



# CITY OF CHARLESTON West Virginia



Council Member – 13<sup>th</sup> WARD

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Urban Renewal and Economic Development, Chair  
Finance Committee  
Parking Committee

TO: Urban Renewal and Economic Development Committee  
FROM: Brent Burton, Chair  
RE: Committee Meeting

There will be a Committee meeting of Urban Renewal and Economic Development on **November 7, 2019** at **5:30 PM**, in the A/V Conference Room, City Hall, Room 308.

*The agenda will be as follows:*

#### APPROVAL OF PREVIOUS MINUTES

1. 9-5-2019

#### BILLS

1. Bill No. 7836 - A Bill approving certain modifications of the West Side Community Renewal Plan for the City of Charleston, West Virginia with respect to: Building strong neighborhoods with access to social and health services; creating opportunities for infill housing partnerships and landbanking; expanding public transit into the community; creating opportunities for housing rehabilitation; improving access to open space and recreational activities; attracting development, business, jobs and training; improving neighborhood safety and blight removal; and incorporating complete streets.

#### ADMINISTRATION UPDATES

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

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# MINUTES

## URBAN RENEWAL AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

5:30 P. M., SEPTEMBER 5, 2019

### A/V CONFERENCE ROOM

Naomi Bays, Committee Member, called the meeting of the Charleston City Council Committee on Urban Renewal and Economic Development to order at 5:30p.m., SEPTEMBER 5, 2019, in the Audio/Visual Room in City Hall.

#### **Committee Members Present:**

Brent Burton, Chair (arrived 6:07)  
Tiffany Wesley-Plear, Vice Chair (arrived 5:45)  
Naomi Bays  
Ben Adams  
Caitlin Cook (via phone)  
Jennifer Pharr  
Bobby Reishman (left 6:30)

1. Approval of Previous Minutes – Councilmember Reishman moved to approve the minutes of the previous meeting on 5-9-2019. There was no objection and the minutes were approved.

2. Presentation of the CURA West Side Community Renewal Amendment Draft  
Ron Butlin introduced James Yost, Senior Landscape Architect at GAI Consultants, Inc., who has been working on the draft. His presentation is briefly summarized:

- A new version of the draft will be available online starting September 6, 2019.
- The process to date includes: 1. a project kick off meeting, presentation and data review. 2. Defined priority areas (housing, commercial areas, open green spaces and infrastructure). 3. Redevelopment Plan Recommendation (developed catalytic strategies and public improvements). 4. Implementation strategies
- The current stage is Plan Adoption Process. The draft has been presented to the public and Municipal Planning Commission. They will present the final draft to CURA's Commissioners. Once approved by CURA, the plan will be introduced to Council as a bill, where it will be referred to this Committee. Once approved by Committee, it will go to Council for final approval.

Councilmember Adams asked what changes have been made to this draft. Yost answered there have been changes to the language concerning social health and more clarification of the catalytic strategy recommendations.

### 3. Discussion Concerning revisions to current street vending ordinances and regulations

The Committee discussed that the proposed bill changed “street vending” to “street truck.” It was decided that the intention of the bill is to focus on food trucks and vendors and to make the rules and regulations for them clear. Other types of street vendors would need their own bill with specific rules to follow that would more accurately apply to them.

Councilmember Reishman confirmed that the vendors have the responsibility to remove their own trash. Councilmember Cook asked if the stakeholders from both sides had been consulted. Chief of Staff, Matt Sutton, answered that the main concern the Administration has received is the potential noise the trucks create and parking in front of direct competitors. The food vendors are looking for clarification of rules. The public is concerned about parking spaces being used.

From the audience, Councilmember Steele, asked what in the language has changed other than allowing approval of public right of way as approved by the City Manager. She didn't think the language stating that a truck cannot operate in front of a restaurant store front is strong enough. A representative from the Charleston Restaurant Association asked the Committee to remember that the brick and mortar restaurants stimulate the economy and employ a significant amount of people. The noise and smell of the generators is a major concern for them.

Sutton raised the possibility of having a food truck day or specified food truck location. Councilmember Wesley-Plear stressed the importance of having locations in every part of the City. Councilmember Bays agreed.

Councilmember Bays added that when a food truck rents out a meter, the City needs to make sure it covers the length of the truck so crosswalks, etc. are not being blocked. She also added that bagged meters should be different colors based on events, etc. Councilmember Bays also stated that the proposed bill references external signage not being allowed, but that wasn't clearly defined. Sutton answered that it references not being able to block sidewalks/public spaces. Councilmember Bays also proposed the City find a way to streamline the process of vendors getting a business license to encourage growth by not inundating people with unnecessary paperwork. Councilmember Adams stated that a separate classification could be given to a vendor that only wanted to operate during a certain event.

#### 4. Administration updates

Concerning the previous discussion about business classifications, Sutton mentioned that the Administration will need to fix the rules that currently aren't being followed before they look to what is next. An equal playing field is paramount to the success of the City. Councilmember Pharr suggested inviting hotel staff to events/various tours to give them knowledge of the City and events to impart to their customers.

Councilmember Bays motioned to adjourn the meeting. Councilmember Pharr seconded.

Meeting adjourned.

**Bill No. 7836**

**Introduced in Council**

**Passed by Council**

**October 7, 2019**

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**Introduced by**

**Referred to**

**Brent Burton**

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**Urban Renewal and  
Economic Development  
Committee**

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**Bill No. 7836** - A Bill approving certain modifications of the West Side Community Renewal Plan for the City of Charleston, West Virginia with respect to: Building strong neighborhoods with access to social and health services; creating opportunities for infill housing partnerships and landbanking; expanding public transit into the community; creating opportunities for housing rehabilitation; improving access to open space and recreational activities; attracting development, business, jobs and training; improving neighborhood safety and blight removal; and incorporating complete streets.

WHEREAS, City Council hereby finds that:

- a. The Charleston Urban Renewal Authority has recommended certain modifications of the West Side Community Renewal Plan for the City of Charleston, West Virginia;
- b. A general plan known as the Comprehensive Plan for the City of Charleston has been adopted by City Council and is recognized and used as a general guide for the development of the City;
- c. The Municipal Planning Commission of the City of Charleston has submitted to the Charleston Urban Renewal Authority its findings that these proposed modifications conform with said Comprehensive Plan; and
- d. City Council has duly considered said findings.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA:**

That the modifications to the West Side Community Renewal Plan, attached hereto as **Exhibit A**, are found to be in compliance with the Comprehensive Plan for the City of Charleston and are hereby adopted.  
All prior Ordinances, inconsistent with this Ordinance are hereby repealed to the extent of said inconsistency.