



Municipal Planning Commission
Wednesday, November 4, 2020
3:00 p.m.

Join via internet at:

<https://us02web.zoom.us/j/88406857809?pwd=eHBGUlIaW03VVA3RGoyVVFGB2JHUT09>

Or call: 301-715-8592 or 312-626-6799 or 929-436-2866

Webinar ID: 884 0685 7809

Passcode: 223405

Agenda

1. **Call to Order**
2. **Unfinished Business**

Right-of-Way Closing: Bill No. 7883 closing, abandoning, and discontinuing a portion of a public alley north of the 1500 block of Washington Street East accessed via Ruffner Avenue, District 11, Map 20, Charleston, West Virginia.

Subdivision: Application by WV Health Right Inc. for subdivision approval for property located at 1520 Washington Street East, District 11, Tax Map 20, Parcels 135-138 & 153-159 including a request for a waiver of requirements pertaining to lot size and lot depth, Charleston West Virginia.

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. POSTPONED UNTIL THE DECEMBER REGULAR MEETING

3. **New Business**

Text Amendment: Bill No. 7886 amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by removing "Blade Signs", allowing "Projecting Signs" in commercial and industrial districts, and increasing wall sign area in the R-O residential Office zoning district.

4. **Minutes of the October 7, 2020, MPC meeting**
5. **Announcements**
6. **Adjournment**

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

Bill No. 7883

Introduced in Council

Passed by Council

October 5, 2020

Introduced by

Referred to

Keeley Steele

Planning, Streets, and Traffic Committee
Finance Committee

A Bill closing, abandoning and discontinuing as a public right of way a portion of the alley behind Religious Coalition for Community Renewal, Inc. at 1516 Washington Street, East Charleston, Kanawha County, West Virginia.

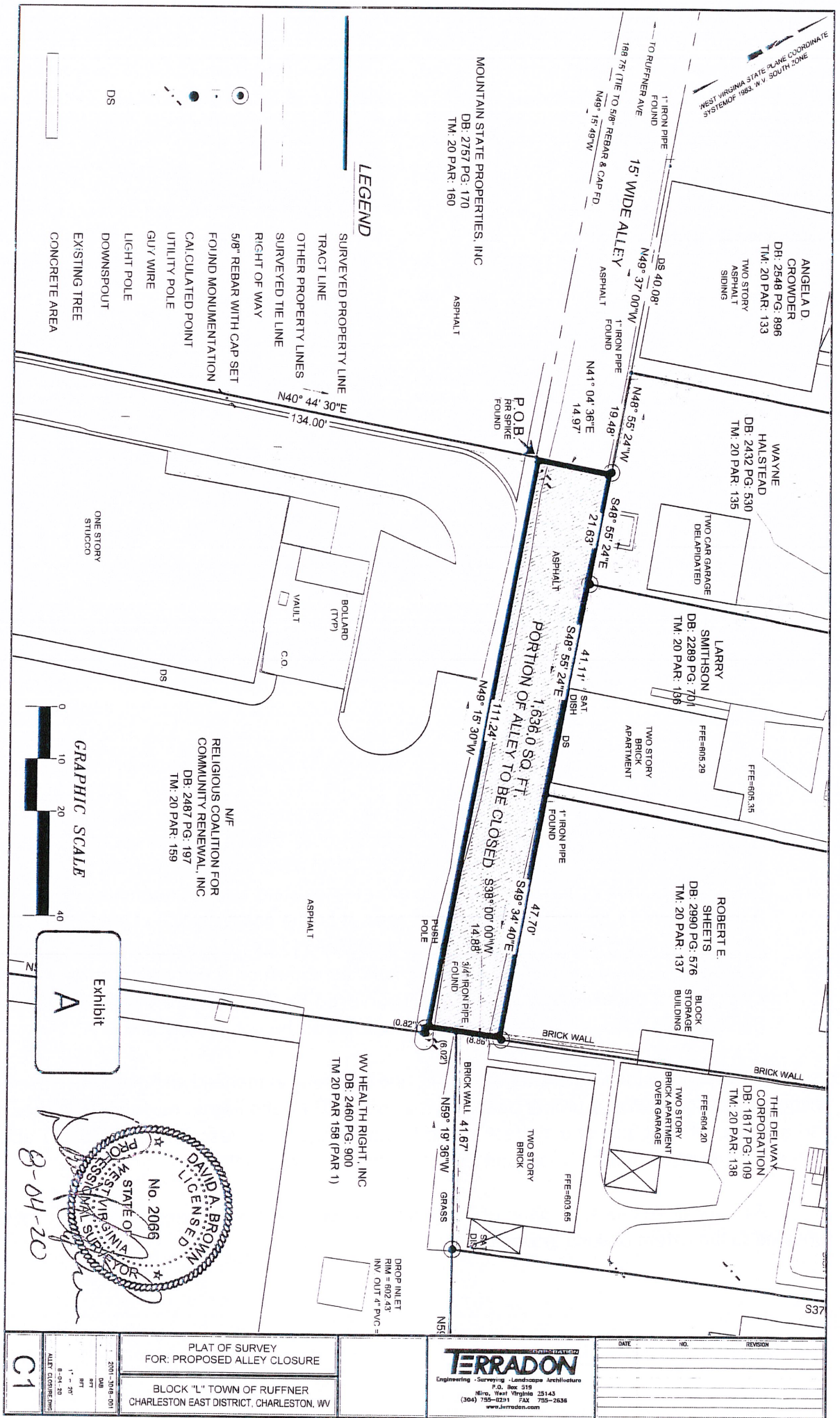
BE IT ORDAINED BY THE CITY COUNCIL OF CHARLESTON, WEST VIRGINIA:

1. Being a portion of a 15' wide alley, situated in Block L of the Town of Ruffner, Charleston East District, Kanawha County, WV, being further described as follow:

Beginning at a railroad spike found on the south side of a 15' wide alley, said point being the common corner to Mountain State Properties, INC (DB: 2757 PG: 170) and a tract of now or formerly Religious Coalition for Community Renewal, INC (DB: 2487 PG 197); thence with a new line through said alley N41°04'36"E 14.97' to a 5/8" rebar and cap set on the north line of said alley; thence with the north side of said alley for the following two courses and distances: S48°55'24"E, passing a 5/8" rebar and cap set at 21.63', in all 62.74' to a 1" iron pipe found; S49°34'40"E 47.70' to a 5/8" rebar and cap set at the existing easterly terminus of said alley; thence with the existing easterly terminus of said alley S38°00'00"W 14.88' to a 5/8" rebar and cap set on the southerly line of said alley; thence with the southerly line of said alley N49°15'30"W 111.24' to the place of the beginning, containing 1,636.0 square feet, more or less, as shown on a plat prepared by Terradon Corporation, dated August 4th, 2020, as surveyed by David A. Brown, WV Professional Surveyor No.2066, attached hereto and made a part hereof as Attachment A.

2. The Mayor of the City of Charleston be, and is hereby authorized and directed to execute, acknowledge and deliver a proper deed conveying to WV Health Right, Inc., and its successors and assigns, all right, title and interest in and to said property as described in Section 1 above, for the consideration of Nine Thousand Eight Hundred Dollars (\$9,800).

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



LEGEND

- SURVEYED PROPERTY LINE
- TRACT LINE
- OTHER PROPERTY LINES
- SURVEYED TIE LINE
- RIGHT OF WAY
- 5/8" REBAR WITH CAP SET
- FOUND MONUMENTATION
- CALCULATED POINT
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- DOWNSPOUT
- EXISTING TREE
- CONCRETE AREA

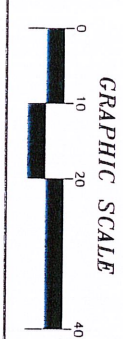


Exhibit
A

DAVID A. BROWN
LICENSED
No. 2066
STATE OF VIRGINIA
PROFESSIONAL SURVEYOR
8-04-20

PLAT OF SURVEY FOR: PROPOSED ALLEY CLOSURE		TERRADON Engineering - Surveying - Landscape Architecture P.O. Box 519 Newport, West Virginia 25143 (304) 755-0291 FAX 755-2636 www.terradon.com	
BLOCK "L" TOWN OF RUFFNER CHARLESTON EAST DISTRICT, CHARLESTON, WV	DATE: _____ NO.: _____ REVISION: _____	2001-5048-001 DB: _____ BY: _____ 1" = 30' 8-04-20 ALLEY CLOSING DMS	

CITY OF CHARLESTON, WEST VIRGINIA
SUBDIVISION APPLICATION

☐ PRELIMINARY

☐ FINAL PLAT

☒ ADMINISTRATIVE

Filing Date: 08/14/20 Filing Fee Collected: \$ _____ Number of Lots Being Created: One (1)

Subdivision Name: N/A

Subdivision Location: Charleston, WV 25311

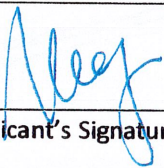
Tax Map and Parcel Number(s): See Below* Zoning District: R-6 Flood Plain Designation X

* Rear portions of residential lots 20-135 through 20-138 + Alley

	ADDRESS	PHONE	FAX AND E-MAIL
Property owner:	WV Health Right 1520 Washington St. E Charleston, WV 25311	(304) 414-5930	(304) 343-2091 Asettle@wvhealthright.org
Developer:	WV Health Right		
Licensed WV Surveyor:	Terradon Corporation 401 Jacobson Drive Poca, WV 25159	(304) 755-8291	(304) 755-2636 Dave.Brown@terradon.com
Attorney:	N/A		

For Preliminary Plats or Final Plats without preliminary approval, list (or attach) names and addresses of adjoining property owners, including across streets and alleys:

See attached "List of Owners within 250 ft"


Applicant's Signature

Rodney Pauley - ZMM

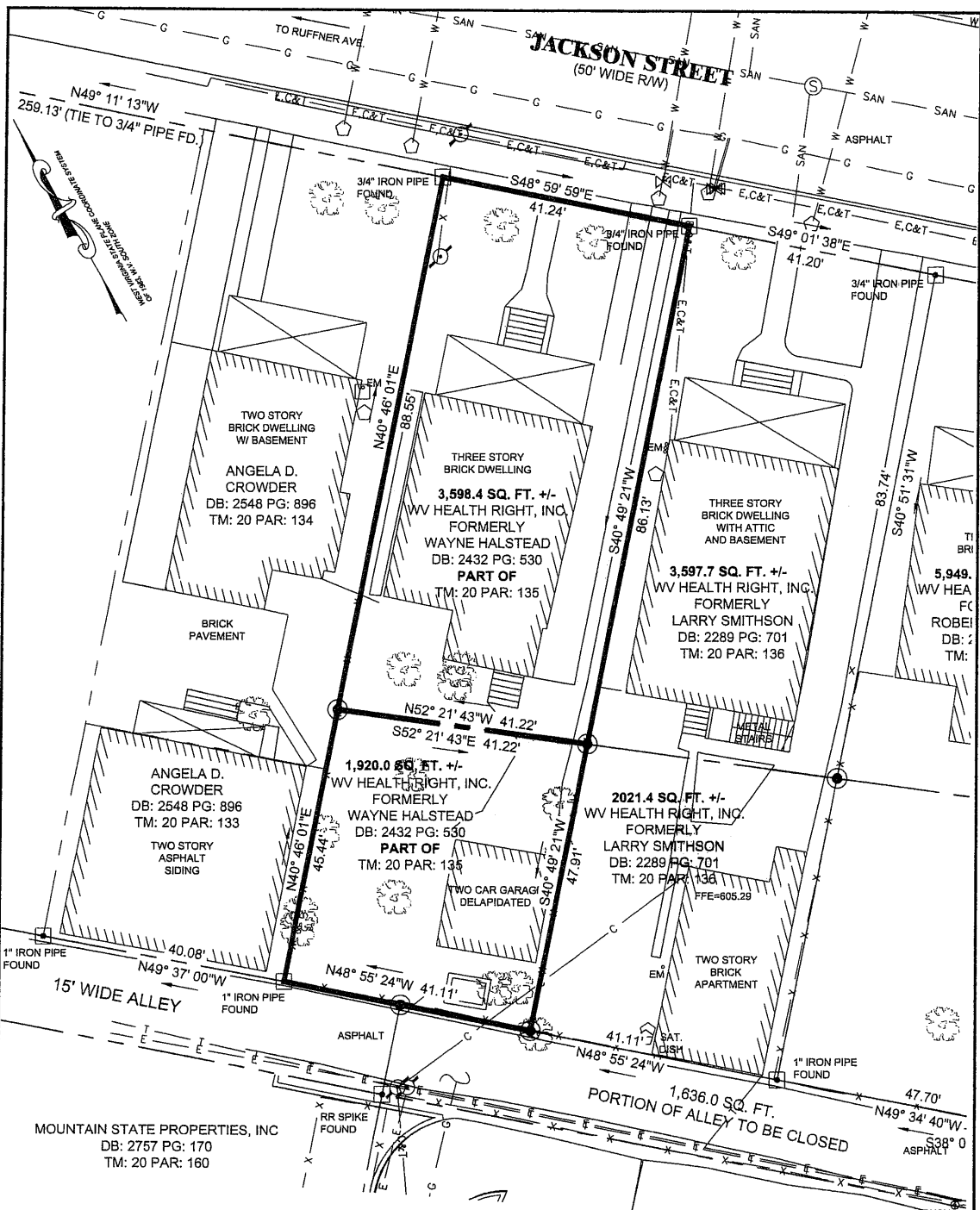
(304) 342-0159

Applicant's Phone Number

FILING INSTRUCTIONS

- ☐ **Preliminary Plat:** Eight (8) maps signed and stamped by a WV Registered Surveyor and two (2) street and sewer profiles filed at minimum of 35 working days prior to a public hearing held by the Municipal Planning Commission.
- ☐ **Final Plat (when preliminary plat has been approved):** Eight (8) plat maps signed and stamped by a WV Registered Surveyor filed at least 7 working days prior to a Municipal Planning Commission public hearing.
- ☐ **Final Plat (without previously approved preliminary plat):** Eight (8) plat maps signed and stamped by a WV Registered Surveyor filed at least 35 working days prior to a public hearing held by the Municipal Planning Commission.
- ☐ **Administrative:** Eight (8) plat maps signed and stamped by a WV Registered Surveyor. Review time 1-2 weeks.
(A checklist of the information required on plat maps for Administrative Subdivisions is on the back of this application).

Fees - \$10.00 Administrative, Preliminary \$45 + \$1 per lot, Final \$10 or \$1 per lot, Final w/o Preliminary \$45 + \$1 per lot.



NOTE: TAX MAP 20 PARCEL 135, 136, 137, AND 138 ARE IN THE PROCESS OF BEING PURCHASED BY WV HEALTH RIGHT, INC. AT THIS TIME. RECORDING INFORMATION NOT AVAILABLE AT THIS TIME

LEGEND

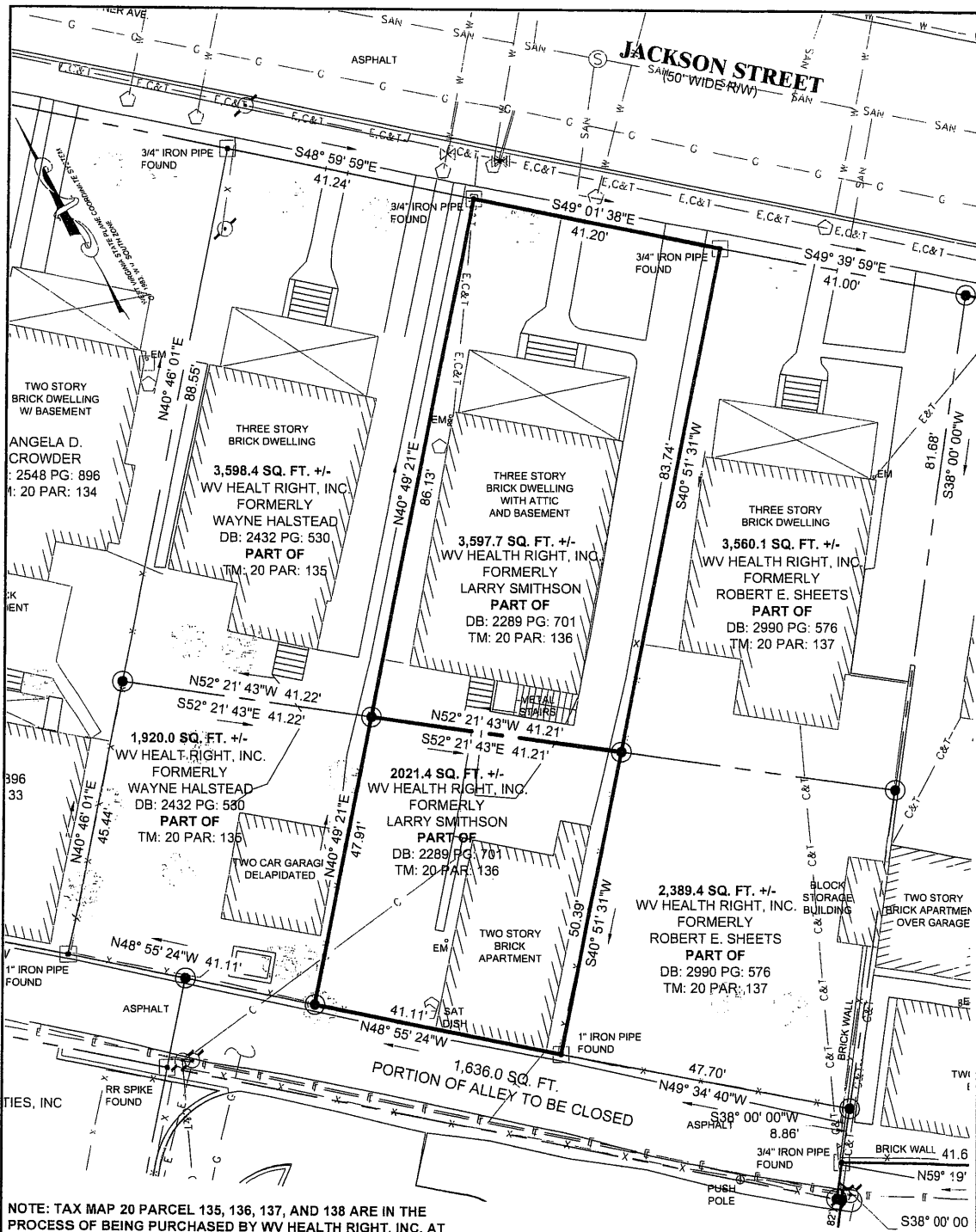
- SURVEYED PROPERTY LINE
- NEW DIVISION LINE
- RIGHT OF WAY
- EXISTING FENCE LINE
- 5/8" REBAR WITH CAP SET
- FOUND MONUMENTATION
- UTILITY POLE
- EXISTING TREE
- CONCRETE AREA

GRAPHIC SCALE



PLOT DATE : 9/2/2020 4:37 PM B:\D - HEALTH RIGHT - CHARLESTON\50-SURVEY.DWG\PARCEL 135_SPLIT.DWG

S1	PLAT OF SURVEY SHOWING THE SUBDIVISION OF TAX MAP 20 PARCEL: 135	Engineering - Surveying - Landscape Architecture P.O. Box 518 Nitro, West Virginia 25145 (304) 725-8281 FAX: 725-2838 www.terraddon.com	DATE	NO.	REVISION
	CHARLESTON EAST DISTRICT CITY OF CHARLESTON, KANAWHA COUNTY, WV				



NOTE: TAX MAP 20 PARCEL 135, 136, 137, AND 138 ARE IN THE PROCESS OF BEING PURCHASED BY WV HEALTH RIGHT, INC. AT THIS TIME. RECORDING INFORMATION NOT AVAILABLE AT THIS TIME

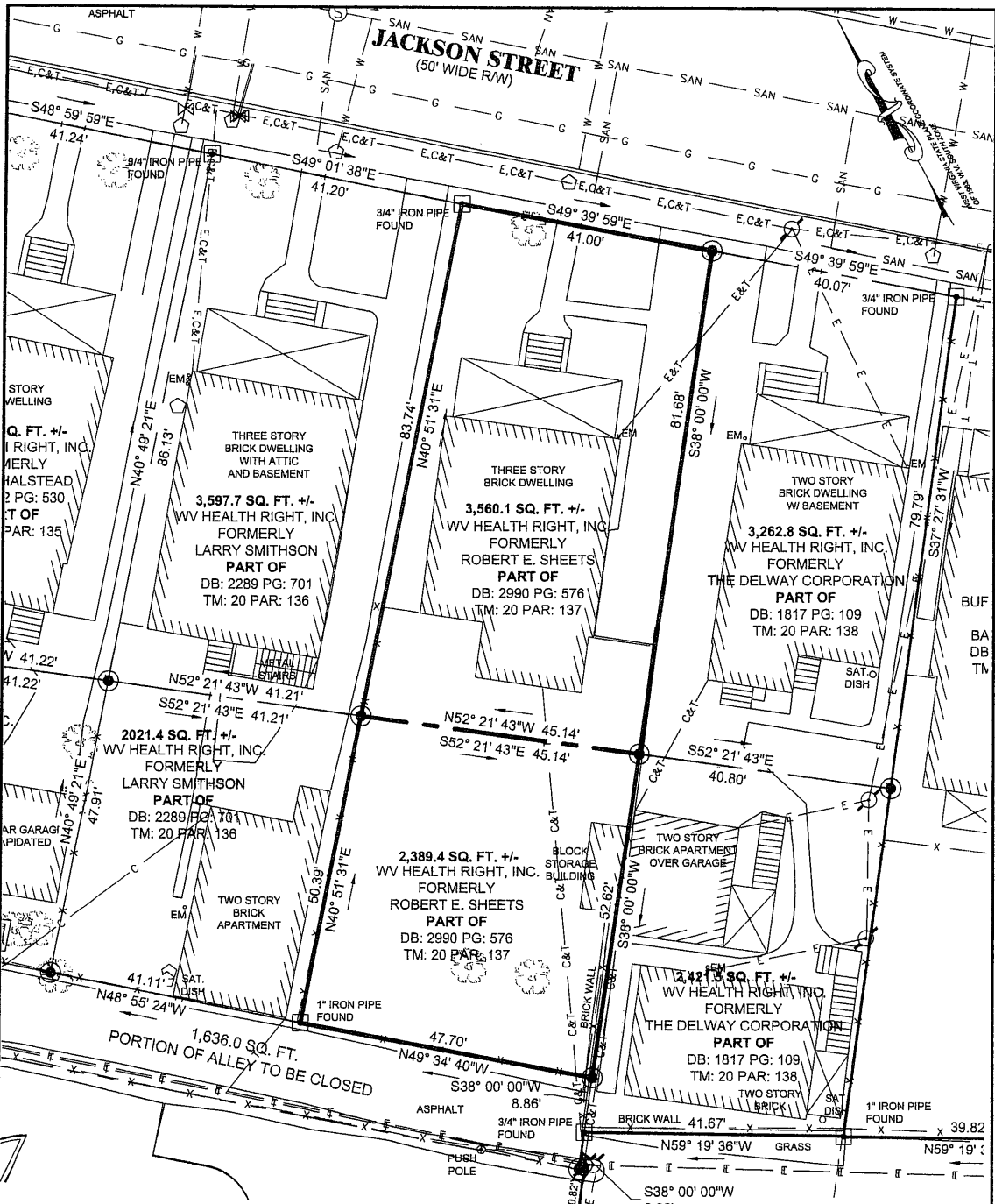
LEGEND

- SURVEYED PROPERTY LINE
- NEW DIVISION LINE
- RIGHT OF WAY
- EXISTING FENCE LINE
- 5/8" REBAR WITH CAP SET
- FOUND MONUMENTATION
- UTILITY POLE
- EXISTING TREE
- CONCRETE AREA

GRAPHIC SCALE



S2	DATE: 9/2/2020 4:46 PM BY: B.V.D. - HEALTH RIGHT - CHARLESTON\50-SURVEY.DWG PARCEL 136 SPLIT.DWG	PLAT OF SURVEY SHOWING THE SUBDIVISION OF TAX MAP 20 PARCEL 136	TERRADON Engineering - Surveying - Landscape Architecture P.O. Box 519 Nitro, West Virginia 25143 (304) 755-8381 FAX 755-2636 www.terradon.com	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8pt;"> <thead> <tr> <th>DATE</th> <th>NO.</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	NO.	REVISION												
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NOTE: TAX MAP 20 PARCEL 135, 136, 137, AND 138 ARE IN THE PROCESS OF BEING PURCHASED BY WV HEALTH RIGHT, INC. AT THIS TIME. RECORDING INFORMATION NOT AVAILABLE AT THIS TIME

LEGEND

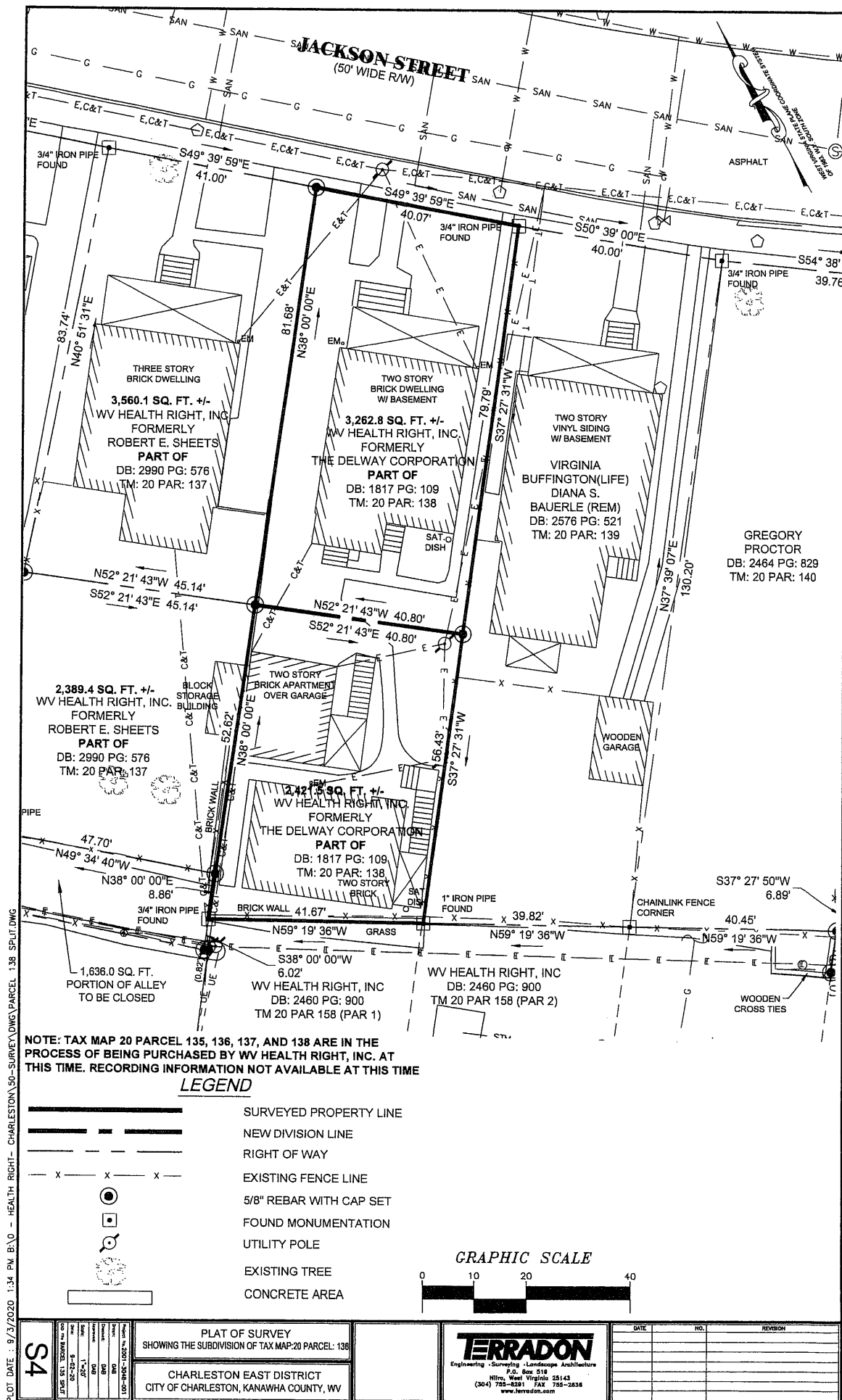
	SURVEYED PROPERTY LINE
	NEW DIVISION LINE
	RIGHT OF WAY
	EXISTING FENCE LINE
	5/8" REBAR WITH CAP SET
	FOUND MONUMENTATION
	UTILITY POLE
	EXISTING TREE
	CONCRETE AREA

GRAPHIC SCALE



PLOT DATE: 9/3/2020 1:35 PM B:\D - HEALTH RIGHT - SURVEY.DWG PARCEL 137 SPLIT.DWG

	PLAT OF SURVEY SHOWING THE SUBDIVISION OF TAX MAP 20 PARCEL 137	 Engineering - Surveying - Landscape Architecture P.O. Box 519 Nitro, West Virginia 25143 (304) 785-4331 FAX 785-2836 www.terraron.com	DATE	NO.	REVISION
	CHARLESTON EAST DISTRICT CITY OF CHARLESTON, KANAWHA COUNTY, WV				



Bill No. 7886

Introduced in Council

Passed by Council

November 2, 2020

Introduced by

Referred to

Mary Beth Hoover

**Planning, Streets & Traffic Committee
Municipal Planning Commission**

Bill No. 7886 amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by removing "Blade Signs", allowing "Projecting Signs" in commercial and industrial districts, and increasing wall sign area in the R-O residential Office zoning 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 24: Signs
Section 24-050 Prohibited Signs

Delete subsection:

~~Q. Projecting signs, except where blade signs are specifically permitted.~~

- 2) In Article 24: Signs
Table 24-070-04.01 On-Premise Signs Permitted in Residential Districts

Amend the table as follows:

On-Premise Signs Permitted in Residential Districts (R-2, R-4, R-6, R-8, R-10, R-O, PUD)				
Type	Maximum Number	Maximum Area	Max. Height	Minimum Setback
Signs for Each Single-Family Dwelling, Duplex or Triplex				
Subdivision Signs	1 per subdivision entrance	18 sq ft	8 ft	5 ft from property line
Building Signplates	1 per dwelling unit	2 sq ft	NA	NA
Temporary Signs	2 per building	6 sq ft	4 ft	3 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 22-070.04.			
Signs for Multi-Family Buildings				
Building Signplates	1 per public entrance	2 sq ft	NA	NA
Freestanding Signs	1 per development entrance	12 sq ft	8 ft	8 ft from property line
Temporary Signs	2 per building	6 sq ft	4 ft	3 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 22-070.04.			
Signs for Non-residential Uses in R-2, R-4, R-6, R-8, R-10 and PUD				
Building Signplates	1 per public entrance	2 sq ft	NA	NA
Freestanding or Wall Signs	1 per street frontage	12 sq ft	8 ft	8 ft from property line
Temporary Signs	2 per building	6 sq ft	4 ft	3 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 22-070.04.			
Signs for Non-residential Uses in an R-O				

Building Signplates	1 per public entrance	2 sq ft	NA	NA
Wall or Awning Signs	1 per building frontage	12 sq ft + .5 sq ft per linear ft of building frontage over 50 ft .75 sq ft per linear ft of building frontage	8 ft	NA
Freestanding Signs	1 per building	24 sq ft	8 ft	5 ft from property line
Temporary Signs	2 per building	32 sq ft	4 ft	3 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 24-070.04.			

3) In Article 24: Signs

Sec. 24-080 On-Premise Signs Permitted in Commercial and Industrial Districts (C-4, C-8, C-10, C-12, CBD, CDV, UCD, PMC, I-2, I-4)

Add subsection:

Sec. 24-080-03 Supplemental Regulations for Projecting Signs in Commercial and Industrial Districts

A. Projecting signs shall project no more than four (4) feet from the façade of the structure or beyond the curb of any sidewalk, whichever is less.

B. Shall be at least nine (9) feet above ground level

C. Such signs may project over a public right-of-way but never into the vehicular travel lane or parking area of a public street.

D. Signs projecting into a city right of way are subject to review and approval by the City Engineer and may be subject to a right of way agreement.

Renumber subsections accordingly

4) In Article 24: Signs

Table 24-080.01 On-Premise Signs Permitted in Commercial and Industrial Districts

Amend the table as follows:

On-Premise Signs Permitted in Commercial and Industrial Districts (C-4, C-8, C-10, C-12, CBD, CVD, UCD, PMC, I-2 and I-4)				
Type	Maximum Number	Maximum Area	Max. Height	Minimum Setback
Signs Permitted in the C-4 District				
Building Signplates	1 per public entrance	2 sq ft	NA	NA
Shingle Signs	1 per public entrance	4 sq ft	NA	NA
Blade Sign	1per public street front entrance	6 sq.ft.	NA	NA
Wall, Awning, Canopy or Marquee Signs	No maximum	24 sq ft + .5 sq ft per linear ft of building frontage over 50 ft	NA	NA
Temporary Signs	1 per business	32 sq ft	4 ft	5 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 24-080-04.			
Signs Permitted in the C-8, C-10, I-2, I-4 and PMC Districts				
Single Parcel Commercial Establishments				
Building Signplates	1 per public entrance	2 sq ft	NA	NA
Shingle Signs	1 per public entrance	4 sq ft	NA	NA
Blade Sign	1per public street front entrance	6 sq.ft.	NA	NA
Wall, Awning, Canopy, Projecting, or Marquee Signs	No maximum	1.5 sq ft per linear ft of building frontage	NA	NA
Freestanding Signs	1	50 sq ft	15 ft	5 ft from property line

Temporary Signs	2 per building	32 sq ft	4 ft	5 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 24-080-04.			
Multi-tenant Commercial Establishments				
Building Signplates	1 per public entrance	2 sq ft	NA	NA
Shingle Signs	1 per public entrance	4 sq ft	NA	NA
Blade Sign	1 per public street front entrance	6 sq.ft.	NA	NA
Wall, Awning, Canopy, Projecting, or Marquee Signs	1 per building frontage	1.5 sq ft per linear ft of building frontage	NA	NA
Freestanding Signs	1 per lot	50 sq ft + .25 sq ft per linear ft of building frontage	20 ft. 15 ft	5 ft from property line
Temporary Signs	1 per business	32 sq ft	4 ft	5 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 24-080-04.			
Signs Permitted in the C-12 District				
Single Tenanted Commercial Establishments				
Building Signplates	1 per public entrance	2 sq ft	NA	NA
Shingle Signs	1 per public entrance	4 sq ft	NA	NA
Blade Sign	1 per public street front entrance	6 sq.ft.	NA	NA
Wall, Awning, Canopy, Projecting, or Marquee Signs	No maximum	1.5 sq ft per linear ft of building frontage	NA	NA
Freestanding Signs	1	80 sq ft	35 ft	5 ft from property line
Temporary Signs	2 per building	32 sq ft	4 ft	5 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 24-080-04.			
Multi-tenant Commercial Establishments				
Building Signplates	1 per public entrance	2 sq ft	NA	NA
Shingle Signs	1 per public entrance	4 sq ft	NA	NA
Blade Sign	1 per public street front entrance	6 sq.ft.	NA	NA
Wall, Awning, Canopy, Projecting, or Marquee Signs	1 per building frontage	1.5 sq ft per linear ft of building frontage	NA	NA
Freestanding Signs	1 per lot	80 sq ft + .25 sq ft per linear ft of building frontage	40 ft	5 ft from property line
Temporary Signs	1 per business	32 sq ft	4 ft	5 ft from property line
Instructional Signs	Exempt from regulations when in compliance with Sec. 24-080-04.			
Signs Permitted in the CBD, CVD and UCD				
Building Signplates	1 per public entrance	2 sq ft	NA	NA
Blade Signs	1 per public street front entrance	6 sq ft	NA	NA
Wall, Awning, Canopy, Projecting, or Marquee Signs	1 per business per building frontage	1.5 sq ft per linear ft of building frontage*	NA	NA
Monument Signs	1 per building	32 sq ft	10 ft	3 ft from property line
Electronic Message Board (when in compliance with section 22-080-05)	1 per building	100 sq ft	18 ft	NA
Temporary Signs	2 per building	32 sq ft	4 ft	Flush against building
Instructional Signs	Exempt from regulations when in compliance with Sec. 24-080-04.			

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

