



**Municipal Planning Commission  
City Service Center – 915 Quarrier Street – Suite 6  
Wednesday, September 6, 2023  
3:00 p.m.**

**Agenda**

**1. Call to Order**

**2. Unfinished Business**

**Text Amendment:** Bill No. 8002 A bill to amend the Zoning Ordinance of the City of Charleston, as amended, by allowing “Firearms Sales Establishments” as a conditional use in the C-8 Village Commercial District. **Postponed to the October 4, 2023 MPC Meeting by request of applicant.**

**3. New Business**

**Rezoning:** Bill No. 8005 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1<sup>st</sup> day of January 2006, as amended, and the map made a part thereof, by rezoning from a R-6 district to a C-8 district, the parcel of land identified as 2417 Hampshire Drive, North Charleston District, Tax Map 16, Parcel 47 in the City of Charleston, Kanawha County, State of West Virginia.

**Rezoning:** Bill No. 8006 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1<sup>st</sup> day of January 2006, as amended, and the map made a part thereof, by zoning the previously unzoned parcel to a R-4 district, that parcel of land identified as 2155 Presidential Dr, which is located at Loudon District 19, Tax Map 04, Parcel 181.7 in the City of Charleston, Kanawha County, State of West Virginia.

**Rezoning:** Bill No. 8011 - A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1<sup>st</sup> day of January 2006, as amended, and the map made a part thereof, by zoning the previously unzoned parcels to a R-2 district, those parcels of land located at Loudon District 19, Tax Map 08, Parcels 90.15 through 90.20 in the City of Charleston, Kanawha County, State of West Virginia.

**Text Amendment:** Bill No. 8009 – A bill to amend the Zoning Ordinance of the City of Charleston, as amended, by updating section 3-070 relating to temporary construction fencing.

**4. Minutes of the August 9, 2023 MPC meeting**

**5. Announcements**

**6. Adjournment**

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

**Bill No. 8005**

**Introduced in Council:**

**Adopted by Council:**

**September 5, 2023**

**Introduced by:**

**Referred to:**

**XXXXXXXXXX**

**Municipal Planning Commission  
Planning, Streets and Traffic**

1 **Bill No. 8005** – A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia,  
2 enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning  
3 from a R-6 district to a C-8 district, the parcel of land identified as 2417 Hampshire Drive, North  
4 Charleston District, Tax Map 16, Parcel 47 in the City of Charleston, Kanawha County, State of  
5 West Virginia.  
6

7 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA**  
8 **THAT:**  
9

10 1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1<sup>st</sup> day  
11 of January 2006, as amended, is hereby amended by rezoning from a R-10 district to a C-10  
12 district the whole of the following described lot or parcel of land:  
13

14 Parcel No. 324 as shown on West Charleston Tax Map No. 27. Subject parcel commonly  
15 known as “LTS 32-33 BK 7 BIGLEY-WALKER ADN 43X120” 812 Indiana Avenue,  
16 Charleston, West Virginia. Said tax map is of record on the Planning Office.  
17

18 2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is hereby  
19 amended in accordance with Section 1 of this Ordinance.  
20

21 3. All prior ordinances, or parts of ordinances, inconsistent with this Ordinance, are  
22 hereby repealed to the extent of said inconsistency.  
23  
24  
25



Municipal Planning Commission

# Checklist for Application for Rezoning

MPC Hearing Date: \_\_\_\_\_

Bill #: \_\_\_\_\_

Applicant Information	Property Information
Name: <u>Robert Wandling</u>	Address: <u>2417 Hampshire Dr. Charleston W.V. 25312</u>
Address: <u>3</u>	Tax Map and Parcel: <u>NC MAP 16 PARCEL 45</u>
Phone: <u>304-744-1858</u>	Zoning District: <u>R-6 to C-8</u>
Agents Name, Address, Phone (If other than Applicant): <u>Joshua Chaney</u> <u>3133 Sissonville Dr</u> <u>Charleston W.V. 25312</u>	Property Owner and Mailing Address: (if other than applicant)

**IMPORTANT:** This application must be typed or legibly printed and filed by the filing deadline with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application: 1) a narrative justification to rezone including the information outlined below; 2) a Bill sponsored by a member of Charleston City Council using the format of the sample provided; 3) a map of the area proposed for rezoning, drawn to scale; 4) \$125.00 filing fee in the form of a check or money order made payable to the City of Charleston. In addition, 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.

### JUSTIFICATION

The following shall be included in a written justification for the request for rezoning:

- \_\_\_\_\_ Statement of petitioner's identity as contract purchaser, agent or owner.
- \_\_\_\_\_ Property Address including Kanawha County Tax map and Parcel No.
- \_\_\_\_\_ Description of the use for which a rezoning is being requested and specific district being requested (eg. R-6 Medium Density Residential District or C-10 General Commercial District).
- \_\_\_\_\_ Statement of compliance with the City's Comprehensive and Neighborhood Plans, OR justification for variance from the City's Comprehensive and Neighborhood Plans.
- \_\_\_\_\_ Statement that a map of the subject property that is attached.

### BILL

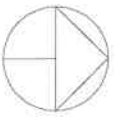
A Bill must be submitted along with the above justification.

- \_\_\_\_\_ Name of sponsoring member of City Council
- \_\_\_\_\_ Formatting exactly as shown on the attached sample bill. Use Arial 12 pt type and line numbering. The Planning Department will acquire a bill number.

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.

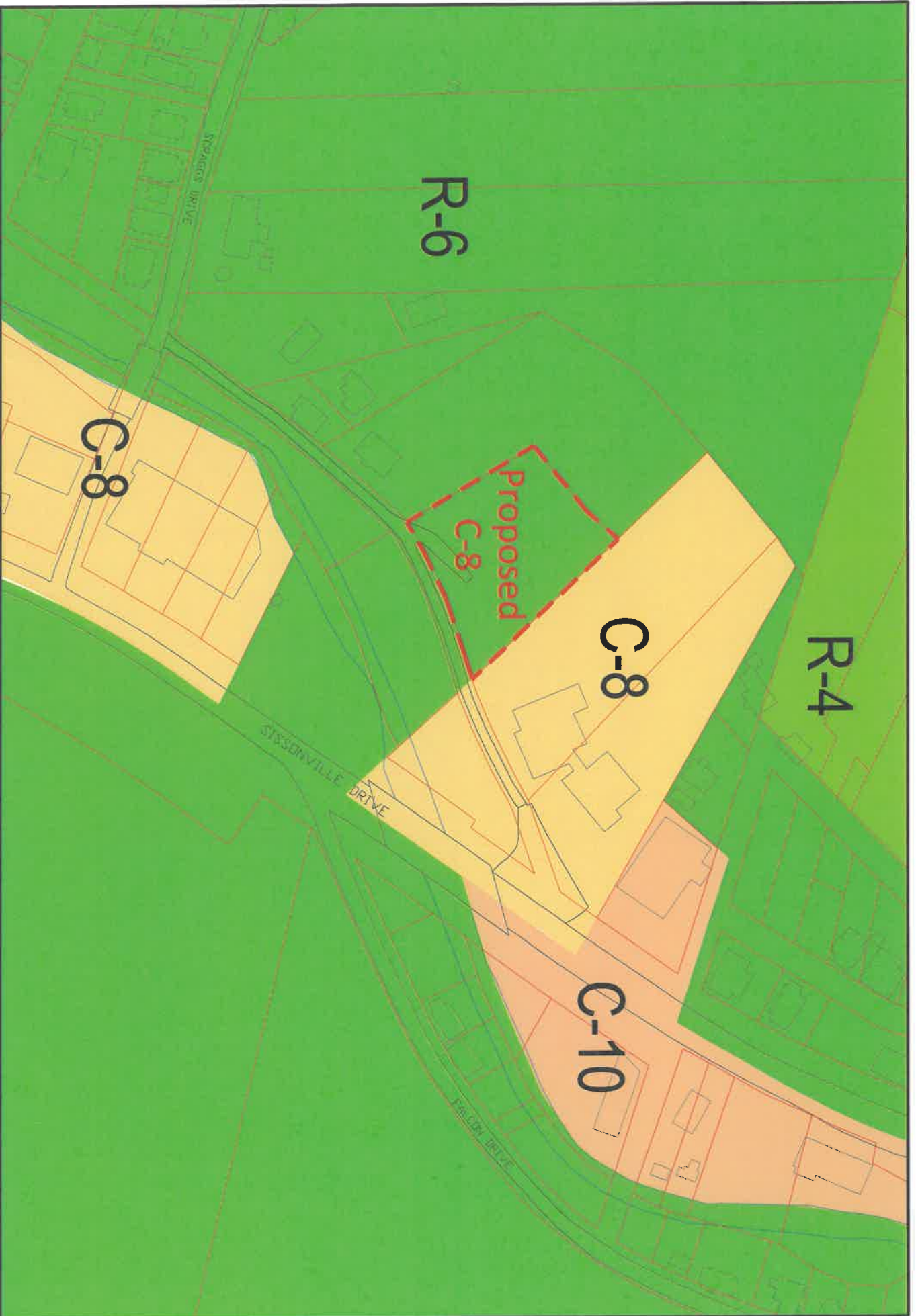
  
Signature

7-25-23  
Date



# REZONING FROM R-6 TO C-8

STAFF  
EXHIBIT

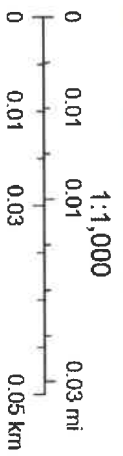


# 2417 Hampshire Dr



7/25/2023, 9:37:03 AM

- Site Addresses - Current
- Vacant Registry Site
- Wards
- Zoning Districts
- R-6
- Interstate Exits (Numbers)
- C-8
- C-10



GIS Department, City of Charleston, West Virginia, Esri, Inc.

**Bill No. 8006**

**Introduced in Council:**

**September 5, 2023**

**Introduced by:**

**Sam Minardi**

**Adopted by Council:**

**Referred to:**

**Municipal Planning Commission  
Planning, Streets and Traffic**

1 **Bill No. 8006** – A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia,  
2 enacted the 1st day of January 2006, as amended, and the map made a part thereof, by zoning  
3 the previously unzoned parcel to a R-4 district, that parcel of land identified as 2155 Presidential  
4 Dr, which is located at Loudon District 19, Tax Map 04, Parcel 181.7 in the City of Charleston,  
5 Kanawha County, State of West Virginia.  
6

7 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA**  
8 **THAT:**  
9

10 1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1<sup>st</sup> day  
11 of January 2006, as amended, is hereby amended by zoning to a R-14 district the whole of the  
12 following described lot or parcel of land:  
13

14 Loudon District 19, Tax Map 04, Parcel 181.7 in the City of Charleston, Kanawha  
15 County, State of West Virginia.  
16

17 2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is hereby  
18 amended in accordance with Section 1 of this Ordinance.  
19

20 3. All prior ordinances, or parts of ordinances, inconsistent with this Ordinance, are  
21 hereby repealed to the extent of said inconsistency.  
22  
23  
24

**Bill No. 8011**

**Introduced in Council:**

**September 5, 2023**

**Introduced by:**

**Sam Minardi**

**Adopted by Council:**

**Referred to:**

**Municipal Planning Commission  
Planning, Streets and Traffic**

1 **Bill No. 8011** – A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia,  
2 enacted the 1st day of January 2006, as amended, and the map made a part thereof, by zoning  
3 the previously unzoned parcels to a R-2 district, those parcels of land located at Loudon District  
4 19, Tax Map 08, Parcels 90.15 through 90.20 in the City of Charleston, Kanawha County, State  
5 of West Virginia.  
6

7 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA**  
8 **THAT:**  
9

10 1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1<sup>st</sup> day  
11 of January 2006, as amended, is hereby amended by zoning to a R-14 district the whole of the  
12 following described lots or parcels of land:  
13

14 Loudon District 19, Tax Map 08, Parcels 90.15 through 90.20 in the City of  
15 Charleston, Kanawha County, State of West Virginia.  
16

17 2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is hereby  
18 amended in accordance with Section 1 of this Ordinance.  
19

20 3. All prior ordinances, or parts of ordinances, inconsistent with this Ordinance, are  
21 hereby repealed to the extent of said inconsistency.  
22  
23  
24

**Bill No. 8009**

**Introduced in Council:**

**Adopted by Council:**

**August 7, 2023**

**Introduced by:**  
**Mary Beth Hoover**  
**Chad Robinson**

**Referred to:**  
**Municipal Planning Commission**  
**Planning, Streets and Traffic**

1 **Bill No. 8009** - A BILL to amend the Zoning Ordinance of the City of Charleston, as  
2 amended, by updating section 3-070 relating to temporary construction fencing.  
3

4 **Now, therefore, be it ordained by the Council of the City of Charleston:**

5  
6 That Section 03-070 of the Zoning Ordinance for the City of Charleston, as amended, is  
7 hereby amended to read as follows:  
8

9 **Sec. 3-070 Temporary Uses**

10 A. Intent

11  
12 Temporary Uses shall be permitted by the granting of a Temporary Zoning Permit  
13 issued by the Planning Director in accordance with the requirements of this  
14 section.  
15

16 B. General Provisions

17  
18 1. The duration of the temporary period is stated hereinafter, provided,  
19 however, renewal of the permit may be requested. The Planning Director  
20 is not obligated to renew such permits if doing so leads to a defacto  
21 permanent use.  
22

23 2. Temporary Uses shall be subject to all the regulations of the applicable  
24 district in which they are located.  
25

26 C. Permitted Temporary Uses

27  
28 1. Temporary office, model home or model apartment, and related signs,  
29 both incidental and necessary for the sale, rental, or lease of real property  
30 in the district. Maximum duration: 18 months.  
31

32 2. In any zoning district, temporary construction fencing may be authorized to  
33 enclose an active construction site if necessary to protect materials and  
34 equipment, to prevent unauthorized entry to the site, or to mitigate a threat  
35 to public safety. The fence shall be removed when construction activity

36 has been completed or discontinued or the hazard has been resolved.  
37 Maximum duration: 90 days or as otherwise required by the Planning  
38 Director.

- 39
- 40 23. Non-commercial concrete batching plant, both incidental and necessary to  
41 construction in the district. Maximum duration: 18 months.
- 42
- 43 34. Temporary building or yard for construction materials and equipment, both  
44 incidental and necessary to construction in the district. Maximum duration:  
45 18 months.
- 46
- 47 45. Parking lot designated for a special event in a district. Maximum duration:  
48 3 days.
- 49
- 50 56. Parking of recreational vehicles in the front yard for visitation. Maximum  
51 duration: 7 consecutive days, with a maximum total of 14 days per year. A  
52 permit shall not be required for this temporary use.
- 53
- 54 67. Mobile home as a temporary office during the period of construction and  
55 development. Maximum duration: 18 months.
- 56
- 57 78. Moving and storage containers parked in the front yard. Maximum  
58 duration: 30 days. A permit shall not be required for this temporary use.
- 59
- 60 89. Other similar uses deemed temporary by the Board of Zoning Appeals and  
61 attached with such time period, conditions and safeguards as the Board  
62 may deem necessary.

63

64 D. Standards

- 65
- 66 1. Adequate access and off-street parking facilities shall be provided which  
67 shall not interfere with traffic movement on adjacent streets.
- 68
- 69 2. No public address systems or other noise producing devices shall be  
70 permitted in a residential district.
- 71
- 72 3. Any flood lights or other lighting shall be directed upon the premises and  
73 shall not be detrimental to adjacent properties.
- 74
- 75 4. Signs shall not flash or blink or resemble traffic and emergency warning  
76 signals, and shall be limited in size to twenty (20) square feet each in  
77 number to three signs.
- 78
- 79 5. The lot shall be put in clean condition devoid of temporary use remnants  
80 upon termination of the temporary period.
- 81