



Agenda
Huntington Planning Commission
Monday, June 1, 2026 – 5:30pm

1. Preliminaries
2. Call to Order
3. Roll Call
4. Approval of the May 4, 2026 Minutes
5. New Business

PC 26-08

Issue: A petition to rezone from R-5 Multi-family Residential to C-2 Highway Commercial fourteen parcels in the 900 block of Adams Avenue.

Property Location: 522, 526, and 530 9th St. W, 915, 925, 933, 937, 945, 955, and 957 Adams Ave., 525 10th St. W, and 908, 910, and 956 5th Ave. W

Petitioner: Sammy Clifford Webb Jr., 1820 Napier St., Huntington, WV 25701, City of Huntington, 800 5th Ave., Huntington, WV 25717

Property Owner:

- West Village LLC, 717 Brawley Walkway, Charleston, WV 25301
- Sammy Clifford Webb Jr., 1820 Napier St., Huntington, WV 25701
- Ronald, Frank, Taronda, & Shane Gillenwater, 704 Jefferson Ave., Huntington, WV 25704
- Dennis Johnson II, PO Box 1067, Huntington, WV 25713
- Cecil Crabtree, 2134 Miller Rd., Huntington, WV 25701
- Darnell Koontz, 925 Adams Ave., Huntington, WV 25704
- Robert Maynard, PO Box 236, South Point, OH 45680
- Paula & Robert Smith, 9 Thorpe Ln., Plainview, NY 11803
- Dale Robertson, 2579 Guyan Ave., Huntington, WV 25703
- Fred Hitchings, 77 Township Rd., Chesapeake, OH 45619

PC 26-09

Issue: A site plan review for an expansion to the existing industrial building at 2010 2nd Ave. The parcel is zoned I-2 Heavy Industrial and approximately 3.45 acres.

Property Location: 2010 2nd Ave Huntington, WV 25703

Petitioner/Property Owner: CEM Family LLC and JTS Family LLC, 2010 2nd Ave Huntington, WV 257036. Good and Welfare

7. Adjournment

Minutes
Huntington Planning Commission
May 4, 2026

A meeting of the City of Huntington Planning Commission was held on May 4, 2026 at 5:30 p.m. in the City Council Chambers, 800 5th Avenue, Huntington, WV 25701.

Members Present: Holly Mount, Ford Rucker, Charles Shaw, Sharon Pell, Jean Simmons, Ursulette Ward, Robert Sellards, and CW Dolin

Members Absent: Matthew White

Staff Present: Zane Parsley, Planning Director
Stephanie Petruso, Senior Planner
Steven Curry, Associate Planner
Ericka Hernandez, Assistant City Attorney

Mr. Dolin motioned to approve the January 6, 2026 minutes. *Mr. Rucker* seconded the motion. All were in favor, Minutes were approved.

Ms. Mount welcomed *Mr. Sellards* as the newest member of the Planning Commission.

New Business

PC 26-02

Issue: A site plan review for a multi-family residential complex located on 9th Avenue in the Guyandotte community, which is approximately 2.2 acres. The parcel is zoned I-1 Light Industrial and Commercial District.

Mr. Parsley read the staff report.

Johan Graham, President of AU Associates, explained the site plan, to include parking, building orientation, and other development regulations. He also stated that they had a traffic study performed in the area of the development, where the data showed no foreseeable issues that would impact the current and future traffic in the area.

Ms. Mount reiterated the purpose of the Development Ordinance and the factors to consider when evaluating site plan reviews.

Ms. Mount asked for those in favor of the petition to speak. No one spoke.

Ms. Mount asked for those in opposition of the petition to speak.

Christopher Coyle, 611 Everett Street, stated that he was against development due to the reasoning he was given about the project budget. He stated that the streets near the proposed site were currently congested due to on-street parking.

Kathy Baker, 3404 Nickel Plate Road, asked if the decision could be appealed. Ms. Hernandez stated it can be appealed in the Circuit Court.

Charlotte Smith, 613 South High Street, stated that the development has the potential to diminish the infrastructure in the area due to the potential influx of apartment residents. She also stated the large development would change the whole character of the neighborhood.

Brennon Coyle, 531 Everett Street, asked when the decision will be made on the site plan. Ms. Coyle then asked if the Planning Commission understood what was being presented by AU Associates. Ms. Coyle also stated that their projected number of residents of the apartments may be larger than they anticipate, which may impact the school classroom size.

Ms. Mount stated that the decision on the site plan review would be made tonight and that she did understand the presentation by AU Associates.

Mary Lopez, 3609 3rd Avenue, stated she was concerned about the on-street parking and congested roads that would lead to the proposed development. She also stated she was concerned about the increased classroom size of the nearby school.

David Stratton, 609 S High Street, asked if they changed the site plan with the extra parking for the Boys and Girls Club. He also asked who is going to maintain the retention pond on the site, and he stated the roads near the site are too narrow for two cars to pass by each other.

Ms. Mount stated that the site plan had changed from the original Board of Zoning Appeals hearing. Mr. Parsley interjected stating that parking is on the 8th Avenue side of the parcel and the parcel with the tennis courts across the street from the Boys and Girls Club is to be donated to the Greater Huntington Parks and Recreation District for a playground.

Garnett Gerald, 3205 9th Avenue, stated her concern is the increased traffic near her residence.

Charles Gerald, 3205 9th Avenue, stated he was concerned about the potential residents that would live in the proposed development. He also stated that the safety of children was of concern due to the increased traffic, as well as the traffic generated by the trains that use the railroad tracks.

Ms. Mount stated that the development is private and the property management company sets the rules on who is to live in the apartments.

Lannie Kirby, 609 Everett Street, asked about the property management company. He then asked if the fence on the parcel will remain between the potential development and the residential structure nearby.

Ms. Mount closed public comment and opened discussion for the Commission.

Ms. Mount asked the petitioner about the current fence on the parcel. Mr. Graham stated that there was not an intended fence, but they can add a fence between the proposed apartment building and the nearby residence.

Ms. Mount asked what types of policies would be in place for off-site property management and lease enforcement. Mr. Graham stated they will have an on-site personnel. They plan to perform quarterly inspections of each apartment to include occupancy standards and safety measures. Mr. Graham also stated that they are income-qualified private pay, but they can take vouchers. He also stated they are deed restricted for 30 years, where they will own the project for 15 to 30 years, as the tax credit lasts for 15 years and the 30 years is the deed restriction that makes it affordable housing.

Ms. Mount asked for the qualifications for the lease. Mr. Graham stated that they publish a tenant selection guideline, which looks at household size, criminal background, and previous rental history.

Ms. Mount asked if utilities were included in the lease. Mr. Graham stated that water, sewer, and trash are included in the lease, but electric is separate.

Ms. Mount asked to elaborate on the retention system. Mr. Graham stated that the retention system will be solely underground. He stated a large perforated structure will be placed underground to capture storm water.

Ms. Mount asked for elaboration on the sidewalks. Mr. Graham stated that they can solve the sidewalk problem on their site, but do not have control over other properties. *Ms. Mount* stated that there is potential to get all the neighbors to agree to extend the sidewalk.

Ms. Mount asked about the extra parking lot on the 8th Avenue side of the parcel. Mr. Graham said they had listened to the neighbors at previous meetings to accommodate the parking for events at the Boys and Girls Club.

Ms. Pell asked for clarification on if cars passing each other was included in the traffic study. Mr. Graham stated that it was not and the study only collected intersection traffic. He also stated that on-street parking was not permitted in the area per conversations with the police.

Ms. Mount asked if local schools are a part of their research when looking to develop sites. Mr. Graham stated that when they had their first hearing at the Board of Zoning Appeals, they spoke with the superintendent, who stated they have the capacity for additional children.

Ms. Mount asked the Planning Department if there were issues with the suitability of the land. Mr. Parsley said no.

Ms. Mount asked the Planning Department if there were issues with public installations. Mr. Parsley said no.

Ms. Mount asked the Planning Department if there were issues with health, life, or property. Mr. Parsley said the notable concern is the narrowness of the street along 9th Avenue.

Ms. Mount asked about the on-street parking in the area of the proposed development. Mr. Parsley stated that residents in the area rely on on-street parking due to smaller lots and limited off-street parking options.

Ms. Mount asked if the neighborhood has the ability to have front yard parking pads. Mr. Parsley stated that residents could ask for variance relief from the Board of Zoning Appeals.

Ms. Mount asked the Planning Department if there were issues with the development meeting the zoning district requirements. Mr. Parsley stated the requirements were met with the Board of Zoning Appeals approval of the conditional use.

Ms. Mount asked the Planning Department if the development conforms to the Comprehensive Plan. Mr. Parsley said yes.

Mr. Rucker motioned to favor to the petition. *Ms. Ward* seconded the motion. All were in favor, PC 26-02 was approved.

PC 26-03

Issue: A petition to rezone from R-5 Multi-family Residential to C-2 Highway Commercial.

Mr. Curry read the staff report.

Colin Wills, 1102 Adams Avenue, stated he they would like to add additional parking and was advised this was the first step.

Ms. Mount asked for those in favor of the petition to speak. No one spoke.

Ms. Mount asked for those in opposition of the petition to speak. No one spoke.

Ms. Mount closed public comment and opened discussion for the Commission.

Ms. Ward motioned to forward the rezoning to Council with a favorable recommendation. *Mr. Rucker* seconded the motion. All were in favor, PC 26-03 was approved.

PC 26-04

Issue: A petition to amend Article 1355 Non-conforming Use specifications of the Zoning Ordinance.

Mr. Parsley read the staff report.

Mr. Shaw asked about the length of vacant lot for development. *Ms. Petruso* stated that it depends on the zoning district. Mr. Parsley added that the text amendment was introduced to address these issues and as long as the building on the vacant lot conforms to the zoning district then there should not be a problem.

Ms. Mount asked for those in favor of the petition to speak. No one spoke.

Ms. Mount asked for those in opposition of the petition to speak. No one spoke.

Ms. Mount closed public comment and opened discussion for the Commission.

Mr. Rucker motioned to forward the text amendment to Council with a favorable recommendation. *Mr. Shaw* seconded the motion. All were in favor, PC 26-04 was approved.

PC 26-05

Issue: A petition to make the following changes to the City of Huntington Zoning Ordinance:

1. Amend Article 1315 Definitions and Measurements to define Accessory Dwelling Unit
2. Amend Article 1320.04 Permitted Uses to add Accessory Dwelling Units to the Permitted Uses Chart.
3. Add Article 1341.01 Accessory Dwelling Units standards.
4. Amend Articles 1321 and 1323 to modify side and rear yard setbacks.

Ms. Petruso read the staff report.

Ms. Mount asked for those in favor of the petition to speak. No one spoke.

Ms. Mount asked for those in opposition of the petition to speak. No one spoke.

Ms. Mount closed public comment and opened discussion for the Commission.

Ms. Simmons asked for clarification on the bill. *Ms. Mount* clarified that this bill restricts municipalities from restricting residents from having accessory dwelling units.

Ms. Simmons asked about a grandfather clause of existing dwellings. *Ms. Petruso* stated that the text amendment is align our code with state code and building codes would still need to be followed for habitable dwellings.

Mr. Dolin motioned to forward the text amendment to Council with a favorable recommendation. *Mr. Rucker* seconded the motion. All were in favor, PC 26-05 was approved.

2025 Annual Report

Mr. Parsley gave an overview of the Planning and Zoning 2025 Annual Report.

Mr. Rucker motioned to accept the annual report. *Mr. Shaw* seconded the motion. All were in favor, the annual report was accepted.

Good and Welfare

Mr. Parsley stated that there have been scam emails requesting wire transfers to the Planning Commission and wanted to reiterate that the Planning Department would never request an invoice.

Meeting adjourned at 6:53 pm.

Date approved: _____

Chairperson: _____ Prepared by: _____
Holly Mount, Chair Kenzie Roland, Planner I

City of Huntington Planning Commission

June 1, 2026

Staff Report: A petition to rezone properties from R-5 Multi-family Residential District to C-2 Highway Commercial District.

PC 26-08

Issue: A petition to rezone from R-5 Multi-family Residential to C-2 Highway Commercial fourteen parcels in the 900 block of Adams Avenue including the addresses of:

- 522, 526, and 530 9th Street West
- 915, 925, 933, 937, 945, 955, and 957 Adams Avenue.
- 525 10th Street West
- 908, 910, and 956 5th Avenue West

Property Owners:

- West Village LLC, 717 Brawley Walkway, Charleston, WV 25301
- Sammy Clifford Webb Jr., 1820 Napier Street, Huntington, WV 25701
- Ronald, Frank, Taronda, & Shane Gillenwater, 704 Jefferson Avenue, Huntington, WV 25704
- Dennis Johnson II, P O Box 1067, Huntington, WV 25713
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- Paula & Robert Smith, 9 Thorpe Lane, Plainview, NY 11803
- Dale Robertson, 2579 Guyan Avenue, Huntington, WV 25703
- Fred Hitchings, 77 Township Road, Chesapeake, OH 45619

Petitioner:

- Sammy Clifford Webb Jr., 1820 Napier Street, Huntington, WV 25701
- City of Huntington, 800 5th Ave., Huntington, WV 25717

Introduction

Clifford Webb, with assistance from the City of Huntington, is petitioning to rezone the half-block of Adams Avenue between 9th and 10th Street West, between Adams Avenue and 5th Avenue West.

Existing Conditions

The parcels are currently zoned R-5 Multi-family Residential. The parcels consist of residential and vacant lots. West Village Apartments, a large-scale housing complex is located on the west side of the block. Next to West Village is a commercial storefront, a non-conforming structure under current R-5 zoning. The storefront was previously a flower shop, but due to the current nonconforming zoning ordinance, it cannot be occupied since it has been abandoned for more than a year. The petitioner bought the building and an adjacent property in 2025 to use as office space for their telecommunication construction business. The other parcels are either vacant due to the demolition of dilapidated housing or contain a single-family residential structure. Two, or potentially three, of the existing residential structures are severely run down or boarded up. In the northeast section of the block, a large vacant parcel, addressed as 907 Adams Avenue, is zoned C-2.

PC 26-08 Staff Report

Proposed Conditions

The petitioner, with the assistance of the City, is looking to rezone fourteen parcels in the 900 block of Adams Avenue from R-5 Multi-family Residential to C-2 Highway Commercial to allow for a commercial use in the storefront and potential development on the vacant lots.

According to Article 1329.01 in the City's zoning ordinance, 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."

Several uses are allowed by-right in C-2 zoning that are not permitted in R-5 zoning. Those uses are as follows:

- Pet clinics, sales, boarding, and training
- Automotive repair, service and sales
- Banquet halls/conference centers
- Brewpubs
- Carwashes
- Commercial greenhouses
- Drive-in/drive-thru
- Financial institutions
- Firearms sales
- Fuel sales
- Laundromat and dry-cleaning pickup and services
- Artisan manufacturing and sales
- Medical clinics and offices
- Nanobrewery
- Offices
- Personal services
- Radio/TV stations
- Retail sales and services

- Restaurants (serving alcohol)
- Self-storage
- Shopping center
- Smoke/tobacco store
- Tattoo Parlor
- Trade/business school
- Laboratories

Several other uses are allowed conditionally in C-2 zoning that are not permitted in R-5 zoning. Those uses are as follows:

- Adult uses
- Bars
- Communication towers
- Craft production facilities (breweries)
- Flea markets
- Hospitals
- Limited Video Lottery (LVL)
- Pawn Shops
- Parking garages and off-site parking
- Indoor manufacturing and production

Pictures



View of the northwest corner of the block at the corner of 10th Street West and Adams Avenue.

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View of the southwest corner of the block at the corner of 10th Street West and 5th Avenue West.



View of the boarded up property at 522 9th Street West.



View of the southeast corner of the block at the corner of 9th Street West and 5th Avenue West.



View of the vacant parcels fronting Adams Avenue.



View of the northeast corner of the block at the corner of 9th Street West and Adams Avenue. The corner lot is currently zoned C-2.

Comprehensive Plan

The Future Land Use Map in the city's comprehensive plan, Plan2035, designates the target parcels as "transition commercial." The purpose of the Transition Commercial designation is to provide a transition between residential areas to light industrial and commercial uses.

Characteristics of Transition Commercial include:

- Medium density and medium sized lots
- Medium-scale development larger than the neighborhood-scale uses

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accommodated by the neighborhood center district but smaller than the convenience commercial district

- Limited on-site parking
- Buffers primarily residential areas from higher intensity commercial and industrial uses or along arterial corridors on-site parking
- Promote infill and repurposing of large single-family housing for office or multi-family uses to maintain existing character
- Active storefronts, medium-scale offices, and a limited range of business and commercial uses like specialty shops, service, and small-scale lodging
- Mixed-use housing, particularly above active office or commercial uses

Rezoning Standard

The Planning Commission must consider the following when reviewing a petition for rezoning:

1. Is the proposed rezoning consistent with the comprehensive plan?
2. If not consistent with the comprehensive plan, have there been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted?
3. If there have been major changes, have those changes have substantially altered the basic characteristics of the area?
4. How will the new zoning classification complement the existing uses and zoning nearby?

5. Do the current zoning restrictions/permissions diminish the property values of the properties proposed for the rezoning?
6. How will the proposed rezoning benefit the public, including the public health, safety, and general welfare?
7. How is the current zoning a hardship to the property owner/s?
8. Explain how the subject properties are suitable for the proposed new classification.
9. If the subject properties are vacant, how long have they been so?

Staff Comments

Staff has reviewed the petition to rezone fourteen parcels in the 900 block of Adams Avenue and finds that the request is generally consistent with the goals and recommendations of the City's Comprehensive Plan, Plan2035. The Future Land Use Map identifies the subject area as "Transition Commercial," a designation intended to provide an appropriate transition between residential neighborhoods and more intensive commercial or industrial corridors. The proposed C-2 zoning would support the type of medium-scale commercial redevelopment, adaptive reuse, infill development, and active storefront activity envisioned under this designation.

The surrounding area already contains a significant concentration of commercially zoned property. Parcels with existing C-2 zoning are located directly north, east, and west of the subject properties, including the large commercial parcel at 907 Adams Avenue immediately adjacent to the fourteen parcels. Given this existing development pattern, the proposed rezoning would

PC 26-08 Staff Report

represent a logical extension of the established commercial corridor. The remaining R-5 properties to the south would continue to provide a residential transition to adjacent neighborhoods.

Staff also notes that several properties within the proposed rezoning area are currently vacant, underutilized, deteriorated, or boarded up. The current R-5 zoning has limited reinvestment opportunities for the existing nonconforming commercial storefront, which has remained vacant due to nonconforming zoning restrictions associated with abandonment. Approval of the requested rezoning would remove barriers to reinvestment, encourage redevelopment of vacant lots, and support productive reuse of deteriorating structures that currently detract from the appearance and vitality of the corridor.

Staff finds that the subject properties are suitable for C-2 zoning due to their location along a major corridor, the existing commercial character of surrounding properties, and the limited viability of continued residential use for several of the parcels. The rezoning would also provide a more cohesive and predictable zoning pattern by aligning the subject properties with adjacent commercially zoned land.

While the C-2 district permits a broad range of uses, many potential uses would still remain subject to applicable licensing, permitting, and conditional use review requirements where applicable. Future development on the site would also remain subject to all applicable site development standards, buffering, parking, and traffic

safety requirements contained within the zoning and development ordinance.

Based on the findings above, Staff recommends a favorable recommendation to rezone the subject properties from R-5 Multi-Family Residential to C-2 Highway Commercial.

Attachments

- Application
- Differences in Development Chart
- Aerial Map
- Zoning Map
- Future Land Use Map

For office use only	
Received:	Project Name:



PLANNING & ZONING

City of Huntington
Planning & Zoning
 P.O. Box 1659 | Huntington, WV 25717
 (304) 696-5540, option 3
 planningdept@huntingtonwv.gov

Application for Petition for Zoning Map Amendment

Applicant Name: Clifford F Webb Phone: _____
Mailing Address (city, state, zip): 1820 Napier St Huntington
Email: saamywebb2@gmail.com
Current Zoning Classification: R5
Proposed Zoning Classification: C2
The number of property owners in the area requested: 11

Description of Properties:

900 Block of Adams Ave
 Address(es) _____
7-24-119 7-42-1 7-27-359 7-42-2 7-27-360 7-27-361 7-27-362-
 Legal description (district, tax map, parcel number(s), etc.) 7-27-363 7-27-364 7-27-364.1
7-27-369 7-27-370 7-27-371

Your application 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 application, requesting a petition for 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 (50%) or more of the real property area to which the application relates. (Attach additional pages if necessary.)

X Clifford Webb
 Signature of Applicant

4/24/26
 Date

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

Application for Petition for Zoning Map Amendment

ATTACHMENT A

In making its decision to approve or deny a Zoning Map Amendment request, the Planning Commission must consider the following. Please provide a written statement on how the proposed Zoning Map Amendment will affect each of the following considerations:

1. Is the proposed rezoning consistent with the comprehensive plan?

yes

2. If not consistent, have there been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted?

3. If there have been major changes, have those changes substantially altered the basic characteristics of the area?

Couple House's have been demised surrounded by Commercial property

4. How will the new zoning classification complement the existing uses and zoning nearby?

all current uses align with the current uses

5. Do the current zoning restrictions / permissions diminish the property values of the properties proposed for rezoning?

no

6. How will the proposed rezoning benefit the public, including the public health, safety, and general welfare?

allow for use a vacant property

7. How is the current zoning a hardship to the property owner/s?

limited use of property

Application for Petition for Zoning Map Amendment

ATTACHMENT A Cont'd.

8. Explain how the subject properties are suitable for the proposed new zoning classification.

all current uses are permitted in the new zone

9. If the subject properties are vacant, how long have they been so?

same property has been vacant for over 10 years

For more information see: https://www.cityofhuntington.com/assets/pdf/Plan2035_spreadmap_digital.pdf at pg. 59 for future land use portion of the current comprehensive plan. The Future Land Use Map is on pg. 61 of the pdf.

PETITION AND ATTESTATION

I certify that I am the owner of record of 957/955 Adams Ave and I seek to amend the zoning classification of the property(ies) listed herein from R5 to C2. I certify that I have read and examined this document and the attachments and say that all the information provided are correct and true to the best of my knowledge.

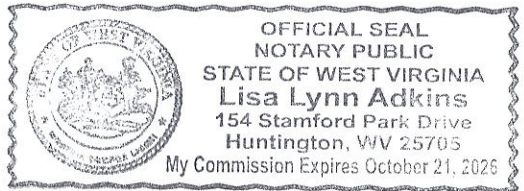
Cliff Webb
(Applicant/Lead Petitioner to sign here)

AND FURTHER THE AFFIANT SAITH NAUGHT.

Affiant

Acknowledged before me this 27th day of April, 2026 by Cliff Webb - Lisa Adkins
My commission expires October 21, 2026.

Lisa Lynn Adkins
Notary Public



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-5	C-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
Cemetery, Natural or Conservation	○	○		1341.29
Community Center	●	●		
Community Garden	●	●		
Cultural Institutions (Museum, library, cultural center, performance center, etc)	○	●		

Use Type	R-5	C-2	(Reserved)	Use-Specific Standards
Lodge, Private Club, or Social Hall		●		1341.02
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)		○		
Data Centers		●		1341.03
Data Centers (Micro)		●		1341.03
Day Care (Child or Adult)	○	●		1341.09 & 1341.13

Use Type	R-5	C-2	(Reserved)	Use-Specific Standards
Drive-In or Drive-Thru		●		1341.08
Financial Institutions		●		
Firearms Sales Establishments		●		
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		●		

Use Type	R-5	C-2	(Reserved)	Use-Specific Standards
Smoke Shop/Tobacco Store		●		1341.55
Tattoo Parlor		●		1341.41
Trade or Business School		●		
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				
Crematorium, Industrial				1341.29
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				

Use Type

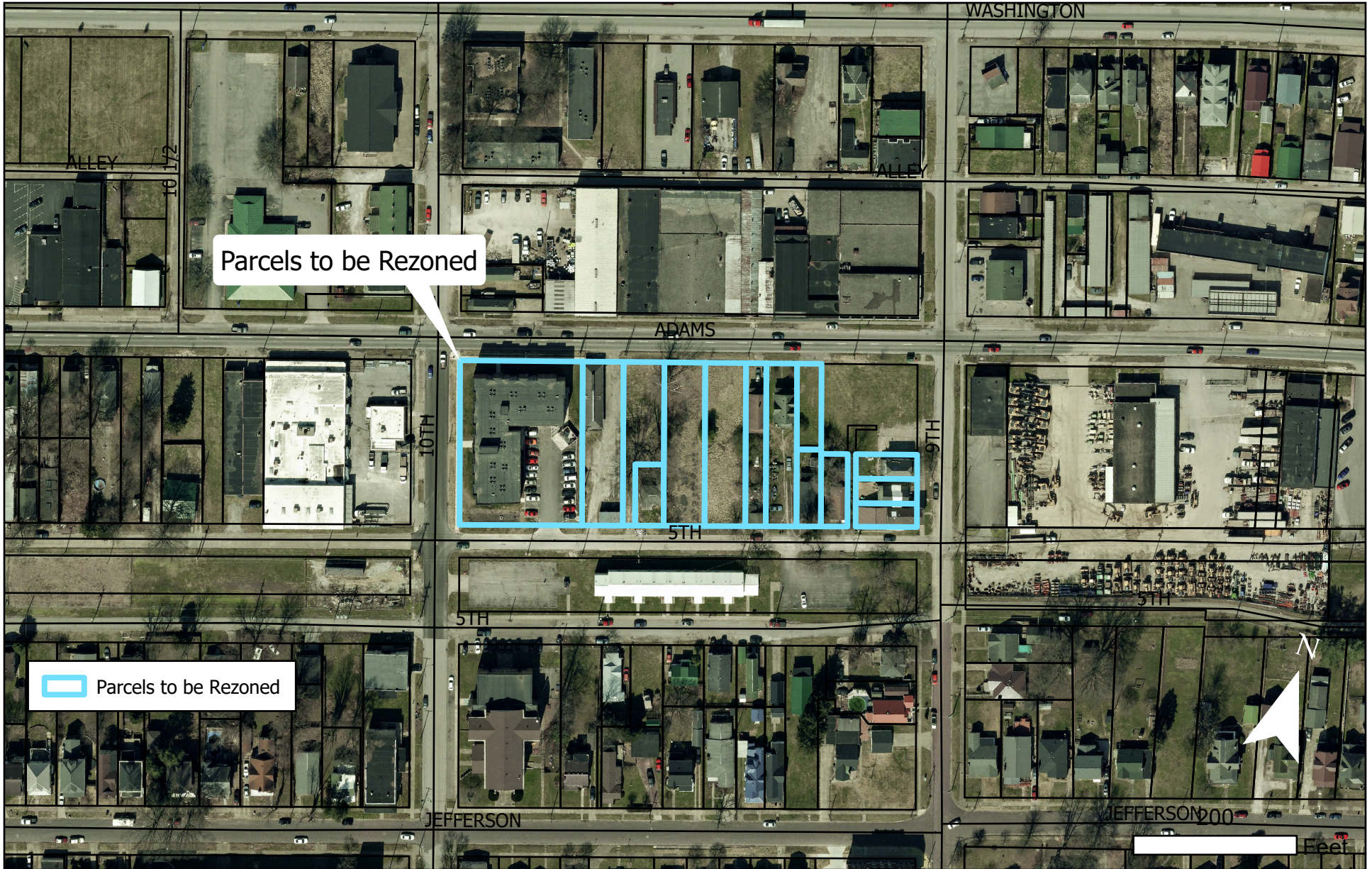
Wholesale Business

R-5	C-2

(Reserved)

**Use-Specific
Standards**

Aerial Map



522, 526, and 530 9th St. W, 915, 925, 933, 937, 945, 955, and 957 Adams Ave., 525 10th St. W, and 908, 910 and 956 5th Ave. W

Cabell County Tax District 7, Map 26, Parcel 119

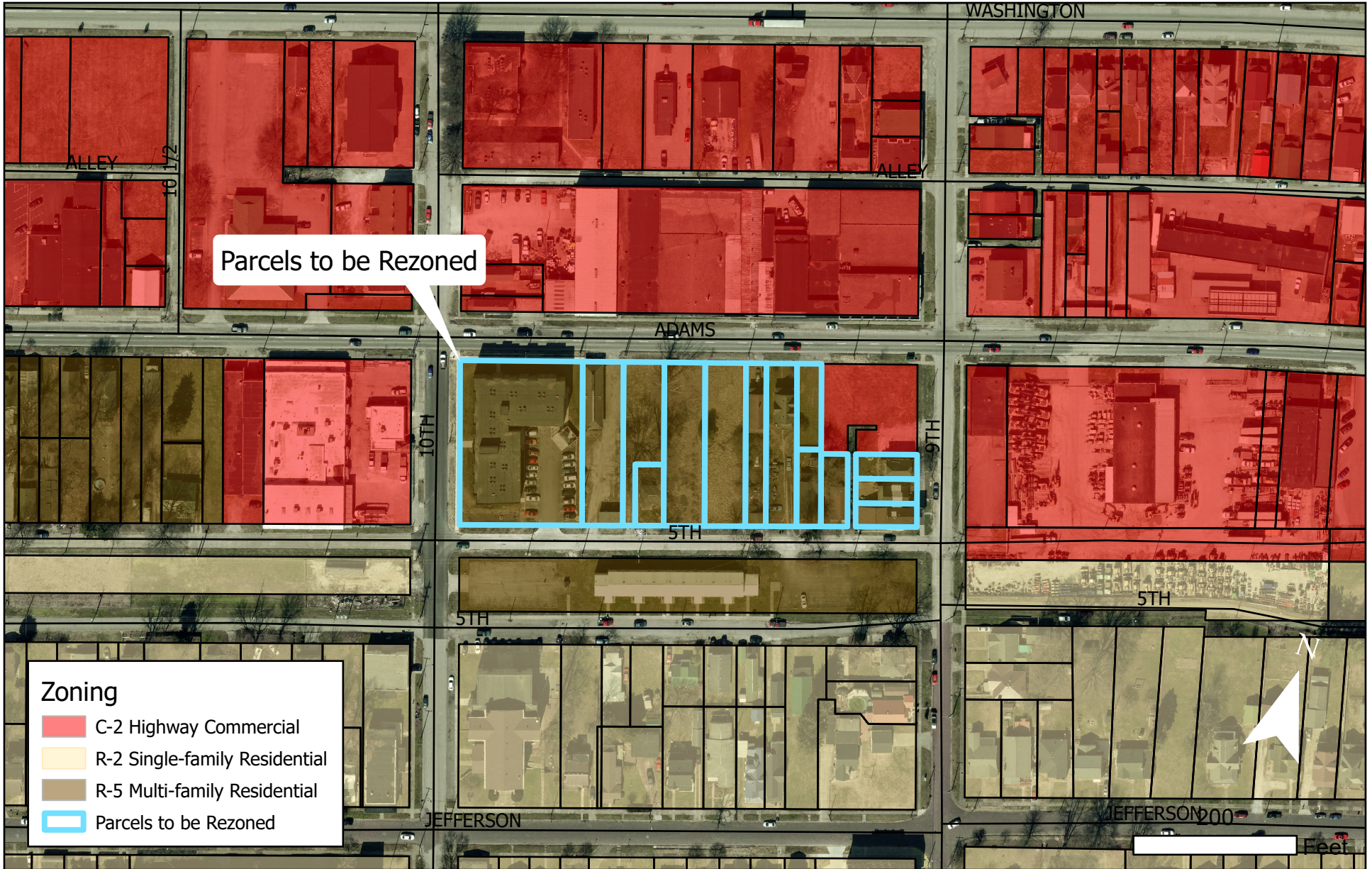
Cabell County Tax District 7, Map 42, Parcel 1 & Parcel 2

**Cabell County Tax District 7, Map 27, Parcels 359, 360, 361, 362, 363, 364, 364.1, 369, 370, 371, and 372
PC 26-08**

A petition to rezone from R-5 Multi-family Residential to C-2 Highway Commercial fourteen parcels in the 900 block of Adams Ave.



Zoning Map



522, 526, and 530 9th St. W, 915, 925, 933, 937, 945, 955, and 957 Adams Ave., 525 10th St. W, and 908, 910 and 956 5th Ave. W

Cabell County Tax District 7, Map 26, Parcel 119

Cabell County Tax District 7, Map 42, Parcel 1 & Parcel 2

Cabell County Tax District 7, Map 27, Parcels 359, 360, 361, 362, 363, 364, 364.1, 369, 370, 371, and 372
PC 26-08

A petition to rezone from R-5 Multi-family Residential to C-2 Highway Commercial fourteen parcels in the 900 block of Adams Ave.



Future Land Use Map



522, 526, and 530 9th St. W, 915, 925, 933, 937, 945, 955, and 957 Adams Ave., 525 10th St. W, and 908, 910 and 956 5th Ave. W

Cabell County Tax District 7, Map 26, Parcel 119

Cabell County Tax District 7, Map 42, Parcel 1 & Parcel 2

Cabell County Tax District 7, Map 27, Parcels 359, 360, 361, 362, 363, 364, 364.1, 369, 370, 371, and 372

PC 26-08

A petition to rezone from R-5 Multi-family Residential to C-2 Highway Commercial fourteen parcels in the 900 block of Adams Ave.



PC 26-09

Issue: A site plan review for an expansion to the existing industrial building at 2010 2nd Ave. The parcel is zoned I-2 Heavy Industrial and approximately 3.45 acres.

Property Location: 2010 2nd Ave
Huntington, WV 25703

Petitioner/Property Owner: CEM Family LLC and JTS Family LLC, 2010 2nd Ave
Huntington, WV 25703

Planning Commission Role

PC 26-09 is the public hearing for a preliminary site plan review. The site is over one (1) acre, therefore the plan must be approved through a public hearing before the Planning Commission. The Planning Commission’s responsibility includes:

1. Receiving recommendations from staff and responding agencies and utilities.
2. Reviewing the design of future developments early in its design.
3. Ensuring that the requirements of the development design standards in the development ordinance are met.
4. Conformity with the Comprehensive Plan.
5. Reviewing waiver requests, when applicable.

Planning Commission Duties

Upon presentation of the preliminary plan at the public hearing, the Planning Commission will review recommendations from staff, other agencies, and experts, if used, and then approve, conditionally approve, disapprove,

or require that the developer provide more information about the preliminary plans.

Planning Commission provides the final decision and the item will *not* go before City Council. If approved, the developer will be authorized to apply for a building permit.

Public Notification

- Property owners and tenants within a 400 ft. radius of this property were notified of the proposed development and hearing via letter.
- A legal ad was posted in the Herald Dispatch.

Existing Conditions/Background

State Electric Supply Company has been at 2010 2nd Ave for over 20 years. CEM Family LLC and JTS Family LLC purchased the parcel behind the principal building in 2013. Prior to their purchase and demolition of the building on the rear parcel, a wholesale furniture store and warehouse was in operation. Presently, the rear parcel has been mainly used as outdoor storage for materials and vehicles.

Proposed Conditions

The petitioner is proposing to expand their current building. The new expansion is expected to be 25,500 square feet with a covered loading area that separates the two buildings. The new building will be used for wire-cutting, warehousing, and storage.

Development Ordinance

The Development Ordinance designates any commercial development of one (1) acre or

PC 26-09 Staff Report

more as a major development, triggering special requirements and review.

Factors to consider when reviewing this type of development also include:

- suitability of the land for development due to natural condition, such as flooding, drainage, and topography
- public installations such as location of schools or transportation facilities
- conditions which may endanger health, life, or property
- conformity with the zoning district requirements
- conformity with the comprehensive plan

The Planning Commission may only consider evidence presented for the record which is relevant to authorized grounds for approval.¹

If applicant meets all requirements, the Commission is required to approve the plat.²

Comprehensive Plan 2035

Plan 2035 designates this area as Light Industrial and Commercial, which provide for smaller, lower-intensity industrial uses and the transition of former traditional industrial sites into adaptive and creative uses. Compatible uses include commercial mixed use, warehouse, storage, research and development, wholesale, artisan production, and small-scale production.

Department/Agency Comments

- Public Works: No concerns.
- Huntington Stormwater Utility: This project will require stormwater management. They are awaiting the official stormwater application submittal.

- Mountaineer Gas: No comment.
- Appalachian Power (AEP): No comment.
- West Virginia American Water (WVAW): No comment.

Pictures



View of the potential expansion site from 21st Street.

Staff Comments

Staff reviewed the submitted materials for compliance with applicable site development requirements and considered factors including site suitability, drainage, surrounding land use compatibility, and impacts on public health, safety, and welfare. The site is located within an established industrial area with access to existing transportation infrastructure and utilities. No concerns were identified by Public Works, Appalachian Power, Mountaineer Gas, or West Virginia American Water. The Huntington Stormwater Utility noted that the project will require stormwater management review and approval. The applicant will be required to submit a formal stormwater management application and comply with all applicable stormwater regulations prior to issuance of permits. The site plan as

¹ *Kaufman v. Planning & Zoning Comm. Of Fairmont*, Syl Pt. 5, 298 SE2d 148 (W.Va. 1982).

² *Id.* at Syl. Pt. 8.

PC 26-09 Staff Report

presented meets all the development regulations for an I-2 district.

The expansion is not anticipated to strain existing public resources as it only an expansion of an existing heavy industrial use. In the same manner, the intended use of the new building is permitted in the I-2 District.

Overall, staff finds that the proposed expansion is consistent with the established industrial character of the area, generally conforms to the Comprehensive Plan, and satisfies the applicable review considerations of the Development Ordinance.

Staff Recommendation

Staff recommends that this project be approved as submitted.

Attachments

- Application
- Site Plan
- Building Elevations
- Aerial Map
- Zoning Map
- Future Land Use Map



Major Subdivision Application

Huntington Planning Commission

800 5th Avenue
Huntington, WV 25717-1659

This application should be used for a division of a tract/parcel of land that involves the following:

- Commercial, industrial, governmental, religious, non-profit or public, and multi-family residential developments of one (1) acre or more.
- Single-family residential developments of 4 or more lots. Single-family residential developments of 1-3 lots that fall under Article 1389 Hillside Regulations.
- Any development requiring any streets or extension of the local governmental facilities, or the creation of any public improvement.

Please complete and return this application along with a Plat/Survey of the subdivision, a Metes & Bounds Description prepared by a Certified Surveyor, two (2) copies of the Preliminary Plans and a \$100 processing fee to the Planning and Zoning Office located in Room 2 of City Hall.

The Planning Commission, Public Works Director, and Cabell County Health Department will review the application. If you have any questions, please contact the Planning Department at 304-696-5540 opt. 3 or by email at

PART ONE: PROPERTY INFORMATION

Street Address of Subject Property (s): 2010 Second Avenue; Huntington, WV 25703

District: Gideon Tax Map: 9 Parcel(s): 4 & 4.1

Zoning Classification: I-2 Heavy Industrial

PART TWO: APPLICANT/OWNER INFORMATION

Name: GEM Family LLC (1/2 Interest) and JTS Family LLC (1/2 Interest)

Street Address: 2010 Second Avenue

City: Huntington State: WV Zip Code: 25703

Telephone: 304-528-0286 Email: james.ware@stateelectric.com

All plats/surveys are to be completed by a Registered Surveyor and shall meet the West Virginia Board of Professional Surveyors Minimum Standards for Boundary Surveys, which include, but are not limited to:

- Map Number and Parcels
- Lot Numbers
- Lot Dimensions
- Parent Tract Identification
- Name of Subdivision
- District or Municipality, County, and State
- Check of Error of Closure and Area
- Monumentation
- Scale, North Arrow, Basis of Bearings
- Adjoining Owners — Deed Reference
- Adjoining Subdivision(s) — Plat Reference
- Name and Width of Adjoining Right-of-Ways
- Owner Name
- Name and Stamp/Seal of Registered Surveyor
- Date of Survey

By signing below, the applicant agrees that they have read and completed the Major Subdivision Application, and to the best of their knowledge the information reflected here and in the Survey and Metes & Bounds Description is correct.

Sharon L. Marten
Applicant's Signature (GEM Family, LLC)

4/30/26
Date

Jim Sporn
Applicant's Signature (JTS Family, LLC)

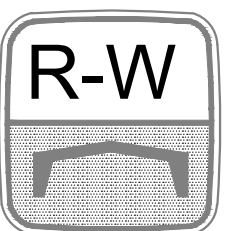
4/30/26
Date

GENERAL NOTES

REVISIONS

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- △

SEAL



RIEDEL-WILKS
 BUILDING STRUCTURES, INC.
 420 7th. AVENUE G.
 HUNTINGTON, W.V.
 PHONE (304) 523-5452
 FAX (304) 523-8789



PROJECT NAME
 STATE ELECTRIC
 ADDITION

2010 2ND AVE HUNTINGTON WV

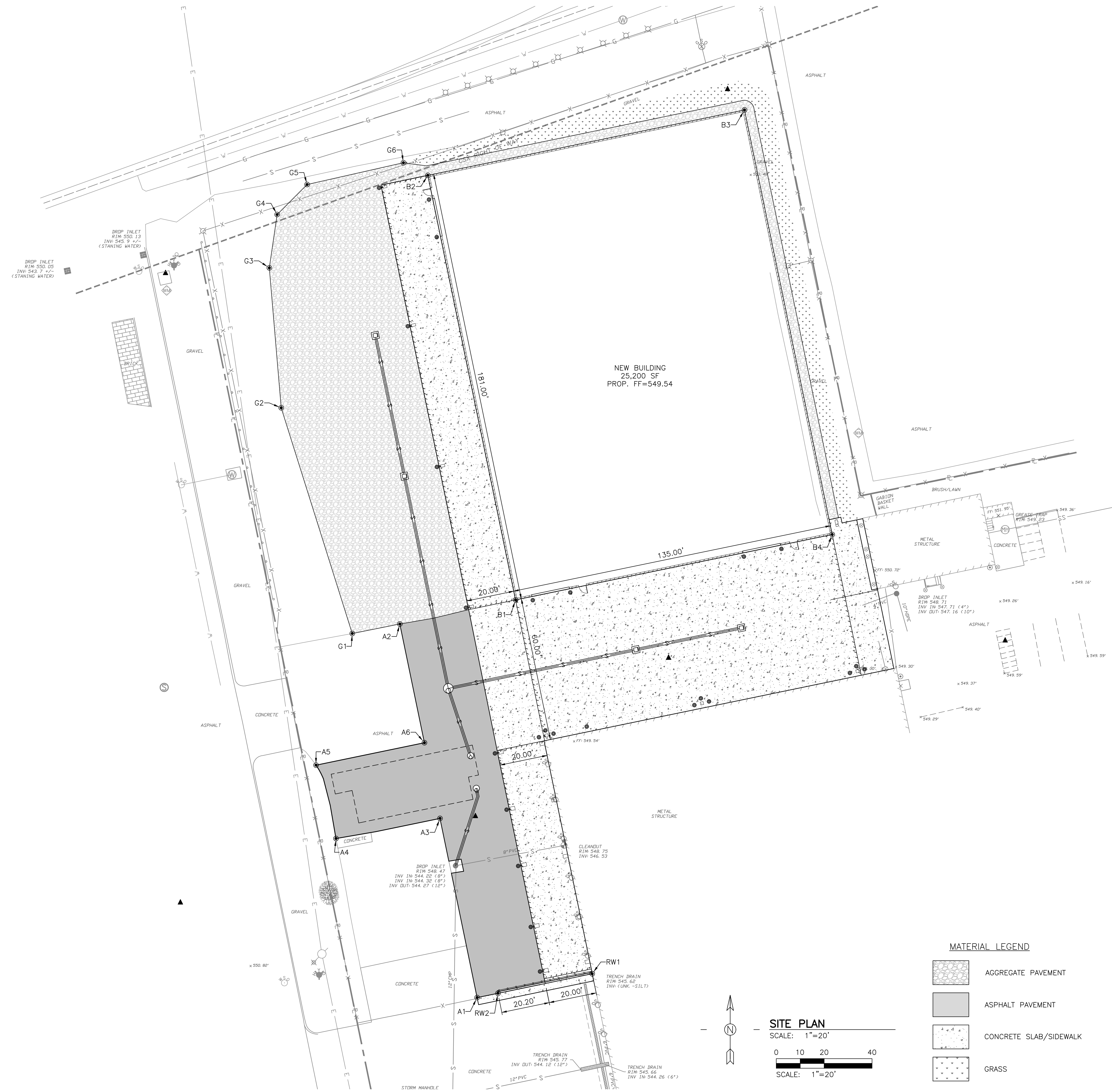
DRAWING TITLE

SITE PLAN

The information and design shown on this drawing is the exclusive property of RIEDEL-WILKS BUILDING STRUCTURES, INC. and is submitted with the understanding that it is not to be reproduced, circulated, copied in whole or in part or divulged to any parties without written consent.

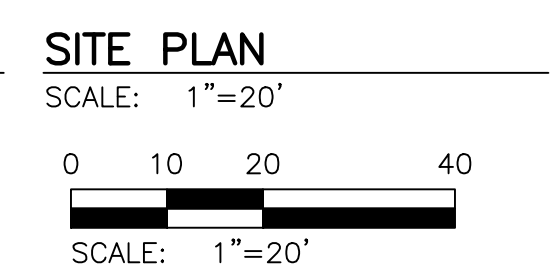
PROJECT NO.
2252052
 DATE
03/27/26

DWG. NO.
C101



MATERIAL LEGEND

	AGGREGATE PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE SLAB/SIDEWALK
	GRASS



GEOMETRIC LAYOUT TABLE

MARK	NORTHING	EASTING	DESCRIPTION
A1	523013.7123	1560725.8852	EDGE/ASPHALT
A2	523169.6864	1560693.6230	EDGE/ASPHALT
A3	523088.5275	1560710.3923	EDGE/ASPHALT
A4	523080.1120	1560666.9620	EDGE/ASPHALT
A5	523110.7601	1560658.6137	EDGE/ASPHALT
A6	523120.1104	1560703.8666	EDGE/ASPHALT
B1	523179.7287	1560741.9406	BLDG/CORNER
B2	523356.9845	1560705.3156	BLDG/CORNER
B3	523384.3015	1560837.5229	BLDG/CORNER
B4	523207.0457	1560874.1480	BLDG/CORNER
G1	523165.7180	1560673.7570	EDGE/GRAVEL
G2	523259.9199	1560644.0690	EDGE/GRAVEL
G3	523318.3636	1560639.1187	EDGE/GRAVEL
G4	523340.6173	1560642.3898	EDGE/GRAVEL
G5	523353.1460	1560654.8750	EDGE/GRAVEL
G6	523362.2679	1560695.0987	EDGE/GRAVEL
RW1	523023.6408	1560773.9367	FACE/RET WALL
RW2	523015.5071	1560734.5718	FACE/RET WALL

GENERAL NOTES

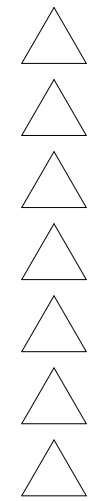
GENERAL NOTES

- A. METAL BUILDING PANELS, GUTTERS AND DOWNSPOUTS TO BE PREFINISHED. PROVIDE SELECTION COLOR SAMPLES TO BEST MATCH EXISTING BUILDING.
- B. DOWNSPOUTS ARE TO BE PREFINISHED METAL PER METAL BUILDING SUPPLIER AND DO NOT RECEIVE ADDITIONAL PAINT.

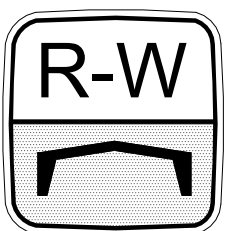
CODED NOTES

- 1. MECHANICAL EQUIPMENT. TYPICAL. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 2. ROOF PENETRATING MECHANICAL DEVICE. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 3. 6"x8" GUTTER AND 6"x6" DOWNSPOUT TIED TO UNDERGROUND STORM PIPING. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- 4. BOLLARD AS SELECTED. TYPICAL. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 5. LIGHT FIXTURE. TYPICAL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 6. BILCO ROOF HATCH AS SELECTED AND INSTALLED BY CONTRACTOR.
- 7. NON PENETRATING 42" HIGH GUARD RAIL WITH KICKER TO EXTEND 10'-0" EACH SIDE OF ROOF HATCH.

REVISIONS



SEAL



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 BUILDING STRUCTURES, INC.
 420 7th. AVENUE G.
 HUNTINGTON, W.V.
 PHONE (304) 523-5452
 FAX (304) 523-8789



11283 Emmeran Avenue Phone: (304) 464-5305
 Pickering, West Virginia 26104 Fax: (304) 464-4428

PROJECT NAME

**STATE ELECTRIC
 ADDITION**

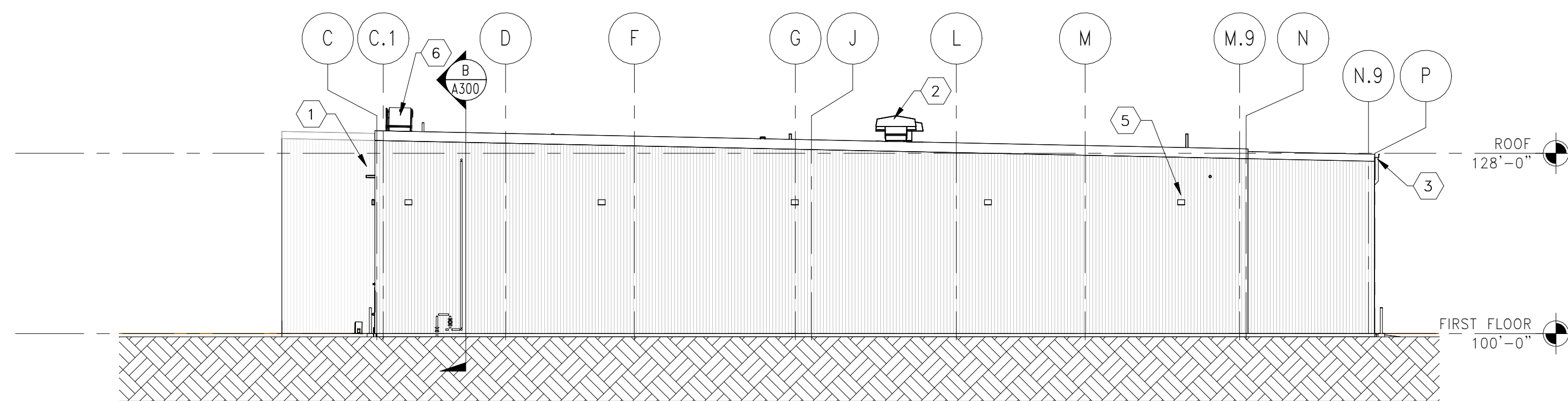
2010 2ND AVE HUNTINGTON WV

DRAWING TITLE

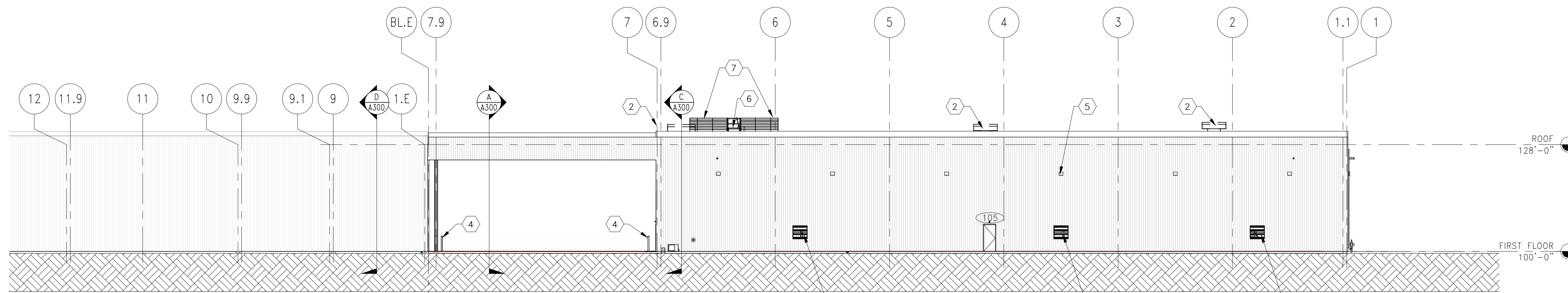
BUILDING ELEVATIONS

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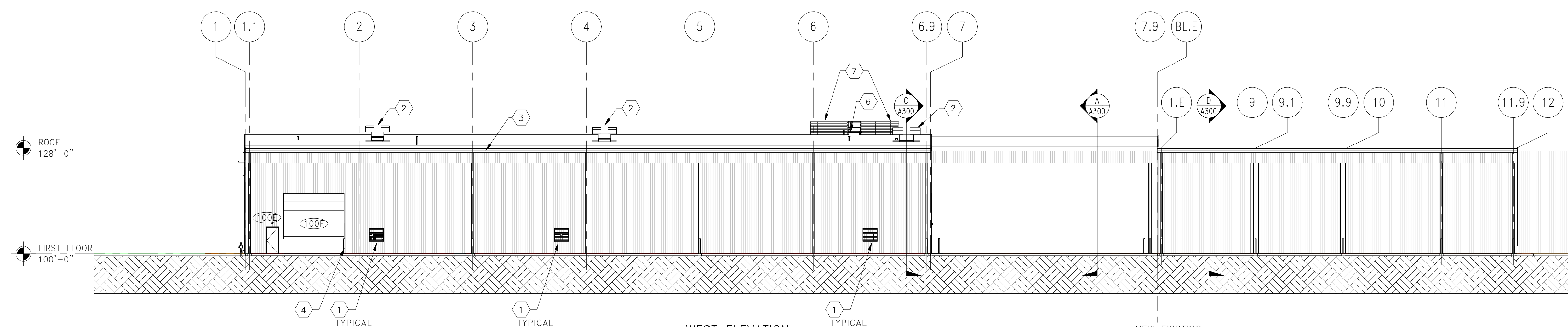
PROJECT NO. 2252052	DWG. NO. A200
DATE 03/27/26	



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



EAST ELEVATION
 SCALE: 1/16" = 1'-0"



WEST ELEVATION
 SCALE: 1/16" = 1'-0"

GENERAL NOTES

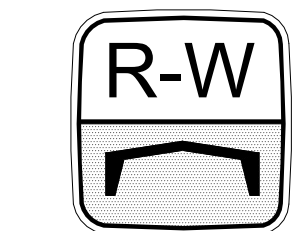
CODED NOTES

1. MECHANICAL EQUIPMENT, TYPICAL. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
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3. 6"x8" GUTTER AND 6"x6" DOWNSPOUT TIED TO UNDERGROUND STORM PIPING. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
4. BOLLARD AS SELECTED. TYPICAL. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
5. LIGHT FIXTURE, TYPICAL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
6. RACKING PROVIDED AND INSTALLED BY OTHERS.
7. PLUMBING FIXTURE, SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
8. BILCO ROOF HATCH AS SELECTED AND INSTALLED BY CONTRACTOR.
9. NON PENETRATING 42" HIGH GUARD RAIL WITH KICKER TO EXTEND 10'-0" EACH SIDE OF ROOF HATCH.

REVISIONS

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Architects - Engineers - Surveyors
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PROJECT NAME

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2010 2ND AVE HUNTINGTON WV

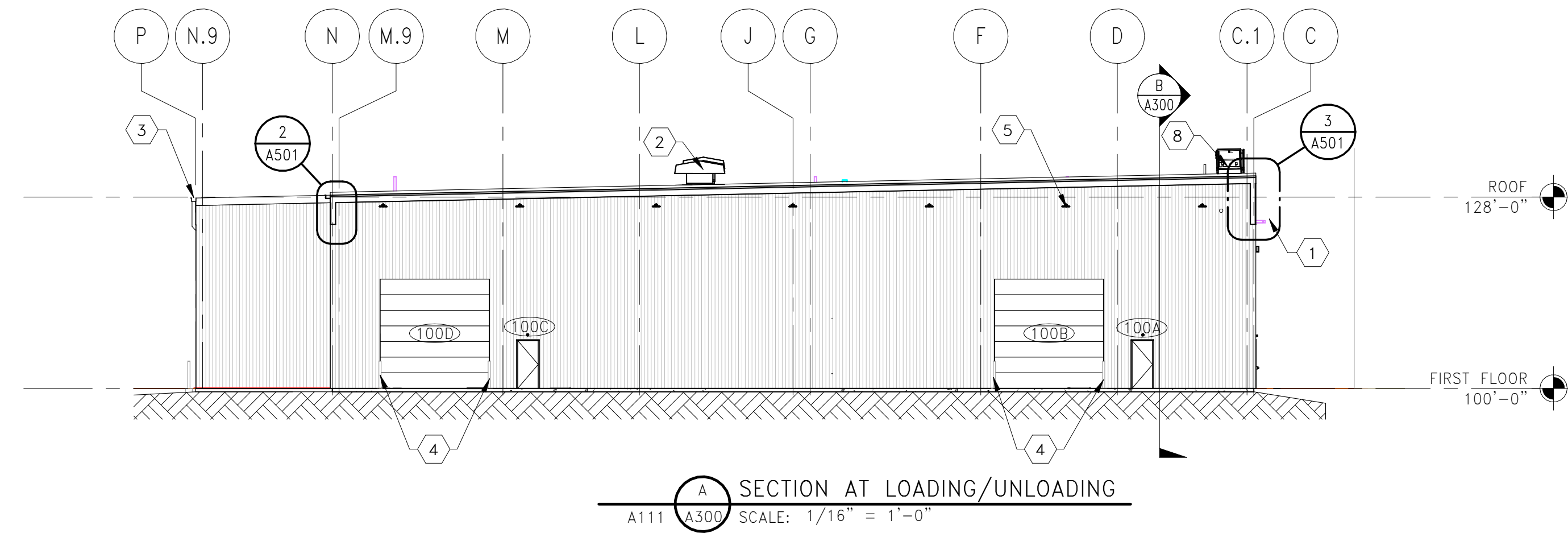
DRAWING TITLE

BUILDING SECTIONS

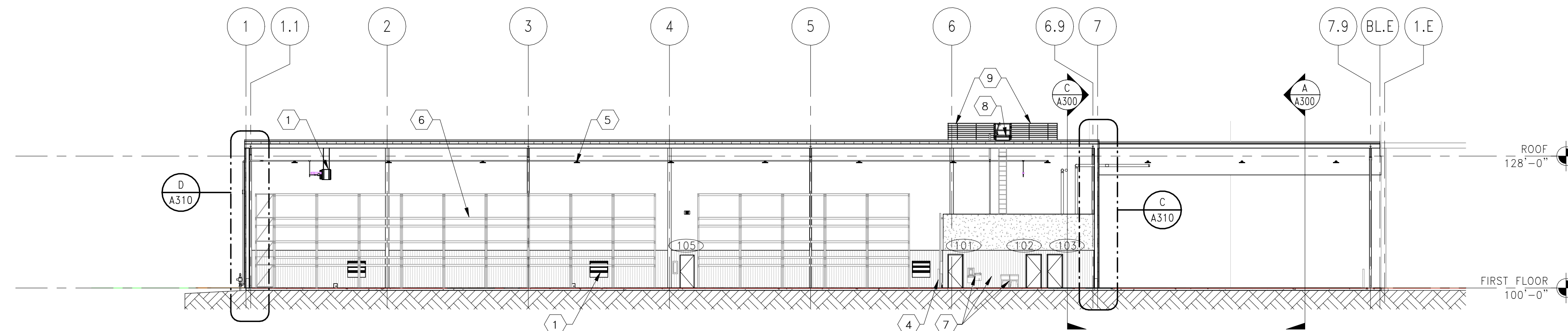
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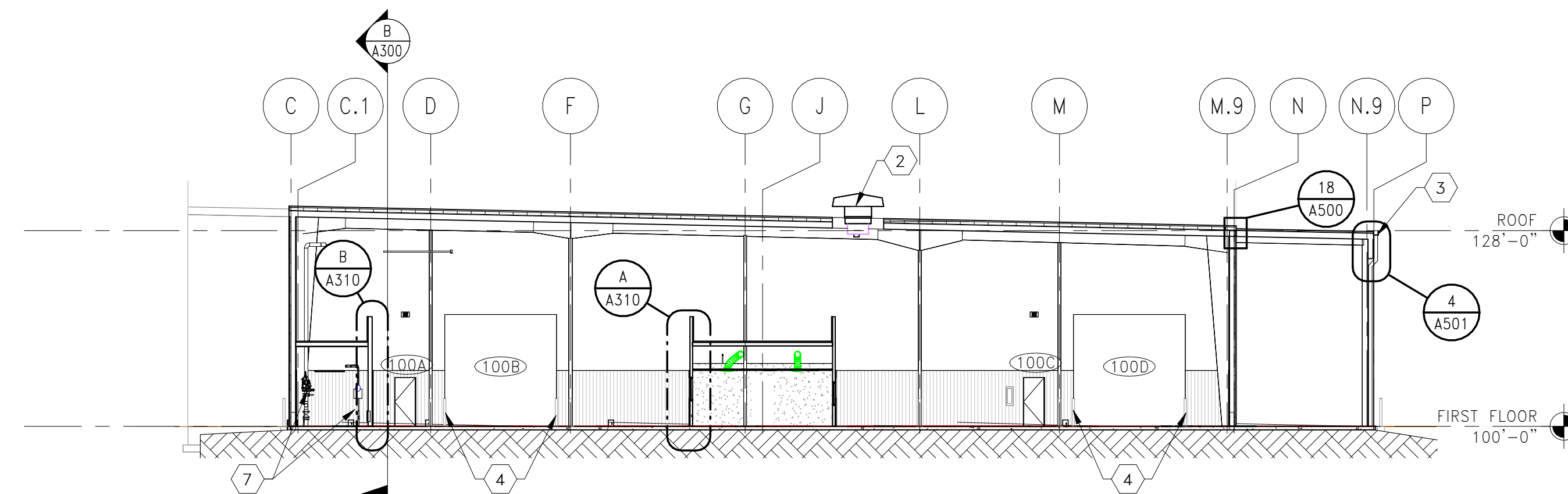
DWG. NO.
A300



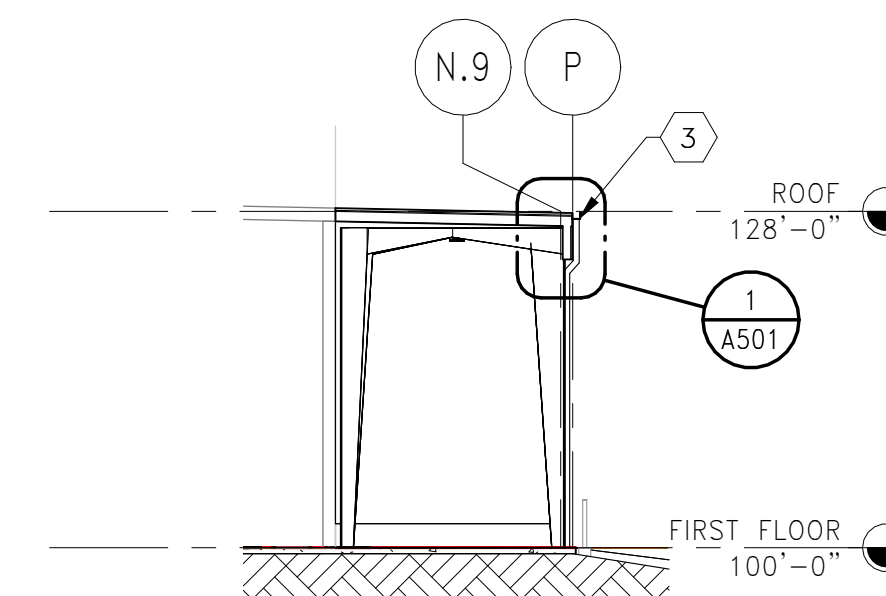
A SECTION AT LOADING/UNLOADING
 A111 A300 SCALE: 1/16" = 1'-0"



B SECTION B AT WAREHOUSE
 A111 A300 SCALE: 1/16" = 1'-0"



C SECTION C AT WAREHOUSE
 A111 A300 SCALE: 1/16" = 1'-0"



D SECTION AT CANOPY 107
 A111 A300 SCALE: 1/16" = 1'-0"

Aerial Map

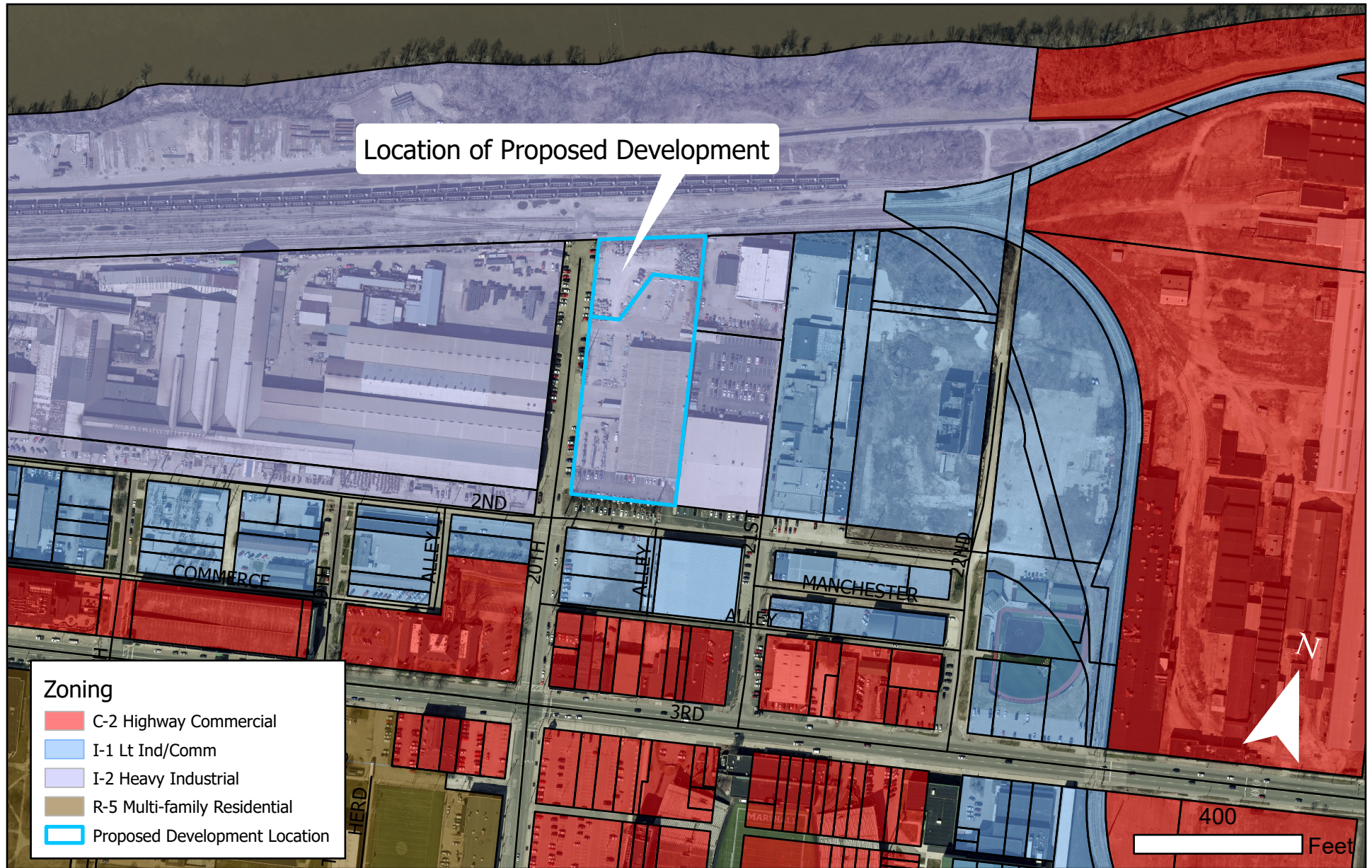


2100 2nd Ave
Cabell County Tax District 5, Map 9, Parcel 4 & 4.1
PC 26-09

A site plan review for an expansion to the existing industrial building at 2100 2nd Ave. The parcel is zoned I-2 Heavy Industrial and approximately 3.45 acres.



Zoning Map



2101 2nd Ave

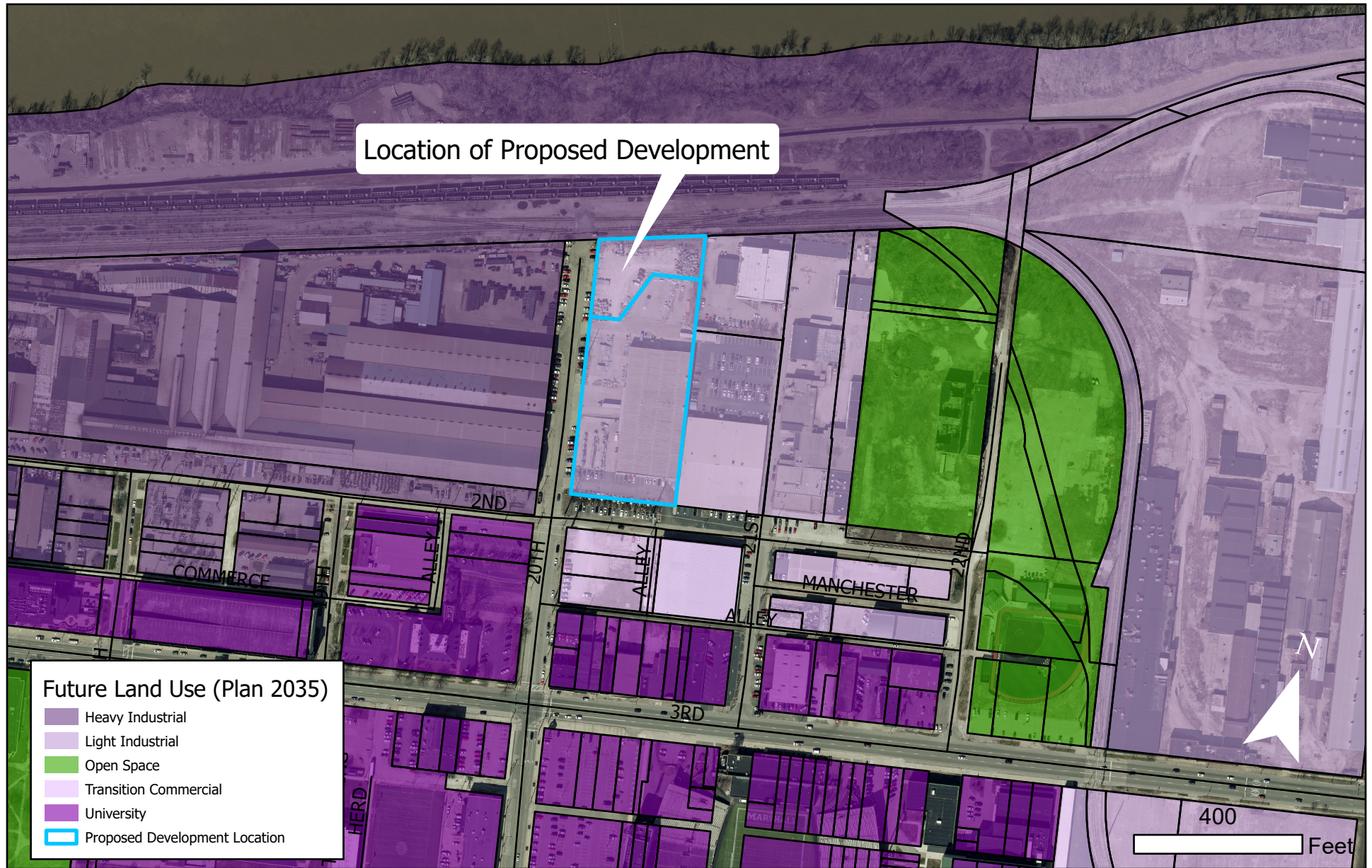
Cabell County Tax District 5, Map 9, Parcel 4 & 4.1

PC 26-09

A site plan review for an expansion to the existing industrial building at 2101 2nd Ave. The parcel is zoned I-2 Heavy Industrial and approximately 3.45 acres.



Future Land Use Map



2010 2nd Ave

Cabell County Tax District 5, Map 9, Parcel 4 & 4.1

PC 26-09

A site plan review for an expansion to the existing industrial building at 2010 2nd Ave. The parcel is zoned I-2 Heavy Industrial and approximately 3.45 acres.

