

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Clarksburg met in session on **Wednesday, July 9, 2025** at 4:00 p.m. in Council Chambers, Clarksburg Municipal Building, 222 West Main Street, Clarksburg.

Members Present: J. Patrick Shaffer, Chairman
Chris Meighen
Gary Keith II
Kim Basnett
Roger Baker
Hattie Wright (via telephone)
Councilmember Wayne Worth

Member(s) Absent: Timothy "Mike" Fazzini
Chris Lane
Michael Brown
City Manager Tiffany Fell

Also Present: Debra Varner, Attorney for Petitioner
Steve Pulice, Community Planning & Admin. Project Mgr.
Richard Marsh, City Attorney
Jason Lane, Project Director
Annette Wright, City Clerk

Chairman Shaffer called the meeting to order with roll taken upon arrival.

MOTION by Chris Meighen, **SECONDED** by Gary Keith for approval of the minutes of the session held on May 21, 2025. **MOTION APPROVED UNANIMOUSLY.**

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- A. Public Hearing and Consideration of a Petition filed by Varner & Van Volkenburg, PLLC, on behalf of their client, V&S Land, LLC requesting the rezoning of property located at Stoneybrooke Road from its currently zoned R-1 status to a B-2 status**

Chairman Shaffer declared the public hearing open with the following individual(s) appearing therefor:

Debra Varner, Attorney for the Petitioner, appeared expressing support of the petition noting the businesses located in the vicinity. Attorney Varner stated that the property is unusable due to the culvert issue which the Petitioner would be able to address and further informed that the plan is to utilize the property for storage.

Kim Basnett (stepping down from her role as a P&Z board member) wished to speak as a resident of said area stating that it is her belief, as well as some of the others residents in said area, that the rezoning would increase the traffic, lower property values, increase noise, and result in a loss of privacy. Ms. Basnett opined that that the property should remain residential.

Attorney Varner remarked that although she understood Ms. Basnett's concerns, the same are without proof or evidence. Further, Attorney Varner noted Sheetz, an apartment building, etc. was located in this vicinity.

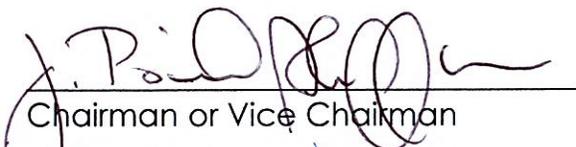
There being no one else wishing to speak for the public hearing, Chairman Shaffer declared the public hearing closed.

Calling for the report of the Investigating Committee, Chris Lane reported that he had made calls to individuals in said area, and they did not see any problems with the request with Gary Keith expressing concerns as to what could possibly be permitted on said property due to the rezoning.

With regard to the home owners association in said area, City Attorney Richard Marsh informed that there are two (2) home owners' associations thereat. Project Director Jason Lane stated that the property would be used as a "lay yard" for project materials noting that the proposed rezoning would still allow residential use. In further regard to said property, Mr. Lane advised of the culvert collapse thereon that restricts the flow of water.

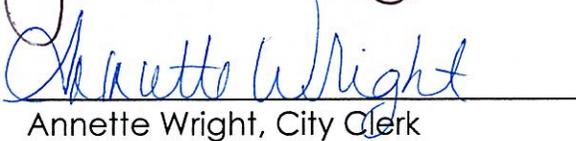
Concluding discussion, **MOTION** by Chris Meighen, **SECONDED** by Hattie Wright to recommend to City Council that the rezoning request be approved. **MOTION CARRIED 3-2-0 with Councilmember Worth and Gary Keith casting the dissenting votes and Ms. Basnett abstaining.**

There being no further business to come before the Commission, **MOTION** by Gary Keith, **SECONDED** by Roger Baker for adjournment. **MOTION APPROVED UNANIMOUSLY.**



Chairman or Vice Chairman

Aug. 27, 2025
Date



Annette Wright, City Clerk