

Lewisville Planning Board
Regular Meeting Minutes - October 12, 2022
Lewisville Town Hall - 2nd floor Conference Room

1. **Call to Order**

- a. Chair Tom Lawson called the meeting to order at 6:30 p.m.

2. **Roll Call**

- a. Members present were Jessica Higgins, David Geary, Phillip May, Michael Mulligan, and Kate Norton. Also attending were Attorney Bo Houff, Interim Manager Stacy Tolbert, and Planner Adam Barr.

3. **Regular Business**

- a. Approval of Agenda
- i. Mrs. Tolbert introduced guests, and suggested moving them to earlier in the agenda, replacing the Technical Review section.
 - ii. With that amendment Jessica Higgins moved to approved the agenda. The motion was seconded by Michael Mulligan and approved unanimously.
- b. Approval of Minutes
- i. None

4. **Public Comment**

None.

5. **Public Hearings**

None.

6. **Hi Howdy**

- a. Preliminary Discussion of new project off Williams Road.
- i. "Hi Howdy" is an informal process (meeting) with prospective property developers. It provides an opportunity for the Planning Board to get an idea of what is being proposed and to ask questions and/or make comments that will help the person(s) have an idea whether the proposal will work at the location selected.
 - ii. This "Hi Howdy" is from Rodney Bently of Salem Commercial Contracting and Steven Long with Keller Williams Elite for a parcel off of Williams Rd.
 - (1) The site was recently rezoned to Highway Business for advanced appliance. The interested parties would still be looking at highway business and would need to amend the site plan and change the allowed uses.
 - (2) A site plan has been reviewed by planning staff and is currently at the TRC level of review.
 - (3) The building would be two stories with three suites on each floor. The top story would be dedicated to office space (e.g. real estate, law office). The lower floor would be more retail in application or uses such as coffee shop, restaurant without drive-through or possible micro distillery.

7. **Continued Business/Work Session**

- a. Planned Residential Developments/LRO Text Amendment
- i. Board members were provided copies of the most current draft of the amendment.

- (1) Mrs. Tolbert discussed changes that occurred to the document such as the requirement of an environmental analysis, the street facing buffer yard being updated to a type 3 for internal UDO consistency.
 - (2) Also clarified was the UDO's encouragement of berms, as opposed to a requirement, as well as street width and its consistency with NCDOT standards.
- ii. Michael Mulligan moved to set the public hearing for the text amendment for October 26th. The motion was seconded by Tom Lawson and approved unanimously.

New Business

- b. None

8. Reports & Updates

- a. Chair
 - i. None.
- b. Planner
 - i. New Planner Adam Barr was introduced to the Board, with the new Town Manager starting at beginning of November.
 - ii. The Council is looking at adding two level 2 EV charging stations at some of parking spaces along Shallowford Square at their upcoming meeting. The town would be awarded a \$20,000 rebate. Council will also look at moving forward on solar panels on the roof of the Mary Allen Warren Community Center. Lastly they will be looking at a decision for a new lift station for sewer capacity to serve the great wagon road.
 - iv. The development schedule for 203 will likely come before the Board in November. The UDO rewrite is approved and the request for qualifications is in preparation.
- c. Attorney
 - i. Town Attorney Bo Houff announced to the Board that after 34 years of practice he will be retiring at the end of the calendar year. Someone from his firm will be filling his role moving forward.

9. Meeting Review

- a. Action Item Consensus/Next Steps as discussed above.
Next Meetings
 1. Work Session – October 26, 2022
 2. Public Hearing – November 9, 2022

10. Adjournment

- a. Having no other business to discuss, Jessica Higgins moved to adjourn the meeting at 7:42 p.m. The motion was seconded by Kate Norton and approved unanimously.

Tom Lawson, Chair

ATTEST:

Adam Barr, Planner