

Lewisville Planning Board
Regular Meeting Minutes – August 14, 2024
Lewisville Town Hall – 2nd Floor Conference Room

a. **Call to Order**

- a. Chair Tom Lawson called the meeting to order at 6:00 p.m.

b. **Roll Call**

- a. Members present were Tom Lawson, Kate Norton, Philip May, Rob Herald and Marc Maready. Also attending were Town Attorney Elliot Fus, Town Manager Stacy Tolbert, Planning Director Lynn Cochran, and Planner Adam Barr.

c. **Regular Business**

a. Approval of Agenda

- i. Rob Herald moved to approve the agenda. The motion was seconded by Kate Norton and approved unanimously.

b. Approval of Minutes

- i. Marc Maready moved to approve the July 10, 2024 minutes. The motion was seconded by Philip May and approved unanimously.

- Chair Tom Lawson called a recess to move the meeting to the 1st Floor Council Chambers at 6:03 PM –
-The meeting resumed at 6:05 PM-

d. **Public Comment**

- a. Lisa Glunt, came as a neighborhood group of around 16 to 20 people, due to concerns for the proposal and wanted to utilize the public comment period to express the groups thoughts and interests. Primary concerns consist of increased traffic and its impact on the community and the creation of storm water control measure.
- b. Lindsey Reynolds, worries about the potential impact on traffic and curious if a traffic study is required. Also concerned that storm water control measure could be an eyesore.
- c. Justin Mendenhall, with PMA1 Holdings and with Arden Homes, the developers and homebuilders of the project. Based upon the level of interest from the neighbors, he would like to assemble a community meeting to be able to discuss the plans and hear the thoughts of the neighbors.
- d. Joseph Mullin, had questions regarding Resolution 2024019 To Preserve Local Authority for Planning and Zoning. Stacy Tolbert responded that this was a resolution about planning authority in general, and in support of the Town of Summerfield as they went before state legislature regarding a deannexation.
- e. Terry Deakle, expressed concerns regarding traffic and inquired about directing some of the traffic directly to Shallowford Rd. Justin Mendenhall iterated that he could answer questions such as this at a later community meeting, but that the project does not have any access to Shallowford Rd.
- f. Deborah Hall, expressed concerns about an increase in traffic.
- g. Chip Glunt, believes that Shady Brook Ln would be too narrow to handle increase in the volume of traffic. Concerned that the storm water control measure would decrease the value of his property.

e. **Public Hearings**

None.

f. **Technical Review**

None.

g. **Continued Business/Work Session**

None.

h. **New Business**

a. L-PBR 2024002 Shady Brook Acres Subdivision

- i. Planner Adam Barr briefed the board on the proposal. The applicant is proposing a conventional major subdivision for 56 lots with single family homes. Access for 4 of the proposed lots will come from Carrington Oaks Dr. with the remainder getting access from new roadways that connect to Shady Brook Ln. The property is zoned RS-9 and will meet the RS-9 dimensional requirements as well as major subdivision standards such as those calling for sidewalks, curb and gutter, street trees, and a bufferyard.

h. UDO L-168 Golf Driving Range

- i. Planner Adam Barr briefed the board on the zoning text amendment to amend the use of Golf Driving Ranges. The amendment is designed to change the requirements of the use to reflect the similar character it has to golf courses. The UDO sections that will be effected are UDO Chapter B, Article II Table B.2.6 Permitted Uses; Chapter B, Article II Section 5.32 Golf Driving Range; & Article III Section 2.1 Sign Regulations.

i. Parking Regulations Discussion

- i. Planner Adam Barr led the board through current regulations found in the Town Code and UDO as they relate to on street parking regulations, parking for RV's and trailers, as well as abandoned, junked and hazardous vehicle standards and enforcement procedures.

i. **Reports & Updates**

a. Chair

- i. None.

b. Town Manager

- i. Stacy introduced the new Planning Director Lynn Cochran to the Board.
- ii. Lynn provided an overview of his history in planning, as both planner and senior planner with Rockingham County, while spending some time in between as a regional planning for Piedmont Triad Regional Council. The bulk of his experience is in zoning administration land use policy development, land use administration, transportation administration and environmental regulation.

c. Attorney

- i. None.

j. **Meeting Review**

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

Next Meetings

1. September 11, 2024
2. October 9, 2024

k. **Adjournment**

- a. Having no other business to discuss, Kate Norton moved to adjourn the meeting at 7:21 p.m. The motion was seconded by Rob Herald and approved unanimously.

Tom Lawson, Chair

ATTEST:

Adam Barr, Planner