

MINUTES
LEWISVILLE ZONING BOARD OF ADJUSTMENT
RM 110 - LEWISVILLE TOWN HALL
6510 SHALLOWFORD ROAD
TUESDAY, JANUARY 26, 2016
6:30 P.M.

I. Call to Order

- A. Chair Ron Hutton called the meeting to order at 6:34 p.m. Board members present were Scott Ayers, Rick Hermann, Alan Nealeans and Susan Stevens. Also in attendance were Secretary Monty Sprinkle, Attorney Bowen Houff, and Planner Marty Myers.
- B. Adoption of Agenda
 - 1. Scott Ayers moved to adopt the agenda. The motion was seconded by Al Nealeans and approved unanimously.

II. Approval of Minutes

- A. Tuesday, November 24, 2015
 - 1. Scott Ayers moved to approve the minutes of November 24, 2015. The motion was seconded by Rick Herman and approved unanimously.

III. Hearing & Determination of Cases

- A. Other Special Use Permits (New)
 - 1. Mr. Sprinkle read into the record the necessary findings for issuing a Special Use Permit:
 - 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.
 - 2. **Case #5230** Carey Mock (Brad Coe) Request permission to construct an oversized accessory building on a 3.18 acre tract of land as per plot plan on file. Property is located at 1670 Lewisville-Vienna Rd, Pfafftown, property

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is approximately 700 ft. south of Strieter Rd. Property is zoned RS30, Tax Block 4622, Tax Lot 100, PIN 5886-59-1927.

3. Brad Coe, 582 Saddle Chase Lane, Winston-Salem, was sworn in.
 - a. Mr. Coe stated he is a land surveyor and prepared the site plan being reviewed. He is speaking for Mr. Mock as well as Mr. Mock's builder. He has been asked to convey information on how this case came to the Board of Adjustment. Mr. Mock has farmed the property in question as well as adjacent property. The builder spoke with someone in general conversation in Inspections about agricultural buildings and that generally they do not need building permits except electrical and/or plumbing if bathroom facilities need to be added. However, (unknowingly) this conversation did not apply to this situation and the builder proceeded with the construction of this agricultural building. The construction of this building came to the attention of Inspections and it was determined that this building does need a building permit. The reason for being at the hearing is because there are several pieces of property with property lines drawn in such a way that the size of the structure of this building exceeds the size of square footage for an accessory building allowed on that particular parcel. Forsyth County would allow; however, Lewisville rules do not. Mr. Mock is here to ask that he be able to proceed by getting the proper permits and inspections so that he can proceed with construction. Either he or Mr. Coe will answer any questions.
 - b. Questions
 - (1) What is the size of the building?
 - (a) 30' x 60'
 - (2) What is the size allowable without a permit?
 - (a) The district requirement is 5% of the zoning lot size or the district minimum whichever is less. Since he is zoned RS30 or 30,000 square feet, he has to take 5% of 30,000 square feet no matter how large the tract. This would allow a 1500 square foot, in total, accessory structure. This building, by calculation is 1794 square feet. He has a total of 7,453 square feet of structures on this property with this building.
 - c. Having no other questions and no one in opposition, the hearing was

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closed.

- d. Mr. Herman moved to approve the site plan as presented. The motion was seconded by Mr. Nealeans and approved unanimously.

IV. Other Discussion

- A. Mr. Sprinkle advised that the Permit Office Supervisor will no longer be servicing Board of Adjustments for the County, Lewisville and Clemmons. Support will be moved to the Plan Review staff. Ms. Donna Guffey was introduced and she will be the person supporting Lewisville and who will be attending the next meeting. Mr. Sprinkle also advised that he will be retiring in November.
- B. Election of officers will be at the April meeting.

V. Adjournment

- A. Having no other business to discuss, Mr. Herman moved to adjourn the meeting. The motion was seconded by Mr. Ayers and approved unanimously.

Ron Hutton, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk