

Municipal Planning Commission
Wednesday, September 8, 2021

Members Present

Aric Margolis, Chairman
Quintie Smith
Shawn Taylor
Lisa Fischer-Casto
Mary Beth Hoover
JoEllen Zacks
Alice Hypes
Cory Stout
Terri Allen
Margo Teeter
Adam Krason
Deanna McKinney
J. D. Stricklen, Kanawha Co. Representative

Members Absent

Terry Pickett
Shannon Ferrari
Justin Marlow

Staff Present

Dan Vriendt
John Butterworth

Attendees

Frank McCormick

CALL TO ORDER: Aric Margolis

1. APPOINTMENTS/REAPPOINTMENTS OF MEMBERS TO THE MPC.

Members reappointed: Aric Margolis, Adam Krason, Shawn Taylor and Lisa Fischer-Casto
New appointments: Cory Stout, Shannon Ferrari, Justin Marlow and Terri Allen

2. 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

3. NEW BUSINESS

Rezoning: Bill No. 7924 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 I-2 Light Industrial District to a C-8 Village Commercial District, that certain parcel of land located at 1313 Bigley Avenue being Charleston West District, Map 29, Parcel 25, Charleston, West Virginia.

Applicant Frank McCormick of 5202 Frederick Drive, Cross Lanes, West Virginia presented his request for the amendment to the zoning ordinance. Several of the houses in this area have been rezoned to C-8. The applicant stated that a change in zoning would be consistent with the current zoning of houses in the neighborhood.

Aric Margolis inquired if there is a single-family residence currently on the property. Mr. McCormick responded that there is a single-family residence on the property. Mr. McCormick has owned the property since 2000 and used it for a personal office. The new owners are wanting the property for a residence.

John Butterworth presented the Staff's analysis. Staff recommended **approval** for the following reasons:

- The rezoning is consistent with the future land use map which designates this property as "Consumer Commercial".
- The parcel is adjacent to similarly developed lots that are zoned C-8, thereby this application would be a minor expansion of the district and does not constitute "spot zoning".
- The rezoning would support the comprehensive plan's description of the "Consumer Commercial" land use area as typified by "low intensity uses, these can be adjacent to residential neighborhoods".
- Rezoning will support the continued use and maintenance of a dwelling unit in one of Charleston's core neighborhoods.

Aric Margolis brought up the suggestion that had been made to do a blanket rezoning of this area. Dan Vriendt indicated he is working with the Council Member for this ward in an effort to get him on board with a blanket rezoning, at least the residential property and the ballfields. Property east of Spring Street could easily be zoned C-8 without creating any non-conforming uses. This proposal should be addressed at the October MPC meeting.

On motion of Adam Krason, seconded by Deanna McKinney, the Commission voted unanimously to approve Bill No. 7924.

Minutes of the August 4, 2021 MPC meeting

On motion of , seconded by , the Commission voted unanimously to approve the Minutes of the August 4, 2021 MPC meeting.

Announcements

1. Adjournment

On motion of the meeting was adjourned.