

**WINFIELD PLANNING COMMISSION
MINUTES
July 2, 2012**

President William Davis on July 2, 2012 at 7:00 PM at Winfield City Hall, Winfield, West Virginia, called the Winfield Planning Commission meeting to order.

Members Present:

Dale Vance, William Davis, Jerald Murray, George Armstrong, Terri O'Connor

Members Absent:

Chris Legg, Diann Hodges

Staff Present:

Gloria Chapman – City Clerk, Laura Cox – Planning Director, Tim LaFon – Town Attorney, Jackie Hunter – Town Recorder

Mayor Randy Barrett participated via conference call.

Staff Absent:

Jessie Parker – Town Engineer

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Public Present:

Winfield Councilman Dana Campbell, Greg Winter, Julia Buckley, Betty Hensley, Dave Jones

Minute Approval:

Motion to approve the minutes of the June 4, 2012 meeting of the Winfield Planning Commission made by Dale Vance. Motion seconded by William Davis. Motion carried.

Public Hearing (1)

Application No. 2011-2012-10 - Submitted by Stoneridge Development, Inc. requesting the rezoning from C-1 District to C-2 District, approximately 5.49 acreage, being 860 ft. frontage on Route 817 across from McDonalds. Lots 14.2, 14.3 & 14.4; WB:33; PG:891; TM:6; PAR:14

President William Davis opened the hearing at 7:01 PM and read the legal publication into record. President Davis then called for the applicant or representative to come forth and speak on behalf of the rezoning application.

Dale Vance, having excused himself from the Planning Committee explained that he is requesting this rezoning to allow for various types of business applications in this location. President Davis asked the commission members and guests if they had any questions for Mr. Vance. In response to questions, regarding his planned usage for the property Mr. Vance stated that his primary usage would be for the expansion of the storage facility.

President Davis called for those in favor of the application to speak and present their evidence. No response. President Davis then called for those opposed to the application to present their evidence. Greg Winters stated that the residents in opposition were concerned that the rezoning would result in excessive traffic and disturbance of the natural features of the property. Planning Director Laura Cox and City Attorney Tim LaFon addressed additional questions concerning the type of business applications allowed in a C-2 District as compared to a C-1 District.

President Davis then asked if any comments, verbal or written were received for or against this publication. It is noted, no comments, verbal or written were received prior to this hearing.

President Davis asked for the staff recommendation from Planning Director Laura Cox. Staff recommends that the Planning Commission consider all public comment received in the public hearing. Staff also recommends that the Planning Commission recommend approval of this application to the City Council as such rezoning would be in conformance with the adopted Comprehensive Plan and the established long range planning efforts of the City.

President Davis inquired if Mr. Vance wished a rebuttal. In response, Mr. Vance stated no rebuttal and recused himself from the premises. President Davis declared the hearing closed at 7:20 PM.

After much deliberation regarding the pros and cons of C1 Suburban Commercial vs. C2 High Density Commercial Jerald Murray made motion to recommend approval of this application to Winfield City Council. Motion seconded by George Armstrong. Motion carried.

Public Hearing (2)

Application No. 2011-2012-11 - Submitted by Stoneridge Development, Inc. on behalf of Thomas Bowyer requesting the rezoning from R-1 District to C-1 and C-2 Districts 11.26 acreage with 267 ft. frontage on Route 817 across from McDonalds and the back of the Kanawha River.

Requesting rezoning from R-1 District to C-2 District the 267 ft. frontage on Route 817 with a depth of approximately 255 ft. approximate acreage is 1.69 of the 11.26 total acreage.

Requesting rezoning from R-1 District to C-1 District the remaining acreage on the back of the Kanawha River. Approximately acreage is 9.57 of the 11.26 total acreage. Lot 14; WB:33; TM:6; PA:14; Deed Book 189; Page 276

President William Davis opened the hearing at 7:25 PM and read the legal publication into record. President Davis then called for the applicant or representative to come forth and speak on behalf of the rezoning application.

Dale Vance, having previously excused himself from the Planning Committee spoke on behalf of Thomas Bowyer. He explained that this rezoning was being requested to allow for various types of business applications in this location. President Davis asked the commission members and guests if they had any questions for Mr. Vance. In response to questions regarding his planned usage for the property, Mr. Vance stated that his primary usage would be for the expansion of the existing storage facility and additional retail facilities.

President Davis called for those in favor of the application to speak and present their evidence. No response. President Davis then called for those opposed to the application to present their evidence. As with Application 2011-2012-10, the residents in opposition were concerned that the rezoning would result in excessive traffic and disturbance of the natural features of the property. Dave Jones spoke of concerns that condominiums' and Town Homes would be constructed on this property creating even more traffic. Betty Hensley addressed further concerns regarding the residential property abutting the proposed C1 portion of the rezoning.

President Davis then asked if any comments, verbal or written were received for or against this publication. It is noted, no comments, verbal or written were received prior to this hearing.

President Davis asked for the staff recommendation from Planning Director Laura Cox. Staff recommends that the Planning Commission consider all public comment received in the public hearing. Staff also recommends that the Planning Commission recommend approval of this application to the City Council based upon the following:

1. Finding that the rezoning of these parcels from R1 Residential to C1 Suburban Commercial and C2 High Density Commercial would result in the expansion of an existing commercial district and be in the spirit of the existing neighborhood and
2. Such a rezoning would be in conformance with both the adopted Comprehensive Plan and the established long range planning efforts of the City.

Staff further recommends that this approval be subject to a condition that the applicant reserves a twenty-five foot wide strip of property along the entire eastern boundary of the site from development in order to provide a landscape buffer area. Plans for this landscaped area must be approved by staff and planted within six months of the approval of this application.

President Davis inquired if Mr. Vance wished a rebuttal. In response, Mr. Vance stated no rebuttal and recused himself from the premises. President Davis declared the hearing closed at 7:48 PM.

After much deliberation, George Armstrong made motion to recommend approval of this application to Winfield City Council based upon the conditions set forth in the staff report. Motion seconded by Jerald Murray. Motion carried

Staff Actions/Reports:

Eighteen Building Permits issued May 23, - June 24, 2012

Old Business:

1. Craigo – Drainage - Cash Lane – Attorney Report – Action, if any.

Drainage: Surface water drainpipe with drop inlets to be installed per approved drawings and plans prepared by S & S Engineering. All work to be done in compliance with the laws and ordinances of the City of Winfield. All phases of work to be monitored and inspected by S & S Engineering. S & S Engineering must be contacted 48 hours prior to commencing work.

Craigo – Cash Lane Apartments: No change. The Cash Lane Apartments did not obtain a Certificate of Occupancy before leasing to tenants. Legal Resolution remains pending.

New Business:

No New Business

Good of the Order:

Mayor Barrett praised City Employees, Johnny Hodges, Bill Harper and Jason Blankenship... who worked beyond the call of duty to provide generator power to the pump stations during the recent storm and resulting power outages.

Mayor Barrett announced that long-term Winfield resident Pat Woodrum has been appointed to Winfield's City Council.

Adjournment:

Motion to adjourn by Jerald Murray @ 7:50 PM until the next regular scheduled meeting for August 6, 2012 at 7:00 PM.

William Davis, President

Terri O'Connor, Secretary