



Agenda
Huntington Planning Commission
Monday, June 3, 2024 – 5:30pm

1. Preliminaries
2. Call to Order
3. Roll Call
4. Approval of the April 2024 Minutes
5. New Business

PC 24-04

Issue: A petition to rezone property from R-1 Single-Family Residential District to C-2 Highway Commercial District. The properties are located on the southeastern corner of Washington Boulevard and Parkway Drive and consist of four parcels owned by ReClaim Church including the main building, fellowship center, and parking lot.

Petitioner/Property Owner: ReClaim Church, Inc., 3135 Washington Blvd., Huntington, WV 25705

6. Good and Welfare
7. Other Business or Announcements
8. Adjournment

Minutes
Huntington Planning Commission
April 1, 2024

A meeting of the City of Huntington Planning Commission was held on April 1, 2024 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, Sarah Walling, Carl Eastham, Charles Shaw, Ursulette Ward

Members Absent: Stephanie Vlahos Bryant

Staff Present: Stephanie Petruso, Senior Planner
Ericka Hernandez, Assistant City Attorney
Steve Curry, Associate Planner

Ms. Mount made a motion to adopt January 2, 2024 Minutes. *Ms. Walling* seconded motion. *Mr. Gallagher* mentioned an error with Minutes. All were in favor, amendment to Minutes was approved: all were in favor, Minutes were approved.

New Business

PC 24-03

Issue: Plan review of a proposal to redevelop 4514 Waverly Rd. on a property that is approximately 1.03 acres into a Dollar General Market. The property is located at the southeast corner of the intersection of Waverly Road and Burlington Road and zoned C-2 Highway Commercial District.

Owner: Paul Rutherford, 104 Briarwood Dr., Huntington, WV 25704

Petitioner: DG BTS Huntington, LLC, 2525 Broad St., Chattanooga, TN 37408

Mr. Curry read the Staff Report.

Ms. Mount joked about having a meeting for only .04 acres or about 1,700 square feet. She explained how she was happy to see this petition on the agenda as she is a nurse by trade and takes an interest in public health. One of her biggest concerns right now was food deserts. She pointed out that after the closure of Aldi in the West End, most people in West Huntington and Westmoreland can only get groceries by driving. She mentioned a program created by Highmark Blue Cross-Blue Shield that helps bring money into food deserts. She explained how the program works and how people using programs like that can get healthy food from stores like the Dollar General Market. *Ms. Mount* went on to explain how the property being turned into a grocery store that provides affordable food to the community would be a massive improvement over its current use as former car dealership that only stores vehicles.

Mr. Gallagher asked Mr. Curry for clarification about the Stormwater Utility's requirement that water must be retained on-site before being discharged into the municipal stormwater system. Mr. Curry explained the Dollar General needs to have a reservoir underground that can catch runoff and store it so that the storm sewer system is not overtaxed.

Mr. Shaw expressed his agreement to the idea.

Mr. Gallagher asked Mr. Curry if there are any brownfields on the lot due to its prior use as a car dealership.

Mr. Curry explained the property was only used to sell and store vehicles without any sort of mechanic or maintenance work that could create a brownfield.

Mr. Gallagher asked Mr. Curry about the responses from the utility providers and what it meant when certain utilities don't have comments.

Mr. Curry, with the help of Ms. Hernandez, explained that typically, utilities will only respond if they have issues with the plans. Furthermore, even with the Planning Commission's approval of the plans, the petitioners will still need to submit a building permit application which will be reviewed by the Public Works Department.

Mr. Gallagher asked about the issues Mountaineer Gas had with the plans.

Mr. Curry explained that the gas company had a minor issue with the location of the service line but the petitioner had worked with Mountaineer Gas to get the issue resolved and plans were updated to reflect those changes.

Ms. Ward asked what the community's opinion was for the proposed Dollar General.

Ms. Mount says that the councilman that represents the Westmoreland Neighborhood is in favor of the project and that he believed it will be good for the community.

Mr. Gallagher asked the audience if anyone would like to speak.

Ms. Hernandez informed Mr. Gallagher that the developers were in attendance and were there to speak as well.

Mr. Gallagher asked that the developer come forward.

Chris Wilson of Wilson Pike Development of Nashville, Tennessee, introduced himself. Mr. Wilson explained his goal was to bring affordable shopping and groceries to this portion of Waverly Road and the surrounding area. Mr. Wilson introduced Joe Young of Triad Engineering.

Mr. Wilson began to detail the plans for the store, its design and layout, and what shoppers can expect when they enter the Dollar General Market. He talked about how this Dollar General will offer fresh produce, fresh meats, and a larger frozen food section in addition to the pre-packaged food and other items you typically find in standard Dollar General Stores. Mr. Wilson expressed his appreciation towards the Commission for allowing him to make a case for the setback waiver, citing the small size of the parcel and the necessity for trucks to be able to maneuver the lot as the reasons for the building being located where it is.

Mr. Wilson explained there will be upgrades to the facades at this particular Dollar General that are not featured in other Dollar Generals and that plans have been amended to address the requirement for 5% landscaping coverage. He also explained that, with regard to environmental studies, they have done a phase I and a phase II report and a GPR (Ground Penetrating Radar) and did not find any issues from the site's prior use.

Mr. Wilson and Mr. Young shared diagrams of the building, highlighting new windows along the Waverly Road side of the building and explained the materials used on the facades.

Ms. Walling asks about the petitioners' plans to meet the 5% landscaping requirement.

Mr. Young showed the amended plan that featured an updated lot layout with box shrubs and small flowering trees along the front facades as well as additional landscaping in the parking lot.

Ms. Pell asks if the windows are transparent.

Mr. Wilson responded saying the windows are not transparent as they intend on having merchandise racks along that wall. They will be faux, designed to look like windows so that transparency requirements can be met.

Ms. Pell asked if staff has had a chance to look at updated plans featuring the reworked landscaping.

Mr. Wilson explained they have not yet submitted the updated landscaping plans to staff.

Mr. Eastham asked if the faux windows count towards required transparency.

Mr. Wilson said they do.

Mr. Eastham expressed his belief that transparency is important for the city to address.

Mr. Gallagher invited members of the public to speak in favor of the petition.

Rod Wiles of 3214 Brandon Road explained he owns the car wash that is adjacent to the site. He said that he knows Mr. Rutherford, the owner of the property, and reported that Mr. Rutherford had purchased the property with the intent to develop it but never managed to do it. Mr. Wiles expressed favorability towards the petition due to lack of grocers in the area.

Randy Wiles of 3501 Brandon Road said that in addition to his home on Brandon Road, he also owns property at 4425 Bradley Rd. and owns rental properties around the Westmoreland Neighborhood. He reported he always sees mothers with children and senior citizens walking to the Family Dollar across the street and having a place where local residents can walk to buy groceries is a game changer for the neighborhood since Walmart, Foodfair, and Kroger have to be driven to and many residents do not have access to transportation.

Linda Turner of 4580 Bradley Road expressed her support for the petition. She explained that she can see the Queen's Automotive buildings from her property when she does yard work and that something on the lot makes an annoying noise when the wind blows and when trucks pass by. She also believes that the project will do well to eliminate much of the Westmoreland food desert. She agreed with Randy Wiles that it is good that there will be a walkable grocery store in the area and that she will be able to walk there herself. However, she expressed concern that Waverly Road does not have the crosswalk signals that Burlington Road has. She cited that her neighbor was once struck by a vehicle while crossing Waverly Road and was thankfully not severely injured. Furthermore, she said that pedestrians have to wait for the green light which is very short and expressed her desire for a walk signal to be put in.

Ms. Walling said Public Works will be informed of Ms. Turner's concerns but was unsure if it is the city's responsibility to place a crosswalk signal as Waverly Road is a state-maintained road.

Ms. Turner mentioned that the intersection near the Fruth Pharmacy a few blocks away has a crosswalk signal across Waverly Road but it may have been installed by the state.

Jeff Maddox, Wayne County Commissioner, expressed his desire for more business opportunities in Wayne County, especially within the Westmoreland Neighborhood. He favored having a grocery store in the area so he does not have to drive to Ceredo or across the river to get groceries when he visiting Huntington. As an owner of property in the neighborhood, he believed the Dollar General will lead to increased property values and keep local tax dollars from crossing the river. Mr. Maddox expressed his support for the petition by citing the grocery store that used to be in Westmoreland that went out of business and was never replaced with another grocery store.

Mr. Gallagher asked the audience if there is anyone that would like to speak against the petition.

Mr. Eastham made a motion to approve item 24-03. *Ms. Mount* seconded the motion.

There were no amendments.

Mr. Shaw commended the developers for developing a property in the Westmoreland neighborhood that has sat vacant and underutilized for many years.

City of Huntington Planning Commission

June 3rd, 2024

Staff Report: A petition to rezone properties from R-1 Single-Family Residential District to C-2 Highway Commercial District.

PC 24-04

Issue: A petition to rezone property from R-1 Single-Family Residential District to C-2 Highway Commercial District. These properties are located on the southeastern quadrant of the intersection of Washington Boulevard and Parkway Drive and consist of parcels owned by ReClaim Church.

Petitioner: ReClaim Church, 3135 Washington Blvd, Huntington, WV 25705

Introduction

Pastor Corey Adkins is the representative of ReClaim Church who is the lead petitioner to a request to petition to rezone its properties on the corner of Washington Boulevard and Parkway Drive from R-1 Single Family Residential District to C-2 Highway Commercial District, which includes Parcels 67, 68, 72, and 114 of Tax Map 50, District 5. See attached Exhibit 1 – Zoning.

The petitioner recently requested that he be allowed to lease the space that was formerly the church’s fellowship hall for retail uses. The property’s current R-1 Single-Family District zoning classification does not permit this type of use.

On April 12th, Corey Adkins, on behalf of ReClaim Church, submitted a zoning map amendment petition to reclassify the subject property to C-2 Highway Commercial,

similar to other commercial properties in the surrounding area.

ReClaim Church owns 100% of the parcels petitioned for the rezoning, which meets the required 50% land area requirement and the 50% unique landowners requirement.

Existing Conditions

The subject parcels are currently zoned R-1 Single Family Residential Commercial, and consist of property owned by ReClaim Church that includes:

- ReClaim Church (principal structure)
- The former ReClaim Church fellowship hall (accessory structure)
- Driveway/parking area between the church and the fire station.

According to Article 1321.01, the purpose of the R-1 District is to:

“The purpose of the R-1...[district] is to establish and maintain areas where the use consists of largely single-family residential use at low densities generally in a range of five to nine units per acre. These areas are to be developed compatible and respectful of the scale, texture and quality of existing housing and related uses.”

See attached Exhibit 2 – Aerial Map and Exhibit 3 – Existing Land Uses illustrating

the existing conditions within the immediate built environment in terms of development pattern, density, intensity, and land uses.

Proposed Conditions

The petitioner seeks to reclassify the subject parcels 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.”

The petitioner seeks to lease the accessory structure that was previously used as a fellowship hall associated with the principal Religious Use for an unspecified retail use.

If the zoning map amendment is approved by City Council, retail occupancy of the accessory structure must first be reviewed under the Building and Fire Code to determine what building improvements might be necessary to convert the structure’s use and occupancy.

Retail sales and services uses are not permitted in the R-1 District. Reclassification of the subject property to C-2 Highway Commercial District would expand how the property could developed.

Land Uses

Attached Exhibit 4 – Permitted Land Use Comparison assesses the different land uses

between the existing R-1 District and requested C-2 District.

Permitted Land Use Observations

- The C-2 Highway Commercial District permits significantly higher by-right residential densities and intensities than the R-1 Single-Family Residential District permits and at scales that might not be compatible with the neighboring single-family homes or R-1 District.
- The C-2 Highway Commercial District permits a long list of by-right nonresidential uses not permitted in the R-1 Single-Family Residential District, which would not be required to go through the public notification and resident participation process of conditional use approval before the Board of Zoning Appeals.
- The C-2 Highway Commercial District by-right permitted commercial uses might not be compatible with neighboring homes or the R-1 Single-Family Residential District.
- Reclassifying the subject property to the C-2 Highway Commercial District appears to diminish benefits established by the natural landform’s transitional buffer between the hillcrest single-family neighborhood and the lower land auto-oriented commercial uses along U.S. Route 60. See attached Exhibit 5 – Landform Illustration.

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- U.S. Route 60 is considered a major corridor of the City, which is further evidenced when comparing WVDOH's 2022 Annual Average Daily Traffic (AADT) counts for Route 60 and Washington Blvd. Specifically, Route 60 had an AADT of 23,500 while Washington Blvd had an AADT of 6,600. The C-2 Highway Commercial zoning classification along U.S. Route 60 appears more appropriate for auto-oriented land uses than it would along Washington Blvd., particularly when considering the Article 1329 stated purpose of the C-2 District. See attached Exhibit 6 – 2022 WVDOT AADT.
- Reclassifying the subject property to the C-2 Highway Commercial District appears to advance more intense commercial use creep into the R-1 District that is intended to protect and preserve lower density residential neighborhoods.

Massing and Scale Comparison

The maximum building height permitted in the R-1 District is 2 ½ stories or 35 feet while the maximum building height standard in the C-2 District is 10 stories or 75 feet.

The maximum lot coverage permitted in the R-1 District is 60% while the maximum lot coverage standard in the C-2 District is 90%.

The maximum building coverage permitted in the R-1 District is 40% while the maximum

building coverage standard in the C-2 District is 75%.

The minimum side yard setback in the C-2 District if adjoining a residential district is 15 feet, as is the minimum rear yard setback.

Front yard setback standards in the R-1 District are contextual to prevailing residential front setbacks within the surrounding residential built environment. The front yard setback standard for the C-2 District is between 15 feet and 75 feet, regardless of existing development or setback patterns.

Development Patterns

The C-2 Highway Commercial District is the most permissive commercial zoning district in the City. Not only is a variety of commercial uses permitted by-right, uses are more auto-oriented to capture higher traffic volumes along major corridors. To support commercial activity, permitted development patterns in the C-2 Districts include larger signage, larger front yard setbacks, front yard parking, main entrances from side yards, etc.

Comprehensive Plan Consistency

The Future Land Use Map for Walnut Hills provided on Page 54 of the City's 2025 Comprehensive Plan designates the subject property as Hills Residential. See attached Exhibit 7 – Walnut Hills Future Land Use Map - 2025 Comprehensive Plan.

This designation preserves the historic residential areas where development is

PC 24-04 Staff Report

defined by the terrain. Characteristics include:

- Medium density.
- Small and medium lots.
- Mix of grid and curvilinear streets defined by the terrain.
- Sidewalks interspersed.
- Housing intermixed with dense woodlands.
- Primarily single-family.

Relevant Factors

Relevant factors when considering amending the zoning classification of property include:

- (1) What are the existing **uses** and zoning classification of nearby **property**;
- (2) Has the petitioner's **property** values been diminished by the existing zoning restrictions and by what extent;
- (3) Does potential impairment to the petitioner's **property** values promote the health, safety, or general welfare of the public;
- (4) What is the relative gain to the public, as compared to the potential hardship imposed upon the individual **property** owner;
- (5) What is 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 site and surrounding area.

Spot Zoning

The “classical” definition of spot zoning is “the process of singling out a small tract of land for use classification totally different from that of the surrounding areas for the benefit of the owner of such property and to the detriment of other owners.”

Alternatively, the petitioner's property adjoins the C-2 Highway Commercial District to the north which could be deemed a zoning district boundary adjustment.

When considering zoning map amendments, the Planning Commission must not only determine whether the petitioner has satisfactorily responded to the traditional standards in support of the petition, but it should also closely scrutinize whether a potential exists for spot zoning. In doing so, the Planning Commission and City Council should look to the Comprehensive Plan for guidance and the surrounding uses to the property at issue.

The image to the right illustrates the configuration of the subject property.



Staff Comments

Zoning map amendment petitions should be evaluated on their land-use merits alone. The petitioner's development intentions are extraneous, and the Planning Commission and City Council should consider the request on its merits as a long-term land-use decision.

In conducting such an analysis, the Planning Commission and City Council should determine if C-2 Highway Commercial District is the most appropriate zoning classification for the subject property, weighing all possible permitted future development and land use scenarios and with the current Comprehensive Plan's conceptual growth and land management designations for the subject site and surrounding area.

The 2025 Comprehensive Plan's Future Land Use map identifies the petitioner's property as Hills Residential, which is not aligned with C-2 Highway Commercial District designation of Convenience Commercial. Therefore, this zoning map amendment petition is not consistent with the 2025 Comprehensive Plan.

West Virginia State Code §8A-7-8(a) provides the following guidance when amending the zoning ordinance:

“Before amending the zoning ordinance, the governing body with the advice of the planning commission, must find that the amendment is consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the governing body with the advice of the planning commission, must find that there have been major

changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted and those changes have substantially altered the basic characteristics of the area.”

Standard of Review & Staff Analysis

In considering the factors relevant for determining if the petitioners request to reclassify the subject property from R-1 Single-Family Residential District to C-2 Highway Commercial District, staff respectfully submits the following:

- **Is the proposed zoning map amendment consistent with the 2025 Comprehensive Plan?**

It is the opinion of staff that the subject petition is not consistent with the Walnut Hills Future Land Use Map or the Hills Residential designation intended to preserve and protect the stated character of the historic residential areas where development has been defined by the terrain

- **Have there been major changes of an economic, physical, or social nature not anticipated when the 2025 Comprehensive Plan was adopted?**

It is the opinion of staff that there have been no changes in the stated factors affecting the property or within the immediate area since the adoption of the current plan that would otherwise warrant a re-evaluation of R-1 Single-

Family Residential District zoning classification of the petitioner's property.

- **Would the requested zoning reclassification result in spot-zoning**

Although the subject zoning map amendment would provide for a zoning district boundary adjustment, it is the opinion of staff that such adjustment would benefit the owner of a small tract of land to the potential detriment of other owners.

- **Consideration of existing uses and zoning of nearby property**

It is the opinion of staff that the petitioner's zoning map amendment represents the potential of a significant increase in by-right land use intensity and residential and commercial density that would be incompatible with the established low density single-family development pattern within the immediate area.

Further, should the existing Religious Use cease to operate, the redevelopment of a closed church would not undergo the public notification and resident participation process of conditional use review and approval before the Board of Zoning Appeals under a C-2 zoning classification that would otherwise be required under the existing R-1 zoning classification.

- **Consideration of the relative gain to the public, as compared to the hardship imposed upon the individual property owner**

It is the opinion of staff that allowing the full spectrum of by-right land uses and development intensities permitted in the C-2 Highway Commercial District would potentially introduce incompatible uses and development adjoining existing single-family homes. Reclassifying the petitioner's property to C-2 would permit regional-scaled commercial creep into an established low density single-family area. The stated purpose of the R-1 District is to protect and preserve from intense commercial intrusion the existing residential property values, investment, and expected quality of life.

The C-2 zoning classification is rightly positioned along the major corridor of U.S. Route 60. Washington Blvd serves as a gateway to the Anita Heights, Beverly Hills, and other residential neighborhoods and does not meet the stated purpose or the spirit and intent of the C-2 Highway Commercial District.

- **Consideration of the suitability of the subject property for the zoned purposes**

It is the opinion of staff that the petitioner's property is neither located or contains a property boundary

configuration suitable to mitigate potential adverse impacts that by-right C-2 permitted land uses and densities could have on adjoining single-family homes and the R-1 District.

- **Consideration of the length of time the property has been vacant as zoned, within the context of land development in the vicinity of the property**

It is the opinion of staff that the petitioner’s property continues to serve the community as a Religious Use intended when the property was developed. The petitioner’s property has not suffered nor is there a prevalence of vacancies within the immediate area warranting re-evaluation of existing zoning classifications. Religious, civic, and community uses have successfully benefited residential areas, particularly as transition zones and buffer uses between intense commercial development and lower density residential neighborhoods. The petitioner’s property is at the edge of the C-2 Highway Commercial District and is property classified as R-1 for such buffering purposes.

68, 72, and 114 of Tax Map 50, District 5 from R-1 Single-Family Residential District to C-2 Highway Commercial District.

Attachments

- Zoning Map Amendment Petition
- Exhibit 1 – Zoning Map
- Exhibit 2 – Aerial Map
- Exhibit 3 – Existing Land Uses
- Exhibit 4 – Permitted Land Use Comparison
- Exhibit 5 – Landform Illustration
- Exhibit 6 – 2022 WVDOT Annual Average Daily Traffic (AADT)
- Exhibit 7 – Walnut Hills Future Land Use Map – 2025 Comprehensive Plan

Staff Recommendation

Based on the analysis and findings presented herein, Staff respectfully advises the Planning Commission to forward a recommendation to City Council to deny the petitioner’s request to reclassify Parcels 67,

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: Cory Adkins Phone: 304-544-4290
Mailing Address (city, state, zip): 3135 Washington Blvd. Huntington, WV 25705
Email: Cory@reclaimchurch.org
Current Zoning Classification: R-1
Proposed Zoning Classification: C-2
The number of property owners in the area requested: 1

Description of Properties:

3135 Washington Blvd. Huntington, WV 25705
Address(es)
5-50-114 / 5-50-72 / 5-50-67 / 5-50-68
Legal description (district, tax map, parcel number(s), etc.)

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.)

Cory Adkins
Signature of Applicant

4/12/24
Date

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

PETITION AND ATTESTATION

I certify that I am the owner of record of 3135 Washington Blvd. and I seek to amend the zoning classification of the property(ies) listed herein from R-1 to C-2. 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.

Corey Adkins

(Applicant/Lead Petitioner to sign here)
AND FURTHER THE AFFIANT SAITH NAUGHT.

Corey Adkins

Affiant

Acknowledged before me this 12, day of April, 2024, by Corey Adkins.

My commission expires January 7, 2025.

Laura E. Armstrong

Notary Public

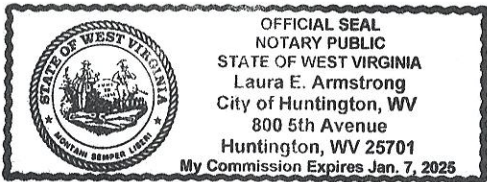


EXHIBIT 1 – ZONING MAP

(enhanced)

Zoning Districts

- R-1 Single-family Residential
- R-2 Single-family Residential
- R-4 Two-family Residential
- R-5 Multi-family Residential
- C-1 Neighborhood Commercial
- C-2 Highway Commercial
- C-3 Central Business District
- I-1 Lt Ind/Comm
- I-2 Heavy Industrial
- B & O Right of Way

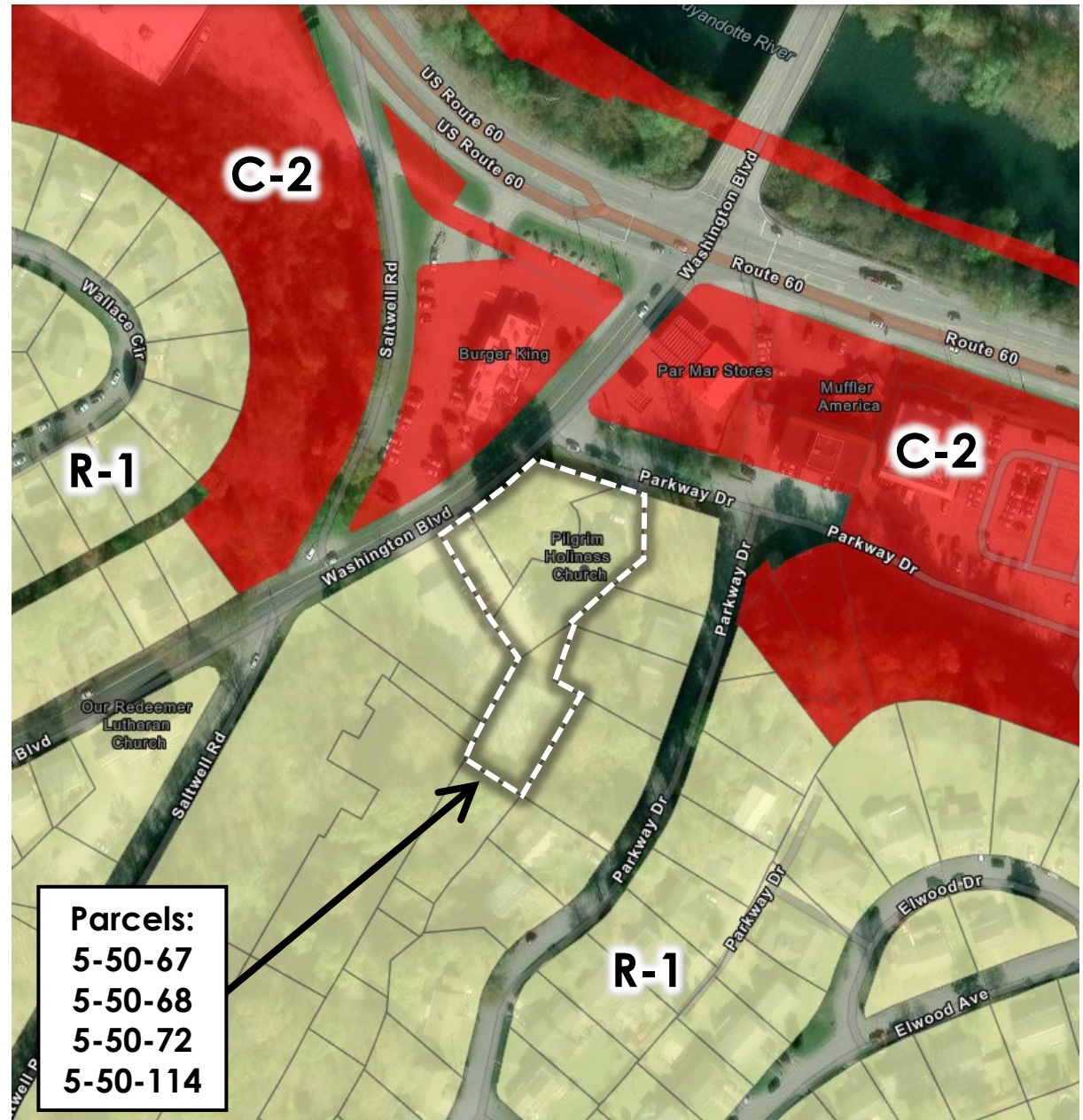


EXHIBIT 2 – AERIAL MAP

(enhanced)

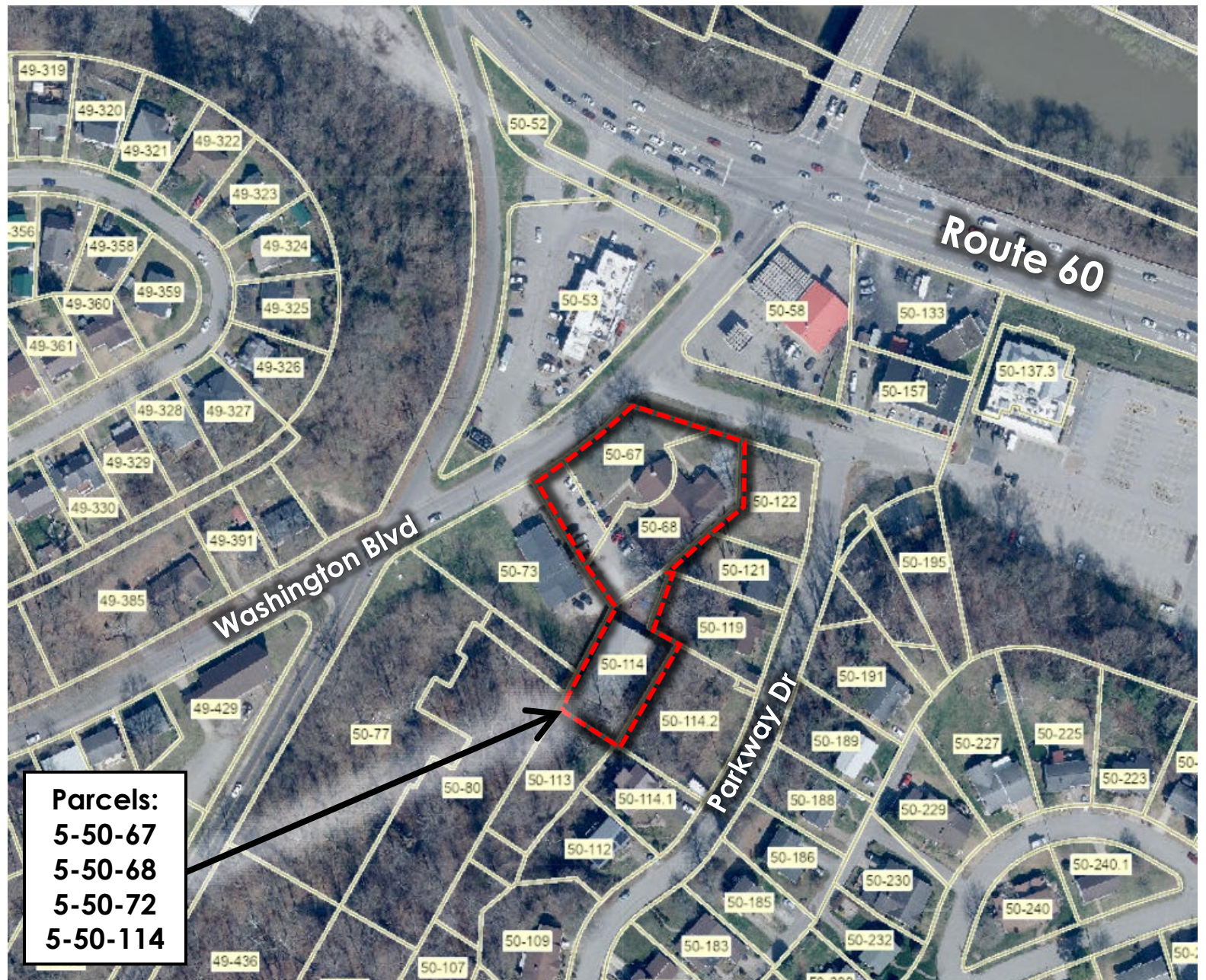


EXHIBIT 3 – Existing Land Uses

(subject property)



Principal Structure located in the southeast quadrant of the intersection of Washington Blvd. and Parkway Dr., fronting Washington Blvd.

EXHIBIT 3 – Existing Uses

(subject property)



Accessory Structure located south-southwest of the Principal Structure and behind Huntington Fire Station No. 10

EXHIBIT 3 – Existing Uses
(surrounding C-2 District properties)

X Reclaim Church (petitioner)

Non-Residential Uses in the C-2 District

- A** 3210 Washington Blvd
Burger King
- B** 3211 Washington Blvd
Par Mar Store & Gas Station
- C** 3125 US-60
Muffler America
- D** 3000 Parkway Dr
Goodwill
- E** 3100 US-60
Texas Roadhouse

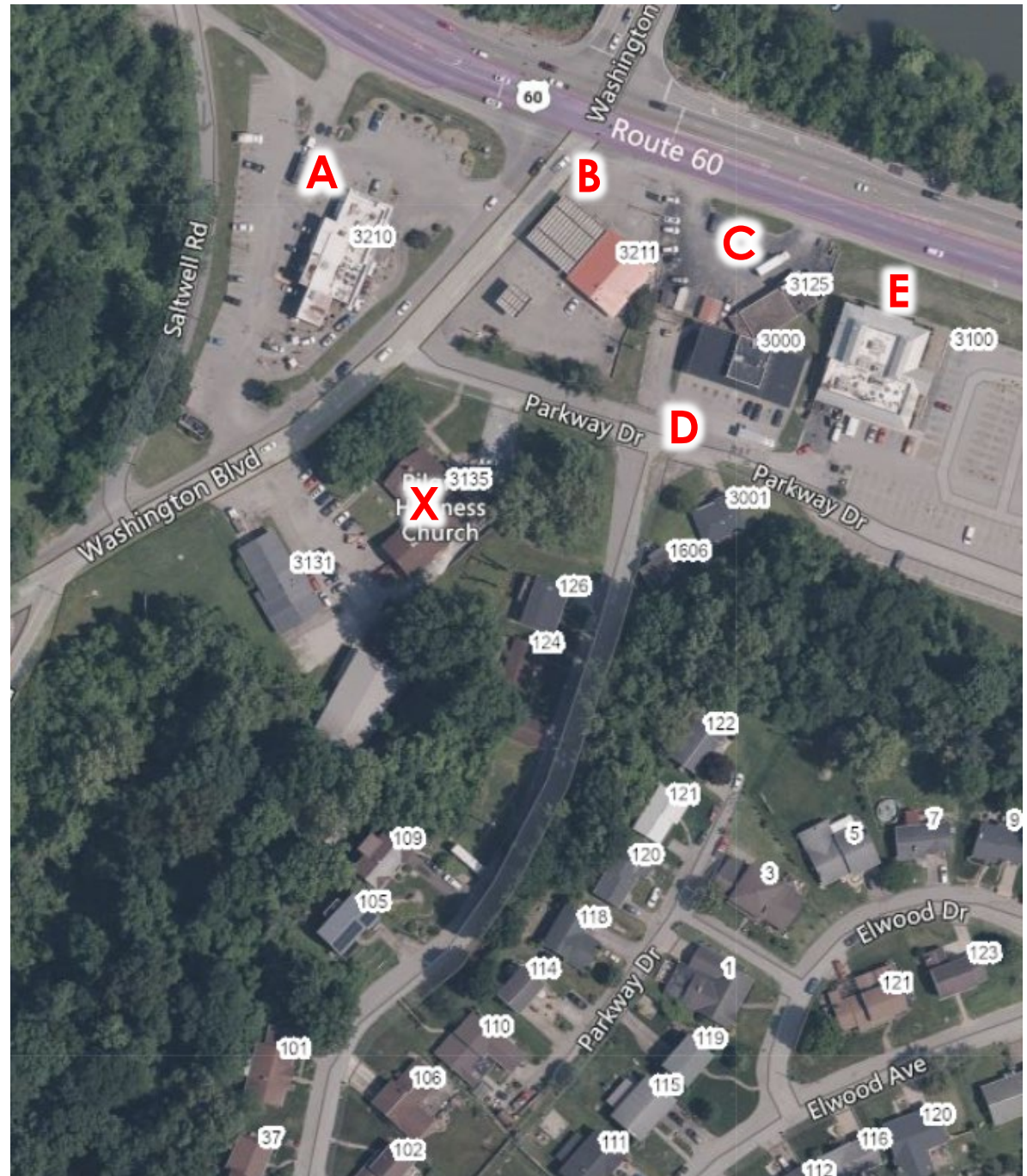


EXHIBIT 3 – Existing Uses (surrounding C-2 District properties)



EXHIBIT 3 – Existing Uses (surrounding C-2 District properties)



EXHIBIT 3 – Existing Uses (surrounding C-2 District properties)



EXHIBIT 3 – Existing Uses (surrounding C-2 District properties)



EXHIBIT 3 – Existing Uses (surrounding residential properties)

X Reclaim Church (petitioner)

Surrounding Residential Properties

- A 3001 Parkway Dr
- B 1606 Parkway Dr
- C 126 Parkway Dr
- D 124 Parkway Dr
- E 109 Parkway Dr
- F 105 Parkway Dr

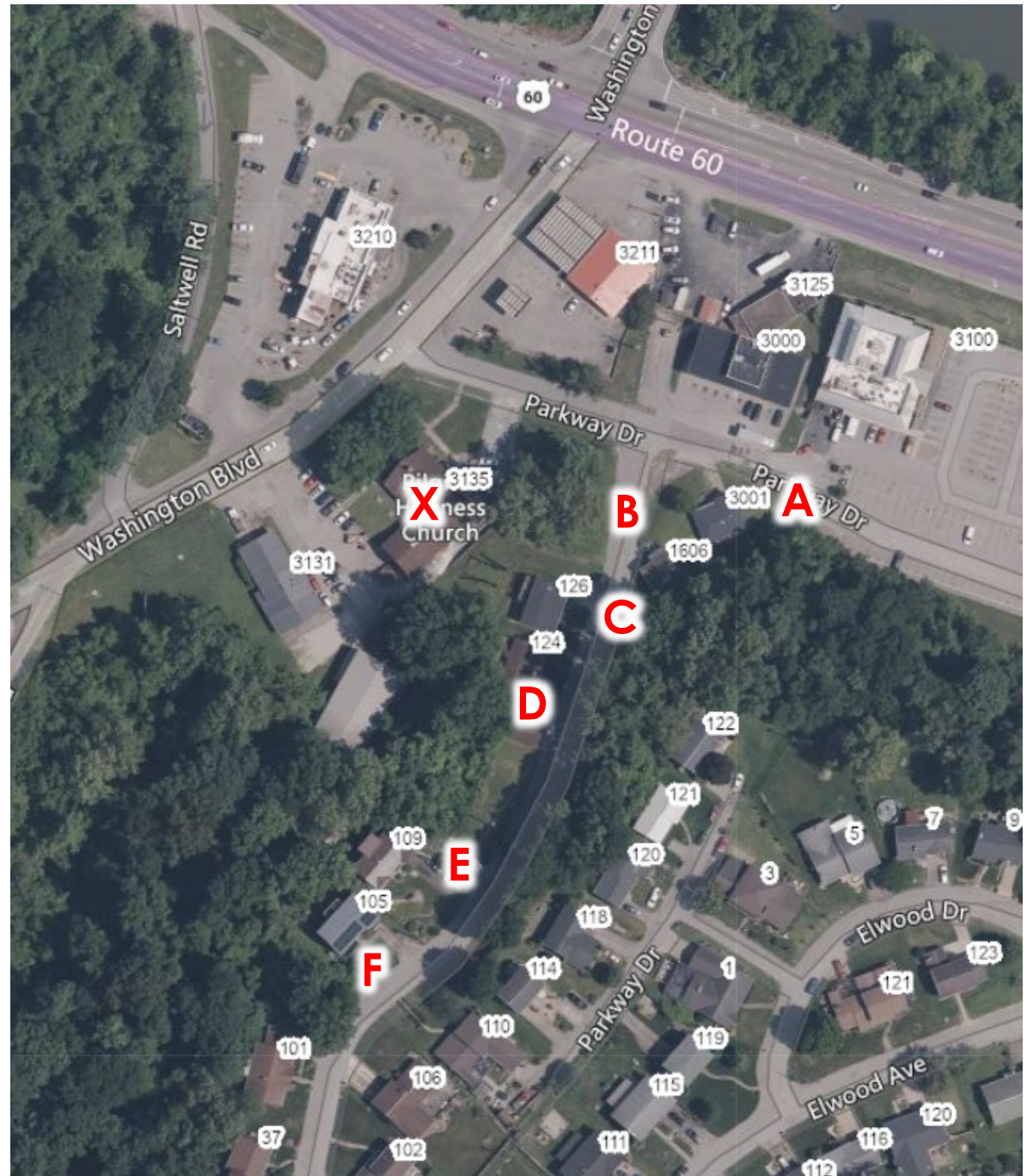


EXHIBIT 3 – Existing Uses (surrounding residential properties)



EXHIBIT 3 – Existing Uses (surrounding residential properties)



EXHIBIT 4 – Permitted Land Use Comparison

(isolated from Table 1320.A Permitted Uses)

| NOT PERMITTED | CONDITIONAL USE | | PERMITTED BY RIGHT | | |
|---------------------------------------|-----------------|-----|---|-----|-----|
| Use Type | R-1 | C-2 | Use Type | R-1 | C-2 |
| Residential | | | Commercial | | |
| Single-Family Detached | | | Craft Production Facility | | |
| Single-Family Duplex | | | Day Care (Child or Adult) | | |
| Single-Family Attached (Townhouse) | | | Drive-In or Drive Thru | | |
| Multi-Family Dwelling Units | | | Financial Institutions | | |
| Home Occupations | | | Firearms Sales Establishments | | |
| Group Residential Facility | | | Flea Market | | |
| Dormitory | | | Fuel Sales | | |
| Assisted Living or Congregate Housing | | | Funeral Home | | |
| Halfway House | | | Hospitals | | |
| Live / Work Unit | | | Laundromat | | |
| Residential Flats Above | | | Laundry and Dry-Cleaning Pick-Up | | |
| Lodging | | | Laundry and Dry-Cleaning Services | | |
| Boarding House | | | Limited Video Lottery/Keno, Establishment | | |
| Hotel/Inn | | | Limited Video Lottery/Keno, Incidental | | |
| Civic/Community | | | Manufacturing and Sales, Artisan | | |
| Community Center | | | Medical Clinic | | |
| Community Garden | | | Medical Office | | |
| Cultural Institutions | | | NanoBrewery | | |
| Lodge, Private Club, or Social Hall | | | Offices | | |
| Redevelopment of a Closed...Church | | | Offices for Charitable Organizations | | |
| Religious Uses | | | Pawnshop | | |
| School | | | Personal Services | | |
| Commercial | | | Pet Store/Pet Services | | |
| Adult Use | | | Radio and Television Stations | | |

| NOT PERMITTED | CONDITIONAL USE | | PERMITTED BY RIGHT | | |
|--|-----------------|-------------|---|-----|-------|
| Use Type | R-1 | C-2 | Use Type | R-1 | C-2 |
| Commercial | | | Commercial | | |
| Animal Boarding and Training | Red | Green | Repair Shop | Red | Green |
| Animal Hospital/Clinic | Red | Green | Retail Sales and Services | Red | Green |
| Auto Service Station and Repair Shop | Red | Green | Retail Sales and Services, Neighborhood | Red | Green |
| Automotive and Other Vehicles Sales | Red | Green | Restaurant | Red | Green |
| Banquet Halls or Conference Centers | Red | Green | Restaurant Serving Alcoholic Beverages | Red | Green |
| Bar | Red | Light Green | Self-Storage Development | Red | Green |
| Bar, Neighborhood | Red | Light Green | Self-Storage, Indoors | Red | Green |
| Brewpub | Red | Green | Shopping Center | Red | Green |
| Carwash | Red | Green | Smoke Shop/Tobacco Store | Red | Green |
| Commercial Greenhouse | Red | Green | Tattoo Parlor | Red | Green |
| Commercial Recreational Facilities (indoor) | Red | Green | Trade or Business School | Red | Green |
| Commercial Recreational Facilities (outdoor) | Red | Light Green | | | |

EXHIBIT 5 – Landform Illustration



EXHIBIT 6 – 2022 WVDOT Annual Average Daily Traffic (AADT)

(enhanced)

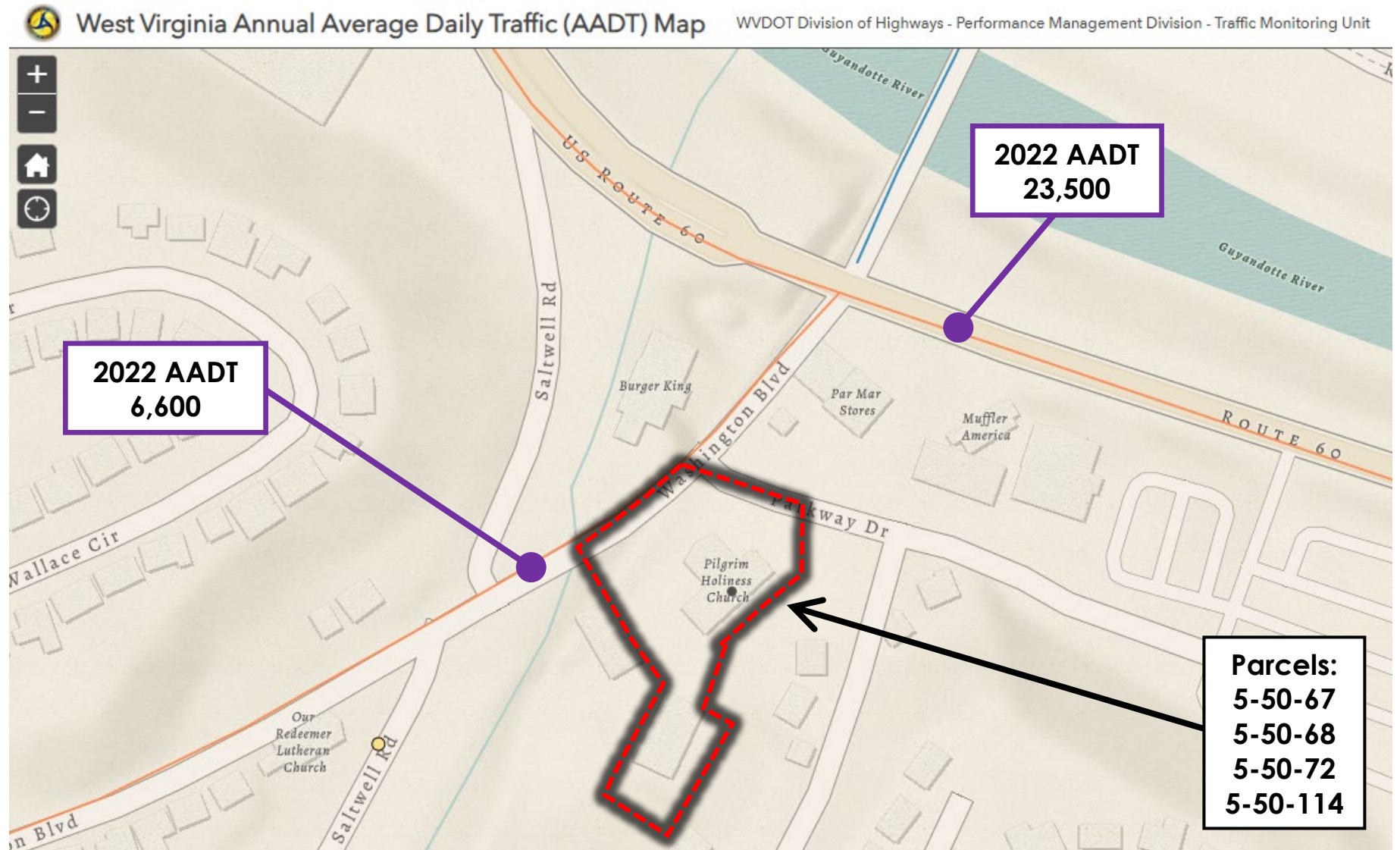
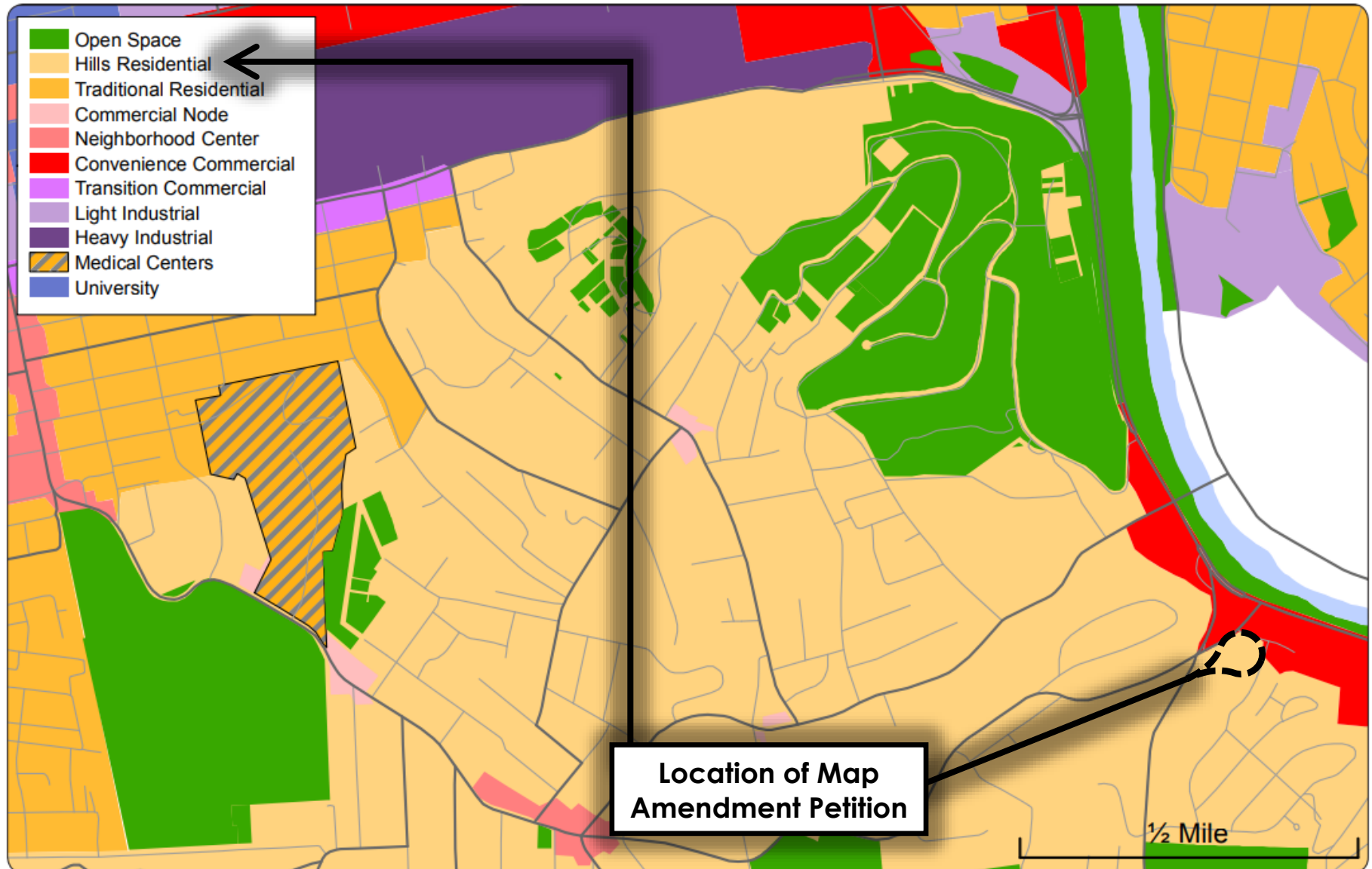


EXHIBIT 7 – Walnut Hills Future Land Use Map - 2025 Comprehensive Plan

(enhanced)



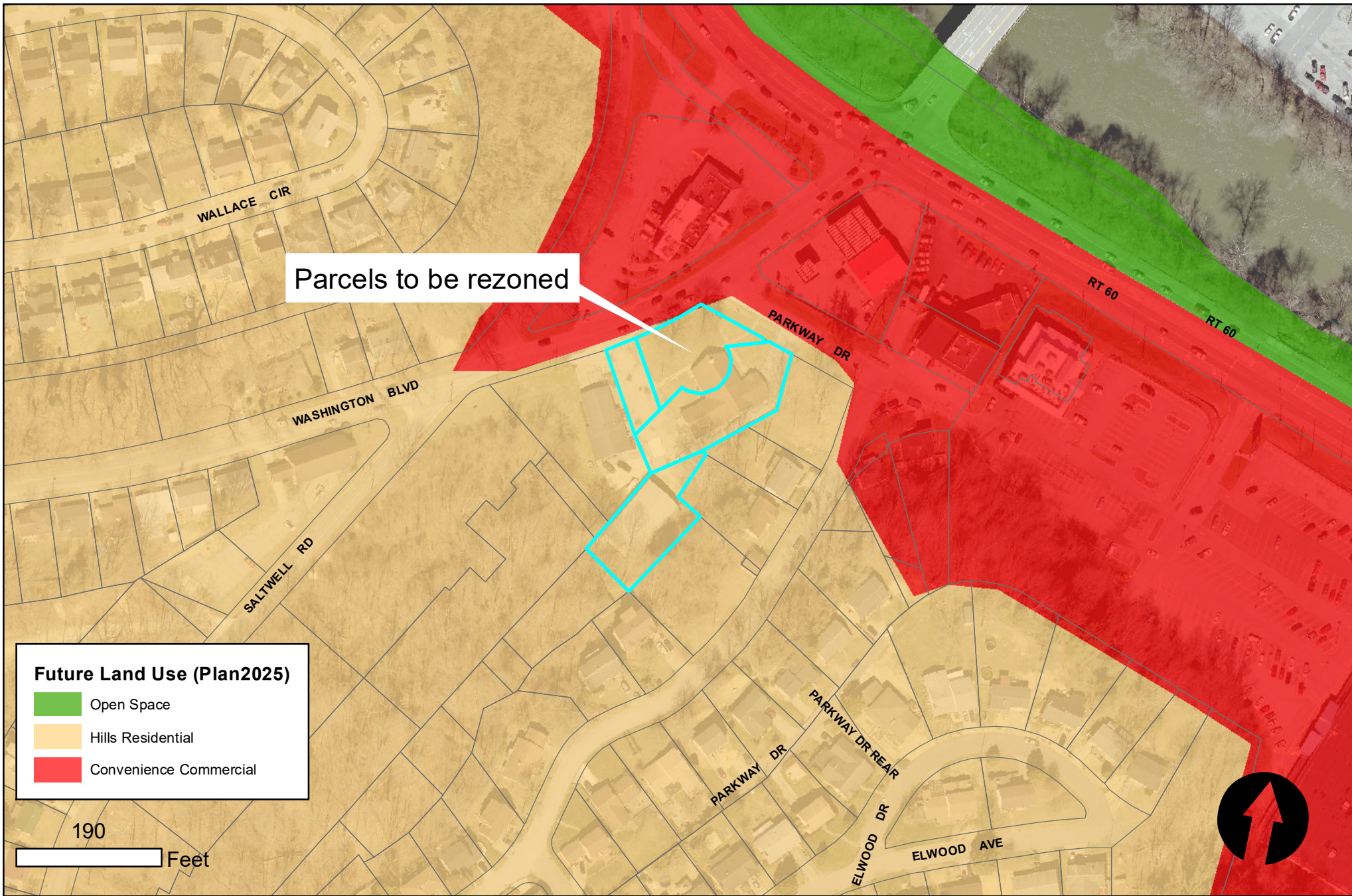


Parcels to be rezoned

3135 Washington Blvd
Cabell County Tax District 5, Map 50,
Parcels 67, 68, 72, 114,
Pc 24-04

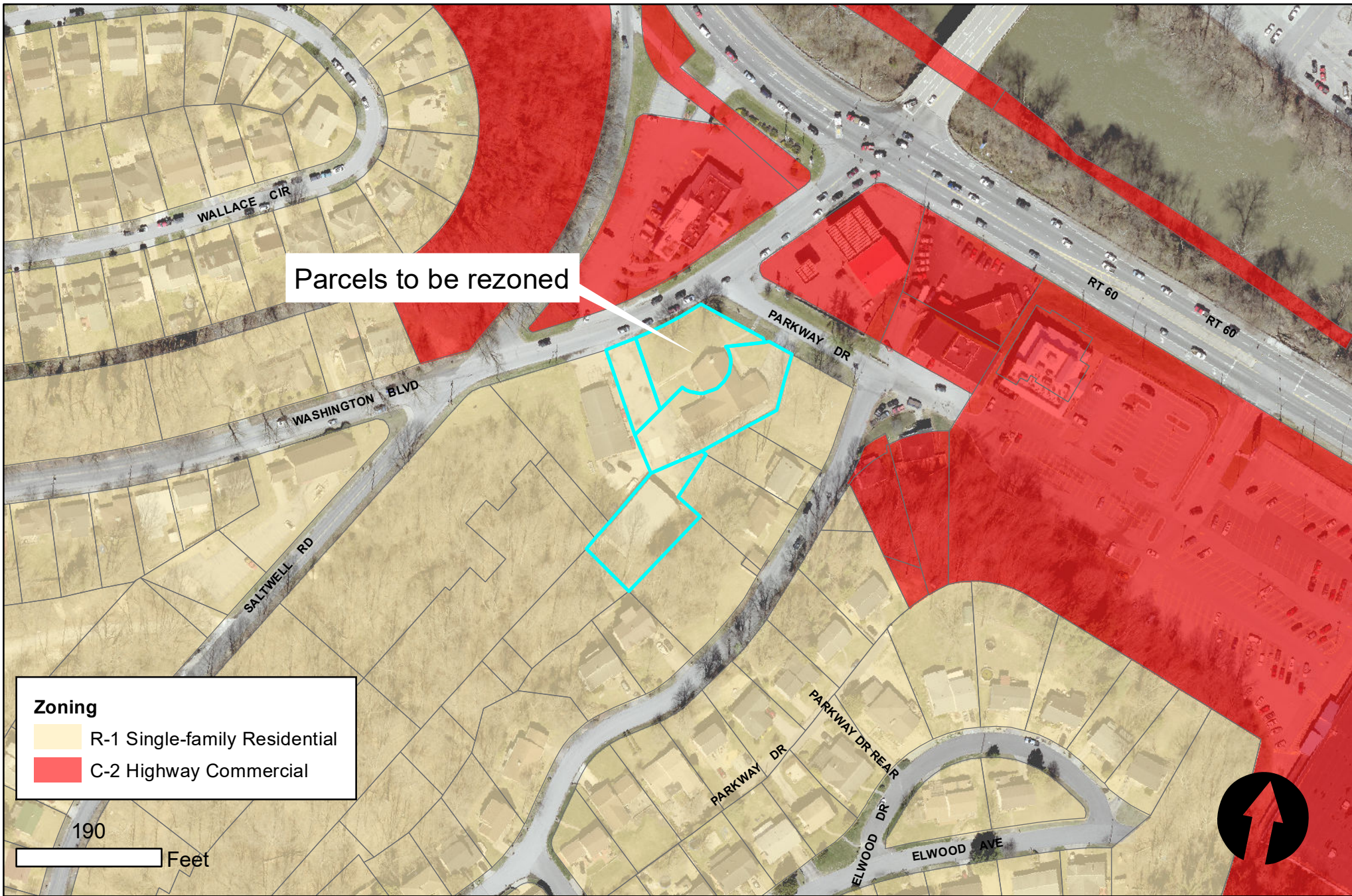
Petition to rezone Reclaim Church's Parcels on Washington Blvd from R-1 Single-Family Residential to C-2 Highway Commercial





**3135 Washington Blvd
Cabell County Tax District 5, Map 50,
Parcels 67, 68, 72, 114,
Pc 24-04
Petition to rezone Reclaim Church's Parcels on Washington Blvd from R-1 Single-Family Residential to
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3135 Washington Blvd
Cabell County Tax District 5, Map 50,
Parcels 67, 68, 72, 114,
Pc 24-04

Petition to rezone Reclaim Church's Parcels on Washington Blvd from R-1 Single-Family Residential to C-2 Highway Commercial

