

**City of Lewisburg**  
**Planning Commission Regular Session and Public Hearings**  
**Meeting Minutes — June 1, 2023, 7 p.m.**  
**942 Washington Street West, Lewisburg, WV**  
**Paul L. Cooley Council Chambers**

**PRESENT:** Chairperson John Little; Commissioners Valerie Pritt, Helen Harless, Dan Stevenson, Matt Campbell, Davis Lewis, Tia Bouman (via ZOOM) and (City Manager) Misty Hill; Planning and Zoning Officer Marsha Cunningham; Recording Officer Tina Alvey.

**ABSENT:** Commissioner Margaret Gossard.

**VISITORS:** Mayor Beverly White, Clare Barnett (via ZOOM), Steve Cooke, Kristen McClung, Robert Vass, Thomas Spears, George and Janet Piaszki, Richard “Andy” Kelso, Byron Black (1) and Byron Black (2).

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

**APPROVAL OF MINUTES:** Commissioner Valerie Pritt moved approval of the minutes from the May 4, 2023, meeting. Commissioner Matt Campbell seconded the motion, which was approved 8-0, with Commissioner Margaret Gossard absent. After the vote, Commissioner Tia Bouman exited the ZOOM connection.

**COMMENTS FROM THE PUBLIC:** None.

*Public Hearing for Conditional Use Permit: Byron and Julia Black, 372 Dwyer Lane. Approval is sought for a permit to operate a three-plus bedroom AirBnB at the indicated address.*

Planning and Zoning Officer Marsha Cunningham told the Commission that the Blacks have sent letters to neighboring property owners, and all is in order for a decision. The property is in an R1 zone.

Little opened the public hearing at 7:03 p.m., at which point Clare Barnett, a neighboring property owner to whom notice of the application was provided, addressed the Commission via ZOOM. Barnett said she speaks from personal experience, having previously lived in a beach community in which short-term rentals proliferated, creating problems for permanent residents. She said she knows that a similar proliferation is inevitable in Lewisburg, but asked the Planning Commissioners to do their utmost to look to the future of the town and protect a quality of life that she and others value. Little assured Barnett that the Commission is closely monitoring the city’s AirBnB boom and assessing the state’s regulatory climate. The hearing closed at 7:13 p.m.

Campbell made a motion to forward the application for a conditional use permit for operation of a three-plus bedroom AirBnB on to City Council with a positive recommendation. Commissioner Misty Hill seconded the motion, which was approved 7-0, with Bouman and Gossard absent.

### *Public Hearing for Stormwater Plan: The Gardens of Blackbird Village*

Little opened the public hearing on this issue at 7:20 p.m. Hill noted that a necessary easement agreement between the Gardens of Blackbird Village and the Blackbird Village Homeowners Association has been reached. Still lacking, however, is the City Engineer Greg Belcher's approval of the applicant's stormwater study. Greg Belcher has pointed out three issues pending approval of the study: the easement (now remedied), changes that must be made to the property's existing DEP permit in order to implement the proposed stormwater plan, and the lack of a written assurance by Terradon and Kristen McClung (the author of the stormwater study) that the slope of certain existing drainage pipes at the site is sufficient and that an underground detention area is already in place at the site.

McClung responded that proposed changes to the DEP permit will follow the city's issuance of a stormwater permit, not precede it. Developer Robert Vass said an active DEP permit is already in place.

Hill said the city could help out with the equipment and manpower needed to access the infrastructure, whereupon McClung agreed to go to the site and examine the situation and confirm the slope. Once that is done, Vass assured the Commission the necessary verbiage offered by Belcher would be added to McClung's report. McClung said she would have to confer with her employer before making such a commitment. The public hearing closed at 7:58 p.m.

Pritt made a motion to recommend that City Council approve the stormwater plan, subject to two contingencies being met — confirmation of the drainage slope and affirmation of the existence of an underground detention area at the site under discussion. Commissioner Davis Lewis seconded the motion, which passed on a 7-0 vote, with Bouman and Gossard absent.

### *Site Plan Review: The Gardens of Blackbird Village*

Hill advised her fellow Commissioners that the City Attorney and Fire Chief have reviewed the site plan and have no objections to its adoption. McClung noted that the revised plan places buildings further apart in order to meet the provisions of the city's fire code. Vass said he would prefer to have a sidewalk only on one side of the street instead of going with the plan that had been presented for review which shows sidewalks on both sides of the street. McClung said the single sidewalk design better matches up with the existing sole sidewalk in the adjacent Blackbird Village.

Little advised the applicant that the Commission could only vote on what had been presented formally for review, which was the two-sidewalk design. Pritt made a motion to recommend that City Council approve the site plan as presented. Commissioner Dan Stevenson seconded the motion, which passed a 7-0 vote, with Bouman and Gossard absent.

**COMMENTS FROM PLANNING AND ZONING OFFICER:** Cunningham asked Commissioners to read through the new zoning regulations and make note of questions and comments, being sure to bring the ring binders containing those regs to the next Planning Commission meeting. She also said she expects a working session will be necessary prior to the

Commission's July 6 meeting. The working session will begin at 5:30 p.m., followed at 7 p.m. by the regular session and public hearing(s), if any.

**ADJOURNMENT:** The meeting adjourned at 8:25 p.m., upon motion by Campbell, seconded by Pritt, and approved 7-0, with Bouman and Gossard absent.

Respectfully submitted,  
Tina Alvey  
Recording Officer