



**Municipal Planning Commission
City Service Center – 915 Quarrier Street – Suite 6
Wednesday, April 3rd, 2024
3:00 p.m.**

Agenda

1. Call to Order

2. Unfinished Business

Subdivision: Final plat approval of subdivision at 1013 Walnut Road.

3. New Business

Presentation: Bill No. 8021– A Bill adopting a revision of the comprehensive plan and downtown redevelopment plan for the City of Charleston, West Virginia, pursuant to Chapter 8A, Article 3, of the West Virginia Code titled “Imagine Charleston: Comprehensive Plan” and “Imagine Charleston: Downtown Redevelopment Plan”. Said revisions to the plans are to guide the city to accomplish a coordinated and compatible development of land and improvements within its territorial jurisdiction, in accordance with present and future needs and resources.

4. Minutes of the March 6, 2024 MPC meeting

5. Announcements

6. Adjournment

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

**CITY OF CHARLESTON, WEST VIRGINIA
SUBDIVISION APPLICATION**

PRELIMINARY

FINAL PLAT

ADMINISTRATIVE

Filing Date: _____ Filing Fee Collected: \$49.00 Number of Lots Being Created: 4

Subdivision Name: 1013 Walnut

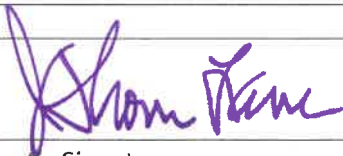
Subdivision Location: 1013 Walnut Road, Charleston, WV 25314

Tax Map and Parcel Number(s): Map 5, Parcel 142; Zoning District: Chas 15; Flood Plain Designation: Zone X

	ADDRESS	PHONE	FAX AND E-MAIL
Property owner: Lane Corporation	111 Wild Turkey Run Charleston, WV 25304	304 380 5358	tlane@bowlesrice.com
Developer: Lane Corporation	Same	Same	same
Licensed WV Surveyor: William R. Gunnoe, RPSurveyor No. 801	POB 1172 Clendenin, WV 25045	304 548 5324	gunnoesurveying@gmail.com
Attorney: J. Thomas Lane	111 Wild Turkey Run Charleston, WV 25314	304 380 5358	tlane@bowlesrice.com

For Preliminary Plats or Final Plats without preliminary approval, list (or attach) names and addresses of adjoining property owners, including across streets and alleys:

See attached list.



Applicant's Signature

304 380 5358

Applicant's Phone Number

FILING INSTRUCTIONS

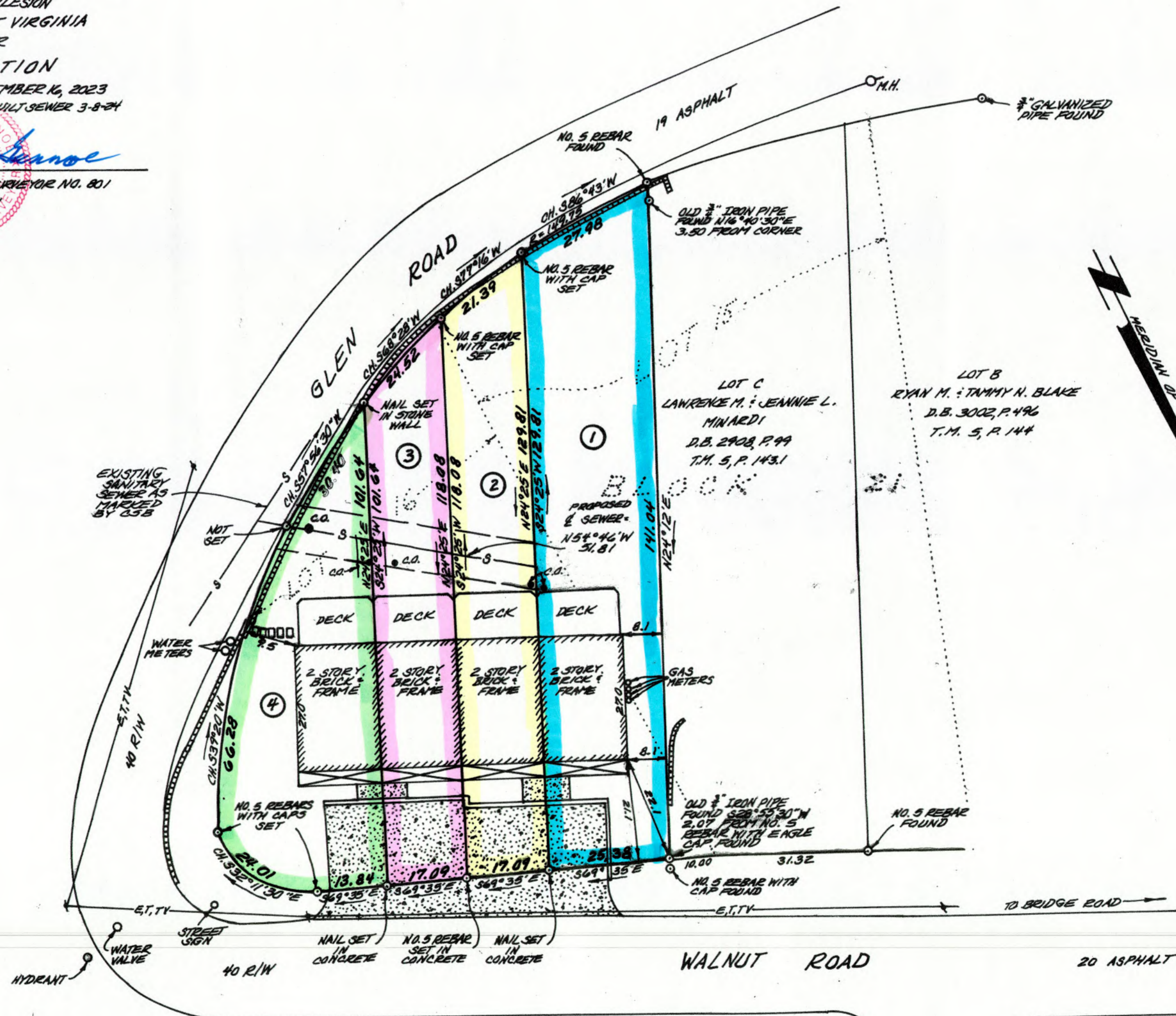
- Preliminary Plat: Eight (8) maps signed and stamped by a WV Registered Surveyor and two (2) street and sewer profiles filed at minimum of 35 working days prior to a public hearing held by the Municipal Planning Commission.

OWNER AND DEVELOPER:
 LANE CORPORATION
 P.O. BOX 1886
 CHARLESTON, WV 25325

PLAT SHOWING
 RESUBDIVISION OF PARTS OF LOTS 15 & 16, BLOCK 21,
 SOUTH CHARLESTON IMPROVEMENT CO.
 IN THE CITY OF CHARLESTON
 KANAWHA COUNTY, WEST VIRGINIA
 SURVEYED FOR
 LANE CORPORATION
 SCALE: 1" = 20' NOVEMBER 16, 2023
 CLEANOUTS ADDED TO NEWLY-BUILT SEWER 3-8-24

William R. Sennel
 REGISTERED PROFESSIONAL SURVEYOR NO. 801
 CLENDENIN, WV

LOT AREAS SET OUT:
 LOT 1 = 0.078 ACRE
 LOT 2 = 0.049 ACRE
 LOT 3 = 0.043 ACRE
 LOT 4 = 0.053 ACRE



NOTES: SEE MAP BOOK 56, PAGE 75, MAPS BY J. LEWIS HARK, P.E. DATED APRIL 26, 1965 AND SEPTEMBER 15, 1966 AND TAX MAP 5, 15TH WARD. CALLS SHOWN ARE BASED ON EXISTING MAPS AND CURVE DATA DERIVED THEREFROM. TEN FOOT WIDE SANITARY SEWER EASEMENT TO BE CONVEYED TO CHARLESTON SANITARY BOARD. LOTS 1 THRU 4, INCLUSIVE ARE FROM DEED BOOK 2147, PAGE 337 AND TAX MAP 5, PARCEL 142. PHYSICAL ADDRESS OF SUBJECT PROPERTY IS 1013 WALNUT ROAD, CHARLESTON WV 25314.

City of Charleston, West Virginia
TRANSMITTAL

TO: Building Department City Engineer
 Planning Department Sanitary Board
 Traffic Operations CURA
 Fire Department

FROM: Permit Coordinator
C/O Building Department

1/24/2024

PROJECT OWNER NAME: LANE CORPORATION
PROJECT DESCRIPTION:

PERMIT NUMBER: SUB-23-0573
PROJECT ADDRESS: 1013 WALNUT RD CHARLESTON, WV 25314
CONTRACTOR:
APPLICANT: LANE CORPORATION

Please review the attached materials and return your comments with the necessary approvals or conditions. **Plans should be stamped by your department, signed and dated, and comments returned on this form or an attachment.**

REVIEW: _____

This project is approved as submitted:

This project requires the following/or attached revisions or additional information:

COMMENTS:

Reviewed By

Date

City of Charleston, West Virginia
TRANSMITTAL

TO: Building Department City Engineer
 Planning Department Sanitary Board
 Traffic Operations CURA
 Fire Department

FROM: Permit Coordinator
C/O Building Department

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Please review the attached materials and return your comments with the necessary approvals or conditions. **Plans should be stamped by your department, signed and dated, and comments returned on this form or an attachment.**

REVIEW: _____

This project is approved as submitted: w/ comments

This project requires the following/or attached revisions or additional information:

COMMENTS:

• Exceeds D:W Ratio of 3:1 max, & min. width of 33'
(Sub. Ord. Sec. 4-050.B.5.a+b)

Samuel Stuchland
Reviewed By

1/25/2024
Date



CHARLESTON SANITARY BOARD
APPROVAL CONDITIONS

PROJECT NAME: 1013 Walnut Road, Admin. Subdiv.

OWNER: Tom Lane

PERMIT NUMBER: SUB-23-0573

DATE: January 26, 2024

Conditionally approved, as noted:

1. CSB has previously corresponded with the owner concerning this new subdivision. CSB's approval herein is conditioned upon the owner granting CSB an easement and entering into a sewer main agreement with CSB (both on CSB's form).

A handwritten signature in blue ink, appearing to read "T. Haapala", is written over a horizontal line.

Tim G. Haapala, P.E.
Operations Manager

A handwritten date "1-26-2024" in blue ink is written over a horizontal line.

Date

Cc: Mark Justice, CSB Asst, OM—Collection System
Travis Bostic, CSB Maint. Dept. Supt.

Bill No. 8021

Introduced in Council:

April 1st, 2024

Introduced by:

Mary Beth Hoover

Adopted by Council:

Referred to:

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

1 **Bill No. 8021** b– A Bill adopting a revision of the comprehensive plan and downtown
2 redevelopment plan for the City of Charleston, West Virginia, pursuant to Chapter 8A, Article 3,
3 of the West Virginia Code titled “Imagine Charleston: Comprehensive Plan” and “Imagine
4 Charleston: Downtown Redevelopment Plan”. Said revisions to the plans are to guide the city to
5 accomplish a coordinated and compatible development of land and improvements within its
6 territorial jurisdiction, in accordance with present and future needs and resources.

7
8 WHEREAS, the City Council hereby finds:

9
10 a. A comprehensive plan is the basis for land development and use, and must be reviewed
11 and updated on a regular basis;

12
13 b. The purpose of a comprehensive plan is to:

14
15 i. Set goals and objectives for land development, uses and suitability for a governing
16 body, so a governing body can make an informed decision;

17
18 ii. Ensure that the elements in the comprehensive plan are consistent;

19
20 iii. Coordinate all governing bodies, units of government and other planning
21 commissions to ensure that all comprehensive plans and future development are
22 compatible;

23
24 iv. Create conditions favorable to health, safety, mobility, transportation, prosperity,
25 civic activities, recreational, educational, cultural opportunities and historic resources;

26
27 v. Reduce the wastes of physical, financial, natural or human resources which result
28 from haphazard development, congestion or scattering of population;

29
30 vi. Reduce the destruction or demolition of historic sites and other resources by
31 reusing land and buildings and revitalizing areas;

32
33 vii. Promote a sense of community, character and identity;

34
35 viii. Promote the efficient utilization of natural resources, rural land, agricultural land
36 and scenic areas;

37
38 ix. Focus development in existing developed areas and fill in vacant or underused
39 land near existing developed areas to create well designed and coordinated communities;
40 and

41
42 x. Promote cost-effective development of community facilities and services; and
43

44 c. Due to the passage of time and state statutory requirements, the comprehensive plan
45 currently in place, the 2013 plans titled "Imagine Charleston: Comprehensive Plan" and "Imagine
46 Charleston: Downtown Redevelopment Plan," must be updated; and
47

48 d. The March 2024 revised plans titled "Imagine Charleston: Comprehensive Plan" and
49 "Imagine Charleston: Downtown Redevelopment Plan," attached hereto as Exhibit A and Exhibit
50 B respectively, are in compliance with the mandatory components of a comprehensive plan as
51 outlined in § 8A-3-4 of the Code of West Virginia, and should be adopted as comprehensive plans
52 for the City.
53

54
55 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
56 CHARLESTON, WEST VIRGINIA:
57

58 That the March 2024 revised plans titled "Imagine Charleston: Comprehensive Plan" and
59 "Imagine Charleston: Downtown Redevelopment Plan" are hereby adopted as the comprehensive
60 plans for the City.
61

62 This Ordinance will become effective immediately after final passage.



**Municipal Planning Commission
City Service Center – 915 Quarrier Street – Suite 6
Wednesday, March 6, 2024
3:00 P.M.**

Members Present

Aric Margolis, Architect, Chairman
Quintie Smith
Adam Krason
Mary Beth Hoover
Alice Hypes
Shannon Ferrari
Terri Allen, Mayor's Designee
Alex Zurbuch
J.D. Stricklen, Kanawha County Representative

Members Absent

Shawn Taylor
Cory Stout
Lisa-Fischer-Casto
Justin Marlow
JoEllen Zacks
Justin Marlow
Doug Hartley

Staff Present

Dan Vriendt
Chad Webb
Lori Brannon

1. Call to Order

2. Unfinished Business

3. New Business

4. Announcements

Presentation: Presentation and review of the 2023 Planning Department 10-Year Comprehensive Plan.

5. Minutes of the February 7, 2024 MPC meeting

MOTION AND VOTE: A motion was made to adopt the minutes of the February 7, 2024 MPC meeting. The motion was seconded and passed by a unanimous vote of 9-0.

6. Adjournment