City of Lewisburg
Planning Commission Regular Session and Public Hearing
Meeting Minutes — July 6, 2023, 7 p.m.
942 Washington Street West, Lewisburg, WV
Paul L. Cooley Council Chambers

PRESENT: Commissioners Margaret Gossard, Helen Harless, Davis Lewis, Valerie Pritt, Dan Stevenson, Matt Campbell, (City Manager) Misty Hill (via ZOOM); Planning and Zoning Officer Marsha Cunningham; Mayor Beverly White; Recording Officer Tina Alvey.

ABSENT: Chairperson John Little and Commissioner Tia Bouman.

VISITORS: Edward D. Knight III, Charlie Syner, Lance Syner, Aaron Maxwell.

CALL TO ORDER: The meeting was called to order by Commissioner Valerie Pritt at 7:03 p.m.

APPROVAL OF MINUTES: Note was made that there were two unspoken abstentions from the voice vote taken on Byron and Julia Black's conditional use permit which was forwarded on to City Council during the June 1, 2023, meeting. Therefore, the vote should have been recorded as 5-0-2, with two members absent, rather than 7-0, with two members absent. Commissioner Dan Stevenson moved approval of amended minutes from that meeting, seconded by Matt Campbell, and approved 7-0, with Chairperson John Little and Commissioner Tia Bouman absent.

COMMENTS FROM THE PUBLIC: Mayor Beverly White thanked Commissioners Stevenson and Davis Lewis for continuing to serve another term on the Planning Commission.

Public Hearing for Minor Subdivision: Kahsyne, LLC, Map 19, Parcel 125..

Planning and Zoning Officer Marsha Cunningham advised the Commission that the property in question is the former location of True Value Hardware Store. Representing Kahsyne, Lance Syner said this minor subdivision of property will shift an existing alley over by 10' in order to maximize use of the land that is being deeded to the Lewisburg Foundation for creation of a parking lot and also to ensure access to an existing parking lot owned by Edward D. Knight III. Syner said he anticipates that between 38 and 42 parking spaces will be created on the new lot, which will serve apartments and brownstones that are in the planning stages in that vicinity, with the remainder free for public parking. Cunningham said designated parking spaces will have to be reserved for the nearby apartments.

City Manager Misty Hill, who is also a member of the Planning Commission, said the city wants a guarantee that the lot will offer access to Foster Street. Knight, who is an attorney, said developers aren't permitted to shut off the access, as the deed references the easement. Hill said the site plan for development of this property will need to reflect the rights-of-way in question.

Commissioner Margaret Gossard made a motion to send the proposed minor subdivision on to

City Council with a positive recommendation, seconded by Campbell, and approved 7-0, with Little and Bouman absent.

It was agreed that all three parties to this proposed minor subdivision need to meet with City Council. Both Mayor White and City Manager Hill expressed concern that the number of public parking spaces in this development are contracting as plans progress. Hill noted that the addition of charging stations for electric vehicles in the lot have been mentioned, although it is not clear who will pay the energy bill. She also understands there is a plan for one or two additional apartments overtop of the old True Value building.

COMMENTS FROM PLANNING COMMISSION and PLANNING AND ZONING OFFICER: Stevenson asked Cunningham if the Commission could expect an answer from WVU Law's Christy DeMuth at the August meeting regarding questions raised at this afternoon's working session about AirBnB regulations. Cunningham said she would ask DeMuth to do so, if possible. Commissioners also agreed to tentatively set a meeting with DeMuth on September 13, 2023, to review the entire revised Zoning Code.

ADJOURNMENT: The meeting adjourned at 7:50 p.m., upon motion by Campbell, seconded by Stevenson, and approved 7-0, with Little and Bouman absent.

Respectfully submitted,
Tina Alvey
Recording Officer