

**Minutes  
City of Huntington Board of Zoning Appeals  
May 21, 2024**

A meeting of the City of Huntington Board of Zoning Appeals was held on May 21, 2024 at 6:27 p.m. in the City Hall Council Chambers. *Ms. Proctor* called the meeting to order and Mr. Williams confirmed a quorum was present.

Members Present: Jacqueline Proctor, Gina Browning & Steven Yates

Members Absent: Dan Earl & Sara Loftus

Staff Present: Cade Williams, Planner II  
Ericka Hernandez, Assistant City Attorney  
Stephanie Petruso, Senior Planner

The meeting started late as a result of not being able to initially meet quorum. Eventually, a third board member arrived and the meeting started. During the waiting period to meet quorum, BZA 24-07 was moved to the July Agenda and it was announced BZA 24-20 thru BZA 24-22 had been to set to be heard at a special call meeting due to an error in the notice letters. Additionally, *Ms. Proctor* declared the vote for April Minutes and Orders were moved to the end of the meeting.

**BZA 24-17**

*Petitioner:* Parlor Griffith, 459 Camden Rd., Huntington, WV

*Property Owner:* Lucrecia Sue Bench, Proctorville, OH

*Property Location:* 459 Camden Rd.

*Issue:* A petition for a conditional use to permit a flea market in the C-2 Highway Commercial District.

Mr. Williams read the Staff Report.

Parlor Griffith, 6362 Daniels Fork Rd., explained the reasoning for this petition. She went into detail about the background of resurrecting the previous dilapidated building on the property to become the home of Sue's Junk & Antique Mall. Currently, the store houses over 250 vendors and operates 7 days a week. The parking lot on the property provides the opportunity for outdoor sales due to its layout. As suggested by the submitted plan, there are 26 available spaces for vendors to utilize. She stated there are a lot of steps this business followed to ensure they were compliant with code. The business allows vendors to set up outside Wednesday thru Sunday and for free on Wednesday. The business pays for any tax or fees for the vendors. Lastly, they want to provide an opportunity to help stimulate the local community and economy.

*Ms. Proctor* asked if the business operates 7 days a week. *Ms. Griffith* confirmed this business is conducted along this time frame indoors.

*Ms. Proctor* questioned when business is conducted outside. *Ms. Griffith* stated from Wednesday thru Sunday.

*Ms. Proctor* asked how long outdoor sales have been happening at this property. *Ms. Griffith* explained both indoor and outdoor sales have been conducted for about a year.

*Ms. Proctor* questioned the highest amount of vendors participating in outdoor sales on the property at one time. *Ms. Griffith* confirmed during the grand opening event all 26 spots were taken with some food

trucks on site. Spots were filled with a reservation system.

*Ms. Proctor* asked when sales are supposed to end. *Ms. Griffith* stated usually by 6 PM.

*Ms. Proctor* questioned if there have been other occasions where spots for outdoor sales activity has been maxed out over 15? *Ms. Griffith* explained this has not been the case and the most vendors they have seen outside besides during the grand opening event has been during their fall festival with 12 spots taken. Usually 5 to 6 vendors set up outside.

*Ms. Proctor* asked based upon *Ms. Griffith's* commentary why Staff is recommending a crosswalk. *Mr. Williams* explained a crosswalk had not been mentioned from the petitioner until this meeting. The crosswalk in question from Staff's point-of-view would be a potential one to cross the main drive labeled on the site plan. The concern involves the safety of patrons crossing over the main drive to access vending spaces from the parking spot located across the interior passageway.

*Ms. Proctor* questioned what would need to be done to create this crosswalk. *Mr. Williams* stated there would need to be at least a painted designated area. This would be the responsibility of the business to facilitate the project.

*Ms. Proctor* asked how big the crosswalk needs to be. *Mr. Williams* stated he will inform the petitioner of any regulation for the crosswalk.

*Ms. Griffith* stated there is a designated crosswalk in the vendor area. Additionally, cones are put up to ensure motorists know where to drive during events. The fire lane and spots for vendors have been painted. *Ms. Griffith* thought the recommendation made had already been done on site. *Mr. Williams* stated the concern is pedestrians crossing anywhere along the main drive but especially closer to the bank; ideally the crosswalk would be centralized between the storefront and the western property boundary.

*Mr. Yates* stated he does not see the reason for a crosswalk as the outdoor activity will be happening on a massive parking lot. He doesn't see how there will be any destination for reserved areas of activity besides setting up temporary cones.

*Ms. Proctor* questioned if the 36 vehicular parking spot area was on the business's property. *Mr. Williams* confirmed this is the case.

*Mr. Yates* motioned to approve BZA 24-17. *Ms. Browning* seconded motion.

BZA Roll Call: *Mr. Yates*, Yes; *Ms. Browning*, Yes; *Ms. Proctor*, Yes.

BZA 24-17 was approved with a vote 3 Yes to 0 No.

*A 3 minute recess was taken after the vote.*

#### **BZA 24-18**

*Petitioner:* Vintage Ventures dba The Lighthouse Tavern, 119 Bridge St., Huntington, WV

*Property Owner:* Ronnie Myers, P.O. Box 2885, Huntington, WV

*Property Location:* 119 Bridge St.

*Issue:* A petition to appeal the planner's decision to reject a limited video lottery application in the C-1 Neighborhood Commercial District.

*Mr. Yates* motioned to move BZA 24-18 to the next regular meeting. All present members voted in favor of motion. BZA 24-18 was moved with a vote 3 Yes to 0 No.

**BZA 24-19**

*Petitioner:* Huntington Elks Lodge 313, 2020 3<sup>rd</sup> Ave., Huntington, WV

*Property Owner:* Elks of USA, 2020 3<sup>rd</sup> Ave., Huntington, WV

*Property Location:* 2020-22 3<sup>rd</sup> Ave.

*Issue:* A petition for the expansion of a conditional use to permit the expansion of an existing permitted bar in the C-2 Highway Commercial District.

Mr. Williams read the Staff Report.

Carl Eastham, 340 1<sup>st</sup> St., explained this approval is needed for outdoor dining. The fenced in area will allow for an outdoor area for members of the club to utilize. No food will be sold at the club as it is only a social club.

*Mr. Yates* asked if this area will be open to the public. Mr. Eastham confirmed this area will be for members only.

*Ms. Proctor* wondered what the regular hours were for the club. Mr. Eastham confirmed regular hours are Wednesday thru Sunday: Wednesday thru Friday hours are 5PM to 10PM, sometimes 9PM, and Saturday thru Sunday hours are 12PM to 9PM. Lastly, he explained the reason the project sounds funny is due to the size of the sidewalk. The sidewalk is long with the building front being 45 feet wide and the fence going 8 feet into the sidewalk area.

*Ms. Proctor* questioned if the fence will be painted and if there will be tables and chairs in the area permanently. Mr. Eastham confirmed the fence will be metal railing and tables and chairs will be brought out to the area when needed.

*Mr. Yates* motioned to approve BZA 24-18. *Ms. Browning* seconded motion.

BZA Roll Call: *Ms. Browning*, Yes; *Mr. Yates*, Yes; *Ms. Proctor*, Yes.

BZA 24-18 was approved with a vote 3 Yes to 0 No.

**Good and Welfare**

*Mr. Yates* motioned to approve April 2024 Minutes. *Ms. Browning* seconded motion.

BZA Roll Call: *Mr. Yates*, Yes; *Ms. Browning*, Yes; *Ms. Proctor*, Yes.

April 2024 Minutes were approved with a vote 3 Yes to 0 No.

*Mr. Yates* motioned to approve April 2024 Orders. *Ms. Browning* seconded motion.

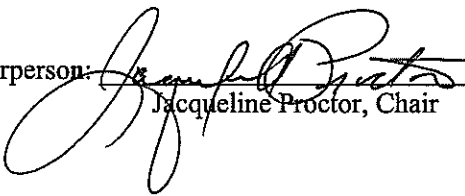
BZA Roll Call: *Ms. Browning*, Yes; *Mr. Yates*, Yes; *Ms. Proctor*, Yes.

April 2024 Orders were approved with a vote 3 Yes to 0 No.

*Ms. Proctor* reiterated BZA 24-20 thru BZA 24-22 have been reset to be heard at a special call meeting.

Ms. Proctor adjourned the meeting at 7:10 p.m.

Date approved: 6-18-24

Chairperson:   
Jacqueline Proctor, Chair

Prepared by:   
Cade Williams, Planner II