

Lewisville Planning Board
Regular Meeting Minutes - August 9, 2023
Lewisville Town Hall – 1st Floor Council Chambers

a. **Call to Order**

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

b. **Roll Call**

- a. Members present were Tom Lawson, David Geary, Philip May, Michael Mulligan, Kate Norton, Rob Herald, and Scott Norman. Also attending were Town Attorney Elliot Fus, Assistant Town Manager/Planning Director Stacy Tolbert, and Planner Adam Barr.

c. **Regular Business**

a. Approval of Agenda

- i. Kate Norman moved to approve the agenda. The motion was seconded by Scott Norman and approved unanimously.

b. Approval of Minutes

- i. Michael Mulligan moved to approve the July 12, 2023 minutes. The motion was seconded by Rob Herald and approved unanimously.

d. **Public Comment**

None.

e. **Public Hearings**

a. L-106 Lissara Phase II Section VII Rezoning

- i. Planner Adam Barr presented the proposal. The applicant is requesting for the property to be annexed into the Town of Lewisville. The property is currently zoned RS-40 under the Forsyth County zoning districts. If approved, the property will be annexed into the Town, rezoned to RS-40 under the Town of Lewisville zoning districts.
- ii. The public hearing was opened.
- 1) Lang Wilcox, the applicant spoke to the proposal. He has had conversations with NCDOT regarding Plemmons Road, and they seem very receptive to that section of road being closed for the project. The south end of the proposal will be fenced with a gate for emergency access.
- iii. The public hearing was closed.
- iv. Philip May moved to recommend the approval of the amendment contingent upon annexation. The motion was seconded by Scott Norman and approved unanimously.

b. L-106 Lissara Phase II Section VII Special Use Permit by an Elected Body for a PRD

- i. Planner Adam Barr presented the proposal. The applicant is requesting for the property to be annexed into the Town of Lewisville. The property is currently zoned RS-40 under the Forsyth County zoning districts. If approved, the property will be annexed into the Town, rezoned to RS-40 under the Town of Lewisville zoning districts and allowed a special use permit, approved by the Elected Body, for a PRD in the RS-40 zoning district.
- ii. Presented was the seven findings of fact for the Planning Board for an Elected Body Special Use Permit:
- 1) The development is in conformity with Legacy.
- 2) Water and sewer service are available in adequate capacity.

- 3) Where buildings greater than 35 ft in height are proposed within the Lewisville Town limits, there is adequate access for aerial fire-fighting equipment.
- 4) Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard.
- 5) General layout and design of the development meet all requirements of this Ordinance.
- 6) Adequate, safe and convenient provision is made for vehicular and pedestrian movement on the site with particular attention to the needs of public safety equipment and personnel (fire, police, etc.).
- 7) The Planning Board may recommend to the Elected Body conditions as identified in Section B.6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project.

- iii. The public hearing was opened.
- iv. The public hearing was closed.
- v. With an affirmative finding, Scott Norman, moved to recommend the approval of the special use permit contingent upon annexation. The motion was seconded by Rob Herald and approved unanimously.

c. **Technical Review**

None.

d. **Continued Business/Work Session**

None.

e. **New Business**

None.

f. **Reports & Updates**

a. Chair

- i. None.

b. Assistant Town Manager/Planning Director

- i. The Board was reminded that consultant Kimley-Horn will be conducting a kick-off meeting for the UDO rewrite at the August 10th Council meeting. Planning Board members are encouraged to attend.

c. Attorney

- i. None.

g. **Meeting Review**

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

Next Meetings

- 1. September 13, 2023
- 2. October 11, 2023

h. **Adjournment**

- a. Having no other business to discuss, Kate Norton moved to adjourn the meeting at 6:52 p.m. The motion was seconded by Tom Lawson and approved unanimously.

Tom Lawson, Chair

ATTEST:

Adam Barr, Planner