

Planning, Streets and Traffic Committee
Thursday, January 22, 2024, at 5:00 p.m.
City Service Center – 915 Quarrier Street – Conference Room

Members Present

Mary Beth Hoover, Chair
Jennifer Pharr, Vice Chairperson – via phone
Kathy Rubio
Bobby Haas
Becky Ceperley
John Gianola – via phone
Pam Burka

Staff Present

Dan Vriendt

1. Call to Order

2. Unfinished Business

3. New Business

Annexation: Bill No. 8022 A bill providing for the annexation into the City of Charleston of parcel 1.1, Map 9, District 19, commonly referred to as the City Landfill, near the road known as Landfill Pt.

Dan presented the staff's analysis and recommendation. He stated that there is a 252-acre parcel of land located behind the city landfill. A portion of this property has never been annexed into the city. It is directly adjacent to the city. This is a request from the city to the city to annex city property.

The landfill will have reached capacity within the next couple of years. Right now, it is being considered as a transfer station. There are restrictions on the property due to the methane gas that the landfill produces that prohibits any type of building on the property. There is an opportunity to have recreational use, i.e. walking trails that connect different parts of the city such as Wallace Hartman Nature Preserve.

The Staff is recommending approval because it meets the requirements of annexation by petition. This requires at least 50% of the landowners and the city represents 100% of the landowners. It is already being maintained by the city so there is no additional burden to provide service to this area. It is a combination of forest and a small portion of the landfill that is encroaching on it. In the future Dan would like to

Dan addressed the island that is owned by the Union Mission Settlement, and it is part of their residual property. They own all the way down the hill to South Park Road. Dan has a call into them to see the Union Mission Settlement wouldn't mind being annexed. They were supposed to run it by the board, but Dan has not heard back from them. In the future Dan would like to fill in that donut hole.

The Planning Department recommends approval for the following reasons:

1. The petitioner is the sole property owner; therefore, the request meets the majority rule for annexation without an election.

2. The property to be annexed is already integrated with a vital city service.
3. The City will be able provide city services to the area without any undue burden.

Mary Beth said if there were no more comments or questions, she would take a motion from the committee.

MOTION AND VOTE: A motion was made by Becky Ceperley to approve annexation Bill No. 8022. Bobby Haas seconded the motion, and it passed unanimously by a vote of 7-0.

Rezoning: – Bill No. 8024 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 zoning the previously unzoned parcel to a R-4 district, the parcel of land located at parcel 1.1, Map 9, District 19, commonly referred to as the City Landfill, near the road known as Landfill Pt.

Dan presented the staff analysis and recommendation. Once the property is annexed it will require zoning. The surrounding area is zoned R-4 single-family residential zoning. There will never be houses built on this property, but residential districts allow for park space. It's consistent with a low-density district. In the distant future, there may be a possibility to building on this property, but not at this time.

Staff recommends approval for the following reasons:

1. The zoning is consistent with the future land use map,
2. The zoning allows for the parcel to be cohesively incorporated into the existing zoning map, and
3. The rezoning avoids spot rezoning by conforming the proposed residential zoning to the development trends of the residential area surrounding it.

Mary Beth asked if there were additional comments on Bill No. 8024. Since there were no questions or comments, Mary Beth asked for a motion from the committee.

MOTION AND VOTE: A motion was made by Becky Ceperley to approve annexation Bill No. 8024. Pam Burka seconded the motion, and it passed unanimously by a vote of 7-0.

Resolution: A resolution of support for a grant application to the Regional Intergovernmental Council for sidewalk repairs in the Central Business District.

Dan presented the details of the resolution to the committee. There are a lot of sidewalks in the CBD that are in really bad shape. There are a lot of concrete sidewalks that have buckled or heaved. There are a lot of brick crosswalks and sidewalks that are on a sand base that tend to heave with weather changes. The tree wells cause the bricks to heave. The city has been replacing those bricks with a concrete underlayment and also using bricks that have chamfered orders on it in the event one does pop up it is not an abrupt tripping hazard. Planning and Engineering has identified \$2.5 million in sidewalk repairs that need to be in the downtown area. The grant is an 80/20 match. \$2 million of surface transportation and block grants and \$500,000 of the city's ARPA money. Regional Intergovernmental Council has advised that a letter of support from the Planning, Streets and Traffic Committee will make our application stronger. Dan said the resolution will not go on to City Council. It will just come from the PS&T Committee.

MOTION AND VOTE: The Planning, Streets and Traffic Committee approved the resolution of support for a grant to the Regional Intergovernmental Council for sidewalk repairs in the Central Business District by a unanimous vote of 7-0.

4. Discussion

Adding a handicapped space to the northeasterly side of the 100 block of Washington Street, West in front of D’Allesio & Sons Taylor Shop on Washington Street, West.

Terri Allen addressed the PS&T Committee concerning this matter. Terri has had a few calls from D’Allesio & Sons Taylor Shop requesting that one of at least the two spaces that was added in the former bus zone in front of their bus zone be considered for use as a handicap accessible parking space only. All the requirements are met for the ADA qualifications. It is a metered park space, but there is no time limit, and the rate is very low. Also, there are four employees at this business who have handicap conditions.

VOTE: The Planning, Streets and Traffic Committee voted in favor of adding an additional parking meter to the northeasterly side of the 100 block of Washington Street, West, in front of D’Allesio & Sons Taylor shop on Washington Street, West.

Adding an additional parking meter to the southeasterly side of the 600 block of Tennessee Avenue.

This is an area where a building was torn down and the neighbor adding the parking lot seemed to be taking four metered spaces from the City. The four spaces were not forfeited and there is now room for an additional metered space. Terri informed the committee that the parking lot has been completed by the IUOE and the parking is being utilized.

VOTE: The Planning, Streets and Traffic Committee voted in favor of adding an additional parking meter to the southeasterly side of the 600 block of Tennessee Avenue.

Becky Ceperley received complaints concerning the parking in the cul de sac at Brittany Woods. There is not supposed to be any parking in the cul de sac because the emergency vehicles cannot turn around and the police cannot enter the area. The police did go through that area and citations were issued. That was a temporary solution. People are parking in the cul de sac area again. The neighbors have asked that a “NO PARKING” sign be placed in the cul de sac.

VOTE: The Planning, Streets and Traffic Committee voted unanimously 7-0 in favor of adding a “No Parking” sign in the cul de sac.

5. Approval of the Minutes of the November 27, 2023, meeting

A motion was made by Becky Ceperley to adopt the minutes of the November 27, 2023 meeting. Kathy Rubio seconded the motion and the motion passed unanimously by a vote of 7-0.

Approval of the Minutes of the December 18, 2023, meeting

A motion was made by Becky Ceperley to adopt the minutes of the December 18, 2023 meeting. Pam Burka seconded the motion and the motion passed unanimously by a vote of 7-0.

6. Adjournment

Becky Ceperley made a motion to adjourn the January 22, 2024 Planning, Streets and Traffic Committee meeting.