

**Lewisville Planning Board Public Meeting Minutes**  
**January 25, 2017**  
**6328 Old Yadkinville Road - Vienna Fire Department**  
**7:00pm**

**I. Call to Order**

- A. Chair Jeanne Marie Foster called the meeting to order at 7:00 p.m. Board members present were Suzanne Fawley, Tom Lawson, Michael Prince and Chester Patterson. Board Member Paul Hari was out of the country. Also present were staff members Town Manager Hank Perkins, Attorney Bo Houff, Planner Marty Myers and Town Clerk Joyce Walker. Parks, Recreation and Cultural Development Board liaison Marci Gallman was unable to attend.
- B. Also introduced were Winston-Salem/ Forsyth County Schools representative Bill Powell, Winston-Salem/Forsyth County planner Kirk Ericson and consultant Paul Kron.
- C. Approval of Agenda
  - 1. Chester Patterson moved to approve the agenda. The motion was seconded by Tom Lawson and approved unanimously.

**II. Approval of Minutes**

- A. January 11, 2017
  - 1. Mr. Patterson pointed out 2 typographical errors and amended item IV.D. sentence two to read: He also asked to be notified *of relevant agenda items* in sufficient time of the meeting.
  - 2. Mr. Lawson moved to approve the minutes from January 11, 2017 as amended. The motion was seconded by Mr. Patterson and approved unanimously.

**III. Old Business**

- A. Land Use Planning
  - 1. Small Area Plans
    - a. Robinhood Road/Northeast Area Plan
      - (1) Planner Marty Myers provided background on what has happened since the Planning Board last met in 2015. He explained that the Town is being proactive in planning for development around the area where the new middle school is to be built. The Town has been working with the Winston-Salem/ Forsyth County Schools to improve school access and transportation for this project so that whatever is designed will not create access and transportation problems.
      - (2) Mr. Powell provided a general time line for completion of the school project. He advised that a RFQ (Request for Qualifications) has been advertised for the architect; so the project is moving forward now that the bond has been approved.
      - (3) Mr. Kron provided the process and principles to drive the decision making process. He reviewed maps to provide location and orientation of the school project. He noted that the maps identified wetlands, environmental areas, trails, possible road locations as well as how the area could develop around the school site in the future, especially with the advent of sewer for the school. He identified the study area and reminded everyone that this is long range planning for the area; however, this is just a plan.
      - (4) Mr. Lawson explained that the Town is attempting to get ahead of

**Lewisville Planning Board Public Meeting Minutes**  
**January 25, 2017**  
**6328 Old Yadkinville Road - Vienna Fire Department**  
**7:00pm**

the project to allay future problems and that this is an opportunity for everyone to be involved at the beginning of the project.

- (5) Mr. Ericson stated now is the time to plan for the sewer line and to think about the big picture early. He also advised that W-S Planning is looking at the area outside the Town's jurisdiction as single family residential. He also explained that there is a detailed process when reviewing site plans and the long term impacts.
- (6) Comments about the school project were noted:
- (a) Put maps on-line.
  - (b) When will sewer come to school? (+ 2019-2020)
  - (c) Potentially expand study area to include Ridge Crest at Wellesley and Shallowford Lakes
  - (d) (Will) school sewer probably be accessible to properties adjacent to easement???
  - (e) Provide vegetative buffers between school site and adjacent properties.
  - (f) Ask representatives from NCDOT to attend the next meeting.
  - (g) What is the economic impact of schools and how does it drive private development?
  - (h) Provide better graphics, handouts - maps especially.
  - (i) Provide contact info for public to have questions answered.
  - (j) Improve meeting announcements:
    - i) Use Blackboard Connect calls.
    - ii) Web-site announcements.
    - iii) Newspaper? (W-S Journal?)
    - iv) Use sign-in sheet data.
    - v) Place signs in area.
  - (k) Place sewer study on-line.
  - (l) Explain process for buying land for school and easements for sewer, trails and roads.
  - (m) Roads are key to this plan. Anticipate to avoid problems.
  - (n) Will Dexter Road be used as a school access road?
  - (o) Avoid traffic problems like those on Meadowlark. (Specific school site plan will be reviewed by Planning Board and Town Council for opportunities to require buffer and other mitigation measures.)
  - (p) Maps and graphics need to clearly show proposed road improvements.
  - (q) Address traffic on Chickasha due to elementary and middle schools.
  - (r) Expand Chickasha.
  - (s) The plan helps our community get ahead of the growth curve.
  - (t) Community needs to determine long term interest in

**Lewisville Planning Board Public Meeting Minutes**  
**January 25, 2017**  
**6328 Old Yadkinville Road - Vienna Fire Department**  
**7:00pm**

serving the study area with sewer and size the school sewer outfall accordingly.

- (u) Be very sensitive to the rights and needs of properties adjacent to the school.
  - (v) Pay attention to wildlife.
  - (w) Need to take into account what's planned in Winston-Salem (planned residential up to east side of outer loop).
  - (x) Need to anticipate elementary school as well as middle school. Plan ahead on this point.
  - (y) Planning Board meetings-2nd and 4th Wednesday
  - (z) Circle your name on sign-in sheets if you would like to serve on a sub- committee.
  - (aa) Concerns about density.
  - (bb) Enlarge sewer line to accommodate growth.
- b. Residents asked for the following at the next meeting which is to be held at the Vienna Fire Department on Wednesday, March 22, 2017:
- (1) Better graphics.
  - (2) Have map handouts.
  - (3) Have a representative from the Department of Transportation present.
  - (4) Provide contact information for various groups that are involved in the project.

**IV. Board Discussion**

- A. Next regular Planning Board meetings
  - 1. Next Regular Public Hearing meeting - **February 8, 2017** (2<sup>nd</sup> Wednesday of the month)
  - 2. Next Regular Work Session meeting - **February 22, 2017** (4th Wednesday of the month)

**V. Adjournment**

- A. Having no other business to discuss, Michael Prince moved to adjourn the meeting at 9:05 p.m. The motion was seconded by Tom Lawson and approved unanimously.

\_\_\_\_\_  
Jeanne Marie Foster, Chair

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk