

Lewisville Planning Board Meeting Minutes
October 11, 2017
6510 Shallowford Road - Conference Room 110
7:00pm

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 7:08 p.m. Board members present were Owen Calvert, Joseph Hamby and Tom Lawson. Also present were Attorney Bowen Houff, Planner Josh Harrold and Town Clerk Joyce Walker. Meghan Flow and Michael Sullivan were unable to attend.
- B. Approval of Agenda
 - 1. Joseph Hamby moved to approve the agenda. The motion was seconded by Owen Calvert and approved unanimously.

II. Introductions, Guest(s) and Presentations

- A. Sanjay Aher, Aher Builders, and Steve Causey, Allied Design, Inc.

III. Approval of Minutes

- A. September 25, 2017 (Rescheduled meeting)
 - 1. Item VII.2.f.(1) was corrected to read, "Separate the LRO changes from the Northeast Area Overlay."
 - 2. Joseph Hamby moved to approve the September 25, 2017 minutes as amended. The motion was seconded by Tom Lawson and approved unanimously.

Mike Sullivan arrived at 7:13 p.m.

IV. Technical Review

- A. L2017003 - Lalanda Acres (Note: on 10-16-2017 the name of the subdivision was officially changed to Reynolds Run)
 - 1. Mr. Harrold provided a copy of the technical review notes.
 - a. It was noted that the comment from the DOT regarding negative access easement onto Reynolds Road was not on the report that was printed. There are no driveway cuts onto Reynolds Road. (See full report below.)
 - b. Items noted have been addressed on the plan.
 - c. Name changes were made but were not on the copy of the plan.
 - 2. Highlights of the Staff Report were noted. (See full report below.)
 - a. There was discussion on lots 14 and 17 not meeting the lot width requirements.
 - (1) There is "wiggle" room that will be shown on the final plat.
 - b. There was discussion on whether the Greenway Plan was considered for this plan.
 - (1) Since this plan shows Reynolds Road, it was noted that Reynolds is a DOT road and the area is already built out.
 - (2) Board members would like to have the Council either approve the Greenway Plan or portions of the plan.
 - c. Tom Lawson moved to send the report to Council with the conditions outlined in the staff report. The motion was seconded by Mike Sullivan and approved unanimously.
 - 3. Comments were made on the percentage of open space in various zoning districts.

Lewisville Planning Board Meeting Minutes
October 11, 2017
6510 Shallowford Road - Conference Room 110
7:00pm

V. Public Hearings

VI. Reports - Updates

A. Chair

1. Mrs. Foster updated the board on research on the modular facilities for schools. She noted that there are external circumstances associated with the schools.
 - a. One consideration is expiration dates for modular units.
 - b. Forsyth County already has items in place on these units.
 - c. The state regulates these units under State Building Code.
2. Bill Powell has retired and now Colon Moore is the Town's contact.
3. Site plans for the school will not be submitted until January.
 - a. The annexation paperwork still has not been submitted.
4. Architects still need to schedule another public input sessions.
 - a. Information on sidewalks and greenways is needed for pedestrian connectivity.
5. Maps for the Greenway Plan are being downloaded by the consultant for review as they relate to the Northeast Area Plan.

B. Planner

1. Tomahawk Creek sewer line extension for the school is set for completion in the spring of 2019 barring no setbacks.
2. Funding has been awarded for the Williams Road Gateway Project has been awarded and the Town is waiting for the funding to be released.
3. CMAQ funding is going forward for Lewisville-Clemmons Road.
4. Board members were advised of open space plans by Davidson County that was presented at the Planners' Conference.

C. Manager

D. Clerk-Annexation/Rezoning

1. An application for a contiguous annexation into the Town for Glad Acres Road was reviewed with the board.
 - a. The applicants do not plan to rezone the property at the time.
 - (1) Half of the property is zoned RS20 and the other half is zoned RS9.
 - b. This request for annexation will be presented to Council in October and if the annexation is approved, public hearings to change zoning jurisdiction will be required for review by the Planning Board and Town Council.

VI. Unfinished Business

A. Public Schools Amendment

1. The section on the amendments for the school were reviewed.
 - a. Reference was made to the general statutes on mobile units (referred to as temporary units).
2. There was continued discussion on what is considered the front of the school since there will be three roads accessing the school.
3. There were also comments on safety issues around the pods and whether they should even be allowed.

Lewisville Planning Board Meeting Minutes
October 11, 2017
6510 Shallowford Road - Conference Room 110
7:00pm

- a. Again there was discussion on reviewing after so many years, number of units, accessibility from the inside of the school, fencing, screening, plantings, special use permits by the Zoning Board of Adjustment, etc.
- b. It was noted that the amendment shows the Planning Board as the replacement for the Appearance Commission and if they are to set standards, those standards should not be subjective.
 - (1) There was a suggestion to look at the dumpster standards in the downtown as an example to be used for the temporary classrooms.
- 4. Mr. Harrold will explore language that uses school population and square footage percentages as a gauge to help determine the number of temporary units as well as what landscaping standards would apply.
- 5. The School Board meeting is on the 24th.
- B. Open space - PRDs/Conventional Subdivisions
 - 1. This is to be reviewed at the next meeting.
 - 2. Percentages need to be reviewed.
- C. North East Area Plan
 - 1. This is to be reviewed at the next meeting.
 - 2. Paul Kron will need to be contracted to complete work on the Northeast Area Plan.

VII. Board Discussion

- A. Action Item Consensus/Next Steps
- B. Next Meetings
 - 1. Next Regular Public Hearing meeting - **November 8, 2017** (2nd Wednesday of the month)
 - 2. Next Work Session meeting - **October 25, 2017** (4th Wednesday of the month)

VIII. Adjournment

- A. Having no other business to discuss, Owen Calvert moved to adjourn the meeting at 9:08 p.m. The motion was seconded by Joseph Hamby and approved unanimously.

Jeanne Marie Foster, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk

Lewisville Planning Board Meeting Minutes
October 11, 2017
6510 Shallowford Road - Conference Room 110
7:00pm

MAJOR SUBDIVISION STAFF REPORT

DOCKET: L-PBR 2017003
STAFF: Josh Harrold, AICP

Petitioner: Allied Design, Inc.
Ownership: Aher Builders, Inc.

REQUEST: Preliminary Major Subdivision

A major subdivision in the RS9-S district. The meeting requires review by the planning board and approval by the Town Council

PIN #'s: 5885-52-1585, 5885-52-5505, 5885-52-7595
Acreage: 9.07 acres

LOCATION:

Street: Lalanda Drive near its intersection with Reynolds Road then running east along Lalanda Drive for 980+/- feet.

Jurisdiction: Town of Lewisville

PROPERTY SITE/IMMEDIATE AREA:

Existing Structures on Site: The site has an existing home that will be demolished. The remaining property is open field.

Adjacent uses:

- * North - Single family residential subdivision and vacant land, Kensford Drive, zoned RS9-S
- * East - Vacant property, zoned RS-20
- * South - Single family residences, 7300-7360 Lalanda Drive, zoned RS20
- * West - Single family residence, 855 Reynolds Rd, zoned RS20

GENERAL AREA:

Character/Maintenance: The homes in this area are mainly single family small and medium lots. The existing subdivision north of the subject property is an established neighborhood with ~47 homes.

PHYSICAL FEATURES:

Topography: The site slopes gently from the southern to the northern portion of the site.
Vegetation/habitat: The property has historically been used for farming grain crops.

Lewisville Planning Board Meeting Minutes
October 11, 2017
6510 Shallowford Road - Conference Room 110
7:00pm

WATER AND SEWER FACILITIES:

Public water is available to the site. All lines are sized to provide domestic water service to the site and meet minimum fire protection requirements. Public sewer is available and is currently being up sized by WSFC Utilities to serve the capacity of the property.

TRANSPORTATION:

Direct Access to Site: Lalanda Drive

Street Classification(s): Reynolds Road- Minor Thoroughfare, Lalanda Drive-Town maintained paved street.

Interconnectivity: NC Fire Code Appendix D requires there to be two entrances for ingress and egress purposes. Section 4 (B)(1)(f) & (g) of the Town's UDO requires interconnectivity and connection of stub streets between adjacent subdivisions.

Driveways: All driveways will be internal. There will be no private driveway's connecting to Reynolds Road or Lalanda Drive.

CONFORMITY TO PLANS:

Lewisville Comprehensive Plan Update 2015 - The Plan describes this area as being single family residential and being used as medium density. The minimum lot size is 9,000 square feet. The proposed subdivision does follow these standards

Legacy Development Guide - *Legacy* recognizes this area as being in GMA-3 Suburban Neighborhoods. *Legacy* states GMA-3 areas should be used for increasing overall residential density. GMA-3 areas are where most growth has occurred in recent decades. Subdivisions in GMA-3 cater to specific housing styles and price ranges. The proposed subdivision does fall into this category.

ANALYSIS:

The applicant is requesting a preliminary major subdivision approval in RS9-S zoning. The applicant was granted a rezoning to RS-9S in April 2017 for a single family subdivision with 9,000 square feet lots. The preliminary major subdivision plat does adhere to the RS9-S standards.

Town staff is of the opinion that the request is in general conformance with the Town's *Comprehensive Plan and Legacy* for the area. The developer has or will need to follow the major subdivision requirements in Chapter D Section 4 as shown below:

1. Street widths-27feet provided
2. Interconnectivity-provides stub street connects to adjoining properties
3. Sidewalks on both sides of street provided
4. 10' utility easement provided
5. All site distance easements will need to be shown on final plat
6. Street names will need to follow MapForsyth requirements
7. Street tree requirement-1 tree per 45 linear feet plus 1 additional tree per lot in conventional subdivision

Lewisville Planning Board Meeting Minutes
October 11, 2017
6510 Shallowford Road - Conference Room 110
7:00pm

8. All lots must conform to the lot size requirement-Lots 14, 15, 16 don't meet 65 ft lot width
9. Erosion control permits shall be obtained through WS/FC Stormwater Dept.
10. Fire and life safety infrastructure does meet NC Fire Code requirements
11. Stormwater management permits must be obtained through the Town of Lewisville before issuing building or zoning permits.
12. Type III buffer required in yard adjacent to Reynolds Road
13. **Extension of stub streets as close to property lines as possible**

RECOMMENDATION:

The project does meet the overall density requirements of the RS9-S zoning district. Statements found in both the Lewisville Comprehensive Plan and Forsyth County Legacy Plan encourages higher density within a suburban/urban environment. Staff recommends approval of the Lalanda Acres preliminary major subdivision subject to the requirements stated above.



Technical Review Committee Meeting
Notes
September 18, 2017

Attendees: Josh Harrold, Town of Lewisville; Steve Causey, Allied Engineering

PRELIMINARY SITE PLAN REVIEW RECORD

- 1) SITE PLAN TITLE AND NUMBER: Reynolds Run, L-PBR 2017003
- 2) TYPE OF DEVELOPMENT: Preliminary Subdivision Plan Review
- 3) ACREAGE: 9.07 acres
- 4) ZONING: Existing: RS-9S
- 5) # UNITS/LOTS: 29 lots
- 6) DENSITY, IF RESIDENTIAL: 3.2 dwelling units per acre (average lot size 9,769 ft²)
- 7) LOCATION OF DEVELOPMENT: Subdivision is located off Lalanda Drive near its intersection with Reynolds Road then running east along Lalanda Drive for 980+/- feet.

- 8) SITE PLAN PREPARER: Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Lewisville Planning Board Meeting Minutes
October 11, 2017
6510 Shallowford Road - Conference Room 110
7:00pm

- 9) OWNER AND/OR AGENT: Property Owner: Aher Builders Inc
183 Covington Place
Lewisville, NC 27023
- 10) **PRELIMINARY CONDITIONS:** (Conditions on the following pages are additional requirements for development. All other city or county code regulations still apply.)

NCDOT- Phone # - Jeff Moncus jwmoncus@ncdot.gov 336.747.7900 Updated 10/2/17

- * Non access easements required for lots that adjoin Reynolds Rd

Planning & Zoning, Josh Harrold #945-1023

- * Type III buffer yard required adjacent to all collectors and thoroughfares (D 4-B.4.j)
- * Site distance easements needed at all intersections (D 4-B.1.p&q)
- * Street trees as well as one tree per lot (D 4-B.1.s)

Elizabeth R. Colyer <elizabethrc@cityofws.org>

- * Setbacks measured from utility easement line, cul de sac lots must be setback the minimum distance or until the side setbacks can be met, whichever is first and are generally exempt from the RS9 front lot width
- * Check the nodes and segments, appears to be 3 nodes and if you do not count stubs as segments, then 2 segments.
- * Several lots that aren't in the cul de sac that do not meet the RS9 lot width standard of 65ft-lots 14, 16, 17
- * Any permanent signs will require separate sign permit application

(Erosion Control), Neil Uldrick- Phone # - 734-1299 neilu@cityofws.org

- * This project is in excess of 10,000 sq. feet of proposed land disturbance area, and shall require an Erosion Control Permit.
- * Three (3) hard copy sets of a professionally designed Erosion Control Plan must be submitted, along with an originally signed and notarized copy of the Financial Responsibility/Ownership (FRO) Form, no less than 30 days prior to the intended start date of the project.

Public Works/Stormwater, George Hauser - Phone # - 336.945.1020 or 336.399.7373

- * Information was sent to Linda Pass with Stantec

Fire Department Michael King – Phone # - 336.703-2546 Forsyth County Fire

- * Fire and life safety infrastructure meets code.

Utilities, Chris Jones- Phone # -336-747-7309 charlesj@cityofws.org

- * Submit water/sewer extension plans to Utilities Plan Review for permitting/approval.

Lewisville Planning Board Meeting Minutes
October 11, 2017
6510 Shallowford Road - Conference Room 110
7:00pm

- * Water Meters purchased through City of Winston-Salem.
- * NCDOT Encroachment Agreement required for Utility connections in the Right-of-Way of Lalanda Dr.
- * Place water meters and sewer C.O.'s at the Right-of-Way/Behind sidewalk.

Addressing-Matthew Hamby (336) 747-7074

- * New street names required due to duplicate names, Allied Design is finding new names for consideration

Please submit two proposed street names to Stacy Tolbert (tolbersy@forsyth.cc) or Matthew Hamby (hambyme@forsyth.cc) for approval. Floor plans and elevations will also be required in order to issue addresses.
