



**Municipal Planning Commission  
City Service Center – 915 Quarrier Street – Suite 6  
Wednesday, October 8, 2025  
3:00 p.m.**

**Agenda**

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

**Rezoning:** Bill #8063 – 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 an I-2 Light Industrial District to a C-8 Village Commercial District the parcel of land identified as 1319 Bigley Avenue, Charleston North District, Tax Map 29, Parcel 24 in the City of Charleston, Kanawha County, State of West Virginia.

- 4. Election of Officers**
- 5. Minutes of the August 6, 2025 MPC meeting**
- 6. Announcements**
- 7. 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: October 8th, 2025

TIME: 3:00 p.m.

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

### **CASE DESCRIPTION**

**Rezoning:** Bill #8063 – 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 an I-2 Light Industrial District to a C-8 Village Commercial District the parcel of land identified as 1319 Bigley Avenue, Charleston North District, Tax Map 29, Parcel 24 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 City’s Office of Development Services 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](http://charlestonwv.civicclerk.com) or in the Office of Development Services, City Service Center, 915 Quarrier Street, Suite 1.

For more information, please call (304) 348-6833, email [lori@cityofcharleston.org](mailto: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
<b>Name:</b> Derrick K Miller	<b>Address:</b> 1319 Bigley Avenue, Charleston 25302
<b>Address:</b> 267 Stoney Creek Dr. Ripley, WV 25271	<b>Tax Map and Parcel:</b> Map 29 Parcel 24
<b>Phone:</b> 304-941-2102	<b>Zoning District:</b> I-2
<b>Agents Name, Address, Phone (If other than Applicant):</b>	<b>Property Owner and Mailing Address:</b> (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

9-8-25  
 \_\_\_\_\_  
 Date

September 8, 2025

Derrick Miller  
267 Stoney Creek Drive  
Ripley, WV 25271  
304-941-2102

City of Charleston  
Planning Department  
915 Quarrier Street, Suite 1  
Charleston, WV 25301

Dear Members of the Planning Department,

I am writing to formally request a zoning change for the property located at 1319 Bigley Ave, from I-2 to C-8. As a business owner and the property owner, I believe this change will greatly impact on the capability to utilize this property in a manner that will benefit the community and align with the city's long-term vision for sustainable development.

The current structure on the property is a very old home that will be extremely costly to refurbish. For example, I-2 zoning would not allow a new residential structure, such as a rental home or duplex, to be built in its place if the structure was removed. Amending the zoning from I-2 to C-8 would allow for this type of development.

I have attached all relevant documents, including maps and supporting materials, for your review. I am happy to provide any additional details needed and plan to attend the upcoming meeting regarding same, on Wednesday, October 8<sup>th</sup>.

Thank you for considering this request. I look forward to discussing this matter further at your next meeting.

Sincerely,



Derrick Miller

**Bill No. 8063**

**Introduced in Council:**

October 6, 2025

**Introduced by:**

Beth Kerns

**Adopted by Council:**

**Referred to:**

Municipal Planning Commission  
Planning, Streets and Traffic

1 Bill No. 8063 – A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia,  
2 enacted the 1st day of January 2006, as amended, and the map made a part thereof, by rezoning  
3 from an I-2 Light Industrial District to a C-8 Village Commercial District the parcel of land identified  
4 as 1319 Bigley Avenue, Charleston North District, Tax Map 29, Parcel 24 in the City of Charleston,  
5 Kanawha County, State of West Virginia.  
6

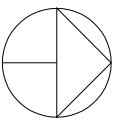
7 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA**  
8 **THAT:**  
9

10 1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted the 1<sup>st</sup> day  
11 of January 2006, as amended, is hereby amended by rezoning from an I-2 Light Industrial District  
12 to a C-8 Village Commercial District the parcel of land:  
13

14 Parcel No. 24 as shown on Charleston North Tax Map 29. Subject parcel commonly known  
15 as 1319 Bigley Avenue, Charleston, West Virginia. Said tax map is of record on the  
16 Planning Office.  
17

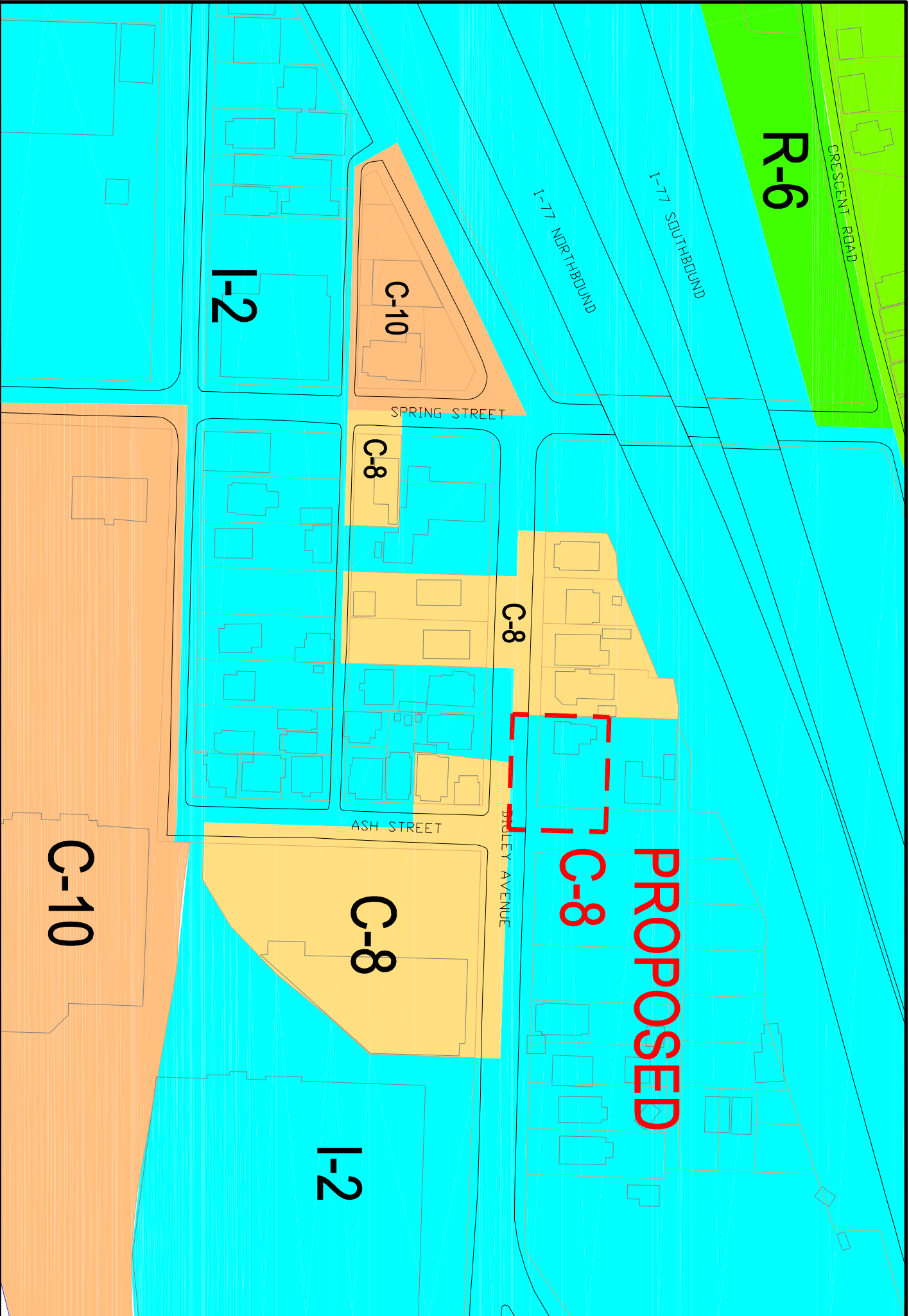
18 2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is hereby  
19 amended in accordance with Section 1 of this Ordinance.  
20

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



# REZONING FROM I-2 TO C-8

STAFF  
EXHIBIT



## Brannon, Lori

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**From:** Beth Kerns <BethKernsCRW@yahoo.com>  
**Sent:** Friday, September 5, 2025 1:29 PM  
**To:** Brannon, Lori  
**Cc:** Vriendt, Dan  
**Subject:** Rezoning Bill

**This Email Originated from an outside source:** Do not open attachments or links unless you know the content is safe, forward suspicious emails as an attachment to: [helpdesk@cityofcharleston.org](mailto:helpdesk@cityofcharleston.org)

Lori,

I will gladly sponsor a bill to rezone the property owned by Derrick Miller and located at 1319 Bigley Ave from I-2 to C-8.

Please advise me when this will be read at committee level so I can attend and give my support for this request.

Thanks,  
Beth Kerns  
304-549-5813  
Councilperson Ward 7

[Yahoo Mail: Search, Organize, Conquer](#)