

Minutes

Huntington Planning Commission

September 06, 2022

A meeting of the City of Huntington Planning Commission was held on September 06, 2022 at 5:30 p.m. in the City Hall Council Chambers. *Ms. Walling* called the meeting to order.

Members Present: Sharon Pell, Stephanie Vlahos-Bryant, Holly Smith Mount, Sarah Walling, Ursulette Ward, Sean Hornbuckle

Members Absent: Brian Gallagher, Gerry Holley, Carl Eastham

Staff Present: Janney Lockman, City Planner

Ericka Hernandez, Assistant City attorney

Patricia Usher, Zoning Officer

Nathanial Crum, Planning Technician

Ms. Mount made a motion to approve the July Minutes as presented; *Ms. Bryant* seconded the motion. All were in favor, and the Minutes were approved.

PC-22-RZ-08

Issue: A petition to rezone property to C-2 Highway Commercial District from I-1 Light Industrial District and I-2 Heavy Industrial District. This property is located along the south side of 5th Avenue and west of 25th Street and includes Huntington Gideon District Tax Map 20 Parcels 90 (2445 5th Avenues a/k/a 2425 5th Avenue), 91 (vacant-no address), 210 (vacant-no address), and a portion of 98.1 (2400 5th Avenue).

Petitioner: Huntington WV 0422, LLC. 1000 Grand Central Mall, Vienna, WV

Ms. Lockman presented the petition. She informed the commissioners that the petitioner wanted to rezone property from I-1 Light Industrial District and I-2 Heavy Industrial District to C-2 Highway Commercial District. She informed the commissioners that the property is located on 5th Avenue at the intersection of 25th Street, and consists of vacant property and the current location of Stewart's Hotdogs. She also mentioned the fact that part of the property that is part of this rezoning went before the Planning Commission in June of 2022 and was approved for a major subdivision that created two approximately one acre parcels. She then informs the members that the property includes an alley that was abandoned in 1971. All of these properties are across from property that is currently zoned as C-2 Highway Commercial. *Ms. Lockman* goes on to talk about how the purpose of the C-2 Highway Commercial district is to provide varied professional, personal, and retail convenient to neighborhoods in an attractive setting and consider traffic safety concerns. She continues by talking about how the C-2 Highway Commercial District is the most permissive zoning district in the city, allowing for a variety of commercial uses. The C-2 zoning district also allows for a more car centric development with larger signs, larger front yard setbacks that prevent front yard parking as well as main entrances off of side yards.

A permitted uses chart was attached within the packet so commissioners could get a better understanding of what could and could not be permitted based on the zoning of this area.

Ms. Lockman tells the group of commissioners that the future land use map in the Comprehensive Plan designates the area in question as a Convenience Commercial District that most closely corresponds with the C-2 Highway Commercial District. She goes on to briefly mention that this rezoning would make Stewarts Hotdogs more conforming and allow current or future owners the flexibility to expand if desired. She finishes up by saying that the area across from this property is already zoned as C-2 Highway Commercial District.

At about 5:35 Sean Hornbuckle walked in and joined meeting.

Ms. Lockman continues speaking by mentioning how there are still a lot of other industrially zoned properties that are located closer to rail and river transport, therefore they might be more attractive to industrial use that are currently vacant.

Ms. Lockman opens the floor to any questions that people may have.

The petitioner Jared Decker introduces himself and state his address.

Mr. Decker follows up his introduction with a question regarding the petition. He states that he was not aware that Stewarts Hotdog was a part of the application because he had reached out a couple times prior and had not heard anything back from the owner of Stewarts Hotdog.

Ms. Lockman responds, because this is part of the future land use map of the comprehensive plan, the city was able to expand the rezoning petition to include Stewarts Hotdog without getting the owner's signature.

No one from the public spoke on this question.

Ms. Mount – Asked the Petitioner what they were going to put at this property?

Mr. Decker claimed that the eastern most parcel has a contract to have restaurants developed, however the western most parcel has no current plan in place. Though he assumes that the parcel will be restaurant oriented or retail oriented.

No further questions were asked

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

Good and Welfare

Ms. Walling asks if there is any good and welfare.

Ms. Lockman gives an introduction of the new Planning Technician Nate Crum, and gives information on the upcoming Fit Fest being held on September 10, 2022.

The meeting adjourned at 5:44 p.m.

Date approved: 7/11/22

Chairperson: Brian C. Gallagher
Brian Gallagher, Chair

Prepared by: Nathanial Crum
Nathanial Crum, Planning Technician