

**City of Lewisburg**  
**Planning Commission Regular Session**  
**Meeting Minutes — June 6, 2024, 7:00 p.m.**  
**942 Washington Street West, Lewisburg, WV**  
**Paul L. Cooley Council Chambers**

**PRESENT:** Chairperson John Little; Vice Chairperson Valerie Pritt; Commissioners Misty Hill, Davis Lewis, Helen Harless, Dan Stevenson, Jerry Janiga and Cheryl Gilman-Dobbs; Planning and Zoning Assistant Marsha Cunningham; Zoning Officer Brandon DePriest; Recording Officer Tina Alvey.

**ABSENT:** Commissioner Margaret Gossard.

**VISITORS:** Patrick Shea (via ZOOM),.

**CALL TO ORDER:** The session was called to order by Chairperson John Little at 7:00 p.m.

**APPROVAL OF MINUTES:** Commissioner Valerie Pritt made a motion to approve the minutes from the meeting held on May 2, 2024. The motion was seconded by Commissioner Dan Stevenson, and was approved on an 8-0 vote.

**COMMENTS FROM THE PUBLIC:** None.

**Public hearing: Shea Living Trust, 1546 Washington Street East.** Request for a conditional use permit for a three-plus bedroom AirBnB.

Little declared a public hearing open at 7:02 p.m. on Patrick Shea's application for a conditional use permit for operation of a three-plus bedroom AirBnB located in the city's Historic District on property owned by the Shea Living Trust. Zoning Assistant Marsha Cunningham said that the applicant intends to continue operating a five-bedroom AirBnB at the property in question. He has provided ample parking for the establishment, and has notified neighbors of his plans, with no objections heard.

Shea said the property is usually rented between one and five times a year for three to seven days each of those times, with occupancy ranging from seven to ten individuals at any one time.

When Stevenson referred to the recently revised city zoning regulations, which have not yet been adopted by City Council, Commissioner Misty Hill (who is also Lewisburg's City Manager) advised the Commission that, since the new regulations are still awaiting adoption, they cannot be imposed on the current applicant. Rather, the existing regulations must hold sway in the Commission's decision-making and, although the regulations are expected to change soon, the applicant will not have to make changes to comply with the newly amended ordinance, as his permit will be grandfathered in.

Under questioning, Shea said he does not have a city business license. Hill told Shea that he will have to obtain that license as soon as possible.

Little closed the public hearing at 7:14 p.m.

Pritt made a motion to send the application for a conditional use permit to City Council with a positive recommendation, contingent upon the applicant obtaining the necessary business license. Commissioner Davis Lewis seconded the motion, which passed on an 8-0 vote.

Following the vote, Little said proliferation of AirBnBs “is not going to be part of our future,” noting the changes in regulations that had been sent to City Council with a recommendation to adopt would curb the practice. But he he acknowledged that, currently, the city has no avenue to reject issuance of a conditional use permit like the one for which Shea applied.

Hill said she has received calls from people praising the proposed revisions in the pertinent regulations, but others from people who are opposed to tightening the rules. She said Shea has been renting out rooms in the home on Washington Street “for a long time,” despite the lack of a business license. Collecting city hotel/motel occupancy taxes from AirBnBs is also an ongoing challenge, Pritt added.

**ADJOURNMENT:** The meeting adjourned at 7:32 p.m., upon motion by Pritt, seconded by Commissioner Jerry Janiga, on aa 8-0 vote.

Respectfully submitted,  
Tina Alvey  
Recording Officer