

City of Lewisburg
Planning Commission Working Session
Meeting Minutes ~ April 7, 2022, 5:30 p.m.
942 Washington Street West, Lewisburg, WV
Paul R. Cooley Council Chambers

PRESENT: Chair John Little (via ZOOM), Margaret Gossard, Davis Lewis, Dan Stevenson, Helen Harless, Planning and Zoning Officer Marsha Cunningham, City Manager Misty Hill, Recorder Sarah Richardson

ABSENT: Valerie Pritt, Tia Bouman

VISITORS: Christy DeMuth of WVU Law (via ZOOM)

CALL TO ORDER: The meeting was called to order at 5:37 p.m. by Chair John Little.

APPROVAL OF MINUTES: The minutes of March 3, 2022 meeting were approved with a motion from Dan Stevenson and a second from Margaret Gossard. John Little requested a change to edit a sentence on page 4 to read “John Little ~~said~~ asked that overall for north of the interstate, the “triangle” be left as is.” With all in favor and two (2) absent, the motion carried.

PUBLIC COMMENT: None

Review and Discuss: Current Zoning Map, Draft Zoning Map, and Future Land Use Map

Christy DeMuth continued the review of the zoning and future land use maps. She noted that the EI zone encompassing the West Virginia School of Osteopathic Medicine (WVSOM) has expanded to include the Robert C. Byrd Clinic. Marsha Cunningham said that the Lee Street Studio compound (the old Lewisburg Elementary School) is zoned EI, but they have an office there that doesn't align with EI. The parking lot off of GMS Drive for Hollowell Park was proposed to be EI, but members decided to keep it zoned OC. The Lewisburg United Methodist Church is marked to be rezoned to EI.

Dan Stevenson said that WVSOM has bought houses along GMS Drive between Lee Street and the parking lot for Hollowell Park, he asked if they should therefore be zoned EI instead of R1. After much discussion it was decided to keep them zoned R1.

The Seasons nursing home was proposed to be changed to R1 instead of R2 in the draft map. Chuck had left a note marking it from R2 to R1 years ago. Helen Harless said it makes sense to keep it as R2, with the other members in agreement.

John Little noted several “donut holes” of areas not considered to be within city limits despite being physically located in the city. He said these need further investigation and research since they receive city utilities and benefits such as snow plowing.

At the intersection of Randolph and Lafayette Streets, the draft map expanded a CC zoned area to include two new properties. One of these properties is a single-family residence facing Randolph Street, and the other is a multi-unit rental unit located behind homes facing Randolph and Lee Streets. The members decided to leave the single family home zoned R1, but include the multi-unit rental as CC.

The map shows land on the south side of McElheney Drive as RO, but the draft map had it marked as EI since a large portion of it used to belong to the New River Community and Technical College. However, a roughly 46 acre lot was sold by NRCTC to a developer. Four lots on the west end of McElheney are also RO but were marked to change to EI. Members decided to update the four west lots as C1 due to them being owned by the Shriners Club, and make the roughly 46 acre parcel zoned R1.

Marsha Cunningham said that some buildings on W Randolph Street were R1 but were marked to change to OR. The commission decided to leave them as R1.

On Preston Blvd. five parcels are zoned as OR, including the parcel housing the Lewisburg Police Department. The updated map shows the LPD site zoned OR, with the other lots marked as R1.

Feamster Road is zoned R1 and marked to remain R1.

Tabor Towers on Court Street was formerly OR and was updated to R2. Lewisburg Manor was also updated to R2.

John Little asked what the next steps are, with Marsha explaining that the Clinic will put everything together for review. She said that for the areas that were rezoned members should go out and physically review and verify the areas, a “field trip.” Christy DeMuth said it will be at least a month to compile the information for review.

After discussion, the next Planning Commission Working Session was set for May 5, 2022 at 6 p.m.

Review any updates: Roadside vendors discussion

Marsha Cunningham said that due to lack of time they will review this at the next working session. Misty Hill has spoken to the city attorney about this topic, and he is reviewing the details as of now.

COMMENTS from the COMMISSION: None.

COMMENTS from the ZONING OFFICER: None.

The City of Lewisburg
Planning Commission Working Session
Meeting Minutes ~ April 7, 2022
Page 3

ADJOURNMENT: The meeting was adjourned at 6:53 p.m. in a motion by Margaret Gossard and a second from Helen Harless.

Respectfully submitted,
Sarah Richardson
Recording Officer