



**Charleston Board of Zoning Appeals
AGENDA**

8:30 a.m., Thursday, May 13, 2021

Join via internet at:

<https://us02web.zoom.us/j/84992509438?pwd=K1ZZNjQwanc4S0JCN3dGTDFLajZiZz09>

Or call: 312-626-6799 or 929-436-2866 or 346-248-7799

Webinar ID: 849 9250 9438

Password: 587196

I. Items for Review

CUP-21-0213

Application of RPG WV Properties LLC requesting a conditional use permit in order establish an indoor self-storage facility on the property located at **931 Oakhurst Drive.**

II. Approval of minutes for the April 22, 2021 hearing.



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

Until further notice, BZA hearings will be accessible via Zoom.

Case Descriptions

CUP-21-0213: Application of RPG WV Properties LLC requesting a conditional use permit in order to establish an indoor self-storage facility on the property located at **931 Oakhurst Drive**.

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email lori.brannon@cityofcharleston.org or call 304-348-8105.

Hearing Details

WHEN: 8:30 a.m.

Thursday, May 13, 2021

WHERE: Join via internet at:

<https://us02web.zoom.us/j/84992509438?pwd=K1ZZNjQwanc4S0JCN3dGTDFlajZiZz09>

Or call: 312-626-6799 or 929-436-2866 or 346 248 7799

Webinar ID: 849 9250 9438

Password: 587196

Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to lori.brannon@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting via Zoom using the details listed above. ***Please provide your name and the phone number or e-mail address you'll be using to join the hearing to lori.brannon@cityofcharleston.org by 5 pm on Tuesday, May 11, 2021.***

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

Board of Zoning Appeals

Application for Conditional Use Permit

CU # CUP-21-0213

Hearing Date: 5/13/21

Applicant Information	Property Information
Name: RPG WV Properties, LLC	Address: 112 Mullins Road and 931 Oakhurst Drive and vicinity
Address: 106 North Broadway, P.O. Box 473 Racine, OH 45771	Tax Map and Parcel: Charleston South Annex Corp. Map No. 11 Parcels: 11, 11.1, 11.2, 14, 14.1, 14.2, 15.1 and 16
Phone: 740-992-0059	Zoning District: R-6, R-0, and C-8
Agent Name, Address and Phone Number: (if other than applicant) Attorney Adam J. Schwendeman Theisen Brock, LPA 424 Second Street, Marietta, OH 45750 (740) 373-5455	Property Owner and Mailing Address: (if other than applicant) See Exhibit A

IMPORTANT: This application must be typed or legibly printed and filed 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: 1) a site plan drawn to scale; 2) a list of the owners, with their mailing addresses, of the properties within a 250 foot radius of the property for which the variance is being sought; 3) \$125.00 filing fee in the form of a check or money order made payable to the City of Charleston. You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

Please describe the proposed use. Include information such as the activities to be conducted on the site, hours these activities will be conducted, and any other data pertinent to the proposed use. If the proposed use is a business, please attach a list of the officers and their contact information.

Applicant plans to develop the Property by constructing a Class A indoor, climate-controlled, self-storage facility. The facility will be managed by an on-site manager Monday through Friday from 9:00 a.m. through 5:00 p.m. and on Saturdays from 9:00 a.m. through 1:00 p.m. The gate hours for access to personal belongings will be from 6:00 a.m. through 10:00 p.m. seven days a week. See Exhibits B and C for the list of officers and contact information, as well as the proposed site plan and renderings.

Applicable Section(s) of the Zoning Ordinance Article 30; Article 11; Sec. 3-050; Sec. 3-060

Does the proposed use comply with the conditions set forth in the Zoning Ordinance? Yes.

Pursuant to Article 11, Sec 3-050, and 3-060 of the Zoning Ordinance, indoor self-storage facilities are permitted on a conditional use basis, in C-8 zoned properties. Applicant has submitted a rezoning application that would, if approved by City Council, re-zone the Property to C-8. Applicant expects a vote to occur on the rezoning the first full week of April.

Please describe any proposed work to be done on the property.

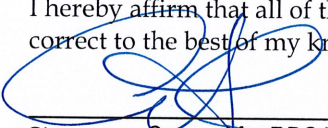
Applicant proposes to develop the Property by constructing a Class A indoor, climate-controlled self-storage facility.

If your request for a conditional use permit is granted, how will others in the area be affected? The majority of the Property is currently undeveloped. Upon construction of the proposed facility, individuals and businesses in the area will have access to a secure and climate-controlled self-storage facility. The facility will be managed and maintained by an on-site manager.

Will your request devalue the property of others in the vicinity by altering land use characteristics or diminishing the marketable value of adjacent land and structures or increasing congestion on public streets? No. The proposed use of the property is a Class A facility, which will improve property value in the area and increase access to climate-controlled storage. The aesthetics of the building will be an asset to the neighborhood and increase property value. Development and construction of the facility will not increase congestion of public street, and a natural buffer exists between neighboring properties.

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston? Yes. The intended use and rezoning of the Property is consistent with the City of Charleston Comprehensive Plan and South Hills Neighborhood Plan. The Property abuts real property zoned as C-8 and the owner of the neighboring parcels 11.1 and 14.2 is a participant in the sale. Development for the intended use will enhance and improve upon this area of Convenience Commercial property and provide residents of the surrounding neighborhoods and the city of Charleston, as a whole, with the valuable service of indoor, climate-controlled storage.

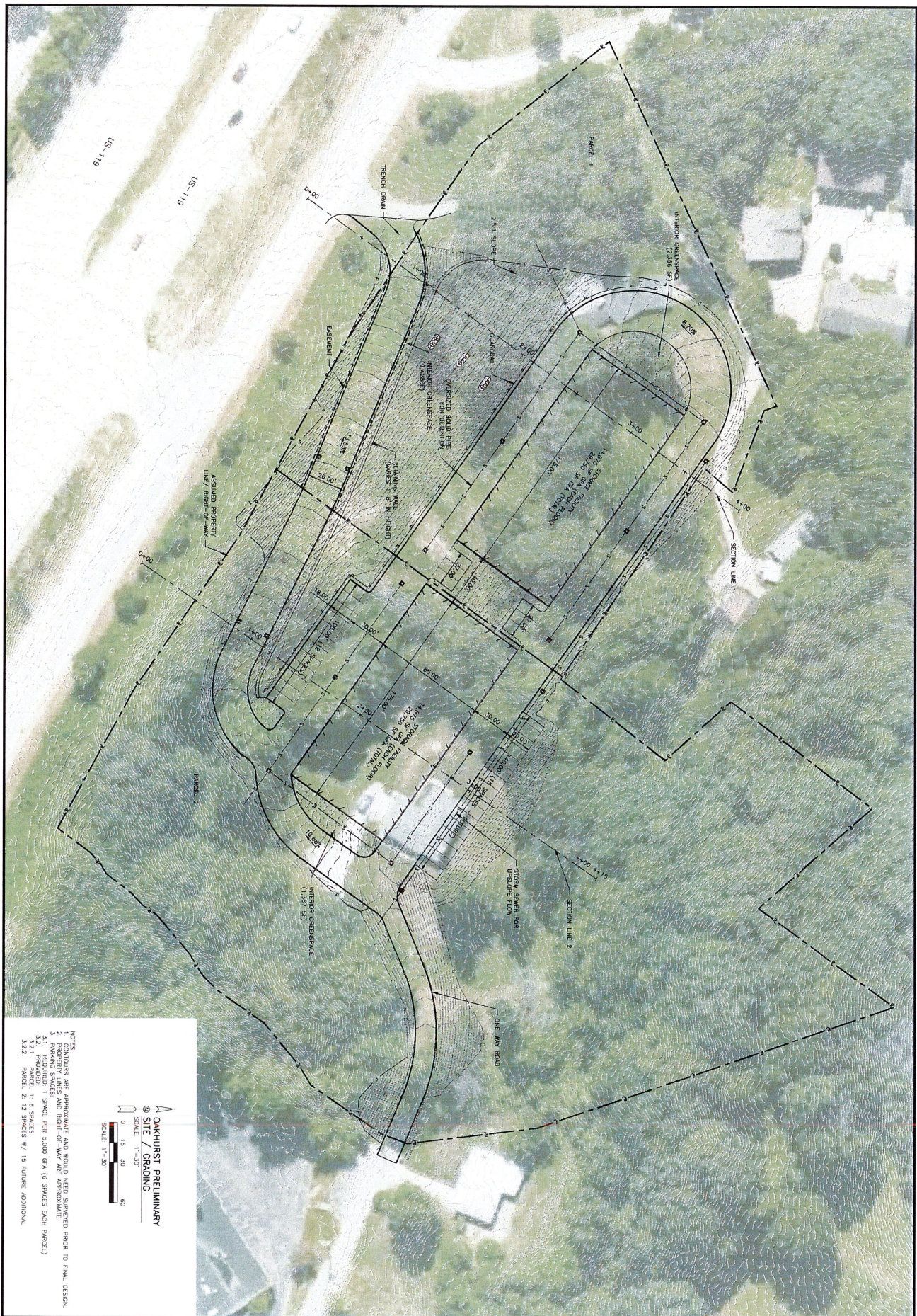
I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.


Signature Counselor for RPC WV Properties, LLC

March 30, 2021

Date

Planning Department Use Only	
The following is a list of related cases:	
The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:	
Application reviewed by:	
Action: ☐ Approved ☐ Rejected	
If approved, were there any specific conditions or limitations imposed by the BZA?	
Planning Official Signature and Title	
Date	



NOTES:
 1. DIMENSIONS ARE APPROXIMATE AND WOULD NEED SURVEYED PRIOR TO FINAL DESIGN.
 2. PROPERTY LINES AND RIGHT-OF-WAY ARE APPROXIMATE.
 3.1. REQUIRED: 1" SPACE PER 5,000 GFA (6 SPACES EACH PARCEL)
 3.2.1. PROVIDED: 1" 5 SPACES
 3.2.2. PARCEL 2: 12 SPACES W/ 15 FUTURE ADDITIONAL

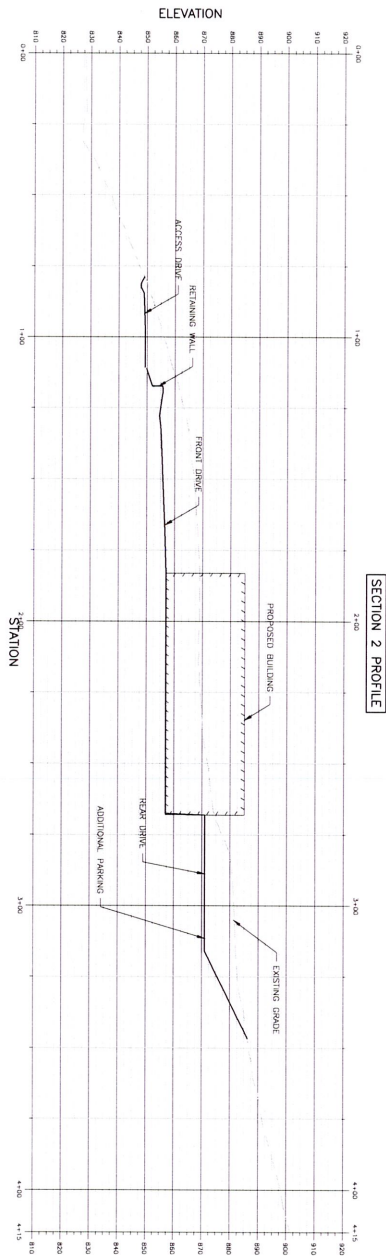
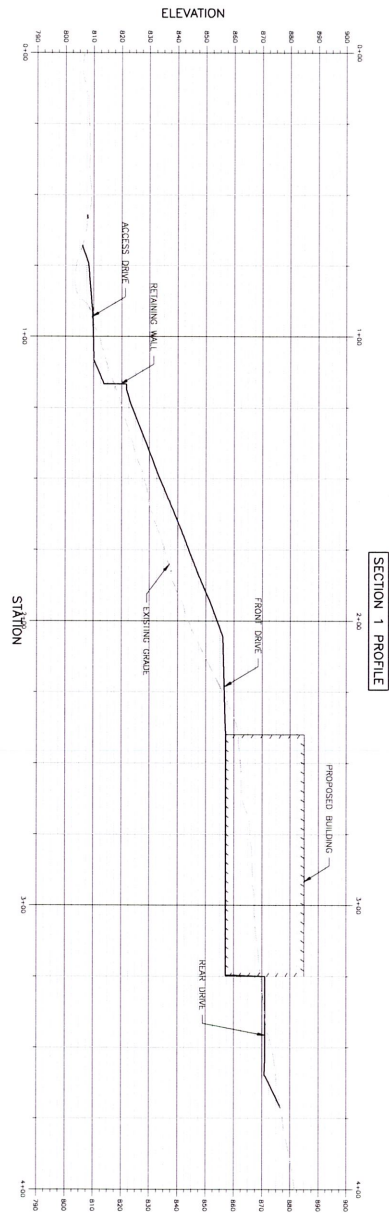
**OAKHURST PRELIMINARY
 SITE / GRADING**
 SCALE: 1"=30'
 0 15 30 45

Project: 2003002
 Designed By: JRB
 Drawn By: JRB
 Checked By: SLK
 Scale: AS NOTED
 Plot Date: 03/19/21
 Drawing Number: EXH 1
 Revision: C

Drawing Description
 RPG MANAGEMENT, LLC
 RACINE, OHIO
 GENERAL ENGINEERING SERVICES
 OAKHURST DRIVE PRELIMINARY SITE / GRADING PLAN

Rev	Description	By	Date
C	ISSUED FOR REVIEW	SLK	03/19/21
B	ISSUED FOR REVIEW	SLK	02/05/21
A	ISSUED FOR REVIEW	SLK	02/01/21

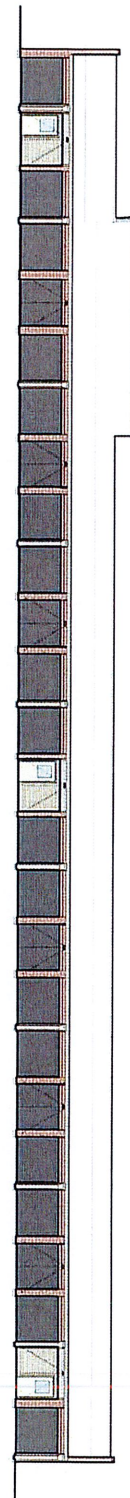
PICKERING ASSOCIATES
 Architects • Engineers • Surveyors
 11283 Elmwood Avenue
 Pickeringburg, OH 43106
 Phone: (604) 464-5305
 Fax: (604) 464-4428



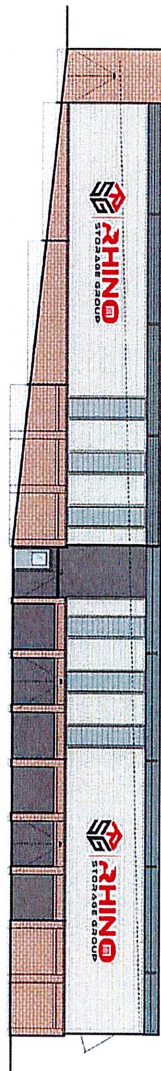
Rev	Description	By	Date
A	ISSUED FOR REVIEW	SLK	03/19/21

Drawing Description	RPG MANAGEMENT, LLC RACINE, OHIO GENERAL ENGINEERING SERVICES SITE CROSS SECTIONS
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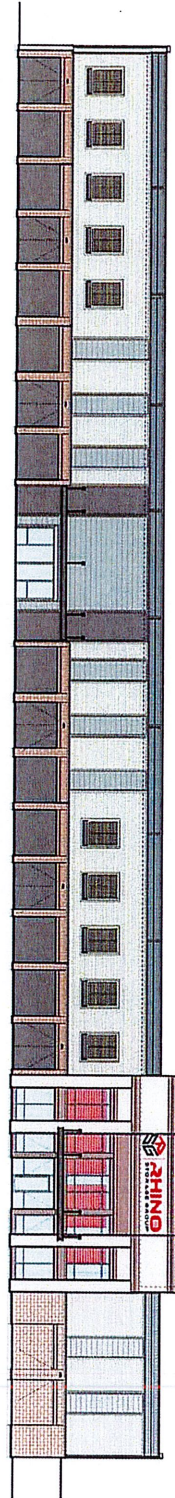
Project: 2003000	Designed By: JRB	Drawn By: JRB	Checked By: SLK	Scale: AS NOTED	Plot Date: 03/19/21	Revision: A	Drawing Number: EXH. 2
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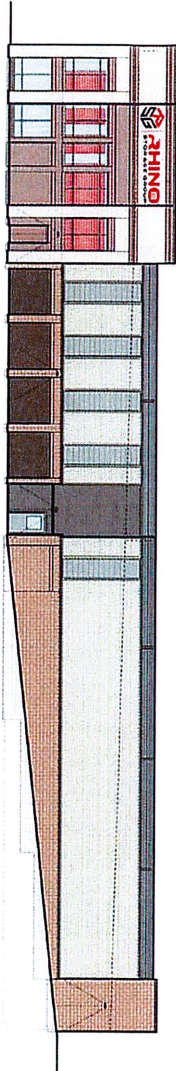
NORTH ELEVATION
A2.12
3/32"



WEST ELEVATION
A2.14
3/32"



SOUTH ELEVATION
A2.16
3/32"



EAST ELEVATION
A2.18
3/32"

ELEVATIONS

A2.1

DESIGN DEVELOPMENT
MARCH 10, 2021

GATEWAY MORGANTOWN SELF STORAGE

WESTPORT, WV 26061

COTHMAN
HARRIS
ARCHITECTURE

1125 CLARK STREET, SUITE 101
WESTPORT, WV 26061
304.263.1111







We are writing this regarding the proposed construction of an indoor self-storage facility being presented to the Charleston Board of Zoning Appeals regarding the property located at 931 Oakhurst Drive. As residents of nearby Hamlet Way, we have a few questions and concerns, as listed below.

Visibility From Nearby Houses

There are 34 townhouse units close by this proposed development, the closest of which are within 40 feet of the end of this proposed storage facility development. The proximity of this development to housing brings up a few concerns that we mention below.

Earth Movement

The property in question is not flat. It contains a very deep ravine in one area and is otherwise hilly and steep in areas. Apparently, the developer indicated that fill dirt would have to be put into the property to make it amenable to having the structure constructed on it. One need only look at the property to see that the amount of excavation and fill that would be required to make the property suitable for construction would be substantial.

We have a concern that there would be considerable earth movement involved with this project. Substantial earth movement in such a nearby development could possibly cause damage to the foundation of nearby existing structures such as homes on Hamlet Way. Along those lines, a related question we have is whether there will be a limit or controls on the amount of earth movement involved in this project to ensure that foundations of nearby existing homes would not be damaged.

Noise Prevention

If the project is ultimately approved, will there be any precautions taken in the construction of the site to dampen sound levels during construction? Also, we realize from the proposal that there will be a staff member on site during the daytime once the project, if approved, is opened. However, with vehicles and individuals free to move about on the property at any time of the day or night, will there be any procedures in place to help ensure that noise from vehicles and people will be kept at minimum at any given time? Additionally, will there be any design implementation inherent in the design of the site, such as retaining walls, to dampen sound levels from the site after it has opened?

Lighting

Will lighting levels be designed in a way so as not to have light from the site emanating to nearby areas such as the homes on Hamlet Way?

Increased Traffic Levels

Another concern is increased traffic on Oakhurst. As the board of zoning appeals members may know, the current entrance and exit ramp that connects with Oakhurst directly from the Corridor is not going to exist once construction on the Corridor is complete. This means that traffic will not be able to move on and off of Oakhurst onto the Corridor at that location, which sits right in front of the property proposed for development. In that situation, people who seek to travel to this new development will likely have to travel up and down Oakhurst. In other words, it appears that it will increase traffic on Oakhurst which directly affects entrance onto and exit from Hamlet Way.

Assurance of Conformity With Proposed Development plans

Given that there is a draft of the plans, will the city, or some other body, provide oversight of the project to ensure that it is being constructed and maintained in the manner of construction and design that is proposed in the draft (if the proposed construction and design is ultimately approved by the city)?

We appreciate the board's time and attention to our questions and concerns noted above.

Thank You,

Hamlet Townhouse Association Board (all of whom live on Hamlet Way)

Kelli Talbott, President
Adam Dean, Vice President
Chris Miller, Treasurer
Bill Hopkins, Secretary