



Municipal Planning Commission
City Service Center – 915 Quarrier Street – Suite 6
Wednesday, January 5, 2022
3:00 P.M.

Members Present

Shawn Taylor
Lisa Fischer-Casto
Mary Beth Hoover, Acting Chair
Alice Hypes
Terri Allen, Mayors Designee
Deanna McKinney
Shannon Ferrari
Justin Marlow
Terry Pickett *via phone*
Cory Stout *via phone*
J. D. Stricklen, Kanawha County Representative

Members Absent

Aric Margolis
JoEllen Zacks
Adam Krason
Margo Teeter
Quintie Smith

Staff Present

Dan Vriendt
Chad Webb

Public Attendees

Joyce Ofsa – Council for CAMC

1. Call to Order - Mary Beth Hoover, Acting Chair

2. Unfinished Business

3. New Business

Rezoning: Bill No. 7933 A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 21st day of November, 2005, as amended, and the map made a part thereof, by rezoning from a R-6 district to a R-0 district, that certain lot or parcel of land located at 2922 Chesterfield Avenue in Kanawha City, in the City of Charleston, Kanawha County, State of West Virginia.

Joyce Ofsa, of the law firm Spilman Thomas & Battle, presented the request for the rezoning, identified as Bill No. 7933, in the firm's capacity as council for applicant CAMC.

Dan Vriendt presented the following staff analysis and recommendation.

ANALYSIS:

Existing Land Use and Zoning: The property is zoned R-6 Medium Density Residential District and is a single-family home.

Surrounding Land Use and Zoning: The surrounding areas include single family residential, CAMC's Gastroenterology and LabWorks facilities, a multi-unit apartment complex, and a restaurant. This area has a mixture of R-6, R-8, R-O, C-10, and I-2 zoning designations.

Summary: This application to rezone the property is in pursuit of removing the conflict between R-6 and R-O zoning in the donut whole that was created with the current zoning. This is compliant with the comprehensive plan as it will create a larger buffer between the suburban and commercial areas that border this property.

RECOMMENDATION AND FINDINGS:

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

- The rezoning is consistent with the future land use map which places this property at the transition area from "Suburban Neighborhood" to "Convenience Commercial".
- The rezoning will remove the prescence of the donut hole that has been created in the middle of the surrounding R-O properties.
- The rezoning brings about a better buffer between suburban and commercial zones in this area.

There was no one present to speak in opposition to the proposed rezoning.

On the motion of Shawn Taylor, seconded by Deanna McKinney, the Commission voted unanimously, 11-0, to approve Bill No. 7933.

4. Minutes of the December 8, 2021 MPC meeting

On motion of Lisa Fisher Casto, seconded by Deanna McKinney, the Commission voted unanimously, 14-0, to approve the minutes of the December 8, 2021 MPC meeting.

5. Announcements

Chad Webb provided the Commission with the 2022 schedule, containing filing deadlines and meeting dates.

Dan spoke in regard to the renovations that have taken or are taking place at Slack Plaza. He also spoke in regard to plans for Ruffner Park, the skate park and upcoming plans to turf some ballfields in the city.

6. Adjournment