



**Municipal Planning Commission
City Service Center – 915 Quarrier Street – Suite 6
Wednesday, August 6th, 2025
3:00 p.m.**

Agenda

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

Rezoning: Bill #8059 –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 rezoning from a R-O district to a C-10 district, that certain parcel of land situated at 500 Morris Street, East Charleston Tax District Map 18, Parcel 119 in the City of Charleston, Kanawha County, State of West Virginia.

- 4. Minutes of the April 9th, 2025 MPC meeting**
- 5. Announcements**
- 6. Adjournment**

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



PUBLIC HEARING NOTICE

Public Hearing – Notice is hereby given that the City of Charleston’s Municipal Planning Commission will hold a public hearing:

DATE: July 9th, 2025

TIME: 3:00 p.m.

PLACE: City Services Center, 915 Quarrier Street,
On the 1ST Floor of Municipal Parking Building

CASE DESCRIPTION

Rezoning: Bill #8059 –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 rezoning from a R-O district to a C-10 district, that certain parcel of land situated at 500 Morris Street, East Charleston Tax District Map 18, Parcel 119 in the City of Charleston, Kanawha County, State of West Virginia.

Public testimony for and against will be taken at the public hearing. Persons wishing to favor or object to the case described above may do so by personal appearance or representative at the hearing, or by written statement submitted to the Planning Department prior to the public hearing date listed above.

The file (including the application, plans and written statements submitted by interested parties) is available for your inspection at charlestonwv.civicclerk.com or in the City Planning Department office, City Service Center, 915 Quarrier Street, Suite 1.

For more information, please call (304) 348-8105, email lori@cityofcharleston.org, or visit the office. As a matter of general policy these proceedings will not be transcribed. Anyone wishing a legal transcript must provide a court reporter at their own expense.

Sincerely,

Lori Brannon
Planner – City of Charleston



Municipal Planning Commission

Checklist for Application for Rezoning

MPC Hearing Date: _____

Bill #: _____

Applicant Information	Property Information
Name: Charleston Area Medical Center, Inc.	Address: 500 Morris Street
Address: 501 Morris St., Charleston, WV 25304	Tax Map and Parcel: Map 18/Parcel 119
Phone: 304-388-5022	Zoning District: R-0
Agents Name, Address, Phone (if other than Applicant): Joyce F. Ofsa Spilman Thomas & Battle, PLLC 300 Kanawha Blvd., E., Charleston, WV 25301 Tel. No. 304.340.3847	Property Owner and Mailing Address: (if other than applicant)

IMPORTANT:

This application must be typed or legibly printed and filed with the Office of Development Services in person or by mail at 915 Quarrier Street, Suite 1 Charleston, WV 25301. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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.

You or your representative must be present at the scheduled public hearing to present your request and answer questions.

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

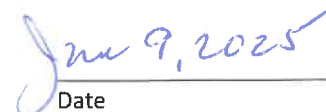
A Bill must be submitted along with the above justification.

- 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 Office of Development Services 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



Date

Bill No. 8059

Introduced in Council

Passed by Council

Introduced By

Referred To

Rebecca Ceperley
Signature of Council member

1 A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, enacted
2 the 21st day of November, 2005, as amended, and the map made a part thereof, by
3 rezoning from a R-0 district to a C-10 district, that certain lot or parcel of land located
4 directly across from CAMC General, between Morris and Lewis Streets and O'Conner
5 Avenue in the East End of Charleston in the City of Charleston, Kanawha County, State
6 of West Virginia, owned by Charleston Area Medical Center, Inc., a West Virginia
7 nonprofit, nonstock corporation.

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

11
12 1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted
13 the 21st day of November, 2005, as amended, is hereby amended by rezoning from a R-
14 0 district to a C-10 district the whole of the following described lot or parcel of land:

15
16 All that certain lot or parcel of land situate on Morris and Lewis Streets, in the
17 City of Charleston, Charleston East District, Kanawha County, West Virginia, and being
18 more particularly bounded and described as follow:

19
20 Beginning at an iron pin at the southwesterly corner of Morris and Lewis
21 Streets; thence with the right of way line of Lewis Street, S.41° 00' 31" E.
22 143.29 feet, more or less, to the intersection of said line with O'Connor's
23 Alley; thence towards Washington Street and binding on the northwesterly
24 line of said alley, S.49° 12' W. 494.40 feet, more or less, to an iron pin;
25 thence N. 40° 52' 40" W. 143.29 feet, more or less, to the southeasterly line
26 of Morris Street; thence with said line of Morris Street, N. 49° 13' 30" E.
27 494.03 feet, more or less, to the iron pin at the place of beginning, and as
28 shown and set forth on that certain map entitled, "Property and Topographic
29 Map Showing Parcel of Land Located in the City of Charleston, W. Va.
30 Owned by Charleston Area Medical Center Scale 1"=20'," dated June 14,
31 1978, prepared by Field Engineering Co., Charleston, W. Va., a copy of
32 which map is of record in the Office of the Clerk of the County Commission of
33 Kanawha County, West Virginia in Deed Book 1888, at page 686.
34

35 Being Tax Parcel 119 as shown on Charleston East Tax Map No. 18. Said tax
36 map is of record in, and used as zoning map sectionals by, the City Planning Office.

37
38 2. The Zoning Map, attached to and made a part of said Zoning Ordinance,
39 is hereby amended in accordance with Section 1 of this Ordinance.

40
41 3. All prior ordinances, or parts of ordinances, inconsistent with this
42 Ordinance, are hereby repealed to the extent of said inconsistency.

43
44
45
46 21955098

PETITION TO REZONE FROM R-O TO C-10
HODGES PARKING LOT AT 500 MORRIS STREET LOCATED BETWEEN MORRIS AND
LEWIS, CHARLESTON, WEST VIRGINIA

TO THE MAYOR AND COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA:

I.

Petitioner is the owner of the former Arthur B. Hodges property, now known as the Hodges parking lot, situated directly across from CAMC General, between Morris and Lewis Streets and O'Conner Avenue in the East End of Charleston, which is the subject of this rezoning request. Petitioner wishes to have the subject property rezoned from R-O to C-10. The subject property is a parcel of land at 500 Morris Street, described as follows: All of Tax Parcel No. 119 as shown on Charleston East Tax Map No. 18. The above-mentioned tax map is of record in the Charleston Planning Department.

II.

Petitioner requests to have the subject property rezoned from R-O to C-10 in order that the Petitioner can construct and develop CAMC's Neuroscience Institute, a multi-story building with associated parking.

III.

The subject property is needed for use in the construction and development of CAMC's Neuroscience Institute, a multi-story building with associated parking for the Institute and CAMC General. The adjacent properties to the subject property are zoned CBD to the west, C-10 to the north, CVD to the south and R-O to the east. Therefore, Petitioner requests that the subject land that is zoned R-O be rezoned to C-10. The proposed rezoning will permit the Petitioner to use the property in a manner that compliments the surrounding properties and more effectively serves the public health needs of the hospital and the community. The proposed rezoning will comply with the goals and objectives of the Comprehensive Plan and will not constitute spot zoning since the property abuts other properties that are zoned R-O, C-10, CVD and CBD.

IV.

The sponsoring member of City Council of the Bill to Rezone the subject property is Rebecca Ceperley. The list of all property owners within 250 feet of the subject property to be rezoned is attached. The subject property is shown on the attached site plan, and is all of Charleston East Tax Map 18, Tax Parcel 119.

The filing fee of \$125.00 is attached.

Attached hereto is an Application for Rezoning with the site plan and a Bill to accomplish the requested rezoning, as well as an electronic filing of the Bill in Word format.

Respectfully submitted this 9th day of June, 2025.

Charleston Area Medical Center, Inc.
By its Counsel

By:  _____

Joyce F. Ofsa, Esq.
Spilman Thomas & Battle, PLLC
300 Kanawha Boulevard, East
Charleston, WV 25301
304-340-3847



Project:
 Designed By:
 Drawn By:
 Checked By:
 Scale: 1"=30'
 Plot Date: 04/10/2025
 Revision:
 Drawing Number:

Drawing Description

Rev.	Description	By	Date
A			

PICKERING ASSOCIATES
 Architects • Engineers • Surveyors

11283 Emerson Avenue
 Parkersburg, West Virginia 26104
 Phone: (304) 464-5305
 Fax: (304) 464-4428