

**City of Lewisburg
Planning Commission
Meeting Minutes ~ July 1, 2021, 7 p.m.
942 Washington Street West, Lewisburg, WV
Paul R. Cooley Council Chambers**

PRESENT: Misty Hill, Commission members Davis Lewis, Planning and Zoning Officer Marsha Cunningham, Helen Harless, Tia Bouman, John Little, Dan Stevenson, Valerie Pritt, Margaret Gossard (via ZOOM), Recording Officer Sarah Richardson

ABSENT: None

VISITORS: Charlie and Kelly Henthorn, Adam Whanger and David Bostic with DNA Holdings, and Kristen McClung, Engineer with Terradon

CALL TO ORDER: The meeting was called to order at 7 p.m. by Acting Chairperson Misty Hill.

Nominations and Election of Planning Commission Chairperson:

Misty Hill opened the floor for nominations at 7 p.m.

Davis Lewis nominated John Little for chairperson with a second from Helen Harless.

Valerie Pritt nominated Davis Lewis for vice-chair with a second from Tia Bouman.

A motion to appoint John Little as chairperson and Davis Lewis as vice-chair was presented by Dan Stevenson. With all in favor, the motion carried.

Hill closed the floor at 7:03 p.m.

APPROVAL OF MINUTES: The minutes were approved during the Planning Commission Working Session at 5:30 p.m.

COMMENTS FROM THE PUBLIC: None

Public Hearing: Conditional Use Permit ~ Charles Henthorn, 332 Lafayette Street

Chairperson John Little opened the public hearing for the Conditional Use Permit at 7:04 p.m.

Charlie Henthorn was available to answer questions about their application for an Air BnB at 332 Lafayette Street. He said there are three (3) bedrooms and he understands there are supposed to be two (2) spaces per bedroom, and said there is space in front of the house, in the carport, as well as behind the house.

Planning and Zoning Officer Marsha Cunningham said Henthorn had answered all of their questions and his application was well-written.

Chairperson John Little closed the public hearing at 7:09 p.m.

Dan Stevenson moved to accept the application request, the motion was seconded by Misty Hill. With all in favor, the motioned carried.

Public Hearing: Rezoning Request Change ~ DNA Holdings LLC, State Route 219 North (old Reynolds Property) from I1 (limited industrial) to Planned Unit Development

Chairperson John Little opened the public hearing at 7:10 p.m.

Engineer Kristen McClung with Terradon presented to the Commission the Planned Unit Development Preliminary Site Plan for Greenbrier Valley Estates. The 53.26 acres is zoned I1 and is currently held by DNA Holdings. The 219 road frontage has an 8.53 commercial area, multi-family townhome living on 1.79 acres with 16 townhomes, 19 single-family residential lots on 11.59 acres, 6.9 acres of patio homes, garden homes, and apartments.

The PUD does not require minimum lot widths, but Terradon adhered to minimum lot widths in compliance to other zoning requirements in the city.

The commission asked about the “hikeable and bikeable trails” in the development and if those are open to the general public, to which David Bostic with DNA Holdings said it isn’t a private community and it will be open for everyone to use.

Bostic said he is working to get a grocery store in the commercial area against 219 but had no confirmation yet for any retailers.

Discussion was held on decorative vegetation, fencing, green space areas for stormwater, and more site details. The rough timeline to completion is 3 to 5 years. Bostic said if they can complete it in stages, they will, but some stages may run concurrently. Residences will be on city water and septic. The rough price range as of now starts at \$225,000 to \$430,000 depending on the style and size of residence. There will be an HOA. If they wanted to city to take over road maintenance, they would have to ask to city to take it over and meet the requirements. Misty Hill said the city usually doesn’t maintain areas like this.

The Department of Highways requires a traffic study for the entrance off of 219 to see how it will affect traffic patterns and prevent backups. They have met with the DOH twice now with Bostic saying they report feeling “good” about a 219 entrance.

Chairperson John Little closed the public hearing at 7:46 p.m.

Commissioner Misty Hill motioned to accept the rezoning request, and it was seconded by Helen Harless. With all in favor, the motioned carried.

Little said it was the recommendation of the commission that is item goes before Lewisburg City Council for approval.

Public Hearing: Preliminary Plat Approval ~ DNA Holdings LLC

Commissioner Tia Bouman motioned to approve the preliminary plat approval, and it was seconded by Commissioner Valerie Pritt. With all in favor, the motion carried.

COMMENTS from the COMMISSIONERS: Commissioner Dan Stevenson said he would like the commission to consider issues other than signs and parking, such as trash issues around Wal-Mart and Lowes. Hill said that they have tried to speak to Lowes multiple times about this. Cunningham said they have billed out to get the grass cut at properties, with the bill being sent to the property owners for payment.

Chairperson John Little said with recent approvals of multiple Air Bnb-style properties they city should maybe consider a policy or a “clear understanding” for such properties, adding, “I’m not against it at all, I’m just thinking about long-term implications.” Cunningham added that there is a conditional use table and some places that you can’t have one. Valerie Pritt suggested discussing this with someone experienced in this area. It was noted that everyone that has already been approved for an Air Bnb-style property will be grandfathered in.

Little said he will add the trash topic and Air Bnb policy topics to their working agenda.

COMMENTS from the ZONING OFFICER: Planning and Zoning Officer Zoning Officer Marsha Cunningham said there is a new shop coming in at 219N, buying part of a parking lot that belongs to another establishment. They are requesting a minor subdivision at Wal-Mart. Wal-Mart will sell them a plot for their road sign. The business has approached the Commission to ask if it is worth their efforts to complete this project. A traffic study will be done. Pritt asked if something will be done to re-route traffic and alleviate it. Hill said the drive-through will run in such a way that it will not back up onto 219. Little noted that the Planning Commission’s job isn’t to “regulate competition.” Pritt added that they need to make sure the town grows in a “responsible” and “progressive” manner with keeping shops of this nature outside of the historic district. She mentioned this will pull people off the interstate. Hill said the business has been “extremely accommodating” with the local regulations in their discussions.

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Planning and Zoning Officer Cunningham said she had been thinking about making a packet to give to all new businesses so they can reference local zoning and historic district ordinance and regulations.

The next meeting will be held on August 5, 2021.

ADJOURNMENT: The meeting was adjourned at 8:22 p.m. in a motion by Commission member Misty Hill with a second from Commission member Helen Harless.

Respectfully submitted,
Sarah Richardson
Recording Officer