

**Planning, Streets and Traffic Committee**

Tuesday, October 15, 2024, at 5:00 p.m.

City Service Center – 915 Quarrier Street – Conference Room

**Members Present**

Mary Beth Hoover, Chair  
Bobby Haas  
Becky Ceperley  
John Gionola  
Pam Burka

**Staff Present**

Dan Vriendt

**Public**

Cory Stout  
Maria Belcher

- 1. **Call to Order**
- 2. **Unfinished Business**
- 3. **New Business**

**Bill No. 8045** - A Bill closing, abandoning, and discontinuing as a public right-of-way a 10 ft by 280 ft right-of-way located between Lots 11-19, Block 13, JB Walker Addition, Charleston West District, Kanawha County, West Virginia.

Dan presented the staff notes. This is the second time that PS&T is going through an alley-closing process. This is an “H” alley that had the horizontal portion of the “H” closed a long time ago. Another portion of the alley was closed approximately 20 years ago. It went through all the proper channels, had an appraisal and was approved by Council. A building permit was issued, and a building was built over top the alley. Payment was never made, and a deed was never prepared. The paperwork was never finalized. Now, in the process of wanting to do additional work at this location, Goodwill Industries realized that this alley was never formally vacated. For this reason, the alley-closing is going through the process again. It is worth noting that there is a building over half the portion of the alley. The alley was appraised at \$13,000 or \$4.50 per square foot. All the relevant city departments have reviewed and approved the request. The bill is making a provision for a 10’ storm sewer easement that runs through the property. Staff recommends closing the alley since it does not disrupt the existing patterns of streets or sidewalks and does not negatively impact traffic flow. The petitioner is the sole property owner on both sides of the alley.

**MOTION AND VOTE:** A motion was made by Becky Ceperley to approve Bill No. 8045. John Gionola seconded the motion. The motion passed by a unanimous vote of 5-0.

**Bill No. 8046** - 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, by amending the regulations related to the adaptive reuse of structures listed on the National Register of Historic Places.

Dan presented the staff notes. In the interest of full disclosure, this bill is a change to the zoning ordinance, so it is a policy change. This involves The Ruffner at 1500 Kanawha Boulevard at the corner of Ruffner and Kanawha Boulevard. It is a large stately stone house. Cory Stout and Maria Belcher are partners in this project, and they are in attendance if the committee has any questions.

Currently, this property is zoned R-10. It is zoned for multi-family residential and can also be used as a professional office. These big houses are really hard to maintain as a single-family dwelling. This same issue occurred with Governor MacCorkle's Sunrise Mansion. The purpose of Bill No. 8046 is to modify that original bill, which was an adaptive reuse of a historic structure. It was through a conditional use permit that Farmer, Campbell, Cline law offices ended up in a historic structure in a residential neighborhood.

With The Ruffner, the owners are proposing to do a bed and breakfast and event space. Those categories are not permitted in the Land Use Table for an adaptive reuse of a historic structure. However, it this use does seem to fit well with this house and other houses in the city appropriate for this type of use. Basically, a bed and breakfast and event venue is being added to the adaptive use of a historic structure. Also, additional language is being modified to make it consistent with an adaptive use of a non-residential structure. The reuse of a structure is being renamed to an adaptive reuse of a historic structure. These two entities are very similar processes that they end up next to each other in the Land Use Table.

There is some clean up also involved with the amendment such as a monument sign not to exceed 12', which is already covered in the sign regulations. Basically, this is expanding what you can ask for with a historic structure as a conditional use permit.

The owners of The Ruffner are going to make application for a conditional use permit before the Board of Zoning Appeals where a public hearing will be held, and they will get all the input from the neighborhood. They will have to address parking.

The staff recommends approval of Bill No. 8046.

**MOTION AND VOTE:** A motion was made by Becky Ceperley to approve Bill No. 8046. The motion was seconded by John Gionola. The motion passed unanimously by a vote of 5-0.

#### **4. Discussion**

#### **5. Approval of the Minutes of the August 12, 2024, meeting**

**MOTION AND VOTE:** A motion was made by Becky Ceperley to adopt the minutes of the August 12, 2024 meeting. The motion was seconded by John Gionola. The motion passed unanimously by a vote of 5-0.

#### **6. Adjournment**