

Lewisville Planning Board
Regular Meeting Minutes – December 13, 2023
Lewisville Town Hall – 21st 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, Philip May, Michael Mulligan, Kate Norton, Scott Norman and Rob Herald. Also attending were Town Attorney Elliot Fus, Town Manager James Ayers and Planner Adam Barr.

c. **Regular Business**

- a. Approval of Agenda

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

- b. Approval of Minutes

- i. Kate Norton moved to approve the November 8, 2023 minutes. The motion was seconded by Scott Norman and approved unanimously.

d. **Public Comment**

None.

e. **Public Hearings**

- a. L-107 Shallowford Rd Driving Range Rezoning

- i. Planner Adam Barr presented the proposal. The applicant is requesting the property to be rezoned from RS-40 to HB-C for the specific use of a Golf Driving, following the approval of annexation into the town.

- ii. The public hearing was opened.

- a) Ricky Lyons, the, applicant noted a recent change to the parking lot configuration on the plan to allow for longer lengths from tees and for better aesthetics from Shallowford Road.
- b) Carolyn Williams, 210 Pilot Ridge Dr, is an adjoining property owner and is opposed to the rezoning. In the past the property went through a process with Forsyth County for a potential landfill on the site. During this Forsyth County process she obtained the expectation that the property would revert to open space after the landfill's life cycle. Also stated was that she believed the proposed use provided no benefit to the community.
- c) Jerry Whisenhunt, 172 Pilot Ridge Rd, is an adjoining property owner with concerns about environmental impacts of a new septic system on the property. He feels that the area should stay quiet and rural.

- iii. The public hearing was closed.

- iv. The Board held discussion:

- a) Michael clarified that the annexation is a voluntary one, not a forced one and would not have inherit potential to lead to other properties being annexed. He also made the point that the Board should not consider what proposals occurred in the past, but instead could only consider the proposal before them.
- b) Philip asked about the process the "proposed lights" on the site plan would go through if they were later added. Staff responded that they would go through an administrative

review through staff, and that with the specific regulation in the UDO for this use, they would in no way be permitted to be oriented towards neighboring properties.

- v. Michael Mulligan moved to recommend the approval of the amendment contingent upon annexation, finding the amendment consistent with the Town's Comprehensive Plan. The motion was seconded by Philip May and approved unanimously.

f. **Technical Review**

None.

g. **Continued Business/Work Session**

None.

h. **New Business**

a. L-108 Forge Way Rezoning

- i. The Board was briefed on a general use rezoning request. The request is for a property to go from RS-40 to RS-9. This residential property has an existing home and is looking to sell a small portion of its acreage to the neighboring property. To do this would cause the lot to no longer meet the dimensional requirements of the RS-40 zoning district necessitating a transition to a zoning district that could accommodate the smaller dimension.

b. 2024 Development Review Schedule

- i. The Board was presented the development review schedule for the upcoming year. This years schedule better reflects the Board's transition to a once a month meeting time.

i. **Reports & Updates**

a. Chair

- i. None.

b. Assistant Town Manager/Planning Director

- i. None.

c. Attorney

- i. None.

j. **Meeting Review**

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

Next Meetings

1. January 10, 2024
2. February 14, 2024

k. **Adjournment**

- a. Having no other business to discuss, Michael Mulligan moved to adjourn the meeting at 7:25 p.m. The motion was seconded by Kate Norton and approved unanimously.

Tom Lawson, Chair

ATTEST:

Adam Barr, Planner