



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

**Members Present**

Quintie Smith  
Adam Krason  
Cory Stout  
Lisa Fischer-Casto  
Mary Beth Hoover  
Shannon Ferrari  
Doug Hartley  
Alex Zurbuch

**Members Absent**

Aric Margolis  
JoEllen Zacks  
Terri Allen, Mayor's Designee  
Brady Campbell  
J.D. Stricklen, Kanawha Co. Rep.

**Others Present**

Joyce Ofsa w/ Spilman, Thomas & Battle (Bill # 8059)

**Staff Present**

Lori Brannon  
Dan Vriendt

- 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.

Joyce Ofsa, with the law firm Spilman, Thomas & Battle addressed the commission. Spilman, Thomas & Battle represents Charleston Area Medical Center( "CAMC") in their request for approval of the rezoning CAMC has owned for many years. The street address is roughly 500 Morris Street. That stems from when the Arthur B. Hodges facility was at that location instead of the Hodges Parking Lot, which is currently in this location.

It has been determined, after a lengthy analysis, that CAMC needs to construct a separate neuroscience institute facility. It was further determined that it should be at CAMC's main campus across the street from CAMC – General Division. It is expected to be a 3-story building.

It will have facilities for parking for the occupants of the facility, as well as parking for CAMC employees who currently park on that lot. CAMC is in the process of acquiring other adjoining property for parking. So parking is not going to be an issue for CAMC or the city.

The neuroscience institute is going to allow CAMC to provide expanded services, as well as expanded educational services in a clinical setting for doctors, nurses, medical students and interns. Not just for those who are at the facility in Charleston but elsewhere in the state and in surrounding states.

It will not have hospital beds, per se, but it will have offices for diagnostic and treatment capabilities of the hospital. It will allow them to expand their services to meet the neurological conditions and diseases that have increased in recent years, which they have not been able to fully address in their current facilities.

The property in question is along Morris Street and Washington abuts Washington Street. It is currently zoned R-O. CAMC is requesting that it be rezoned to C-10. The hospital is of the opinion that this will allow the property to be used in the highest and best fashion, while being compatible with the zoning of surrounding properties in the area. It currently abuts property that zoned CBD, CVD and C-10 properties keeps it from being spot zoning.

CAMC believes this meets their objectives while complying with the City's zoning ordinance. CAMC does not see any detrimental effects, as the structure will be built in a fashion that will be built in a manner that will be compatible with the existing hospital and the surrounding area. It is an area of continuing development by CAMC and other businesses as well.

Lori Brannon presented the staff notes. A rezoning is a change to the zoning map, requiring legislative decision. The commission's role today is to make a recommendation to forward this request to Planning, Streets & Traffic, with the final action being at City Council.

The parcel in question, as Ms. Ofsa stated, is currently zoned R-O. The request is to zone it C-10 in order to construct a health care facility. However, the commission should consider any use that is a potential use in a C-10 district.

Ms. Ofsa pointed out the surrounding properties that are commercially zoned, a CBD, CVD and C-10, which is consistent with the applicant's request. It is compliant with the Comprehensive Plan.

The staff recommends approval of this request.

**MOTION AND VOTE:** A motion was made to forward Bill #8059 to the Planning, Streets and Traffic Committee. The motion was seconded and passed by a unanimous vote.

#### **4. Minutes of the April 9<sup>th</sup>, 2025 MPC meeting**

**MOTION AND VOTE:** A motion was made to approve the minutes from the April 9, 2025 MPC meeting. The motion was seconded and passed by a unanimous vote.

#### **5. Announcements**

#### **6. Adjournment**