Management Program (SWMP) and enacted ordinances that address maintenance of the city’s stormwater system. As part of the program, the city agreed to monitor for nutrients (Total Nitrogen, Nitrates) and Phosphorous semi-annually. The city collects a grab sample within the first half-hour of 0.1 inch rainfall, and within 72 hours of a previous 0.1 inch

*“Storm water runoff is excess water that cannot be absorbed, or that flows off impervious areas such as streets, parking lots, roofs, and other hard surfaces. This runoff enters Glen Dale’s storm water drainage system, where it’s carried to the Ohio River. Along the way, storm water runoff picks up anything in its path including oil from cars, fertilizers, litter, pet waste, and sediment and carries it to the streams and rivers in your backyard. These pollutants can harm plant and animal life. In addition, this runoff can cause erosion, flooding, and property damage if not properly managed.”*

[from the City of Glen Dale’s Storm Water Management Webpage: <https://www.cityofglendalewv.com/gdswm.htm>]



rainfall. The SWMP also encourages the use of Best Management Practices (BMPs) that reduce non-point source pollution into the Ohio River and Little Grave Creek. Other low cost ideas in the SWMP include public outreach, working with schoolchildren, publishing educational materials, and storm drain stenciling.



The city has created a website dedicated to storm water management. The website provides information regarding good storm water management practices. Continuing to educate the public of the importance of proper storm water management is critical to ensure that both water quality and water quantity are kept in check. Some developing areas outside of the city limits contribute to increased creek flooding. The City of Glen Dale and Marshall County Officials need to work together to address local water quality and quantity issues as it relates to stormwater.

### Streets and Sidewalks

The City of Glen Dale is responsible for maintenance and upkeep of public, non-state roads within its corporate boundary. The city employs six (6) people in the streets and garbage department. State highways are maintained by the West Virginia Division of Highways, not by the local government. In Glen Dale, the two primary roads that are maintained by the state are Route 2 (Wheeling Avenue) and Route 86 (6<sup>th</sup> Street). All the other public roads are maintained by the city. The city needs continue to maintain the non-state roads, which includes crack sealing.

Sidewalks also cause concern in Glen Dale. One of the concerns involves trees planted between the sidewalks and the curbs. Trees drop leaves, branches, nuts, and their root system damages the sidewalks and makes the sidewalks dangerous to walk on. The



# Needs Assessment

residents needs to remove trees, including the root system, that are near sidewalks before any sidewalk maintenance is commenced. The city should work with the adjacent property owners, and inform property owners that general maintenance and upkeep of sidewalks in Glen Dale are the responsibility of the property owner.

During snowy and icy conditions, cinders are placed on the roads. Typically, the cinders are then plowed off the roads and onto the sidewalks. The cinders can build up on the sidewalks and make it difficult to walk on the sidewalks and can act as a holding area for the snowmelt, creating areas of standing water. A similar issue occurs during the summer with grass clippings. Periodic, friendly reminders to citizens that it is their responsibility to maintain sidewalks should be considered.



Some areas of Glen Dale lack sidewalks on either side of the roadway, which presents safety concerns. City officials should inventory and map all the areas of Glen Dale that either do not have any sidewalks or have sidewalks that are in disrepair. The WV Division of Highways has recently made the sidewalk intersections along Wheeling Avenue accessible with curb cuts. The city should develop a program to prioritize repairing or creating sidewalks, how repairs are going to be funded, and when the projects will be completed. A capital improvement program (CIP) is a good way to strategically identify, prioritize, and find funding sources for infrastructure projects such as sidewalks.

Many children walk and ride their bikes to school in Glen Dale. To improve access and safety in the future, the community should consider developing an application to the Safe Routes to School (SRTS) Program. Safe Routes to School provides infrastructure



and non-infrastructure grants that are aimed at addressing pedestrian and bicycle safety in the community, especially around schools.

### City Governance

The city council can help ensure the health, safety, and welfare of the community by addressing



issues, under its purview, proactively instead of reactively. Wireless technology has enhanced daily life in many communities. The benefits to the community are vast. However, many communities believe that telecommunication facilities are unsightly and detract from the beauty of the landscape.

Local governments are preempted, in some respects, by the Federal Telecommunications Act as to how they can regulate the location of telecommunication towers. With careful planning, a locality can protect their view sheds, while at the same time not discouraging telecommunication providers from placing their facilities in the community. For example, the community can require colocation, which is the placement of multiple carriers' facilities on a single tower.

The community can also require stealth location, which is when the facilities are camouflaged in such a way that they are difficult to recognize. Examples of stealth location are the placement of facilities on a water tower, tall building, or inside a steeple.

According to the comprehensive plan's online survey, "Recycling" received the lowest satisfaction rating out of 25 different components to municipal life in Glen Dale. No recycling program currently exists in Glen Dale. Several different options are available for municipal recycling. The city can provide a stationary recycling center with receptacles, similar to what Moundsville currently has in place. The receptacles could be located in an easily accessible, yet screened, area of the city. If the receptacles are





secured behind a fence, having flexible hours for the customer's convenience is important.

The city could also provide, or contract with a third party to have, curbside recycling in Glen Dale. Depending on costs and demand for the service, curbside recycling could be offered once a week, or twice a month. Ideally, curbside recycling would be "single-stream," meaning the customer can put all permitted plastics, papers, and glass into one bin as opposed to sorting materials before placing on the curb. In order to have a successful recycling program, the city should ensure the program is convenient and cost effective for customers.

Moving forward, city officials should make sure that all municipal facilities are adequate and properly maintained. The city has purchased the lot right next to the current municipal building and would like develop a new municipal building on the lot in the near future.

City officials have indicated that there needs to be improvements made to the city garage. There are general concerns about the dumpsters behind the city garage. The city originally put the dumpsters out for residents to use at their convenience however, on the weekends especially, the dumpsters were being abused and the area behind the city garage ended up being an eye sore. The city recently purchased a property located directly across the street from the Water Department. City-owned vehicles will be housed inside a garage and the city is considering moving the dumpsters into a fenced area available to the residents only during certain hours. Recycling receptacles could also be placed in this secured area, if curbside recycling is determined not to be feasible.

## **Economic Development**

Over the next 10-15 years, city of Glen Dale officials need to encourage the addition of responsible and sustainable commercial development. More commerce translates to a larger tax base, greater job opportunities, and greater convenience to residents. While



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encouraging more commercial development, the city should be cognizant of attracting businesses that are community-oriented and scaled to fit into the existing character of Glen Dale.

Participants of the online survey rated “availability of retail” and “job opportunities” as poor to fair in level of satisfaction. Out of 25

components, these two components were rated 24<sup>th</sup> and 21<sup>st</sup>, respectively. Several participants of the online survey indicated that it is a high priority for the city to retain existing retail. The city needs to ensure that existing business feel welcome in the community. One of the specific concerns noted throughout the comprehensive plan process, in regards to a lack of retail, was that Glen Dale, with all of the vehicular traffic, only has one gas station.

Very few tracts of land in Glen Dale prove amenable to new commercial development. However, empty storefronts could be repurposed for new business opportunities. Other areas, such as the Tractor Supply store, contain available space where additional businesses could be located.

Most new commercial enterprises would probably locate along Wheeling Avenue.

The term “adaptive reuse” refers to using a structure that was originally used for one purpose, such as a business and later used for another purpose such as residential or mixed-use





# Needs Assessment



development. Because Glen Dale is largely built-out and has very few commercial areas, adaptive reuse from commercial to residential should be very limited. Adaptive reuse from residential to commercial should also be limited to protect the residential character of the neighborhoods.

Few areas within the city can accommodate larger-scale redevelopment. Most notably the southern part of the city along Wheeling Avenue, where former businesses were located but have, over the years, ceased operations. Many of these properties are in prime locations for commercial development.

Warren Distribution is a large “manufacturer, marketer and distributor of automotive aftermarket products.” (Source: Company Website) The company purchased the Glen Dale property as a blending and packaging plant in 2006. The company provides many jobs in the community. However, balancing the importance of having the company continue to operate in the city and minimizing the impacts of a large manufacturing operation in close proximity to residential areas remains a concern. Working with company leadership in a collaborative and proactive manner is the most advantageous way to ensure all parties are aware and cognizant of issues that might occur and to resolve issues amicably.

Discussions of future industrial development center on an ethane cracker plant locating across the river in Dilles Bottom, Ohio with over \$10 Billion dollars’ worth of investment.





# Needs Assessment

“Ethane is one of the liquid forms of natural gas prevalent in Marcellus and Utica shall wells. An ethane cracker will take the ethane to “crack” the liquid into ethylene.” (Wheeling Intelligencer, March 12, 2018, Casey Junkins). Ethylene is used to make plastics, antifreeze solvents, and synthetic lubricants.

In early 2018, Ohio Governor John Kasich announced that a partnership between two Asian-based chemical and industrial companies had been established, with the goal of the partnership to create an ethane cracker plant in Belmont County, Ohio only minutes from Glen Dale. The development of the cracker plant will produce up to 6,000 temporary construction jobs and “lead to hundreds of full-time petrochemical jobs for those in fields such as engineering.” (Id.)

The proposed cracker plant could have a significant impact for the entire region. Increased amounts of traffic, construction, as well as increased demand for services and housing, present challenges and opportunities. Because of the impact the project might have on Glen Dale, city officials need to meet with and discuss issues with project officials and other state and local leaders well in advance of the project starting. Officials should ask where the companies involved will house workers, how will construction impact existing infrastructure, traffic, schools, housing, and the addition of secondary industries in the area.

More small-scale professional offices should be encouraged in Glen Dale. Offices for health care providers, attorneys, engineers, and similar professions should be permitted by right in the city’s commercial areas. Low-impact home occupations in some of the residential areas of Glen Dale should be considered. An architect, for example, might be able to telecommute most days, send renderings and plans electronically via email, and would not produce additional visitors, noise, traffic or other





impacts that might otherwise make a commercial enterprise in a residential area undesirable.

Other commercial enterprises that have been noted during the comprehensive plan process include an additional gas station, restaurants, and the development of a youth hangout. Several participants of the online survey suggested encouraging a gas station that also offers made-to-order food.

A youth hangout could take the form of a coffee shop, a place with free Wi-Fi, an area to play video and board games, or an area to practice or hold the performing and visual arts. The primary concerns of a youth hangout are funding, operation, sustainability, and maintenance.

## Housing and Redevelopment

Redeveloping certain areas and providing adequate housing in Glen Dale were identified as important issues during the comprehensive plan process. Abandoned and dilapidated structures were a frequent discussion point at planning commission meetings, in the online survey results, and in talking with city staff and officials. Several available tools address vacant and dilapidated structures in West Virginia. However, not all tools are available to each community and not all tools would be effective in certain communities. The types of tools used depends on several factors including, staff capacity, resources available, number of abandoned and dilapidated structures, types of structures dilapidated, and several other factors.

The first step for Glen Dale is to inventory all the abandoned and dilapidated structures in the city. An inventory can be done by an individual or by a group. The community needs to develop some criteria as to what structures should be inventoried. Is the community only concerned with structures that are about to collapse, or rather any structure that is showing any signs of dilapidation? Once the inventory is completed then the list can be prioritized. After the inventory is completed then the community can identify which tools might work best. The following tools constitute a non-exhaustive



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list that can be utilized in Glen Dale to address abandoned and dilapidated structures.

The West Virginia Building Code, and more specifically the International Property Maintenance Code (IPMC), provides an effective tool to address abandoned and dilapidated structures. The IPMC is tailored to address abandoned and dilapidated structures as well as nuisances, such as high weeds and inoperable vehicles.

The IPMC provides procedural guidance and a time tested set of code standards that gives the city officials, as well as property owners, an understanding of how to maintain properties. The primary disadvantage of enforcing the IPMC, or any of the other codes that make up the West Virginia State Building Code, is the need for a certified code enforcement officer either on staff or contracted out. The code enforcement officer also needs to maintain their certification. Costs associated with implementing the IPMC include salary, training, overhead, producing notices of violations, citations, and legal costs.

The city can also adopt and enforce an unsafe and unsanitary ordinance pursuant to West Virginia Code §8-12-16. This statute allows municipalities to regulate the “repair, alteration, improvement, closing, demolition, etc.” of structures that are found to be unsafe, unsanitary or detrimental to the community’s welfare and safety. To enforce this ordinance, a community must establish an enforcement agency, which consists of the mayor, the municipal engineer or building inspector, and one member at-large.

Another tool is to place a lien for fire debris removal. When a structure has been significantly damaged due to fire, a municipality has the statutory authority to recoup some of the costs incurred from removing the debris. In order for a municipality to use this statutory provision there must be a structure that is declared a “total loss” due to fire damage. A fire insurance company must receive a claim for loss of real property due to fire.

If the property has not been cleaned up, the municipality can decide to clean up debris, and would be entitled to receive either \$5,000 or 10% of the fire insurance policy amount, whichever is greater for costs incurred during clean up. One of the big downfalls of this tool is that several communities have tried to utilize this statute only



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to find that the property had no fire insurance and thus the municipality had no way of recouping any costs for cleanup of the debris.

Two other tools that are available to Glen Dale that have been successful in other West Virginia communities are the vacant property registry and the uninhabitable property registry. These registries are only enabled for municipalities. The vacant property registry allows municipalities to place properties that are “vacant,” as defined by ordinance, on a registry. The owner of record is required to pay any fees associated with being placed on the registry.

Most communities assess an annual fee that increases incrementally each year the property is on the vacant property registry. Local government should have a waiver process in place for property owners that are actively trying to sell their house or are doing renovations. Funds from the vacant property registry are earmarked and can only be used to implement the vacant property registry, address abandoned and dilapidated structures in the community, or to improve safety efforts especially for fire personnel.

The city can also create an uninhabitable property registry. In order for a municipality to administer the uninhabitable property registry, the city must also enforce the building code. One of the prerequisites for the being placed on the uninhabitable property registry is that there is a violation of the building code. The uninhabitable

property registry can also require payment of an annual fee that increases each year on the registry. Some communities in West Virginia enforce both the vacant and uninhabitable property registries. As long as a property meets the criteria for each registry, it can be placed on both registries.

Several other tools can be used to address abandoned and





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dilapidated properties, including collaborating with banks, and seeking injunctive relief through the nuisance code. Working with local banks to address abandoned and dilapidated structures can be beneficial to all parties involved. “Lenders and local governments tend to have common interests because owners of neglected properties often default on their mortgages, causing lenders to lose interest revenue and local governments lose tax revenue.” (WV LEAP Toolkit). Understanding their common interests, banks and local governments can work together and provide incentives to demolish homes, revitalize homes, and sell unwanted properties.

The city can utilize the municipal nuisance code to provide injunctive relief against abandoned and dilapidated structures. Utilizing the nuisance code will likely require the assistance of legal counsel. Going directly to circuit court may expedite the process and the court may order the property owner to pay the local government’s legal costs.

Although demolition may be the most desirable and cost-effective solution to address many of the abandoned and dilapidated structures, it should not be the only method. Some structures have historical significance, while other structures need minor renovations or rehabilitation. Preservation of existing structures should be encouraged on a case-by-case basis. The city should work with property owners to ensure that they are aware of all state and federal assistance programs available for historic preservation or rehabilitation projects.

The West Virginia State Historic Preservation Office (SHPO), which is part of the West Virginia Division of Culture and History, provides education, grants, and technical assistance for communities and property owners across the state. Whenever there is discussion of demolition, part of the discussion should also be on alternatives such as rehabilitation or deconstruction. Educating the public about the resources available for preservation should be a priority for the city moving forward.

Adaptive reuse is when a structure that was originally built for a certain purpose is later repurposed for a different type of use. Often times a building was used for a commercial purpose, became vacant, and is now utilized as residential dwellings.





The city should encourage a diversity of housing options including greater availability of senior housing and housing for persons with disabilities. The city should be open to permitting senior restricted housing in certain zoning districts. The city should also encourage single story residential structures so people are encouraged to age in place. However, there should also be consideration given to encourage to building new residential units higher, in certain designated areas.



When discussing housing in the next 10-15 years, a few people suggested there is a lack of residential rentals and temporary housing. The development of a cracker plant in nearby Dilles Bottom, Ohio would have a huge impact on many segments of life in Glen Dale. There would likely be a shortage of short term/temporary housing and the current regional housing stock will be severely strained to accommodate the influx of workers. “Officials have said the cracker plant would generate up to 6,000 temporary construction jobs. The facility likely would lead to hundreds of full-time petrochemical jobs for those in fields such as engineering.” (December 22, 2017, The Intelligencer, Casey Junkins) The city should understand what possible impacts the creation of a cracker plant would have on the current housing stock in Glen Dale.

## Land Use

Land use is an important component to analyze during the comprehensive plan process. Because the comprehensive plan is concerned with the future growth and development of a community, future land use patterns are often central to the comprehensive plan



process. Because Glen Dale is largely built out, decisions regarding land use are even more critical. Concepts such as adaptive reuse and mixed-use development, which can be viable tools in communities with little undeveloped land, should be considered as the city moves forward.

## Existing Land Uses

One of the first steps when analyzing land use during the comprehensive plan process is for the community to develop an existing land use map. The existing land use map shows how the land in Glen Dale is currently being utilized.

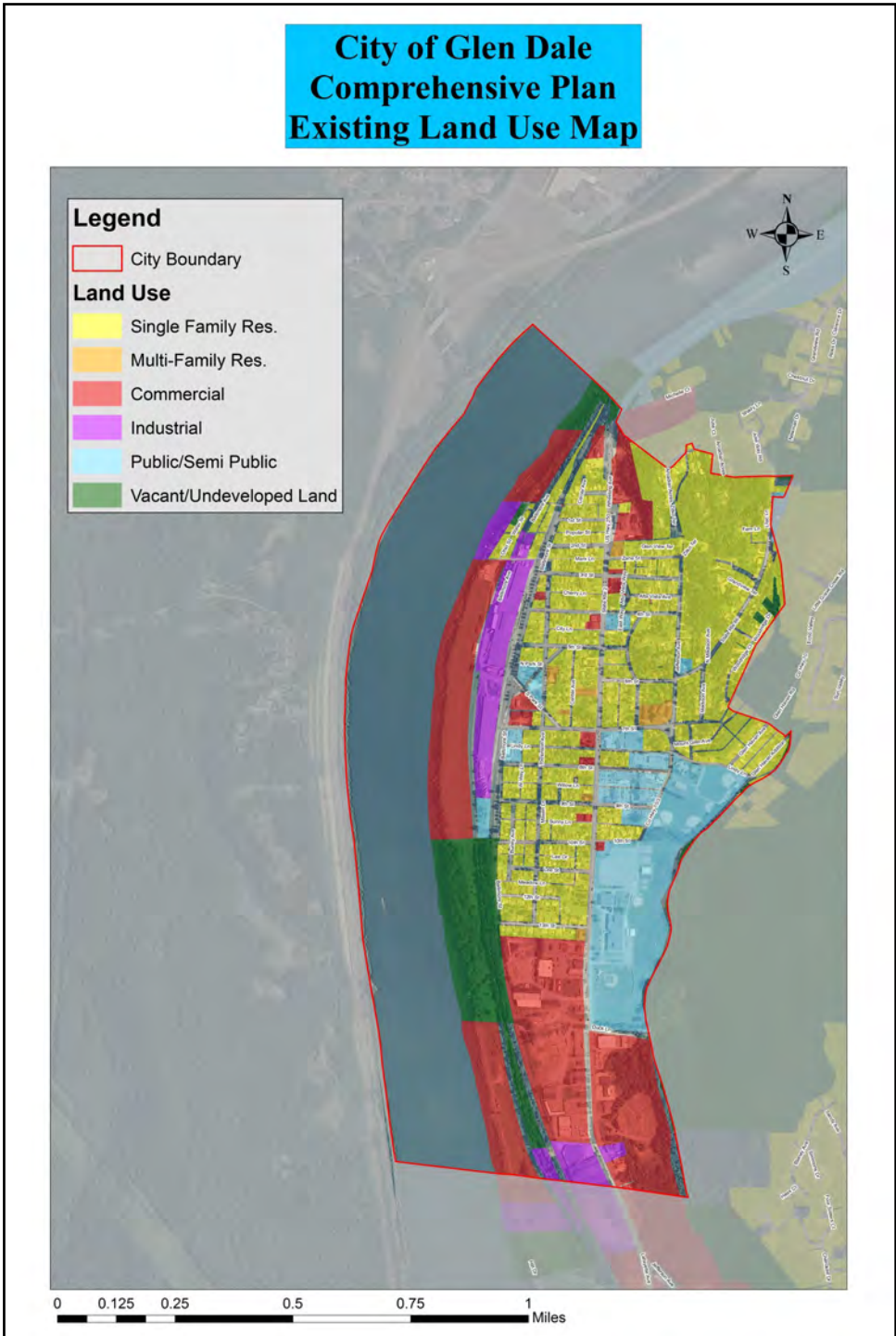
Map 1 shows the existing land use of Glen Dale. This map only shows how the land is being used currently. The existing land use map is created by utilizing county assessor's data, which has information for each parcel in Glen Dale, aerials photos, ground-truthing, and confirming with the planning commission and local officials. The existing land use map does not relate to future projections or with zoning, only the primary use of the land at the present time.

The future land use map is not as concerned with how the land is being utilized currently, but how the community envisions land development in the future. Does the community want to discourage future development and redevelopment in floodplains or on steep slopes? Are there areas of the city that are currently residential in use but in the future may be more appropriate for commercial uses? Just like the existing land use map, the future land use map should not be confused with the official zoning map, which is not a part of the comprehensive





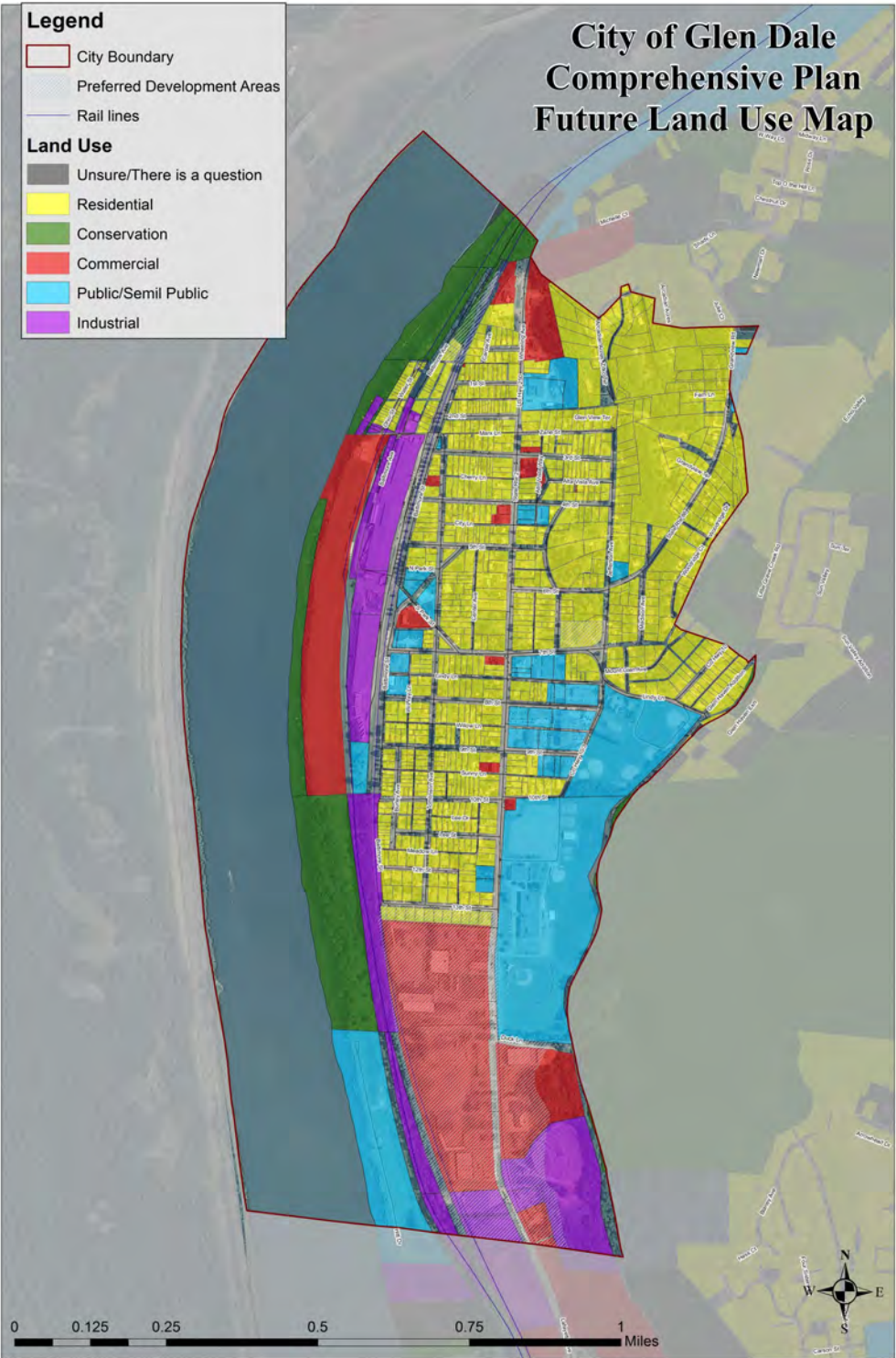
plan, but rather the zoning ordinance.



*\*Full size maps are available for inspection in the City Building*



One way to ensure the orderly development of land is for the community to adopt and enforce a zoning ordinance. Zoning ordinances can be flexible and developed to meet the needs of a particular community. Zoning, which is typically implemented after the comprehensive plan is complete, must be consistent with the comprehensive plan. In West Virginia, the governing body, with advice from the planning commission, needs to produce a “Study and Report on Zoning,” before a zoning ordinance is created or substantially



*\*Full size maps available for inspection at City Building*



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amended. During this study and report on zoning process, local officials should review the comprehensive plan to ensure that the zoning ordinance is consistent with the plan.

The City of Glen Dale currently enforces a zoning ordinance. Because there have been changes to state law, case law, and best practices, the city should consider reviewing the zoning ordinance. Some aspects of the zoning ordinance that should be reviewed include the definitions section, the official zoning map, the number and types of zoning districts, supplemental regulations, dimensional requirements such as minimum lot size, sign regulations, and to ensure that enforcement of the ordinance is proper under current state law.

Another method of ensuring that new development is designed to be harmonious with the existing community is through a subdivision ordinance. While zoning is primarily concerned with separating incompatible uses such as manufacturing and residential uses, subdivision ordinances are concerned with ensuring that there is adequate water, wastewater, minimum lot sizes are met, and other improvements the community deems important are in place. The City of Glen Dale already enforces subdivision regulations; however, there have been amendments to the state's enabling authority for subdivisions, so the city may want to review the subdivision ordinances in place to ensure the ordinance is still appropriate for the community.

As part of the comprehensive plan process, a community is required to analyze where they are going to encourage development through the delineation of "preferred development areas." The West Virginia Code defines preferred development areas as a "geographically defined area where incentives may be used to encourage development, infill development or redevelopment in order to promote well designed and coordinated communities." (W. Va Code 8A-1-2(y)) The areas identified are in the southern part of the city and a few smaller areas scattered throughout town.

Because Glen Dale is largely built out, the city should, at the very least, consider areas where annexation might be appropriate. There are many steps in the annexation process, including hearings and possibly a vote by affected property owners. Therefore,



acknowledgment of certain areas in the comprehensive plan as possible areas for future annexation does not mean a certain area will be annexed, only that it may be an area the city may want to consider annexing in the future.



If local officials are considering annexation, they first need to work with legal counsel to ensure everyone understands the different annexation methods in West Virginia. City officials should also work with the property owners and be considerate of any concerns they may have in regards to annexation.

### Other Goals (non-prioritized)

## **Recreational Activities and Tourism**

The community identified both tourism and recreation as areas for growth and expansion. Especially for tourism, the City should continue to work with the local Convention and Visitors Bureau (CVB) to identify ways to encourage tourists to visit Glen Dale.

The Cockayne Farmstead is the primary tourist attraction in Glen Dale. The farmstead is a great example of historic preservation and has a large historical collection of 19<sup>th</sup> and 20<sup>th</sup> Century artifacts and documents that should appeal to folks from all over the region.

Because Glen Dale is situated between two larger communities (Moundsville and Wheeling), the city needs to think creatively about how to bring people into Glen Dale. Smaller, more frequent activities often have more local appeal than large events. Sufficient volunteer and paid support must be available to ensure that logistical issues



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are handled properly. Event scheduling can be difficult as there are already several events happening throughout the region. More 5K and 10K runs or a mini triathlon, include swimming in the pool, biking on the rail trail, and running through Glen Dale, could be a nice event that draws tourists.

The city should try to incentivize having a travel youth baseball/softball tournament. The city would probably need to coordinate with Moundsville and Wheeling for additional playing fields. Depending on the size of a baseball/softball tournament, families will often spend the night, go out to eat, and look for additional recreational opportunities when traveling to the tournament. Companies in the region presently arrange and operate travel youth baseball or softball tournaments, and would likely be best suited to hold a baseball or softball tournament in Glen Dale and the surrounding communities.



A reboot of the Fireman's Festival has been discussed, however there needs to be enough volunteer interest to ensure that the festival is done well. A volunteer committee should be established to analyze whether there is enough interest in the community to consider holding the Fireman's Festival, or something similar again.

Irish Road Bowling is a sport that has been played in Ireland for hundreds of years. The sport has become more popular, especially in West Virginia, in the last couple of decades. The West Virginia Irish Road Bowling Association was established in the 1990s and now has several events throughout the year. The Little Grave Creek Road would be an ideal place to hold a road bowling event, in fact the Knights of Columbus already use Little Grave Creek Road for local road bowling competitions. The city should work with the West Virginia Road



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Bowling Association and the Knights of Columbus to see if an annual regional tournament could be established in Glen Dale.

For its size, Glen Dale includes a large number of recreational amenities, including the pool, multiple city parks, the rail trail, and St. Jude Park. However, the community can always try to enhance or increase existing recreational opportunities. One idea is for the city to try to work with the Wheeling-Charleston Diocese to purchase St. Jude Park.

The pool and the city parks are very important recreational assets and are considered central meeting places in the community. The city should consider having a certified individual inspect city-owned playground equipment to ensure that the equipment is in good working order and not a hazard for children or a liability for the city.

Some suggestions for continued recreation opportunities, especially at the park, are to have certain days designated for movies at the pool/park or to have the pool open later in the evening on certain days. Having movies in the pool/park and keeping the pool open



later are both ways to give kids and teenagers something to look forward to in the evening. The community should also consider having a youth swim team practice at the pool and occasionally have swim meets there.



Another amenity that would give folks another option for summer recreation is the creation of a splash pad. The splash pad could be at the city park and should be free and open to the public. The splash pad could be





designed so that in the winter months, it could be converted into an ice skating rink.

Another community event that has been discussed for Glen Dale is the National Night Out.

The safety of its citizens is of paramount concern to Glen Dale officials. Consideration of initiatives and programs that can improve the overall safety of the community should be a high priority.

“National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.” (NNO Website)

## Education

Glen Dale is home to two schools, Glen Dale Elementary and John Marshall High School. Both schools are part of Marshall County Schools. For the most part, participants of the comprehensive plan process have indicated their satisfaction with the schools. There was some concern identified that the schools may be congested. Participants also stated that for the schools, it is likely hard to plan with a sizable transient population in Marshall County.

The city should support Marshall County Schools as much as possible. The city can do this by collaborating with the schools when appropriate. The city could sponsor a shadowing day, where students can work in the city office with the clerk, police chief, public works, city councilmember, or city attorney. The students could also have a mock city council meeting, where they prepare an agenda, discuss issues related to city



governance, and develop solutions to those issues.

Allowing students to “sit in the shoes” of local officials and staff may give them an appreciation and understanding of the day-to-day work that goes into running a local government. Shadowing and running a mock city council meeting will give the students an opportunity for experiential learning and could relate to their civics coursework.



## Transportation and Parking

While no major concerns were addressed during the comprehensive plan process as to parking and transportation, there were some issues raised.

There is some traffic congestion and safety issues along Wheeling Avenue, especially at John Marshall High School when school is let out. Other areas of concern include the intersection of Jefferson Avenue and 7<sup>th</sup> Street, especially when the intersection was widened, and the intersection of Wheeling Avenue and 6<sup>th</sup> Street, where accidents are common.

Streetlights along Glen Dale Heights Road (6<sup>th</sup> Street) improve visibility and safety concerns. The “at-grade” railroad crossing on Marx Lane can be very dangerous. Suggestions include the installation of a flashing railroad crossing sign to alert pedestrians and motorists as to incoming railroad traffic.

The Bel-O-Mar Regional Council prepared the “Transportation Plan for 2040 ”in June 2016, the following recommendations come from that plan. No access management exists along the entirety of Wheeling Avenue (Route 2/250) through Glen Dale. The high school intersection shows a Level of Service (LOS) E. LOS is a way to measure the quality and flow of traffic in a given area. AASHTO provides level of service grades from



A (free flow) through F (“forced or breakdown flow”). LOS E is characterized as “unstable flow, operating at capacity.” The transportation plan also stated that there was local support for adding a traffic signal at the 6<sup>th</sup> Street intersection. However, the transportation plan indicates that there are few alternatives for improvements given the intensity of the land use and the economic activity along Wheeling Avenue.

Another recommendation in the transportation plan is for a center turn lane within the existing right of way, which would improve the traffic flow and warrant a study at the 6<sup>th</sup> Street intersection to show the need for a new signal. Another recommendation requests a study to identify alternatives for improving access to John Marshall High School.

Parking

In most areas of city, parking is not a huge concern. However, there are people parking in their yards, even though many streets in Glen Dale parking is permitted on both sides of the street. Some residential areas, particularly multi-family developments, lack sufficient off-street parking. The zoning ordinance should be amended to address the parking concerns. Parking ratios prescribe a certain number of parking spaces needed for a certain use. For example a local government might require that a restaurant have one off street parking space for every 100 feet of gross floor area in the restaurant, or there must be at least two off street parking spaces for every dwelling unit in an apartment complex.



# City of Glen Dale Comprehensive Plan



## Chapter 4: Action Plan





The Chapter 4- Action Plan is a list of prioritized goals, objectives, and action steps that will help guide the community after the comprehensive plan has been adopted. The content in Chapter 4 is derived from the Needs Assessment (Chapter 3). There were five (5) areas of concern that were identified throughout the comprehensive plan process, they included:

- 1. Infrastructure and Governance
- 2. Economic Development
- 3. Housing and Redevelopment
- 4. Land Use
- 5. Other Outstanding Issues Identified
  - A. Recreational Activities, Safety, and Tourism
  - B. Education
  - C. Transportation and Parking

The Action Plan is broken down into goals, objectives , and action steps. Goals are guidelines that are broad, aspirational, and pertain the overall future development of the community (Example- “Make the community safer”). Objectives are more specific, concrete, and are measurable (Example- “Lower the crime rate each year for the next five years”). Action steps are even more specific and provide specific actions to be taken to achieve the overarching goals and objectives (Example- “Increase the number of officers assigned to each beat”). An implementation matrix is also included at the end of Chapter 4. The matrix includes a list of the parties responsible for certain action steps, any potential partners, potential funding sources, and whether a specific action step is a low, moderate, or high priority.





**Goal 1-Improve Infrastructure and Maintain High Level of Governance**

**Objective 1.1- Address wastewater infrastructure concerns**

Action Step 1.1.1 Ensure completion of the main line replacement on 6<sup>th</sup> Street.

Action Step 1.1.2 Obtain a portable backup generator to keep the lift station in service during a power outage.

Action Step 1.1.3 Electronically map existing wastewater infrastructure that can be reviewed and updated periodically.

**Objective 1.2 Address water treatment concerns**

Action Step 1.2.1 Obtain a camera system to complete detailed mainline inspections.

Action Step 1.2.2 Work with the City of Moundsville to install a second water source.

Action Step 1.2.3 Obtain a backup power generator unit for the water treatment plant.



**Objective 1.3 Continue to promote sound stormwater management practices**

Action Step 1.3.1 Educate residents and businesses about pollution that is carried away by storm water.



Action Step 1.3.2 Maintain and update the stormwater management website.

Action Step 1.3.3 Create an outfall from 13<sup>th</sup> Street to the Ohio River, to address standing water issues.

Action Step 1.3.4 Replace 24” storm sewer trunk line on Marx Lane due to increased truck traffic.

Action Step 1.3.5. Work with state and federal agencies to ensure that appropriate and reasonable measures are being taken to address stormwater as a water quality and water quantity concern.

#### **Objective 1.4 Improve sidewalks and streets**

Action Step 1.4.1 Continue to focus on minor maintenance such as sealing the cracks of local roads.

Action Step 1.4.2. Encourage residents to remove trees near sidewalks, including the stump and root ball. Research what kinds of trees or shrubs are better for placement near sidewalks.

Action Step 1.4.3. Ensure sidewalks are clear of debris such as cinders during the wintertime and grass clippings during the growing season.

Action Step 1.4.4. Create a Capital Improvement Plan (CIP) to systematically address improvements to sidewalks and local roads.

Action Step 1.4.5. Work with Marshall County School officials to apply for Safe Routes to School funding to improve infrastructure and non-infrastructure programs that will enable children to go to and from school in a safe manner.

#### **Objective 1.5 Ensure the city is operating at a high capacity**

Action Step 1.5.1. Consider creating a telecommunication ordinance that encourages placement of wireless facilities that are conducive to the existing built



and natural landscape.

Action Step 1.5.2. Analyze the feasibility of a recycling program in Glen Dale.

Action Step 1.5.3. Understand advantages and disadvantages of either having recycling receptacles or curbside pickup.

Action Step 1.5.4. Prioritize improvements to municipal facilities, including city building and the city garage.

## Goal 2- Encourage Appropriate Economic Growth

### Objective 2.1- Encourage small-scale commercial growth

Action Step 2.1.1- Allow for limited adaptive reuse of residential units into commercial businesses.

Action Step 2.1.2. Permit “no” or “low” impact home occupations, if they meet stringent requirements as to noise, traffic, and other potential impacts.

Action Step 2.1.3. Promote Glen Dale as an ideal place to locate professional offices, for health care providers, attorneys, engineers, and other similar professions.

Action Step 2.1.4. Promote infill development, in the commercial areas, for small-scale commercial growth. Ensure minimum lot size requirements under zoning allow infill development.

Action Step 2.1.5. Work with non-profit organizations, including the faith-based community, to find a physical location for a youth hangout.

Action Step 2.1.6. Secure funding for a youth hangout, including funds for programming, physical space, maintenance, and staffing.

### Objective 2.2- Encourage appropriate large scale development





Action Step 2.2.1 Work with large-scale commercial enterprises to ensure that any concerns are dealt with amicably and quickly to maintain a good relationship between the community and the businesses.

Action Step 2.2.2. Work with property owners to encourage large parcels to be utilized at their highest and best use, especially in the commercial and industrial areas along Wheeling Avenue.

Action Step 2.2.3. Ensure the zoning ordinance has the appropriate commercial uses permitted by right and through a conditional use process.

### **Objective 2.3 Understand the impact of a large cracker plant being constructed in the area**

Action Step 2.3.1. Be kept abreast of all public meetings and discussions regarding the cracker plant.

Action Step 2.3.2. Obtain any available data and projections for number of people employed, housing needed, impacts to traffic, schools, infrastructure, and utilities.

Action Step 2.3.3. Identify and mitigate impacts of the construction phase of the cracker plant and also once the plant has been constructed and operational.

## **Goal 3-Ensure a well maintained housing stock and encourage redevelopment of dilapidated structures**

### **Objective 3.1. Encourage a diverse housing stock**

Action Step 3.1.1 Permit senior-restricted housing in certain zoning districts.

Action Step 3.1.2 Encourage Universal Design and other accessible housing options, including single-story dwellings, and which conform to any applicable



building or design codes.

### **Objective 3.2. Identify and analyze tools to address abandoned and dilapidated structures**

Action Step 3.2.1. Consider adopting the entire West Virginia State Building Code or only the International Property Maintenance Code.

Action Step 3.2.2. Understand how the city can recoup costs for debris removal when a structure has been declared a total loss from a fire.

Action Step 3.2.3. Adopt and actively enforce a vacant property registration program.

Action Step 3.2.4. If the city adopts the West Virginia Building Code, then the city should consider creating an uninhabitable property registry.

Action Step 3.2.5. Utilize “From Liability to Viability: A legal toolkit to address neglected properties in West Virginia” to understand if any other tools to address abandoned and dilapidated structures might be appropriate for Glen Dale.

### **Objective 3.3 Encourage preservation and rehabilitation of structures**

Action Step 3.3.1. Provide educational materials to property owners interested in historic preservation, including information on grants and historic tax credits.

Action Step 3.3.2. Promote adaptive reuse of vacant structures, in certain areas of Glen Dale and under certain situations.

Action Step 3.3.3. Unless there is an imminent danger of collapse, any community discussion of demolition should also involve discussion of preservation and rehabilitation.



## Goal 4- Encourage Sound Land Use Practices

### Objective 4.1 Review and update land use controls

Action Step 4.1.1. Review the existing zoning ordinance for compliance with state statutes, existing case law, and current best practices.

Action Step 4.1.2. Develop a “Study and Report on Zoning” to understand if there is a need to update the zoning ordinance.

Action Step 4.1.3. Review existing subdivision ordinance to ensure that the ordinance is up to date and consistent with the existing vision of Glen Dale.

Action Step 4.1.4. Consider updating residential parking requirements to limit parking of vehicles on non-surfaced, off-street parking areas.

### Objective 4.2- Identify and provide incentives for development and redevelopment in the Preferred Development Areas

Action Step 4.2.1. Outline incentives for the preferred development areas through zoning and subdivision regulations.

Action Step 4.2.2. Ensure land use controls protect residential character of the city’s neighborhoods, while at the same time encouraging commercial growth, especially along Wheeling Avenue.

### Objective 4.3 - Understand annexation procedures

Action Step 4.3.1. Understand the different types of annexation processes enabled in West Virginia before initiating any type of annexation proceedings.

Action Step 4.3.2. Weigh advantages and disadvantages of annexation, to all parties involved. Need to analyze what the costs would be to the city as well as



the property owners. Answers questions such as “Will the property owners to be annexed need utilities, if so which ones?” “What is the benefit of annexing new land for current city residents?”

**Other Goals**

**Recreational Activities and Tourism**

**Objective 5.1 Work with groups, such as the Greater Moundsville CVB, Chamber of Commerce and Marshall County Historical Society, to continue to identify ways to encourage tourists to visit Glen Dale**

Action Step 5.1.1. Continue to work with the Historical Society, the Chamber, and the CVB to find ways to increase the visibility and patronage of the Cockayne Farmstead and to ensure its future success and growth.

Action Step 5.1.2. Encourage small events throughout the year such as 5K fun run or a mini triathlon, which can be held in Glen Dale.

Action Step 5.1.3. Look into the feasibility of holding a travel baseball/softball tournament in the area, coordinating with other local communities.

Action Step 5.1.4. Consider hosting a regional or statewide Irish Road Bowling event, work with the local Knights of Columbus and the West Virginia Irish Road Bowling Association to understand the feasibility of holding such an event in Glen Dale.

**Objective 5.2. Improve and enhance recreational amenities in Glen Dale**

Action Step 5.2.1. Consider the development of an annual community festival.

Need to ensure there is enough volunteer interest so that the festival is viable as an annual event.

Action Step 5.2.2. Hire a certified individual to inspect municipal playground



equipment to ensure the equipment is in good working order and not a liability to the city.

Action Step 5.2.3. Try to establish a community “National Night Out,” in Glen Dale.

### **Objective 5.3 Address water recreation updates and expansion**

Action Step 5.3.1. Analyze the need and the costs of a new broiler, pumps, and a pool house at the city pool.

Action Step 5.3.2. Continue to keep the pool open later in the evening. Late swim nights could be combined with setting up a large screen and having nighttime movies at the pool, where people can bring their inflatable devices and lounge in the pool, while a family-friendly movie is being shown.

Action Step 5.3.3. Understand the feasibility of creating a splash pad at the city park. Depending on the type of splash pad considered, it may be converted into an ice skating rink during the colder months.

### **Support the local schools**

### **Objective 5.4 Collaborate with Marshall County Schools when appropriate**

Action Step 5.4.1. Sponsor a shadowing day with the high school students. Students can shadow elected officials and staff for the day. At the end of the day, the students could hold a mock city council meeting where they provide recommendations to some of the issues that they have identified.

Action Step 5.4.2. City law enforcement personnel should continue to provide substance abuse education in the elementary school.



## Address Transportation and Parking Concerns

**Objective 5.5 Work with appropriate authorities to address traffic congestion and safety concerns**

Action Step 5.5.1. Work with WV DOH to address congestion and safety concerns particularly at the ingress/egress points of John Marshall HS, at the intersection of 7<sup>th</sup> and Jefferson, and the intersection of Wheeling Avenue and 6<sup>th</sup> Street.

There are also safety concerns at the intersection of 6<sup>th</sup> and Wheeling Avenue as it can be difficult for people on 6<sup>th</sup> to make a left onto Wheeling Avenue heading south.

**Objective 5.6 Address parking concerns**

Action Step 5.6.1 Review parking ratios under zoning to ensure that the ratios for specific uses are appropriate in the various districts.