

**Lewisville Planning Board Meeting Minutes**  
**May 10, 2017**  
**6510 Shallowford Road - Council Chambers Rm 110**  
**7:00 p.m.**

**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, Joseph Hamby and Paul Hamby. Also present were Town Manager Hank Perkins, Attorney Bo Houff, Interim Planners Jesse Day and Anna Leonard, and Town Clerk Joyce Walker. Board member Tom Lawson was unable to attend.
- B. Approval of Agenda
  - 1. Paul Hari moved to approve the agenda. The motion was seconded by Suzanne Fawley and approved unanimously.

**II. Membership**

- A. New board member Joseph Hamby was introduced and welcomed.

**III. Approval of Minutes**

- A. April 26, 2017
  - 1. Mr. Hari asked to add *recommend* to page six line four under the subject heading **Recommendation** so that it is clear the Planning Board only recommends to Council.
    - a. Board members were advised that this was a copy/paste of another document. Staff will request the change to the original document.
  - 2. Mr. Hari moved to approve the April 26, 2017 minutes. The motion was seconded by Joseph Hamby and approved unanimously.

**IV. Introductions, Guest(s) and Presentations**

- A. None

**V. Public Hearing(s)**

- A. L-079 - Changing the zoning of properties on Concord Church Road, recently annexed into Lewisville, from RS40 Forsyth County zoning to RS40 Lewisville zoning
  - 1. Board members had no questions.
  - 2. The Public Hearing was opened at 7:06
  - 3. Having no speakers, the Public Hearing was closed at 7:07 p.m.
  - 4. Paul Hari moved to recommend approval of the zoning change to the Lewisville Council. The motion was seconded by Suzanne Fawley and approved unanimously.

**VI. Unfinished Business**

- A. Continued review of Woodview Estates - subdivision off Dull Road
  - 1. Staff Report
    - a. It was noted that no public hearing is required since no rezoning was requested with the subdivision.
    - b. A technical review was held with representatives from such groups as stormwater, City/County Utilities, Inspections, other SME's (subject matter experts) to review for compliance.
    - c. Since the last meeting, a request for a waiver to one of the connections to an existing stub street (Chesterfield Road) has been received because of constructed improvements.

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- (1) There is a provision in the UDO for exemptions.
    - (a) This will be forwarded to Council for their review.
  - (2) The developer has modified the design because of the request.
  - (3) Emergency services has reviewed the change. Although three connections are preferred, two are acceptable.
- d. There was a recommendation to have the DOT look at right hand turns at the intersection of Dull Road and Concord Church Road; however, this is not part of the development recommendation.

Owen Calvert arrived at 7:10 p.m.

- e. The Health Department has looked at the septic systems but will not do anything until the preliminary plat is approved.
  - f. The width of the streets will be twenty-seven feet since it is an option of the developer to determine the street width (as long as it complies with the UDO). The curvature of the roads is being used as an assist to traffic calming.
2. Public Comments were opened at 7:20 p.m.:
- a. Ed Jones, 1401 Ashfield Drive, had a few questions:
    - (1) Can you give more information on the April 26<sup>th</sup> meeting?
      - (a) The process of the developer is to reach out to the residents adjacent to the development for input.
      - (b) The developer was asked to attend the meeting to speak with board members and entertain questions.
      - (c) Residents were aware of the meeting and attended also.
    - (2) Can the amended map be placed on the web site?
      - (a) It will be placed on the web site the following day.
    - (3) What is the approval process?
      - (a) Attorney Houff explained that the role of the Planning Board is a subdivision review for compliance to the rules in the Unified Development Ordinances (UDO).
      - (b) He also explained the difference between a Public Hearing in the case of a rezoning and a subdivision review process.
      - (c) Neither the Board or Council are *required* to receive public input; however, the Town does like to receive comments.
      - (d) If all the requirements are met, the preliminary plat must be approved.
  - b. Eric Dischinger, developer, 3625 North Elm Street, Greensboro, asked those present to stay after the meeting to meet with him for other comments.
  - c. Flo Clark, 1826 Pinehurst Drive, expressed concerned about flooding, erosion, ponds and will the residents be using the existing streets.
    - (1) Erosion control measures will follow state and federal laws.
    - (2) Stormwater treatment will occur during and after construction.

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- (3) All roads are public accessible by all and road curvature will slow traffic.
  - (4) Other items were reviewed by staff with the City of Winston-Salem for compliance.
  - d. Sophia Priest, 8837 Belhaven Road, said she and her family oppose the plan because it will remove the natural habitat of animals and there would no longer be a scenic view behind her house. She cited a decrease in property values. She would like to see the land to remain open space as noted in the Comprehensive Plan.
  - e. Dan Womble, 3802 Clemmons Road, was an attorney representing Mr. and Mrs. Fergus, the property owners whose driveway and stormwater construction prompted the revision to the subdivision site plan. He stated that Mr. and Mrs. Fergus were not in opposition to the development and that they clearly understand the rules for compliance and that it is the right of the landowner to develop the property. They fully support the revised site plan, as it meets all of the requirements.
  - f. Muriel Jones, 1401 Ashfield Drive, had concerns about children playing on Desmond, noting that the road was not built to accommodate traffic and didn't want her dead end opened.
  - g. Janet Ford, 8825, Belhaven, also expressed a concern that Desmond was not built for traffic. She also expressed concerns for the spring that feeds the stream that runs through the area and asked about run-off since the properties will be septic. She wanted to know what agencies to contact for compliance.
  - h. Jason Sweet, 8807 Desmond, expressed concerns about children playing, traffic and the water quality of the lakes. He wanted to know if there would be proper buffers.
  - i. Ray Miller, Clifton, VA, asked about whether the properties will perk and questioned interference with the springs. He wondered if the drainage is altered will it interfere with the lakes. He asked if there will be a fence around the stormwater areas to protect the children.
  - j. Andrea Ford, stated she has property on Belhaven and Desmond. She expressed concerns about the springs and wanted to know who will be responsible for erosion control.
  - k. Scott Couch, 8824 Belhaven Coourt, stated he was a builder and suggested that a hydrology report be made and to make the report public. He thinks this should quell most of the questions that were asked.
  - l. Tom Jellar, 1619 South Marblehead Road, pointed out that the dams are financed by the Municipal Service District. The design of the existing subdivision was by usage of the land being used for agriculture. He also was concerned that the septic systems didn't put sewage in the ground water or that the lakes become contaminated.
- 3. Public Comments were completed at 8:19 p.m.
  - 4. Planning Board discussion
    - a. More information was provided on compliance with the UDO.

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- b. The board enumerated resident concerns:
  - (1) Spring water.
  - (2) Septic systems.
  - (3) Stormwater.
  - (4) DOT intersection change.
- 5. Joseph Hamby moved that the preliminary site plan meets the technical review and recommends to Council along with the exemption for the stub street change. The motion was seconded by Owen Calvert and approved by a vote of 4-1 with Suzanne Fawley dissenting because of environmental issues.

At 8:55 p.m., Mrs. Foster asked that the board recess and reconvene in the second floor conference room. At 9:08 p.m., the board reconvened in the second floor conference room.

**VII. Reports - Updates since 04/12/2017**

- A. Chair
  - 1. The TRC will be convening the 17<sup>th</sup> to review another preliminary site plan. This will allow a week for review and comment before the Planning Board meets on the 24<sup>th</sup>.
    - a. Minutes from the meeting will be place on the Town's web site.
    - b. Staff will be looking at ways to streamline the process and include the public.
    - c. There was discussion on providing information to the public via a letter which would include a clarification of public comments vs. public hearing.
      - (1) There will be more discussion on this at another meeting.
    - d. The board asked that better maps be provided.
    - e. Letters will be sent to adjacent owners advising of the project and that the project will be introduced on the 24<sup>th</sup>, however, there will be no comments. Comments will be heard at the meeting on Jun 14<sup>th</sup>.
  - 2. Resignation of Michael Prince, Vice Chair, will be presented for approval by Council at their meeting on the 11<sup>th</sup>.
  - 3. Suzanne Fawley is resigning but is willing to serve until a replacement is found.
- B. Planner
  - 1. None
- C. Manager
  - 1. None
- D. Clerk
  - 1. None

**VIII. New Business**

- A. Review map with extension of LD1 to encompass the property on Lewisville-Vienna Road as a review item for L-080
  - 1. Staff provided a map for the board to review that would extend LD1 near Jennings Road as well as a list of the uses for LD1.
  - 2. Board members were asked to think about options on this suggestion in order to move L-080 forward:

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- a. Expand LD1 to encompass new properties on the Preferred Land Use Plan.
- b. Since the request to rezone is near the Great Wagon Road (GWR), rezone the one property.
- c. Add other properties to LD1 along Jennings.
- 3. Board members would like to see written statements from adjoining neighbors that they are “on board” with this rezoning request.
- 4. Mrs. Foster reminded everyone that this is a consideration of the small area plan for the downtown area and should be part of the board’s vetting process.
- 5. This will be on the agenda for the next meeting.
- B. Status of members of the Steering Committee for the Northeast Area Plan
  - 1. It was decided that this group would not be a formal body but instead a focus group that can meet on their own and share information with the Planning Board.

**IX. Future Discussions**

- A. Draft *Lighting Ordinance* (component of Downtown Small Area Plan)
- B. Draft Drive-Thru Ordinance (component of Downtown Small Area Plan)
- C. Planning Processes
- D. Signage - Phase 2 - Ordinance Changes

**X. Board Discussion**

- A. Action Item Consensus/Next Steps
- B. Next Meetings
  - 1. Next Regular Public Hearing meeting - June 14, 2017 (2<sup>nd</sup> Wednesday of the month)
  - 2. Next Regular Work Session meeting - May 24, 2017 (4<sup>th</sup> Wednesday of the month)

**XI. Adjournment**

- A. Having no other business to discuss, Pau Hari moved to adjourn the meeting at 9:58 p.m. The motion was seconded by Suzanne Fawley and approved unanimously.

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

ATTEST:

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