

**MINUTES OF THE REGULARLY SCHEDULED MEETING**  
**LEWISVILLE ZONING BOARD OF ADJUSTMENT**

**MARCH 25, 2025 at 6:00 PM**

Lewisville Town Hall

1<sup>st</sup> Floor Council Chambers



Members Present: Ken Wernick, Chair  
Vance Horner  
David Hunt  
Kelly Reavis

Members Excused: Annemarie Stanford  
Brian Gravely

Members Absent: Kirk Rieger

Staff Present: Dora Moore, Town Clerk  
Elliot Fus, Town Attorney  
Lynn Cochran, Planning Director

Applicant: Ron Davis of Longwood Village LLC

**1. Call to Order**

Chairperson Ken Wernick called the meeting to order at 6:05 pm. A quorum was confirmed with four board members present. The Pledge of Allegiance was conducted.

Before official proceedings began, an alternate date for the April ZBOA meeting was scheduled. Instead of April 22, it will be held the next week, April 29 2025.

**2. Regular Business**

Mrs. Moore administered the Oath of Office to Mr. Reavis. Mr. Horner moved to approved the agenda and Mr. Hunt seconded. The board voted unanimously (4-0) to approve he agenda. Mr. Horner moved to approve the minutes of the November 26, 2024 ZBOA meeting and Mr. Reavis seconded. The board voted unanimously to approve the minutes as written (4-0). No members of the public signed up to speak during the hearing.

**3. Evidentiary Hearings**

- a. L-VAR-01 Longwood Village; a request for a variance from the Unified Development Ordinance (UDO) requirements for sidewalks in new residential developments, Chapter D, Section 5.B(1)(j), which require sidewalks at a 2:1 ratio of linear sidewalk feet to each foot of linear centerline of roadway.

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Mr. Cochran presented the application materials to the board, which included Mr. Davis' written statements, application form, maps and a staff report detailing the information regarding the request. After a question from Mr. Wernick, he explained the relationship between the *Lewisville Comprehensive Plan* and the UDO, noting the emphasis on pedestrian accessibility that is highlighted as a priority. He reported to the board that the practical application of the UDO regulations are meant to result in sidewalks on each side of all streets within new residential developments that are not Large Lot Subdivisions in the Yadkin River Watershed or a Planned Residential Development. He noted that the current site plan for the project was approved as part of a condition zoning request that the Town Council approved February 9, 2023. Mr. Cochran stated that the property is currently being prepared for development. The street layout has been installed. Portions of the necessary utilities have been installed and a model unit is under construction. Mr. Cochran also explained that the required sidewalks along Lewisville-Clemmons road would not be changing if the variance were to be approved, only the sidewalks within the interior of the new development.

Mr. Wernick asked about the specificity of the applicable text of the UDO, which Mr. Cochran read aloud from the UDO, *"All new conventional residential subdivisions shall provide sidewalks, at a ratio of two (2) linear feet of sidewalk per linear, centerline foot of public streets."*

There followed additional, general discussion between the board members and Mr. Cochran.

Mr. Davis approached the stand to address the board. Mr. Fus administered Mr. Davis' sworn oath. Mr. Davis testified that the requirements of the originally approved site plan included 5-foot wide sidewalks on each side of all new streets and around the planned cul-de-sacs. He explained that his request is to reduce the amount of required sidewalk coverage that will result in approximately one foot of sidewalk per linear foot of roadway. Instead of being placed along both sides of the new streets, sidewalks would be placed along one side of the new roadways on the east, west and north sides around the perimeter of the overall development.

Mr. Hunt asked what had changed since the original site plan was approved. Mr. Davis explained that the installation of utilities infrastructure, including city-county water and sewer, Duke Energy electricity and Piedmont Natural Gas pipelines will require more below-ground space than anticipated when the original site plan was approved by Town Council. He also explained that the placement of manholes on one side of the streets, required by the City-County Utilities Commission, was not originally anticipated. He stated that the slope of the property will make it difficult to install the sidewalks as originally planned, resulting in steeper than usual driveways and pedestrian access to the homes.

Mr. Cochran asked if the board would like to view the larger-scale printed site plan more closely. The board agreed and Mr. Davis approached the board with the site

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plan showing the proposed changes. The board asked several questions of Mr. Davis regarding different aspects of the site plan, to which he responded. Mr. Davis offered to install a pocket park, not included on the original site plan. Mr. Cochran and Mr. Fus explained that an exchange of trade-offs cannot be considered when determining a variance request, but that the board may add conditions within the scope of the UDO rules if the variance were to be approved.

There were no additional questions for Mr. Davis or staff.

The board members then engaged in discussion amongst themselves.

Mr. Horner moved to approve the variance and Mr. Reavis seconded. The board voted 3-1 to approve the variance, Mr. Hunt dissenting. Thus, the motion failed and the variance was not granted.

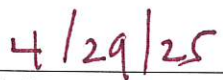
**Continues Business.** None

**New Business.** None

**Adjourn.** Mr. Reavis motioned to adjourn the meeting and Mr. Horner seconded. The board meeting adjourned at 8:10 pm.

(Minutes prepared by Lynn Cochran)

  
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Ken Wernick, Chair

  
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Date

  
\_\_\_\_\_  
Lynn Cochran, Planning Director

  
\_\_\_\_\_  
Date

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