



Municipal Planning Commission
Wednesday, September 4, 2019
3:00 p.m.

City Service Center – 915 Quarrier Street – Conference Room

Agenda

1. Call to Order
2. Unfinished Business
3. New Business

Rezoning: Bill No. 7833 amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a C-10 General Commercial District to CBD Central Business District, that certain parcel of land located at 216-222 Leon Sullivan Way being Charleston East District, Map 14, Parcel 39, Charleston, West Virginia.

4. Minutes of the July 3, 2019, MPC meeting
5. Announcements
6. Adjournment

*Meetings may be recorded and broadcast via internet <https://charlestonwv.civicclerk.com>

1 **Bill No. 7833**

2 Passed by Council:

3 Introduced in Council

4 **September 3, 2019**

5 Introduced by:

Referred to:

6 **Mary Beth Hoover**

7 **Municipal Planning Commission**
8 **Planning, Streets and Traffic**

9 **Bill No. 7833** - A Bill amending the Zoning Ordinance of the City of Charleston, West
10 Virginia, enacted the 1st day of January 2006, as amended, and the map made a part
11 thereof, by rezoning from a C-10 General Commercial District to CBD Central Business
12 District, that certain parcel of land located at 216-222 Leon Sullivan Way being
13 Charleston East District, Map 14, Parcel 39, Charleston, West Virginia.

14
15 **Be it Ordained by the City Council of the City of Charleston, West Virginia:**

16
17 1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st
18 day of January 2006, as amended, is hereby amended by rezoning from C-10 General
19 Commercial District to CBD Central Business District whole of the following described
20 parcels of land:

21
22 That certain parcel of land located at 216-222 Leon Sullivan Way being
23 Charleston East District, Map 14, Parcel 39, Charleston, West Virginia. Said tax
24 map is of record in the Planning Office.

25
26 2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is
27 hereby amended in accordance with Article 29 of this ordinance.

28
29 3. All prior ordinances, or parts of ordinances, inconsistent with this ordinance are
30 hereby repealed to the extent of such inconsistency.

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PUBLIC HEARING NOTICE

Notice is hereby given that the City of Charleston's Municipal Planning Commission will hold a public hearing:

DATE: September 4, 2019

TIME: 3:00 p.m.

PLACE: City Services Center, 915 Quarrier Street,
On the 1ST Floor of Municipal Parking Building

CASE DESCRIPTION

Rezoning

Bill No. 7833 amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a C-10 General Commercial District to CBD Central Business District, that certain parcel of land located at 216-222 Leon Sullivan Way being Charleston East District, Map 14, Parcel 39, Charleston, West Virginia.

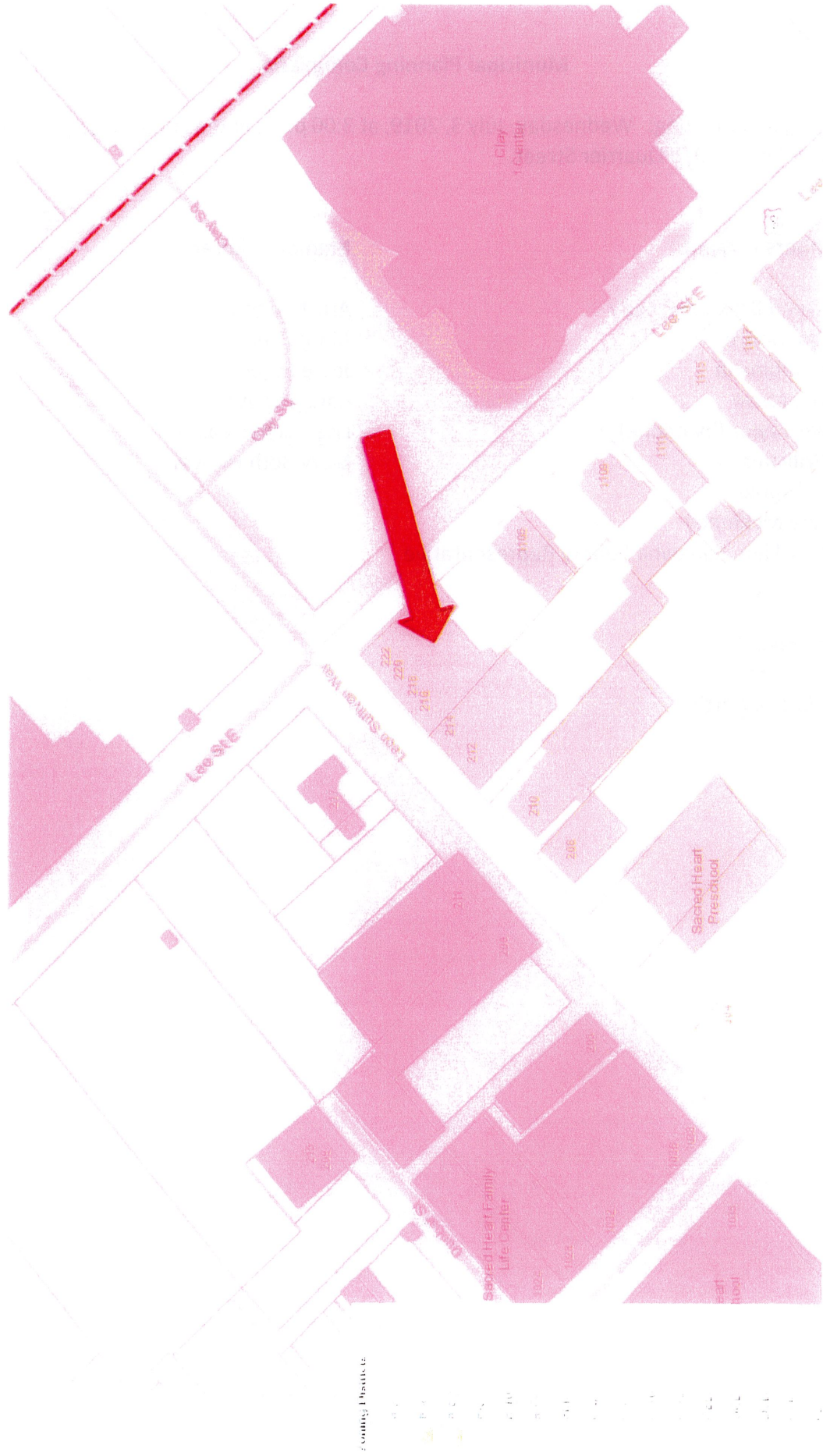
Public testimony for and against will be taken at the public hearing. Persons wishing to favor or object to the case described above may do so by personal appearance or representative at the hearing, or by written statement submitted to the Planning Department prior to the public hearing date listed above.

The file (including the application, plans and written statements submitted by interested parties) is available for your inspection in the City Planning Department office, City Service Center, 915 Quarrier Street, Suite 1. For more information, please call (304) 348-8105 or visit the office. As a matter of general policy these proceedings will not be transcribed by the Commission. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

Sincerely,

John Butterworth
Neighborhood Planner

Bill# 7833 – Proposed Rezoning of 216-222 Leon Sullivan Way



Municipal Planning Commission

Hearing and meeting: Wednesday, July 3, 2019, at 3:00 p.m., in the conference room of the City Service Center, 915 Quarrier Street.

Members Present

Reverend Braxton Broady
Teresa Moore
Chad Robinson
Adam Krason
Shawn Taylor (by phone)
Lex Williamson
Dallas Staples
Deanna McKinney
J.D. Stricklen, Kanawha County Representative

Members Absent

Aric Margolis
Margo Teeter
Jesse Forbes
Christi Smith
Lisa Fischer-Casto
Mary Beth Hoover

Staff Present

Dan Vriendt
John Butterworth

Call to Order: Chad Robinson

Rezoning: Bill No. 7823 amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-4 Single Family Residential District to a R-6 Medium Density Residential District, that certain parcel of land located at 806 Hendrix Avenue being Charleston West District, Map 10, Parcel 117.1, Charleston, West Virginia.

DEBRA PAYNE: My name is Debra Payne and my address is 3012 Ridgeview Drive, South Charleston. I'm here representing the Religious Coalition for Community Renewal. I'm the Executive Director. We do housing and we have a lot of requests for young families that need rental housing. Normally, we build stick-built houses. We have a piece of property on Hendrix that is now a vacant lot and it's starting to be a dumping ground. We've even gotten a city violation notice because people keep dumping on the back end of it, so we had to put a fence on the back. We feel like we can put a duplex on there for two young families to be able to rent on that piece of property. That's why I'd like to make this zoning change.

MR. ROBINSON: Are there questions of the applicant? (No response.) Staff notes?

MR. VRIENDT: On page 5 of our packet is a map exhibit showing the zoning map. The subject property is highlighted in a red dash line. A rezoning is a change to the zoning map, which requires a legislative decision. Therefore, the Commission's role is to make a recommendation to Planning Committee with final action being at City Council. The Commission should determine if the request is spot zoning and if it is consistent with the Comprehensive Plan. The property is zoned R-4 Single Family Residential District and is vacant lot where a house was demolished. The surrounding areas include single family residential, a Dollar General Store, the Kanawha Charleston Housing Authority Offices, and vacant commercial buildings along the West Washington Street corridor. The R-4 district allows for single family housing and as a conditional use, educational institutions, community centers, and hospitals, among others. The R-6 district allows up to four dwelling units on a lot depending on the density. The comprehensive plan's future land use map designates the property as "Traditional Neighborhood", which is defined as predominately single family homes where duplexes, triplexes, and multi-family units may respect the character of the surrounding urban, historic fabric, while large-scale modern multi-family is less appropriate. Staff recommends approval for the following reasons: the rezoning is consistent with the future land use map which designates this property as "Traditional Neighborhood" and the rezoning from R-4 to R-6 is a good transition along the West Washington Street corridor.

MR. VRIENDT: I would be happy to answer any questions.

MR. KRASON: Dan, will the two units face Hendrix? They won't face the alley, correct?

MR. VRIENDT: We have not reviewed the site plan at this time, but the applicant may answer that.

MS. PAYNE: We do plan for it to face Hendrix.

MR. ROBINSON: Any other question?

MR. KRASON: It seems to fit in with the discussions I've heard about maybe opening up some flexibility to see some new development in these types of neighborhoods. It seems consistent with the redevelopment of the West Side.

MR. VRIENDT: That is correct. In the traditional neighborhoods you do find a lot of duplexes and triplexes sprinkled throughout the neighborhood.

MR. STRICKLEN: I will tell you if we don't be lenient toward multi-family, a single family is so expensive to build right now that it will be a deterrent to ever redevelop in the neighborhoods. The only way it will be anywhere close to affordable is if you can do duplexes or maybe fourplexes.

MR. ROBINSON: Anything else?

MS. MCKINNEY: How do you pick applicants for the properties? Though your organization?

MS. PAYNE: Yes. Currently, we manage a rental at Smith Street Station, which the City owns the building and we manage it. We have managed it since the building was up. We serve low income families, so all the way to 80 percent AMI families that we would be serving with this. The funding that I'm looking to get from the housing fund requires it to be for low income families.

MR. STAPLES: I make a motion to approve.

MS. MCKINNEY: I second.

MR. ROBINSON: Any further discussion? (No response.)

Motion and Vote: On motion of Dallas Staples, seconded by Deanna McKinney, the Commission voted 8 to 0 to approve Bill No. 7823.

Street Naming: A request to name a private drive serving the Red Roof Inn located at 6305 MacCorkle Avenue as Trueman Circle.

MR. VRIENDT: This last request is going to go on to Council's Committee on Planning. The date of the meeting hasn't been set yet, but I'll let you know as soon as it's set.

MS. PAYNE: Will I get something saying it's gone to Planning Commission?

MR. VRIENDT: I would like that, yes. Thank you.

MR. ROBINSON: Dan, staff notes?

MR. VRIENDT: We got a request from Red Roof Inn down in the far end of Kanawha City. There's a Frontage Road that parallels MacCorkle Avenue. Wendy's and Mimi's have a MacCorkle Avenue address, but then you get to the Red Roof Inn, they have a MacCorkle Avenue address as well currently. You have to go down this Frontage Road and then you have to go down this private road to get to their hotel. People find it difficult to get to the hotel, so they're asking to name the access road and then their parking lot where it loops around the hotel. They submitted several names, but we like Trueman Circle the best. It meets the E911 regulations. We're recommending approval of it.

This private drive is all property that is owned by the Red Roof Inn, so it is not affecting any other property owners and it will offer some clarification for emergency services and guests coming to the hotel. I'll be happy to answer any questions.

MR. ROBINSON: Any questions? (No response.) With no questions, I'll entertain a motion.

Motion and Vote: On motion of Dallas Staples, seconded by Teresa Moore, the Commission voted 8 to 0 to approve the Street Naming.

MR. ROBINSON: The last thing on the agenda is the minutes for the June 5th meeting.

Motion and Vote: On motion of Reverend Braxton Broady, seconded by Dallas Staples, the Commission voted 8 to 0 to approve the minutes.

Adjournment.

