

Lewisville Planning Board
Regular Meeting Minutes - November 9, 2022
Lewisville Town Hall – 1st Floor Council Chambers

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, Phillip May, Michael Mulligan, and Kate Norton. Also attending were Attorney Bo Houff, Assistant Manager Stacy Tolbert, and Planner Adam Barr.

3. **Regular Business**

- a. Approval of Agenda
- i. Jessica Higgins moved to approve the agenda. The motion was seconded by Michael Mulligan and approved unanimously.
- b. Approval of Minutes
- i. Kate Norton moved to approve the October 26, 2022 minutes. The motion was seconded by Phillip May and approved unanimously.

4. **Public Comment**

None.

5. **Public Hearings**

- a. L-104 – Williams Rd – Site Plan Amendment/Amendment to Uses
- i. Mr. Barr presented the staff report. The proposal is for an amendment to the site plan and uses. The zoning will stay the same. Uses to be allowed: Professional Office; Restaurant (without drive-through service); Micro-Brewery or Micro-Distillery; General Merchandise Store; and School, Vocational or Professional.
- ii. The public hearing was opened.
- 1) Aaron Hutmacher, 315 Doub Road, had concerns for nearby residential access to the property and for the possibility of sidewalk/greenway extension.
- 2) Jennifer Hutmacher, 315 Doub Road, expressed concerns regarding hours of operation and traffic.
- iii. The public hearing was closed.
- iv. Board Discussion:
- 1) The chairman discussed the location of possible sidewalks. Williams Road is not on any pedestrian connections plans.
- 2) Information was requested regarding the façade. The developer, Rodney Bentley, showed drawings and described the floor plan.
- v. Jessica Higgins moved to approved the amendment. The motion was seconded by Michael Mulligan and approved unanimously.

6. **Technical Review**

None.

7. **Continued Business/Work Session**

None.

8. **New Business**

- a. L-103 Arden Townhomes – Rezoning
- i. Briefing:

- 1) Existing zoning is RS-20. Proposed zoning is RM-8-C
 - 2) Proposal is for townhomes off the future Great Wagon Rd. No street parking credit is requested. No connection being made to Belnette.
 - 3) The site plan is being reviewed by TRC; review will be completed before the public hearing.
- ii. After review, Kate Norton moved to set the public hearing for December 14th, 2022 at 6:30 p.m. at Town Hall in Council Chambers. The motion was seconded by Michael Mulligan and approved unanimously.

B. L-105 Longwood village – Rezoning

- i. Briefing:
 - 1) Existing zoning is RS-9-C. Proposed zoning is RM-5-C.
 - 2) Proposal is for 58 twin homes and 2 single family homes. NCDOT likely requiring a slip lane and left turn lane.
 - 3) The site plan is being reviewed by TRC; review will be completed before the public hearing.
- ii. After review, Michael Mulligan moved to set the public hearing for December 14th, 2022 at 6:30 p.m. at Town Hall in Council Chambers. The motion was seconded by Tom L and approved unanimously.

C. 2023 Development Schedule

- i. After review, Jessica Higgins moved to approve the 2023 Development Schedule. The motion was seconded by Kate Norton and approved unanimously.

D. Northeast Area Plan Discussion

- i. Discussed first steps on how and what to tackle regarding updating and codifying the Northeast Area Plan. It was the consensus of the board that staff would review the document and bring big picture recommendations to them in January.

9. **Reports & Updates**

- a. Chair
 - i. None.
- b. Planner
 - i. Discussed designating the January meeting to have refreshments during meeting.
- c. Attorney
 - i. None

10. **Meeting Review**

- a. Action Item Consensus/Next Steps as discussed above.
Next Meetings
 1. Public Hearing – December 14, 2022
 2. Work Session – January 11, 2023

11. **Adjournment**

- a. Having no other business to discuss, Jessica Higgins moved to adjourn the meeting at 7:58 p.m. The motion was seconded by Michael Mulligan and approved unanimously.

Tom Lawson, Chair

ATTEST:

Adam Barr, Planner