

Lewisville Planning Board
July 22, 2015
Town Council Chambers 6510 Shallowford Road Rm 110

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 7:05 p.m. Members in attendance were Tom Lawson, Paul Hari and Michael Prince. Also present were Town Manager Hank Perkins, Planner Marty Myers, Town Attorney Bo Houff and Town Clerk Joyce Walker.
- B. Adoption of Agenda
 - 1. Mr. Hari moved for adoption and Mr. Lawson seconded. The vote was unanimous.

II. Approval of Minutes

- A. July 8, 2015
 - 1. Mr. Lawson moved to approve and Mr. Hari seconded. The vote was unanimous.

III. Public Hearings

- A. Case L-076 - Request by Lewisville Baptist Church to rezone PINs 5885-17-0340, 5885-17-1164, 5885-17-0002, 5885-16-1797 and 5885-07-8278 from IP and RM-8 to IP-S
 - 1. Staff presentation
 - a. Mr. Myers reminded Board members that they had been previously briefed on this case. He reviewed the staff report. The Lewisville Baptist Church is seeking the rezoning of their properties including the adjacent Mock property from IP and RM-8 to IP-S. The proposed uses are in keeping with what the church has historically done on this site. Staff has worked with the church staff to eliminate those uses allowed within the IP-S district that are inconsistent with the purposes of the church and would be out of character within the downtown core.
 - b. The proposed uses were reviewed. Mr. Myers noted that any redevelopment of the former Mock home site or other portion of the church campus would require a separate application to amend their site plan and would have to come before the Planning Board and Town Council. It would have to show any new construction and demonstrate that the church has complied with all applicable requirements in force at that time.
 - (1) He noted that on the current site plan they are showing the addition of a small fenced in play yard that will contain play equipment much like that found in Shallowford Square.
 - 2. Mrs. Foster opened the public hearing at 7:14 p.m.
 - a. Bob Rogers, 144 Graywood Ct., Advance, representing the church, spoke on behalf of the rezoning. He said that the church is in support of the rezoning and favors having all their parcels under one zoning (IP-S) district that permits the expansion of the church as future needs arise. He noted that the tot-lot will be fenced as shown on the site plan map and used for vacation bible school as well as Sunday school classes. The church has had pre-school and after-school programs in the past and may decide to restart those programs should there be a need. The play yard would be used for those programs also. The church wants to keep the children from playing in the

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cemetery.

3. Having no other speakers, the public hearing was closed at 7:17 p.m.
4. Mr. Lawson moved to recommend approval. Mr. Prince seconded the motion. The vote was unanimous. The recommendation will be forwarded to Council.

IV. Old Business

- A. Continuation of PBR-20150708 Proposal by Verizon Wireless to construct a cell tower on a portion of PIN 5885-39-2375 located off Jennings Road.
 1. Mr. Myers reviewed the information presented at the previous Planning Board meeting and reminded Board members that this is a technical review for compliance with items in the UDO and to provide a written report to the Zoning Board of Adjustment as described in UDO Chapter B 6-1.4.
 2. Since the last Planning Board meeting, the applicant has made requested revisions.
 - a. An opaque fence surrounded by a Type IV bufferyard is in compliance with the UDO.
 - b. The type facility for the antenna array is a 150 foot monopole and is in compliance with the UDO.
 - (1) There was discussion on whether a “monopine” would aesthetically fit the area. These types of poles are made to look like a pine tree and would be higher than the existing stand of trees. Photoshop images of a regular monopole and monopine on the property were provided to the Board to show how the pole would fit into the landscape.
 - (2) The ZBOA will determine which type of pole will be used.
 3. Harold Timmons, Apex Tower, 906 James Doe Parkway, Greensboro, representing Verizon, stated that the proposed tower can hold four to five carriers. He explained the tower is considered vertical real estate and that co-location of carriers is encouraged. Verizon is requesting this construction to fill the hole in the service area near Lowes Foods and the Jennings Road area. He noted that the monopine is constructed of fiberglass and the “leaves” do not interfere with transmission.
 4. Mr. Lawson commented that this was the most logical spot for this type of facility and compared it to the tower located behind the Food Lion along Shallowford Road.
 - a. Mr. Lawson then moved to recommend to the ZBOA that the application is compliant with and meets the standards in the UDO. Mr. Prince seconded the motion and the vote was unanimous.

The Board recessed at 7:50 p.m. and reconvened at 7:58 p.m. in Room 201.

V. Reports

- A. Town Manager Hank Perkins provided a handout to update the Board on the status of ongoing projects. He noted that the sidewalk project on Lewisville-Vienna Road is four weeks ahead of schedule.
- B. Mr. Myers had no report.

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VI. **Old Business** - continued

A. Comprehensive Plan update

1. Suggested changes made by staff were reviewed and corrections, additions or deletions made by consensus. Mrs. Walker will capture those changes and update chapters 5, 8, and 9 prior to the next meeting.

VII. **Adjournment**

- A. Having no other business to discuss, Mr. Lawson moved to adjourn the meeting at 9:16 p.m. The motion was seconded by Mr. Prince and approved unanimously.

Respectfully submitted,

Lynn W. Hall, Public Information Officer

Attest

Joyce C. McWilliams Walker, Town Clerk

Jeanne Marie Foster, Chair