

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

Members Present

Mary Beth Hoover, Chair
Naomi Bays, Vice Chair
Becky Ceperley
Jennifer Pharr
Brady Campbell
Bobby Haas

Members Absent

Sam Minardi

Staff Present

Dan Vriendt
Matt Hartline
Terri Allen
Jane Bostic
Kevin Oldham
Kevin Baker

Public Present

Jeanine Faegre
Adam Knauff
Drew Truslow
Emmett Pepper
Dusta Tanner

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.

Dan Vriendt presented the following staff analysis, findings and recommendations:

Reason for the request: The alley serves as secondary access for buildings that front on Washington Street West. There are two residential buildings that front the unnamed alley that are addressed off of Greendale Drive. These addresses do not conform to the E911 Addressing Standards and should be addressed off the street they front on. Additionally, the building at 500 Railroad Avenue has a small addition that fronts on the unnamed alley. A new business is moving in the addition and there are no more available addresses within the range. Therefore, addressing the new business off the unnamed street will bring the building into compliance with the E911 Addressing Standards.

Proposed Name: Bullock Lane

RECOMMENDATION AND FINDINGS:

The Planning Department recommends **Approval** due to compliance with all applicable standards.

Council Member Jeanine Faegre shared her questions and concerns regarding naming the unnamed alley Bullock Lane. Council Member Faegre expressed concern over naming the alley, Bullock Lane,

because of others who had also invested in this area, in addition to the Bullocks, i.e., Jim Monroe, Paul Gilmer Jr. and Ernie Lane.

Chair Mary Beth Hoover asked Dusta Tanner, applicant, if it mattered to her what name the alley was given. Dusta said it did not matter to her if those chose another name for the alley. "Bullock" was just a suggestion.

Council Member Faegre's suggestions come by way of constituents in her ward that expressed their concerns with the naming of the alley. Council Member Faegre proposed using all three names by naming the unnamed alley "MGL Way", as a suggestion. Dan will need to clear the suggestions through Metro 911.

Motion and vote: Motion was made, seconded and approved to table the naming this alley until the next PS&T meeting.

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.

Jennifer Pharr, one of the sponsors of Bill No. 7926, presented the explanation for this bill.

Dan presented the following staff analysis, findings and recommendations:

ANALYSIS:

This text amendment seeks to add flexibility for property owners of homes in traditional neighborhoods who wish to add a front porch onto the front façade of their existing home while maintaining alignment of the existing development pattern.

RECOMMENDATION AND FINDINGS:

Staff recommends **approval** for the following reasons:

1. The Bill will provide flexibility for addition of front porches in traditional neighborhoods while maintaining the alignment of the predominant development within the area; and,
2. The Bill will allow for reinvestment in the existing housing stock in traditional core neighborhoods of Charleston.

Motion and vote: Motion was made by Naomi Bays, seconded by Becky Ceperley and voted on by the Committee unanimously 6-0 to approve Bill No. 7926.

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.

Dan Vriendt presented the following analysis, findings and recommendations:

ANALYSIS:

This text amendment seeks to make the zoning ordinance consistent with East End Historic District Design Guidelines as adopted by the Charleston Historic Landmarks Commission for design review within the East End Historic District.

RECOMMENDATION AND FINDINGS:

Staff recommends **approval** for the following reasons:

1. The Bill will provide clarity and reference to staff, commissioners, and property owners on appropriate design guidance and requirements for minor and major work conducted to contributing structures within the East End Historic District.

Motion and vote: Motion was made by Becky Ceperley, seconded by Namoi Bays and voted on by the Committee unanimously 6-0 to approve Bill No. 7931.

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.

Dan presented the following staff analysis, findings and recommendations:

ANALYSIS:

Existing Land Use and Zoning: The property located at 110-116 Monongalia Street is currently zoned C-8: Village Commercial and is developed as a commercial structure and associated parking utilized as a professional office. The property at 104 Tennessee Avenue is vacant land and is zoned R-O: Residential Office District.

Surrounding Land Use and Zoning: The surrounding areas includes mixed commercial uses including financial services, automobile services, medical/professional offices and retail; a City National Bank branch, an insurance agency, a quick-lube location, and Goodwill Industries of the Kanawha Valley.

Current Zoning: The R-O district allows for single and multi-family housing, business and professional offices, professional services, and laboratories and as a conditional use, art galleries, educational institutions (university, college, or technical), and greenhouses or nurseries, among others.

Proposed Zoning: The C-10 district allows for multifamily residential and general commercial uses including professional offices, live/workspaces, medical and dental clinics, commercial kennel, and restaurants/bars/nightclubs, etc. and as a conditional use gambling, drive-in movie theater, and shooting range, among others.

Compliance with the Comprehensive Plan: The comprehensive plan's future land use map designates the property as "Downtown Transition" with the state purpose of "to provide a transitional buffer

between the intense downtown core and nearby neighborhoods.” This land future land use area is typified as “moderately intense multi-family residential (including senior housing, lofts, townhouses), also as a transition to more predominantly residential areas, buffering from non-singlefamily uses” with “Building heights transitioning down in scale from downtown heights” providing “Live/work opportunities.”

Deanna McKinney, the council member representing the subject area in Ward 6, sponsors and approves this bill.

Motion and vote: Motion was made by Becky Ceperley, seconded by Naomi Bays and voted on by the Committee unanimously 6-0 to approve Bill No. 7933.

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.

Matt Hartline gave a presentation on behalf of Traffic Operations.

Motion and vote: Motion was made by Becky Ceperley, seconded by Naomi Bays and voted on by the Committee unanimously 6-0 to approve Bill No. 7934.

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.

Terri Allen gave a presentation on behalf of Parking Operations. Jane Bostic also addressed Council.

Motion and vote: Motion was made by Becky Ceperley, seconded by Naomi Bays and voted on by the Committee unanimously 6-0 to approve Bill No. 7937.

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

Matt Hartline spoke on behalf of Traffic Operations. His office has received complaints on people parking in this area. Matt reached out to Council Member Moore and they collectively presented this request.

Motion and vote: Motion was made by Becky Ceperley, seconded by Naomi Bays and voted on by the Committee unanimously 6-0 to approve the No Parking signs request.

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

Council Member Knauff presented an explanation for his request.

Matt Hartline made his recommendations in support of this request.

Motion and vote: Motion was made by Becky Ceperley, seconded by Naomi Bays and voted on by the Committee unanimously 6-0 to approve the installation of wayfinding signs as requested by Council Member Knauff.

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

Council Member Pepper presented an explanation for his request.

Matt Hartline made his recommendations in support of this request.

Motion and vote: Motion was made by Becky Ceperley, seconded by Naomi Bays and voted on by the Committee unanimously 6-0 to approve the installation of Wrong Way/Do Not Enter signs on the East End.

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

Motion and vote: Motion was made by Becky Ceperley, seconded by Naomi Bays and voted on by the Committee unanimously 6-0 to approve the minutes of the November 8, 2021 meeting.

5. Adjournment

Motion and vote: Motion was made by Becky Ceperley, seconded by Naomi Bays and voted on by the Committee unanimously 6-0 to adjourn the meeting.