

**City of Lewisburg**  
**Planning Commission Working Session**  
**Meeting Minutes ~ January 5, 2023, 5:30 p.m.**  
**942 Washington Street West, Lewisburg, WV**  
**Paul R. Cooley Council Chambers**

**PRESENT:** Chair John Little, Margaret Gossard, Davis Lewis, Dan Stevenson, Matthew Campbell, Helen Harless, Valerie Pritt, Planning and Zoning Officer Marsha Cunningham, and Recorder Sarah Richardson

**ABSENT:** Tia Bouman

**VISITORS:** None.

**CALL TO ORDER:** The meeting was called to order at 5:36 p.m. by Chair John Little.

**PUBLIC COMMENT:** None.

**Review, consider, and discuss Agritourism supplemental regulations**

Chair Little opened the meeting by reviewing the language surrounding Agritourism and related supplemental regulations. Little noted, “It all looks right to me,” and Helen Harless asked if Agritourism includes a farm with overnight stays. Planning and Zoning Officer Marsha Cunningham said that this description entails only visits and tours and other events of that nature. Margaret Gossard pointed out that language under Agritourism Enterprise, Section c. 2) contains wording that might be more pertinent for a winery or other alcoholic distiller, as it includes regulations for alcoholic beverages “manufactured on site,” and mentions other “alcohol-related products.” Overall, members found no issues with the language as it is, but they requested a note be made to ask Christy DeMuth with WVU Law to examine this.

Margaret Gossard asked what Urban Agriculture entails, with Matthew Campbell saying he believes it includes gardening boxes and other small household-sized gardening endeavors, but he was not entirely sure. Another note was made to ask DeMuth for details on this description.

**Review, consider, and discuss uses not permitted in the historic overlay**

Chair Little asked if the entirety of the CC district is included in the Historic Overlay, with Cunningham saying that for the most part, yes, much of CC is also in the Historic Overlay due to Rt. 219 running right through town. Little said that he believes that the CC permissions and allowed uses should be very similar, if not completely aligned, with the Historic Overlay permissions and regulations. “If it’s in the

Historic Overlay, it ought to be allowed in CC. They are kind of one in the same, except the Historic Overlay is actually bigger,” said Little. He recommended that commission members take some time to review the CC category on the Planned Use Table and double-check the items they would like to be Permitted, Conditional, or not permitted in the CC district.

Upon review and discussion, members decided to remove the Automobile Car Wash category from being Conditional in CC, to not permitted in CC.

Little asked why Bed and Breakfast I (B&BI) and Bed and Breakfast II (B&BII) are not marked as P or C in the CC district. Little also asked why it states that B&BII must be occupied by the owner during guests’ overnight stays, and B&BI says that the owner “may or may not be present” during guests’ overnight stays. Pritt noted that was a recommendation from legal counsel at a previous meeting. After discussion and review of the different B&B definitions, it was decided to make both categories C in the CC district, with Little and Campbell stating that if hotels and motels are C in the CC district, it makes sense that different types of B&B’s should be, as well.

The category Restaurant (Fast Food) was discussed within the CC district, and it was agreed to change this from P in the CC district to C. Restaurant (Drive-through facility) was also addressed, and it was agreed to continue to not allow this category to be permitted in CC.

Little asked Cunningham what the difference between the Manufacturing (Light) and Manufacturing (Heavy) is. Cunningham made a note to check with DeMuth.

Little also asked Cunningham to check with DeMuth if Wireless Telecommunication Facilities, which are P in all categories except for C in R1 and R2, can potentially be changed to C in the CC district, as well. If this is permitted by legislation to make conditional, the commission will revisit this.

Harless noted that the Historic Overlay deals mostly with appearances up and down Rt. 219, and with the PUD not happening on the north end of town, she wonders if there is a limit to the length of time the site can sit as a vacant dirt lot. No answer to this was immediately available.

**Review, consider, and discuss the Draft Zoning Map & Zoning Map**

Cunningham brought out the old version and new version of the draft zoning map for commission members to review. Commissioners took time to examine the two maps for any changes. The commission had no further comments or concerns at this time regarding the draft zoning map and the updated version of the map.

Pritt asked what will happen to the PUD zone if there is no PUD and it is sold. Cunningham said that unless the buyer adheres to the exact plans that have already been approved by planning and zoning, they will have to start the process over. If not, it will be rezoned down to what it was rezoned as before the PUD zoning allocation.

**COMMENTS from the COMMISSION:** Little asked if there will be a working session next month, and if DeMuth will be in attendance. Cunningham said there will be a working session on Feb. 2, and will check if DeMuth can attend.

**COMMENTS from the ZONING OFFICER:** None.

**ADJOURNMENT:** The meeting was adjourned at 6:45 p.m. with a motion by Valerie Pritt and a second from Matthew Campbell.

Respectfully submitted,  
Sarah Richardson  
Recording Officer