

**Zoning Board of Adjustment
September 23, 2014
Rm 110 - Lewisville Town Hall
6510 Shallowford Road**

I. Call to Order

- A. Chair Ron Hutton called the meeting to order at 6:36 p.m. Members present were Scott Ayers, Paul Hari and Rick Hermann. Also present were Town Attorney Bowen Houff, Planner Marty Myers and Secretary Monty Sprinkle.
- B. Adoption of Agenda
 - 1. The agenda was modified to move Hearings and Determinations to item 3 and Board Organization to item 4. Mr. Houff noted that under organization item A, the two members were not in attendance so that it may be removed for tonight. Training was also on the agenda and since the new members were not in attendance that could be postponed.
 - 2. Mr. Ayers moved to adopt the agenda with those modifications and Mr. Hermann seconded. The vote was unanimous.

II. Approval of Minutes

- A. February 25, 2014
 - 1. Mr. Hari moved approval and Mr. Hermann seconded. The vote was unanimous.

III. Hearings and Determinations

- A. Manufactured Home Renewal (Consent)
 - 1. Garland Barr, Clara Barr (Dana Martin) Case #4822 Request permission to continue to place a Manufactured Home, Class C on a 1.01 acre tract of land located at 8342 Dull Road, approximately 100 feet east of Concord Church Road. Property is zoned RS20. Tax Block4405, Tax Lot 107E
 - a. Mr. Sprinkle read into the record the requirements for a special use permit: 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. This special use permit was first granted in 1992 and has had subsequent five year approvals.
 - c. Dr. Hutton opened the public hearing.
 - (1) Mr. Houff administered the oath to Mr. Barr.
 - (2) Mr. Houff asked the record to reflect that there was no one present

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in opposition.

- d. Dr. Hutton closed the hearing.
- e. Mr. Ayers moved to approve the permit for another five years. Mr. Hari seconded and the vote was unanimous.

IV. Board Organization

- A. Mr. Ayers nominated Dr. Hutton for chair. He was appointed by acclamation.
- B. Dr. Hutton nominated Scott Ayers for vice chair. He was accepted by acclamation.

V. For the Good of the Order

- A. Adjournment
 - 1. Mr. Ayers moved to adjourn and Mr. Hermann seconded. The vote was unanimous.

Respectfully Submitted:

Lynn W. Hall, Public Information Officer

Attest:

Joyce C. McWilliams Walker, Town Clerk

Ron Hutton, Chair