

Lewisville Planning Board
September 10, 2014
Lewisville Town Hall Conference Room
7:00 pm

I. Call to Order

- A. Chair Kelly Reavis called the meeting to order at 7 p.m. Members present were Jeanne Marie Foster, Katie Heath, Scott Mincey and Michael Prince. Also present were Planner Marty Myers, Attorney Bowen Houff and Town Manager Hank Perkins.
- B. Adoption of Agenda
 - 1. There was a motion by Mr. Reavis to move New Business and For the Good of the Order to behind IV. Mr. Mincey seconded and the vote was unanimous.
 - a. Mr. Mincey announced that he is moving and the next meeting in September will be his last.

II. Approval of Minutes

- A. August 13, 2014
 - 1. Mr. Mincey moved for approval and Mr. Prince seconded. The vote was unanimous.
- B. August 27
 - 1. Mrs. Foster moved to approve the minutes with changes to IV4b , 5 and 6. Mr. Reavis seconded and the vote was unanimous.

III. Visitors

IV. Reports

- A. Manager's Report
 - 1. Mr. Perkins said he didn't have anything specific to report.
 - 2. He informed the Board that the survey is in the final stages and that he is working on an issue that needs to be reviewed and amended. He said there is an eight-week turn-around from when it is mailed to when it is returned and evaluated. The board is interested in looking at the final draft to determine if there are any gaps that should be handled in the Comprehensive Plan work.
 - 3. The GWR document was briefed and the Council will be adopting a resolution at the September 11th public meeting. He noted that the Council was very impressed with the final document and thanked the Planning Board for all their hard work on the project.

V. New Business

- A. Discussion and review of rezoning Case L-075 - Request by Estates at Lissara, LLC to rezone PIN # 5876-04-5130 being a 88 +/- acre tract located along Wildflower Woods Way at its intersection with Thunderwood Farm Lane to be rezoned from AG and YR to RS-40 PRD and YR PRD
 - 1. Mr. Myers briefed the Board on the request. As part of his review of this item, he asked county staff for any information related to this project as it is now in the county and not inside the Town. A packet of information was provided to the Board for their

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review prior to the next meeting. On September 24th there will be a public hearing since this is a rezoning request.

VI. For the Good of the Order

- A. Mr. Reavis opened the Public Comments.
 - 1. Chris Chapman, 1020 Thunderwood Farm Lane, developer of the Oaks Shopping Center, said he was in attendance because he saw the rezoning signs and didn't know what was happening on the Lissara site. He said he will wait until the hearing to ask questions. He expressed his concern about the private road that leads to the site and that the lots were originally designed to be 10-acre tracts. Allowing greater density will add traffic through their neighborhood.
 - 2. John Huffman, 1010 Conrad Road stated his biggest concern is seeing trucks that haul sewer waste going in and out of the development sometimes as often as three times a day. If they increase density will it create greater problems?
 - 3. Lang Wilcox, 1210 Forestwood Drive, said he is one of the partners in the Lassara projects. He said they missed the market and they have pieces of land with expensive infrastructure and 10-acre lots would not cover the costs. He said there is a waste water treatment plant and it takes a certain amount of flow to make them operate as they are supposed to. It is a biological system, no chemicals, but there is a certain capacity -and the magic number is about 30 homes - then it doesn't function properly. That water can't be discharged out of the plant and allowed to flow into the Yadkin River. It is not up to standards. So until 30 homes are on that plant, the waste has to be pumped and hauled that to where it can be treated. It is an agricultural bi-product that is created by what is hauled away. It is usually three trucks a day every week or two. There are thirteen homes there now and eight lots under construction, seven more getting ready to start, so by the middle of next year, 30 will be reached. The plant was designed for twice the number of homes that will be there when built out.
 - 4. John Huffman commented on the appropriateness of private waste treatment plants.
- B. Mr. Reavis closed Public Comments.

VII. Unfinished Business

- A. Status Report of On-going Projects
 - 1. Continued discussion and Plan of Work for the 2015 Comprehensive Plan Update
 - a. There was discussion on whether another date was needed to prepare for the briefing since there is a public hearing scheduled on the 24th.
 - b. There was a lengthy discussion about citizen engagement. There also was reference to the executive summary which was described as a one page document summarizing the update process.
 - c. Mr. Myers emphasized the need to finalize the review of the planning process as soon as possible so that work can be started on the 2015 update.

VIII. Adjournment

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- A. The meeting was adjourned at 9:12 p.m. with a motion by Scott Mincey and a second by Michael Prince. The vote was unanimous.

Respectfully Submitted:

Lynn W. Hall,
Public Information Officer

Attest:

Joyce C. McWilliams Walker,
Town Clerk

Kelly Reavis
Chair