

Municipal Planning Commission

Wednesday, August 4, 2021

Members Present

Aric Margolis, Chairman
Quintie Smith
Shawn Taylor
Lisa Fischer-Casto
Mary Beth Hoover (meeting Chair)
Terry Pickett
JoEllen Zacks
Alice Hypes
J. D. Stricklen, Kanawha Co. Representative

Members Absent

Reverend Braxton Brody
Teresa Arthur
Margo Teeter
Adam Krason
Todd Dorcas
Deanna McKinney

Staff Present

Dan Vriendt

Attendees

Kevin Jones, RCCR
Shannon Snodgrass – Sponsor of Bill No. 7918
Lee Legg – 18 High Meadow Drive

CALL TO ORDER: Mary Beth Hoover

1. UNFINISHED BUSINESS

Text Amendment: Bill No. 7905 amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by creating a land category and definition for syringe service program and making it a permitted land use in the PMC - Profession Medical Campus District, CBD - Central Business District, UCD - Urban Corridor District, and CVD - Corridor Village District. POSTPONED

2. NEW BUSINESS

Rezoning: Bill No. 7917 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 a R-4 Single Family Residential District to a R-6 Medium Density Residential District, that certain parcel of land located at 808 Hendrix Avenue being Charleston West District, Map 10, Parcel 117, Charleston, West Virginia.

Kevin Jones spoke on behalf of RCCR, presenting the basis for RCCR's interest in having the property rezoned. RCCR would like to use 806 Hendrix Avenue for building a duplex and 808 for parking.

No opposition to the proposed rezoning was voiced.

Dan Vriendt presented the Staff Analysis for the rezoning which recommended approval based on (1) the rezoning is consistent with the future land use map which designates the property as "Traditional Neighborhood"; (2) the adjacent parcel was approved for rezoning in 2019 and the petitioner, RCCR, intends to consolidate the adjacent parcel with the subject parcel; and (3) rezoning from an R-4 to an R-6 is a favorable transition along the West Washington Street corridor.

Kevin Jones answered questions from the Commission.

Motion and Vote: On a motion by Alice Hypes, seconded by Terry Pickett, the Commission voted 8-0, to approve Bill No. 7917.

Rezoning: Bill No. 7918 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.

Dan Vriendt presented the Staff Analysis for the rezoning which recommended approval based on (1) the rezoning is consistent with the future land use map which designates the property as "Suburban Neighborhood" or "Rural Neighborhood"; (2) the rezoning will remove the presence of two zoning districts on many parcels, making development standards clearer and easier to administer; (3) the rezoning brings the classification into agreement with the use of the land; and (4) the Comprehensive Plan indicates an opportunity for this area of "retain existing Family neighborhoods". Rezoning will support this goal.

Councilwoman Shannon Snodgrass (Ward 11), who also resides at 22 High Meadow Drive of the Woodbridge Subdivision, spoke in support of Bill No. 7918. Lee Legg of 18 High Meadow Drive also attended the meeting in support of Bill No. 7918.

No opposition to the proposed rezoning was voiced.

Motion and Vote: On a motion by Terry Pickett, seconded by Alice Hypes, the Commission voted 8-0, to approve Bill No. 7918.

3. Minutes of the May 5, 2021, MPC meeting

On motion of Shawn Taylor, seconded by Quintie Smith, the Commission voted 8-0 to approve the Minutes of the May 5, 2021 MPC meeting.

4. Announcements

Extensive Sign Ordinance Changes: Reed v. Town of Gilbert – invalidated sign codes

5. Adjournment

On motion of Shawn Taylor the meeting was adjourned.