

City of Lewisburg
Planning Commission
Meeting Minutes ~ October 7, 2021, 7 p.m.
942 Washington Street West, Lewisburg, WV
Paul R. Cooley Council Chambers

PRESENT: Chairperson John Little (via ZOOM), Valerie Pritt (via ZOOM), Davis Lewis, Dan Stevenson, Helen Harless, Tia Bouman (via ZOOM), City Manager Misty Hill (via ZOOM), Planning and Zoning Officer Marsha Cunningham, Recorder Sarah Richardson

ABSENT: Margaret Gossard

VISITORS: Adam Whanger and David Bostic with DNA Holdings, Terradon Engineer Kristen McClung (via ZOOM), Jennifer Gilkerson, Mayor Beverly White, and Martha Hilton with following members of her real estate class: Lauren Patterson, Rochelle Sanchez, Malcolm Beverly, David Cline, Joseph Lancaster, Loyan Hill, and Zion Jeter.

CALL TO ORDER: The meeting was called to order at 7:01 p.m. by Chairperson John Little.

APPROVAL OF MINUTES: One correction was made to the September 7, 2021 minutes; Helen Harless noted that her last name was misspelled. A motion was made by Dan Stevenson to approved the corrected minutes, which was seconded by Valerie Pritt. With all in favor, the motion carried.

COMMENTS FROM THE PUBLIC: None.

Public Notice: DNA Holdings, sketch plan review US Highway 219 and Brush Road parcel 10-6-3 and 10-10-38

Planning and Zoning Officer Marsha Cunningham began the discussion by saying, “We have seen this before since we have been working on the Planned Unit Development (PUD),” and noted that the sketch plan would be addressed to see if the commission can identify any potential problems so that they may be addressed. Kristen McClung with Terradon Engineering was available to answer questions along with members of DNA Holdings.

Cunningham said the fire department had three questions that have since been answered:

- 1) They wanted to make sure that the road going in would be large enough for a fire truck to park on the side and a car could drive around it. Cunningham reports that “Kristen said it would be” wide enough.
- 2) Yes, the radius of the cul-de-sac is 50 feet.
- 3) With two commercial buildings, you are supposed to be able to drive around the back of them and be within 150 feet. On one of the buildings, there is that, but not the other. However, the Armory is “right

there” so their road can be used to get to within 150 feet of the future commercial building. Chairperson Little asked if that access needs to be on the property owner’s (PUD) land, to which Cunningham clarified that it does not, it just needs to be accessible.

Kristen McClung with Terradon said that since the last meeting there have not been any changes, and that the purpose of this review was to make sure that all of the 16 PUD components are addressed in the plans, which she assured they are. She provided an outline of the 16 PUD components to show they are in compliance. She states that she next step will be her preparing the site design drawings.

Little asked for clarification on the acreage. Out of the 53 total acres there is a net usable area of 46 acres and “almost 8 acres” of that dedicated to green space. McClung said they had some “options” as to where to start construction. Misty Hill asked if they were going to plan stormwater “as you go” or lay out the whole plan beforehand. McClung said they will “probably try to plan the entire thing even if it’s not constructed all at once.” Hill asked when the houses will need water. David Bostic said it depends on the speed of the overall work with infrastructure, highway studies, and other factors. Hill said the city needs a projected amount of the water that will be used by the development. McClung said she can get an estimate to the city for the rough amount of gallons needed per day and when they will need it by. Hill said she is wanting to confirm and make sure the city can provide all the water needed for the development.

Little mentioned potential concerns with “wetlands” or stormwater issues related to “runoff, drainage into the sinkholes,” to which McClung said she is addressing that, and said regulations are very stringent. “We will be taking some care with that,” she said.

Dan Stevenson asked Hill if the water situation is “critical enough” as to whether or not these houses may be built due to water concerns. Hill said we are currently pumping the maximum amount possible, so as far as the usage that we can pump and what is being used, “we are using more than we are pumping,” so there is a “fine line” as to what the city can guarantee before the new water plant is built. Stevenson inquired to the timeline for the new plant, with Hill responding that the city can go out to bid after the USDA funds are released. She hopes the city can be “in construction by next spring,” and said once they go to bid and construction starts it will be “three years from there.” Bostic said the project will be completed in roughly 5 to 7 years. Hill said that in phases, the city will be able to provide water, for example to the smaller garden homes as they are built. She said this project is 15-20 years in the works for

updating the plant. Bostic said they will attempt to schedule construction with a consideration for the water concerns in mind and “work with the city.”

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COMMENTS from the COMMISSIONERS: None.

COMMENTS from the ZONING OFFICER: Planning and Zoning Officer Zoning Officer Marsha Cunningham mentioned the next working session is scheduled for October 14, 2021 at 5:30 p.m. Christy DeMuth with WVU Law wants to discuss more zoning to try and get that project wrapped up. Hill noted that City Hall is closed on Monday for the Columbus Day Holiday. Bostic clarified that they are ok to move forward with a site plan for the PUD development and double-checked that they are indeed rezoned as a PUD zone.

ADJOURNMENT: The meeting was adjourned at 7:30 p.m. in a motion by Commission member Valerie Pritt with a second from Commission member Dan Stevenson.

The next meeting will be a working session on October 14, 2021 at 5:30 p.m. at the Paul R. Cooley Lewisburg City Council chambers.

Respectfully submitted,
Sarah Richardson
Recording Officer