

Planning /Streets and Traffic Committee
January 28, 2019
City Service Center – 915 Quarrier Street Conference Room

Members Present

Mary Beth Hoover
Naomi Bays
Becky Ceperley
Will Laird
Adam Knauff
Jennifer Pharr
Chad Robinson

Members Absent

None

Staff Present

Dan Vriendt

Call to Order: Mary Beth Hoover

Rezoning

Rezoning: Bill No. 7801 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 R-10 Mixed Use District to C-8 Village Commercial District property located at 706 Central Avenue, Charleston West District, Map 21, Parcels 417.1, Charleston, West Virginia.

MS. HOOVER: Dan.

MR. VRIENDT: You have a packet in front of you and staff notes. For every planning case we do, whether it's a street closing or a rezoning, we will provide you with a packet with all your case file information in it, and then we do a separate packet that has staff recommendations. I'll email the packet out prior to the meeting, then I'll make a new packet for the meeting. Sometimes we get public comment in, sometimes we get additional information in, so the packet could change as well as the staff notes could change, maybe we get new information in and we look at analysis that we hadn't looked at before.

(Indicating on screen.) The property is right here. This property here is zoned C-8 and this property is zoned R-10. R-10 allows for residential uses and office uses. If I go to Google Street View, all this property is zoned commercial. This is zoned just for an office, and then you have this AEP substation there. If we go back to this view, there's no reason why this whole block couldn't be commercial. They're nonresidential uses is what I'm trying to say. The surrounding land uses around this are service-style businesses, single multifamily houses across the street and to the back. There's the AEP substation, commercial buildings to the west. The R-10 zoning district, the district it is now, allows for a range of mixed uses including single-family housing, multifamily housing and professional offices. The proposed district, which is C-8, allows for a wide range of commercial uses including professional office, personal services, all classes of dwelling units and general commercial.

This request came about because the owner of the Shape Shop has her office in this building right now. Patrick Street Plaza, the K-Mart is proposed to be converted to a U-Haul facility, indoor self-storage, a very large facility. She probably doesn't feel that that's going to be really conducive for her business. She's got some baking operations in her Patrick Street location where they bake some of these Weight Watcher snacks. She wants to move that into this building here, which would require commercial zoning. This is just what we call a minor expansion of an existing commercial district.

There was no opposition at the public hearing at the Municipal Planning Commission. They unanimously voted to approve it. Staff is recommending approval for the following reasons:

- The rezoning is consistent with the future land use map which designates this property as “Mixed Use Corridor”.
- The rezoning from R-10 to C-8 would allow for consistency between the development style of the property and the zoning classification.
- Rezoning to C-8 allows for continued beneficial use in pursuit of the comprehensive plan’s “Mixed Use Corridor” allowing for a variety of residential and commercial uses along Central Avenue, one of Charleston’s main corridors.

I’ll be happy to answer any questions.

MS. HOOVER: Does anybody have any concerns or comments? (No response.)

Motion and Vote: On motion of Becky Ceperley, seconded by Chad Robinson, the Committee voted 7 to 0 to adopt Rezoning Bill No 7801.

Miscellaneous:

MS. HOOVER: So, because of this meeting, we’ve had the Planning Committee Meeting and then we also had Streets and Traffic, we have both minutes in your packet. We have to approve both of them.

Approval of the Minutes of the December 3, 2018 Planning Committee meeting:

Motion and Vote: On motion of Becky Ceperley, seconded by Chad Robinson, the Committee voted 7 to 0 to approve the Minutes.

Approval of the Minutes of the December 19, 2018 Streets and Traffic Committee meeting:

Motion and Vote: On motion of Naomi Bays, seconded by Chad Robinson, the Committee voted 7 to 0 to approve the Minutes.

Standard of Review:

MS. HOOVER: Dan has so graciously pulled some information together about some of the stuff that we’ll be dealing with here in Planning.

(Discussion continued on the different types of cases that come before the Committee and also what the Standard of Review is.)

Adjournment.