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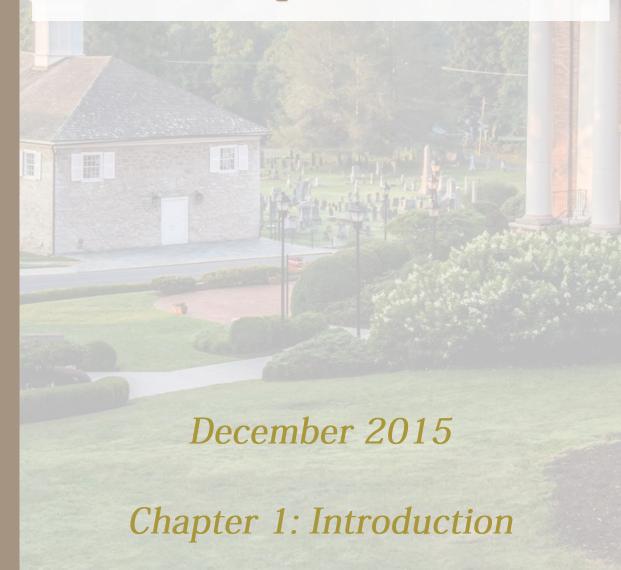
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Comprehensive Plan

Update





Land Use Planning

Land use planning is when a municipality plans for future growth and development. Planning can be done in a variety of methods, many of which Lewisburg has undertaken. A Planning Commission was formed to spearhead planning efforts.

In 1994, the city enacted zoning and subdivision regulations to help protect the historical and scenic qualities that residents cherish. The City adopted its first ever comprehensive plan in 2003. In 2004, the city enacted the international building code. In 2005, the City enacted historic district guidelines to protect the historic district from negative impacts of new development.

Comprehensive Planning

A comprehensive plan is a tool that communities can use to make informed land use decisions. The plan should ultimately guide investments to the right places. The term comprehensive is used because the plan looks at all facets of a community; land use, transportation, housing, economic development, recreation, and community services.

The Planning Commission recognizes that the comprehensive plan should not be a static document. Therefore, the city initiated a comprehensive plan update to determine new trends and needs of residents. The update will not reinvent the wheel but build upon previous planning efforts. As part of the update, the 2003 plan was reviewed and recommendations from that plan were analyzed to determine if they were implemented and if not, determine the obstacles to implementation.

The plan should be used by all elected officials in Lewisburg. The plan should be referenced any time officials make a decision about a development proposal, capital improvement project, or policy change. Official actions should be consistent with the vision and goals laid out in the comprehensive plan.





Chapter 1: Introduction

One of the most important functions of a comprehensive plan is its use during review of development proposals and zoning changes. City council, the planning commission, and the board of zoning appeals should review the plan to ensure any new development or proposed zoning changes are consistent with the comprehensive plan. Questions that officials should ask when reviewing new development include:

- * Is the new development/zoning change consistent with the Future Land Use Map?
- * How will the development impact the transportation network?
- * Will the development lead to an increase in the number of school children that could potentially impact the county school district?
- * Will additional housing be needed?

Public Input

As the purpose of a comprehensive plan is to establish a vision for the future, the opinion of the public was essential during the planning process. The City of Lewisburg hosted two public open houses, four stakeholder forums, and developed several online surveys in order to receive as much input as possible. The planning commission meetings were also open to the public. Several local high school students attended a planning commission meeting and participated in a visioning exercise for the comprehensive plan.

The West Virginia Code requires that the Planning Commission give notice and hold a public hearing before recommending a comprehensive plan to the governing body. After the public hearing and approval, the planning commission submitted the recommended plan to City Council. City Council then held a public hearing prior to adoption of the plan. The Planning Commission is also required to adopt procedures for public participation. The procedures adopted by the City of Lewisburg Planning Commission can be found in Appendix 1.

Open Houses

Two open houses were held throughout the planning process. The first was held in January of 2014 and served as an introduction to the public of the comprehensive plan project. Meeting attendees were asked to identify strengths, weaknesses, opportunities, and threats in the City.

A final open house was held in April of 2015 to present the action plan to the public. The public prioritized the recommendations at the meeting and the results were then presented to the Planning Commission. The results assisted the commission in drafting the final implementation matrix. Results from the open house can be found in Appendix 2.



Public Surveys

Other opportunities for public input included surveys that were posted online. Copies of the initial survey were also available at City Hall. The Planning Commission hoped that additional input would be received from online surveys since some people will not attend public meetings.

A survey of college students was also publicized to solicit input from students attending the West Virginia School of Osteopathic Medicine and the New River Community and Technical College. A total of 55 students participated in the online survey.

A summary of the results of each survey can be found in Appendix 3.

Stakeholder Forums/Interviews

Stakeholder forums were held with the New River Community and Technical College, the West Virginia School of Osteopathic Medicine, Merchants of Downtown Lewisburg, and the Shepherd Center. At the forums stakeholders were asked to participate in a SWOT (Strengths, Weakness, Opportunities, and Threats) exercise.

Stakeholder questionaries' were sent to other various stakeholders including the public works, police and fire departments, a local relator, Greenbrier County Convention and Visitors Bureau, and the Greenbrier Historical Society.

Critical Issues and Plan Organization

The update to the Comprehensive Plan revolves around key issues and needs that were identified during the planning process. A total of seven (7) needs were identified and are discussed in various chapters in the plan.

Chapter 2: Transportation

Chapter 3: Recreation

Chapter 4: Economic Development

Chapter 5: Downtown enhancement

Chapter 6: Sustainability

Chapter 7: Land Use

Vision Statement

The creation of a vision statement is essential in the comprehensive planning process. The statement serves to help describe the aspirations for the future in the City of Lewisburg. The statement will help guide the city in how they should develop and plan in the next ten years.

Goals

Using the information derived from the public input process and once a vision was established, the Planning Commission then developed goals to reflect the critical issues and concerns of residents.



Chapter 1: Introduction

Goal 1: Preserve and promote the historical, cultural, and educational assets of Lewisburg

Vision Statement

The City of Lewisburg celebrates its arts, culture, and historical character while providing high quality community services for residents, businesses, and visitors. The city strives to provide an excellent quality of life through improved amenities in order to attract new residents and ensure that existing residents of all ages continue to call Lewisburg home.

Goal 2: Enhance Downtown Lewisburg as a vibrant community center, viewed as a destination for residents of Lewisburg and Greenbrier County as well as visitors from throughout West Virginia and beyond

Goal 3: Promote balanced development, economic growth and appropriate housing choices that complement the existing city character and adequately reflect the needs of the changing population

Goal 4: Provide a safe and efficient transportation system that accommodates pedestrians, bicycles, automobiles, and public transit users

Goal 5: Expand and improve recreational opportunities and facilities for residents and visitors of Lewisburg

Goal 6: Conduct governmental functions in a sustainable manner and encourage sustainability within the community



Chapter 8A Land Use Planning

The West Virginia Code, Chapter 8A: Land Use Planning sets the rules and regulations that local governments must follow when participating in land use planning efforts. Chapter 8A gives local governments the authority to create a planning commission and board of zoning appeals, develop a comprehensive plan, subdivision and land development ordinance, zoning ordinance, and enact a voluntary farmland protection program, as well as to set procedures for methods of securities, appeals, and enforcement of ordinances.

Chapter 8A, Article 3 also details required elements of a comprehensive plan. The tables on the following pages direct readers where they can read the mandatory elements in the plan.

Required Objectives for a Comprehensive Plan		
W. VA. Code § 8A-3-4		
Code Provision	Chapter	
Statement of goals and objectives	Chapters 1-8	
Timeline on how to meet short and long-term goals and objectives	Chapter 8	
Action plan with implementation strategies	Chapters 2-7	
Recommendations of a financial program for necessary public funding	Chapters 8	
Statement of recommendations concerning future land use	Chapter 7	
A program to encourage regional planning, coordination, and cooperation	Chapter 8	
Maps, plats, and/or charts that present basic information on the land, including present and future uses	Chapter 7	
	•	



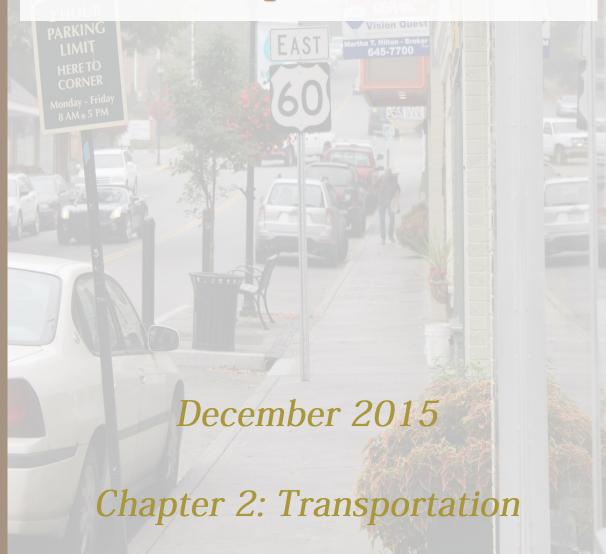
Chapter 1: Introduction

Required Components for a Comprehensive Plan	
W. VA. Code § 8A-3-4	
Code Provision	Page #
Land Use	
Different land uses (including, for example, residential, agricultural, historic, conservation	7-2
Population density and building intensity standards	4-2, 7-2
Growth or decline management	4-2, 4-3, 7-13
Projected population growth or decline	4-2, 4-3
Constraints on development (including identifying flood-prone and subsidence areas)	7-3
Housing	
Analyze projected housing needs and different types of housing needed (including affordable housing and accessible housing for persons with disabilities	7-10, 7-11, 7-14
Identify the number of projected housing units and land needed	7-11, 7-12, 7-13
Address substandard housing	7-11
Rehabilitate and improve existing housing	7-14
Adaptive reuse of buildings into housing	7-11
Transportation	
Vehicular, transit, air, port, railroad, river, and any other mode	2-2, 2-4, 2-10
Movement of traffic and parking	2-2, 2-3, 2-5, 2-6, 2-8
Pedestrian and bicycle systems	2-3, 2-6, 2-7, 2-9, 6-6
Intermodal transportation	2-2-2-10
Economic Development	
Analyze opportunities, strengths and weaknesses	4-7, 4-8, 4-9
Identify and designate economic development sites and/or sectors	4-7, 4-8, 4-9
Identify types of economic development sought	4-7, 4-8, 4-9
Miscellaneous Components	
Infrastructure	4-7, 4-9, 7-12
Public Services	4-7, 5-2, 5-3, 8-2
Rural	7-13
Recreation	3-2-3-8
Community Design	5-4, 5-6, 5-8
Preferred Development Areas	7-10
Renewal and/or redevelopment	7-10
Financing	8-2-8-7
Historic Preservation	7-8, 7-9, 7-12, 7-15

City of Lewisburg

Comprehensive Plan

Update





Transportation Network

Roadways

The City of Lewisburg experiences a great deal of traffic as it is located at the intersection of US 219 and US 60. Interstate 64 is also located within city limits. I-64 travels east and west through Lewisburg. Travelers on I-64 use exit 169 to visit the city via US 219.

US 60 connects the City of Lewisburg to White Sulpher Springs to the east and Rainelle to the west. US 60 is a two lane roadway. US 219 connects the City of Lewisburg to Ronceverte to the South and Frankford to the north. US 219 from the Interstate to near the downtown is a 3 lane highway with a center turning lane. The roadway then becomes a two lane for the rest of the time it travels in Lewisburg.

In 2009, West Virginia Department of Transportation (WVDOT) conducted traffic counts in order to better determine the level of traffic in Lewisburg. The traffic counts were then used to calculate average daily traffic (ADT) of roadways in Lewisburg. Average daily traffic refers to the number of vehicles traveling through a point on streets in a 24-hour period. The following are the results from the counts:

- US 219 entering the downtown from I-64–19,900 ADT
- US 219 traveling north from I-64-10,800 ADT
- US 60 west- 3,100 ADT
- US 60 east 5,000 ADT
- US 219 leaving downtown and traveling south– 19,300 ADT

Parking

Parking is available in the downtown on the street and in public parking lots. There are approximately 282 on-street parking spaces with a 2 hour time limit (which is not enforced). There are 5 parking lots that provide a total of 147 spaces.





Chapter 2: Transportation

Parking Lot 1– located on Washington Street near the Church Street intersection. There are a 13 marked parking spaces.

Parking Lot 2– located on Jefferson Street at the county owned Andrew Lewis Park. There are a total of 12 marked spaces.

Parking Lot 3– located on Washington Street near the Post Office. There are 67 marked spaces.

Parking Lot 4– located at the corner of Lafayette and Foster Streets. There are 48 unmarked parking spaces.

Parking Lot 5– located off of Jefferson Street at the Green Space. There are 7 parking spaces.

Pedestrian Network

Sidewalks are provided in Lewisburg, mainly in the downtown and surrounding areas. Property owners are responsible for maintaining the sidewalk, which also includes removal of ice and snow.

The city is currently in the process of completing a sidewalk project on US Route 219 North that consists of concrete sidewalks that are six inches by five feet. Curb and gutter will be placed as required by WVDOT. Phase One of the project is complete and Phase II will go north approximately 1,500 feet from Lee Street to Rosewood Drive along North Jefferson Street. Phase III will continue approximately 1,000 feet from Rosewood Drive to Piercy Drive and will tie into an existing sidewalk.

In terms of pedestrian safety, striped crosswalks are located at the major intersection in the downtown; US 219/ US 60. Pedestrian crossing signals are also located at this intersection. A stripped crosswalk is also located at the Jefferson Street/Foster Street intersection.

Trails

The Lewisburg and Ronceverte (L&R) Trail begins in Lewisburg and will eventually connect the city to the



Town of Ronceverte. The trail follows the abandoned L&R Railroad for a total of six miles. Phase One of the project included the construction of a trailhead at the intersection of Foster/South Court Streets to Frazier Street. Less than a mile is completed with a four foot wide path that is paved in colored asphalt. Phase Two consists of extending the trail from Frazier Street south toward Holt Lane.



The Greenbrier River Trail, while not located in Lewisburg, is approximately 5 miles from the city. The trail begins near Caldwell and travels 78 miles north near Cass, WV.

Public Transit

The Mountain Transit Authority (MTA) provides bus service to residents of Lewisburg. The Alderson, Lewisburg, and White Sulphur Springs route stops in Lewisburg, Ronceverte, Alderson, Caldwell, and White Sulphur Springs. The Lewisburg Fairlea route makes several stops throughout Lewisburg and Fairlea. Both routes run Monday through Friday. Cost varies depending on the destination of the rider.



The city also has taxi service provided through the Cosmic Cab Company. The

Cosmic Cab provides service to those wishing to travel from the Greenbrier Valley Airport, Greenbrier, Amtrak Station in White Sulphur Springs, Town of Alderson, Snowshoe Resort, as well as around town for errands and appointments. The cab operates Monday through Thursday from 8 AM to 11 PM, Friday and Saturday from 8 AM to midnight, and Sunday from 9 AM to 11 PM.

Lewisburg is close to both an airport and railroad, making it easy for travelers and residents to travel to the city.

Air Service

The Greenbrier Valley Airport is located 3 miles north of the Lewisburg Exit off of I-64. The airport has been recently renovated and includes free WiFi, a restaurant, and free parking. Silver Airways provides two daily flights to Washington D.C.

Railroad

Passenger railroad service is provided by Amtrak in White Sulphur Springs, approximately 10 miles from Lewisburg. The Cardinal line of Amtrak makes 3 stops weekly in White Sulphur Springs. The Cardinal line operates between Chicago and New York City with various stops throughout the East Coast.

Other modes of transportation

There are no ports in close vicinity to Lewisburg. The Greenbrier River is a short distance away, however it is not used for commercial traffic.



Chapter 2: Transportation

Needs Assessment

During the planning process transportation was routinely mentioned as a major issue for residents in Lewisburg. The online survey created for the comprehensive plan revealed that traffic circulation was listed as the most important issue Lewisburg needs to improve upon.

Respondents to the survey were asked to rate their level of satisfaction of several different transportation modes.

Assets

- Interstate Access
- Alternative Modes of Transportation
- Public Transit
- Walkability
- Lewisburg Ronceverte Trail
- Greenbrier River Trail
- Airport
- Passenger Rail Service

Challenges

- Traffic congestion
- Lack of sidewalks
- No designated on the road bike routes
- Limited flight schedule
- Truck traffic

Traffic circulation and public transportation received fair to poor ratings. Pedestrian safety, sidewalks, and street condition received good to fair ratings. A fair rating illustrates that the city has room for improvement.

Congestion on US Route 219 is the main source of concern for residents. The roadway is very congested, especially during peak hours. The commercial development near the interstate further exacerbates the issue as there are many

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	Excellent	Good	Fair	Poor
Pedestrian Safety	17.99%	37.41%	35.97%	8.63%
Sidewalks	6.47%	38.13%	36.69%	18.71%
Street condition	6.57%	61.31%	27.74%	4.38%
Traffic circulation	0.71%	20.71%	42.86%	35.71%
Public transit	0.75%	14.18%	35.82%	49.25%

Public Survey Results: Rate your level of satisfaction:

stop lights and driveways that create additional traffic. This portion of US Route 219 is 3 lane, which helps alleviate congestion for those turning across traffic. However, closer to the downtown core the road is only 2 lane and traffic at times is often at a standstill during peak travel times. The intersection of US Route 219 and US 60 is the most congested area, especially due to the lack of left turn lanes. In 2007 the city hired a consultant to investigate the traffic issues and offer solutions for improvement. The study included future modeling to better understand how traffic would be by 2015 and 2025. The modeling predicts that a significant degradation in Level of Service (LOS) at several of the signalized intersections will occur by 2015 and 2025. The modeling predicts that most of the intersections will



operate at or over capacity during the AM and/or PM peak hours. The following were recommendations in the study:

- No left turn signs on US 60 / US 219
- Left turn lanes on US 60 / US 219
- Conversion of US 219 and Court Street to one way streets
- Widening of US 219 to 5 lane highway
- Reversible lane configuration south of Coleman Drive
- Revisions to the Scenic Corridor Overlay District
- Consider reduction in speed limits

The 2004 Comprehensive Plan also recommended that the city install left turn lanes at the US Route 219 and US 60 intersection, however the city is not in favor of this as it would remove 35 onstreet parking spaces. In 2013 WVDOH placed no-left turn signs a



the US Route 219 and US 60 intersection. Many in the community and city administration felt that the signs alleviated congestion during peak hours. However, in December of 2013, WVDOH announced they were removing the signs as traffic counts conducted during peak hours showed no significant improvement to traffic congestion.

In 2012 the West Virginia Department of Highway (DOH) initiated a planning study to try to alleviate traffic in Lewisburg. The Richlands Interchange project would provide access to I-64 with the construction of a new interchange at the I-64 and US 60 crosscover at Richlands or the I-64 and CR 60/12 crossover. DOH has not released any more information about the proposed timeline of the project after the initial public meetings in 2012.

There are also several roadways and intersections that are a concern to residents:

- North Court Street

 narrow road that is used as a bypass
- US 219/Walmart intersection congestion
- Holt Lane / Dwyer intersection 4 lane offset, dangerous

Concerns regarding the proposed Richlands interchange:

- Lack of zoning regulations in the Richlands area would could lead to sprawl development at the new interchange
- Road upgrades to secondary roads need to be in place before a new interchange should be built
- Potential less costly and difficult solutions to reducing traffic congestion on US 219

Another concern of residents in Lewisburg is pedestrian safety. While there are sidewalks in the downtown core and immediate area, sidewalks in the rest of the city limits are not contiguous and some areas have no sidewalks. Residents are most concerned about pedestrian safety on Holt Lane, Fairview Road, Church Street, North Court Street, Fairview Road, Dwyer Lane, Lee Street, and South Court Street. The city is in the process of extending sidewalks on US 219 North toward the commercial area of town. The commercial area around Lowes and Walmart is in need of crosswalks for those who walk to shop. Residents would also like additional pedestrian crosswalks in the downtown core, specifically near the post office. There is also need for designated bike routes or bike lanes for those traveling by bicycle.



Chapter 2: Transportation

Currently there are no bicycle paths or lanes, except for the L& R trail. Many people bicycle in town; however the narrow roadways and lack of signage make it dangerous.

Some at the public meeting suggested that there is a lack of parking in the downtown. However, the Transportation Management Plan completed in 2007 studied parking and concluded that the availability of parking in the downtown is not an issue. On-street parking in the downtown core is usually near or at capacity during the day; however the parking lots are most often never at capacity.



Other transportation issues include expanding public transportation and making the current transit more visible to residents. There is also a need for directional signage for visitors directing them to City Hall, county courthouse, hospital, and the shopping and historical locations.

Public Survey Results: Do you have any suggestions on improving traffic in Lewisburg?

Need left turn lanes at US 219/US 60 intersection

Bypass

Turning lanes

Timing of stoplights

Exit off of the I-64 on Fairview Road

Police enforcement

(Most common answers to the question)



Action Plan

Goal: Provide a safe and efficient transportation system that accommodates pedestrians, bicycles, automobiles, and public transit users



Objective 1:

Identify solutions to improve traffic circulation in Lewisburg

Action Step 1: Revise the Subdivision and Land Development Ordinance

Congestion along US 219 is common due to the amount of commercial development that has taken place over the past several years. This has led to an increased amount of curb cuts. Specific regulations should be incorporated into the city's subdivision and land development ordinance to reduce traffic issues. Regulations include joint access requirements, driveway spacing, and requirements for sight distance and limitation on new driveways.

Action Step 2: Work with WVDOH to place electronic no-left turn signs at the US Route 219 and US 60 Intersection

In 2013, WVDOH placed no-left turn signs at the US Route 219 and US 60 Intersection. DOH has since removed the signs, citing that they did not improve traffic congestion. The city administration and many residents disagree with this statement. The city should petition DOH to place more signage, as well as an electronic sign on the yard arm so that all motorists are aware of the no-left turn restriction during peak traffic times.

Action Step 3: Investigate solutions with WVDOH concerning traffic congestion

The transportation study completed in 2007 for the City of Lewisburg explored many different options to reduce traffic congestion within city limits. Many of the options are not feasible or would be costly for the city to undertake. As the study is over eight (8) years old, the City would like to work with WVDOH traffic engineers to brainstorm options that could minimize the impact of traffic congestion to city residents and other travelers. City officials would also like to discuss the potential for additional pedestrian and bicycling opportunities within city limits.



Chapter 2: Transportation

Objective 2:

Develop a pedestrian and bicycle network in downtown Lewisburg that connects to surrounding neighborhoods

Action Step 1: Develop a pedestrian and bicycle master plan

City officials and residents desire to make Lewisburg a pedestrian and bicycle friendly city. There are many facets to this, therefore the city should develop a pedestrian and bicycle plan. The plan would explore the pedestrian network and review issues and provide solutions regarding crosswalks, pedestrian pathways, traffic signals, intersection issues, and traffic calming.

Action Step 2: Install bicycle racks throughout the city

The installation of bicycle racks in key locations is an easy way to promote the use of bicycles in the city. The bicycle racks could be financed through sponsorship from local businesses, as well as through a contest for public art.

Case Study

The City of Parkersburg has placed bicycle racks in key locations to promote the use of bicycles within the city. They have asked for sponsors for commercial bicycle racks and have even used bicycle racks as public art. The city also formed a bicycle advisory board to lead efforts to develop bicycle and pedestrian trails.



Action Step 3: Update and create maps of transportation resources and challenges

The 2004 Comprehensive Plan included a Pedestrian Circulation Concept map and a Transportation Network map to aid city officials in future transportation planning. The maps have not been updated since they were developed in 2004. The city should update these maps and create new maps to aid in improving the transportation system in the future.



Objective 3:

Ensure public transit is available to all residents

Action Step 1: Initiate a public education campaign to promote and increase public transportation ridership

While Lewisburg is served by public transportation, many are not aware of its existence or the location of bus stops within city limits. The City of Lewisburg and Mountain Transit Authority (MTA) should work together to publicize the availability of bus service within the city. Lewisburg should include a link to MTA's website on their webpage, as well as a listing of bus stops and times. Signs should be installed at all bus stop locations.

City of Lewisburg

Comprehensive Plan

Update



December 2015

Chapter 3: Recreation



Recreation Facilities

State Facilities

Greenbrier State Forest

Greenbrier State Forest is approximately 14 miles from the City of Lewisburg. The state forest consists of over 5,000 acres of mountainous terrain that is known for hiking and mountain biking, as well as disc golf. Cabins and a campground are also available for those wishing to stay overnight. A swimming pool is open in the summer.

County Facilities

Andrew Lewis Park

The Andrew Lewis Park is located along US 219 and includes Lewisburg's original spring. The park also consists of parking for visitors.



Municipal Facilities

The Board of Park Commissioners (BPC) is in charge of improving, developing, operating, and maintaining the municipal park system. The Board consists of five citizens who are appointed by the Mayor and approved by Council.

Hollowell Park

Hollowell Park is located on Greenbrier Road near the West Virginia School of Osteopathic Medicine. A paved walking path is located around the perimeter of the park. Other recreational facilities at the park include:

- Three fields with lights
- Bleachers
- Football field
- Two playgrounds
- Swingset
- Skate park
- Pavilion with electric





Chapter 3: Recreation

Dorie Miller Park

Dorie Miller Park is located on County Route 32. Recreational facilities at this park include:

- Two basketball courts
- Volleyball court
- Three playgrounds
- Picnic tables
- Ballfield with lights
- Three swingsets
- Slides
- Two pavilions



Center Green

In the heart of the downtown is the Center Green, which is a small park with a play water fountain, trees, benches, flowers, and limestone boulders. The park serves as a gathering place for residents. During special events, performances are often located in the park. Public restrooms are also located in the park.

Caldwell Boat Launch

Lewisburg received a grant in 1996 to construct a trailhead and picnic area at the Greenbrier River off of US Route 60, outside of city limits. In 1997 the boat launch was upgraded. The city owns and maintains the boat launch.







Private Facilities

The Greenbrier

The Greenbrier offers many recreational activities for visitors. Activities include:

- Adventure zone
- Alpine Tower adventure
- Bowling
- Croquet
- Golf
- Fitness Center
- Gun club
- Hiking

- Horseback riding
- Ice skating
- Swimming pool
- Tennis
- Mountain biking
- Off road driving
- Paintball

Greenbrier Bowling and Recreation Center

The Greenbrier Bowling and Recreation Center is located on North Jefferson Street in Lewisburg. The center consists of a bowling alley, arcade, and restaurant. The center is available for birthday parties, league play, and special events.

Lewisburg Elk's County Club

The Country Club is located in Lewisburg on US Route 219 less than one mile from I-64. The Country Club consists of 18 holes of golf, lodge, clubhouse, pool and dining room. The golf course, pool, and dining room are open to the public.

Lost World Caverns



Lost World Caverns is located on Fairview Road in Lewisburg. The caverns are 120 feet underground. A 45 minute self-guided tour of the cavern is available, as well as a four hour guided tour. A dinosaur museum, picnic facilities, gift shop and event space are also available.

Montwell Park

Montwell Park is located on the old Fort Savannah property along US 219 in Lewisburg. The park is in the planning and construction stages but will consist of space for farmers' market vendors, pavilion, common green space, walking



Chapter 3: Recreation

paths, gardens, and a small water feature.

Recreational Programs

Baseball and softball opportunities are provided by the Central Greenbrier Little League. The little league offers teams for major baseball, minor baseball, coach pitch baseball, minor softball, coach pitch softball, senior league, and t-ball. Games are played in locations throughout Greenbrier County. Games in Lewisburg are played at Hollowell Park.

Youth football is provided by the Lewisburg Steelers. The team offers the following opportunities:

- Flag football– Ages 4-5
- Peanut/Pee Wee football– Ages 6-7
- Junior football– Ages 8-9
- Varsity football
 – Ages 10-11

The Lewisburg Steelers also consist of cheerleaders for each football team.

There is also a youth basketball league and soccer league. The Northern Greenbrier Youth Soccer league plays at a field at the State Fair, Dorie Miller Park, and Hollowell Park.

Trails

Greenbrier River Trail

The Greenbrier River Trail is located approximately 5 miles from the City. The trail begins in Caldwell and ends near Cass. The total length of the trail is approximately 78 miles. The trail is used for walking, bicycling, hiking, cross-country skiing, and horseback riding. The trail is part of the West Virginia State Park system. They are 15 rustic camping areas located along the trail for users to spend the night.

Lewisburg Ronceverte Trail

The Lewisburg and Ronceverte (L&R) Trail begins in
Lewisburg with plans to extend the trail approximately six miles to the Town of Ronceverte. The L&R Trail is a paved path for those wishing to walk. Bike riding will be permitted along wider sections.



Needs Assessment

Lewisburg provides two wonderful parks for its residents and is in close proximity to County and State recreational facilities. However, the availability of recreation was identified by the public as a critical issue in Lewisburg. Of those who completed the online comprehensive plan survey, the majority feel that additional recreational facilities are needed in Lewisburg for both families and senior citizens.

Assets

- Lewisburg Ronceverte Trail
- Greenbrier River Trail
- Greenspace
- Hollowell Park
- Dorie Miller Park
- Country Club
- Greenbrier State Forest

Challenges

- Andrew Lewis Park
- Updated facilities
- More fields

What is your opinion about the recreation provi	ided in Lewisbu	rg?
	Yes	No
There are enough recreational facilities for families	22.6%	77.4%
There are enough programs and facilities for teens and children	16.9%	83.0%
There are enough programs and facilities for senior citizens	42.0%	57.9%
The facilities are adequately maintained	73.3%	26.7%
More park space and facilities are needed	75.6%	24.4%

Table 1: NPRA Standards for facilities					
	NRPA Guideline:			Surplus/	
Activity/Facility	1 facility/# persons	Existing	Need	Deficient	
Baseball	5,000	1	1	0	
Softball / Little					
League	5,000	3	1	+2	
Basketball Courts	15,000	2	0	+2	
Football / Soccer					
Fields	15,000	1	0	+1	
Tennis Courts	2,000	0	1	-1	
Volleyball Courts	5,000	1	1	0	
Swimming Pools	20,000	0	0	0	

To better understand the types of facilities that are needed and if the city has sufficient parkland for its population, the National Parks and Recreation Association Standards were examined. According to the standards Lewisburg is only deficient in providing tennis courts. However, many people that live in Eastern Greenbrier County utilize Lewisburg's park system. Taking into account the population of the surrounding areas of Lewisburg, the city most likely does not provide enough recreational facilities to meet the demand of the region. The city would like to provide additional recreational facilities; however



Chapter 3: Recreation

there is no room for expansion of the existing parks. The only way Lewisburg can provide additional parkland and facilities would be to annex land.

During the planning process it was mentioned that additional softball and soccer fields are needed. This would also help Lewisburg attract regulation tournaments.

Most residents who completed the survey feel that the city is doing a good job maintaining existing facilities, The city has actively been upgrading facilities in recent years. Recent improvements include:

- Purchased 3 scoreboards for Hollowell Park
- Worked with the Boy Scouts from the Bechtel Summit Jamboree to build 500 feet of walking paths and trails behind the library and Dorrie Miller Park. The trail will link the library to Maple Street and the Confederate Cemetery. The other trail will link the community garden and picnic shelter to Dorie Miller Park.
- Re-graded and re-sodded Matthews Football Field at Hollowell Park
- Rebuilt baseball field #1 at Hollowell Park
- Installed new drainage, re-graded and added new sod to outfield at Hollowell Park

Other recreational issues include the lack of a recreation center for residents. Residents would also like a designated dog park within the city limits. Walking and bicycling are a concern as well as there are either no sidewalks or designated bicycle lanes.

The city is also concerned with the underutilization of the Andrew Lewis Park. Currently the park is being used as a parking lot with the county considering the construction of a parking deck and judicial annex. As it is owned by the county, city has no authority to make changes to the park.



Action Plan

Goal: Expand and improve recreational opportunities and facilities for residents and visitors of Lewisburg



Objective 1:

Explore possibilities for new recreational opportunities

Action Step 1: Investigate the feasibility of obtaining privately owned land

There is no room for the city to expand its current recreational facilities and very little land left within municipal boundaries to develop a new park. Therefore, the city should explore the possibility of obtaining land for recreational purposes.

Action Step 2: Explore annexation as a means to acquire additional recreational land

Annexation would allow the city to develop another park as currently there is no room to expand existing parks or develop new parks in city limits. Lewisburg not only provides recreation to city residents but surrounding county residents as well. New softball and baseball fields are needed to meet the growing demand. There is also the need for a designated dog park.

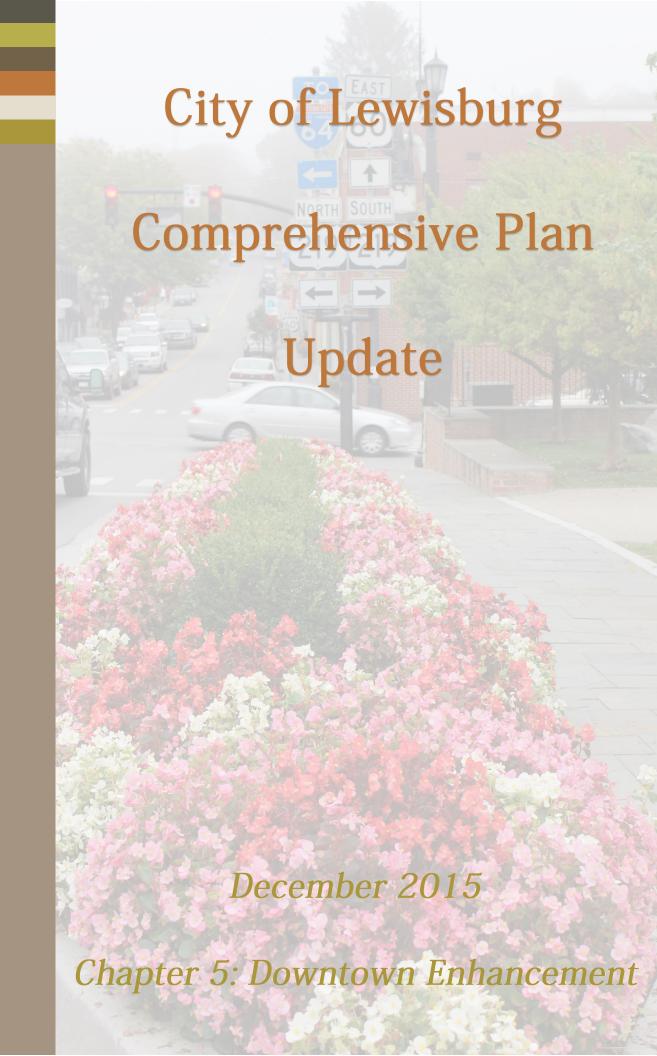
Objective 2:

Provide recreational opportunities for families

Action Step 1: Consider planning small recreational events monthly for young children and families

Currently the city does not provide any types of recreational programs for children and families. The town should explore holding small recreational events that do not take significant amount of money and time to plan. Examples of smaller events include:

- Family movie nights
- Events in park (crafts, contests, etc)
- Holiday themed events





Downtown Lewisburg

Downtown Lewisburg was named the coolest small town in America by Budget Travel in 2011. The downtown has also been honored as one of America's Dozen Distinctive Destinations by The National Trust for Historic Preservation and a top mountain southern mountain town by Pinnacle Living Magazine.

Assets

- Strong CVB
- Active merchants association
- Local restaurants
- Festivals
- Arts
- Tourist attractions
- Farmers markets
- Carnegie Hall
- Theatres
- Branding

Challenges

- Diversity of retail shopping
- Empty storefronts
- Maintaining vibrant downtown
- Traffic
- Pedestrian Safety

Attractions

The downtown is home to many businesses, galleries, restaurants, antique shops, clothing boutiques, and bed and breakfasts. The downtown is also home to Carnegie Hall, a not-for-profit arts and education center. There are only four Carnegie Halls that still operate around the world. The hall offers live performances, educational programs, workshops, and classes. The Greenbrier Valley Theatre is also located in downtown Lewisburg. The professional theater performs various shows, concerts, and readings throughout the year. The Trillium Performing Arts Collective offers performances, classes, and workshops, and feature films.

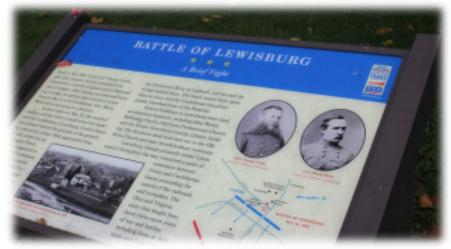


Downtown Lewisburg also has many historical attractions. The downtown has been designated a Historical District on the National Register of Historical Places. The Greenbrier Historical Society/North House Museum is located downtown and offers residents and visitors the chance to review archives of local historical data and view exhibits and items from the Civil War and the North family. The museum also offers tours of historical homes. The Barracks is located on Jefferson Street and is one of the oldest Lewisburg buildings. The Barracks is located across the street from



Chapter 5: Downtown Enhancement

the General Lewis Spring and was a traditional stopping point for travelers. Currently the building is undergoing renovation and is not open to the public. The Old Stone Presbyterian Church and graveyard is also a popular attraction with graves dating back to the 1880s. There is a Confederate Cemetery located in Lewisburg. There are approximately 95 unknown Confederate soldiers buried in the cemetery who died during the Battle of Lewisburg.



Downtown Lewisburg hosts many events throughout the year that attract thousands of people into the downtown.

Events

- Chocolate Festival

 April
- Home and Garden Tour

 June
- Literary Festival

 August
- D.A.R.E. to CRUZ Car show— September
- Taste of our Towns

 October
- Holiday Open House

 November
- First Fridays After Five— every month except January
- Lewisburg and Greenbrier Valley Farmer's Market– April through October





Downtown Organizations

Lewisburg Downtown Business Association

The Lewisburg Downtown Business Association was formed over 20 years ago. Fifty four (54) businesses are members of the organization. The main mission of the organization is advertising the downtown. The organization develops billboards, ads, social media, and events. Funding comes from membership dues and grants and private donations, all of which goes to marketing and advertising. There is no paid staff.

Lewisburg Foundation

The Lewisburg Foundation was formed to help beautify and enhance downtown Lewisburg. The foundation preserves gardens and entrances to the historical district. This community foundation is a not-for-profit organization that is funded by membership, friends of Lewisburg, and private foundations.



Lewisburg House and Garden Club

The Lewisburg House and Garden Club organizes tours of historic homes and gardens in Lewisburg. The club also maintains the Confederate Cemetery, visits the elementary school to educate students on flowers and feeding birds, and hangs Christmas decorations at Carnegie Hall.

Savannah Garden Club

The Savannah Garden Club provides hanging baskets in downtown Lewisburg and decorations downtown during the holidays. The club also participates in clean up days in various places throughout the City.





Chapter 5: Downtown Enhancement

Needs Assessment

Downtown Lewisburg is a vibrant business district with hardly any vacancies. The downtown is fortunate in that regard as many downtown business districts in West Virginia are struggling. The downtown has been successful in attracting visitors due to its geographic location to the Greenbrier and numerous outdoor attractions, as well as the many attractions in the downtown business district. While the downtown is thriving there are a few issues that have been brought to light during the planning process that should be explored for solutions. Issues include continued marketing and advertising of the downtown, transportation concerns, affordability and living in the downtown.

Public Survey Results: Rate your level of satisfaction:				
	Excellent	Good	Fair	Poor
Arts Culture	63.04%	30.43%	5.07%	1.45%
Pedestrian Safety	17.99%	37.41%	35.97%	8.63%
Visual appearance	35.25%	53.96%	9.35%	1.44%
Getting information about events	22.30%	51.80%	21.58%	4.32%
Availability of retail	13.14%	37.96%	36.50%	12.41%
Affordability of the downtown business district	1.49%	43.28%	32.84%	22.39%
Promotion of downtown	33.81%	48.20%	10.79%	7.19%

Marketing and Advertising

The Greenbrier Valley Convention and Visitors Bureau (CVB) manages a visitors center in downtown Lewisburg. This is a great asset for the downtown as it brings many visitors into Lewisburg. The CVB markets Lewisburg as well as the rest of the Greenbrier Valley. The Downtown Business Association promotes the downtown as well and hosts many events. However, the association is comprised of volunteers and they simply do not have the capacity to market the downtown to the fullest extent as possible. The organization also feels that the entire state of West Virginia and Lewisburg need to be marketed nationally.

Another concern is the lack of a mid-size conference facility and hotel rooms for visitors.



Transportation Concerns

The main transportation issues concerning the downtown include walkability, signage, and parking. The CVB stated during their stakeholder interview that the two biggest concerns that they hear from visitors are parking and wayfinding. The CVB feels a consistent comprehensive signage system to show people where the major attractions are and where to park would be a great help to those visiting the downtown.

Parking has been brought up as an issue many times; however a parking study revealed that there is not a lack of parking. Therefore, it may be a perception that there is no parking. Signage would help tremendously, especially to people new to the area.

Other transportation issues include walkability, bikeability, and traffic congestion. As downtown is the crossroads for two major routes, downtown does receive a great amount of traffic. For that reason, many would like a pedestrian mall. This would enable visitors and residents to shop and visit the downtown in an area that is closed off to vehicular traffic.

Affordability / Variety

Many residents have stated that the downtown businesses are not affordable for those living in Lewisburg and the surrounding areas. Students attending the West Virginia School of Osteopathic Medicine and the Community College have also stated that the downtown is too expensive. Business owners have stated that there is a perception that downtown businesses only cater to the wealthy, which discourages locals from patronizing downtown. Whatever the case may be, business owners should try to increase promotion of downtown to residents and students and offer special discounts for those who live and work in the area. There is lack of knowledge by students of what downtown has to offer as well.

Many of the businesses downtown are specialty shops. Residents would like to see a variety of retail available in the downtown, specifically stores that serve the everyday needs of residents. There is also a need for attractions in the downtown for young children, such as a children's museum.

Living in the Downtown

While downtown has many businesses, there are few options for those wanting to live in the downtown. The planning commission would like more people living in the downtown, specifically in the upper stories of current downtown businesses. Many times municipal regulations prohibit downtown residences, however that is not the case in Lewisburg. Current zoning regulations allow residential uses in the downtown and surrounding areas. One possible reason for the lack of residences in the downtown is that the available space may not meet current building code requirements for residential uses. Converting the spaces to residential uses that are in compliance with the Code can be a costly undertaking.



Chapter 5: Downtown Enhancement

Action Plan

Goal: Enhance Downtown Lewisburg as a vibrant community center, viewed as a destination for residents of Lewisburg and Greenbrier County as well as visitors from throughout West Virginia and beyond.



Increase marketing efforts to entice more visitors to Lewisburg

Action Step 1: Work with local businesses to attract residents, students and visitors to Lewisburg

In order to capitalize on the many people that work in and visit the city but don't necessarily live in the city, business owners should offer discounts on certain days for those working and going to college in Lewisburg. Discounts would help entice employees and students to visit the downtown, as many have stated that they feel the downtown is too expensive. A survey aimed at college students' revealed that they would visit downtown more often if student discounts and/or coupons were available. A passport program could also be utilized that would reward people for purchasing products or services in Lewisburg. Businesses should also participate in discount programs, such as Groupon.

Action Step 2: Investigate the use of technology to advertise Lewisburg events and attractions

Many people receive their information from the internet, therefore it is important for the city to update their website on a regular basis. The website not only provides information to current residents, but can also be a marketing tool for potential new residents and businesses, as well as visitors to the city.

In order to promote transparency, the city should also post all agendas and meeting minutes. The community calendar should be updated on a weekly basis as well.

The city also has a great Facebook page that alerts people to current events and announcements. The Facebook page should be advertised on the city website.

The Downtown Merchants Association should consider also developing a Facebook page to alert residents of events, announcements, and any other additional information concerning the City of Lewisburg.

New technologies are available that should be considered to help market the city. These new technologies include QR codes and apps for smart phones.





Objective 2: Create a user-friendly downtown business district

Action Step 1: Develop a comprehensive signage program

Throughout the planning process, the lack of signage was repeatedly mentioned as an issue. Many people visit Lewisburg and there is no signage to direct people to attractions and parking. The city needs to publicize the various parking options available. A map of all parking lots should be included on the city website. The downtown merchants association has a map posted on their website, however it is difficult to find the map on the website.

The city is in need of a comprehensive wayfinding signage system that includes directional signage, parking signs, and interpretive kiosks:

- Vehicular directional signage- installed on poles and intersections that point to various destinations throughout the town.
- Parking directional signage- installed on traffic lights or poles with arrows pointing to public parking lots or spaces.
- Interpretive kiosks- would include a map and provide information on various attractions. This type of kiosk should be installed at key locations, such as the Greenbrier County Convention and Visitors Bureau to direct visitors on foot. Public parking lots and spaces should be included on any kiosks constructed.
- Pedestrian kiosks- would include a map that would be placed downtown to direct people on foot. Ideal locations include public parking lots.



Chapter 5: Downtown Enhancement

Case Study

The City of Charleston, West Virginia has created a wayfinding commission to help create a uniform signage program. The members are appointed by the mayor and confirmed by Council. The Commission helped create design guidelines for the wayfinding system. For more information visit http://wayfindingcharleston.org/

Other cities throughout the United States have also developed a wayfinding system. The pictures shown are signs in Alexandria, Virginia and Winchester, Virginia.



City of Lewisburg Comprehensive Plan **Update** December 2015 Chapter 6: Sustainability



Local Government Initiatives

Recycling

Residents can utilize free, curb-side recycling twice per month in Lewisburg. Recycling includes aluminum, #1 and #2 plastic, steel cans, paper, cardboard, and electronic devices. The City also celebrates America Recycles Day to raise awareness and educate residents on the benefits of recycling. As part of the celebration the City awards a resident or business for outstanding recycling efforts.

Tree Inventory

The City of Lewisburg has initiated a tree inventory to address tree maintenance. The inventory helps the city determine priorities, scheduling, and budgeting.

Ordinances

The City of Lewisburg has been very proactive in preparing the community to be resilient to any future hazards. The city has enacted several ordinances to prepare for future issues that may occur.

Tree Ordinance

The tree ordinance was enacted in 2001 and regulates the planting, maintenance, preservation, and removal of trees on public property. A tree board was also created with a tree warden to assist in administration and enforcement of the ordinance.

Karst

Karst is a terrain with distinctive landforms and hydrology created from the dissolution of soluble rocks, principally limestone and dolomite. Karst terrain is characterized by springs, caves, and sinkholes. Karst has a unique hydrology that results in aquifers that are very productive but vulnerable to contamination (USGS, 2014). Karst areas also can experience sinkhole subsidence and sinkhole flooding.

Lewisburg's Zoning Ordinance requires a Stormwater Drainage Plan as part of the site plan review process. The plan requires the proposed development take into account the karst geology of Lewisburg.





Chapter 6: Sustainability

Overlay Districts

Lewisburg's Zoning Ordinance includes provisions for a Scenic Corridor Overlay district to preserve important visual qualities and scenic appeal of community entryways along U.S. 60 and U.S. 219. Regulations for the overlay district include the regulation of site development and tree preservation guidelines. The Planned Development Overlay District includes regulations regarding residential development and preserving tree cover and open spaces.

Resolutions

Appalachian Forest Heritage Area Resolution

The Lewisburg City Council passed a resolution in 2004 to support participation in the Appalachian Forest Heritage Area. The purpose of the heritage area is to encourage tourism in various counties in Southern West Virginia.

Resolution 360

The Lewisburg City Council passed a resolution in 2011 that stated that the state's regulations regarding hydraulic fracking are inadequate to protect the Greenbrier Watershed and water systems and asked the legislature to stop issuing permits for drilling until new regulations are enacted.

Resolution in Support of Wilderness

City Council passed a resolution in 2003 to support the designation of parts of the Monongahela National Forest as wilderness areas to protect the wildlife and scenic beauty and help provide for clean water and air.

Resolution in Support of National Monument

City Council passed a resolution in support of the first national monument in West Virginia. The Birthplace of Rivers National Monument would further preserve recreation, water quality, scenic beauty, and wildlife habitat in the region. Lewisburg hopes that the designation brings economic benefits as the city is a gateway to the National Forest.



Energy Efficiency

The City of Lewisburg is working with Solar Holler to install photovoltaic panels on a city maintenance building. Solar Holler is a start-up company that will help non-profits and local governments access solar power. The goal is to create a community owned LLC to access tax credits and then lease the system back to the city or non-profit organization.



Local Food

A community garden is located behind Dorie Miller Park. The garden operates on a donation-only budget and offers beds to residents for a fee. There are a total of 27 beds, of which a few are communal and anyone can pick the vegetables.

The City of Lewisburg is also home to two (2) farmers markets: Greenbrier Valley Farmers Market and the Lewisburg Farmers Market. The Greenbrier Valley Farmers Market is held on Wednesdays from 3 PM -7 PM and Saturdays from 8 AM-1 PM. The market is located on Arbuckle Lane and Route 219. The market typically opens in April and runs until October. The Lewisburg Farmers Market is located in downtown Lewisburg on East Washington Street. The market is open from April until October on Saturdays from 8:30 AM—1:00 PM.

Conservation

The City of Lewisburg recently participated in a commercial energy audit for city hall. As part of the process downtown businesses were audited as well. The city has begun to make improvements suggested in the audit by replacing current lights with LED lights.

Balanced Transportation

The City of Lewisburg has initiated a sidewalk project to connect the downtown to the commercial area of the City on Route 219 in order to make the city more walkable. The City has also led the efforts in developing the Lewisburg and Ronceverte Trail, which will eventually connect both cities via a walking and biking trail.





Chapter 6: Sustainability

Needs Assessment

The city is on the forefront of the sustainability movement. One way the city feels that they can achieve sustainability is through promoting alternative transportation; such as bike paths, walkable initiatives, and modification of traffic patterns. Providing and promoting local food is also a high priority for those living in Lewisburg. There has been a movement to initiate a buy local campaign, not only for food but for local goods as well. Better promotion of this campaign is needed in order for it to gain traction.

The city realizes that more can be done to protect the environment and achieve energy sustainability. The City would like to embrace realistic green initiatives and demonstrate leadership in the sustainability movement. A thorough review of the city's ordinances should occur to determine what types of best management practices should be included to encourage sustainability and conservation.

A big issue affecting the city is stormwater runoff. Stormwater issues in the city are further exuberated by the karst topology. The city also has combined sewer systems, which collect stormwater runoff and sewage in the same pipe. This is a concern, especially during high rain events and snow melt.

The city has been proactive in recognizing issues with stormwater and has regulations regarding stormwater in the subdivision and land development ordinance. The city is also working on reducing stormwater runoff problems in the downtown. Local developers have analyzed stormwater drainage in recent development to determine the best solutions moving forward. Education is a key component in addressing stormwater issues. The city has started educational efforts, one of which is storm drainage stencils.

The protection of the water supply for residents of Lewisburg and downstream communities is also a concern. The City of Lewisburg operates the local water system for city residents, as well as for those outside of city limits. The Greenbrier River is the water source and the intake is located within Greenbrier County. The city has no control over land use regulations near the river or the intake, which could negatively impact water quality. To address water quality issues and concerns, Lewisburg partnered with the West Virginia Land Trust to develop a source water protection plan.



Goal: Conduct governmental functions in a sustainable manner and encourage sustainability within the community



Objective 1:

Increase transportation options

Action Plan

Action Step 1: Continue to develop a complete sidewalk network

Lewisburg has been very active in extending sidewalks throughout the city. The city should continue to develop sidewalks in locations that are in need due to increased pedestrian activity. Existing sidewalks should be mapped, as well as areas that are in need of sidewalks. The city can then use the mapping to help determine priorities and outline a plan for constructing sidewalks.

Objective 2:

Encourage the use of local foods to residents and visitors

Action Step 1: Continue to support the buy local campaign

A buy local campaign is essential in helping Lewisburg not only promote local foods, but local business as well. There are many environmental and economic benefits of buying locally that should be publicized to area residents. The City of Lewisburg should continue to support the buy local campaign by helping publicize the efforts and benefits on the city website and Facebook page.

Action Step 2: Continue to support the development community gardens

Many urban areas lack sufficient land for people to plant gardens. For this reason community gardens have become popular because they are a way for people to enjoy fresh fruit and vegetables locally. Lewisburg currently has one community garden located in Dorie Miller Park. The garden is very successful and could possibly be expanded. The city should consider additional locations for community gardens, especially in areas of the city that are vacant or underutilized.



Chapter 6: Sustainability

Objective 3:

Ensure that new development takes into account stormwater runoff issues and the karst topography

Action Step 1: Provide education to local residents on how to minimize the impacts of stormwater runoff

There are many actions that residents can take to help minimize the impacts of stormwater runoff. The City should publicize a stormwater guide to provide to residents that details simple steps that can be initiated to help with stormwater issues and concerns. Simple steps include:

- Properly dispose of all hazardous substances (paint, oil, etc)
- Keep storm inlets free of trash and debris
- Use fertilizers and pesticides properly
- Report construction sites that are not managing stormwater effectively
- Report discharges from the sewer system in dry weather

The benefits of rain gardens and rain barrels should also be publicized. Rain gardens are depressions or holes in the ground that are planted with native plants to help reduce stormwater runoff. Rain barrels collect rainwater from rooftops that can then be used to water lawns and gardens. There are many benefits of rain barrels; cost-savings on water bills, reduced amount of stormwater runoff, conservation of water, and the recharging of groundwater.

The city should form partnerships with local environmental groups to publicize the benefits of rain gardens and barrels. The city should also consider installing rain gardens and rain barrels on city-owned property to lead by example.

Case Study

The Charleston Stormwater Program sells various types of rain barrels to residents. The program periodically holds rain barrel workshops where barrels are given away for free. In order to raise awareness of the benefits of rain barrels, the program also has schools, the public, and local artists paint rain barrels.

Charleston has also planted rain gardens throughout the City. The rain gardens collect storm water from parking lots to help reduce the impact of impervious surfaces on stormwater drains and bodies of water.



Source: www.facebokk.com/CharlestonStormwater/



Action Step 2: Review land use regulations to prevent karst hazards

Buffering and landscaping standards should be incorporated in the subdivision and land development ordinance (SALDO). Specific requirements should be included that detail regulations regarding landscaped islands, naturalized stormwater drainage basins, and native plants. Regulations should also include standards for rain gardens, rain barrels, and natural planting beds.

Low impact development (LID) standards should be considered for inclusion in existing land use regulations. Low impact development is development that tries to keep as much stormwater onsite through the use of catchment cisterns, downspout disconnections, vegetated swales, retention and detention ponds, use of pervious surfaces, vegetated roofs, and riparian buffers. LID is usually site-specific and should be implemented during the initial design phase.

Conservation subdivision design should also be incorporated into zoning regulations and the subdivision ordinance. Conservation subdivision is a development strategy that aims to protect as much open space as possible in a housing development, sometimes as much as 60 percent. Homes are grouped together and the rest of the land is left as open space. Zoning regulations should be flexible in regards to lot size and setbacks. Regulations can also include density bonuses for developers to encourage conservation subdivisions in a community.

Other options to consider during any revision of land use regulations include the requirement of buffer areas around karst features and the inclusion of performance standards in the zoning ordinance to address karst concerns.

Objective 4:

Protect the water supply for current and future generations

Action Step 1: Implement recommendations from the source water protection plan

The city is currently working on a source water protection plan. The city should implement high priority recommendations in the plan as financial conditions allow. The city should also consider working with Greenbrier County to implement recommendations.

Action Step 2: Create stormwater maps to aid in protection of the water supply

The city should create GIS (Geographic Information Systems) maps of stormwater drainage and sink holes. The maps would help direct the city's stormwater management plan.

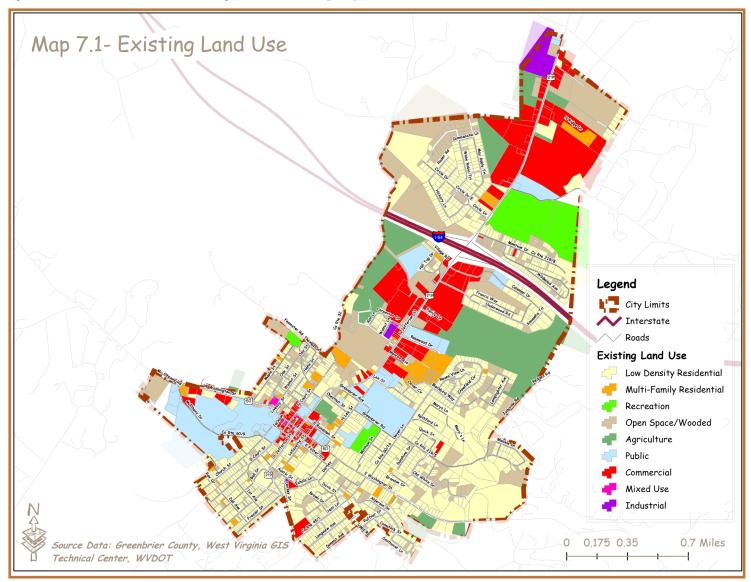
City of Lewisburg Comprehensive Plan GREENBRIER COLLEGE Site of the campus of Greenbrier 1812, the Rev. John McElhenney established a co-ed school, the Lewisburg transferred all properties to the 1 wishing land land land greenbrier Collega It closed in 1972 after educating young women from near and far. December 2015 Chapter 7: Land Use



Land Use

Existing Land Use

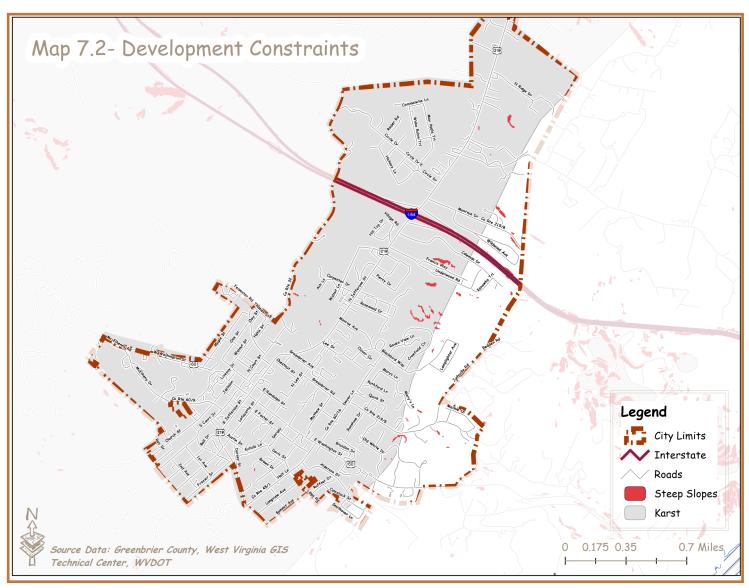
The City of Lewisburg is comprised of a variety of land uses as illustrated on Map 7.1: Existing Land Use. Residential uses can be found surrounding the downtown business district, as well as in new housing developments off of U.S. Route 219. Large scale commercial uses, such as retail stores, can be found off of US 219. The downtown business district is comprised of smaller scale commercial uses, such as boutique shops and restaurants. Lewisburg is the County seat, therefore there are also many public uses in the downtown, such as schools, library, Court House and County Office Buildings. There is only a small percentage of industrial development within city limits and it is located off of U.S. Route 219. Lewisburg is mostly built-out but there is some land that is classified as open space/wooded and agriculture, which is scattered throughout the municipality.





Development Constraints

The City of Lewisburg has very little development constraints as displayed on Map 7.2: Development Constraints. There are no areas of the city that are within the floodplain. Steep slopes are only located in small areas of the city. A concern of the city for any type of development is the karst topography. Karst topography is where the terrain consists of limestone that has dissolved over the years, which then leads to sinkholes, fissures, and depressions. This type of terrain is well-known for underground caves and streams. Karst topography can lead to several issues that affect local governments; mainly increased chance of groundwater contamination, foundation engineering issues, and subsidence.





Land Use Regulations

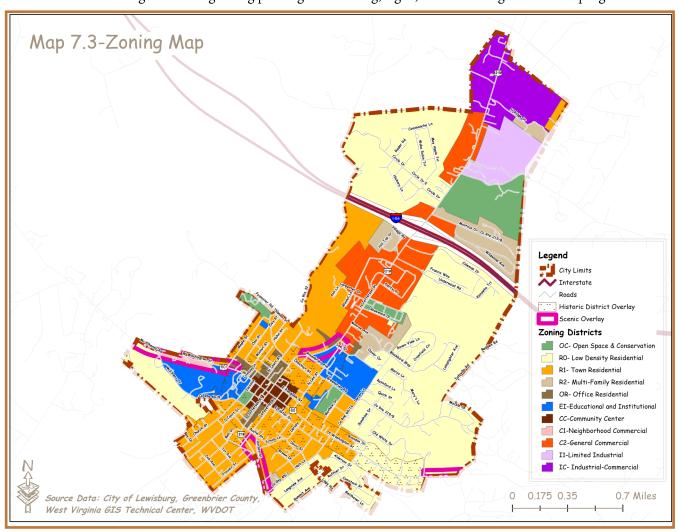
Zoning

The City of Lewisburg enacted zoning regulations in 1994. The ordinance establishes a total of 12 districts, shown on Map 7.3– Zoning Map:

- Open Space and Conservation (O-C)
- Rural Residential (R-R)
- Low Density Residential (R-0)
- Town Residential (R-1)
- Multi-Family (R-2)
- Office Residential (O-R)

- Educational and Institutional (E-I)
- Community Center (C-C)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Limited Industrial (I-1)
- Industrial Commercial (I-C)

The ordinance also includes 3 overlay districts; Historic District, Scenic Overlay, and Planned Development. The ordinance includes regulations regarding parking and loading, signs, and screening and landscaping.





SALDO

In 1994 the City of Lewisburg enacted Subdivision and Land Development regulations in order to plan for the orderly, efficient and economic development of the municipality. The ordinance includes regulations regarding design principles, easements,

The SALDO requires 0.0025 acres of recreational areas per person expected to reside within a housing subdivision. Small residential subdivisions are exempt from this provision of this ordinance.

and design standards for sidewalks, streets, public areas and open space. The ordinance also includes requirements for improvements (streets, sewers, water mains, fire hydrants, storm sewers, sidewalks, and permanent markers). Parks and recreational areas are also required for all residential subdivisions.

Building Code

The city has adopted several building codes to regulate building construction and for protection of the public from disaster due to fire, structural collapse and general deterioration. Building codes include:

- 2012 Energy Conservation Code
- 2012 International Property Maintenance Code
- 2012 International Residential Code for One and Two Family Dwellings
- 2011 National Electrical Code
- 2012 International Fuel Gas Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code

Floodplain Ordinance

Even though Lewisburg is not located within a floodplain, the city has enacted a floodplain ordinance. The ordinance was enacted so that the city can participate in the FEMA program and Lewisburg residents can receive flood insurance. The ordinance requires that all development, substantial improvement, or relocation of any building or construction receive a permit for construction within the floodplain.

Vacant Structure Ordinance

In 2012 Lewisburg enacted a Vacant Structure Code. The code requires owners of vacant buildings to register their buildings and pay a fee.

- No fee for properties that are vacant for less than 1 year
- \$200for properties that are vacant for at least 1 year but less than 2 years
- \$400 for properties that are vacant for at least 2 years but less than 3 years
- \$600 for properties that are vacant for at least 3 years but less than 4 years
- \$800 for properties that are vacant for at least 4 years but less than 5 years
- \$1,600 for properties that are vacant for at least 5 years, plus an additional \$300 for year in excess of 5 years

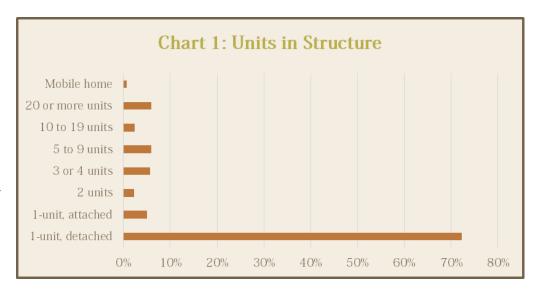


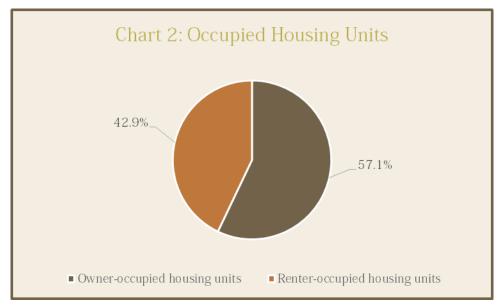
Housing Characteristics

Demographics

Over 70 percent of homes in Lewisburg are single-family homes, as illustrated on *Chart 1: Units in Structure*. Of the total housing units in the city, approximately 90 percent are occupied and 10 percent are classified as vacant. This is a very low vacancy rate, especially compared to Greenbrier County's vacancy rate of approximately 18 percent.

Of the occupied housing units in Lewisburg, approximately 57 percent are owner-occupied units and 43 percent are renter-occupied units as shown on *Chart 2: Occupied Housing Units*. This information reveals that a good portion of the population of Lewisburg rent homes and do not own them. The percentage of renter-occupied housing units exceeds the percentage in Greenbrier County (27 percent).





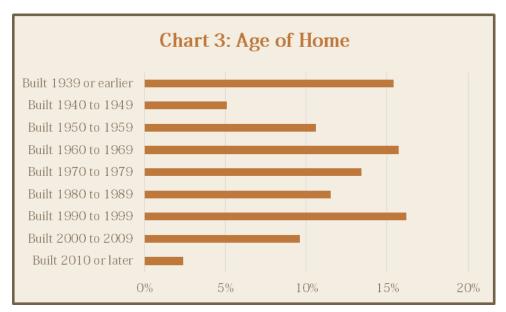
The Census breaks down the vacancies into different classifications. Of the 10 percent of homes in Lewisburg that are considered vacant, the majority are rentals (3.3%). Many factors contribute to vacant rental properties. Too many rental units may exist, the cost of rentals may be too high, or the rentals available may be in poor condition. The second highest level of vacancies are classified as "for seasonal, recreational, and occasional use" and

"all other vacants." As Lewisburg is very close to a variety of historical, cultural, and recreational attractions, it makes sense that some people have bought second-homes in the city. The "all other vacants" classification means that units are held vacant for personal reasons. Reasons include:

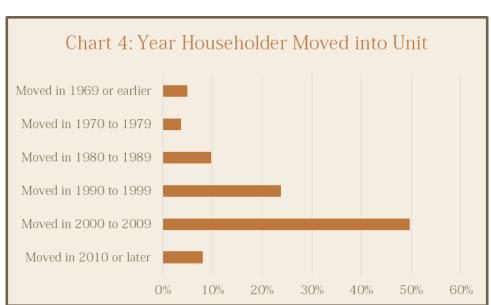


- No one lives in the unit and the owner is making repairs
- Owner does not want to rent or sell
- Owner is using the home as storage

Chart 3: Age of Home displays the year that homes were built in Lewisburg. The age of homes in the city is a mix, with the sixteen percent (16%) built between 1990 to 1999. Many homes were also built between 1960 to 1969 (15.7%) and earlier than 1939 (15.4%). Many communities throughout West Virginia have older housing which can lead to maintenance issues. However, Lewisburg is fortunate that both old and newer homes are available.



Almost 50 percent of residents in Lewisburg have moved into their homes between 2000 to 2009. Approximately 24 percent moved to Lewisburg between 1990 and 1999 as shown on *Chart 4: Year Householder Moved Into Unit.* This data illustrates that Lewisburg is considered a desirable place to live, with many people choosing to make their home within the city. This data aligns with the population data that was detailed in *Chapter 4:*Economic Development, in that the city has been experiencing an increase in population over the past several years.





Housing value was examined to better determine the condition of the housing market in Lewisburg as shown on *Chart 5: Housing Value*. The median housing value in Lewisburg is \$197,100. This value is significantly higher than the median value in Greenbrier County of \$99,200. The higher value of homes in Lewisburg could potentially be contributed to the new housing built over the past ten years, as well as the historical nature of the community. Lewisburg takes pride in the older, historical homes in the community, which could lead to higher home values.



Historical Resources

Lewisburg is known throughout West Virginia for its historical character. Many significant events in the Civil War happened in Lewisburg and surrounding areas. The city was established in 1782 and named after surveyor Andrew Lewis who established a camp near the Lewis Spring.

The City of Lewisburg is home to three designated historic districts:

- Lewisburg Historic District- includes areas along US 60 and US 219
- Maple Street Historic District-includes properties along 107-121 Maple Street in the area known as "Gospel Hill"
- South Church Street Historic District- includes three residential homes along South Church Street

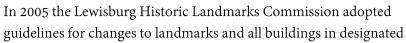


Historical resources listed on the National Register in Lewisburg include:

- North House Museum
- Old Stone Presbyterian Church
- Confederate Cemetery
- Lewis Spring

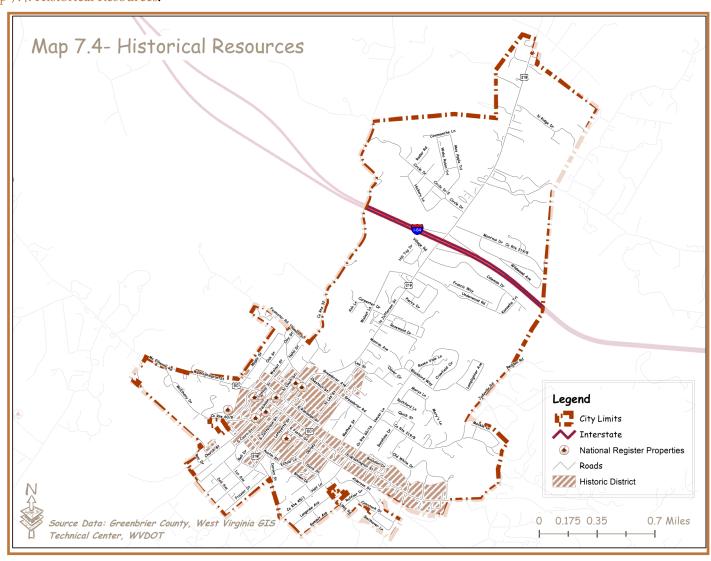


- Greenbrier County Courthouse
- Mt. Tabor Baptist Church
- Governor Samuel Price House
- Supreme Court Library Building (Greenbrier County Library)
- John Wesley Methodist Church
- James Withrow House











Needs Assessment

During the planning process numerous land use issues were repeatedly mentioned. Issues identified include lack of residences in the downtown, lack of senior housing, lack of affordable housing and the conversion of single-family

homes into multi-family homes. There are also concerns with the current zoning ordinance as it has not been updated in several years.

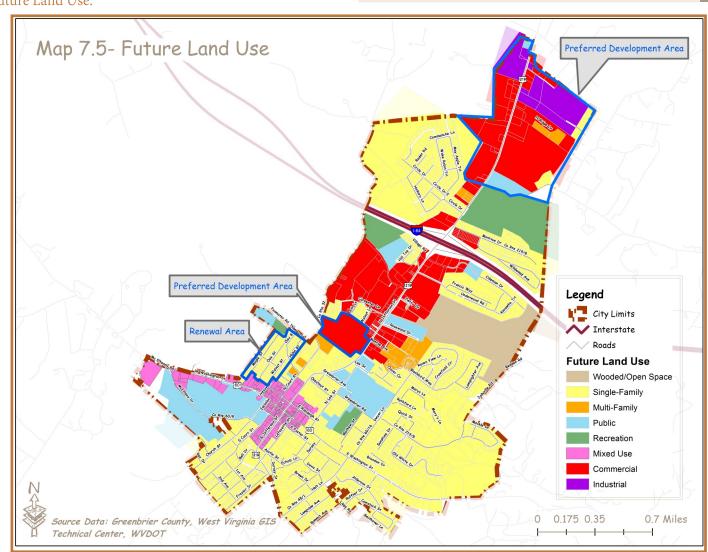
Land Use

Development Areas

The West Virginia Code Chapter 8A requires that a comprehensive plan designate preferred development areas and renewal and/or redevelopment areas. Areas are shown on Map 7.5: Future Land Use.

Preferred development areas. -- Consistent with the land use component, identify areas where incentives may be used to encourage development, infill development or redevelopment in order to promote well designed and coordinated communities and prevent sprawl.

Renewal and/or redevelopment. -- Consistent with the land use component, identify slums and other blighted areas and set goals, plans and programs for the elimination of such slums and blighted areas and for community renewal, revitalization and/or redevelopment.





Land Use Regulations

The city's zoning ordinance has not been updated in several years. One of the main issues with the ordinance is the organization of the document. Parts of the ordinance should be consolidated to provide clarity to the reader. The table of permissible uses should also be revised in order to improve readability. The zoning ordinance includes 12 zoning districts, which is too many districts for a small city the size of Lewisburg. The following should be considered when the city is revising the current ordinance and map:

- Revision of the definitions in the ordinance
- Consider consolidation of the residential districts. There are minimal differences between two of the low density residential districts
- Inclusion of flexible regulations that allow for affordable housing and housing for persons with disabilities
- Every district must be shown on the zoning map, currently the Rural Residential District is not listed on the map
- Consider one industrial district that allows for light and heavy commercial uses
- Consider consolidation of the commercial districts. One district should be included for the downtown area to accommodate a variety of commercial activities within the downtown business district. The other should include large scale commercial uses, like those on US Route 219
- Re-examine the office residential district as it only includes a small area of the city. This district could potentially be combined with the downtown business district
- Specific regulations regarding the overlay districts should be included in the zoning ordinance
- Revisions to the administration chapter of the ordinance so that it is consistent with the West Virginia Code,
 Chapter 8A

Abandoned and Dilapidated Buildings

The city recently identified a total of 22 abandoned and dilapidated buildings within municipal limits. The buildings are mostly residential and are scattered throughout the municipality. The city is now in the process of implementing the vacant structure ordinance.

Housing

The median home value in Lewisburg is almost \$200,000, which is almost double the County value. A local real estate agent confirmed that the average selling price of homes in Lewisburg is \$202,552. The higher home value most likely makes it difficult for some people wishing to purchase a home in the city, especially younger adults just starting their careers and senior citizens on a fixed income. Coupled with the lack of multi-family housing that would appeal to these two age groups, it could be said that there is a lack of affordable housing in the community.

The demand for additional multi-family units in the city has lead to many residents to convert their single-family



home into multi-family units. This is a public safety concern as many of the rentals are undocumented and could pose problems for fire and police when responding to calls. The conversion of single-family homes to multi-family homes can also cause problems, as multi-family units could possibly attract more people and traffic and ultimately change the appearance of traditional neighborhoods.

During the planning process the need for multi-family housing, specifically for seniors, was repeatedly mentioned as a major issue. The Shepard's Center of Greenbrier Valley's main priority is to have a retirement community established in Lewisburg with three stages of housing; independent, assisted living, and nursing. As discussed in Chapter 4:

Economic Development the city's population continues to age and therefore a retirement community may be a good fit for the city, especially as there are no other retirement facilities in the region. Lewisburg is an attractive place for those wishing to retire as it has many amenities and several healthcare facilities are within city limits or nearby.

Many would also like to see additional housing in the downtown area, specifically above existing business. An obstacle to housing above businesses is that converting second stories is usually a very costly undertaking. There are no opportunities for conversion of old business into housing as Lewisburg does not have any large industrial or commercial buildings that would be appropriate.

According to a local realtor there is a growing demand for single-family homes in Lewisburg. An issue is that there is a low inventory of available homes and very little new construction. This is a concern as the population of Lewisburg continues to increase, the city could potentially add 470 people in the next 20 years. This increase would generate the need for approximately 234 new housing units for the growing population.

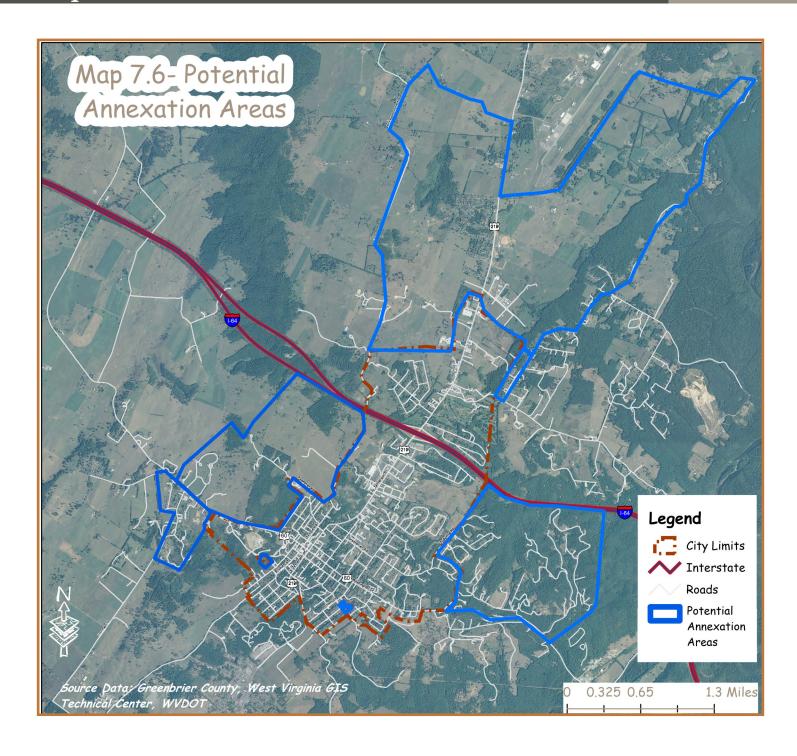
Historical Resources

The Greenbrier Historical Society would like to see the General Lewis Park and Springhouse be preserved and used as a gathering place in the future. The historic African-American cemetery on Church Street should also be preserved and marketed as a tourist destination.

Annexation

The City of Lewisburg has very little developable land left within its municipal boundaries. For continued economic growth, annexation should be considered. Many businesses and people would like to re-locate to Lewisburg and enjoy all the municipal services and amenities that the city offers. Priority annexation areas are shown on Map 7.6: Potential Annexation Areas. Public water is available in the proposed annexation areas, with limited public sewer handled by Public Service District #1. The lack of public sewage would have to be considered in any future development plans.







Action Plan

Goal: Promote balanced development, economic growth and appropriate housing choices that complement the existing city character and adequately reflect the needs of the changing population

Objective 1:

Promote land uses that preserve the historic character of Lewisburg while allowing for new development

Action Step 1: Revise the current zoning ordinance to ensure the ordinance is consistent with the comprehensive plan

The zoning ordinance has not been updated for several years and is in need of a comprehensive overhaul. The entire organization of the ordinance should be revised to make the document more user-friendly. Out-dated definitions should be replaced. Consolidation of districts should also be considered. Map 7.5: Future Land Use should be used as a basis for any zoning map updates. The future land use map delineates several future land uses. There are no rural lands identified as much of Lewisburg is developed and will continue to grow.

Action Step 2: Consider annexation of surrounding lands to increase the tax base and provide continued economic growth

Currently the City of Lewisburg is mostly built-out with no room for new development. There is a need for additional residential development, as well as commercial development. By expanding the municipal boundaries, the city can increase its tax base, which in turn will help provide continued high quality services to residents.

The city should also annex "doughnut holes". These are areas that are completely surrounded by the City of Lewisburg but are not within city limits. This creates many issues with community services, such as police and fire protection and public works.

Areas that the city would like to consider in the future for annexation are shown on Map 7.6: Potential Annexation Areas.



Objective 2:

Promote policies that explore the possibility of new housing options and ensure existing housing is well maintained

Action Step 1: Enact a rental registration ordinance

Enacting a rental registration ordinance will help first responders in many ways. Many single-family homes are being converted into multi-family units. This is a public safety concern as police and fire departments are unaware of how many units and people could potentially be in a building when they are responding to a call. The ordinance will also require inspections to ensure that rental units are meeting all building code requirements.

Action Step 2: Encourage the development of residences on the upper stories in the downtown business district

Renovating the upper stories of downtown businesses can be a costly undertaking, especially as the renovations need to comply with current building codes. The city should work with property owners and developers to find solutions to code issues. The city should also work with owners and developers to acquire funding to help with renovation costs.

Action Step 3: Work with the Shepherd's Center of Greenbrier Valley to investigate the feasibility of retirement community facilities in Lewisburg

The City of Lewisburg and the Shepherd's Center should reach out to retirement communities in other municipalities to determine how they can market the city for such a facility. The city should investigate the feasibility of incentive zoning to encourage developers to build retirement housing within city limits. Incentive zoning encourages a specific type of a development in a community by providing incentives to developers. Incentives can include density bonuses, flexible development standards, parking reductions, and permitting priority.

Case Study

Middlesex County, Virginia includes provisions in the zoning ordinance for incentive zoning. Property owners and/or developers can receive a density bonus if they dedicate open space as part of a development, retirement housing, and central sewer and water.



Goal: Preserve and promote the historical, cultural, and educational assets of Lewisburg



Objective 1:

Work with community groups, businesses, and other government entities to encourage preservation and promotion of Lewisburg

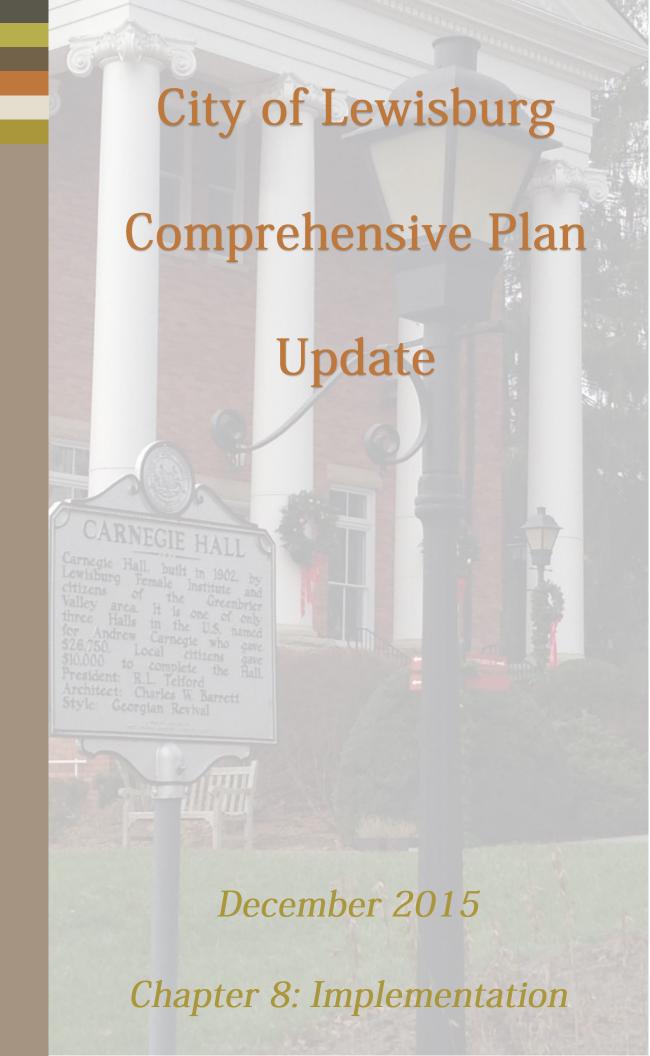
Action Step 1: Continue historic preservation efforts in downtown Lewisburg

There is a general consensus that the General Lewis Park and Springhouse is currently underutilized. The city, Greenbrier Historical Society, and County Commission should work together to advertise the history of the site, as well as promote the site as a community gathering place.

The African-American cemetery on Church Street should also be better maintained and marketed to tourists.

Action Step 2: Form a Town and Gown Committee with the West Virginia School of Osteopathic Medicine and the New River Community and Technical College

The presence of two higher educational facilities in Lewisburg is a tremendous economic asset to the municipality. A town and gown committee would serve as a forum for Lewisburg and the two educational facilities to discuss issues that pertain to both entities. Issues that could be discussed include community relations, economic activities, volunteer programs, and academic outreach.





Implementation

Implementation of a comprehensive plan is often difficult, time-consuming, and can be costly to a community. However, it is very important that the plan be used in everyday government functions so that it doesn't simply sit on the shelf and collect dust. The City should use the plan when preparing budgets and planning for future projects. The City should also work with potential partners on the implementation of projects detailed in the plan. Grant sources are available to help for funding and the comprehensive plan should be used to help justify requests for grant funding.

Regional Planning

Intergovernmental cooperation is essential in land use planning. Land use issues do not simply stop at municipal boundaries. Several recommendations in the plan involve partnerships between various government entities. For instance, the city would like to work with the county on source water protection and with the DOH on determining solutions to the traffic concerns of residents. The city realizes the importance of regional planning and has a seat on the board of directors for the Region 4 Planning and Development Council. The city also operates under Greenbrier County All Hazard Mitigation Plan and will soon operate under the Emergency Operations Plan that will be adopted on August 1, 2015. These plans will help the city and county deal with disasters and emergencies if they occur.

Financial Implications

Many of the projects detailed in the Action Plan will be costly for the City of Lewisburg to implement. However, there are many other funding sources the city should consider when budgeting for implementation. Below is a list of funding opportunities that should be considered when implementing the plan.

Appalachian Regional Commission

The Appalachian Regional Commission (ARC) provides federal grant funds for the support of economic and community development in West Virginia. The goal of ARC is to create opportunities for self-sustaining economic development and improved quality of life.

Projects approved for ARC assistance must support one of the four general goals:

- Strengthen the capacity of the people of Appalachia to compete in the global economy.
- Increase job opportunities and per capita income in Appalachia to reach parity with the nation.
- Develop and improve Appalachia's infrastructure to make the Region economically competitive.
- Build the Appalachian Development Highway System to reduce Appalachia's isolation.



Chapter 8: Implementation

Activities generally eligible for funding include, but are not limited to, projects that:

- Improve infrastructure for community and economic development.
- Improve educational opportunities and workforce skills.
- Increase civic and leadership capacity.
- Increase entrepreneurial opportunities.
- Improve health care resources.

Benedum Foundation

The mission of the Benedum Foundation is to encourage human development in West Virginia and Southwestern Pennsylvania through strategically placed charitable resources. The foundation gives two types of grants; education and economic development.

Governors Community Participation Grant Program

The Governor's Community Partnership Grant program provides state grant funds for community and economic development projects throughout West Virginia. The program enables communities to expand, build and improve a variety of public facilities and services.

Eligible activities include but are not limited to permanent public improvements related to the following:

- City hall and courthouse facilities
- Community centers
- Construction and renovation of public facilities
- Demolition
- Economic development
- Flood and storm drainage
- Business and industrial parks
- Land and property acquisition
- Libraries
- Parks and recreation
- Parking facilities
- Preservation and beautification
- Street and sidewalk repair
- Technology
- Water and wastewater facilities and services



KaBOOM

KaBoom is a non-profit organization that is dedicated to creating play spaces for children throughout the United States. KaBoom offers three types of grants:

- Build it with KaBOOM!- work with KaBOOM! and their corporate partners. This grant provides coaching and facilitation of an experienced Project Manager to help design and build a permanent play structure
- Build it Yourself– grant (\$15,000) to be used toward the purchase of playground equipment
- Creative Play Grants— used to design play equipment that encourages creativity, communication, and collaboration in play

Land and Water Conservation Fund

The Land and Water Conservation Fund program (LWCF) provides supplemental federal funding for the acquisition and/or development of high-quality, public outdoor recreational areas throughout West Virginia. Proposed projects must be consistent with the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Park renovations, expansions to promote active lifestyles, innovation in community cores, attracting or retain visitors to an area, development of trailheads or preservation of other natural areas to impact community health objectives and brownfields renewal efforts will receive funding priority.

Eligible activities include but are not limited to the development of outdoor recreation resources related to the following:

- Land acquisition for parklands
- Development or renovation of the following types of outdoor recreational facilities:
- ♦ Campgrounds
- ♦ Picnic areas
- Sports and playfields
- ♦ Golf courses
- Swimming facilities
- Boating facilities
- Fishing facilities
- Hunting areas
- ♦ Trails
- Winter sport facilities
- Support facilities (walks, utilities, bathrooms, etc.)
- Amphitheaters
- Lake impoundments
- Visitor information centers
- Interpretive centers



Chapter 8: Implementation

Neighborhood Investment Program

The Neighborhood Investment Program (NIP) increases charitable giving to local nonprofit organizations. The program allows 501(c)3 designated charitable organizations to apply for tax credit vouchers. These organizations distribute the vouchers to contributing businesses and individuals. By donating to approved NIP organizations, contributors can support their communities and earn credits to reduce certain West Virginia taxes.

The West Virginia Legislature sets aside \$2.5 million annually in state tax credits for the NIP. To participate, a 501(c)3 charitable organization must apply to the West Virginia Development Office. Upon meeting program requirements and obtaining approval from the NIP Advisory Board, organizations are awarded tax credit vouchers. Businesses and individuals that contribute to NIP-approved organizations are eligible to receive up to 50 percent of the contributed amount in the form of state tax credits. Donors may use the credits to reduce liability for the Corporate Net Income Tax, the Business Franchise tax or the Personal Income Tax.

Projects generally eligible for program participation include but are not limited to the following:

- Health clinics
- Homeless shelters
- Educational programs
- Housing programs
- Preservation/revitalization activities
- Domestic violence shelters
- Children's shelters
- Meal delivery programs
- Senior citizens' centers
- Community foundations
- Scholarship programs
- Hospice care
- Transportation programs
- Day care centers
- Counseling services
- Services for the disabled



Small Cities Block Grant Fund

The Small Cities Block Grant program (SCBG) provides federal funds for community and economic development projects throughout West Virginia. The program supports job creation and retention efforts, local government efforts to provide affordable infrastructure systems and community efforts to improve the quality of life for low- to moderate-income citizens. Eligible units of local government may receive SCBG funds if they are documented to fulfill one of three national objectives:

- Activities benefiting low- and moderate-income people.
- Activities that aid in the prevention or elimination of slums or blight.
- Activities designed to meet community development needs having a particular urgency because existing conditions
 pose a serious and immediate threat to the health or welfare of the community and where other financial resources
 are not available to meet such needs.

Activities generally eligible for funding include but are not limited to permanent public improvements related to the following:

- Community centers/senior citizen centers
- Construction and renovation of public facilities
- Demolition
- Economic development
- Flood and storm drainage
- Acquisition
- Parks and recreation
- Preservation and beautification
- Technology
- Water and wastewater facilities and services
- Community facilities renovation/construction

Smart Growth Implementation Assistance

The Smart Growth Implementation Assistance (SGIA) program provides assistance from national experts to help communities explore barriers to smart growth implementation and pilot innovative ideas that create more sustainable communities. EPA will provide technical assistance to successful applicants.



Chapter 8: Implementation

Transportation Alternatives Program (TAP)

TAP provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

The TAP program now funds projects that would have previously been considered under the Transportation Enhancement and Safe Routes to Schools Programs.

Implementation Matrix

An implementation matrix is included at the end of this chapter and details the priority of each action step, recommended partners, estimate of probable costs, and potential funding sources.

Due to the financial status of the City it is very important to establish priorities. While many of the action steps are important to implement only a few can be implemented at one time due to funding and staff capacity. Action Steps are identified as either high, medium, or low. High priorities are those that were identified by the public and town as the most important to be implemented.

Recommended partners are important to the implementation of the plan. The Planning Commission should hold a meeting with all the community groups, as well as Council, to kick-start the implementation of the plan and get everyone on the same page. The implementation matrix also details probable costs as well as funding sources. This is not an exhaustive list of funding sources, but a list of grants that are more common for communities to consider. Probable costs are only estimates and are not accurate reflections of the total cost of a project.

The Planning Commission should use this implementation matrix to help begin implementation of the plan immediately after the plan is adopted by City Council. The purpose of the implementation matrix is to help guide the Planning Commission in implementation so the plan does not sit on the shelf. The Planning Commission should also review the plan annually to determine the status of each project and any obstacles to implementation of projects.

Implementation Matrix

December 2015

Recommendation		Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal:	Provide a s	afe and efficient t	ransportation system t	hat accommodates pedestrians	s, bicycles, automobiles, and public transit users.	
Revise the Subdivision and Land Development Ordinance	High	2-8	City of Lewisburg	WVU Land Use and Sustainable Development Law Clinic	Simple amendment to SALDO- staff time and attorney fees Total update to zoning ordinance- \$20,000 - \$30,000	General fund
Work with WVDOH to place electronic no-left turn signs at the US Route 219 and US 60 Intersection	High	2-8	City of Lewisburg	WV DOH	Dependent on scope of project	N/A
Investigate solutions with WVDOH concerning traffic congestion	High	2-8	City of Lewisburg	WV DOH	Dependent on scope of project	N/A
Develop a pedestrian and bicycle master plan	Medium	2-9	City of Lewisburg	WV DOH	\$15,000-\$20,000	General fund, grant sources
Install bicycle racks throughout the city	Medium	2-9	City of Lewisburg	N/A	Bicycle racks- \$200-\$500 depending on type and size of rack	General fund, grant sources
Update and create maps of transportation resources and challenges	Low	2-9	City of Lewisburg	WV DOH	Staff time	General fund
Initiate a public education campaign to promote and increase public transportation ridership	Low	2-10	City of Lewisburg	Mountain Transit Authority (MTA)	N/A	N/A
	Go	oal: Expand and ir	nprove recreational op	portunities and facilities for re	esidents and visitors of Lewisburg	
Investigate the feasibility of obtaining privately owned land	Medium	3-8	City of Lewisburg	N/A	Dependent on scope of project	General fund, grant sources
Explore annexation as a means to acquire additional recreational land	High	3-8	City of Lewisburg	Greenbrier County	Annexation costs- staff time and attorney fees	General fund
Consider planning small recreational events monthly for young children and families	High	3-8	City of Lewisburg	Downtown Merchants Association	Dependent on types of activities offered	General fund
Goal: Promote balanced deve	elopment, ed	conomic growth a	nd appropriate housin	g choices that complement the population	e existing city character and adequately reflect the	needs of the changing
Consider designating an economic development point person to help with marketing and economic development opportunities	Medium	4-8	City of Lewisburg	Merchants Association of Downtown Lewisburg	Dependent on number of hours worked per week	General fund
Annex designated areas to allow for new development	High	4-8, 4-9	City of Lewisburg	N/A	Annexation costs- staff time and attorney fees	General Fund
Improve the infrastructure to entice new business and industry	High	4-9	City of Lewisburg	N/A	Dependent on scope of project	General fund, grant sources

Implementation Matrix

December 2015

Recommendation	Priority	Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal: Enhance Downtown Lev	wisburg as a	a vibrant commun		destination for residents of Le Virginia and beyond.	wisburg and Greenbrier County as well as visitors	from throughout West
Work with local businesses to attract residents, students and visitors to Lewisburg	High	5-7	Merchants of Downtown Lewisburg	West Virginia School of Osteopathic Medicine and the New River Community and Technical College	N/A	N/A
Investigate the use of technology to advertise Lewisburg events and attractions	High	5-7, 5-8	City of Lewisburg	Merchants of Downtown Lewisburg, Greenbrier County CVB, local media	Staff time \$5,000-\$9,000 for smartphone app	General Fund
Develop a comprehensive signage program	High	5-8, 5-9	City of Lewisburg	Greenbrier County CVB, Merchants of Downtown Lewisburg, Lewisburg Foundation, WV DOH	Interpretive Kiosk- \$3,000-\$5,000 Pedestrian directional mini-kiosk- \$1,500-2,400 Parking directional signage- \$300-\$1,000 Vehicular signage- \$2,000-\$3,000	General fund, grant sources
	Goal: (Conduct governme	ental functions in a sus	tainable manner and encouraç	ge sustainability within the community	
Continue to develop a complete sidewalk network	High	6-6	City of Lewisburg	N/A	Dependent on scope of project	General fund, grant sources
Initiate a buy local campaign	Medium	6-6	Merchants of Downtown Lewisburg	City of Lewisburg	Dependent on scope of project	N/A
Continue to develop community gardens	Medium	6-6	City of Lewisburg	Lewisburg Foundation	Dependent on scope of project	General fund, grant sources
Provide education to local residents on how to minimize the impacts of stormwater runoff	High	6-7	City of Lewisburg	Greenbrier River Watershed Association	Dependent on scope of project	General fund, grant sources
Review land use regulations to prevent karst hazards	High	6-8	City of Lewisburg	WVU Land Use and Sustainable Development Law Clinic	Attorney fees	General fund
Implement recommendations from the source water protection plan	High	6-8	City of Lewisburg	West Virginia Land Trust	Dependent on scope of project	General fund
Create stormwater maps to aid in the protection of the water supply	Low	6-8	City of Lewisburg	N/A	Staff time	General fund

Implementation Matrix

December 2015

Recommendation		Reference page #	Responsible Party	Recommended Partners	Estimated Costs	Funding Sources
Goal: Promote balanced deve	elopment, e	economic growth a	nd appropriate housir	ng choices that complement the	e existing city character and adequately reflect the	needs of the changing
				population		
Revise the current zoning ordinance to					Simple amendment to zoning ordinance- staff time and	
ensure the ordinance is consistent with				WVU Land Use and Sustainable	attorney fees	
the comprehensive plan	High	7-14	City of Lewisburg	Development Law Clinic	Total update to zoning ordinance- \$20,000 - \$30,000	General fund
Consider annexation of surrounding						
ands to increase the tax base and						
provide continued economic growth	Medium	7-14	City of Lewisburg	Greenbrier County	Annexation costs- staff time and attorney fees	General fund
	ivicalani	, , , ,	only of Edwisburg	WVU Land Use and Sustainable	7 Willowattor Costs Start time and attorney rees	Contraria
Enact a rental registration ordinance	Low	7-15	City of Lewisburg	Development Law Clinic	Attorney fees	General fund
Encourage the development of			3 37 3 3 3 3		5	
residences on the upper stories in the				Downtown Merchants		
downtown business district	Medium	7-15	City of Lewisburg	Association	N/A	N/A
Work with the Shepherd's Center of						
Greenbrier Valley to investigate the						
feasibility of retirement community				Shepherd's Center of Greenbrier		
facilities in Lewisburg	Medium	7-15	City of Lewisburg	Valley	N/A	N/A
		Goal: Prese	erve and promote the h	nistorical, cultural, and educati	ional assets of Lewisburg	
Continue historic preservation efforts				Lewisburg in Bloom, Greenbrier		
in downtown Lewisburg	High	7-16	City of Lewisburg	Historical Society	Dependent on scope of project	Grant sources
Form a Town and Gown Committee						
with the West Virginia School of				West Virginia School of		
Osteopathic Medicine and the New				Osteopathic Medicine and the		
River Community and Technical				New River Community and		
College	High	7-16	City of Lewisburg	Technical College	Staff time	N\

APPENDIX 1: PUBLIC INPUT

LEWISBURG COMPREHENSIVE PLAN

PUBLIC MEETING RESULTS

Strengths

- Greenbrier Valley Trail
- Retirement population over 65
- Tourism
- Quality of life
- Beauty of area
- Family
- Strong downtown merchants association who organize festivals
- Proximity to recreation
- Size
- Great people

Opportunities

- Tap into knowledge of retirement population
- Retirement village-easy access to homes with recreation facility and walking distance to downtown
- Market and promote the GVT
- Professional theatre year round
- Retain and attract retirees who will take an active interest in Lewisburg and invest
- Marketing person for the promotion of downtown Lewisburg
- Retain and attract young professionals and family
- Infrastructure of transportation, internet
- Public transportation
- Pedestrian transportation (walkways, bicycles)

Challenges and Threats

- Need to do something and not just talk
- Conversion of single family homes into rentals is hurting property values and creating inferior and often unsafe housing
- 219 traffic
- Increase in 65 and over population in Greenbrier County has lead to the need to expand the bus route
- Fire station downtown
- Airport-need more flights to more destinations and better runway care (de-icing)
- Complacency

 build on our brand to attract and retain young people
- Noise
- No retirement community
- No emergency plans (dorecho) to communicate with all citizens
- Make Bolling School a community center
- Jake brakes on Washington Street
- Stormwater
- Too much growth
- Lack of sidewalks connecting all areas of town
- Lack of networking and communication
- Funding for fire department
- Razing houses when rich retirees move to town

LEWISBURG COMPREHENSIVE PLAN

PUBLIC MEETING RESULTS

- Affordable housing is needed in walking distance of downtown and WVSOM
- More commercial space is needed
- Heated year round pool
- Noise level in town
- Littering and cigarette butts

Spend my tax dollars on:

- Pick up leaves
- Repair of sidewalks-2
- Repair historical pillars at Hollowell Park
- Standing water on streets
- More street lights
- Promoting downtown
- Walking and cycling opportunities
- Sidewalks
- Designated bike routes
- Designated share the roads
- Youth activity center for kids
- Bury power lines-2
- Dog park-2
- Bike path connecting all areas of town
- Viewing platform E & W with walk between
- Planned growth-2
- Correct storm water problems-2
- Idling restrictions for tour buses
- Jake brake restrictions
- Retirement community-2
- Add more sidewalks in the downtown-2
- Spend more money on education, pay teachers a better salary
- Expand recycling program to include glass and more plastic-2
- Tighten codes on converting single family dwellings to multi-family dwellings
- Downtown recycling cans
- Toxins in our landfill should be controlled paints, fracking spoils, etc.
- Improved networking-community entities / communication
- Revisit Bolling School
- Provide signage for downtown business located on side streets. Tourists need something to direct them to stores off of Washington Street
- All weather swimming pool
- Plan in place for emergencies to communicate with all citizens
- Encourage light industry to provide employment for our younger generation

Land Use/Zoning

- Maintain and preserve historic buildings
- Church Street and South Court Street no sidewalks and is used for walking/cycling, not safe

LEWISBURG COMPREHENSIVE PLAN

PUBLIC MEETING RESULTS

- Sidewalks needed along Dwyer Lane and Lee Street
- Dog Park needed by WVSOM
- Deal with traffic and congestion along 219
- Less housing rentals along 219 South
- Future commercial development North of 219
- Reverse one-way street on Lee
- Stormwater concerns off of Livesay Street and Matthew Street
- Need sidewalks along North Court Street
- Annex north of Route 60
- Possible area for retirement community south of downtown
- Sidewalk needed along South Court Street
- Dangerous for runners and bikers along Dwyer Lane

City of Lewisburg Comprehensive Plan April 1, 2015 Public Meeting Results

The highest priority should be:

- Get rid of black dust from gravel trucks going E?W on 60
- Need a by-pass
- Make Lafayette Street one way from Montwell Park South to 219
- The town is gridlocked-need by-pass
- Alternate traffic patterns needed (3 right turns, left turn at 219/60)
- Traffic patterns
- Local stores, groceries in town for locals-why drive to get the basics?
- Need to have bread and milk available downtown

Implementation Matrix May 2015

Recommendation	
Goal: Provide a safe and efficient transportation system that accommodates pedestrians, bicycles, automo	biles, and public transit users.
Revise the Subdivision and Land Development Ordinance	3
Work with WVDOH to place electronic no-left turn signs at the US Route 219 and US 60 Intersection	3
Investigate solutions with WVDOH concerning traffic congestion	12
Develop a pedestrian and bicycle master plan	2
Install bicycle racks throughout the city	1
Initiate a public education campaign to promote and increase public transportation ridership	1
Goal: Expand and improve recreational opportunities and facilities for residents and visitor	rs of Lewisburg
Investigate the feasibility of leasing privately owned land	3
Explore annexation as a means to acquire additional recreational land	6
Consider planning small recreational events monthly for young children and families	5
Goal: Promote balanced development, economic growth and appropriate housing choices that complement adequately reflect the needs of the changing population	t the existing city character and
Consider designating an economic development point person to help with marketing and economic development opportunities	2
Annex designated areas to allow for new development	3
Improve the infrastructure to entice new business and industry	9
Goal: Enhance Downtown Lewisburg as a vibrant community center, viewed as a destination for residents County as well as visitors from throughout West Virginia and beyond.	s of Lewisburg and Greenbrier
Work with local businesses to attract residents, students and visitors to Lewisburg	8
Update the City of Lewisburg's website	1
Advertise the city Facebook Page	0
Investigate the use of technology to advertise Lewisburg events and attractions	0
Develop a comprehensive signage program	3
Develop a program that publicizes parking options in the downtown business district	3
Goal: Conduct governmental functions in a sustainable manner and encourage sustainability wi	thin the community
Continue to develop a complete sidewalk network	7
Initiate a buy local campaign	5
Continue to develop community gardens	1
Provide education to local residents on how to minimize the impacts of stormwater runoff	1
Review land use regulations to prevent karst hazards	3
Implement recommendations from the source water protection plan	4

Implementation Matrix May 2015

Goal: Promote balanced development, economic growth and appropriate housing choices that complement the existing city character and adequately reflect the needs of the changing population

Revise the current zoning ordinance to ensure the ordinance is consistent with the comprehensive plan

7

Consider annexation of surrounding lands to increase the tax base and provide continued economic growth

5

Enact a rental registration ordinance

1

Encourage the development of residences on the upper stories in the downtown business district

2

Work with the Shepherd's Center of Greenbrier Valley to investigate the feasibility of retirement community facilities in Lewisburg

4

Goal: Preserve and promote the historical, cultural, and educational assets of Lewisburg

Continue historic preservation efforts in downtown Lewisburg

9

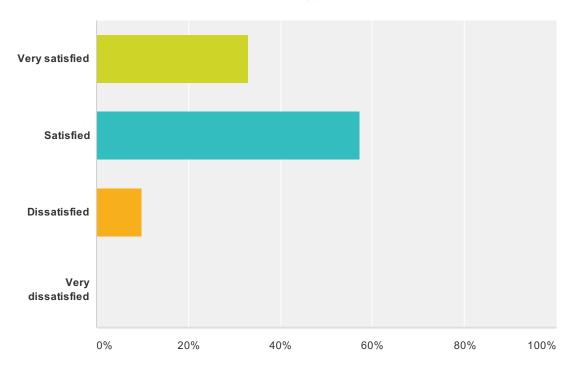
Form a Town and Gown Committee with the West Virginia School of Osteopathic Medicine and the New River Community and Technical College

7

APPENDIX 2: SURVEY RESULTS

Q1 How do you feel about the quality of life in Lewisburg?

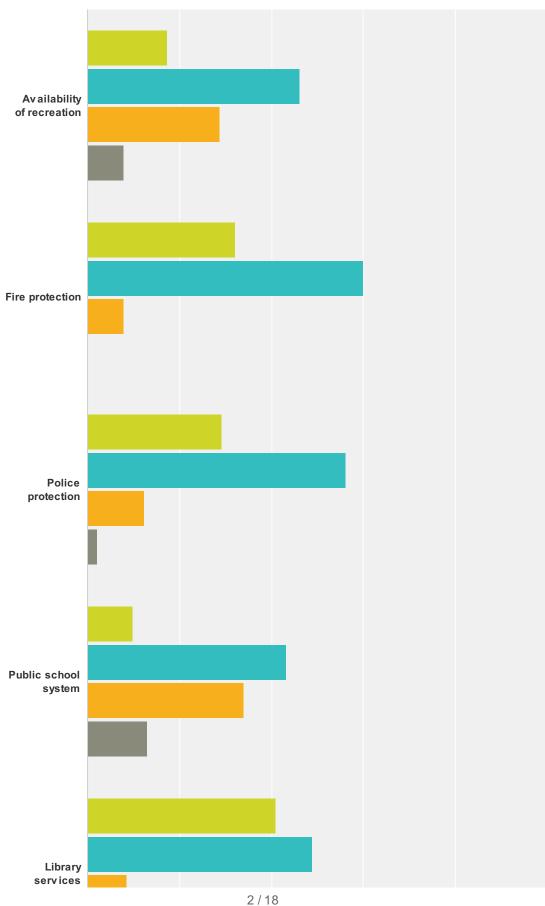
Answered: 133 Skipped: 7



Answer Choices	Responses	
Very satisfied	33.08%	14
Satisfied	57.14% 7	76
Dissatisfied	9.77%	13
Very dissatisfied	0%	0
Total	13	33

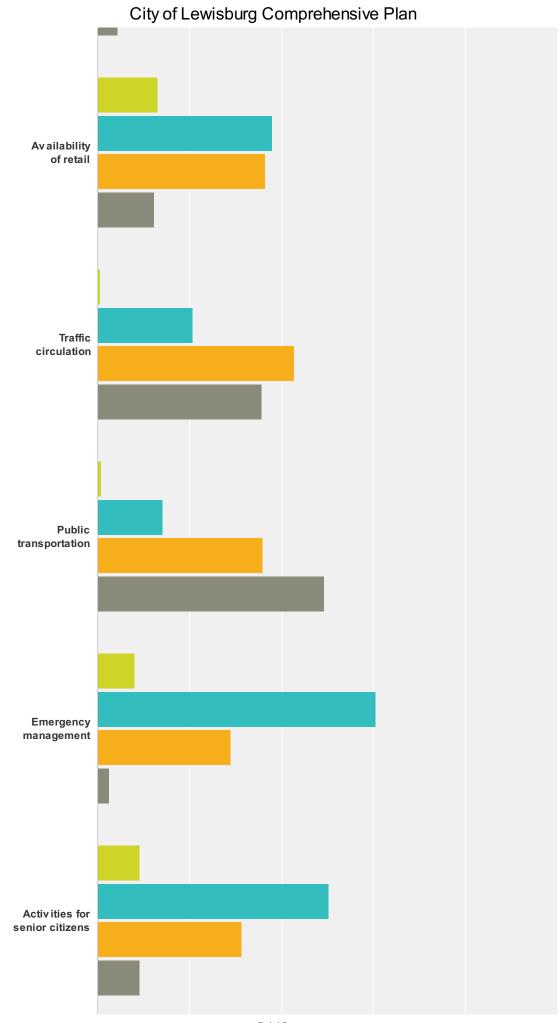
Q2 Please rate your level of satisfaction for each of the following:

Answered: 140 Skipped: 0

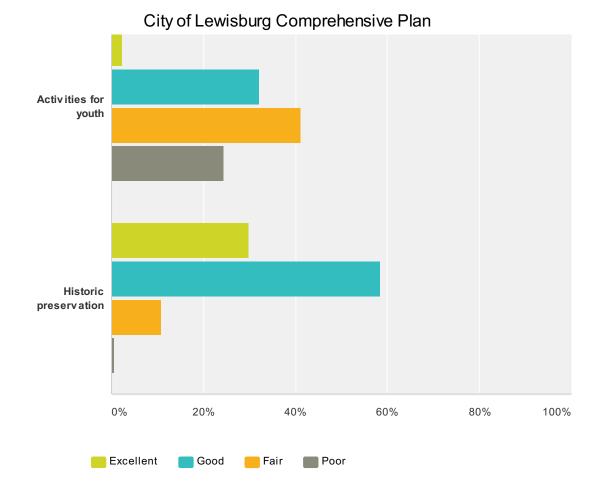


City of Lewisburg Comprehensive Plan Job opportunities Arts/culture Pedestrian Safety Infrastructure (water/sewer) Enforcement of ordinances 3/18

City of Lewisburg Comprehensive Plan Housing options Sidewalks Street condition Visual appearance o... Getting information...



City of Lewisburg Comprehensive Plan Stormwater management Affordability of the downt... Promotion of $dow\,ntow\,n$ Recycling Overall effectivenes...

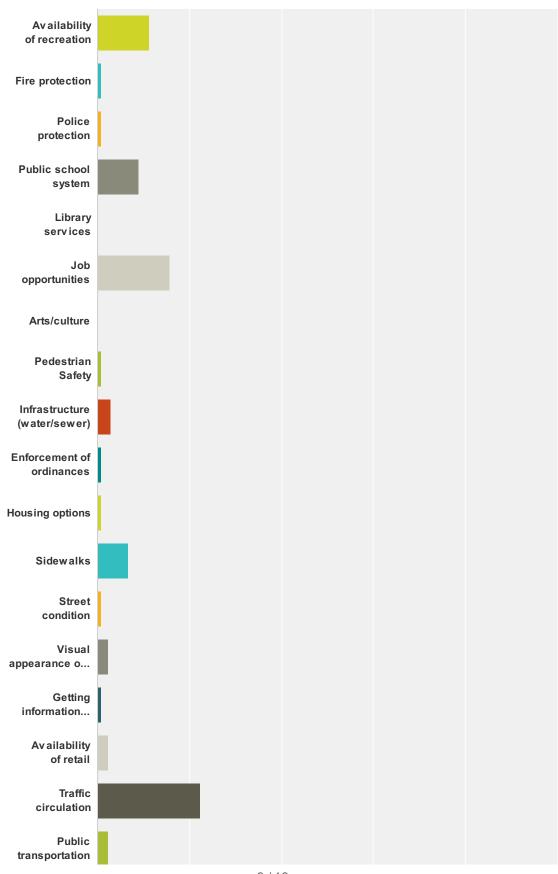


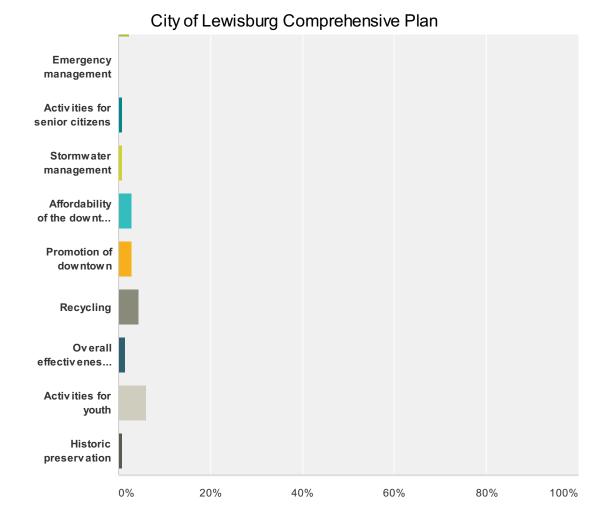
	Excellent	Good	Fair	Poor	Total
Availability of recreation	17.27%	46.04%	28.78%	7.91%	
•	24	64	40	11	139
Fire protection	32.12%	59.85%	8.03%	0%	
·	44	82	11	0	137
Police protection	29.20%	56.20%	12.41%	2.19%	
	40	77	17	3	137
Public school system	9.85%	43.18%	34.09%	12.88%	
	13	57	45	17	132
Library services	41.01%	48.92%	8.63%	1.44%	
	57	68	12	2	139
Job opportunities	0.74%	18.38%	50%	30.88%	
	1	25	68	42	130
Arts/culture	63.04%	30.43%	5.07%	1.45%	
	87	42	7	2	138
Pedestrian Safety	17.99%	37.41%	35.97%	8.63%	
	25	52	50	12	139
Infrastructure (water/sewer)	12.95%	54.68%	27.34%	5.04%	
	18	76	38	7	139
Enforcement of ordinances	11.94%	55.22%	29.10%	3.73%	
	16	74	39	5	13
Housing options	2.96%	37.78%	48.15%	11.11%	
	4	51	65	15	13
Sidewalks	6.47%	38.13%	36.69%	18.71%	
	9	53	51	26	139

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Street condition	6.57% 9	61.31%	27.74% 38	4.38%	137
Visual appearance of Lewisburg	35.25% 49	53.96% 75	9.35% 13	1.44% 2	139
Getting information about City events and matters	22.30% 31	51.80% 72	21.58% 30	4.32% 6	139
Availability of retail	13.14% 18	37.96% 52	36.50% 50	12.41% 17	137
Traffic circulation	0.71% 1	20.71% 29	42.86% 60	35.71% 50	140
Public transportation	0.75%	14.18% 19	35.82% 48	49.25% 66	134
Emergency management	8.06% 10	60.48% 75	29.03% 36	2.42% 3	124
Activities for senior citizens	9.09%	50.41% 61	31.40% 38	9.09%	121
Stormwater management	4.10% 5	49.18% 60	39.34% 48	7.38% 9	122
Affordability of the downtown business district	1.49% 2	43.28% 58	32.84% 44	22.39% 30	134
Promotion of downtown	33.81% 47	48.20% 67	10.79% 15	7.19%	139
Recycling	8.82% 12	36.03% 49	37.50% 51	17.65% 24	136
Overall effectiveness of city government	12.78% 17	57.89% 77	24.81% 33	4.51% 6	133
Activities for youth	2.29% 3	32.06% 42	41.22% 54	24.43% 32	131
Historic preservation	29.93% 41	58.39% 80	10.95% 15	0.73% 1	137

Q3 Of the things listed above, what is the one that you feel is MOST important for Lewisburg to improve?

Answered: 134 Skipped: 6



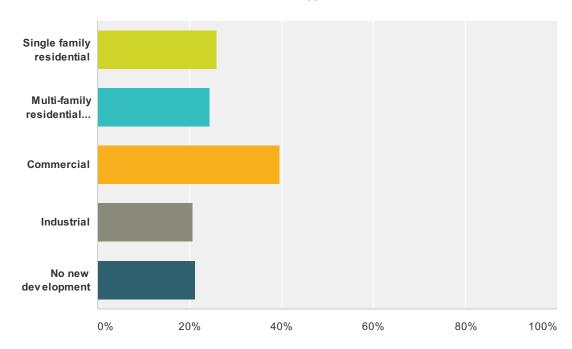


Answer Choices	Responses	
Availability of recreation	11.19%	15
Fire protection	0.75%	1
Police protection	0.75%	1
Public school system	8.96%	12
Library services	0%	0
Job opportunities	15.67%	21
Arts/culture	0%	0
Pedestrian Safety	0.75%	1
Infrastructure (water/sewer)	2.99%	4
Enforcement of ordinances	0.75%	1
Housing options	0.75%	1
Sidewalks	6.72%	9
Street condition	0.75%	1
Visual appearance of Lewisburg	2.24%	3
Getting information about City events and matters	0.75%	1

Availability of retail	2.24%	3
Traffic circulation	22.39%	30
Public transportation	2.24%	3
Emergency management	0%	0
Activities for senior citizens	0.75%	1
Stormwater management	0.75%	1
Affordability of the downtown business district	2.99%	4
Promotion of downtown	2.99%	4
Recycling	4.48%	6
Overall effectiveness of city government	1.49%	2
Activities for youth	5.97%	8
Historic preservation	0.75%	1
Total		134

Q4 What type of new development would you like to see in Lewisburg? Please check all that apply.

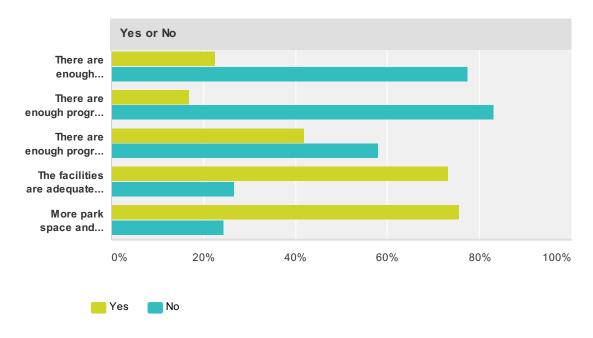
Answered: 131 Skipped: 9



Answer Choices	Responses	
Single family residential	25.95%	34
Multi-family residential (includes townhouses, condos, and apartments)	24.43%	32
Commercial	39.69%	52
Industrial	20.61%	27
No new development	21.37%	28
Total Respondents: 131		

Q5 What is your opinion about the recreation provided in Lewisburg? Please answer yes or no.

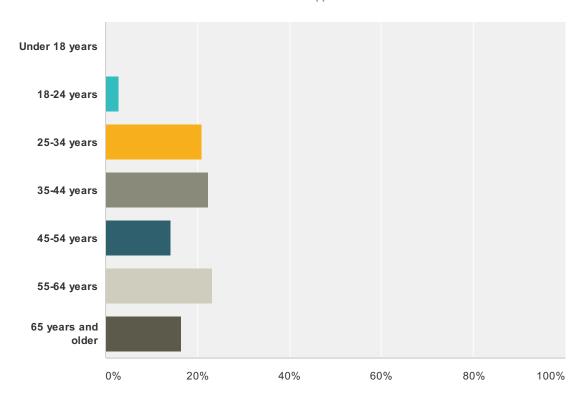
Answered: 139 Skipped: 1



Yes or No			
	Yes	No	Total
There are enough recreational facilities for families	22.63% 31	77.37% 106	137
There are enough programs and facilities for teens and children	16.91% 23	83.09% 113	136
There are enough programs and facilities for senior citizens	42.02% 50	57.98% 69	119
The facilities are adequately maintained	73.33% 88	26.67% 32	120
More park space and facilities are needed	75.57% 99	24.43% 32	131

Q7 How old are you?

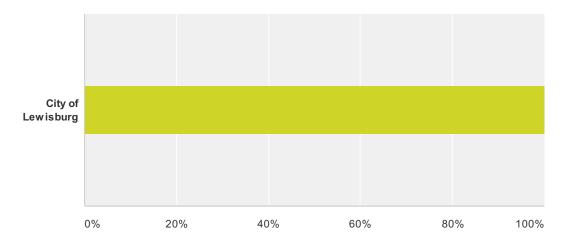
Answered: 134 Skipped: 6



Answer Choices	Responses	
Under 18 years	0%	0
18-24 years	2.99%	4
25-34 years	20.90%	28
35-44 years	22.39%	30
45-54 years	14.18%	19
55-64 years	23.13%	31
65 years and older	16.42%	22
Total		134

Q8 Where do you live?

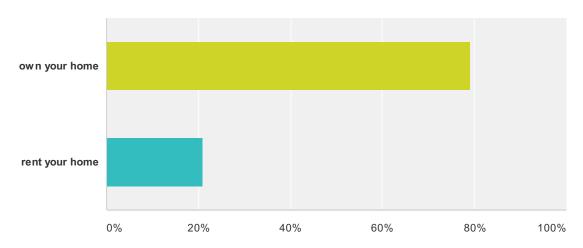
Answered: 113 Skipped: 27



Answer Choices	Responses	
City of Lewisburg	100%	113
Total		113

Q9 Do you

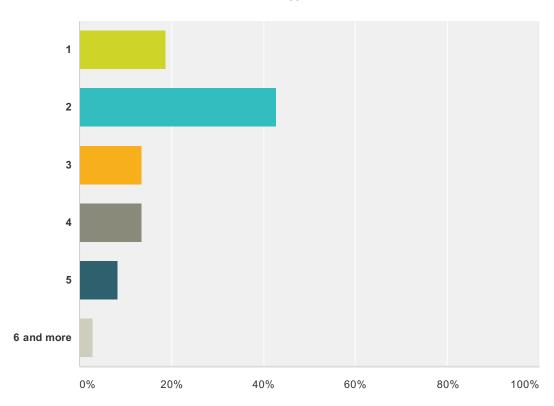
Answered: 134 Skipped: 6



Answer Choices	Responses
own your home	79.10% 10
rent your home	20.90%
Total	13

Q10 Number of people in your household

Answered: 133 Skipped: 7



Answer Choices	Responses
1	18.80% 25
2	42.86% 57
3	13.53% 18
4	13.53% 18
5	8.27% 11
6 and more	3.01% 4
Total	133

Do you have any suggestions on how to address the traffic issues in Lewisburg?

- No left hand turns- 32 (Rt 60/219)
- Bypass-15
 - A bypass at Alta would help
 - Connect Fairview to interstate and create bypass to airport and hospital from that exit
 - o Bypass connector linking 219 North and Fairlea
 - Bypass to get from 64 to Roncevert and Caldwell area away to get to Roncevert / Fairlee from WSS and WSS to North of Lewisburg
- Traffic circles-2
- More turn lanes- 2
- Create a turning lane at 60/219 intersection
- Reverse the one-way on Lee Street-2
- Close Lee Street to through traffic during peak times
- Stop allowing people to let folks in at Lee Street and 219
- There needs to be a traffic light at the end of Lee Street onto 219 and another on the back end of Holt lane. Perhaps if those roads were wider, through traffic would not go through downtown as much and it would be easier to get around with less backup.
- Timed lights at Lee St/219 and north
- Add bike lanes and racks
- Add pedestrian crosswalk with crosswalk markings and caution lights just east of the post office, where the church parking lot is
- Crosswalk at Washington and Lafayette Street
- Sidewalks to promote safe walking
- Expand public transportation options-4 (Make current transit more visible)
- Require students to ride buses
- Limit high school drivers to seniors only
- Promote carpooling
- Time the stop lights better. Traveling north or south on 219, having one light green and another light red at the same time makes no sense-2
- Please do not think that putting another traffic light is the answer! There are five in between the intersection of Rt. 60 and Rt. 219. (In fact, removing the last one installed at the interstate would be great!)
- People need to be in less of a hurry
- Speeding is a huge thing and stopping at traffic stop signs
- Conditions of the rocks on the roads during winter
- Sidewalks in residential areas not kept clear of ice and snow
- Better management of the traffic light pattern from 64 to downtown.
- Have a third lane open south in the morning and north in the afternoon/evening.

- Creating more connector roads throughout the municipality (especially in high density neighborhoods like Silo Square area)
- Better signage for visitors using GPS
- Put up direction signs to: city hall, the county courthouse, the hospital, different shopping and historical locations, the North House Museum (among others)
- When you go past the court house and keep going (the road where the new turn is to Lowes area) if you pass that turn and keep on that road toward the caverns there is an overpass over the interstate. Could you put ramps there and fix up that road a bit so that people who just need to get to the interstate can go that way instead of getting mixed up in the Walmart traffic?
- Widen Fairview Rd and an exit drive behind Lowes
- Improve timing & synchronizing of lights at Walmart, Shoneys &interstate
- Lose the parking spaces on Jefferson, request flashing lights during rush hours at Kmart,
 Foster/Jefferson intersection, new interstate light and keep the Walmart light green
 longer on Jefferson
- Widen Dwyer Lane and Holt Lane and have traffic come out behind Walmart
- The overpass behind Lowes, create exit only ramps
- There is no easy solution to the traffic issue. When the "no turn on left" signs were
 placed, traffic congestion seemed to simply move to the intersections of Foster and
 Randolph with 219. However, I am one who never tries to turn left at 219 and 60 opting to use the side streets instead. If it were feasible, some sort of jug-handle or
 circle may help. The access road behind Lowes has definitely be a help for local traffic
 traveling north.
- Build another ramp onto and off of the interstate....another access route (Behind Lowes)
- On 219 near Wal-Mart/ highway entrance- have a third lane that is utilized during peak
 hours as a second lane going in the direction most traffic needs to go. I.e. In the morning
 when folks are coming into Lewisburg the middle lane creates two lanes coming into
 town. In the evening the opposite direction facilitating exiting town
- As a resident of Court St. I do not like the idea of further increasing the traffic on this route. Pedestrian safety would be a factor, as would speeding in a residential neighborhood. Court St. is not 219
- An exit that would join interstate with Fairview near the new Lowes shortcut
- Make another way to get on the interstate from 60. We need a way to get to the interstate from the hospital without going through town.
- Stronger police enforcement
- Traffic police and coordination of red-lights
- Traffic cops certain times in certain locations, use the Meter People
- It seems that the State Police do a good job during the fair along with no left turns downtown. Why not hire traffic officers at rush hours to do the same? Possibly could

have a remote traffic light system that could be controlled in place of officers. Seems like a good thing to give the officers work and would help the flow in the short term.

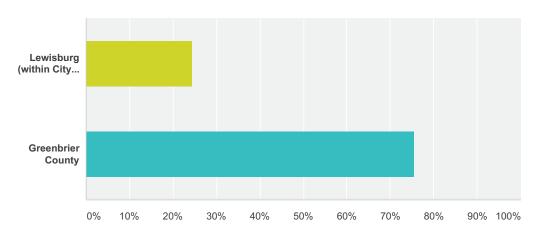
- I've always heard that the traffic flows best during the fair, when the lights are deactivated, and substituted with a four-way stop, maybe that option should be full time
- During "rush" times, do what you do during special events. The police do a fabulous job of moving things along
- Put up "Don't block intersection" at all traffic lights to address gridlock that does happen fairly regularly. Police both North and South Court St for speeders during rush hours-unsafe traffic patterns there
- An Eastbound exit off I-64 w here it crosses 60 could take some of the fair traffic (Greenbrier Classic, etc.) as well as helping with rush hour.
- Conduct a survey that asks citizens in Greenbrier County how often they travel Rt.219 North or Rt. 219 South and what their destination is? This may help understand who is traveling and where they are going and then we can determine how to correct.
- Make Lafayette Street one way from Washington St to Frazier.
- No right hand turn on red
- 4 lane
- One way streets north on 219 and south on court meaning 2 lanes plus in both directions. This would require major upgrade to Fairview Road with a crossover connectors at or near I-64 beside Rolling Hills, near Neathawks, and ABB. Also connectors from Fairlea-Rt 60 somehow. We have connector at Grand Avenue but it is not used a lot but when it is used traffic backs up at that location. Push to get the new interchange in because evening stopped traffic is due to too much traffic trying to go west and the I-64 interchange is too small. Maybe a complete new interchange design. This is a big challenge but we must do and stop talking and meeting about it. If the state continues to talk bypass we should try to get Fairview updated with wide double lane street from Randolph-Court Street to the airport and include beautiful landscaping and a very wide bike road-jogging area with many small parks and street lamps along the w ay just like we have on downtown streets. Lewisburg has a lot going for it and I tell visitors how progressive we are so let's keep it going and let's go.
- I understand at one time in the past 16 years there was a grant available and because no decision could be worked out on the bypass direction the money was lost. Get a plan!!
- Multi use (auto, bike, pedestrian) bypass west of town.
- A Richlands interchange on I-64 would give drivers another way in and out of Lewisburg
- Get the bicycles and walkers off Fairview Road before someone gets killed-too many blind curves for safety
- Alternate routes: WS Springs to Ronceverte, Ronceverte to I-64 and 60
- Some neighborhoods are almost landlocked. Need additional entry/exits

Miscellaneous comments

- While job opportunities are at the top of my list, it is in way the only item L'burg needs to focus on. There seems to be an overcorrection toward servicing older/retired people, while ignoring the youth of our town and the need to maintain their interests and needs. Also, sidewalks are needed (not just the make believe one that goes to nowhere on the L& R trail w ay) but one that goes all the w ay from Ronceverte to beyond Wal-Mart. People of all socio-economic walks of life need to be served, not just the affluent, retired folks.
- The gravel on the roads has messed up our cars tremendously.
- The public high school in our county is lacking in AP and honors classes, the classes are too big, and there is no consistency in expectations of students. This is not a city issue, however, but a state one. There is a lack of activities for youth and a lack of sidewalks.
- Parks and playgrounds for kids

Q1 Where do you live?

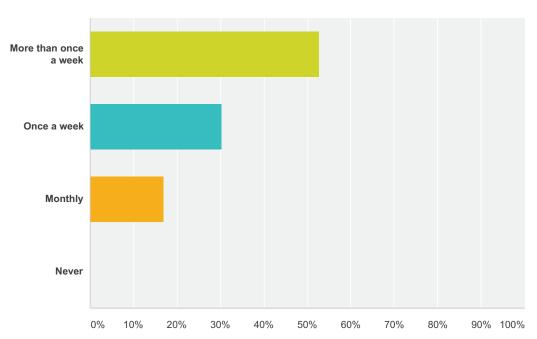
Answered: 37 Skipped: 16



Answer Choices	Responses	
Lewisburg (within City limits)	24.32%	9
Greenbrier County	75.68%	28
Total		37

Q2 How often do you visit downtown Lewisburg?

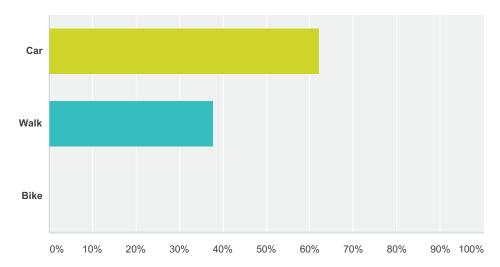




Answer Choices	Responses	
More than once a week	52.83%	28
Once a week	30.19%	16
Monthly	16.98%	9
Never	0.00%	0
Total		53

Q3 When you leave campus to visit downtown, how do you travel?

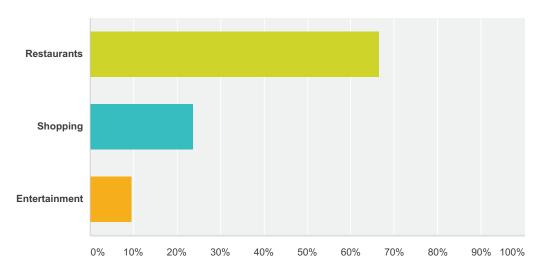




Answer Choices	Responses	
Car	62.26%	33
Walk	37.74%	20
Bike	0.00%	0
Total		53

Q4 For what purpose do you most often visit the downtown?

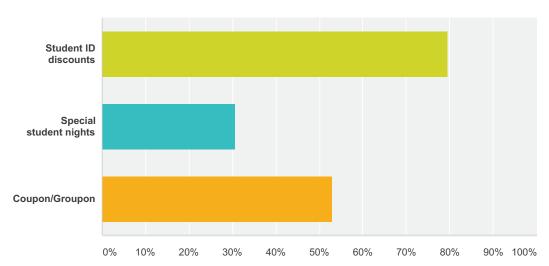
Answered: 42 Skipped: 11



Answer Choices	Responses	
Restaurants	66.67%	28
Shopping	23.81%	10
Entertainment	9.52%	4
Total		42

Q5 What incentives would make you visit more often? (You can choose more than one answer)

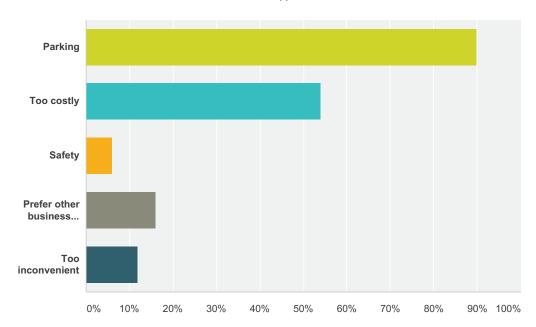




Answer Choices	Responses	
Student ID discounts	79.59%	39
Special student nights	30.61%	15
Coupon/Groupon	53.06%	26
Total Respondents: 49		

Q6 What are some of the challenges of the downtown? (You can choose more than one answer)

Answered: 50 Skipped: 3



Answer Choices	Responses	
Parking	90.00%	45
Too costly	54.00%	27
Safety	6.00%	3
Prefer other business establishments	16.00%	8
Too inconvenient	12.00%	6
Total Respondents: 50		

Q7 What type of business would you like to see in the downtown that is currently not in the downtown?

Answered: 37 Skipped: 16

#	Responses	Date
1	A wheat grass and carrot juice bar.	12/24/2014 2:41 PM
2	N/a	12/18/2014 12:36 PM
3	I would like to see maybe a quality clothing store that is not outrageous in its prices like Wolf Creek.	12/8/2014 10:02 PM
4	I think that the blend they have now is a nice fit.	12/8/2014 11:49 AM
5	More art places like pottery and painting. Maybe a place where inexpensive classes are available.	12/7/2014 10:14 PM
6	Anything kid and budget friendly.	12/7/2014 8:59 PM
7	Clothes that are affordable	12/6/2014 2:47 PM
8	Something that gives us all something to do, we have mountains so put up more local zip lines and trails. Something with nature, since we live in a mountainous state.	12/6/2014 10:25 AM
9	N/A	12/5/2014 10:54 AM
10	Cheaper clothing stores	12/5/2014 10:20 AM
11	Penny's Belk's	12/4/2014 9:06 PM
12	Club	12/4/2014 5:57 PM
13	A Sonic or IHOP or maybe a Golden Corral, or Cracker Barrel.	12/4/2014 1:55 PM
14	Don't know.	12/4/2014 11:36 AM
15	None at the moment.	12/4/2014 9:34 AM
16	Popeye's Chicken	12/4/2014 7:23 AM
17	A dicks would be nice. Anything really, We need something that actually benefits and will appeal to most people in the community!	12/3/2014 10:40 PM
18	book store music store ethnic food	12/3/2014 9:58 PM
19	Really can't think of one.	12/3/2014 8:07 PM
20	something for young teenagers.	12/3/2014 6:48 PM
21	More affordable shopping, a new movie theater	12/3/2014 3:28 PM
22	Starbucks	12/3/2014 1:13 PM
23	not sure	12/3/2014 12:53 PM
24	Nothing comes to mind, Lewisburg has everything	12/3/2014 12:17 PM
25	Dry cleaner	12/3/2014 12:15 PM
26	dry cleaners, activities for kids	12/3/2014 12:06 PM
27	convenience store/drug store	12/3/2014 11:59 AM
28	Craft store	12/3/2014 11:14 AM
29	Good as is	12/3/2014 11:06 AM
30	modestly-priced restaurants and shops	12/3/2014 10:57 AM

SurveyMonkey

31	pet store	12/3/2014 10:55 AM
32	Please more entertainment for younger group. Lewisburg is such a great community and town and it is sad to see that there are not much to do for younger generations. Of course eating out and watching movies every night would be nice and fun with friends but with more entertainment this town can grow massively. Also would love to see downtown to be awake at night times too because seems like after 9 everybody go to sleep. Thats understandable but for college/highschool students that might be a time when they want to go outside and be together.	12/3/2014 10:42 AM
33	N/A	12/3/2014 10:19 AM
34	Fast Food	12/3/2014 10:09 AM
35	Comic book/toy store	12/3/2014 9:48 AM
36	grocery store	6/11/2014 8:37 AM
37	Specialty Grocery and ice cream parlor and also need more outside cafés and live music - free.	5/17/2014 10:48 PM

Q8 What is your favorite restaurant, shopping, or entertainment venue?

Answered: 47 Skipped: 6

#	Responses	Date
1	Theater	12/24/2014 2:41 PM
2	N/A	12/18/2014 12:36 PM
3	Food and Friends	12/10/2014 11:07 AM
4	I love all of the restaurants I have been to. I particularly like the cafes because they have a good atmosphere. I like The Market and Del Sol. My mother and I shop at Yarid's a lot.	12/8/2014 10:02 PM
5	The Wild Bean	12/8/2014 11:49 AM
6	The Wild Bean	12/7/2014 10:14 PM
7	Home	12/7/2014 8:59 PM
8	Sweet Shop, Stardust Cafe', I can't recall the name but the sandwich/deli on the corner beside Food and Friends	12/6/2014 3:33 PM
9	High Country Boutique	12/6/2014 2:47 PM
10	Restaurant: China Palace Shopping: Factory Connection Entertainment: Caves	12/6/2014 10:25 AM
11	The Bean Coffee Shop	12/5/2014 2:20 PM
12	Lewis Theater, Greenbrier Valley Theater, The Wild Bean, and Aggies	12/5/2014 10:54 AM
13	The Market	12/5/2014 10:20 AM
14	Bob Evans Shoney's McDonalds	12/4/2014 9:06 PM
15	Irish Pub	12/4/2014 5:57 PM
16	the market	12/4/2014 3:55 PM
17	Favorite Restaurants are Shoneys and Applebees Favorite Shopping places Kmart and Cornerstone IGA Favorite Entertainment the Movie Theather in the Mall where Kmart is located.	12/4/2014 1:55 PM
18	Coffee shops	12/4/2014 11:36 AM
19	Favorite restaurant would have to be between Ruby Tuesdays, and Apple-bees.	12/4/2014 9:34 AM
20	Food and Friends	12/4/2014 8:43 AM
21	Wild Bean and the Market	12/4/2014 8:06 AM
22	novelty shops	12/4/2014 7:23 AM
23	The Wild Bean is really great.	12/3/2014 10:40 PM
24	Stella's Food and Friends	12/3/2014 9:58 PM
25	Wild Bean and Food and Friends	12/3/2014 9:08 PM
26	Wild Bean	12/3/2014 8:07 PM
27	Food and Friends	12/3/2014 7:37 PM
28	food and friends	12/3/2014 6:48 PM
29	Del Sol Cafe, Ruby Tuesdays, Applebees, Pappa Johns Pizza, Sweet Frog	12/3/2014 3:28 PM
30	food and friends	12/3/2014 2:15 PM
31	Food and Friends	12/3/2014 1:13 PM

Lewisburg Comprehensive Plan-College Survey

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32	The Market and the Bakery	12/3/2014 12:53 PM
33	Food and Friends	12/3/2014 12:17 PM
34	Food and Friends, Bella's	12/3/2014 12:15 PM
35	The Market	12/3/2014 12:06 PM
36	Wolf Creek Gallery; Food and Friends (for downtown)	12/3/2014 11:59 AM
37	Food and Friends	12/3/2014 11:14 AM
38	Court St Bakery	12/3/2014 11:06 AM
39	Kroger	12/3/2014 10:57 AM
40	Food And Friends	12/3/2014 10:55 AM
41	The Wild Bean, The Spring(Now closed :(),Carnegie Hall shows and arts	12/3/2014 10:42 AM
42	Like them all!	12/3/2014 10:19 AM
43	Fast Food	12/3/2014 10:09 AM
44	Star dust	12/3/2014 9:48 AM
45	Food and Friends, Also enjoy a few shows a year at GVT.	12/3/2014 9:46 AM
46	Food and Friends	6/11/2014 8:37 AM
47	Greenbrier Valley Baking, antiques, live theater	5/17/2014 10:48 PM

Q9 What is your general impression of downtown Lewisburg?

Answered: 48 Skipped: 5

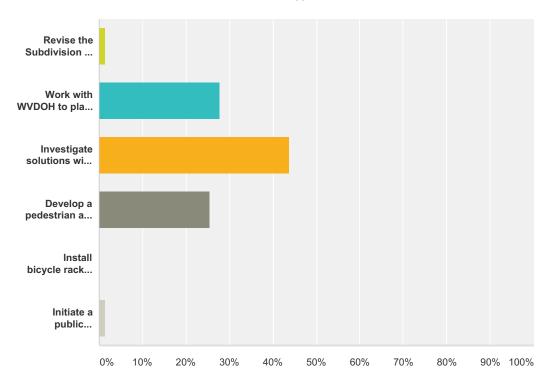
#	Responses	Date
1	It is tolerably quaint.	12/24/2014 2:41 PM
2	VERY NICE	12/18/2014 12:36 PM
3	Expensive	12/10/2014 11:07 AM
4	It's alright, I suppose. You have to have money to truly enjoy it though. Other than that, it's clean. It's aesthetically pleasing. It has a good atmosphere.	12/8/2014 10:02 PM
5	Cozy, tight knit, impressionable, unique	12/8/2014 11:49 AM
6	Very entertaining. I love the historic feel and that you can walk around. I just wish it could be bigger.	12/7/2014 10:14 PM
7	It's nice.	12/7/2014 8:59 PM
8	"Lewisburgians" as I call them are a different people. Some are Snobs and some are new age Hippies.	12/6/2014 3:33 PM
9	It is kind of goody goody and expensive, but they do have some good and enjoyable events.	12/6/2014 2:47 PM
10	It's a nice town but since I lived here my whole life, it doesn't excite me as much as it would other people. But its still a great town overall	12/6/2014 10:25 AM
11	I love going through during the holiday seasons.	12/5/2014 10:54 AM
12	very cute but so expensive, I'm a broke college student with a part-time job	12/5/2014 10:20 AM
13	It is a very nice and clean town	12/4/2014 9:06 PM
14	Middle-class tourist shopping attraction	12/4/2014 5:57 PM
15	I love Lewisburg and if I was thinking of moving to another place from where I currently live it would be my first choice.	12/4/2014 1:55 PM
16	Beautiful	12/4/2014 11:36 AM
17	A friendly town with orderly business and with a home feel.	12/4/2014 9:34 AM
18	It's ok but way over priced	12/4/2014 8:43 AM
19	It is a nice area, but to me prices are to high for the average person and some businesses have bad representation of us. I have caught workers drunk in some businesses during First Fridays and some are just rude. Before public bathrooms were in some establishments would say and/or put up signs either buy something or no bathroom for you.	12/4/2014 8:06 AM
20	Most of the people seem very snobbish	12/4/2014 7:23 AM
21	I like it, its home to me. I have lived in Lewisburg my whole life, but we need good, lasting businesses. Things that give everyone in the county something they want!	12/3/2014 10:40 PM
22	good place to visit and bring friends	12/3/2014 9:58 PM
23	Nice and cozy. Family oriented	12/3/2014 9:08 PM
24	Very nice town.	12/3/2014 8:07 PM
25	Quiet neighborhood	12/3/2014 7:37 PM
26	nice, but we need to have more for the children and teenagers that way they can stay out of trouble.	12/3/2014 6:48 PM
27	A very friendly town with lots of things to do.	12/3/2014 5:16 PM
28	It is hard to visit because of limited parking and very high end for shopping.	12/3/2014 3:28 PM

SurveyMonkey

29	small town usa	12/3/2014 2:15 PM
30	Geared towards a crowd much older than NRCTC students	12/3/2014 2:03 PM
31	Quaint	12/3/2014 1:13 PM
32	cute	12/3/2014 12:53 PM
33	Great	12/3/2014 12:53 PM
34	Trendy	12/3/2014 12:17 PM
35	Great little town with a lot to offer	12/3/2014 12:15 PM
36	very lovable	12/3/2014 12:06 PM
37	pretty and snobby.	12/3/2014 11:59 AM
38	It is nice, just a little hard to navigate through.	12/3/2014 11:14 AM
39	Neat	12/3/2014 11:06 AM
40	Snobish and elitist	12/3/2014 10:57 AM
41	it is a little too artsy fartsy	12/3/2014 10:55 AM
42	Absolutely love it and all the amazing people. The only lack in this town is the entertainment for younger crowd and it needs way more than just Friday night alive once a month. Thanks for reading and understanding	12/3/2014 10:42 AM
43	Not enough parking close to stores.	12/3/2014 10:19 AM
44	Nice place with a huge traffic problem.	12/3/2014 10:09 AM
45	Awesome	12/3/2014 9:48 AM
46	It caters to tourists but is pricey for the average family in Greenbrier County.	12/3/2014 9:46 AM
47	Friendly	6/11/2014 8:37 AM
48	Clean and beautiful	5/17/2014 10:48 PM

Q1 Goal: Provide a safe and efficient transportation system that accommodates pedestrians, bicycles, automobiles, and public transit usersPlease choose the ONE action step which you feel is the most important to implement to achieve this goal

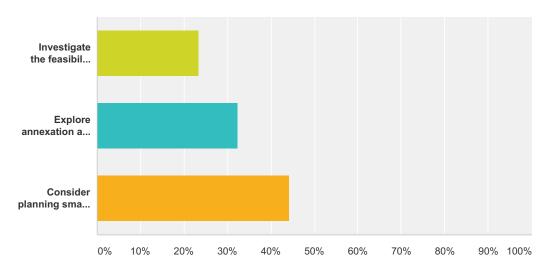




swer Choices	Response	s
Revise the Subdivision and Land Development Ordinance	1.46%	2
Work with WVDOH to place electronic no-left turn signs at the US Route 219 and US 60 Intersection	27.74%	38
Investigate solutions with WVDOH concerning traffic congestion	43.80%	60
Develop a pedestrian and bicycle master plan	25.55%	35
Install bicycle racks throughout the city	0.00%	0
Initiate a public education campaign to promote and increase public transportation ridership	1.46%	2
al		137

Q2 Goal: Expand and improve recreational opportunities and facilities for residents and visitors of Lewisburg Please choose the ONE action step which you feel is the most important to implement to achieve this goal

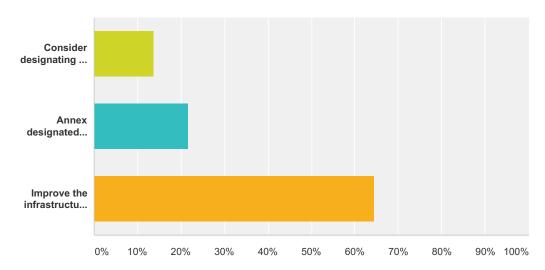




Answer Choices		Responses	
Investigate the feasibility of leasing privately owned land	23.31%	31	
Explore annexation as a means to acquire additional recreational land	32.33%	43	
Consider planning small recreational events monthly for young children and families	44.36%	59	
Total		133	

Q3 Goal: Promote balanced development, economic growth and appropriate housing choices that complement the existing city character and adequately reflect the needs of the changing population Please choose the ONE action step which you feel is the most important to implement to achieve this goal.

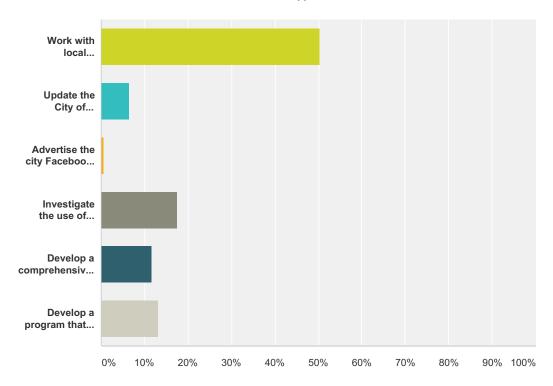




Answer Choices	Respons	es
Consider designating an economic development point person to help with marketing and economic development opportunities	13.77%	19
Annex designated areas to allow for new development	21.74%	30
Improve the infrastructure to entice new business and industry	64.49%	89
Total		138

Q4 Goal: Enhance Downtown Lewisburg as a vibrant community center, viewed as a destination for residents of Lewisburg and Greenbrier County as well as visitors from throughout West Virginia and beyondPlease choose the ONE action step which you feel is the most important to implement to achieve this goal.

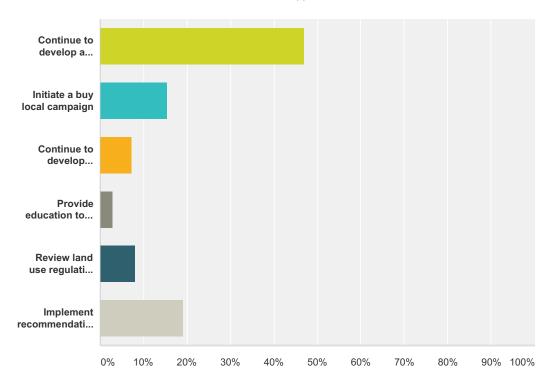




swer Choices	Responses	
Work with local businesses to attract residents, students and visitors to Lewisburg	50.36%	69
Update the City of Lewisburg's website	6.57%	9
Advertise the city Facebook Page	0.73%	1
Investigate the use of technology to advertise Lewisburg events and attractions	17.52%	24
Develop a comprehensive signage program	11.68%	16
Develop a program that publicizes parking options in the downtown business district	13.14%	18
al		137

Q5 Goal: Conduct governmental functions in a sustainable manner and encourage sustainability within the communityPlease choose the ONE action step which you feel is the most important to implement to achieve this goal.

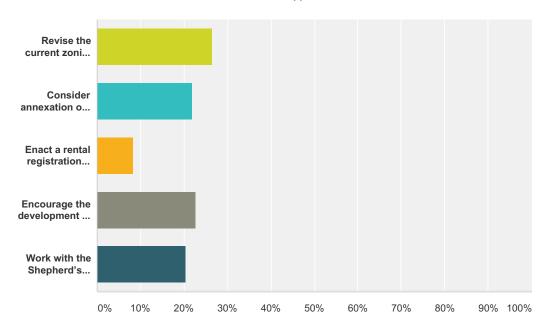




nswer Choices	Responses	
Continue to develop a complete sidewalk network	47.06%	64
Initiate a buy local campaign	15.44%	21
Continue to develop community gardens	7.35%	10
Provide education to local residents on how to minimize the impacts of stormwater runoff	2.94%	4
Review land use regulations to prevent karst hazards	8.09%	11
Implement recommendations from the source water protection plan	19.12%	26
otal		136

Q6 Goal: Promote balanced development, economic growth and appropriate housing choices that complement the existing city character and adequately reflect the needs of the changing population Please choose the ONE action step which you feel is the most important to implement to achieve this goal.

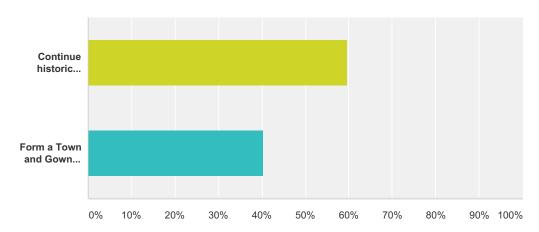




Answer Choices	Respons	ses
Revise the current zoning ordinance to ensure the ordinance is consistent with the comprehensive plan	26.52%	35
Consider annexation of surrounding lands to increase the tax base and provide continued economic growth	21.97%	29
Enact a rental registration ordinance	8.33%	11
Encourage the development of residences on the upper stories in the downtown business district	22.73%	30
Work with the Shepherd's Center of Greenbrier Valley to investigate the feasibility of retirement community facilities in Lewisburg	20.45%	27
Total		132

Q7 Goal: Preserve and promote the historical, cultural, and educational assets of Lewisburg Please choose the ONE action step which you feel is the most important to implement to achieve this goal.

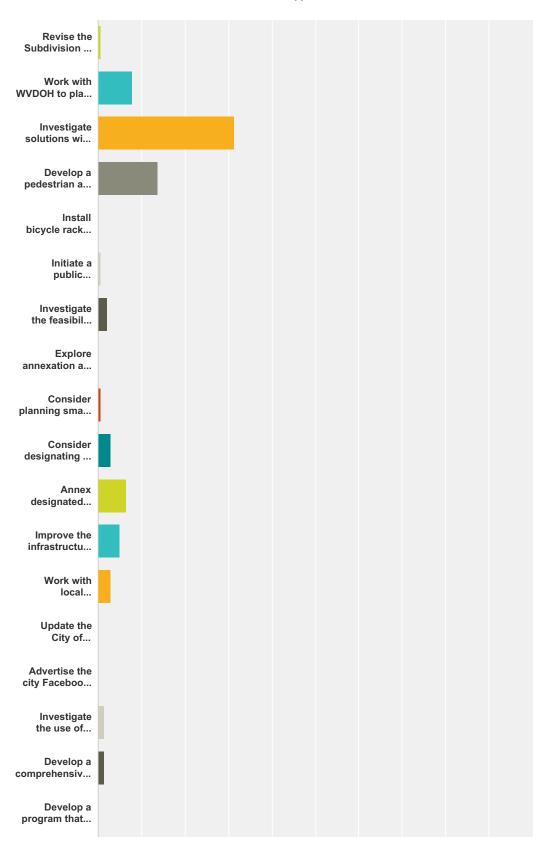


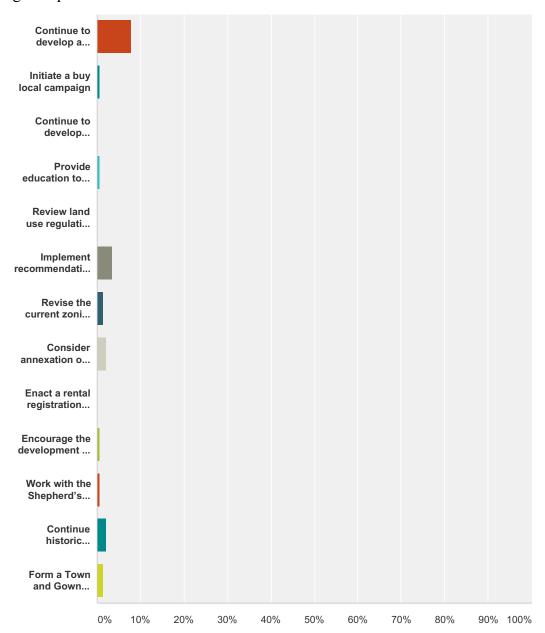


Answer Choices	Responses
Continue historic preservation efforts in downtown Lewisburg	59.70% 80
Form a Town and Gown Committee with the West Virginia School of Osteopathic Medicine and the New River Community and Technical College	40.30% 54
Total	134

Q8 Of all the action steps listed, which one do you feel should be the highest priority overall for the City?

Answered: 137 Skipped: 2





swer Choices	Response
Revise the Subdivision and Land Development Ordinance	0.73%
Work with WVDOH to place electronic no-left turn signs at the US Route 219 and US 60 Intersection	8.03 % 1
Investigate solutions with WVDOH concerning traffic congestion	31.39% 4
Develop a pedestrian and bicycle master plan	13.87% 1
Install bicycle racks throughout the city	0.00%
Initiate a public education campaign to promote and increase public transportation ridership	0.73%
Investigate the feasibility of leasing privately owned land	2.19%
Explore annexation as a means to acquire additional recreational land	0.00%

Consider planning small recreational events monthly for young children and families	0.73%
Consider designating an economic development point person to help with marketing and economic development opportunities	2.92%
Annex designated areas to allow for new development	6.57%
Improve the infrastructure to entice new business and industry	5.11%
Work with local businesses to attract residents, students and visitors to Lewisburg	2.92%
Update the City of Lewisburg's website	0.00%
Advertise the city Facebook Page	0.00%
Investigate the use of technology to advertise Lewisburg events and attractions	1.46%
Develop a comprehensive signage program	1.46%
Develop a program that publicizes parking options in the downtown business district	0.00%
Continue to develop a complete sidewalk network	8.03%
Initiate a buy local campaign	0.73%
Continue to develop community gardens	0.00%
Provide education to local residents on how to minimize the impacts of stormwater runoff	0.73%
Review land use regulations to prevent karst hazards	0.00%
Implement recommendations from the source water protection plan	3.65%
Revise the current zoning ordinance to ensure the ordinance is consistent with the comprehensive plan	1.46%
Consider annexation of surrounding lands to increase the tax base and provide continued economic growth	2.19%
Enact a rental registration ordinance	0.00%
Encourage the development of residences on the upper stories in the downtown business district	0.73%
Work with the Shepherd's Center of Greenbrier Valley to investigate the feasibility of retirement community facilities in Lewisburg	0.73%
Continue historic preservation efforts in downtown Lewisburg	2.19%
Form a Town and Gown Committee with the West Virginia School of Osteopathic Medicine and the New River Community and Technical College	1.46%

APPENDIX 3: Sources

Sources

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APPENDIX 4: ADOPTION MATERIALS

LEGAL NOTICE

PUBLIC NOTICE

NOTICE that the City of Lewisburg Planning Commission will hold a public hearing and meeting on Thursday, November 5th at 7 PM at the Lewisburg City Hall, 942 Washington Street, West, Lewisburg, West Virginia 24901. The public is invited to attend and submit comments on the recently drafted Lewisburg Comprehensive Plan. Beginning on September 8, 2015, copies of the comprehensive plan can be reviewed at Lewisburg City Hall, 942 Washington Street, Lewisburg, West Virginia 24901 during normal business hours. Members of the public can call Cheryl Yates, Planning and Zoning Clerk, at 304-645-2080 from (8:30 AM to 4:30 PM) if they are unable to review the plan at City Hall. The plan will also be available to view at the Greenbrier County Public Library (152 Robert McCormick Drive) and online at

http://www.lewisburg-wy.com.
Written comments can be submitted prior to the scheduled hearing at Lewisburg City Hall, 942 Washington Street. Lewisburg, West Virginia 24901, or may be emailed to Cheryl Yates at

cyates@lewisburg-wv.com.

(8sp)

NOTICE OF PROPOSED CONVEYANCE OF UNITED METHODIST CHURCH PROPERTY (MOUNT VIEW UNITED METHODIST CHURCH PROPERTY)

Notice is hereby given that the Board of Trustees of the West Virginia Annual Conference of the United Methodist Church will, on or after November 27, 2015 upon the payment of the sum of Six Hundred Dollars (\$600.00) in cash, QUITCLAIM, SELL, and CONVEY to VIRGINIA LEE KEADLE and R. B. BENNETT, as joint tenants with rights of survivorship, all of their right, title and interest, if any, in and to all that certain lot or parcel of land, together with the appurtenances thereunto belonging, situate, lying and being on Muddy Creek Mountain in Fort Spring District, Greenbrier-County, West Virginia, fronting one hundred vest viginia, infining on least side of the road leading over Muddy Creek Mountain, and more particularly bounded and described as follows: Beginning at a stone on the west side of the Muddy Creek Mountain Road right-of-way, at the corner of the property owned by C. D. Hanger, thence in a westerly direction with the property line of the said C. D. Hanger a distance of 132 feet to a stone; thence in a southerly direction through the property of the said Grantor a distance of 100 feet to a stone: thence in an easterly direction a distance of 112 feet to a stone on the west side of the said Muddy Creek Mountain Road; thence in a northerly direction along the western side of the said road a distance of 100 feet, more or to the point of Beginning, containing approximately 12,200 sq.

And being the same property conveyed from J. Wesley Hanger, a widower, to Thomas Farren, Ralph, Phillips, and J W. Anderson, as Trustees for the Mountain View Methodist Church, by Deed dated the 15th day of June, 1960 and of record in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia in Deed Book 210, at Page 169, reference to which is hereby made.

Said Church having been declared discontinued and/or abandoned by the regular 2015 session of the West Virginia Annual Conference of the United Methodist Church.

Dated the 19th day of November

BOARD OF TRUSTEES OF THE WEST VIRGINIA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH By: Robert N. File, Chancellos 130 Main Street

(304) 253 - 3358 (19,26no)

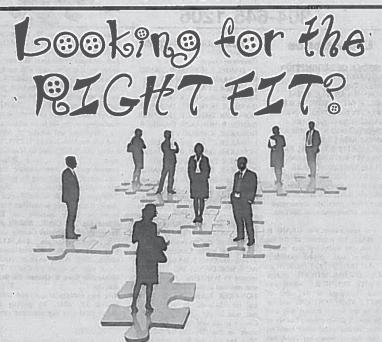
meeting on Tuesday, December 15, 2015, at 7:30 PM at the Lewisburg City Halt, 942 Washington Street,

PUBLIC NOTICE NOTICE that the Lewisburg City Council will hold a public hearing and reviewed at Lewisburg City Hall during normal business hours. The plan will also be available to view at the

Lewisburg, West Virginia 24901. The Robert McCormick Drive) and online at public is invited to attend and submit comments on the recently drafted Lewisburg Comprehensive Plan. Copies Vates, Planning and Zoning Clerk, at 304-645-2080 (8:30 AM to 4:30 RM) if they are unable to review the plan online or at city hall. Written comments can be submitted prior to the scheduled Greenbrier County Public Library (152 hearing at the Lewisburg City Hall, 942

Washington Street, Lewisburg, West Virginia 24901, or may be emailed to Cheryl Yates at cyales@lewisburg-

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CITY OF LEWISBURG

National Register Historic District

942 Washington Street, West • Lewisburg, West Virginia 24901 (304) 645-2080 • Fax (304) 645-2194

November 9, 2015

City of Lewisburg Attn: City Council City Hall 942 Washington Street Lewisburg, WV 24901

Dear City Council,

On behalf of the City of Lewisburg Planning Commission I would like to submit the recommended comprehensive plan, which has been prepared by the Commission. The Planning Commission has taken great strides to ensure that this Plan is in conformance with Chapter 8A of the West Virginia Code, which governs land use planning in West Virginia. This includes the adoption of public input procedures, by the Planning Commission, which have been followed throughout the planning process.

After holding a properly advertised public hearing on November 5, 2015, the Planning Commission convened and held a regular meeting where a quorum of the Commission, by way of resolution, recommended the plan and now submits the plan to City Council for review and possible adoption.

At the next City Council meeting the Planning Commission will present the comprehensive plan to Council where we would be happy to answer any question you or members of the City Council may have. In order to present the comprehensive plan the Planning Commission requests that the matter be placed on the next Council meeting's agenda.

Best Regards,

President, City of Lewisburg Planning Commission

Enclosure

RESOLUTION APPROVING A COMPREHENSIVE PLAN PREPARED BY THE PLANNING COMMISSION OF THE CITY OF LEWISBURG, WEST VIRGINIA

WHEREAS, the Planning Commission for the City of Lewisburg, West Virginia, pursuant to Chapter 8A of the West Virginia Code, has prepared a comprehensive plan for the City;

WHEREAS, the Planning Commission has adopted procedures for public input throughout the comprehensive plan process;

WHEREAS, the Planning Commission has identified and addressed all required objectives and components pursuant to Chapter 8A of the West Virginia Code;

WHEREAS, pursuant to West Virginia Code §8A-3-6, notice was published in the West Virginia Daily News on September 8, 2015;

WHEREAS, further pursuant to West Virginia Code §8A-3-6, a public hearing was held before the City of Lewisburg's Planning Commission on November 5, 2015;

WHEREAS, no written comments were received and no oral comments were presented to the planning commission pursuant to the notice of public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission for the City of Lewisburg, West Virginia, that, pursuant to Chapter 8A of the West Virginia Code, the comprehensive plan prepared by the Planning Commission for the City of Lewisburg, West Virginia, bearing the date of September 2015, is made a part of this resolution by reference and is hereby recommended to the City Council without any amendments thereto entered into the official minutes of the Planning Commission.

PASSED and APPROVED at a regular meeting of the Planning Commission of the City of Lewisburg, West Virginia, held on November 5, 2015.

ATTEST:

President, City of Lewisburg Planning Commission

Mark PEtter

RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF LEWISBURG, WEST VIRGINIA

WHEREAS, the Planning Commission for the City of Lewisburg, West Virginia, pursuant to Chapter 8A of the West Virginia Code, has prepared a recommended comprehensive plan for the City;

WHEREAS, the Planning Commission has recommended that the City Council adopt the comprehensive plan;

WHEREAS, pursuant to West Virginia Code §8A-3-7, a public hearing was held before the City of Lewisburg's Planning Commission on November 5, 2015;

WHEREAS, the planning commission presented the comprehensive plan to the City Council November 17, 2015;

WHEREAS, pursuant to §8A-3-7, a public hearing was held before the City Council on December 15, 2015;

NOW, THEREFORE, IT BE RESOLVED by the City Council for the City of Lewisburg, West Virginia, that, pursuant to West Virginia Code §8A-3-8, the comprehensive plan prepared by the Planning Commission for the City of Lewisburg, West Virginia, bearing the date of September 2015, is made a part of this resolution by reference and is hereby adopted without any amendments thereto entered into the official minutes of the City Council.

BE IT FURTHER RESOLVED, that a copy of this adopted comprehensive plan shall, pursuant to West Virginia Code §8A-3-9, be filed in the office of the clerk of the county commission for Greenbrier County, West Virginia

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Lewisburg, West Virginia, held on December 15, 2015.

ATTEST:

City Clerk

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CITY OF LEWISBURG, WEST VIRGINIA CERTIFICATION OF APPROVAL OF THE CITY OF LEWISBURG COMPREHENSIVE PIAN

This is to certify that the Comprehensive Plan prepared by the City of Lewisburg Planning Commission pursuant to Chapter 8A of the West Virginia Code was approved by the Planning Commission on November 5, 2015 at which time the Comprehensive Plan was recommended for submission to the Council of the City of Lewisburg for review and adoption.

The Planning Commission presented the Comprehensive Plan to the Lewisburg City Council on November 17, 2015 at a regularly scheduled meeting. Council accepted the submission and set the matter for public comment and scheduled a public hearing for December 15, 2015 at which time the public hearing was held.

Pursuant to West Virginia Code 8A-3-9 a copy of the comprehensive plan will be filed with the office of the clerk of the Greenbrier County Commission.

It is further certified that at the regularly scheduled meeting of the City Council of the City of Lewisburg, West Virginia on December 15, 2015 the Council passed, approved and adopted the City of Lewisburg Comprehensive plan.

ATTEST:

Norman Deatty

City Clerk