## Municipal Planning Commission
## Wednesday, September 9, 2020
## 3:00 p.m.

Join via internet at:
https://us02web.zoom.us/j/86437669204?pwd=endVMGdENFdERFZtcGdaQjNCc2FIUT09
Or call: 929-436-2866 or 301-715-8592 or 312-626-6799
Webinar ID: 864 3766 9204
Passcode: 659976

### Agenda

1. **Call to Order**

2. **Unfinished Business**

3. **New Business**

   **Rezoning**: Bill No. 7880 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 the R-6: Medium Density Residential to the R-4: Single Family Residential zoning district three district areas within and adjacent to the Woodbridge Subdivision, as shown on the attached maps included as Exhibits A, B, & C, Charleston, West Virginia.

   **Rezoning**: Bill No. 7881 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 the C-12 Shopping Center to the R-4: Single Family Residential zoning district one district area comprising the Yorktowne Subdivision, as shown on the attached map included as Exhibit A, Charleston, West Virginia.

   **Development of Significant Impact:** Application by Charleston Area Medical Center for a 57,000 square foot medical training facility located at 3050 Chesterfield Avenue, District 13, Tax Map 19, Parcels 123 & 124, Charleston, West Virginia.

   **Text Amendment:** Bill No. 7882 amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by modifying the conditions of approval for bars in the C-4 Neighborhood Commercial District, C-8 Village Commercial District, CBD Central Business District, UCD Urban Corridor District, and CVD Corridor Village District.

4. **Minutes of the February 5, 2020, MPC meeting**

5. **Announcements**

   **Presentation of the 2019 Planning Department Annual Report**

6. **Adjournment**

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

**Bill No. 7880**

Introduced in Council

**September 8, 2020**

Introduced by

**Shannon Snodgrass**

Passed by Council

Referred to

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

**Bill No. 7880** - A Bill 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 the R-6: Medium Density Residential to the R-4: Single Family Residential zoning district three district areas within and adjacent to the Woodbridge Subdivision, as shown on the attached maps included as Exhibits A, B, & C, Charleston, West Virginia.

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

1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, is hereby amended by rezoning from R-6: Medium Density Residential to the R-4: Single Family Residential whole of the following described parcels of land:

> Those certain zoning district areas being within and adjacent to the Woodbridge Subdivision, as shown on the attached map included as Exhibits A, B, & C, Charleston, West Virginia.

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

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

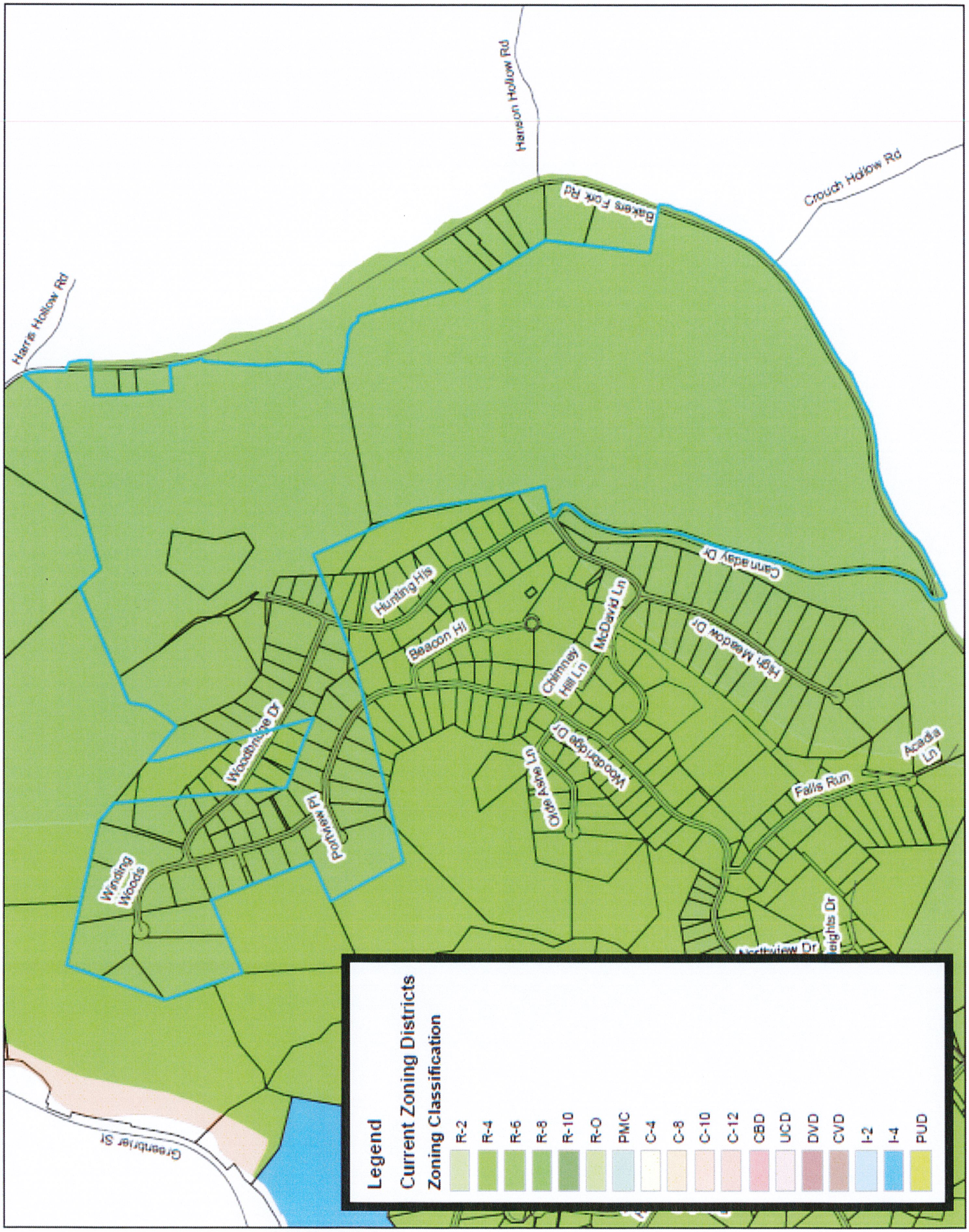
# Exhibit – A


Falls Run
Northview Dr
Woodbridge Dr
Edward Dr
East View Heights Dr
Crest Rd
Willowcrest Dr
Francis Dr
Ariel Hts
Legend
Current Zoning Districts
Zoning Classification
R-2
R-4
R-6
R-8
R-10
R-O
PMC
C-4
C-8
C-10
C-12
CBD
UCD
DVD
CVD
I-2
I-4
PUD

# Exhibit –B


Hunting Hls
Cannaday Dr
Bakers Fork Rd
McDavid Ln
High Meadow Dr
Chimney Hill Ln
Acadia Ln
Falls Run
Olde Ashe Ln
Woodbridge Dr
Legend
Current Zoning Districts
Zoning Classification
R-2
R-4
R-6
R-8
R-10
R-O
PMC
C-4
C-8
C-10
C-12
CBD
UCD
DVD
CVD
I-2
I-4
PUD

# Exhibit –C



Hanson Hollow Rd
Crouch Hollow Rd
Bakers Fork Rd
Harris Hollow Rd
Cannaday Dr
Hunting Hls
McDavid Ln
Beacon Hl
High Meadow Dr
Chimney Hill Ln
Woodbridge Dr
Woodbridge Dr
Olde Ashe Ln
Acadia Ln
Falls Run
Portview Pl
Winding Woods
Northview Dr
Greenbrier St
Legend
Current Zoning Districts
Zoning Classification
R-2
R-4
R-6
R-8
R-10
R-O
PMC
C-4
C-8
C-10
C-12
CBD
UCD
DVD
CVD
I-2
I-4
PUD

**Bill No. 7881**

Introduced in Council

**September 8, 2020**

Introduced by

**Brady Campbell**

Passed by Council

Referred to

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

**Bill No. 7881** – A Bill 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 the C-12: Shopping Center to the R-4: Single Family Residential zoning district one district area comprising the Yorktowne Subdivision, as shown on the attached map included as Exhibit A, Charleston, West Virginia.

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

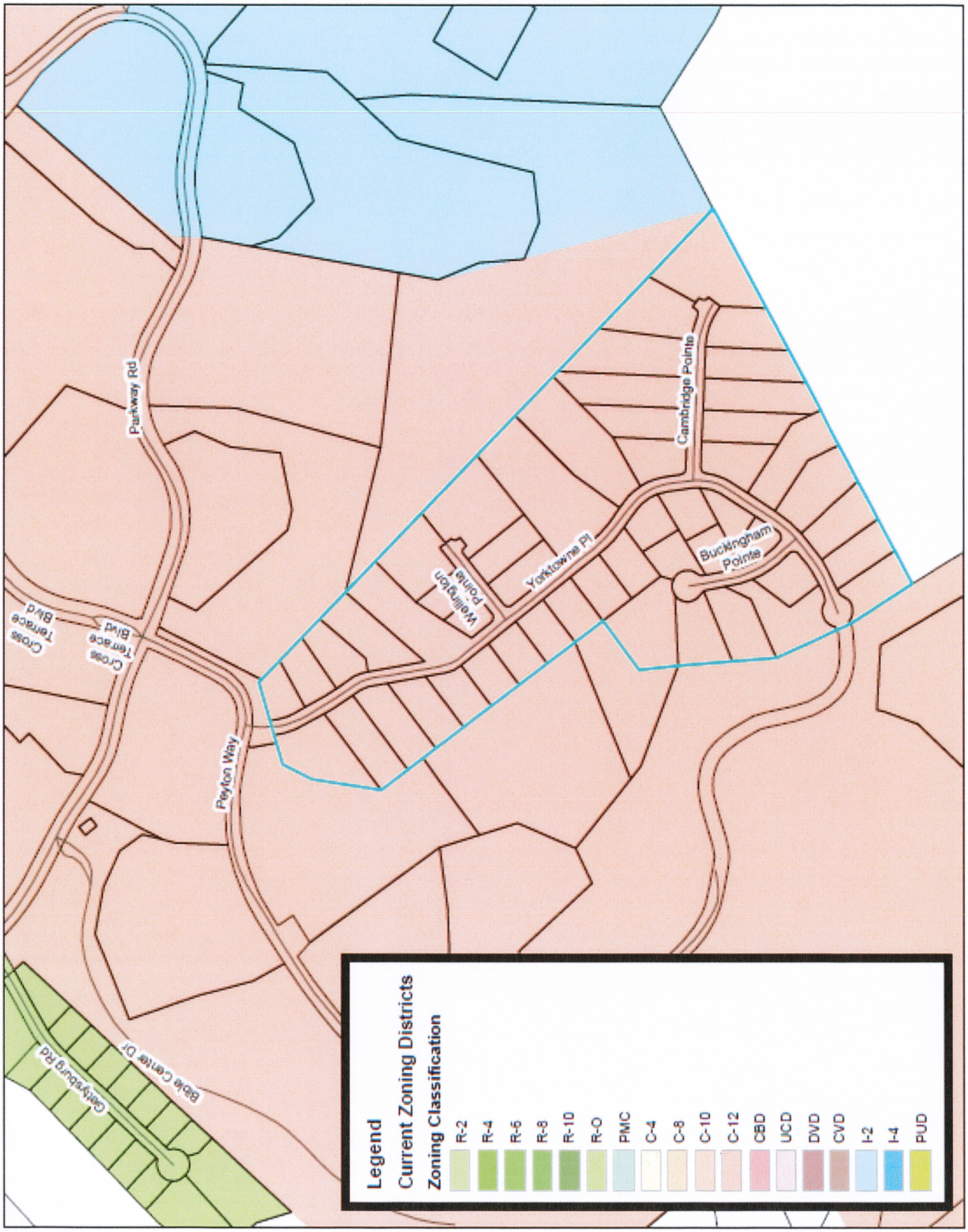
1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, is hereby amended by rezoning from C-12: Shopping Center to the R-4: Single Family Residential the whole of the following described parcels of land:

    That certain zoning district area being the Yorktowne Subdivision, as shown on the attached map included as Exhibit A, Charleston, West Virginia.

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

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

# Exhibit – A


Parkway Rd
Cambridge Pointe
Yorktowne Pl
Buckingham Pointe
Wellington Pointe
Cross Terrace Blvd
Cross Terrace Blvd
Payton Way
Bible Center Dr
Gettysburg Rd
Legend
Current Zoning Districts
Zoning Classification
R-2
R-4
R-6
R-8
R-10
R-O
PMC
C-4
C-8
C-10
C-12
CBD
UCD
DVD
CVD
I-2
I-4
PUD

Municipal Planning Commission

# Application and Checklist for DSI

MPC Hearing Date: ________ DSI____X____ or Major DSI ________

| Applicant Information | Property Information |
|---|---|
| Name: Charleston Area Medical Center, Inc. | Address: 3050 Chesterfield Ave, Charleston, WV, 25304 |
| Address: 501 Morris Street, Charleston, WV, 25301 | Tax Map and Parcel: TM 19, Parcels 123 & 124 |
| Phone: 304-388-4930 | Zoning District: Previous I-2, To Be Rezoned to C-10 |
| **Agents Name, Address, Phone (If other than Applicant):** Pickering Associates (c/o John Bentz) 11283 Emerson Avenue, Parkersburg, WV, 26104 (304) 464-5305 | Property Owner and Mailing Address: (if other than applicant) |

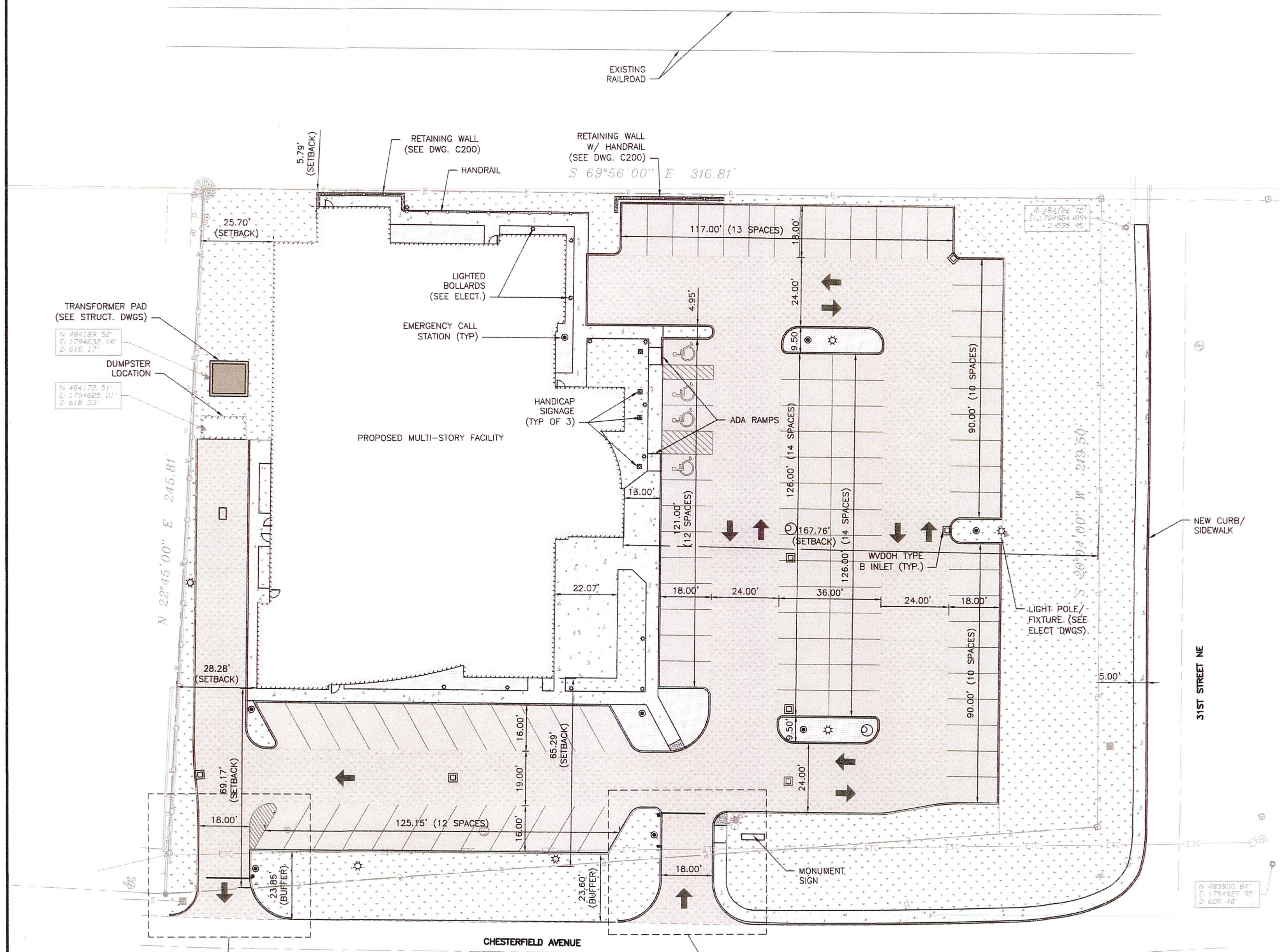
**IMPORTANT:** This application must be typed or legibly printed and filed by the filing deadline with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application:

A. Developments of Significant Impact

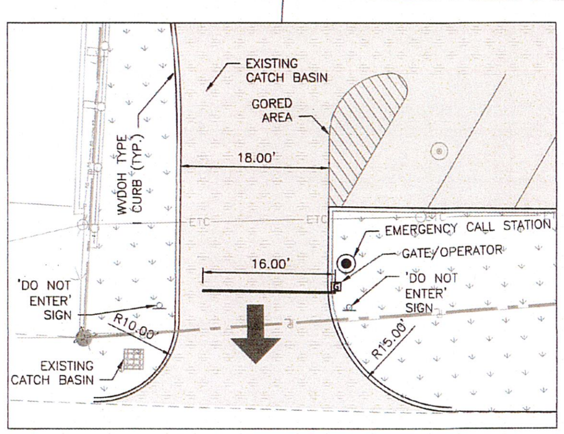
Applications for permits for Developments of Significant Impact (DSI), as defined by the ordinance shall be accompanied by a site plan drawn to scale that includes the following for the use of the Planning Director:

1. The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a licensed land surveyor or registered professional engineer licensed by the State of West Virginia
2. The exact sizes and locations of existing structures on the lot, if any
3. The location, square footage, and dimensions of the proposed structure or alteration
4. The location of the lot with respect to adjacent rights-of-way
5. The existing and proposed uses of the structure and land
6. The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate
7. The location and dimensions of off-street parking and means of ingress and egress for such space
8. Height of structure
9. Setbacks
10. Buffer yard and screening, if applicable
11. Location of garbage collection area and screening
12. Street typical for internal roadways
13. Location and size of drainage structures
14. Location of stormwater detention system, if applicable
15. Utility lines and easements
16. Signature of applicant
17. Drainage plan and drainage calculations that bear the name, address, signature and seal of a registered professional engineer, with floodplain zones clearly denoted, a typical of all swales, and a design of the drop inlets
18. If applicable, design of stormwater detention system and drainage calculations that bear the name, address,

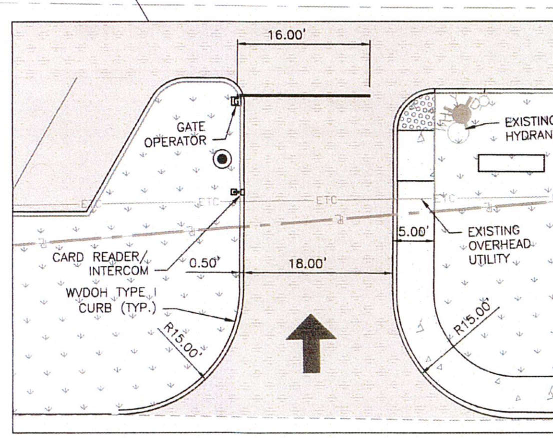
# Aerial Site Photo – CAMC DSI




SITE PLAN
SCALE: 1"=20'




1 / C101 SITE EGRESS ZOOMED DETAIL
SCALE: 1"=10'




2 / C101 SITE INGRESS ZOOMED DETAIL
SCALE: 1"=10'

NOTES:

1. ALL SIDEWALKS SHALL BE SLOPED/GRADED PER ADA.
2. ALL AREAS NOT PLANNED TO BE PAVED SHALL BE GRASSED.
3. LANDSCAPE DESIGN BY OTHERS.

MATERIAL LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- EXISTING GRAVEL
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPED AREA
- LAWN
- AGGREGATE

NOTES FOR DEVELOPMENT OF SIGNIFICANT IMPACT:

1. DIMENSIONS FOR LOT SHOWN ON PLAN
2. EXISTING STRUCTURES:
   2.1. EXISTING GAZEBO STRUCTURE SHOWN ON EXISTING CONDITIONS DWG CD000. ALL STRUCTURES ON LOT TO BE DEMOLISHED AND REMOVED FROM SITE PRIOR TO CONSTRUCTION AND AS SUCH, ARE NOT SHOWN ON C101 (SITE PLAN).
3. PROPOSED STRUCTURE:
   3.1. BUILDING LOCATION:
      3.1.1. CENTERED NORTH/SOUTH; FAVORING WEST SIDE OF PARCEL
   3.2. SQUARE FOOTAGE:
      3.2.1. BUILDING FOOTPRINT: 17,112 SF
      3.2.2. AREA (INCLUDING ALL FLOORS/PENTHOUSE): ~56,373 SF
4. ADJACENT RIGHTS-OF-WAY:
   4.1. NORTH: CSX RAIL RIGHT-OF-WAY
   4.2. EAST/SOUTH: WVDOH RIGHT-OF-WAY
5. LOT USE:
   5.1. EXISTING USE: ABANDONED, PAVED PARKING LOT
   5.2. PROPOSED USE: EDUCATION/SIMULATION CENTER FOR CAMC
6. NUMBER OF EMPLOYEES/UNITS
   6.1. UNITS:
      6.1.1. DEBRIEF ROOMS: 11
      6.1.2. MULTI-PURPOSE CONFERENCE ROOM: 1
      6.1.3. SIMULATION ROOMS: 20
      6.1.4. OFFICE: 7
      6.1.5. TRAINING ROOM: 2
7. OFF-STREET PARKING & INGRESS/EGRESS
   7.1. OFF-STREET-PARKING:
      7.1.1. REQUIRED: ASSEMBLY HALL WITHOUT FIXED SEATING: 1 PER 250SF
         CONFERENCE ROOM SF: 5,915SF (24 SPACES)
         OFFICE BUILDING (1 SPACE PER 300SF):
         SQUARE FOOTAGE: 46,380SF (155 SPACES)
         TOTAL: 179 SPACES
      7.0.1. PROVIDED: 97 SPACES (INCL. 4 H/C)
      7.0.2. ADDITIONAL PARKING NEAR SITE ACROSS RR (SIDEWALK PROVIDES WALKING ACCESS)
   7.1. MEANS OF INGRESS/EGRESS:
      7.1.1. (1) ENTRANCE TO CHESTERFIELD AVENUE.
      7.1.2. (1) EXIT TO CHESTERFIELD AVENUE
8. STRUCTURE HEIGHT:
   8.1. MAXIMUM HEIGHT: 120.00 FEET
   8.2. PROVIDED HEIGHT: 56.00 FEET (3-STORY W/ PENTHOUSE)
9. SETBACKS (BASED ON C-10 REZONING):
   9.1. FRONT SETBACK:
      9.1.1. MINIMUM: 0.00 FEET
      9.1.2. PROVIDED: 65.29 FEET (BUILDING)
         4.00 FEET (SIGNAGE)
   9.2. SIDE SETBACK (NON-RESIDENTIAL):
      9.2.1. MINIMUM: 0.00 FEET (NOT ABUTTING RESIDENTIAL)
      9.2.2. PROVIDED: 25.70 FEET (BUILDING - WEST)
         167.76 FEET (BUILDING - EAST)
   9.3. REAR SETBACK:
      9.3.1. MINIMUM: 0.00 FEET (NOT ABUTTING RESIDENTIAL)
      9.3.2. PROVIDED: 5.79 FEET (BUILDING)
10. BUFFER YARD / SCREENING
   10.1. BUFFER AREA:
      10.1.1. MINIMUM: 10 FEET (SEC. 25-080-C)
      10.1.2. PROVIDED: 23.60 FEET
   10.2. INTERNAL GREENSPACE:
      10.2.1. MINIMUM: 5.00%
      10.2.2. PROVIDED: 5.34%
11. GARBAGE COLLECTION AREA / SCREENING:
   11.1. SEE SITE PLAN TO THE LEFT AND DETAIL ON C501
12. TYPICAL STREET SECTION (DRIVE AISLE / PARKING AREA)
   12.1. SEE PAVEMENT DETAIL ON DWG C500.
13. LOCATION AND SIZE OF DRAINAGE STRUCTURES
   13.1. LOCATION: SOUTH AND EAST PARKING AREAS
   13.2. SIZE: WVDOH TYPE B INLET
      COMBINATION OF 12"/15" HDPE PIPE
14. STORMWATER DETENTION:
   14.1. LOCATION: EAST PARKING LOT
   14.2. REQUIRED: 6,236 CF
   14.3. CAPACITY: 6,475 CF

PICKERING ASSOCIATES
Architects • Engineers • Surveyors
11283 Emerson Avenue
Parkersburg, West Virginia 26104
Phone: (304) 464-5305
Fax: (304) 464-4428

| Rev. | Description | By | Date |
|---|---|---|---|
| | ISSUED FOR DSI PERMIT | SLK | 08/17/20 |
| A | ISSUED FOR 50% REVIEW | SLK | 07/31/20 |

Drawing Description
CHARLESTON AREA MEDICAL CENTER
CHARLESTON, WV
CENTER FOR LEARNING AND RESEARCH
SITE PLAN

JOHN R. BENTZ REGISTERED 22697 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

Project: 2196062.1
Designed By: JRB
Drawn By: JRB
Checked By: SLK
Scale: AS NOTED
Plot Date: 08/17/20
Revision:
Drawing Number: C101

**Bill No. 7882**

| Introduced in Council | Passed by Council |
| --- | --- |
| **September 8, 2020** | |
| Introduced by | Referred to |
| **Mary Beth Hoover** | **Municipal Planning Commission**<br>**Planning, Streets, and Traffic** |

**Bill No. 7882** – A bill mending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by modifying the conditions of approval for bars in the C-4 Neighborhood Commercial District, C-8 Village Commercial District, CBD Central Business District, UCD Urban Corridor District, and CVD Corridor Village District.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA

The Zoning Ordinance for the City of Charleston, West Virginia, effective January 1, 2006, is hereby amended as follows:

1) In Article 3 Supplemental Regulations Pertaining to Land Use Table

52. Alcoholic Beverage Sales.

a. The following apply when a conditional use permit is required:

b. As part of a request for conditional use permit, the applicant shall provide information necessary for the Planning Department to conduct research regarding relevant licensing and enforcement activity at the Alcohol Beverage Control Administration of the State of West Virginia. In reaching a decision, the Board of Zoning Appeals may consider past violations and enforcement actions on record at the ABCA.

c. As part of a request for conditional use permit, the applicant shall provide a written Security & Operations Plan in a form and manner as prescribed by the Planning Department. The contents of the plan shall include, but are not limited to, the following:

    1. Hours of operation.
    2. Type and frequency of entertainment to be provided.
    3. Food service plans, including menu and means of preparation.
    4. The number and locations of security personnel.
    5. The number and locations of video surveillance, both interior and exterior.

6. <u>Commitment to staff training.</u>

d. The Board of Zoning Appeals may give special consideration to the potential impacts on parks and public spaces.

2) All prior ordinances or parts of ordinances, inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

**Municipal Planning Commission**

Hearing and meeting: Wednesday, February 5, 2020, at 3:00 p.m., in the conference room of the City Service Center, 915 Quarrier Street.

**Members Present**

Reverend Braxton Broady
Margo Teeter
Chad Robinson
Adam Krason
Shawn Taylor
Dallas Staples
Lisa Fischer-Casto
Deanna McKinney
Mary Beth Hoover
Terry Pickett
JoEllen Zacks
Alice Hypes
J.D. Stricklen, Kanawha County Rep.

**Members Absent**

Aric Margolis
Teresa Moore

**Staff Present**
Dan Vriendt
John Butterworth
Lori Brannon

**Call to Order:** Chad Robinson

**New Business**

**Rezoning**: Bill No. 7863 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 creating the Neighborhood Reinvestment Overlay Zoning District including provisions for residential density, parking, and development standards, containing all parcels of land as shown on the attached map included as Exhibit A, Charleston, West Virginia.

MR. VRIENDT: We're going to give a little bit of background about how we came to propose this Bill. The Mayor's been in office for just a little over a year. She has put together a team of people from the Planning Department, Mayor's Office of Economic Community Development, the Building Department and the City Attorney. Every Tuesday morning we've been talking about housing issues throughout the City and coming up with strategies. Some of the things that came out of these strategies is the Vacant Structure Ordinance where we're not putting bigger fines on vacant structures and holding property owners accountable for those vacant structures. We have to get people to quit sitting on these lots and not maintaining them, allowing them to continuously be a blight on the neighborhood. That's one point of the strategy.

Another thing is we recently created the Charleston Land Use Agency which is going to allow us to buy tax delinquent properties and then sell, give, whatever we need to do to get that into capable hands to redevelop. We have a lot of tax delinquent properties that keep going around and around in a circle on the tax books. It goes up for delinquent, somebody buys it for taxes, then lets it go back delinquent again so it's a never ending circle.

This initiative today is another tool that all fits in together with this. The City's made a big commitment to tearing down vacant and dilapidated buildings but nothing is going back on these vacant lots. We took a real deep dive into why nothing is going back on these lots and we think that this initiative today is going to go a long way into making it right for development. I'm going to have John show you some mapping we did on the West Side and try to put this issue into perspective for you.

MR. BUTTERWORTH: I've talked to you in past meeting about some of the mapping that has gone on. The seed got planted when the West Side Neighborhood Association worked on the Bad Buildings Project and did volunteers to our community based surveys of where blight was and looked at strategies to work on these issues. The data on these maps that I want to talk to you about today, I think it's important to keep in mind, is now coming up on a year and a half old. It's a snapshot in time. MOECD staff are the ones that went out and did the windshield survey to collect this information with the same principle that the community group did. Basically, we have to know what we're up against in order to come up with good policies as a Planning Commission and as a City. With that being said, you have two different maps in front of you and I'll pull them up on the screen for everybody's use.

(Indicating.) The first one is a condition survey. This is a windshield survey looking at the overall condition of homes. Basically, a house that is rated as good doesn't have any foregone maintenance, it's in good repair, clearly, it's being cared for and those sorts of things that keep a house functional are being done. Paint, windows are being upkept, doors, porches, all those sorts of things.

Fair houses have some minor maintenance issues. They need some TLC. They might have an elderly resident that lives there that's not able to climb up on a ladder anymore and clean the gutters like they used to or maybe the person doesn't have the means to do the maintenance that is necessary to upkeep that house, but very generally they're still very livable but they do need investment and TLC.

The next one in pink are poor rated homes. These are homes that have had enough foregone maintenance or structural issues or damage to the essential envelop of the house. Perhaps they're started to get weather inside the home, or they have some sort of major flaw that if action is not taken very quickly within the next year it's going to sustain irreparable damage. A lot of these repairs – and this is the hard thing to keep in mind – is many of those repairs might be uneconomic as it stands. They may be the sort of thing that requires enough investment that most people look at that and say good money after bad, I'm not going to do that. That's how we get properties into the next category which is demolition candidates.

These are ones that I think we all, if we would take a walk down the sidewalk, we can plainly see. Major holes in the roof, boarded up, knocked out windows. The HVAC might not be present on site anymore. All those sorts of things. Major foundation issues, porches falling off, that sort of major condition stuff. Those are the ones that the Building Commission are trying to address most immediately.

When you look at this you say 50 percent are in the fair category and that is the silver lining, that is part of why the proposal for the overlay district is important. We do need to give people a way to reinvest in properties and make the regulations as easy and affordable to comply with as possible. I think if you take the ones in the poor, demolition candidate and vacant lots, all of a sudden, you're at 41 percent of the parcels in the study area. We're talking about 41 percent of parcels that either need immediate investment, need to be torn down or are ones that have been previously torn down. That's a real startling figure for a neighborhood. That's one of the reasons that we, through those collaborative meetings that we've been having over the last year, we know bold action is necessary.

The other one is Christmas colors, green and red. It is strictly looking at vacancy. Again, this is a snapshot in time and it's just a windshield survey, so this is obviously not definitive, but when we look at sheer vacancy in the neighborhood, we're looking at about 25 percent vacancy, either lots or vacant structures. This is a year and a half old at least now. I would suspect that that number has not dropped in the last year and a half.

That's the data mapping perspective. With that, I'd be happy to turn it back over to Dan for some housing trends.

MR. VRIENDT: One of the things I would like to share with you is we know this neighborhood is in serious trouble. We have a housing crisis in this neighborhood big time and why is no one building back on these lots. What I'd like to show you today is we went and pulled all the building permits for new construction over the last 20 years. (Indicating.) What you're seeing here, on the left, is the cost of housing, and on the right is the number of permits. We've taken out the low end and the high end and took a snapshot of the median. Between 150,000 and 200,000, that's the threshold. Anything over 200,000 is market rate housing almost exclusively. Everything below 200,000 is either subsidized or manufactured housing. We've had a few manufactured houses come into the City.

What falls under the subsidized range would be RCCR, Habitat For Humanity, projects that use low income housing tax credits. If you had a 25-foot wide lot on the West Side in this neighborhood, it's going to cost you $200,000, right around that area, to put a house on that lot. For $200,000 you could buy an existing house just about anywhere in the City. What we're looking at is how can we get that cost value down. We have two strategies. One is we received a grant where we're going to be seeking design professional assistance to create housing templates. We want to get architects that are innovators in the industry to take a 25-foot wide lot and design a house that is compatible with the West Side neighborhood, but design it with nontraditional building materials and efficiency in design and get that cost of construction down significantly from like $130 a square foot. Can we get it down to $80 a square foot?

Maybe not. But we would like to get that number down as low as we can. The idea is that these would be public domain houses, floor plans. If someone comes in and says I have this lot and I want to put a house on it, I don't know what I need to do, we can say here are four different options of houses that fit on that 25-foot wide lot that meets all the codes, these are already stamped drawings, they're in public domain, you pick which one you want and we can give you a permit today. It saves the owner from having to get design services and saves them trouble with coming up with a floor plan that fits on a very challenging lot and it's a package deal.

The other thing is there is kind of a trend out there nationally that if your housing codes mandate expensive housing, housing will be expensive. If you're requiring two onsite paved parking spaces that might be $6-7,000 on top of the cost of a house. These are ways we're trying to shave down the cost of housing.

With that, I'll turn it over to John to talk about missing middle housing.

MR. BUTTERWORTH: This is one of the things nationally, like Dan pointed out, many communities are looking at affordable housing because they have an undersupply of housing; their markets are booming. Think big cities and places that you can't possibly find a place. That pushed up prices. Many communities think west coast communities are looking at this concept of that missing middle housing from an undersupply problem. It's going to be odd to think about in Charleston because we've seen population shrinkage. If your test for our housing stock is not how much housing do we have, but how much good housing do we have, then we actually do have a housing shortage in Charleston. That means that the same principles that fight high real estate prices and high housing costs in bigger cities, we believe we can apply to Charleston and help bring down the cost of new affordable housing. When I say affordable housing, I don't mean income restricted, I mean just housing people can afford. If you are in Charleston and you need to find a pretty reasonable place to live you can find it, but it may not be clean or safe or feel like it's someplace you go to bed at night and say I'm really glad my kids are her with me. The risk of fire and the risk of lead poisoning and all those sorts of things when you have housing stock that's as old as ours is those are real concerns and they're scary.

In order to make housing safe and affordable we need to drive down that cost. We looked at a lot of communities. As far as we can tell, no one else in the country is using this as a way to fight blight and fight undersupply for the reasons that we are facing those issues today. We do believe that this is innovative, we do think it is the right medicine for this sort of lack of good housing supply that we do have especially in this area of the West Side.

MR. VRIENDT: I would add that zoning hasn't been around that long. Zoning in America came into existence in the 30s and 40s. The way the West Side was developed it was developed with single-family homes, duplexes, triplexes, quads. There was the corner grocery stores. They didn't have onsite parking requirements; they didn't have building setback requirements. It wasn't until zoning came around in the 40s in post WWII that we started creating this mindset of suburbia. Before that suburbia wasn't even a term. Since the 40s or since the end of the war the American dream is a large lot, big setbacks, a picket fence, 2.2 kids, that's the American dream, that's happiness. So, zoning codes over the last 60 to 80 years have not allowed the kind of development that has occurred on the West Side and the East End when it developed. Nationally now people are starting to realize we got it wrong. We need to start allowing this kind of development and that you need mixed use, mixed income, walkable neighborhoods. The more people you get in a neighborhood starts attracting small mom and pop shops also and those businesses start coming back. If you look on the West Side, there are a lot of corner lots that have the old grocery stores or the old barber shop. A lot of them have closed up. Some of that's due to the global economy; a lot of it is shrinking population too, that the neighborhoods no longer have population to sustain the small business. I wanted to throw that in.

Lori will talk a little bit about this proposed district and what we're doing.

MS. BRANNON: To back up for a second, what is an overlay district? This might be repetitive for some of you, but I know some of you haven't been through this before. An overlay district is applied over one or more existing zoning districts. (Indicating.) If you look at the map in front of you, all those colors are existing zoning districts on the West Side. The orange boundary there is what we're proposing today to add on some additional development standards. This is typically done to address specific issues like, in Charleston, think about community renewal, historic preservation. We have overlay districts dealing with those. Our goal with the Neighborhood Reinvestment Overlay District would be to permit the development of housing types that John and Dan were just referring to: duplexes, triplexes and corner small-scale apartment buildings. The advantage there is that those housing types complement the existing single-family housing in the neighborhood, and they provide an affordable alternative for people at a moderate income range. The overlay district would do that by permitting moderate increases in density, relaxing development standards, reducing parking requirements and protecting neighborhood character.

Let me start with the permitted uses. Single family and duplex buildings we would propose to allow everywhere. Back to referring to that map, all that light green is single family residential. I think you have this handout in this packet. This building at the corner of Bream and 2nd, obviously not built to be a single-family residence. Right now, if you came into our office and wanted to develop that property, that's all we could give you a permit to do is a single-family residence in that building. I point that out just to reiterate this is not something new; this is a return to the way development used to happen.

We're also proposing three and four-unit residential buildings on corners again that would allow three or four unites in the building that I just pointed out to you and multiple others in the area as well. This may result in increase in rental property; I'll be up front about that. That's not necessarily a bad thing. It's gotten a bad name in Charleston for different reasons. The reality is not everybody is not meant to be a homeowner; not everyone should be. I think about empty nesters who want to downsize and don't want the maintenance that goes along with homeownership. I think about young people coming out of school who are burdened with student debt and can't do a mortgage on top of that. They need a place to live in Charleston and right now their options are extremely limited. This would help to open some of that up.

Lot provisions are something else we're talking about. I mentioned relaxing development standards. The standard lot in that single-family area is about 25 feet wide. Right now, if you were creating a lot in this neighborhood, we require 50 feet of walk frontage. We're just asking, with this proposal, to take it back to what exists in the neighborhood right now. We would also look at no lot size limitation. In other words, except for that 25 feet of frontage, we're not saying that the lot has to be any certain square footage.

We're also looking at setback requirements. If you've got a 25-foot lot and your side setback requirement is five feet on both sides, that's a really narrow house; it's really hard to do. So, we're reducing that to three feet which is as close as we can go with fire codes and safety. But that opens up a more reasonable width of a home on one of those small lots. We're saying on the front you would have to line up which is standard for a traditional neighborhood like the West Side is laid out. We're also looking at reducing the rear setback requirement. Right now, it's 25 feet. Again, with as small as those lots are, once you put the existing setback requirements on it, there is so little buildable area on these properties that the kind of investment it takes just doesn't make sense.

I'll move on to parking and this is an issue for some folks. What we're doing is waiving the onsite parking required for single-family and duplex dwellings. Again, pretty standard for the neighborhood for the way it exists now and that's functioned pretty well for the neighborhood. I would stress we're not prohibiting providing parking onsite; we're suggesting simply that if you don't' need it we're not going to place that additional cost burden on you. That would be the case for single family and for duplexes. For some of the multi-family that we're looking at for three and four units on corners, we're cutting requirement in half. Right now, that requirement would be two parking places on the site per dwelling unit; we're cutting that to one. For the commercial property in the neighborhood we're also proposing to cut those parking requirements in half. In other words, if you were redeveloping a building and needed onsite parking with, we're not suggesting that you have to use that old building and buy more property and put parking on it; we're saying redevelop that property the way it is.

For performance standards, this is the stuff that we're looking at protecting that neighborhood character. We're requiring new infill development to face the streets. For single-family and duplex we're requiring a small front porch that would be consistent, again, with the existing neighborhood character. For new multi-family where you would have multiple units on a corner, we're saying that you can't access any more than two units from any building entrance. That does a couple things. It prevents some of the activity that happens typically in large apartment buildings that you can't see from the streets. You don't know what's going on inside. It kind of helps address those issues. It prevents the building on the corner from turning one side, from turning it back to the street, it gives it a street presence on both.

Those are the details of what we're proposing. I would just say again they're not new, this is a return to what this neighborhood was at one time. It was lively and it was diverse, and the economy was good, and it was unapologetically urban and that's okay. We're the capitol city, we should have those neighborhoods unapologetically urban for people who want to live an urban lifestyle.

MR. VRIENDT: So, in this district, there's just under 1200 properties. Staff has met with stakeholders in the community. We've met with council members. We've met with different members of the community. We went door to door, staff plus members of the City administration, over a four-day period. We went and knocked on every door in the district and handed out this two-page flyer that's in your packet. We talked with as many people as we could. If someone wasn't home, we left a flyer on their door. The Mayor had a community meeting at Ball Toyota, and we encouraged everyone we talked to and also in this packet that if you have questions, comments, concerns, please come to the meeting at Ball Toyota or come to this meeting that's here today. We also sent out a certified letter to every single property in the district. We've done as best we could trying to get the word out, trying to talk to people. We've been fielding phone calls for the last week and a half.

The other thing I would say is that we're treating this almost like a pilot project. Clearly, this is the area of the City that has the greatest need and needs bold actions. The status quo is not working, and time is against this district. We're tearing down houses in this neighborhood every year. Every year that housing stock is getting older, and so we can guarantee that in this neighborhood 15 to 20 houses need to come down every year for perpetuity until there's none of the old housing left and it's just going to get smaller and smaller. So, we've got to find a way to incentivize development coming back in this neighborhood. We are looking at it like a pilot project. It was very hard to get an overlay established. We had to go through all this notification process. If it doesn't work or the neighborhood doesn't like what is happening, once we get into this a year or two, this can be repealed, and it's a whole lot easier to repeal it than it is to establish it.

We'll be happy to take questions from the public. This is a paradigm shift in thinking. We've all grown up thinking that suburbia in our mind, that we need the big lot and big setbacks, and this is just not how these great neighborhoods originally developed. Zoning is a big shift. You can't turn zoning on a dime. This is a trend you're going to be seeing nationally. We're really on the cusp of this kind of thinking. We'll be happy to answer any questions.

MR. ROBINSON: Let's hold questions to the end. We'll get those in favor and opposed first and then we'll do questions at the end of discussion. Is there anybody in the audience to speak in favor of Bill No. 7863 come to the podium and there's a sign-in sheet. Please announce your name and your address clearly for our minutes and records.

MARYLIN McKEOWN: My name is Marylin McKeown. I live on the West Side. I do not live in this district; I'm up on the hill on Garvin Avenue just from the old Woodrow Wilson School. I've been involved in the Westside Neighborhood Association for several years. I was involved in the Bad Building Study, some of which is the data that you saw today. Currently working with some folks in Luna Park on a project there to elevate the visibility of that district. I appreciate the fine work that our Planning Department has done in proposing this. From the reading that I do across the country, this is consistent with best practices. We definitely need to do something different here and it all comes down to numbers. We have to make reinvestment make sense for folks that already own property there. It needs to make sense to them to put more money in their property. For folks that are looking at doing something in terms of investment that maybe haven't invested in those neighborhoods, it needs to make sense to them too. I think that the changes that they're proposing help to pave the way for that. It's not one silver bullet; it is part of a package of changes that the City is making, and I do think that it's going to drive down redevelopment costs for this area. I really appreciate the fact that we have an administration that's listening to the people. The fact that this is a pilot, something we're going to try, we're obviously not going to say this is going to be in place forever and ever. It is a response to extremely distressed conditions. I believe the City will continue to listen to us and help to mitigate any unintended consequences or negative consequences that might occur. I would encourage you to adopt this Bill. Thank you.

MURPHY POINDEXTER: My name is Murphy Poindexter and I actually just bought a house on the West Side. It's quite an adventure. How many variances are applied for in a year? Anything that you're trying to fix. How many current people are trying to do this already?

MR. VRIENDT: I don't' understand the question.

MR. POINDEXTER: I would build a quadplex in the West Side today.

MR. VRIENDT: I would say no one is doing anything in this neighborhood other than people who applied for and been awarded West Virginia Housing Development Fund's Low Income Tax Credits. I can't tell you a market rate house was built in this neighborhood. It's probably been 20 years.

MR. POINDEXTER: I was reading through the packet you had. With regard to demand and supply, I'm not actually for or against it. I think the big issue that Charleston has is supply and demand, right? We can increase supply forever and ever and ever. If the demand is still plummeting is where our big issues are. When I read this, frankly speaking, the West Side is plagued by a few landlords that own everything and notoriously not doing the right thing in terms of being a landlord. The issues I would have with this would be is if somebody – it's kind of benefiting them, right? They've owned these properties for years, extracting values from the West Side. I was like, hey, here's your lottery ticket. Now, unfortunately, the situation we're in doesn't matter. I think that's what a lot of people against this would say that. In terms of being for it, how is this decreasing costs? I understand the design. I've built a lot of real estate. I used to work in finance forever, just moved back from New York and actually Japan. How does this actually bring down costs in a substantial way?

MR. VRIENDT: I'll say a couple things. First, we do have a lot of bad landlords in Charleston. But, if you look at the data analysis, it's not just rental problem that's the problem. There's a tremendous amount of owner-occupied property that is a problem. So, the numbers in this district, owner-occupied versus rental, is very skewed. There's a high percentage of people in this district that own their homes but can't afford the maintenance and upkeep of their homes. They should really be living in rental property; they can't afford any type of upkeep on their homes. If you look at the maps, yes, we do have a lot of bad landlords; we have a lot of homeowners that just can't afford to keep up the homes they're in. How does this drive down the cost? One, it makes it easier, more practical to build. If you have large setbacks you have to build a smaller footprint which makes it less economical. Doing away with the parking requirements for single-family dwellings and reducing it for multi-family, having that paved parking, that's an extra cost that's associated with development. Then, if you owned your home and you had a garage in the back, you would now be allowed to make that into a garage apartment in the back and you could have a second source of income. Or, maybe you wanted to have your elderly mother live with you on your property and still have independent living spaces. Even if a bad landlord wanted to build a building, it's going to have to meet all the building code requirements and it's going to have to meet all the inspection requirements. Right now, the bad landlords are in old bad housing. Anything new is going to be better housing.

MR. POINDEXTER: Yes, that's interesting. I'm for this, getting codes, supporting more development is amazing. I completely agree. I think so long as we don't fall in the same trap of opportunity zones. Opportunity zones were supposed to save America, and everybody dumped a bunch of money in Brooklyn, the East Side of Manhattan. A lot of people are looking at the West Side as a net zero sum or negative and increasing this option is great. I think just making sure that we do something, like the house design piece, it's a good idea, it's interesting, but making sure they have all these resources that need to latch onto this to have something happen next, or we'll probably be here in two years saying that map got worse and some people will be mad this happed and some people will be happy it happened, but I don't see a substantial push in either direction. Thanks.

MR. ROBINSON: Thank you. Those in favor? (No response.) Those in opposition if you would like to speak.

JUDY ROSS: Good afternoon. My name is Judy Ross. I live at 918 Kanawha Boulevard, West. I'm in opposition of what this committee wants to do. I don't think it's good for the homeowners that currently live there. I think about senior citizens who live there and own their homes and would like to give them on to their family or pass them on, but when you talk about what you have to do for this overlay, that means higher taxes. Some of the people that live there now, currently after looking at your bulletin, no, they can't afford to get the trash out, do the windows, repair the windows or whatever they need to do. The generation of people in that zoning are older people. I'm in that district. If I wanted to leave my house to one of my children or whoever, by the time I'm gone, maybe they wouldn't even be able to pay the taxes there. They may have to pay the taxes there and live here in West Virginia, Charleston, where the economy is low. We have a lot of people that have left. I don't think it's good for the community. I don't think it's good for that area and I can't see how it's building up the West Side. I see it more as people benefiting from it, but it would be the landowners or the current landowners or those people. I think it needs to be looked at again by you guys. I think more options need to be on the table as to how the people that currently live in this area could maybe do better and live there comfortably. After all, they're older. When you start moving old people around, changing their surroundings, they die. We don't want to kill them. At lease, I don't. I'm totally against it. I have other reasons, but I don't want to use up all the time. I see other people here. I wish some of them would stand up and say why you oppose this. If you oppose you need to say I oppose this because. Don't think that everything that glitters is gold.

MR. KRASON: Can you respond to the issue about the impact it has on somebody that owns an existing house?

MR. VRIENDT: This changes nothing for someone who has an existing house. This will not increase taxes. If you do improvements to your house then your piece of property will be taxed higher according to what improvements you have done, but just because your neighbor built a new house or someone else is doing

improvements to their house or the neighborhood does not raise your taxes. Your taxes are based on your piece of property.
MR. ROBINSON: Nobody is being moved, nobody is being required to make a change to their house. This wouldn't impact how she would give that property on to her family. It would have zero impact.
MR. BUTTERWORTH: In fact, her children would have more options on the table.
MR. ROBINSON: In regard to seniors, we're not moving anybody from their house.
MS. ROSS: No, but your taxes have got to go up. They would inevitably go up, and then people who have property, it's got to go up. Can anybody tell me it will not go up and why it will not?
MS. MCKINNEY: You just said it won't go up unless you do repairs that would make your property go up. But, if your house is the same and you're there, this does not affect you. What I'm getting, this is basically to tackle the blight and all those houses that need to be gone. This is a way of saying, hey, if you want to come and develop something here on this lot, you have options, so you don't have to spend a bunch of money. What you're trying to do is get people to come and buy. With your plan, it will be easier than somebody coming in and saying, hey, I'm trying to put something on this lot.
MR. VRIENDT: Exactly.
MS. ROSS: Dan, you said in your conversation that people who can't afford the repairs and things should not be there, maybe to rent. When you upgrade an area, when you do upgrade and overlay, we're talking about making a change, and you'd better believe taxes are going to go up.
MR. ROBINSON: State your name.
THERESA COLEMAN: My name is Theresa Coleman. I'm not from that district; I'm from North Charleston. I have in interest over there on the West Side. One of the houses that you did have on the list, it's not in the picture but it's on the list because I spoke with the property owner because the church that I attend is near that house and that house was condemned. You all have it on for demolition. As she was saying, if someone is living in one of those houses that you all have that you all consider condemned and if they are elderly up in their 90s, how do you expect them to pay for windows, roofing, these things? But you did say if they can't afford it, they don't need to be homeowners. If I'm 80 or 90 years old how are you going to tell me I don't need to be a homeowner because I cannot afford it, don't have the resources?
MR. ROBINSON: You say condemned—
MS. COLEMAN: It's not condemned, but I think it was the last meeting that you al held, her daughter told me that they came over there and looked at the house and told her that it was not fit. If you move her out, you're going to kill her, she'll die.
MR. VRIENDT: That's a totally separate issue. The Building Department has minimum building code requirements and there are minimum codes for you to live in a home. If you have certain electrical issues or if you don't have water or sewer to your house, that home is not habitable, is not fit for habitation. So, the Building Department does go out and do inspections and if they find a house that is not fit for habitation, they have to close up the house.
MS. COLEMAN: The house is livable; the mother lives there. But up to the standards. I don't know if it's because they just wanted the property but it's not up to, per se, their standards.
MR. VRIENDT: The City doesn't take people's property. If the City condemns a house, it's just saying no one can live there but the City is not taking that property. Let's say your house is really bad and needs to come down, it's been condemned, but you can't afford to tear it down yourself, the City will tear the house down for you, but you still own the lot. So, the City is not taking property. As an agreement for tearing it down, the City will post a lien on the property, but the City doesn't want to own that property.
MS. MCKINNEY: Dan, wasn't there some type of program, especially on the West Side, for people that needed home repairs that couldn't afford it, they were able to sign up for this money that would help them?

MR. VRIENDT: MOECD has the Home Program and you can go through them to apply for grants to get money for rehabilitation work.
MR. ROBINSON: Sir, state your name and address, please.
SCOTT MASON: Scott Mason. I'm at 1010 1st Avenue. I'm just out of Luna Park in that area down there. I looked at the flyers and the fanciful idea that we're going back to the 40s when people lived as a complete family. I am deeply concerned that, first of all, a 25-foot lot is not something you can build a modern house on. You just can't do it. The second thing is what these people have alluded to is we have slum lords and you're going to create more rental property and I haven't heard anything said about how we're going to police that. Quite frankly, they can't police what they have now. We're being overrun. My neighbors now patrol the alley behind my house to run people off. So, you're going to create more rental property to make the problem bigger. I don't think that's a good idea. During the Kemp Melton administration we had to push to bring Section VIII housing; it hasn't worked out very well. Those of us that own the older homes in the area and want to fix them up and live in them, we don't want to see Section VIII next door. You talk about killing the property value, you think it's bad now, wait till you do this to us. We hardly ever see a police officer. Does anybody really give a damn about us? Well?
MR. ROBINSON: Thank you.
MR. MASON: You're welcome.
MR. ROBINSON: Anyone else to speak in opposition?
JOHN SOLBERG: I'm John Solberg. I have a rental house at 415 Randolph Street. I have warehouse property in the 1100 block of Main Street on the West Side. Again, all the color pictures will create rental properties. It says your desire is to create affordable housing. For who? For more landlords or for single families or two families to come in? You can get an 18-foot mobile home, so there's plenty of modern housing that will fit on an 18-foot lot. That's not a problem. I hope the West Side does good. I've had property down there for 20 years and for 20 years I've been hoping the West Side would do good. I'll start naming names here later. It says you want to go back to the 20s and 40s, there weren't as many codes then either. I'm a plumber and I've seen lots of bad plumbing that wasn't to code. The code mandates expensive building? No, the codes are the codes. $8,000 is an awful of money for a 10 x 20 parking pad. You're going to say building costs are $100- to $130,00 a square foot. You're going to add 300 more feet to the house. There's that much more money in the house. Again, who are you passing those savings on to? The landlord or a single-family dwelling? Back in the 30s and 40s there wasn't HUD, there wasn't Charleston Housing Authority. What percentage of the rental homes in this area are that? We can get into the people that don't have jobs and how are they adding economically to the neighborhoods? Destruction of family was mentioned. You can have a 60-year-old great grandmother and just generation after generation after generation are being subsidized. I don't know that that adds to the value.

The new housing next to Mary C. Snow, how many of those people are paying full rate at affordable prices for that housing? I don't know either.
MR. ROBINSON: You're referring to the Sadd property?
MR. SOLBERG: I don't know what it is. If you notice, all new properties being built, we have torn down Little Page, two, three, four stories. You're building single stories or duplexes. Most new housing is duplexes and townhouses. You're getting away from warehousing. Well, you're back to warehousing and back to the nice little red brick building down on the corner of Bream or something like that, why can't a grocery store be put on the first floor? It used to be one. It says can't be done but it can be made into four apartments. This City does have a zoning board or zoning something. As the fellow was saying you can get variances any time you want to. You can make it easier on yourselves. Instead of dropping one master plan that fits everything, okay, if you want somebody to be able to build on a 25-foot lot, come up with the housing plans and say we now allow this house to be built on a 25-foot lot. How many vacant

25-foot lots do you say there are that people would rush in to put a house on if the zoning regulations were better? That seems to be what this is centered around, 25-foot lots. And how many more people will this bring in so that the corner grocery stores can rush back in here? It's not going to happen. It's a matter of economics. Nobody wants to do it. Go sit at the Exxon on the corner of Florida and just watch the traffic come in there and watch what they buy and everything. Lottery tickets, beer and bags of chips. That's what people are living on. You can get into the whole social thing of what is a proper family these days. Skip Carson, how many houses has he donated to the City of Charleston? He's been a landlord for probably 40 years, and he says I can't do it anymore. I had Pastor Matthew Watts move a girl in. He swore up and down she was good and said if you have any problems with her just let him know. She did not pay me one dime rent in the several months she lived there until I evicted her. Then, I ended up spending a couple thousand dollars to fix my house back up so I could rent it again. Yes, I'm sure there are slum lords; I try not to be one. I can say any property I have I would not mind living in. People move in, tear them up and it's tough to gain any property value or anybody who wants to come down here to live. If I want to get cynical, I was going to say why don't we bring back Luna Park again. I was reading history on it today, steamboats used to come up the river and drop people off there, so we could increase the steamboat traffic on the river.

MR. ROBINSON: Thank you.

MS. PICKETT: I live on the East End and I live in a rental apartment. There are 12 units. We were all asked if we would like it to be condos. We all said no. I am of the generation, I'm about the seniors you're talking about. I think Mr. Poindexter is probably about the younger people. What we need to do in Charleston, yeah. It sounds like it needs some work. Yeah, we need to work on it and make it better. If we want younger people, if we want seniors, and I can't afford a condo. I can't go into one of those residential living things. I don't have that big bolus on money that it takes to live in some of those residential facilities. I understand gentrification is a problem in a lot of cities. I think there's a lot that needs to be looked at. But, the basic premise of this which is to attract younger, a place to live, and older people, empty nesters, and again this is the East End not the West Side. But what they did in the 30s, they had these boutique four-unit apartment buildings. I don't see why they have to be just on the corner. These are all rental and it's rental of different ages, different income levels. I know some people who are landlords, yes, there are horror stories, rental horror stories. There's also people living in houses horror stories. I think before you cut down rental, look at what your rental is and can be. We have to start somewhere and if you don't have this available for people, they're not going to want to move to Charleston. We need imagination, we can invite artists, we can invite students. There's a lot of things we can do. To say because there are some crappy rentals or renters there, yes, there are. But there's also a lot of good reliable renters.

MR. ROBINSON: Thank you. State your name and address, please.

KATY LAYNE: Katy Layne, 605 Hall Street. What the City is proposing for this, if we don't start to do something on the West Side, it's not going to happen. I live beside a property that's been vacant and I've taken the City around and you look in the back yard. It's owned by a company out of state. The garbage is piled two feet high. Until we start tearing these houses down and getting people to rebuild it's not going to change. I've lived on the West Side my whole life and to see how it's deteriorated, it's terrible. When Dan mentioned something about some people if they can't afford houses they should rent, I'm not saying that's true for everybody, but there are some people that maybe a house is just given to them. I know one person that got a house through a quick claim deed. That means they were given this house because the landlord didn't want it anymore. But they can't afford to keep it up and they've tried to get help and they have had some help from the City but it's just not enough. We have to start somewhere. These vacant lots, the City can't keep up to keep them mowed, there are so many of them. Unless we get somebody, like you said, some young people. I don't think you're going to get landowners to buy these properties and build. There isn't enough landowners in the City of Charleston on the West Side. They don't want any more houses. They'd like to get rid of them. I don't think you're going to have landlords come in and build on these properties. We have to start somewhere. If we don't, us who live on the West Side, pretty soon we're going to say forget it, we'll move somewhere else. Thanks.

MR. ROBINSON: Thank you.

CHUCK OVERSTREET: My name is Chuck Overstreet; I'm on City Council. I'm on the West Side Neighborhood Association as well. There are so many dilapidated properties. My question is, if we leave the properties the way they are and don't do any changing, what can you do with those now? What can you do with them now? You can't do anything with those properties. My worry is that eventually folks that have some money can wait it out. They'll just tear the whole West Side down. Maybe they'll make it a Wal-Mart. Look at the West Side right now. I've lived on the West Side for 45 years. I have a piece of property on lower 4th Avenue over by Charleston Cut Flower. There are now four viable houses and it used to be a bustling neighborhood. I would love to get some people down there to build some things. I had to shut my property down and board it up for a while because I could people were coming and breaking in my house. Because there are not enough houses around, there's not enough people to check on you. I talked to the gentleman from Ball Toyota the other day. He said I'm going to have to move if we don't get something over here. I've seen it. It's going to go away. As far as taxes going up, I know when my daughter lived in Maryland, they started a subdivision, just started one. Once they started the subdivision, I think her property value did go up. I don't the taxes go up unless you make improvements on it. We looked at houses on the flats, on the hill. My hill is terrible. They're going to tear them down.

MR. ROBINSON: Dan, I have a question. The property that was mentioned earlier regarding the Sadd property. What were the lot sizes for those?

MR. VRIENDT: I will that project is denser than what this will allow. They took several lots and combined them.

MR. ROBINSON: But they're doing the same thing on 6th?

MR. VRIENDT: Yes.

MR. ROBINSON: Does that Increase the property value or the – does it help on those 2nd Avenue and 6th, those type of properties?

MS. MCKINNEY: Like I said, it's really bad. I understand both sides. What you have to understand is we have a lot of people in those houses, homeless or drug addicts, and they make fires. There's a lot of problems with having those properties up like that. I understand you're saying it's not going to put more people there; it's going to bring this and that. But people make the world go around, people are going to be there regardless whether they're good or bad. It's what we do as neighbors, as property owners, as renters to keep the areas up. It's not only on the City, but it's up to us, the people, to protect my neighbors and take care of the properties. I lost my first house because someone felt, because I'm young, I'm black, or whatever they felt, and they took my house from me. Those housed do need to go.

MR. ROBINSON: My point was the properties that are built, the structures, similar structures like that can be put in with this new plan on some of these 25-foot lots.

MR. VRIENDT: The duplexes can go in. A quadplex could go in on a corner lot.

MR. ROBINSON: I have a rental on 6th across the street from the properties. I think it's great for that little street beside the church and the school Maybe I'm wrong. It helps my property value. I don't know, I thought it would be better.

MR. BUTTERWORTH: The important thing to point out with 6th Street where there is construction right now, that property is already zoned commercial so higher density multifamily is permitted on that already under today's rules. The project by the elementary school on 2nd and Grant actually they requested to rezone it and that gets into the nuance of what you guys do every day. These rules would not allow that density of housing necessarily.

MR. STRICKLEN: Let's be clear about real estate taxes. Real estate taxes are solely based on the value of the piece of property. They only way your taxes will increase is if the value of your property increases which I think is a good thing. I find it hard to believe that anyone would not want their property value to increase.

MR. POINDEXTER: All the Sadd brothers' properties, that's just a financial instrument. They get a 30-year long term lease.

MR. ROBINSON: I'm not going to get into that.

MR. POINDEXTER: What we're talking about on the West Side in general is how do you get investors to come. I've worked in finance my entire life. We own 50 properties in Morgantown and bought a hotel in Mingo County which is something I'll live to regret, but I still love supporting West Virginia. In Charleston, house prices are derivative of the value of the neighborhoods. The think about this issue right here, they hear from everyone and I came for one specific reason because we're trying to buy a lot property on the West Side. We started with one and we have offers in on about eight more. The neighborhood itself doesn't really understand the changes, it seems like a lot. But as a developer, as an investor – and I will invest today. I don't understand and see how it actually is going to inspire real development in terms of building and creating value. I agree with what the gentleman said about codes are designed to make sure your plumbing works, electric works and safety. When Silicone Valley put a project in West Virginia we have a saying: Love the problem and not the solution. I still don't hear enough or feel enough to understand that we're loving the problem. There is a lot of problems that you're going to have to solve for everybody that lives there and how to keep their houses up. But this is going to open up the doors to create some value. The think you said in my first questions about the variances, if people aren't applying for variances, taking away their need to apply for variances won't make people invest more. I think that the downside of people getting scare about what's going on, it doesn't feel like there's anybody beating on the doors.

MR. STAPLES: Dan said in the beginning, this is a living process. There are going to be changes as we move along. Legislation is not in stone that things can't be adjusted and changed. Let me say this to the community. If you lose population, you lose accommodations. You're talking about seniors. That happened on the East End of Charleston. Kroger left because the population is declining. No one will put a grocery store on the East End because the population declined. If you want accommodations, if you're thinking about seniors that may not be able to go up to Ohio Avenue to a Kroger to shop, these are the things that bring vitality to communities is people. When you can get people there, you get accommodation. Then, investors begin to see that there's an interest and they invest. So, if it's not something that's etched in stone that if you can't as a community work with the City to make the necessary adjustments to be successful.

MS. MCKINNEY: Like Dan said, this is a pilot. Like you said we can always make changes. You have to start somewhere.

MR. VRIENDT: I can tell you one thing. I can promise if we don't do anything it's going to be more decay. I'm trying not to over sell this because this is not the magic bullet. This has to be approached from many different angles. We've not hit bottom on the decay on this; it's only going to get worse and worse.

MR. STRICKLEN: There are many historic facts. All you have to do is look at Detroit, even Pittsburgh 25 years ago. I've been in meetings even in some areas of Atlanta and there has to be a plan. I've driven through the West Side my whole adult life on a daily basis and over the last 40 years it has continually gotten worse to the point if it goes many more years it will wither up and blow away. As far as the slum lord thing, in no way do I condone slum lords, but I will tell you their MO is not to invest in new structures.

They go buy run down structures, they duplex illegally houses and that type of thing. They don't put skin in the game to build a new structure. I think when you promote new construction it will upgrade the neighborhood. It will create momentum and a catalyst for future development. There has to be a program in place, a track to run on. I think this is the beginning. I think there has to be other things that the committee does to educate different people to promote investment in the West Side. Mini-storage is great, but that's not the way out. That's what we see probably more being built and developed in the City than anything else at the moment. There's got to be meaningful development. As Chief Staples said, it's about population. I hate to tell you that, but it is. We're below the 50,000 which has its own ramifications but on a local level you lose amenities when you don't have the population. That's why there's not corner grocery stores. Then, there are other things. It's all about reinvestment. If we don't get a track to run on, and it may have to be tweaked a lot, but there has to be a starting point.
MR. ROBINSON: Sir, state your name and address, please.
JOE SAUNDERS: Joe Saunders, 911 Grant Street, current resident for the past 30 years. I think I'm pretty familiar with everything that goes on the West Side. First of all, thank you for allowing me to have an opportunity to speak. (Mr. Saunders read a written statement in opposition to the Bill.)

Camilla Robinson, a 35-year resident spoke in opposition to the Bill.

MR. ROBINSON: At this time, I'll entertain a motion for Bill No. 7863.

Motion and Vote: On motion of Terry Pickett, seconded by Deanna McKinney, the Commission voted 12 to 0 to approve Bill No. 7863.

**Minutes of the January 8, 2020, MPC meeting:** On motion of Dallas Staples, seconded by Deanna McKinney, the Commission voted 12 to 0 to approve the minutes.

**Adjournment.**