

**City of Lewisburg**  
**Planning Commission Regular Session**  
**August 7, 2025, 5:00 p.m.**  
**942 Washington Street West, Lewisburg, WV**  
**Paul L. Cooley Council Chambers**

**PRESENT:** Chairperson Valerie Pritt; Commissioners Davis Lewis, Dan Stevenson, Cheryl Gilman-Dobbs, Jerry Janiga, Helen Harless and City Manager Misty Hill; Planning and Zoning Officer Nick Sloan, Planning and Zoning Assistant Marsha Cunningham; City Clerk Crystal Ratliff; Fire Chief Joey Thomas.

**ABSENT:** John Little and Margaret Gossard.

**VISITORS:** Sarah Elkins, Mayor Beverly White, City Attorney Tom White, Phil Cornett, Kristin McClung, Greg Parseghian, Adam Whanger.

**CALL TO ORDER:** The meeting was called to order by Chairperson Pritt at 5:01p.m.

**Monti Semper Liberi, (Greg Parseghian) State Route 219 North Lewisburg, site plan review**

City Manager Hill stated that the City's engineering group Chapman Technical Group has reviewed the site plan for Monti Semper Liberi State Route 219 North Lewisburg PUD and has expressed several concerns with stormwater issues and the dead-ending of the water lines during development in the cul-de-sac as the need for flushing those lines regularly and the amount of waste to do so. Planning and Zoning Officer Sloan stated that Fire Chief Thomas has concerns with the excessive amount of fire hydrants in the development because the need for testing and flushing them even after completion will be a large waste of water. Planning and Zoning Officer Sloan stated there is also a concern for the lack of development plans for the infrastructure of the water connectivity and the Commercial portion of the development.

Development engineer Kristen McClung stated she has no problem reducing the amount of fire hydrants for less waste. She stated they had to remove the original water abutment on Stonehouse road because the property does not abut Stonehouse Road. The only place it abuts for connectivity is on Brush Road leaving a dead-end line at the townhomes and one dead-end line at the single-family homes. Kristen stated the single-family homes are at a higher elevation so gravity should eliminate the concerns with stagnant water, but the townhomes are at the lower point so there will be a need for flushing those lines.

City Manager Hill stated the City, and all departments must show they have done their due diligence to eliminate water waste as much as possible for the citizens of the city. We are counting the drops of water not the buckets.

Chairperson Pritt stated there are issues and concerns with the stormwater emergency spillway and the lack of permit or easement from the WVDOH into their sinkhole. Kristen stated she has contacted the WVDOH, but nothing has been approved or denied at this time.

City Manager Hill stated that another major concern is in the commercial buildout due to the lack of a stormwater study and the removal of the greenspace in the development. Kristen stated that she cannot comment on the greenspace but did state that on the hydrology report that a restrictive covenant would be on the commercial property. As the out parcels are sold the developers would be responsible for their own stormwater development that would go to the onsite stormwater pond. Kristen stated that the developer of the commercial property would be responsible for installing an underground detention system for stormwater control as the current on-site stormwater ponds could not handle the runoff once the commercial properties are developed without the detention system.

City Manager Hill stated when the PUD was first presented to the city it was proposed the developer was going to develop and build all the commercial and residential area but as things are being presented now that doesn't seem to be the case. So where is the guarantee the commercial will be developed? City Manager Hill also stated that this was approved as a PUD and not a housing development and without the commercial property being developed it is just a housing development. Although it would help alleviate some of the housing issues in the city, it will cause other infrastructure issues throughout the city, and it does not follow guidelines set forth by the city for a housing development.

Developer Greg Parseghian stated that it is his expectation to seek to sell the commercial property for development. He has spoken with some commercial real estate developers, and they have to show approximately 60% of the housing built and sold before potentially commercial tenants will even look at the property so their plan is to build 8 homes at a time and not 1 or 2 to be able to meet this expectation.

City Manager Hill stated that this has nothing to do with who the developer is. This has to do with setting a precedence for when future PUDs are presented everything that is required is presented and done as expected.

Kristen asked City Manager Hill what needs to be done so that phase 1, (the entrance road off 219, the road the garden homes are on, a pump station for that area, and the stormwater infrastructure) can begin construction? City Manager Hill stated for phase 1 approval the City would like to see a bond; it is a protective measure for the city to ensure the work is completed.

Commissioner Janiga stated that because this is a PUD then you should not be separating the stormwater infrastructure for residential and commercial areas as it is one project and should be treated that way.

Commissioner Stevenson made a motion, seconded by Commissioner Gilman-Dobbs to table the site plan review for Monti Semper Liberi until the city and the developer can address the concerns raised by the city. Commissioner Davis asked once the city and the developer meet could there be a special session called before the City Council meeting so the developer can move forward. City Manager Hill stated there would not be any issue calling for a special meeting if everything is agreed upon. No further discussion. With seven (7) in favor and two (2) absent (Little and Gossard) motion passed.

**Apex Osteopathic, Parcel 10-6-9 Northridge Drive Site plan review**

Commissioner Janiga recused himself for personal reasons.

Planning and Zoning Officer Sloan stated the design plans for the completely new build of the medical facility have been submitted and reviewed and follow all the requirements of city code and ordinances.

Commissioner Harless made a motion for recommendation to Council, seconded by Commissioner Stevenson, to approve the site plane for Apex Osteopathic as presented. No further discussion. With six (6) in favor, one (1) abstention, and two (2) absent (Little and Gossard) motion carried.

**Kristen Cornett, 172 Davis Street, Lewisburg, West Virginia, Map25 parcel 147, Lewisburg Municipal District, Greenbrier County, West Virginia Minor subdivision**

Planning and Zoning Officer Sloan stated the application for the minor subdivision at 172 Davis Street meets all guidelines and setbacks per city code. Commissioner Janiga questioned if the remaining property also met all guidelines, Planning and Zoning Officer Sloan confirmed the remaining property is still in compliance.

Chairperson Pritt asked if there had been any questions or concerns from the public or adjoining property owners regarding the minor subdivision. Planning and Zoning Officer Sloan stated there had been none at this time.

Commissioner Janiga made a motion for recommendation to City Council, seconded by Commissioner Davis to approve the minor subdivision at 172 Davis Street as presented. No further discussion. With seven (7) in favor and two (2) absent (Little and Gossard) motion passed.

**Wayfinding Kiosk**

Chairperson Pritt stated that to address issues with the listings on the Wayfinding Kiosk the city will be sending out a listing form to each business to confirm information and to make the business more responsible for their listings and information. To address the issue of multiple business in one building only the businesses with separate entrances will have separate listings. City Manager Hill stated that the issue with the location and specs of the Kiosk had been presented to the HLC committee and had been approved prior to placement.

**COMMENTS FROM THE PUBLIC:** Mayor White informed the Commission that she and City Manager Hill have recently attended the WV Municipal League Conference and is proud to announce the City of Lewisburg has received one of nine All-Star City awards for the narrative and work on the Wayfinding Kiosk.

Mayor White was also excited to announce City Manager Hill had received the Tom Oxley award for City Managers for her hard work and dedication to the City.

**COMMENTS FROM PLANNING AND ZONING OFFICER:** Planning and Zoning Officer Sloan informed the Commission that even though they had received digital copies of the plans from the developer in May 2025, there were several inconsistencies and updates to the ones received this evening. They are the first physical updated copy of the plans for the development. They had received updated digital copies of the plans for about a week, but it is harder to have everyone who needs to sign off on them to do so without a hard copy. Fire Chief Thomas stated he has signed off on the digital plans but would much rather have a punch out on Stonehouse Road like the original plans for more than one access to the development.

Planning and Zoning Officer Sloan reminded everyone of the Planning Commission meeting scheduled for Monday August 11, 2025, at 1:00p.m. to review the comprehensive plan.

Chairperson Pritt thanked everyone for their time, input and knowledge on the Planning Commission.

**ADJOURNMENT:** Commissioner Davis made a motion, seconded by Commissioner Stevenson to adjourn at 6:55p.m. No further discussion. With seven (7) in favor and two (2) absent (Little and Gossard) motion passed.

Respectfully submitted,  
Crystal Ratliff  
City Clerk