

**Planning, Streets and Traffic Committee**

Monday, January 13, 2025, at 5:00 p.m.

City Service Center – 915 Quarrier Street – Conference Room

**Members Present**

Mary Beth Hoover, Chair  
Jennifer Pharr, Vice Chair  
Becky Ceperley  
John Gionola  
Pam Burka

**Staff Present**

Dan Vriendt

**Public**

Jake Smith  
Jon Nicol

**1. Call to Order**

**2. Unfinished Business**

**3. New Business**

**Bill No. 8049** - A Bill closing, abandoning, and discontinuing as a public right-of-way a 10 ft wide by 120 ft long alley across Block 21 of the JB Walker Addition, adjacent to Tax Map 25 Parcels 288 & 292 Charleston West District, Kanawha County, West Virginia.

Dan presented staff notes. The alleys near the former United States Post Office, recently renovated by Cabin Creek Health Systems, make an “H”. When they renovated this building they did a survey of the property and discovered the front porch encroaches into the right of way about one-third of the distance. The encroachment has been there since the building was built. Cabin Creek Health Systems would like to clear up this matter.

When the post office had this property, the parking lot was fenced off. Therefore, this right of way has not been open to the public for many years. Similar requests such as this one have been approved in the past year. An alley was closed for Members Choice Credit Union in October 2024. An alley was also closed for Goodwill last year.

The applicant did obtain an appraisal, and it came in at \$7,000.00. Jon Nicol, applicant’s counsel, is also attending by phone if anyone has any questions.

Closing this property will allow their property to be contiguous. It will eliminate the encroachment, which will make their underwriters happy. There are no utilities in the right of way which would require a reservation.

The Municipal Planning Commission held a public meeting on this last week. There was no opposition to this request. The MPC unanimously recommended approval.

The staff is recommending approval because it will not disrupt the pattern of streets. The petitioner is the only affected property owner. The traffic flow around this area is sufficient so this right of way is not needed.

Becky Ceperley asked if anyone other than the applicant use that right of way or alley. Dan said no one uses this alley. It has been fenced off for several years, dating back to when the post office owned it.

**MOTION AND VOTE:** A motion was made by Becky Ceperley to approve Bill No. 8049. The motion was seconded by Jennifer Pharr and passed unanimously by a vote of 5-0.

#### **4. Discussion**

#### **5. Approval of the Minutes of October 15, 2024, meeting**

**MOTION AND VOTE:** A motion was made by Pam Burka and seconded by Jennifer Pharr to approve the minutes of the October 15, 2024 meeting. The motion passed unanimously by a vote of 5-0.

#### **Adjournment**