

**Minutes**  
**Huntington Planning Commission**  
**June 7, 2021**

A meeting of the City of Huntington Planning Commission was held on June 7, 2021 at 5:30 p.m. in the City Hall Council Chambers. *Ms. Walling* called the meeting to order.

Members Present: Jennifer Wheeler, Stephanie Vlahos Bryant, Gerry Holley, Sarah Walling, Carl Eastham, Sharon Pell

Members Absent: Ursulette Ward, Sean Hornbuckle, Brian Gallagher

Staff Present: Janney Lockman, Planner  
Breanna Shell, Planning Director  
Ericka Hernandez, Assistant City Attorney  
Patricia Usher, Zoning Officer

*Ms. Pell* made a motion to approve the May 3, 2021 Minutes as presented; *Mr. Eastham* seconded the motion. All were in favor, and the Minutes were approved.

**PC 21-REZ-02**

A petition to rezone property to C-2 Commercial District from R-2 Residential District, the property is located on Virginia Avenue between 18<sup>th</sup> Street West and the 17<sup>th</sup> Street Bridge, Cabell County Tax District 7, Map 40, Parcels 125, 126, 127, 128, 129, 130, 131, 132, 144, 146, 147, and 148.

*Petitioner:* B&B Holdings, P.O. Box 1926 Ashland, KY 41105.

James Blankenship presented the petition. Mr. Blankenship informed the Commissioners that his company is the owner of several warehouses on both sides of the 14<sup>th</sup> Street Bridge and have recently purchased nine parcels on the south side of Virginia Ave between 18<sup>th</sup> and 17<sup>th</sup> St W. Several of their tenants need more parking for their businesses and a location to build an additional office.

Mr. Blankenship asked how it would be determined what zoning designation the property will become.

Ms. Lockman presented the Staff Report, stating that the petition is to rezone the properties from R-2 Residential to C-2 Commercial and pointed out that it would be an expansion of current C-2 zone to the south of the petitioned properties. The properties to be rezoned between 17<sup>th</sup> and 18<sup>th</sup> St. W. are undeveloped save one abandoned structure; the properties to the east of 17<sup>th</sup> St. W. consists of three single-family homes. The C-2 district was chosen for the rezoning as it would accommodate the uses that were proposed by the petitioner at the time of submittal without up-zoning too much from a single-family residential zone.

Mr. Blankenship requested that Ms. Lockman clarify what was stated to her by the agent that submitted the application. Ms. Lockman elaborated on the information that was provided at the time of submittal which were plans to create an off-site parking lot for overflow parking. Mr. Blankenship verified that this was accurate and added that another business that they lease to is in need of additional parking as well as a new building for their company.

*Ms. Walling* – It seems as if the scoop of the proposal has changed in the time since the petition was filed. Would there be a need for an amended petition?

Ms. Hernandez informed the Board that the petition advertised and noticed are for a change to C-2 zoning, and that property owners who signed off on the petition agreed to their property being rezoned to C-2. In order for the petition to allow for the zoning to be changed to I-1 Light Industrial, the process for advertising and notice would need to start over.

Mr. Blankenship asked if there was any way that the petition could move forward as it is currently and then come back to address rezoning the other parcels for the needs of the new tenant at a later time. There was discussion with Mr. Blankenship regarding what uses he was intending for the lots and whether or not they would be permitted in a C-2. Ms. Lockman, upon hearing what Mr. Blankenship described as the intended uses, stated that she would prefer to see plan for the proposal before giving a solid answer, but the proposed uses are either permitted outright or conditionally. Ms. Hernandez cautioned the Commissioners and Mr. Blankenship that approving the rezoning now and returning a few months later to rezone a different section would necessitate the area changing significantly between petitions to justify the rezoning. Mr. Blankenship asked how long the process would take to switch the petitions zoning designation to C-2.

*Ms. Walling* called for a recess of the meeting at 5:52 and ended the recess at 5:57.

*Ms. Walling* – In order for the petitioner to construct a parking lot they would need to apply for a conditional use permit with the BZA, correct? At the time of their request, they can request to only create a parking lot on the parcels that are intended for the lot?

Ms. Lockman verified that the BZA would be the deciding body on a request for an off-site parking lot and the petition for the lot would only need to be for the parcels intended for the lot. She assured the Commissioners that the process for the BZA is much shorter than a request with the Planning Commission.

*Mr. Eastman* expressed that he is perplexed at the need for a Conditional Use Permit for a parking lot when a new medical office would be required to have parking and wondered why there would be extra steps for this company building a parking lot. *Ms. Walling* explained that the need for the Conditional Use Permit is due to the fact that the parking lot would be for a business that is not located on the same lot and off-site parking lots are Conditional Uses in this district.

*Ms. Wheeler* – I am in support of this proposal as this area has not been thriving as a residential district and this is an opportunity to help a business thrive in the area.

*Ms. Bryant* – Has any of the residents in the area reached out or had any input about the proposed plans?  
Mr. Blankenship explained that he has reached out to the neighbors and they are not opposed to the rezoning.

Upon hearing this, *Ms. Bryant* echoed the statements made by *Ms. Wheeler* regarding continued development in the area.

*Ms. Wheeler* made a motion to forward the petition with a favorable recommendation to City Council; *Mr. Eastham* seconded the motion. Motion passed to forwarded with a favorable recommendation by a vote of 6 Yes to 0 No.

The meeting adjourned at 6:03 p.m.

Date approved: 7/6/21

Chairperson: Brian Gallagher  
Brian Gallagher, Chair

Prepared by: Patricia Usher  
Patricia Usher, Zoning Officer