



Agenda
Huntington Planning Commission
Tuesday, January 2nd, 2024 – 5:30pm

1. Preliminaries

2. Call to Order

3. Roll Call

4. Approval of the December 2023 Minutes

5. Election of Chair and Vice Chair

6. Rezoning

PC 24-01

Issue: A petition to rezone property from C-1 Commercial District to C-2 Highway Commercial District. This property is located on the southwestern block at 8th Street and 8th Avenue, between 7th Street and 8th Street and 8th Avenue and 8 1/2 alley.

Petitioners:

Matt Casto, 6 Brighton Way, Huntington, WV 25705

Mike Woelfel, 604 Ridgewood Rd, Huntington, WV 25701

Huntington Wholesale Furniture Co., 740 8th Ave, Huntington WV 25701

Robert Harrison, 705 8th Avenue, Huntington, WV 25701

6. Good and Welfare

7. Other Business or Announcements

8. Adjournment

**Minutes
Huntington Planning Commission
December 4, 2023**

A meeting of the City of Huntington Planning Commission was held on December 04, 2023 at 5:30 p.m. in the City Hall Council Chambers. Mr. Gallagher called the meeting to order.

Members Present: Brian Gallagher, Sharon Pell, Holly Smith Mount, Carl Eastham, Charles Shaw

Members Absent: Gerry Holley, Sarah Walling, Stephanie Vlahos Bryant, Ursulette Ward

Staff Present: Bre Shell, Planning Director
Ericka Hernandez, Assistant City Attorney
Steve Curry, Planner II
Cade Williams, Planner II

Mr. Gallagher & Ms. Mount mentioned errors with November 06, 2023 Minutes. *Mr. Eastham* set a motion to approve and amend Minutes. *Ms. Mount* seconded motion. All were in favor, Amendments to Minutes were approved. All were in favor, Minutes were approved.

Old Business

PC 23-RZ-11 - Withdrawn

A petition to rezone property from C-1 Commercial District to I-1 Light Industrial District. This property is located on the southwestern block at 8th Street and 8th Avenue, between 7th Street and 8th Street and 8th Avenue and 8 1/2 alley.

Petitioners:

Mike Woelfel, 604 Ridgewood Rd, Huntington, WV 25701
Huntington Wholesale Furniture Co., 740 8th Ave, Huntington WV 25701
Mountain State Homes LLC, 625 11th Avenue, Huntington, WV 25701
~~Robert Harrison, Mountain View Holdings LLC, 57 Edgemont Rd, Huntington, WV 25701 (withdrawn)~~

Mr. Gallagher announced this petition has to be withdrawn and questioned the layover due to petitioner confirmation on the status of the petition.

Ms. Hernandez confirmed this to be valid and announced another petitioner has withdrawn making this petition mute and no longer valid.

Mr. Gallagher questioned if the petitioners agreed to withdraw from the petition or if they were notified.

Ms. Shell explained one applicant withdrew from the petition and believes other petitioners know this petition has been withdrawn as the Planning and Zoning Department is receiving signatures for a new petition to rezone the same block to a different zone.

No objections were made for the withdrawal of the petition from the Commission. *Mr. Gallagher* announced PC 23-RZ-11 is officially withdrawn.

New Business

PC 23-PR-12

Plan review of a proposal to redevelop two parcels known as 2923 Park Avenue on a property that is approximately 4.827 acres into an indoor manufacturing and production business as well as a location for a Distribution Facility business. The property is located at the southeast corner of the intersection of Camden Road and Park Avenue and zoned I-1 Light Industrial/Commercial District.

Owner/Petitioner: Coalfield Development Corporation, 2923 Park Avenue, Huntington, WV

Ms. Shell read the Staff Report.

Mr. Gallagher questioned the protocol when interested agencies and utilities have not commented on a project.

Ms. Hernandez mentioned from experience the petitioner has those conversations with those entities. She expressed his action can relate to the placement of utilities.

Mr. Gallagher expressed concern with approving this petition without knowing their opinion on this project. Specifically, if we are not aware if the sewage system can handle this development the utility entity needs to comment in case the Commission receives public input about this petition.

Ms. Mount questioned the approval process for a petition once the Commission gives an approval.

Mr. Gallagher reiterated his concern as he desires the development of this project to proceed in an efficient state.

Ms. Shell confirmed the Planning and Zoning Department heard from AEP (American Electric Power Company, Inc.) and Huntington Sanitary Board on confirming sewage and stormwater lines in the area. Huntington Sanitary Board should be finalizing findings within a week.

Phoebe Randolph from Edward Tucker Architects, Inc. came up to the podium to represent Coalfield Development Corporation. She explained there has been communication with the Huntington Sanitary Board about stormwater lines. Currently, planning is being done to allow up to the first inch of rain to go into the stormwater system at this site. Additionally, restrooms will be added which will impact sanitary systems. She disclosed final documentation should be ready for regulatory authorities to review in February and bids to begin in March.

Ms. Pell questioned if the Commission can approve this petition with the condition upon the approval from utility companies.

Ms. Hernandez stated this approval can be done as long as site plans are not modified.

Mr. Gallagher questioned on the basis the petition is approved, if there may be an opportunity at the next meeting to rescind the decision in case the Commission receives an unfavorable report.

Ms. Hernandez clarified if the Huntington Sanitary Board modifies the plans by more than 10% then this petition must be reheard. If modification is under that threshold the petition may proceed without a rehearing.

Ms. Hernandez questioned if at this time a building permit may be acquired. Ms. Shell stated plans are still being reviewed solely under the zoning purview.

Ms. Randolph explained her firm has completed the first of three phases in the design process. She disclosed no concerns have been raised with capacity including stormwater and sanitation.

Ms. Mount made a motion to approve the petition. *Mr. Eastham* seconded motion. All were in favor, motion was adopted.

PC 23-MS-13

Plan review of a proposal to subdivide an approximately 41.42 acre parcel at 2400 Third Avenue into five (5) parcels. The property is located on the north and south side of 3rd Avenue and between the railroad tracks and 24th Street and zoned I-1 Light Industrial/Commercial District.

Owner/Petitioner: Huntington Municipal Development Authority (HMDA), 800 5th Avenue, Huntington, WV 25701

Ms. Shell read the Staff Report.

Ms. Mount questioned the 7.15 acres being contracted with West Virginia American Water through HMDA and if the other tracts would remain in the I-1 Light Industrial/Commercial Zoning District.

Ms. Shell confirmed all the tracts impacted will remain under the I-1 zoning district.

Ms. Mount questioned if West Virginia American Water is wanting this property to expand operations.

Ms. Shell disclosed the Planning and Zoning Department has not received detailed plans as West Virginia American Water wants to see first if they can obtain this tract of land.

Ms. Mount questioned the information on the detailed document: specifically the story it is attempting to tell as the text is hard to read due to its size.

Ms. Shell explained this document is a detailed survey of the parcel showing the many parcels that it entails.

Mr. Gallagher reiterated *Ms. Mount's* question and asked about the color-coding within this document.

Cathy Burns, Executive Director of HMDA and the Planning and Development Department, explained the detailed document in question is an "ALTA" survey of the 42 acres being split into multiple tracts: one of these tracts is being obtained by West Virginia American Water. She mentioned the survey discloses in-depth information about the site including buildings and their foundations. Additionally, West Virginia American Water needs to expand their facility adjacent to the tract they desire to obtain in order to meet the Environmental Protection Agency's new water treatment guidelines to provide safe drinking water for the 100,000 customers in their service area from this facility and to have the ability to modernize operations.

Ms. Mount questioned if there have been any concerns raised regarding a water treatment plant being built on a brownfield.

Ms. Burns explained brownfields go through a remediation process to make them safe to develop on. Additionally, the water plant will only be extracting water from the Ohio River.

Mr. Gallagher questioned if West Virginia American Water needs to go to the Public Service Commission for approval.

Ms. Burns was unsure but noted it is not required to purchase the tract of land they desire.

Mr. Eastham makes a motion to approve the petition. *Mr. Shaw* seconded motion. All were in favor, motion was adopted.

Other Business or Announcements

Ms. Mount motioned to adjourn the meeting. *Mr. Eastham* seconded motion. All were in favor, the meeting was adjourned.

Meeting adjourned at 6:30 P.M.

Date approved: _____

Chairperson: _____ Prepared by: _____
Brian Gallagher, Chair Cade Williams, Planner II

City of Huntington Planning Commission

January 2, 2024

Staff Report: A petition to rezone properties from C-1 Neighborhood Commercial District to C-2 Highway Commercial District.

PC 24-01

Issue: A petition to rezone property from C-1 Neighborhood Commercial District to C-2 Highway Commercial District. This property is located on the southwestern block at 8th Street and 8th Avenue, between 7th Street and 8th Street and 8th Avenue and 8 1/2 alley.

Petitioners: Casto Land Inc., 6 Brighton Way, Huntington, WV 25705

Mike Woelfel, 604 Ridgewood Rd,
Huntington, WV 25701

Huntington Wholesale Furniture Co., 740 8th
Ave, Huntington WV 25701

Robert Harrison, 705 8th Avenue,
Huntington, WV 25701

Introduction

Casto Land Inc is the lead petitioner to a request to petition to rezone properties on the 700 block of 8th Avenue from C-1 Neighborhood Commercial District to C-2 Highway Commercial District.

These petitioners recently submitted a petition to rezone to I-1 Light Industrial District on this same block of parcels to be heard at the November 6th 2023 Planning Commission meeting. In advance of the meeting Casto Land Inc. and Mr. Harrison, a co-petitioner also withdrew their support, therefore, at the December meeting, this item was removed due to lack of minimum land ownership.

On November 20th, Casto Land Inc. submitted a new application with co-petitioners to request a rezoning change to C-2 Highway Commercial.

Existing Conditions

These properties are currently zoned C-1 Neighborhood Commercial, and consist of a mix of different building and property types including:

- Three (3) two- and single-family dwellings that appear to be occupied.
- One (1) vacant house
- One (1) multi-tenant building that is currently vacant and boarded up
- One (1) law office
- One (1) bar/restaurant, Davis' Place Bar & Grill
- One (1) church distribution center
- One (1) large vacant lot owned by Huntington Wholesale Furniture

Proposed Conditions

The petitioner is proposing to rezone this property to C-2 Highway Commercial District.

According to Article 1329, the purpose of the C-2 Highway Commercial District is to *"provide varied professional, personal, and retail services convenient to the neighborhoods in an attractive setting and considerate of traffic safety concerns resulting from location along the major corridors of the City."*

PC 24-01 Staff Report

Casto Land Inc., owner of 701 8th Avenue, currently a vacant mixed use building is the lead petitioner for this rezoning and if the rezoning were to be approved is looking to redevelop his building and vacant parcel next door into an indoor storage unit development with 55 indoor storage units and a one bedroom apartment on the bottom floor. If the rezoning change would be approved, Building and Fire code would need to review what building improvements would need to be met in order to convert the structure into this particular use.

Self-storage developments are not a permissible use in a C-1 district but is a permitted use in a C-2 Highway Commercial District, which means that Mr. Casto would be permitted by Zoning to develop plans without a public hearing before the Board of Zoning Appeals as long as the plans can meet all the development requirements.

The other petitioners have signed on to this petition to join their properties be rezoned to C-2 Highway Commercial as well and have met the requirements of 50% land ownership and land area. No other use that would require the C-2 Highway Commercial zoning has been proposed by these other petitioners.

The C-2 Highway Commercial District permits a variety of commercial uses by-right (meaning no public meeting to open) that in the C-1 District would require a conditional use, including but not limited to:

- Auto Service and Repair
- Animal Hospital/Clinic
- Automotive and Other Vehicular sales (includes truck rental)
- Banquet Halls/Conference Centers

- Commercial Greenhouse
- Commercial Recreational Facilities (Indoors)
- Drive-In or Drive-Thru
- Fuel Sales
- Laundry and Dry Cleaning Services
- Nanobrewery
- Smoke Shop/Tobacco Store
- Tattoo Parlor
- Bus Terminal

In addition, the C-2 Highway Commercial District conditionally permits a number of uses that would not be permitted in a C-1 District at all.

Uses that are conditionally permitted must be approved through a public hearing in front of the Board of Zoning Appeals, which must consider the impact of the proposed use on surrounding properties in making a decision. The following is a list of conditional uses in a C-2 District that would not be permitted in a C-1 District:

- Limited Video Lottery Locations
- Bar over 2,000 square feet of floor area
- Cemetery
- Manufactured Home Park

The main difference in development standards of the C-2 Highway Commercial district includes a much greater setback allowance (max up to 75 ft. for commercial development vs. 8 ft. for C-1) and allows for higher-density development, including a much higher building height max from 45 ft. in the C-1 to 150 ft. buildings in the C-2.

The C-2 Highway Commercial District is the most permissive commercial zoning

PC 24-01 Staff Report

district in the city, allowing a variety of commercial uses by right. The C-2 Highway Commercial District also allows for more auto-centric development, allowing for larger signs, larger front yard setbacks that permit front yard parking, and main entrances off of side yards. Please see the attached Permitted Use Chart and Differences in Development Requirements which highlights those differences.

Pictures



View of the two duplexes at the corner of 7th Street and the 7/12 alley.



Intersection of 7th Street and 8th Avenue, western edge of property proposed to be rezoned.



Woelfel Law Office, Davis's Place, vacant building and lot on the eastern edge of the rezoning.

Comprehensive Plan

The Future Land Use map of the Plan2025 Comprehensive Plan designates this area as transition commercial. This designation provides a transition from residential to light industrial and commercial zones.

Characteristics include:

- Medium density and medium lots
- Limited on-site parking at times
- Buffers between primarily residential areas and higher intensity commercial and industrial uses

Relevant Factors

The relevant factors that must be considered with a change in zoning include the following:

- (1) what are the existing **uses** and zoning of nearby **property**;
- (2) have the **property** values been diminished by the particular zoning restrictions and by what extent;
- (3) does the destruction the petitioner's **property** values promote the health, safety, morals or general welfare of the public;
- (4) the relative gain to the public, as compared to the hardship imposed upon the individual **property** owner;
- (5) the suitability of the subject **property** for the zoned purposes;
- (6) the length of time the **property** has been **vacant** as zoned, considered in the context of land development in the area in the vicinity of the **property**; and
- (7) the comprehensive plan regarding this area.

Staff Comments

The Plan 2025 Comprehensive Plan Future Land Use map classifies this property as Transition Commercial, not the more closely aligned with C-2 Highway Commercial

PC 24-01 Staff Report

District designation of Convenience Commercial. Therefore this rezoning is not in line with the 2025 Comprehensive Plan.

Because the petition is not in line with the comprehensive plan, the Planning Commission and City Council must find that there have been substantial physical, social or economic changes that have happened since the time of the comprehensive plan adoption in 2013 in order to approve the petition.

In addition, the majority of the existing uses are permitted or conditionally permitted uses within the C-1 Neighborhood Commercial district zone that is in place.

The one exception is that Davis' Place was previously categorized as a Bar which if over 2,000 sq. ft. of floor area¹ would not be a permitted use, which it does appear to be approximately ~7,000 sf of floor area. Over the years Davis' Place has added more food sales and without a formal audit would not be sure if they are falling into more of the restaurant category, but at this time would be a nonconforming use in the C-1 District.

In rezoning to a C-2 Highway Commercial district the majority of the property uses remain conforming with the proposed zoning, but if the uses that exist propose to change they will be open to more permissive commercial uses and more permissive development standards for redevelopment.

In addition, the main impetus for this proposal is to allow for a new storage

development which would be a Permitted use. Although the rezoning does not hinge on the petitioner to continue on their plan to move forward with a storage development, allowing more districts that allow for this as a permitted use should not be taken lightly.

Storage developments are becoming a use that the Planning staff are seeing more and more over the years in the City of Huntington. On 8th Avenue alone and in the neighboring block include a large U-Haul storage facility at 625-639 8th Avenue, Huntington Self Storage on 8th Avenue just expanded, removing some residential units for more storage, and Tri-State Storage at 114 8th Avenue have all been added within the last ten years in this vicinity.

In addition, a quick search identified 13 self-storage locations in existence currently in Huntington, and another four (4) within a mile of the city limits. And to add to the supply, just this October Board of Zoning Appeals meeting, there was an approved proposal to add another 175 unit self-storage facility in the Westmoreland neighborhood.

Allowing the full spectrum of auto-oriented commercial uses that would be permitted in this district by right if this rezoning were to move forward may allow for incompatible land uses in an area that is in close proximity to lower intensity commercial and residential areas. Additionally, there is plenty of underutilized already zoned I-1 Light Industrial property and C-2 Commercial district property that is

¹ A neighborhood bar with less than 2,000 sf and a restaurant serving alcohol is considered a conditional use in the C-1 Neighborhood Commercial District.

PC 24-01 Staff Report

available, some right across the street, on the North side of 8th Avenue.

Staff found there has been no precedent or complementary example of highway commercial zones expanding on the south side of the railroad in this part of the city other than in very select examples in appropriate highway commercial contexts such as much further south on Rt. 10 at Kinetic Park, on US Route 60 or Route 152, so this does not fit a larger pattern of zoning and land uses in this area. Please see the attachment at the end of this document showing the current development patterns for C-2 Highway Commercial being centered around US Route 60 primarily and very few areas south of the railroad that bisects the city.

Standard of Review & Staff Summary

In considering the factors relevant for determining if this rezoning should be approved staff summarizes as following:

- Have there been substantial physical, social or economic changes that have happened since the time of the comprehensive plan adoption in 2013 in order to approve the petition.
 - The current properties have been in operation, have had opportunities to change ownership and use over the course of the years since the Comprehensive Plan adoption and have been able to exist with their current uses.
 - The majority of the property that is currently zoned is in conformance with the existing zoning and is meeting the intent of the Transition Commercial

district that is considered in the Plan 2025.

- Consideration of existing **uses** and zoning of nearby **property**;
 - In contrast, the C-2 Highway Commercial zoning is not common in any context on the south side of the railroad between 7th and 8th Avenue. In fact there are no instances of the highway commercial district zoning occurring on the south side of 8th Avenue other than in very limited contexts, so this change does fit a larger pattern of zoning in a similar context across the city.
- Consideration of the relative gain to the public, as compared to the hardship imposed upon the individual **property** owner;
 - Allowing the full spectrum of auto-oriented commercial uses that would be permitted in this district may allow for incompatible land uses in an area that is in close proximity to lower intensity commercial and residential areas. Especially of concern would be the relative difference in setback and height standards allowed in the C-2 Highway Commercial District.
 - Staff recognizes that 8th Avenue does have areas within the city that are more auto-oriented than some neighborhood main streets, but as one of the main connections from the

PC 24-01 Staff Report

downtown to the Southside Neighborhood at 8th Street, staff would recommend that a move towards auto-oriented services would be a disservice to the pedestrian scale of the neighborhood to downtown core context that is on this particular block of 8th Avenue.

- In considering the suitability of the subject **property** for the zoned purposes:
 - Although many of the uses in this district that are already existing would be unchanged by the change to the C-2 district, future uses that could transition into these locations could be incompatible with the scale and uses that are nearby. Of special concern would be those uses which are especially larger in scale or impact, such as automotive sales or rental, fuel sales, smoke shops, storage buildings, auto service repair and drive thrus which would all be permitted uses by right if the change occurred.
- Finally, the length of time the **property** has been **vacant** as zoned, considered in the context of land development in the area in the vicinity of the **property**.
 - Finally, it is notable that the lead petitioner of this area rezoning at 701 8th Avenue has been on the vacant property registration since 2021 and more recently has been ordered

demolished by the Unsafe Building Commission, although recently progress has been made toward mitigating the building safety concerns. There are multiple uses that would be permitted to be allow renovation of this structure to be within the existing zoning regulations and there is evidence that some work has started but not been completed. Staff has not been presented evidence that the zoning is the hindrance to this redevelopment only that there is a potential re-use that is outside of what is currently allowed.

Consideration of the time vacant may be given to whether or not this is a problem of capital for the existing property owner or the level of redevelopment need for the structure to be compliant with building codes, not a problem of zoning.

- In addition, there is a large vacant lot (approximately 45,000 sf) currently owned by Huntington Wholesale Furniture. This property may be for sale in addition with the building across the street. This large lot has the potential to be able to fit more of the auto-oriented uses and/or high impact building patterns that would be permitted if rezoned to the C-2 Highway Commercial District. Staff agrees that it would be great to

PC 24-01 Staff Report

see this lot be developed but would ask the Planning Commission to consider the spectrum of uses that they would like to see be allowed to be developed on this larger lot and the compatibility with the surrounding uses.

Based on the evaluation of the criteria and because this property is not in accordance with the Comprehensive Plan, Plan2025 staff recommends that this rezoning not be moved forward with a favorable recommendation.

Attachments

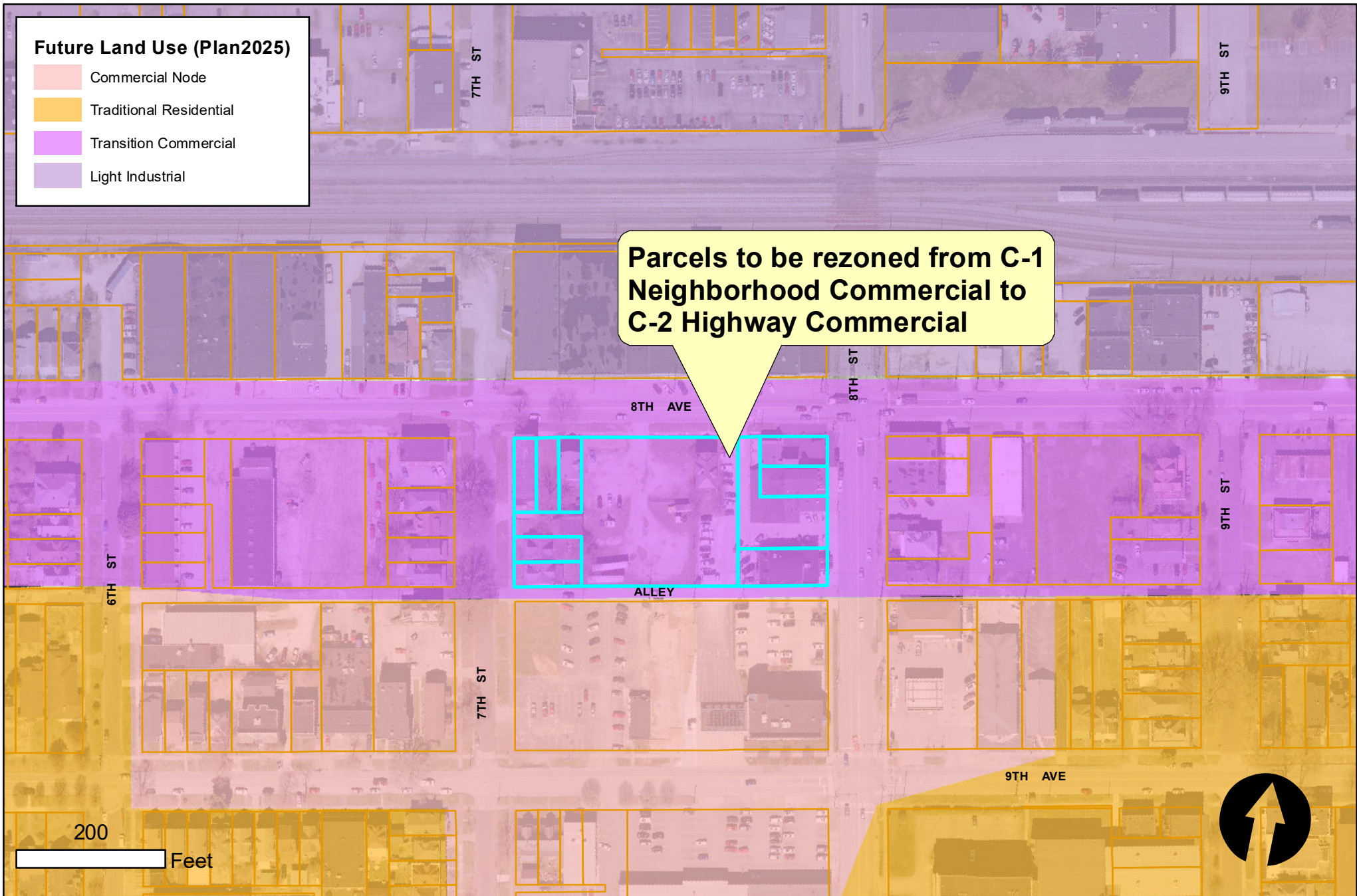
- Aerial Map
- Zoning Map
- Future Land Use Map
- Rezoning Petitions and Applicant Letter
- Differences in Development Chart
- Differences in Permitted Uses Chart
- C-2 Highway Commercial District Context in the Southern part of the City



PC-24-RZ-1

A petition to rezone property from C-1 a Commercial District to a C-2 Highway Commercial District. This property is located on the southwestern block at 8th Street and 8th Avenue, between 7th Street and 8th Street and 8 1/2 alley.

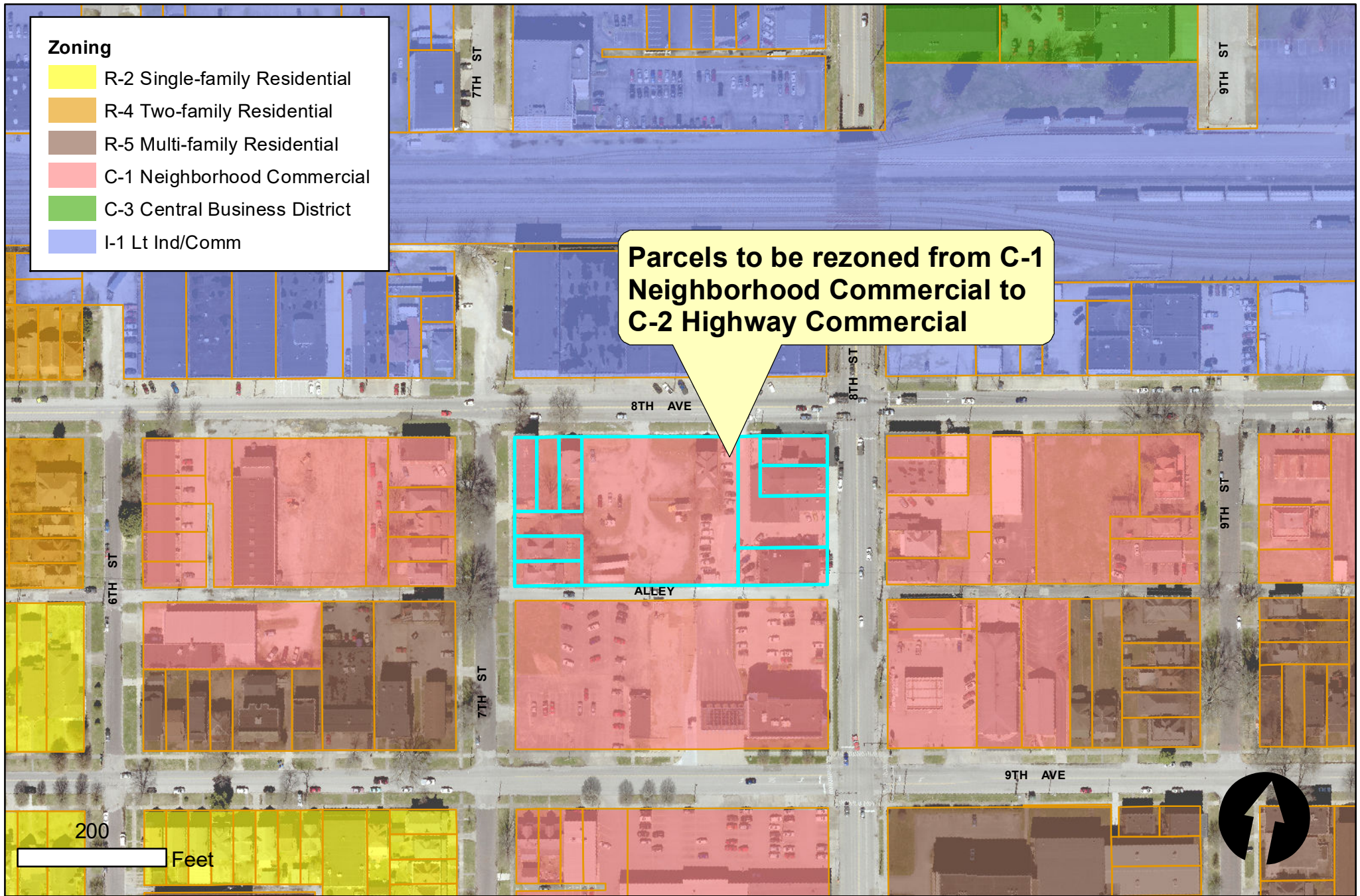




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PC-24-RZ-1

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November 20, 2023

A Vision for Growth: Rezoning 701 8th Avenue from C-1 to C-2

Introduction:

In our continuous pursuit of community progress, we present a refined vision for 701 8th Avenue, our proposal shifts from C-1 to C-2, emphasizing immediate economic benefits. This revised proposal integrates feedback from the Planning and Zoning Department, aiming not only for zoning adjustments but a holistic approach to community development.

Key Points:

Economic Dynamism:

C-2 zoning sparks diverse businesses, creating jobs and invigorating local commerce.

Adaptive Reuse Focus:

Aligned with national trends, our proposal prioritizes adaptive reuse, breathing new life into existing structures.

Storage Expertise and Investment in Economic Potential:

Notably, a storage facility 110 ft away on the same street underlines the demand and potential. Our company, Route60Storage, brings a wealth of expertise to our proposal with over 18 years of experience in the Mini Self Storage industry. Currently, we have over 300 storage units in Cabell County, including 110 within Huntington City limits.

Our vision and commitment extends beyond rezoning; it's an investment in the future. Reflecting this commitment is an investment made a couple of years ago of \$700,000 for a nearby property at 801-803 10th St. (Blockbuster). This strategic investment not only underscores our dedication and commitment but also highlights the substantial economic potential our proposal brings to the table.

Conclusion:

Rezoning 701 8th Avenue to C-2 Commercial District represents a comprehensive and community-oriented vision. This proposal not only meets legal requirements but also aligns with the community's evolving needs, bringing jobs, economic vitality, and a renewed sense of community to our neighborhood. We appreciate your continued consideration and look forward to collaborative discussions on this updated and community-driven proposal.

Sincerely,

Matt Casto
Casto Land Inc,
President



REZONING PETITION

Planning and Zoning
Huntington City Hall
800 Fifth Avenue
P.O. Box 1659
Huntington, WV 25717
(304) 696-5540, opt 3

TO THE MEMBERS OF THE COUNCIL OF THE CITY OF HUNTINGTON,
CABELL AND WAYNE COUNTIES, WEST VIRGINIA

Property Owner Name: Matthew Casto Phone: 304-617-2946
Address (city, state, zip): 701 8th Avenue, Huntington, WV 25701
Email: bizness1@yahoo.com
Current Zoning Classification: C-1
Proposed Zoning Classification: C-2

PETITION OF THE PROPERTY OWNER TO THE CITY OF HUNTINGTON FOR ADOPTION OF AN ORDINANCE AMENDING THE "ZONING ORDINANCE" OF THE CITY OF HUNTINGTON, WEST VIRGINIA, DECEMBER 14, 1998, AND THE "ZONE MAP" WHICH IS A PART OF THEREOF, AS AMENDED, TO RECLASSIFY AN AREA LOCATED IN THE CITY OF HUNTINGTON.

Property description:

701 8th Avenue

Address

3 Storey Apartment Building

Legal description (district, tax map, parcel, lot number, etc)

Your petition represents that such reclassification as herein requested would be a proper zoning classification and is consistent with the surrounding circumstances of the area concerned, and that the orderly development of the City of Huntington would be served by the rezoning herein proposed.

This petition, requesting an amendment to the City of Huntington Zoning Ordinance and Official Zoning Map, shall be presented to the office of the Planning Commission duly signed by the owners of fifty percent or more of the real property area to which the petition relates. (Attach additional pages if necessary.)

Matt Casto
Signature of Applicant

11/14/2023

Date

FOR OFFICE USE

Received: _____
Staff Initials: _____
Project Number: _____

| Property Owner | Signature | Address | Phone Number |
|-----------------------------|--------------------|----------------|----------------|
| Aaron Jones (Mountain View) | <i>[Signature]</i> | 618 7th Street | 304-751-6258 ✓ |
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| | | | |
| | | | |

**All applications to be submitted must be typed or legibly written in blue or black ink.*



REZONING PETITION

Planning and Zoning
Huntington City Hall
800 Fifth Avenue
P.O. Box 1659
Huntington, WV 25717
(304) 696-5540, opt 3

TO THE MEMBERS OF THE COUNCIL OF THE CITY OF HUNTINGTON,
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Property Owner Name: Matthew Casto Phone: 304-617-2946
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Matthew Casto
Signature of Applicant

11/14/2023
Date

FOR OFFICE USE

Received: _____

Staff Initials: _____

Project Number: _____

| Property Owner | Signature | Address | Phone Number |
|----------------|-----------|----------------|----------------|
| Mike Woelfel | | 804 8th Street | 304-522-6249 ✓ |
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| | | | |

**All applications to be submitted must be typed or legibly written in blue or black ink.*



REZONING PETITION

Planning and Zoning
Huntington City Hall
800 Fifth Avenue
P.O. Box 1659
Huntington, WV 25717
(304) 696-5540, opt 3

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Matt Casto
Signature of Applicant

11/14/2023

Date

FOR OFFICE USE

Received: _____

Staff Initials: _____

Project Number: _____

| Property Owner | Signature | Address | Phone Number |
|----------------|--------------------|----------------|--------------|
| Davis' Place | <i>[Signature]</i> | 803 8th Street | 304-522-9771 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**All applications to be submitted must be typed or legibly written in blue or black ink.*



REZONING PETITION

Planning and Zoning
Huntington City Hall
800 Fifth Avenue
P.O. Box 1659
Huntington, WV 25717
(304) 696-5540, opt 3

TO THE MEMBERS OF THE COUNCIL OF THE CITY OF HUNTINGTON,
CABELL AND WAYNE COUNTIES, WEST VIRGINIA

Property Owner Name: Matthew Casto Phone: 304-617-2946
Address (city, state, zip): 701 8th Avenue, Huntington, WV 25701
Email: bizness1@yahoo.com
Current Zoning Classification: C-1
Proposed Zoning Classification: C-2

PETITION OF THE PROPERTY OWNER TO THE CITY OF HUNTINGTON FOR ADOPTION OF AN ORDINANCE AMENDING THE "ZONING ORDINANCE" OF THE CITY OF HUNTINGTON, WEST VIRGINIA, DECEMBER 14, 1998, AND THE "ZONE MAP" WHICH IS A PART OF THEREOF, AS AMENDED, TO RECLASSIFY AN AREA LOCATED IN THE CITY OF HUNTINGTON.

Property description:

701 8th Avenue

Address

3 Storey Apartment Building

Legal description (district, tax map, parcel, lot number, etc)

Your petition represents that such reclassification as herein requested would be a proper zoning classification and is consistent with the surrounding circumstances of the area concerned, and that the orderly development of the City of Huntington would be served by the rezoning herein proposed.

This petition, requesting an amendment to the City of Huntington Zoning Ordinance and Official Zoning Map, shall be presented to the office of the Planning Commission duly signed by the owners of fifty percent or more of the real property area to which the petition relates. (Attach additional pages if necessary.)

Matthew Casto
Signature of Applicant

11/14/2023

Date

| Property Owner | Signature | Address | Phone Number |
|-----------------|--------------------|----------------|----------------|
| Robert Harrison | <u>[Signature]</u> | 705 8th Avenue | 304-360-2812 ✓ |
| | | | |
| | | | |
| | | | |
| | | | |

*All applications to be submitted must be typed or legibly written in blue or black ink.



REZONING PETITION

Planning and Zoning
Huntington City Hall
800 Fifth Avenue
P.O. Box 1659
Huntington, WV 25717
(304) 696-5540, opt 3

TO THE MEMBERS OF THE COUNCIL OF THE CITY OF HUNTINGTON,
CABELL AND WAYNE COUNTIES, WEST VIRGINIA

Property Owner Name: Matthew Casto Phone: 304-617-2946
Address (city, state, zip): 701 8th Avenue, Huntington, WV 25701
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Matthew Casto
Signature of Applicant

11/14/2023

Date

FOR OFFICE USE

Received: _____

Staff Initials: _____

Project Number: _____

| Property Owner | Signature | Address | Phone Number |
|------------------------------------|--|-------------|----------------|
| Huntington Wholesale Furniture Co. | <u>Trey Hanshaw</u> <u>V. Pres.</u> | 740 8th Ave | 304-654-6665 ✓ |
| | | | |
| | | | |
| | | | |
| | | | |

*All applications to be submitted must be typed or legibly written in blue or black ink.

P.O. Box 1659 | Huntington, WV 25717 | phone: (304) 696-5540, opt 3 | fax: (304) 696-4465 | planningdept@huntingtonwv.gov

**Differences in Development Requirements:
C-1 Commercial District & C-2 Highway Commercial District**

| Requirement | C-1 Commercial District | C-2 Highway Commercial District |
|--|--|--|
| Building coverage (max.) | 75% commercial/mixed use; 75% multi-family dwellings | 75% commercial/mixed use; 60% multi-family dwellings |
| Front yard (min./max.) | 0'/8' commercial/mixed use; 6'/18' multi-family dwellings | 15'/75' commercial/mixed use; Prevailing Setback - multi-family dwellings |
| Side yard if adjoining a residential district | 5' | 15' |
| Side yard if not adjoining a residential district (min.) | 0' | 5' |
| Rear yard (min.) | 15' | 15' commercial/mixed use; 15' multi-family dwellings |
| Building height principal uses (max.) | 3 stories/45' | 10 stories/150' |
| Building height accessory buildings (max.) | 15' | 20' |

This chart highlights differences between development requirements for the current zoning for this area (C-1 Neighborhood Commercial District) and the proposed zoning for this area (C-2 Highway Commercial District).

For full development requirements for both zoning districts, visit:

https://www.cityofhuntington.com/assets/pdf/Huntington_Zoning_Ordinance_1998_REVISED_6-26-2023.pdf

Section 1320.04 Permitted Uses

The chart in this section lists all permitted uses, conditional uses, and use-specific standards.

| Legend | |
|-----------------------------|---|
| Permitted Use | ● |
| Conditionally Permitted Use | ○ |
| Prohibited Use | |

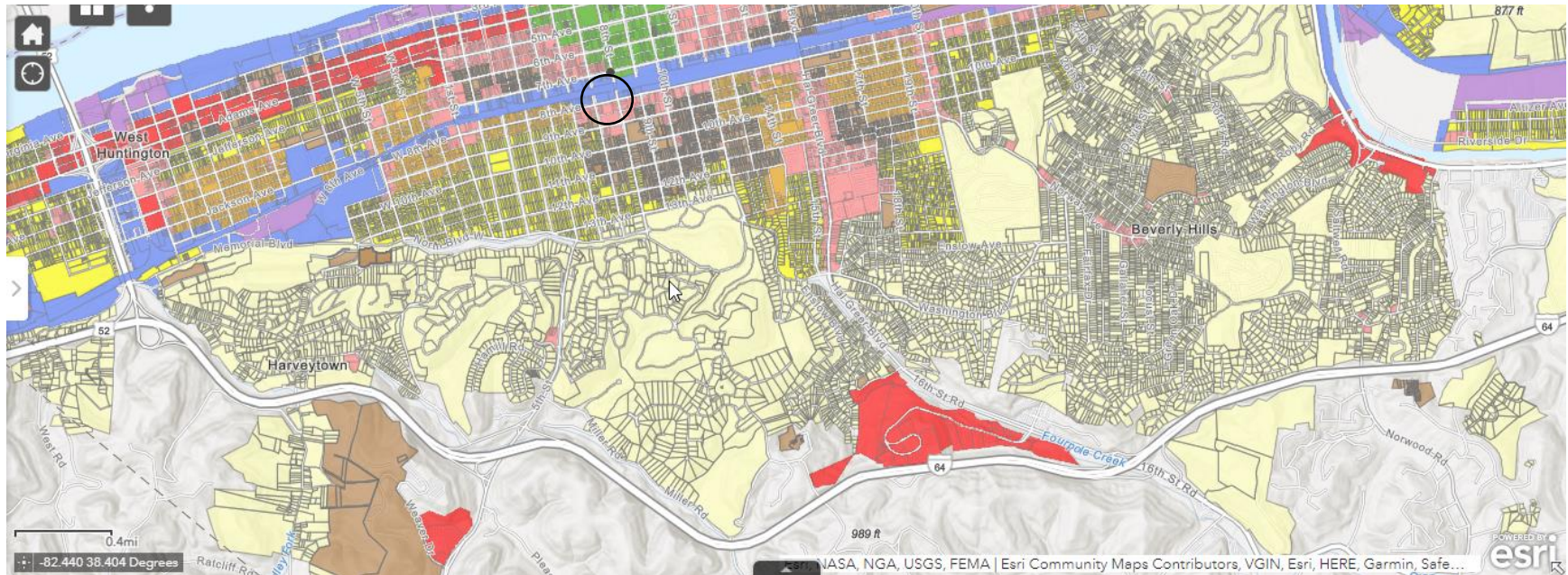
| Table 1320.A: Permitted Uses | Districts | | | | | | | | | |
|---|-----------|-----|-----|-----|-----|-----|-----|-----|------------|------------------------|
| Use Type | R-1 & R-2 | R-4 | R-5 | C-1 | C-2 | C-3 | I-1 | I-2 | (Reserved) | Use-Specific Standards |
| Residential | | | | | | | | | | |
| Single-Family Detached | ● | ● | ● | ● | ● | | ○ | | | |
| Single-Family Duplex | | ● | ● | ● | ● | | ○ | | | 1323.03 |
| Single-Family Attached (Townhouse) | | ● | ● | ● | ● | ● | ○ | | | 1341.48 |
| Multi-Family Dwelling Units | | | ● | ● | ● | ● | ○ | | | |
| Home Occupations | ● | ● | ● | ● | ● | ● | ● | | | 1341.22 |
| Group Residential Facility | | | ● | ● | ● | ● | ● | | | |
| Dormitory | | | ● | ● | ● | ● | ● | | | |
| Assisted Living or Congregate Housing | | | ● | ● | ● | ● | ● | | | |
| Halfway House | | | ○ | ○ | ○ | ○ | ○ | | | |
| Manufactured / Mobile Home Park | | ○ | ○ | | ○ | | | | | 1341.32 |
| Live / Work Unit | | | | ● | ● | ● | ● | | | |
| Residential Flats Above | | | | ● | ● | ● | ● | | | |
| Lodging | | | | | | | | | | |
| Boarding House | | ○ | ● | ● | ● | ● | ● | | | |
| Hotel / Inn | | | | ○ | ● | ● | ○ | | | |
| Motel | | | | | ● | ○ | | | | |
| Civic / Community | | | | | | | | | | |
| Cemetery | ○ | ○ | ○ | | ○ | | ○ | ● | | 1341.29 |
| Community Center | ○ | ○ | ● | ● | ● | ● | ● | | | |
| Community Garden | ○ | ● | ● | ● | ● | ● | ● | | | |
| Cultural Institutions (Museum, library, cultural center, performance center, etc) | ○ | ○ | ○ | ● | ● | ● | ● | ● | | |
| Lodge, Private Club, or Social Hall | | | | ● | ● | ● | ● | ● | | 1341.02 |

| Use Type | R-1 & R-2 | R-4 | R-5 | C-1 | C-2 | C-3 | I-1 | I-2 | (Reserved) | Use-Specific Standards |
|--|-----------|-----|-----|-----|-----|-----|-----|-----|------------|------------------------|
| Municipal or Government Facilities | ○ | ○ | ○ | ● | ● | ● | ● | ● | | |
| Open Space | ○ | ● | ● | ● | ● | ● | ● | ○ | | |
| Penal or Correctional Institution | | | | | ○ | ○ | | ○ | | 1341.39 |
| Public Park and Recreational Facilities | ● | ● | ● | ● | ● | ● | ● | ● | | |
| Public Utility Installations | ● | ● | ● | ● | ● | ● | ● | ● | | |
| Redevelopment of Closed School, Public Building, Community Center, or Church | ○ | ○ | ○ | ● | ● | ● | ● | ● | | 1341.51 |
| Religious Uses | ○ | ○ | ● | ● | ● | ● | ● | ● | | 1341.14 |
| School | ○ | ○ | ○ | ○ | ● | ● | ○ | ● | | |
| School, Private | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | | |
| Shelter / Mission | | | ● | | | ○ | ○ | | | |
| Commercial | | | | | | | | | | |
| Adult Use | | | | | ○ | | ○ | | | 1341.40 |
| Animal Boarding and Training | | | | ○ | ● | ● | ○ | ● | | 1341.53 |
| Animal Hospital / Clinic | | | | ○ | ● | ● | ○ | ● | | |
| Auto Service Station and Repair Shop | | | | ○ | ● | ○ | ○ | ● | | 1341.11 |
| Automotive and Other Vehicles Sales | | | | | ● | | | ● | | |
| Banquet Halls or Conference Centers | | | | ○ | ● | ● | ● | ● | | |
| Bar | | | | | ○ | ○ | ○ | | | 1341.02 |
| Bar, Neighborhood | | | | ○ | ○ | ○ | ○ | | | 1341.02 |
| Brewpub | | | | ○ | ● | ● | ● | ● | | 1341.02 |
| Carwash | | | | | ● | ○ | ○ | ● | | 1341.10 |
| Commercial Greenhouse | | | | ○ | ● | | ● | ● | | |
| Communication Tower / Antennae | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | | 1341.12 |
| Commercial Recreational Facilities (Indoors) | | | ○ | ○ | ● | ● | ● | ● | | |
| Commercial Recreational Facilities (Outdoors) | | | ○ | ○ | ○ | ○ | ○ | | | 1341.34 |
| Craft Production Facility (Microbrewery / Microdistillery / Microcidery) | | | | ○ | ○ | ○ | ● | ● | | |
| Day Care (Child or Adult) | ○ | ○ | ○ | ● | ● | ● | ● | ● | | 1341.09 & 1341.13 |
| Drive-In or Drive-Thru | | | | ○ | ● | ○ | ○ | ● | | 1341.08 |
| Financial Institutions | | | | ● | ● | ● | ● | ● | | |
| Firearms Sales Establishments | | | | | ● | ○ | | ● | | |

| Use Type | R-1 & R-2 | | | R-4 | R-5 | C-1 | C-2 | C-3 | I-1 | I-2 | (Reserved) | Use-Specific Standards |
|--|-----------|--|--|-----|-----|-----|-----|-----|-----|-----|------------|------------------------|
| Flea Market | | | | | | ○ | ○ | ○ | ● | | | |
| Fuel Sales | | | | | | ○ | ● | ○ | ○ | ● | | 1341.54 |
| Funeral Home | | | | | | ● | ● | ● | ● | ● | | |
| Hospitals | | | | | | ○ | ○ | ○ | ○ | | | 1341.44 |
| Indoor Shooting Range | | | | | | | | | ○ | | | 1341.52 |
| Laundromat | | | | | | ● | ● | ● | ● | ● | | |
| Laundry and Dry Cleaning Pick-Up | | | | | | ● | ● | ● | ● | ● | | |
| Laundry and Dry Cleaning Services | | | | | | | ● | | ● | ● | | |
| Limited Video Lottery / Keno Establishment | | | | | | | ○ | | ○ | ○ | | 1341.47 |
| Limited Video Lottery / Keno, Incidental | | | | | | | ○ | ○ | ○ | ○ | | 1341.47 |
| Manufacturing and Sales, Artisan | | | | | | ● | ● | ● | ● | ● | | |
| Medical Clinic | | | | | | ○ | ● | ● | ○ | ● | | |
| Medical Office | | | | | | ● | ● | ● | ● | ● | | |
| Mobile Home Sales | | | | | | | | | | ● | | |
| Nanobrewery | | | | | | ○ | ● | ● | ● | ● | | 1341.50 |
| Offices | | | | | | ● | ● | ● | ● | ● | | |
| Offices for Charitable Organizations | | | | ○ | | ● | ● | ● | ● | ● | | |
| Pawnshop | | | | | | | ○ | ○ | | | | |
| Personal Services | | | | | | ● | ● | ● | ● | ● | | |
| Pet Store / Pet Services | | | | | | ● | ● | ● | ● | ● | | |
| Radio and Television Stations | | | | | | | ● | ● | | ● | | |
| Repair Shop | | | | | | ● | ● | ● | ● | ● | | |
| Retail Sales And Services | | | | | | ○ | ● | ● | ○ | ● | | |
| Retail Sales and Services, Neighborhood | | | | | | ● | ● | ● | ● | ● | | |
| Restaurant | | | | | | ● | ● | ● | ● | ● | | |
| Restaurant Serving Alcoholic Beverages | | | | | | ○ | ● | ● | ● | ● | | 1341.02 |
| Self-Storage Development | | | | | | | ● | | ○ | ● | | 1341.15 |
| Self-Storage, Indoors | | | | | | | ● | | ○ | ● | | 1341.49 |
| Shopping Center | | | | | | ○ | ● | ● | ○ | ● | | |
| Smoke Shop/Tobacco Store | | | | | | ○ | ● | ○ | ○ | ● | | 1341.55 |
| Tattoo Parlor | | | | | | ○ | ● | ○ | ● | ● | | 1341.41 |
| Trade or Business School | | | | | | ○ | ● | ● | ○ | ● | | |

| Use Type | R-1 & R-2 | R-4 | R-5 | C-1 | C-2 | C-3 | I-1 | I-2 | (Reserved) | Use-Specific Standards |
|--|-----------|-----|-----|-----|-----|-----|-----|-----|------------|------------------------|
| Transportation | | | | | | | | | | |
| Airport | | | | | | | | ○ | | |
| Barge Terminal | | | | | | ○ | ○ | ● | | |
| Bus Terminal | | | | ○ | ● | ● | ○ | ● | | |
| Heliport | | | | | | ○ | | ○ | | 1341.28 |
| Marina | | | | ○ | ○ | ○ | ○ | ○ | | |
| Motor, Rail, or Air Freight Terminal | | | | | | | ○ | ● | | |
| Parking Garage, Private | | | | ○ | ○ | ● | ○ | ● | | |
| Parking Lot, Off Site | | | | ○ | ○ | ● | ○ | ● | | |
| Railroad | | | | ○ | ○ | ○ | ● | ● | | |
| Industrial | | | | | | | | | | |
| Crematories | | | | | | | ○ | ○ | | |
| Distribution Facilities | | | | | | | ● | ● | | |
| Fuel Storage | | | | | | | | ○ | | |
| Communications Network Facility, Headend, or Hub | | | | | | | ○ | ○ | | |
| Junk Yard or Salvage Centers | | | | | | | ○ | ○ | | 1341.30 |
| Laboratory | | | | | ● | ● | ● | ● | | |
| Landfill or Dump | | | | | | | | ○ | | |
| Manufacturing and Production (Heavy or Outdoors) | | | | | | | ○ | ● | | |
| Manufacturing and Production (Indoors) | | | | | ○ | | ● | ● | | |
| Manufacturing and Production with Caustic or Hazardous Materials | | | | | | | | ○ | | |
| Oil and Gas Exploration | | | | | | | | ○ | | 1341.33 |
| Outdoor Material and Supply Bulk Sales | | | | | | | ● | ● | | |
| Recycling Collection Center | | | | | | | ○ | ○ | | 1341.20 |
| Towing Services | | | | | | | ○ | ○ | | |
| Transfer Stations for Solid Waste | | | | | | | | ○ | | |
| Warehousing, Light | | | | | | | ● | ● | | |
| Warehousing, Traditional | | | | | | | ● | ● | | |
| Warehousing, Heavy | | | | | | | | ● | | |
| Wholesale Business | | | | | | | ● | ● | | |

C-2 Highway Commercial District Context in the Southern part of the City



Snapshot of the C-2 Highway Commercial District Context in the southern portion of the City of Huntington Limits. Red indicates existing Highway Commercial zones. Property proposed to be rezoned is approximately within the black circle in the middle.