

**Lewisville Zoning Board of Adjustment
September 24, 2013
Town Hall Council Chambers**

I. Call to Order

A. Chair Ron Hutton called the meeting to order at 6:39 p.m. Members present were Scott Ayers, Hobie Cawood, Paul Hari (alternate in a non-voting capacity), Wayne Hutchens and William Lorentz. Also present were Secretary Scott Frye, Attorney Bowen Houff and Planner Marty Myers.

II. Adoption of Agenda

A. Mr. Ayers moved for adoption and Mr. Hutchens seconded. The vote was unanimous.

III. Approval of Minutes

A. July 23, 2013 minutes were not available.

IV. Hearings & Determination of Cases

A. Manufactured Home Renewals (Consent)

1. John H. Harris Family Trust
(Matt Warlick)

Case #4500 Request permission to continue to place a Manufactured Home, Class C, on a 6.74-acre tract of land located at 7221 Grainland Drive, approximately ½ miles west of Lewisville-Vienna Road. Property is zoned RS-30. Tax Block 4615, Tax Lot 034A. Mr. Frye read into the record the conditions under which a special use permit may be granted:

a. The Zoning Board of Adjustment shall issue a special use permit only when the Board makes an affirmative finding that:

- (1) The use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
- (2) The use meets all required conditions and specifications;
- (3) The use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity; and
- (4) The location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Legacy Plan and Lewisville Comprehensive Plan.

b. Mr. Houff swore in Mr. Warlick.

- (1) The first permit was issued in 1972 and has subsequent five year renewals.

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- c. Mr. Lorentz moved to approve the permit for another five years. Mr. Cawood seconded and the vote was unanimous.

V. **New Business**

- A. Mr. Houff reviewed changes relevant to the Board per recent legislation passed by the legislators in Raleigh. He provided materials for the Board to study and the changes will need Board approval. That will take place at the next meeting.

VI. **Announcements**

- A. Mr. Frye announced that he will be retiring at the end of November. He said it had been a privilege to work with the Lewisville Zoning Board of Adjustment. Monty Sprinkle was introduced as the likely future secretary to the board.

VII. **Adjournment**

- A. Mr. Cawood moved to adjourn the meeting at 7:25 p.m. Mr. Ayers seconded and the vote was unanimous.

Respectfully Submitted:

Lynn W. Hall Public Information Officer

Attest:

Joyce C. McWilliams Walker
Town Clerk

Ron Hutton
Chair