

City of Lewisburg
Planning Commission Working Session
Meeting Minutes — July 6, 2023, 5:30 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: None.

CALL TO ORDER: The session was called to order by Commissioner Valerie Pritt at 5:30 p.m.

Review and discuss: Amended Zoning Code

Commissioners reviewed the first 41 pages of the city's proposed amended Zoning Code, pausing frequently to discuss questions raised by Pritt, reading from a list provided to her by Chairperson John Little, who was unable to attend the session.

Most of the discussion focused on the issue of short-term rentals, aka AirBnBs. City Manager Misty Hill, who also serves on the Planning Commission, advised the body that Lewisburg is currently involved in a cooperative effort with others in contacting a legislative committee examining the issue. She said she expects some resolution and/or movement on the issue over the next year or so.

Some of the commissioners said that certain portions of the amended Zoning Code seem to indicate the city can outright ban AirBnBs in certain zones, something that Hill said is not allowed under current state law. She said Christy DeMuth of WVU Law and City Attorney Tom White will both attend a meeting with the Commission, tentatively set for September, at which the final touches are expected to be put on the amended Zoning Code. Pritt said the Commission needs the benefit of legal counsel before taking action on this issue.

Other issues that rose to the level of needing to question DeMuth about them included refining the definitions of nursing homes versus skilled nursing facilities, clarifications on home-based businesses, defining camouflaging versus concealing, and front accessory setbacks.

Planning and Zoning Officer Marsha Cunningham said she will forward the questions to DeMuth. The review of the amended Zoning Code will likely continue in a working session tentatively set for 5:30 p.m. on August 3, 2023.

ADJOURNMENT: The working session adjourned at 6:57 p.m., upon motion by Commissioner Margaret Gossard, seconded by Commissioner Dan Stevenson, on a 7-0 vote, with Little and Bouman absent.

Respectfully submitted,
Tina Alvey
Recording Officer