

Lewisville Planning Board Meeting Minutes
July 11, 2018
6510 Shallowford Road - 1st Floor Council Chambers
6:30 pm

I. Call to Order

- A. Vice Chair Tom Lawson opened the meeting at 6:35 p.m. Board members present were Joseph Hamby, Jessica Higgins, Michael Sullivan and Bill Scantland. Also present were Attorney Bo Houff, Town Clerk Joyce Walker. Chair Jeanne Marie Foster arrived at 6:36 p.m. Board member Meghan Flow and Planner Josh Harrold were unable to attend.
- B. Approval of Agenda
 - 1. Bill Scantland moved to approve the agenda. The motion was seconded by Joseph and approved unanimously.

II. Approval of Minutes

- A. June 27, 2018
 - 1. Minutes of the June 27th meeting were not available.

III. New Business

- A. Styers Ferry Road Major Subdivision
 - 1. Alex Carter, Beeson Engineering, was present to provide information on a development located off of Styers Ferry Road that will be coming formally before the board at a later date for Planning Board Review.
 - a. A site plan was provided for review.
 - b. The property is zoned RS20 and there will be 25 lots on 38 acres.
 - (1) Each lot will be approximately 1 ½ acres.
 - (2) Nineteen of the lots will be accessed internally in the subdivision.
 - (3) Six of the lots will be accessed directly off of Styers Ferry Road because of topographical issues and will not be a part of the subdivision.
 - (4) Challenges to the design were topography and septic soil.
 - c. This is a low density project that will be following state regulations since it is in the Yadkin River Watershed.
 - d. Rain will drain west of residents.
 - e. There will be off-site septic.
 - f. There will be curb and gutter with 3-4 lots picking up drainage in the back of the lots.
 - g. Sidewalks will be on both sides (site plan only shows one side) with street trees every 45 feet.
 - (1) Mr. Clark was asked about a greenway or sidewalk connecting the Styers Ferry properties with the rest of the development.
 - h. The DOT will not be asking for turn lanes.
 - i. There was discussion on the 6 lots facing Styers Ferry Road not being a part of the subdivision.
 - (1) The lots on Styers Ferry will have shared driveways to minimize curb cuts.
 - (2) There was a suggestion to provide a common driveway for the lots

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- off of Styers Ferry.
- (3) Mr. Clark was asked to investigate a way for those lots to be accessed internally through the subdivision.
2. Mr. Clark was asked to work with MapForsyth in securing an approved name for the road in the subdivision.

IV. Public Hearings

- A. Application from Developer to Amend Permitted Use Table (PUT) to Allow Veterinary Services in LD1-S
 - 1. Presentation
 - a. Attorney Houff reminded everyone that the UDO update and the rezoning are two different matters for consideration. This request is to change the PUT back to the usage allowed in 2013.

STAFF REPORT

DOCKET # UDO L-158

REQUEST

This UDO text amendment was drafted by staff at the request of the developer to amend Chapter B Section 2.6 of the Unified Development Ordinances (UDO) to add veterinary services as a permitted use in LD1-S to the permitted use table (PUT).

BACKGROUND

The developer wishes to rezone property on Shallowford Rd in order to construct a new building to house Shallowford Animal Hospital. The developer is proposing to rezone a parcel of land from RS-20 to LD1-S. Veterinary services were a permitted use in LD1-S in the past but were removed in 2013. Without the amendment to the permitted use table the project can not move forward as proposed.

ANALYSIS

Veterinary services were a permitted use in LD1-S until 2013. There are a number of existing service based businesses in LD1-S currently and the town does allow medical services, business services A, personal services and professional offices as permitted uses by right in LD1-S. The developer feels as though veterinary services should be a permitted use since many other service bases businesses are allowed in LD1-S.

SUMMARY

During conversations with the developer, staff discussed options for the project and believes this option is

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the best option. Another option available to the developer would be to petition for rezoning to PB-S which does allow veterinary services by right. Staff believes that rezoning to PB-S would fall short of adhering to Lewisville's architectural and design standards for the downtown core area (DCA). The other option would be to extend the LD2-S district further east along Shallowford Rd. Veterinary services are a permitted use by right in LD2-S. The majority of past rezonings in Lewisville's DCA have been LD1-S. LD1-S zoning allows us to regulate the character and feel of the projects and assures they complement Lewisville's small town character and charm.

Staff believes this change to the UDO is a reasonable request since veterinary services were once a permitted use in LD1-S. In addition, the other service based businesses allowed in LD1-S are somewhat similar in that they provide a needed service to the citizens of Lewisville. Staff recommends the change to the permitted use table to allow veterinary services in LD1-S.

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2. Public Hearing
 - a. The Public Hearing was opened at 7:05 p.m.
 - b. Having no speakers, the Public Hearing was closed at 7:06 p.m.
 3. Board Discussion
 - a. Board member Hamby suggested that LD2-S could be extended to include the property that is being considered and would also bring the funeral home into conformity. If LD1-S is approved, it means that other vet services could be provided down to the Lowes shopping area. The downtown as a whole should be considered in its entirety when considering this request. He expressed concerns about having retail space.
 - b. Mr. Lawson reviewed the boundaries of LD1 (pedestrian) and (vs.) LD2 (vehicular) and the thought process that was used in considering those boundaries. He also described how the use on the back side of properties that front Shallowford Road would be used for the property facing the Great Wagon Road.
 - c. It was noted that the vision was to have living units in the downtown that would help to support retail and walking in the area which has not happened.
 4. Board Consideration
 - a. After discussion, Board Member Lawson moved to recommend to Council that the PUT table be amended to allow Veterinary Services as a use in LD1-S. The motion was seconded by Bill Scantland and approved with a 4-2 vote with board members Higgins, Lawson, Sullivan and Scantland voting FOR and members Foster and Hamby voting NAY.
- B. Shallowford Road Animal Hospital Rezoning (RS-20 to LD1-S)
1. Presentation
 - a. Joe Seipel-Parks, West Depot Architecture, representing the petitioner Dr. Christopher Eads, provided information on the site plan for the request.
 - (1) A hard copy was marked with stormwater drainage.

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- (2) The recommendation from the stormwater review advised the removal of several employee parking spaces making the impervious surface under 20,000 square feet and therefore no need for stormwater retention.
- b. The elevation was reviewed.
- c. There was discussion on roof pitch as described in the UDO.
 - (1) Mr. Seipel-Parks felt that the information in the UDO was contradictory and suggested that the code be changed, i.e. the pitch identified being too large for the building square footage.
 - (a) It was pointed out that some of the options in the UDO are there to hide roof units and to create roof lines other than a flat surface.
 - (b) A wrap-around “L” porch with shed roofing has been discussed to provide a change to the roof façade.
 - (c) He suggested a 3-12 pitch if the town is looking for the craftsman look.
 - (d) Some of the design provided for as much natural light as possible.
 - (e) A challenge of this project was to keep a “cottage” feel on the building considering its size and mass.
 - (f) He also suggested a future design guide be developed.
- d. Attorney Houff suggested that, if the applicant is agreeable, a wrap-around porch with shed roofing be made a condition of acceptance.
 - (1) The applicant accepted this as a condition.
- e. Mr. Seipel-Parks advised that he has learned that there will be a road cut as part of the Great Wagon Road Project.
 - (1) Currently, the entrance is off of Shallowford Road; however, in the future, the entrance will be from Tom Voss Road (correct name is Tom Voss STREET).
 - (2) The corner closest to Shallowford has been redesigned to consider the building of Tom Voss.
- 2. Public Hearing
 - a. The Public Hearing was opened at 7:50 p.m.
 - (1) Diana Mitchell, owner of Textures Hair Salon, next to the property, expressed her concerns about sound proofing and setbacks (i.e. not being seen from the road).
 - b. Having no other speakers, the Public Hearing was closed at 7:54 p.m.
- 3. Discussion
 - a. Mr. Seipel-Parks indicated the setback will be 31', 11' more than the 20' in the UDO for veterinary services.
 - b. He also said that 6" sound insulated walls will be built according to code.
 - (1) Attorney Houff asked the petitioner if they agreed to the use of ST6 soundproofing as a condition to which they agreed.

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- (2) Shrubbery will also help to insulate from sound.
4. Board Consideration
 - a. After discussion, Board Member Lawson moved to recommend approval of the rezoning from RS-20 to LD1-S with the conditions that were set forth. The motion was seconded by Jessica Higgins and approved unanimously.

V. Technical Review

- A. None

VI. Unfinished Business

- A. NeAP Overlay District
 1. Board members discussed the intensity and location of commercial (activity center?) within the NeAP so that it would be more residential: apartments, condos, multi-family, given their proximity to the new school.
 2. Next step will be to complete the PUT discussion to inform aforementioned item #1 and reviewing and rethinking earlier discussions.
 3. There was a mention that there is a possibility that Ketner Road may not be built; however, a transportation plan could be recommended to connect to Robinhood Road.
 - a. Another recommendation on transportation might be the widening of Styers Ferry Road to match Lewisville-Clemmons Road.
 4. A copy of the Downtown Plan is to be sent to board members.
- B. Planning Board Actions FY 2018-2019
 1. ACTION: Discussion

VII. Board Discussion

- A. Action Item Consensus/Next Steps
- B. Next Meetings
 1. Next Regular Public Hearing meeting - **August 8, 2018** (2nd Wednesday of the month)
 2. Next Work Session meeting - **July 25, 2018** (4th Wednesday of the month)

VIII. Reports - Updates

- A. Chair
 1. The chair will be working with Bill Scantland on a draft for Craig Lewis (Form Based Code) for the Northeast Area.
- B. Planner
- C. Manager
- D. Clerk
 1. Mrs. Walker advised everyone that the Council moved the PCO to the August meeting to get more details from the Planner since he could not attend council meetings this month.

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IX. Adjournment

- A. Having no other business to discuss, Michael Sullivan moved to adjourn the meeting at 8:30 p.m. The motion was seconded by Jeanne Marie Foster and approved unanimously.

Jeanne Marie Foster,
Chair

ATTEST:

Joyce C. McWilliams Walker,
Town Clerk