



Planning, Streets and Traffic Committee
Monday, December 13, 2021, at 5:00 p.m.
City Service Center – 915 Quarrier Street – Conference Room

AGENDA

1. Call to Order

2. Unfinished Business

Street Naming: A request to name an unnamed alley to Bullock Lane in compliance with the E-911 Addressing Regulations.

3. New Business

Bill No. 7926 amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by amending the front setback exceptions in Section 22-020 General Exceptions to Height, Bulk, Area, and Density Regulations in Article 22 Height, Bulk, Area and Density Provision.

Bill No. 7931 amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by amending the East End Historic District Overlay, in Article 21 Overlay Districts, for consistency with design guidelines developed and adopted by the Charleston Historic Landmarks Commission.

Bill No. 7933 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 an R-O District to a C-10 District that certain parcel of land situate at 104 Tennessee Avenue, Charleston, West Virginia and rezoning from a C-8 District to a C-10 District, those certain parcels of land situate at 110-116 Monongalia Street, Charleston, West Virginia.

Bill No. 7934 - A Bill to amend and re-enact Ordinance No. 7475 passed by Council on July 18, 2011 establishing a Loading Zone on the southerly side of Piedmont Road from a point 137 feet west of California Avenue to a point 269 feet west of California Avenue by adjusting the positioning of the Loading Zone, and amending the Traffic Control Map and Traffic Control File, established by the code of the City of Charleston, West Virginia, two thousand and three, as amended, Traffic Laws, Section 263, Division 2, Article 4, Chapter 114, to conform therewith.

Bill No. 7937 - A Bill to repeal parking prohibitions along Court Street and authorize Council to approve parking along Court Street to begin on or after May 1, 2022; and modifying existing and/or adding necessary traffic control devices and amending the Traffic Control Map and Traffic Control File, established by the code of the City of Charleston, West Virginia, two thousand and three, as amended, Traffic Laws, Section 263, Division 2, Article 4, Chapter 114, to conform therewith.

A request by Councilman Moore to place No Parking signs at the dead end in the 1200 block of 1st Avenue.

A request by Councilman Knauff to install wayfinding signs in the Westmorland area at Crescent Road, O'dell Avenue, and Bigley Avenue.

A request by Councilman Pepper to install Wrong Way/Do Not Enter signs on the East End.

4. Discussion

5. Approval of the Minutes of the November 8, 2021, meeting

6. Adjournment

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

Municipal Planning Commission

Application for Street Naming

MPC Hearing Date: Oct 6, 2021

SND No: _____

Applicant Information	Street Information
Name: <u>Bullock Properties LLC</u>	Proposed Street Name: <u>N/A Bullock Lane</u>
Address: <u>303 Washington St W.</u>	Subdivision Name:
Phone: <u>Charleston, WV 25302</u>	☐ Private Street or ☒ Public Street
Agents Name, Address, Phone (If other than Applicant):	☒ New Street Naming or a ☐ Street Renaming:
	Location Description:

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. 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.

The following supporting documentation must be submitted with this application:

- ☐ A petition containing the signatures of at least 80% of the owners of the land abutting the subject road;
- ☒ A map which clearly delineates the street to be named;
- ☒ A filing fee of \$125.00; and
- ☐ Any additional information, including photographs, elevations, testimonials or other documentation, which may support your application

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.

Quinta M. Ganaa

Signature

9-15-21

Date

Naming Proposal of Alley Bullock Lane

Road Centerline



0 0.01 0.01 0.02 Miles

Bill No. 7926 Committee Substitute

Introduced in Council:

October 4, 2021

Adopted by Council:

Introduced by:

Bruce King
Jennifer Pharr

Referred to:

Municipal Planning Commission
Planning, Streets and Traffic

Bill No. 7926 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by amending the front setback exceptions in Section 22-020 General Exceptions to Height, Bulk, Area, and Density Regulations in Article 22 Height, Bulk, Area and Density Provision.

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 22 Height, Bulk, Area and Density Provision

Sec. 22-020 General Exceptions to Height, Bulk, Area, and Density Regulations

A. Height Exceptions

In all districts, spires, church steeples, chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances. Standard antenna and similar appurtenances may not exceed the maximum building height by more than twenty-five (25) feet.

B. Orientation

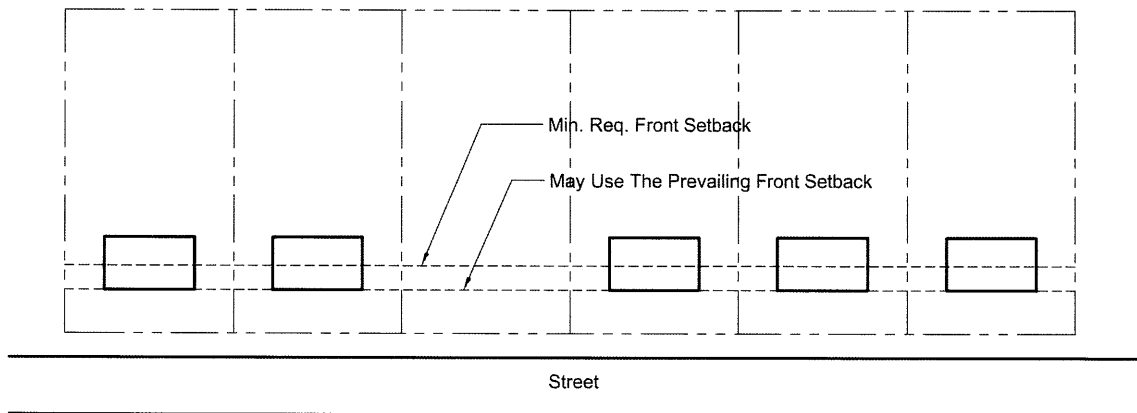
All residential structures shall be required to have a front door facing the street unless the applicant proves to the satisfaction of the Planning Director that the prevailing condition of the developed lots fronting the same street would warrant a different orientation.

C. Front Setback Exception

1. In traditional neighborhoods, all construction shall conform to the clearly prevailing front setback pattern of developed properties fronting the same side of the street between the street intersections, even when the prevailing front setbacks differ from the zoning district requirement. This is accomplished by averaging the front setback of those developed properties. Outliers, as determined by the Planning Director, shall be excluded from the calculation. Where there is no clearly prevailing front setback pattern, new construction shall be subject to the front setback required in the zoning district.

2. In non-traditional neighborhoods, all construction shall be subject to the front setback required in the zoning district, however when a property is situated between two lots with existing front setbacks that differ from those required in the zoning district, then the front setback may be adjusted to a depth equal to the average of the front setbacks of the two adjacent lots.
3. In nontraditional neighborhoods, no front porch or deck shall extend into the required front yard unless development patterns within the block are such that a porch would be appropriate. In no case, shall a front porch extend more than eight (8) feet into the required front yard.
4. In traditional neighborhoods, open air front porches may project beyond the prevailing front setback provided:
 - a. the floor is less than 30 inches above grade;
 - b. there are no horizontal railings or knee walls;
 - c. it is not enclosed in whole or in part by glass, screening, or similar architectural features;
 - d. the support columns are less than 12 inches by 12 inches in width;
 - e. the roof pitch is 3:12 or less;
 - f. shall project no more than (8) feet from the front door of the structure; and
 - g. shall not be used for the storage, maintenance, repair, or shelter of automobiles, motorcycles, trucks, trailers, watercraft, motorhomes, or other similar vehicles.

Front Setback Exception: When the prevailing front setback is less than the required front setback



D. Projections into Required Setbacks

1. Cornices, eaves, sills or other similar architectural features, or other required means of egress, rain leads or chimneys or other similar structures that do not include space usable by persons may extend or project into a required yard not more than four (4) feet. Unenclosed and uncovered exterior stairways and fire escapes may extend or project into a required side or rear yard not more than four (4) feet. In no case, shall any of the above architectural features or means of egress be constructed less than three (3) feet from the property line.
2. ~~No front porch or deck shall extend into the required front yard unless development patterns within the block are such that a porch would be appropriate. In no case, shall a front porch extend more than eight (8) feet into the required front yard.~~

- 1 32. Fences, walls, concrete pads or patios, and brick pavers may extend or project into a required
2 setback.
- 3 43. Uncovered ramps designed in accordance to American with Disabilities Act (ADA) standards
4 may extend or project into a required setback. In no case, shall a ramp be constructed less
5 than three (3) feet from the property line.
- 6 54. Uncovered decks less than five (5) feet in height may extend or project fifty (50) percent into
7 the rear setback.
- 8 65. Uncovered stairs, landings, porches less than five (5) feet in height may project or extend
9 three (3) feet into the side setback.
- 10 76. Awnings and canopies extending over a public right-of-way shall not be lower than 9 feet
11 above the ground. Supporting posts or columns shall not be permitted on public property.

12 E. Yard, Building Setbacks, and Open Space Exceptions

- 13 1. No yard, open space or lot area required for a building or structure shall, during its life, be
14 occupied by or counted as open space for any other building or structure.
- 15 2. For adjoining lots under single ownership, setback requirements may be determined from the
16 perimeter of the adjoining lots, ignoring interior lot lines, provided that only one main
17 structure and its accessory structures shall be allowed within the perimeter of such adjoining
18 lots and, the following notation is first placed on the recorded deed to each such adjoining lot:
19 "For planning and zoning purposes, the lot described herein shall be considered as part and
20 parcel of the adjacent lot(s) owned by [insert owner's name] pursuant to a deed (or deeds)
21 recorded at Deed Record [#s] page [#s], in the Office of the Clerk of the County Commission
22 of Kanawha County. The real estate described herein shall not be considered to be a separate
23 parcel of real estate for land use, development, conveyance or transfer of ownership, without
24 having first obtained the expressed approval of the Charleston City Planning Commission.
25 This restriction shall be a covenant running with the land."

26 F. Side and Rear Setback Exceptions

- 27 1. One-half of an alley abutting a side or rear yard may be included in the required setback. The
28 required side yard may be reduced where the applicant proves to the satisfaction of the
29 Planning Director that the provision of a smaller side yard setback will conform to the
30 prevailing side yard pattern of the developed lots fronting the same street. In no event shall
31 the required side yard be reduced to less than three (3) feet.
- 32 2. In all residential districts, rear additions may be constructed onto the principal residence even
33 when the existing footprint of the principal residence extends into the side setbacks. The rear
34 addition may be constructed as a permitted use, provided that the footprint of the proposed
35 addition will not further extend into the side setbacks.
- 36 3. Corner lots shall have no rear lot lines and therefore shall be subject only to front and side
37 setback requirements.

38 G. Through Lot Exception

39 Where an applicant proves to the satisfaction of the Planning Director that a through lot is developed in
40 such a way that it is consistent with the clearly prevailing yard pattern of a neighborhood, the
41 perceived rear yard shall be treated as a rear yard under the provisions of this ordinance.

- 42
- 43 2) All prior ordinances or parts of ordinances, inconsistent with this ordinance are
44 hereby repealed to the extent of such inconsistency.
- 45

Bill No. 7931

Introduced in Council:

December 6, 2021

Adopted by Council:

Introduced by:

Mary Beth Hoover

Referred to:

Planning, Streets and Traffic

Bill No. 7931 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by amending the East End Historic District Overlay, in Article 21 Overlay Districts, for consistency with design guidelines developed and adopted by the Charleston Historic Landmarks Commission.

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 21 Overlay Districts

Sec. 21-041 East End Historic District Overlay (EE)

Sec. 21-041-01 Purpose of the East End Historic District Overlay

It is the purpose of this historic district overlay to achieve the preservation of structures in the East End Historic District of Charleston in order to: 1) safeguard the heritage of the historic neighborhood by preserving the areas therein which reflect elements of its cultural, social, economic, political, or architectural, or archaeological history; 2) foster urban and civic beauty; 3) promote the preservation, and where permitted and appropriate, the use of historic districts properties for the education, welfare, and pleasure of the residents of the City and the region; and 4) strengthen the local economy.

Sec. 21-041-02 Establishment of the East End Historic District Overlay

The East End Historic District Overlay is hereby established as a district which overlays existing zoning districts, the extent and boundaries of which are as indicated on the official zoning map of the City of Charleston and are identical to those of the East End Historic District as listed on the National Register of Historic Places on April 20, 1978.

Sec. 21-041-03 Lot Provisions in the East End Historic District Overlay

Lot sizes, setbacks and density provisions required in the base zoning district apply in the East End Historic District Overlay. Exceptions noted in Article 22 of this ordinance also apply in the East End Historic District Overlay. Additional lot provisions may be specified in design guidelines for the district.

Accessory garage structures may be sited on the rear and side property lines. This

permits shared parking structures as was customary at the time of the district's development and helps conserve open space on the small urban lots in the neighborhood.

Sec. 21-041-04 Height Provisions in the East End Historic District Overlay

Height shall not exceed 35 feet above grade at the building line.

Sec. 21-041-05 Application for Permission to Build, Alter, etc. in the East End Historic District Overlay

Before the construction, alteration, reconstruction, ~~moving~~ relocation, or demolition of any structure within ~~a designated historic district~~ the East End Historic District Overlay, and before any changes take place which would affect either the exterior appearance of a structure or the character of its related environment within the ~~designated historic district~~ East End Historic District Overlay, the person proposing to make the changes shall file with the Planning Department an application for permission to build, alter, reconstruct, move or demolish. Every such application for a Certificate of Appropriateness shall be referred to and considered by the Charleston Historic Landmarks Commission or by the Planning Department as set forth in the design guidelines for the district.

Sec. 21-041-06 Parking, Loading and Internal Circulation in the East End Historic District Overlay

- A. The parking regulations of the underlying zoning district shall apply.
- B. Except for driveways serving single family dwellings, all parking shall be located in the rear of the primary structure.
- C. In addition to the parking regulations for the underlying zoning district, for principal uses located on lots fronting on Kanawha Boulevard, vehicular ingress and egress to and from Virginia Street are prohibited.

Sec. 21-041-07 Landscaping and Screening in the East End Historic District Overlay

In addition to the landscaping and screening regulations of the underlying zoning districts, the following landscaping and screening regulations also shall apply to all properties affected by the overlay designation:

- A. Parking areas for all multi-family residential and non-residential uses containing more than two (2) parking spaces and all loading facilities shall be screened from view from adjacent single-family residential properties by a six (6) foot high predominantly opaque fence or decorative wall, or by an earth berm or plantings.
- B. All parking areas, containing more than two parking spaces, and all loading facilities shall be screened from view from all public streets by a three and one-half (3.5) foot predominantly opaque fence, wall, berm, or plantings. Such fence, wall, plantings, or berm shall be compatible in appearance with existing fences, walls, plantings, and berms in the district. Such wall plantings or berms shall not be more than two and one-half (2.5) feet in height in triangles at the intersection of a driveway with the street right-of-way. The triangles shall be determined by

measuring twenty (20) feet along the street frontage on each side of the driveway, and by measuring back on each side of the driveway the depth of the required front setback.

Sec. ~~21-041-08~~ Signs in the East End Historic District Overlay

- A. ~~All signage shall be compatible with the exterior of existing buildings in the district.~~
- B. ~~One sign shall be permitted for the sole purpose of identifying the occupant of the principal structure on the lot. Such identification shall be limited to the name of the company or occupant, and the street number (not to exceed six digits).~~
- C. ~~The permitted sign shall not exceed 10 square feet including the supporting structure. The dimensions shall not exceed 2.5 feet in height or 4 feet in width.~~
- D. ~~The permitted sign shall be set back at least 10 feet from the property line.~~
- E. ~~The overall height of the entire permitted sign shall not exceed 3 feet above grade.~~
- F. ~~The permitted sign shall be designed and produced by a professional sign manufacturer or professional sign painter, using one of the following font styles:~~
 - 1. ~~Souvenir Medium~~
 - 2. ~~Times Roman~~
 - 3. ~~Standard Medium~~
 - 4. ~~Tiffany Medium~~
- G. ~~Any illumination of the permitted sign shall be from an indirect source.~~

Bill No. 7933

Introduced in Council

Passed by Council

December 6, 2021

Introduced by

Deanna McKinney

Referred to

**Municipal Planning
Commission**

**Planning, Streets, and
Traffic**

Bill No. 7933 – 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 an R-O District to a C-10 District that certain parcel of land situate at 104 Tennessee Avenue, Charleston, West Virginia and rezoning from a C-8 District to a C-10 District, those certain parcels of land situate at 110-116 Monongalia Street, Charleston, West Virginia.

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

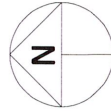
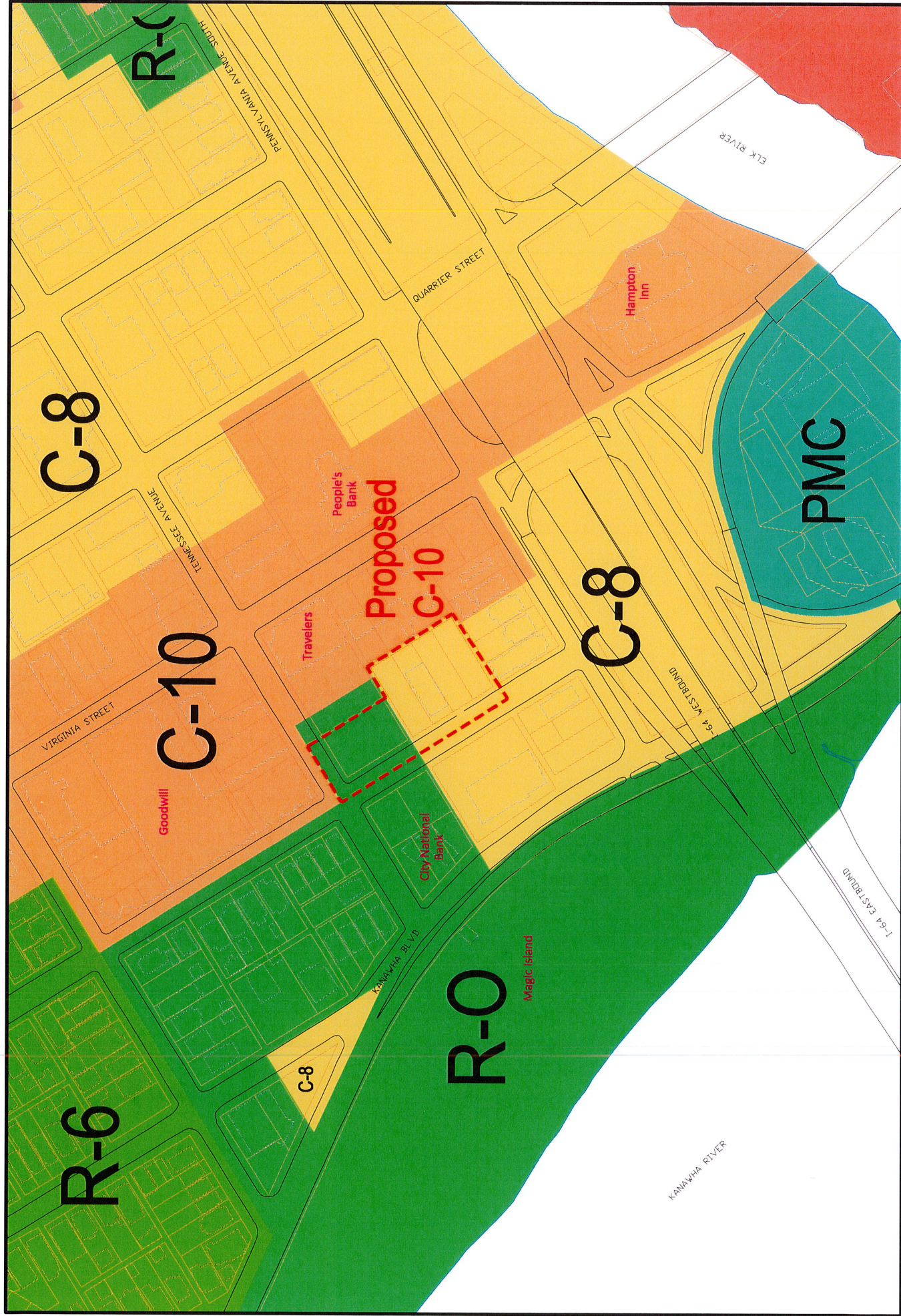
1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1st day of January 2006, as amended, is hereby amended by rezoning:

A. from a R-O District to a C-10 District all of Parcel No. 32 as shown upon Charleston West Tax Map No. 26. The subject parcel being commonly known as 104 Tennessee Avenue. The above-mentioned tax map is as of record in the Charleston Planning Department.

B. from a C-8 District to a C-10 District all of Parcels Nos. 45, 46, 47, 48 and 235 as shown upon Charleston West Tax Map No. 26. Said properties being commonly known as 110-116 Monongalia Street, Charleston, West Virginia. The above-mentioned tax map is as of record in the Charleston Planning Department.

2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is hereby amended in accordance with Article 27 of this ordinance.

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



REZONING FROM R-O & C-8 TO C-10

Bill No. 7934

Introduced in Council

December 6, 2021

Introduced by:

Keeley Steele

Passed by Council:

Referred to

Planning, Streets and Traffic

Bill No. 7934 - A Bill to amend and re-enact Ordinance No.7475 passed by Council on July 18, 2011 establishing a Loading Zone on the southerly side of Piedmont Road from a point 137 feet west of California Avenue to a point 269 feet west of California Avenue by adjusting the positioning of the Loading Zone, and amending the Traffic Control Map and Traffic Control File, established by the code of the City of Charleston, West Virginia, two thousand and three, as amended, Traffic Laws, Section 263, Division 2, Article 4, Chapter 114, to conform therewith.

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

Section 1. A Bill to establish a Loading Zone on the southerly side of Piedmont Road from a point 35 feet west of California Avenue to a point 260 feet west of California Avenue from 6:00am. to 6:00pm., Monday through Friday.

Section 2. The Traffic Control Map and Traffic Control File, established by the code of the City of Charleston, West Virginia, two thousand and three, as amended, Traffic Laws, Section 263, Division 2, Article 4, Chapter 114, shall be and hereby are amended, to conform to this Ordinance.

Section 3. All prior Ordinances, inconsistent with this Ordinance are hereby repealed to the extent of said inconsistency.

1 **Bill No. 7937**

2 Introduced in Council

Passed by Council:

3 December 6, 2021

4 Introduced by:

Referred to:

5 **Mary Beth Hoover**

Planning, Streets and Traffic

6
7
8 **Bill No. 7937** - A Bill to repeal parking prohibitions along Court Street and authorize
9 Council to approve parking along Court Street to begin on or after May 1, 2022; and
10 modifying existing and/or adding necessary traffic control devices and amending the
11 Traffic Control Map and Traffic Control File, established by the code of the City of
12 Charleston, West Virginia, two thousand and three, as amended, Traffic Laws, Section
13 263, Division 2, Article 4, Chapter 114, to conform therewith.

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

15 Section 1. A Bill to repeal parking prohibitions along Court Street from Kanawha
16 Boulevard to Washington Street, as contained in Ordinances No. 2140 and No. 7631,
17 authorize parking along Court Street from Kanawha Boulevard to Washington Street,
18 and authorize modifying existing and/or adding necessary traffic control devices.

19 Section 2. The effective date of this Ordinance is May 1, 2022, and the Planning,
20 Streets and Traffic Committee is directed to authorize specific placement of parking
21 locations, loading zones, and any other necessary designations before the effective
22 date, as authorized by the Municipal Code.

23 Section 3. The Traffic Control Map and Traffic Control File, established by the
24 Municipal Code of the City of Charleston, West Virginia, two thousand and three, as
25 amended, Traffic Laws, Section 263, Division 2, Article 4, Chapter 114, shall be and
26 hereby are amended, to conform to this Ordinance.

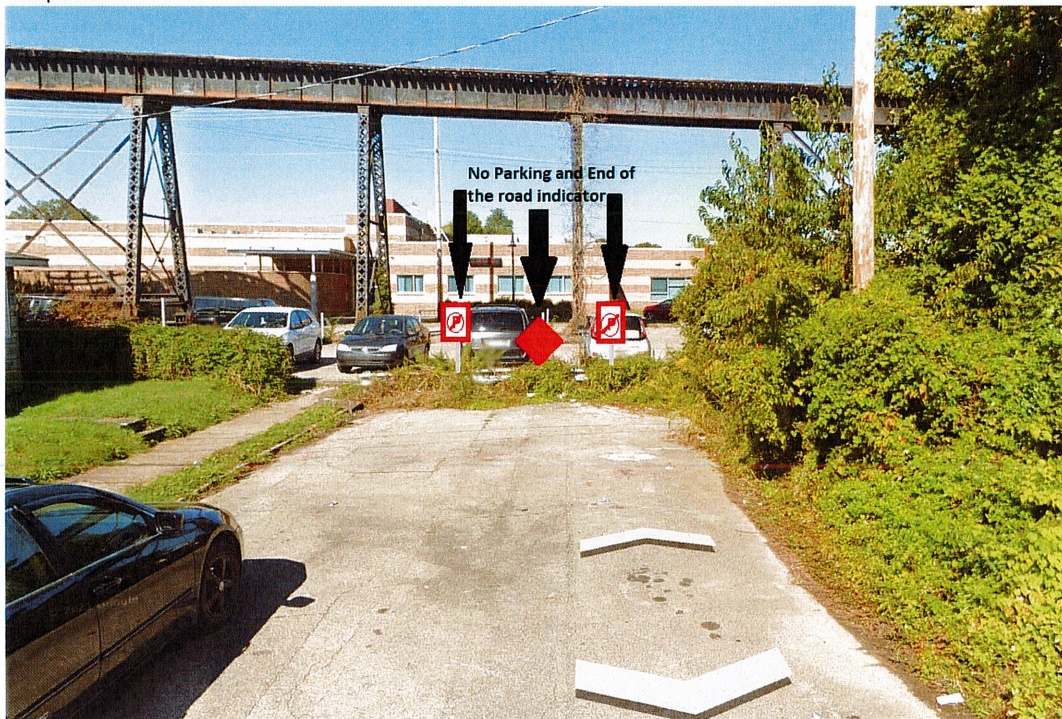
27 Section 4. All prior Ordinances, inconsistent with this Ordinance are hereby
28 repealed to the extent of said inconsistency.

A request by Councilman Moore to place No Parking signs at the dead end of the 1200 block of 1st Avenue.

Existing:



Proposed:





Adam Henry Knauff
City of Charleston · Ward 7

Charleston Wayfinding Commission
501 Virginia Street East
Charleston, WV 25301

August 20, 2021

Dear Charleston Wayfinding Commission:

I am writing this letter to request at least one Wayfinding Sign. The purpose of the sign(s) would be to direct traffic from Interstate 77 Exit 102, Westmoreland Exit, to the City Of Charleston owned Bigley Avenue Baseball Fields, home of the Capital Midwestern Little League.

I request the sign(s) be placed either near the Westmoreland Exit, or Westmoreland Avenue, or the near the intersection Westmoreland Avenue/Bigley Avenue. I would defer to the Wayfinding Commission, the City Of Charleston, and the City Of Charleston Traffic Operations department for the quantity of signs and their the exact placement(s).

Earlier in 2021, the Capital Midwestern Little League began hosting travel baseball and travel softball tournaments at those fields. For a tournament held March 2021, the fields hosted 22 teams. The teams averaged 11 players per team, which does not include accompanying family members or coaches.

As merely the requestor, I am unsure of the number of characters or number of lines that a Wayfinding Sign can hold, so I would like to present options for how the sign(s) should read. I would defer to the Wayfinding Commission, the City Of Charleston, and the City Of Charleston Traffic Operations department for the exact verbiage, provided it is close to matching any of the suggestions below.

I have seen different Wayfinding Signs with multiple lines of text below the Capitol Dome graphic, so I will list the suggestions as if they can have multiple lines of text. If multiple lines of text are not possible, a single line would certainly been acceptable.





Adam Henry Knauff
City of Charleston • Ward 7

Preferred sign text is below, in order of preference:

- 1) Capital Midwestern Little League
Bigley Avenue Baseball Fields
- 2) Capital Midwestern Little League
Bigley Avenue Fields
- 3) Bigley Avenue
Baseball Fields
- 4) Bigley Avenue
Little League Fields
- 5) CMWLL Bigley Avenue
Baseball Fields
- 6) Bigley Avenue Baseball Fields
- 7) CMWLL Baseball Fields
- 8) Bigley Baseball Fields

Please do not hesitate to contact me for further information.

Warmest Regards,

Adam

Adam Henry Knauff
Charleston City Council – Ward 7

From: Adam Knauff <adamknauff@hotmail.com>
Sent: Thursday, August 26, 2021 2:18 PM
To: Smith, Nicole <Nicole.Smith@cityofcharleston.org>
Subject: Re: letter of request for Wayfinding Sign

Attached is updated map.

The primary location for which I'm asking would be the intersection of Bigley/Westmoreland. I'll leave it up to Matt Hartline for the ultimate decision as to where, but I would say the southeast corner of the intersection. I don't think there is anything on that side, so it should stick out. However if Matt wants to do the southwest corner where the US119 signs are, that's fine. That is labeled "1" on the updated map.

I would consider signs off of the I79 exits to be of secondary/tertiary importance, with a slight favor towards possibly more importance on Crescent Rd.

For the Crescent/Westmoreland intersection, I'll leave it up to Matt Hartline for the ultimate decision as to where, but I would say the northwest corner of the intersection. I don't think there is anything on that side, so it should stick out. However if Matt wants to do the northeast corner where the I77/US119 signs are, that's fine. That is labeled "2a" on the map.

For the O'dell/Westmoreland intersection, I'll leave it up to Matt Hartline for the ultimate decision as to where, but I would say the northeast corner of the intersection. I don't think there is anything on that side, so it should stick out. That is labeled as "2b" on the map.

I am requesting, and would certainly love to, have signs at all three intersections, however I realize that may not possible. If it isn't, I would say the Bigley/Westmoreland intersection is first priority. If I can only get two signs, then Bigley/Westmoreland and Crescent/Westmoreland.

Please don't hesitate with questions.

Warmest Regards,

Adam



Adam Henry Knauff
City of Charleston
Ward 7

1607 Woodbine Avenue
Charleston, WV 25302
adamknauff@hotmail.com
cell 304-741-0781

