

Lewisville Planning Board Meeting Minutes
September 25, 2017
6510 Shallowford Road - Conference Room 110
6:00pm

I. Call to Order

- A. Chair Jeanne Marie Foster called the Public Input meeting to order at 6:07 p.m. and welcomed everyone. Members of the Planning Board, Town staff, Winston-Salem Planning staff and other Town board and committee members were introduced. They were Joseph Hamby, Tom Lawson and Mike Sullivan; Attorney Bo Houff, Planner Josh Harrold, and Town Clerk Joyce Walker; Planner Kirk Ericson; Lewisville Utilities Chair Lang Wilcox, Lewisville Utilities Vice Chair Ed Rachlin; Parks, Recreation and Cultural Development member Shaida Horner, and Zoning Board of Adjustment member Vance Horner respectively. Also in attendance was Mayor Mike Horn. Planning Board members Owen Calvert and Meghan Flow were unable to attend.

II. Northeast Area Plan

- A. Town Planner Josh Harrold reviewed the map of the Town and the area considered as the Northeast area.
1. Everyone was advised that the school that is to be built is only a part of the Northeast Area Plan and that the school is not a part of the discussion. The area as a whole is the subject of the charrette.
 2. The Lewisville Planning Board has been working with City/County Planning so that there is a smooth transition from the County into Lewisville once sewer becomes available.
- B. Anticipated and existing conditions were described that would impact the NeAP, especially units of government not under the Town's jurisdiction:
1. West Suburban Plan Update - City/County Planning;
 2. Northern Beltway and road improvements - NCDOT;
 3. New middle school to be built off of Robinhood Road; and
 4. Sewer Plan - City/County Utilities.
- C. Attendees were provided questionnaires and cards and asked to share their likes, questions and concerns both real and perceived as well as any opportunities for enhancing amenities and/or quality of life.
1. It was emphasized that this plan looks to the future.
 2. Information was collected, compiled and some of the results provided as time allowed.
 - a. Attendees were advised when questions asked were not the responsibility of the Town and answers could not be given or speculated.
- D. Those in attendance were encouraged to sign up to become involved in working on any of the focus groups suggested by the board.
- E. The charrette ended at 7:20 p.m.
1. The Planning Board continued meeting following the charrette.

III. Planning Board meeting

- A. At 7:25 p.m., Mrs. Foster called to order the continuation of the meeting in order to continue with additional work. Board members and Town staff were in attendance as above.
- B. Approval of Agenda

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1. Joseph Hamby moved to approve the agenda. The motion was seconded by Mike Sullivan and approved unanimously.

IV. Introductions, Guest(s) and Presentations

- A. None

V. Approval of Minutes

- A. August 9, 2017
 1. Joseph Hamby moved to approve the August 9, 2017 minutes. The motion was seconded by Tom Lawson and approved unanimously.
- B. August 21, 2017 - Special Meeting
 1. Tom Lawson moved to approve the August 21, 2017 minutes. The motion was seconded by Joseph Hamby and approved unanimously.
- C. August 23, 2017
 1. Mike Sullivan moved to approve the August 23, 2017 minutes. The motion was seconded by Tom Lawson and approved unanimously.
- D. September 11, 2017 - Special Meeting
 1. Tom Lawson moved to approve the September 11, 2017 minutes. The motion was seconded by Joseph Hamby and approved unanimously.
- E. September 13, 2017
 1. Tom Lawson moved to approve the September 13, 2017 minutes. The motion was seconded by Joseph Hamby and approved unanimously.

VI. Technical Review

- A. L2017003 - Lalanda Acres
 1. No one was present to represent the developer.
 - a. The board would revisit this item if someone from the developer attended later in the meeting.

VII. Public Hearings

- A. UDO L-152 - Update the Lewisville Unified Development Ordinances by amending the Lewisville Rural Overlay (LRO) and Schools, Public
 1. Attorney Houff advised that the record reflect no public was present for a public hearing and that the board could move on to staff report and discussion.
 2. LRO district
 - a. There was discussion on whether there should be an overlay or whether the LRO district should encompass the entire town.
 - b. Changes were reviewed by Mr. Harrold.
 - (1) One specific item requested for more discussion was package plants.
 - (2) Mr. Lawson suggested any plan proposal of a package plant in a development be sent to Utilities first before coming to the Planning Board.
 - (a) Strike the language that states no package plants are to be

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built and instead allow for the possibility of package plants.

- (b) Attorney Houff suggested that a member of Utilities be part of the technical review process instead.
 - c. There was a suggestion to use the same model for the Northeast Area that was used for the Downtown Overlay and LD1. In addition, a conversation with the W-S/FC planner indicated the possibility of mirroring the Town's language in the County area abutting the Town.
 - d. After discussion, it was agreed that the LRO should not be town-wide.
 - e. There was a suggestion to do density based zoning for the area.
 - (1) Mr. Harrold advised that density based zoning is achieved through PRD's.
 - f. Next steps:
 - (1) Separate the LRO changes from the Northeast Area Overlay.
 - (2) Forward the changes to the LRO to Council.
 - (3) Complete the NeAP.
 - (4) Complete the Northeast Area Overlay.
 - (5) Review subdivision standards for updating.
 - (6) Mr. Harrold will produce a map of the area.
3. School district
- a. Mr. Hamby stated again that he could not support sending mobile units to the Zoning Board of Adjustment.
 - b. Mr. Lawson would like to cap the number of mobile units.
 - c. Staff will research to see if there is special legislation on mobile units and/or any other information.
 - d. Board members agreed they need more information on mobile units.
- B. Mr. Lawson moved to recommend 2-1.6 and to make a recommendation on the remainder of L-152 as a future consideration. The motion was seconded by Mike Sullivan and approved unanimously.

VIII. Discussion of materials for the agenda on October 11th

- A. The remainder of L-152 will be discussed at the meeting on October 11th and a new "L" number will be given.
- B. Place the technical review for Mr. Aher's development on the agenda.
- C. Review the Northeast Area Plan.
- D. Information from the charrette will be collated and sent to everyone.
- E. Review information written on the Northeast Area Overlay.

IX. Reports

- A. Chair
- B. Planner
- C. Manager
- D. Clerk

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X. **Unfinished Business**

- A. Land Use Planning

XI. **Board Discussion**

- A. Action Item Consensus/Next Steps
B. Next Meetings
1. Next Regular Public Hearing meeting - **October 11, 2017** (2nd Wednesday of the month)
2. Next Special Work Session meeting - **October 25, 2017** (4th Wednesday of the month)

XII. **Adjournment**

- A. Having no other business to discuss, Joseph Hamby moved to adjourn the meeting at 9:07 p.m. The motion was seconded by Tom Lawson and approved unanimously.

Jeanne Marie Foster, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk