

**Lewisville Planning Board Work Session Meeting Minutes**  
**July 27, 2016**  
**6510 Shallowford Road - Room #201**  
**7:00pm**

**I. Call to Order**

A. Roll Call

1. Chair Jeanne Marie Foster called the meeting to order at 7:00 p.m. Board members present were Suzanne Fawley, Paul Hari, Katie Heath, Tom Lawson, Michael Prince and Chester Patterson. Also present were Planner Marty Myers Attorney Bo Houff and Town Clerk Joyce Walker. Parks and Recreation Liaison Marci Gallman was not in attendance. Bill Powell from the Winston-Salem/Forsyth County Schools was also present.

B. Approval of Agenda

1. Paul Hari moved approval of the agenda. The motion was seconded by Katie Heath and approved unanimously.

**II. Approval of Minutes**

A. July 13, 2016

1. It was pointed out that Lacrosse was misspelled in III.E.2.c.(3).
2. Paul Hari moved to approve the July 13, 2016 minutes as amended. The motion was seconded by Michael Prince and approved unanimously.

B. July 21, 2016

1. Board members asked to change the original title in III.B. from economic development to business engagement.
2. With that amendment, Katie Heath moved to approve the July 21, 2016 minutes. The motion was seconded by Paul Hari and approved unanimously.

**III. Guest(s) and Presentations**

A. Russell Bailey, Owner/Operator, Lewisville Permaculture Research Center, his wife Abby, Jerry Plemmons, Dean Price and Mike Griffin.

1. Mr. Bailey provided an overview of permaculture and his reason for addressing the Planning Board. He is seeking a rezoning from the current RS20 that would allow business and/or agriculture on his 10.25 acres. This would be considered a modern “smart” farm with the primary objective being education.
2. Mr. Bailey read the following to provide additional information and provided a handout to explain the five (5) zones within the farm:

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Permaculture/ Sustainable Agriculture

The Lewisville Permaculture Research Center  
7628 Grapevine Rd. Lewisville, NC 27023

(Company background/ history)

**Lewisville Planning Board Work Session Meeting Minutes**  
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Company Forecast/Goals & Objectives:

The vision is to establish The Lewisville Permaculture Research Center into a research and educational facility that promotes community resilience and bio-diversity by integrating principles of permaculture and bio-dynamics into a self-sustainable and replicable way of life. Our goal is to establish "The True Modern Smart Farm" that will create a self-sustainable landscape with an edible food forestry system, and multi-functional edible landscape designs and animal systems.

A main structural goal of The Lewisville Permaculture Research Center is designing a food forest cells by stacking annual and perennial companion species, or "guilds," into strategic patterns that mimic those seen in nature. The "guilds" can combine unlimited combinations of plant varieties that can be naturally expanded and replicated across not only the existing property, but other properties in the local surrounding communities.

Another structural goal is to develop a local program that can offer new, approved techniques of collecting and recycling waste from local food distribution channels, businesses and residence. We hope to create a small CSA type program that can in turn offer seasonal produce, herbs and product to those businesses and individuals that actively participate in the "waste diversion program". This creates a closed loop cycle of waste to product and decreases the amount of quality materials that enter the local landfills. This program can also translate into classes and workshops where residents of Lewisville and other towns can come to learn how to compost their food wastes on their own properties.

In order to achieve and maintain community resilience, education is key; therefore, once established The Lewisville Permaculture Research Center will be opened to the local community as a facility that educates future and current generations on earth care, people care and the return of surplus back to those two, ultimately seeking to integrate permaculture design into public school curriculum. Not only will students be educated about beneficial environmental systems and how one supports the other, but students will be able to see the process in action by the implementations of school gardens. Schools can enjoy the foods that they grow, hold community and family events and can also donate excess food to families that are in need through backpack programs, food pantries, and food shelters.

Timeline for Objectives:

The Lewisville Permaculture Research Center is currently working with Wake Forest University Student Law Clinic and negotiating options in filing as an LLC, 501c3, co-op, or a combination.

Beyond establishment, The Lewisville Permaculture Research Center is currently working to achieve the status of a Type two (2) Composting Facility that will act as a demonstration program for residents to learn how to compost pre-consumer produce and yard wastes; as well as, learn about techniques of vermicomposting and various other composting practices. In addition to the waste diversion program, The Lewisville Permaculture Research Center is seeking to serve the community by providing educational workshops and consultations, and specialty services. Within three (3) years the business seeks to serve as a facility for research and development

**Lewisville Planning Board Work Session Meeting Minutes**  
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in new composting techniques, micro-climates, successional soil building systems, food forestry developments, and build itself with more production crops and livestock.

Structurally within three(3) years, The Lewisville Permaculture Research Center will have its own signage, an easement for LPRC access, parking area for visitors, and will be constructing or have constructed high tunnels, a glasshouse, and aquaponics systems on site. Other structural aspects include but are not limited to: above ground liquid storage tanks for water and compost teas, small scale animal systems (housing and enclosures), fencing (hedgerows, containment), forest mulching for the purpose of successional land clearing and successional food forestation for the purpose of soil building, animal systems, and reforestation, solar panel implementation, and a barn that can be used for storage and other LPRC use.

By five (5) years, The Lewisville Permaculture Research Center wishes to be in the process of, or established as, a Type three (3) Composting Facility for implementing animal waste into composting and being able to distribute this product to local residence of Lewisville. Also within five (5) years the business seeks to have a CSA type program established for the waste diversion program members and possibly a share program. The Lewisville Permaculture Research Center will also be established in five (5) years to hold courses and certify students in permaculture, permaculture design and various other sustainable living practices. Structurally in five(5) years The Lewisville Permaculture Research Center will have constructed or will be constructing a greenhouse and or awalapinistyle greenhouse to serve as nurseries for the business and for retail. Construction of small ponds, swells, and dams will be for the purposes of land rehydration, water catchment, drought resiliency and erosion control systems, as well as implementing an aquaculture system within those. Other structural plans include, but are not limited to: the implementation and use of wind turbines, and biochar development, use, and possible distribution. Within five (5) year The Lewisville Permaculture Research Center will also be seeking to be established as a business to where schools can bring students to the property for guided tours, educational workshops and other specialty services.

By ten {10) years, The Lewisville Permaculture Research Center should be a fully established and functional permaculture demonstration site with structural aspects such as, but not limited to: a possible classroom structure for classes to be held on site, testing research laboratory/ bio-lab, fish hatchery, irrigation piping for dams, swells, and ponds, potential farmers market and community garden, an anaerobic digestion composting practice/ program, biogas and biodiesel creation, and use facility, and possible winery/ meadery for on-site and retail distribution.

{Ownership Details/ Company Structure- LLC, 501c3, coop) -TBD

Owner: Russell Morris Bailey

Owner's experience & training

Russell Bailey was raised in a family farm setting in Logan County, located in the heart of southern West Virginia. At a young age he learned sustainable living practices and was taught the importance of home

**Lewisville Planning Board Work Session Meeting Minutes**  
**July 27, 2016**  
**6510 Shallowford Road - Room #201**  
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gardening by his mother. Russell Bailey has carried this love and knowledge with him throughout his life and remains an environmental enthusiast, studying and researching natural cycles and systems. Russell was introduced to Permaculture in 2014 and since then has successfully completed: Bill Mollison's 40 Hour Audio Permaculture Design Course, Geoff Lawton and Bill Mollison's 50 hour Permaculture Design Course video, Geoff Lawton's 2014 72 hour online Permaculture Design Course, and leading expert, Justin Rhodes', Permaculture Chicken Program. In 2015 Russell Bailey received his certification in Permaculture Design after successfully completing an intensive 80 hour Permaculture Design Course through *We Are All Farmers Permaculture Institute* in Blacksburg, Virginia. Russell Bailey has continued building his knowledge through attending various classes held by the Forsyth County Cooperative Extension Office and in March 2016 he attended the Organic Growers School Spring Conference in Asheville, North Carolina. Russell Bailey is a certified Permaculture Designer, Permaculturist, Permaculture researcher and practitioner, and lifelong learner.

Company's Management structure - see outline of LPRC structure

Company Assets- The Lewisville Permaculture Research Center leases the land, the company's assets will be the structures related to the purpose / mission of the business over time.

Product Service Details/ Describe the Primary Product / Service offered by the company- please refer to goals and objectives.

Property Rights: Patents, trademarks, licenses- N/A currently

Future Products/ Services- refer to goals and objectives

Customers/Target Market- The target market is the local community and further expanding to the surrounding communities to fulfill its mission.

Pricing/ pricing approach - Services charged for education or business will be based upon fair market rate.

Marketing/Advertising strategy- The Lewisville Permaculture Center is currently advertising via social media and through its own established web page, as well as working with Bio-Regen Innovations Coop which is a cooperative enterprise of farmers, industry experts, and seed breeders.

Does Business location give competitive advantage?

The Lewisville Permaculture Research Center brings an unmet need to the town and surrounding area. It is establishing one of the region's largest and arguably most innovative food forest programs. The integrative platform of this relational business model establishes direct linkages within the food supply chain. One component of this community regeneration model is capturing food wastes and utilizing it to build soil. The LPRC team conducts gardener classes that bridge traditional gardening practices and novel strategies drawn from the emerging field of permaculture. This regenerative model closes the loop by utilizing soil to grow select food products for distribution within the local food supply chain. The primary goal of the Lewisville

**Lewisville Planning Board Work Session Meeting Minutes**  
**July 27, 2016**  
**6510 Shallowford Road - Room #201**  
**7:00pm**

Permaculture Research Center is to link food production cycles into the experiential landscape of the local economy in Lewisville and beyond. In the near future, the LPRC team hopes to begin working with schools to integrate food production cycles into curriculum and on site for educational purposes, as well as beneficial purposes for students and families.

Staffing Requirements: Russell Bailey is the sole employee currently.

Capital requirements: how business will repay financial obligations/summary of company 's financial obligations?

The Lewisville Permaculture Research Center will be funded through donations and will apply for grants. As income is generated through the business, surplus will be used to fund future capital requirements.

#### ZONE I

- appropriate technologies, energy & resource efficient house design, selecting a house site etc.
- home garden design: edible landscapes for urban & rural situations, small scale intensive vegetable production, small stock systems for home gardens

#### ZONE II

- Poultry systems: small & large scale free-range chicken forage systems, chock tractors, chicken house design, chicken/ glass house
- Orchard and food forest systems for temperate, subtropics and tropical environments, low maintenance strategies, diverse multi-story plant selection, site selection & preparation, implementation, planning for year-round production. Appropriate use of animals in integrated fruit production systems.
- Honey bees: husbandry needs and forage systems

#### ZONE III

- Windbreaks: location, design, function, yield, species selection, implementation
- Main crops: growing staple foods and major income generating crops
- Animal systems for Zones III and IV: characteristics, husbandry needs, forage systems, yields & functions of cattle, sheep, goats, horses, pigs & other common domestic farm animals.

#### ZONE IV

- Tree crops: design and management systems for low maintenance structural forests for fuel, timber & other yields, agroforestry, coppice woods and Integrated sustainable broad acre farming strategies

#### ZONE V

**Lewisville Planning Board Work Session Meeting Minutes**  
**July 27, 2016**  
**6510 Shallowford Road - Room #201**  
**7:00pm**

- Conservation forests for watershed management, native flora & fauna, reforestation, wildlife management, wildlife corridors, bushfoods and restoration ecology
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**IV. Reports - Updates Since 7/13/2016**

- A. Chair's Report
  - 1. A tentative joint meeting with Parks, Recreation and Cultural Development Board is scheduled for Wednesday, September 28, 2016.
- B. Planner/Manager's Report
  - 1. None
- C. Utilities Liaison
  - 1. None
- D. 25<sup>th</sup> Anniversary Committee Report
  - 1. ZBOA chair has identified members that will be attending and our board will need to coordinate times.
  - 2. Chester Patterson will be working on the Stormwater exhibit.
- E. Retreat Follow-up
  - 1. Michael Prince reported that he and Katie Heath met to discuss business engagement (not economic development), its definition and provide a visual concept. They also discussed:
    - a. What type of business
    - b. Zoning and ordinance support
    - c. Engage with those who develop
  - 2. Next step: meet with the Mayor to get input and get suggestions on structuring this group.

**V. Public Hearings**

- A. None

**VI. Old Business**

- A. Small Area Plans - Status Report (Updates)
  - 1. Robinhood Road Small Area Plan
    - a. PTRC was asked to create a map with resources, utilities, etc. for this project. A contract to do phases 2 and 3 is being reviewed.
      - (1) There was discussion on what the deliverable will be: paper, digital, concept area for August 10<sup>th</sup> meeting.
    - b. Citizen engagement
      - (1) Bill Powell suggested that the public should be seeing the same information coming from the Planning Board that will come from the School/County regarding the area.
        - (a) He also gave a time-line on how things would line up if and when the school bond is passed.

**Lewisville Planning Board Work Session Meeting Minutes**  
**July 27, 2016**  
**6510 Shallowford Road - Room #201**  
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- (2) The document should include any recommendations such as zoning.
  - (a) Mrs. Foster and Mr. Myers will get with Paul Kron by the next meeting to confirm that information will be ready by the first meeting in October so that a public engagement meeting can be set.
- B. Plan of Work
  - 1. Mrs. Foster will be presenting the Board's Plan of Work to Council at its next briefing on August 4<sup>th</sup>.
  - 2. Mrs. Foster indicated she has found a system to manage time-lines and will be testing before providing to the Board.
- C. 25<sup>th</sup> Anniversary
  - 1. There was discussion on items for presentation at the anniversary celebration.
    - a. Mrs. Foster, Mr. Myers, Mr. Hari and Mrs. Fawley will work on this off-line.

**VII. New Business**

- A. None

**VIII. Board Discussion**

- A. Next Meetings
  - 1. Next Regular Public Hearing meeting - **August 10, 2016** (2<sup>nd</sup> Wednesday of the month)
  - 2. Next Regular Work Session meeting - **August 24, 2016** (4<sup>th</sup> Wednesday of the month)

**IX. Adjournment**

- A. Having no other business to discuss, Michael Prince moved to adjourn the meeting at 9:04 p.m. The motion was seconded by Paul Hari and approved unanimously.

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Jeanne Marie Foster  
Chair

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Joyce C. McWilliams Walker  
Town Clerk