



Planning, Streets and Traffic Committee
Monday, August 11, 2025, at 5:00 p.m.
City Service Center – 915 Quarrier Street – Conference Room

AGENDA

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

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.

Presentation by the Regional Intergovernmental Council on a safety study for the area around the Clay Center, CAMC General Hospital and Go Mart Ballpark.

- 4. Discussion**
- 5. Approval of the Minutes of July 14, 2025, meeting**
- 6. Adjournment**



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

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

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

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

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

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

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

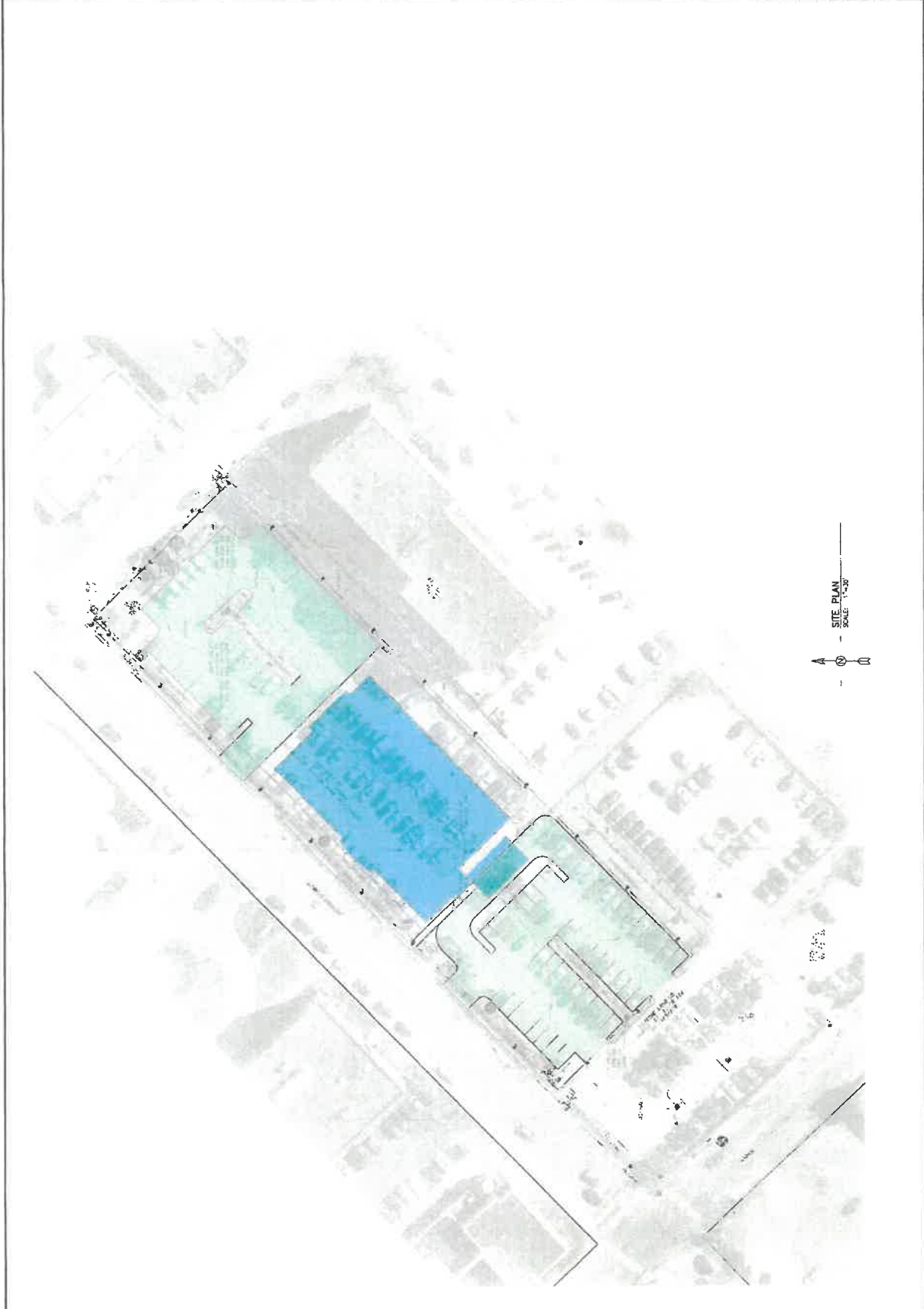
By: 

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

Rev.	Description	By	Doc

Drawing Description

Project:
 Designed By:
 Drawn By:
 Checked By:
 Scale: 1"=50'
 Plot Date: 06/10/2025
 Revision:
 Drawing Number:



**Municipal Planning Commission
Staff Analysis
August 6, 2025**

REQUEST: Bill No. 8059 - 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 rezoning from a R-O district to a C-10 district, the parcel of land identified as 500 Morris Street East Charleston Tax District, Tax Map 18, Parcel 119 in the City of Charleston, Kanawha County, State of West Virginia.

APPLICABLE CODE: Charleston Zoning Ordinance, adopted January 1, 2006, Article 29.

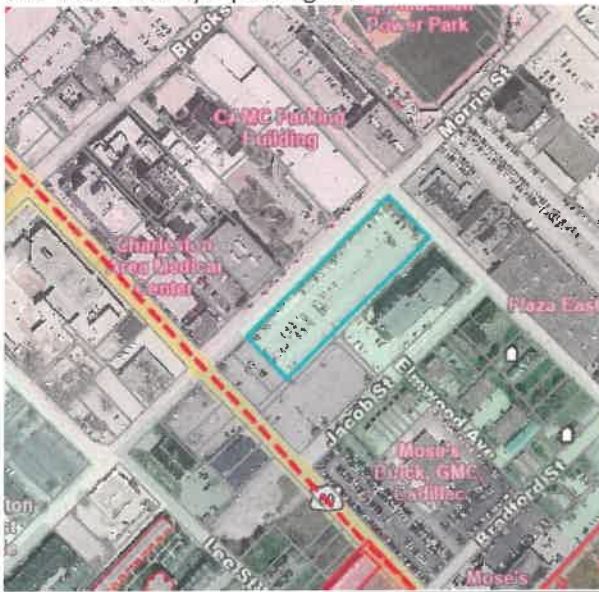
STANDARD OF REVIEW: A rezoning is a change to the zoning map, which requires a legislative decision. Therefore, the Commission's role is to make a recommendation to Planning, Streets & Traffic Committee with final action being at City Council. The Commission should determine if the request is spot zoning and if it is consistent with the Comprehensive Plan. A rezoning is considered spot zoning when all the following factors are present: A small parcel of land is singled out for special and privileged treatment; The singling out is not in the public interest but only for the benefit of the landowner; the action is not in accordance with the comprehensive plan. If a request is inconsistent with the comprehensive plan, the commission should consider if the original zoning classification was in error, or if the character of the area has changed significantly since the adoption of the comprehensive plan. Proposed uses should be treated with care, because once rezoned, any use that is permitted within the district would be permitted 'by right' with no review by the Commission.

HISTORY:

The parcel in question is currently zoned R-O Residential Office District. The petitioner is seeking commercial zoning in order to construct a healthcare facility.

ANALYSIS:

Existing Land Use and Zoning: The parcel in question is currently zoned R-O Residential Office District and is covered by a parking lot.



Surrounding Land Use and Zoning: Surrounding parcels are zoned CBD Central Business District, C-10 General Commercial District, CVD Corridor Village District, and R-O Residential Office District. The R-O parcel is occupied by a multi-family residential structure.

Current Zoning: The current R-O zoning allows for residential and professional office uses.

Proposed Zoning: The proposed C-10 zoning allows for commercial areas accommodating a broad range of office, retail and other activities of community-wide significance, and regulating those to minimize their impact on residential neighborhoods.

Compliance with the Comprehensive Plan: The comprehensive plan's future land use map designates this property as being part of a Downtown Transition area. Its purpose is to provide a transitional buffer between the intense downtown core and nearby neighborhoods. The designation also calls for a blend of institutional uses in this area, which is consistent with the applicant's petition to rezone.



RECOMMENDATION AND FINDINGS:

Staff recommends **approval** for the following reasons:

1. The rezoning is consistent with the future land use map in that it complies with the area's designation as a Downtown Transition area.
2. The rezoning does not introduce a new zoning classification or land use in the area.
3. The rezoning will not alter the character of the surrounding neighborhoods.

Planning, Streets and Traffic Committee
Monday, July 14, 2025, at 5:00 p.m.
City Service Center – 915 Quarrier Street – Conference Room

Members Present

Mary Beth Hoover, Chair
Pam Burka
Jennifer Pharr (via phone)
Becky Ceperley

Members Absent

Bobby Haas
John Gianola
Kathy Rubio

Staff

Lori Brannon
Terry Allen
Matt Hartline
Jake Smith

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

Bill #8060 - A Bill to create a One-Way Street on the access road between Lovell Drive and Kanawha Boulevard West by prohibiting vehicular traffic from traveling in an easterly direction modifying existing, and/or adding necessary traffic control devices. and amending the Traffic Control Map and Traffic Control File, established by the code of the City of Charleston, West Virginia, two thousand and three, as amended, Traffic Laws, Section 263, Division 2, Article 4, Chapter 114, to conform therewith.

Matt Hartline said the issue is people are coming through Lovell Drive at 40-45 MPH toward Kanawha Boulevard. It is not even a turn. Ideally, they want to make it one-way from Lovell back to Kanawha Boulevard.

MOTION AND VOTE: Becky Ceperley made a motion to approve Bill #8060. Pam Burka seconded the motion. The motion passed by a unanimous vote.

4. **Discussion**

Handicap parking in the 100 block of Leon Sullivan Way - tabled on May 12, 2025

This is for Sacred Heart Catholic School.

Terry Allen said that for every square block the ADA provides that for every 20 parking spaces, specifically, in this case, metered spaces there needs to be at least one accessible space. Parking Operations reviewed the Leon Sullivan area. Their findings were, according to the sheet, in this area there could be some more, at least in one block if not three blocks, the City could use one space in every block. A square block is surrounded by what appears to be a square on the sheet, i.e. Leon Sullivan, Quarrier, Dunbar and then there is an alley going by the Catholic school. So, Leon Sullivan

only has meters on Leon Sullivan. There are no meters on the Quarrier, Dunbar or Lee Street and none on the alley way either. In all of those blocks, the unit block, 100 and 200 blocks, Parking Operations recommended one additional handicap parking space in all 3 blocks. Typically, it is recommended that these spaces be placed at the corner because it is closest crosswalk.

MOTION AND VOTE: Becky Ceperley made a motion that a meter be replaced on each of the three blocks in order to become ADA compliant. Pam Burka seconded the motion. The motion passed by a unanimous vote.

Handicap parking in the 200 block of Brooks Street.

Terry said that there was a request from a staff member that works inside CAMC's plastic surgery center asking that additional handicap space be added to the 200 Block of Brooks Street. They did state that they had a handicap accessible space in their parking lot, but their parking lot is very small. They do see several patients that have handicap or accessible needs.

Once Parking Operations did a review, their recommendations are that a handicap accessible parking space be added in the 100 and 200 blocks of Brooks Street. Terry said the recommendations come from their block review, not just the actual request.

MOTION AND VOTE: Becky Ceperley made a motion that a meter be added to the 100 and 200 blocks of Brooks Street. Pam Burka seconded the motion. The motion passed by a unanimous vote.

A request to add a "NO PARKING IN TURNAROUND" sign at a turn around on Beverly Dr.

Matt Hartline said people are parking in this area late at night.

MOTION AND VOTE: Becky Ceperley made a motion that that a "NO PARKING IN TURNAROUND" sign be placed on Beverly Drive. Pam Burka seconded the motion. The motion passed by a unanimous vote.

5. Approval of the Minutes of May 12, 2025, meeting

MOTION AND VOTE: A motion was made by Pam Burka to adopt the minutes of the May 12, 2025 meeting. Becky Ceperley seconded the motion. The motion passed by a unanimous vote.