

Lewisville Planning Board
Regular Meeting Minutes - December 14, 2022
Lewisville Town Hall – 1st Floor Council Chambers

1. **Call to Order**

- a. Vice Chair Jessica Higgins called the meeting to order at 6:30 p.m.

2. **Roll Call**

- a. Members present were Jessica Higgins, Phillip May, Michael Mulligan, and David Geary. Also attending were Attorney Bo Houff, Assistant Manager Stacy Tolbert, and Planner Adam Barr. Tom Lawson arrived at 6:32

3. **Regular Business**

- a. Approval of Agenda

- i. Michael Mulligan moved to approve the agenda. The motion was seconded by Phillip May and approved unanimously.

- b. Approval of Minutes

- i. Michael Mulligan moved to approve the November 9, 2022 minutes. The motion was seconded by Phillip May and approved unanimously.

- ii. Michael Mulligan moved to approve the September 28, 2022 minutes. The motion was seconded by Phillip May and approved unanimously.

- iii. Tom Lawson moved to approve the August 24, 2022 minutes. The motion was seconded by Jessica Higgins and approved unanimously.

4. **Public Comment**

None.

5. **Public Hearings**

- a. L-103 – Arden Townhomes – Rezoning

- i. Mr. Barr presented the staff report. The proposal is for a rezoning from RS-20 to RM-8-C. The applicant is seeking to develop 44 townhome units, spread across 10 separate structures. Water and Sewer is available. Access will come off the future Great Wagon Road and not off of Belnette Drive.

- ii. The public hearing was opened.

- 1) Luke Dickey, from Stimmel, outlined the proposal. The request is for approximately 6 units per acre with one point of access off the Great Wagon Road. Stormwater controls will be on the southwest side of the property.
- 2) Bob West, 310 Belnette Dr, expressed concerns regarding the multi-family. Feels that single family would better fit the town's character.
- 3) Hugh Quinn, 850 Crafton Creek Drive, had concerns about the townhomes being rented.
- 4) Susan Frye, 165 Will Austin Ct, referenced the Comprehensive Plan regarding commercial leakage. Believes retail or a mixed use building would be a better use of the property.
- 5) Roger Shoun, 6895 Shallowford Rd, believes the project will decrease neighboring property values. Would prefer a restaurant.
- 6) Matt Goodwater, 180 Oak Grove, expressed concerns regarding increases in 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 recommend approval of the amendment. The motion was seconded by Michael Mulligan and approved unanimously.

b. L-105 – Longwood Village – Rezoning

- i. Mr. Barr presented the staff report. The proposal is for a rezoning from RS-9-C to RM-5-C. The applicant is seeking to develop 29 twin homes (containing two units each) and 2 single family homes. Water and Sewer is available. Access will come off Lewisville-Clemmons Rd.
- ii. The public hearing was opened.
 - 1) Ron Davis, the applicant, outlined the proposal. The request is for is almost identical to prior approvals. A center lane on Lewisville-Clemmons is to be installed per NCDOT. 55 and up is going to be the targeted ownership.
 - 2) Hugh Quinn, 850 Crafton Creek Dr, approves of the project, and would like to ensure that road improvements of Lewisville-Clemmons are installed quickly.
- iii. The public hearing was closed.
- iv. Board Discussion:
 - 1) Mrs. Tolbert mentioned that construction of a third lane would occur concurrent with development and likely completed before occupancy.
- v. Jessica Higgins moved to recommend approval of 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**

None.

9. **Reports & Updates**

a. Chair

- i. None.

b. Planner

- i. Stacy Tolbert is now officially the Assistant Town Manager/Planning Director.
- ii. The Gateway Project's contract has now been approved.
- iii. The Great Wagon Road's right of way acquisition continues by NCDOT; the lift station relocation has also been approved.

c. Attorney

- i. Bo Houff wanted to thank the Town, Town Council, Planning Board, and citizens as this will be his last formal meeting with the town.

10. **Meeting Review**

- a. Action Item Consensus/Next Steps as discussed above.

Next Meetings

1. Public Hearing – January 11, 2023
2. Work Session – January 25, 2023

11. **Adjournment**

- a. Having no other business to discuss, Jessica Higgins moved to adjourn the meeting at 7:46 p.m. The motion was seconded by Phillip May and approved unanimously.

Tom Lawson, Chair

ATTEST:

Adam Barr, Planner