

Lewisville Planning Board Meeting Minutes
January 10, 2018 - 6:30 pm
6510 Shallowford Road - Council Room 110

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 6:36 p.m. Board members present were Owen Calvert, Joseph Hamby and Michael Sullivan. Also present were Planning Director Josh Harrold, Attorney Bo Houff and Town Clerk Joyce Walker. Recycling Committee member Russell Bailey was also present.
- B. Approval of Agenda
 - 1. Mrs. Foster asked that VI B and C be switched.
 - 2. Owen Calvert moved to approve the agenda as amended. The motion was seconded by Joseph Hamby and approved unanimously.

II. Approval of Minutes

- A. Mrs. Foster asked that the minutes for November 29, 2017 and December 13, 2017 be deferred to the meeting on January 24, 2018 .

III. Technical Review

- A. None

IV. Public Hearings

- A. L-082 - changing the zoning jurisdiction on property annexed into the town located off Robinhood Road for the Winston-Salem/Forsyth County Schools
 - 1. Staff Presentation
 - a. Board members reviewed a map of the property that was annexed into the Town in December. This property now needs to have its planning jurisdiction changed from Forsyth County to Town of Lewisville. The property owners will not be changing their RS-9 zoning.
 - 2. Public Hearing
 - a. The Public Hearing was opened at 6:41 p.m.
 - (1) No one came forward to speak for or against L-082.
 - b. Having no speakers, the Public Hearing was closed at 6:42 p.m.

Board member Bill Scantland arrived at 6:40 p.m.

- 3. Planning Board Discussion
 - a. None
- 4. Planning Board Consideration
 - a. Mike Sullivan moved to recommend L-082 to Council. The motion was seconded by Joseph Hamby and approved unanimously.

V. New Business

- A. L-PBR 2018001 (Glad Acres PRD)
 - 1. The applicant is requesting a special use permit to be issued by Town Council. The technical review for the project will be held next week. This meeting is to preview the site plan before having the official public meeting.

Lewisville Planning Board Meeting Minutes
January 10, 2018 - 6:30 pm
6510 Shallowford Road - Council Room 110

2. Stephen Owen and Ron Parker were present to provide additional information on the project.
 - a. If the project were to proceed as a conventional development, there could be as many as 234 homes by right on the 63 acres. However, this project will be conserving 40% of the land to open space.
 - b. There will only be 96 lots developed with 1 ½ units per acre.
 - c. The project plans to use sewer from Tomahawk Creek and will be granting an easement dedicated to the sewer outfall.
 - d. Additionally, the dedicated easement area will be used for a greenway trail.
 - e. It conforms to Legacy's West Suburban Plan.

Tom Lawson arrived at 6:51 p.m.

3. Board members asked for information on the following:
 - a. Dark skies - the developers will follow whatever rules prevail; however, they did note that most homeowners complain about not having enough light.
 - b. Street width - 24 foot paved width with 2 feet on each side of valley curb and 4 foot sidewalks.
 - c. Street parking - no because each home will have a 2-car garage with a minimum of space for 4 cars in the driveway. The board was advised that creating parking areas did not work well.
 - d. Housing materials - plans are to use combinations of materials such as brick, stone, hardi-board, etc. so that the development won't have a "cookie cutter" look.
 - e. The subdivision will have covenants.
4. Comments from developers:
 - a. Staff and board were complimented on providing any construction feedback to help with the project.
 - b. The only challenge they found was with the 600 foot block length when laying out the subdivision.
 - (1) There was a question whether DOT hilly standards had been used.
 - (a) Staff will check on these standards.
 - c. This will be a 2-phase development with the Robinhood area as the first phase, sewer being the driver and when everything with start.
5. Next steps:
 - a. The public meeting (not a public hearing) will be held on January 24th to review the 7 findings of fact. Adjoining neighbors will be notified via letter with information included on what will happen at the meeting.

VI. Unfinished Business

- A. Northeast Area Plan Final Review
 1. Board members were asked to review the document and provide feedback by Friday the 12th and the latest on the 17th. Paul Kron will be present at the meeting on the

Lewisville Planning Board Meeting Minutes
January 10, 2018 - 6:30 pm
6510 Shallowford Road - Council Room 110

24th as a prep before sending the plan to Council if feedback received requires changes.

- B. Northeast Area Overlay Ordinance
 - 1. There was discussion on the overlay for the Northeast area.
 - a. The map that encompassed the area was reviewed as well as the proposed overlay based on how the Davidson Overlay format is written.
 - (1) There was no information on the use table filled in.
 - b. Should the area be governed by density or a percentage of open space?
 - (1) If open space is met and density not exceeded, then rezoning does not have to be done.
 - c. Final resolve seemed to be:
 - (1) Single family residential.
 - (2) Determined density (suggestion RS-12) and uses.
 - (3) Implementation.
 - d. Staff will go through the existing table of uses and fill in the blanks on the use table for the overlay for review.
 - 2. There was also discussion on whether a superior method to get end results should be using planning area vs. current zoning.
 - a. This would be moving forward without supporting ordinances.
 - 3. Staff will review all of the comments and bring information to the board for the next meeting.
- C. Lighting Ordinance
 - 1. Staff has drafted an ordinance based on the ordinance in Boone and will provide to the board for review.

VII. Board Discussion

- A. Action Item Consensus/Next Steps
 - 1. Next Meetings
 - a. Next Regular Public Hearing meeting - **February 14, 2018** (2nd Wednesday of the month)
 - b. Next Work Session meeting - **January 24, 2018** (4th Wednesday of the month)

VIII. Reports - Updates

- A. Chair
 - 1. None.
- B. Planner
 - 1. There will be a proposed apartment complex for construction behind J-Butler on Styers Ferry Road near the church. This will be coming forward at a later date.
- C. Manager
 - 1. None.
- D. Clerk
 - 1. None

Lewisville Planning Board Meeting Minutes
January 10, 2018 - 6:30 pm
6510 Shallowford Road - Council Room 110

IX. Adjournment

- A. Having no other business to discuss, Bill Scantland moved to adjourn the meeting at 8:42 p.m. The motion was seconded by Owen Sullivan and approved unanimously.

Jeanne Marie Foster, Chair

Joyce C. McWilliams Walker, Town Clerk