

Lewisville Planning Board Meeting Minutes
July 25, 2018
6510 Shallowford Road - 2nd Floor Conference Room
6:30 pm

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 6:32 p.m. Board members present were Joseph Hamby, Tom Lawson, Michael Sullivan and Bill Scantland. Jessica Higgins and Meghan Flow had advised they would be unable to attend. Also present were Attorney Bo Houff and Town Clerk Joyce Walker. Planner Josh Harrold was unable to attend.
- B. Approval of Agenda
 - 1. Bill Scantland moved to approve the agenda. The motion was seconded by Joseph Hamby and approved unanimously.

II. Approval of Minutes

- A. June 27, 2018
 - 1. Bill Scantland moved to approve the June 27, 2018 written amended (showing the correction of incorrect information sent by W-S Planning) minutes. The motion was seconded by Joseph Hamby and approved unanimously.
- B. July 11, 2018
 - 1. Bill Scantland moved to approve the July 11, 2018 written amended (noting the site plan statement vs. the verbal statement) minutes. The motion was seconded by Joseph Hamby and approved unanimously.

III. New Business

- A. None

IV. Public Hearings

- A. None

V. Technical Review

- A. Major Subdivision off Styers Ferry Road - Belle Grove
 - 1. In the absence of the Planner, Greg Garrett, representing Shugart Homes, and Alex Carter, design engineer representing Beeson Engineering, provided the information on this subdivision.
 - a. The property is zoned RS20 with 25 lots on 38 acres.
 - b. There was follow-up on the comments that were received at the last meeting.
 - c. Because of the topography, nineteen of the lots will be accessed internally in the subdivision and six of the lots will be accessed directly off of Styers Ferry Road.
 - (1) The DOT still supports access from Styers Ferry with shared access easement because of topography, i.e. three driveways instead of six.
 - (2) The six lots will still be part of the homeowners association with membership in the HOA as part of the covenants because of the upkeep of the septic system.
 - (a) There was a suggestion to have side load garages so that

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the homeowners do not have to back out onto Styers Ferry.

- d. The design only uses areas outside of the grove area so that a number of trees can be saved and preserved.
 - (1) The area(s) that have to be cut will be for the septic system.
 - (2) The design will try to expand beyond the state required 30' buffer at around the stream if possible.
- e. Information on shared septic systems were provided.
 - (1) The system is maintained by the HOA.
 - (2) Newer systems are innovative.
 - (3) A soil scientist, working with the Health Department, will be working with a wastewater specialist (who will be taking on the liability as opposed to the Health Department) to get state approval on this project.
- f. This is not a designated wetland even though there is a stream tributary.
- g. The board discussed communication and notification to adjacent residents on this subdivision since there is no requirement to provide a notice on this site plan approval since it is by right.
- h. There was a suggestion to connect the development to the pool of the adjacent subdivision; however, at this point, there is no commitment.
 - (1) The developers will have a conversation with the recreation board of the pool about the possibility of easement access.
- i. The official site plan review meeting will be on August 8th.

VI. Board Discussion

- A. The board discussed options in which to engage the public on development projects.
 - 1. Signs.
 - 2. Social media.
 - 3. Chair will check with the planner on his suggestion(s).
 - 4. Check with the City of Winston-Salem.
 - 5. Telephone message to residents.
- B. Board members were advised that there should be a process/policy that needs to be adopted.
 - 1. There was a suggestion to have an agenda item to address the issue.
- C. It was pointed out that the detail on the site plan still has sidewalk on one side.
 - 1. The clerk will contact Mr. Garrett for clarification.

VII. Unfinished Business

- A. NeAP Overlay District
 - 1. The board continued discussion on the PUT Table and regulation of uses in relation to the school.
 - a. Commercial uses were reviewed with their definitions.
 - b. The Vienna Business District (VBD) was identified as the only area as commercial.
 - c. The area around the school would be a neighborhood/activity center at

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- the Lewisville-Vienna Road/Robinhood Road intersection.
- d. Members “painted a picture” of what they thought the area around the school should like, somewhat like a campus area.
- 2. After discussion, there was agreement to focus more on residential and south of Robinhood Road to encourage multi-family.
 - a. Board members agreed that they need to go back an review uses.
 - b. Staff was asked to listen to the last 10 minutes of the tape for directions.
- B. Planning Board Actions FY 2018-2019
 - 1. No discussion

VIII. Board Discussion

- A. Action Item Consensus/Next Steps
 - 1. The school board would like to have a community meeting and had suggested August 15th; however, members of the Planning Board discussed other dates and suggested either September 12th or September 26th to be in tandem with the Planning Board.
- B. Next Meetings
 - 1. Next Regular Public Hearing meeting - **August 8, 2018** (2nd Wednesday of the month)
 - 2. Next Work Session meeting - **August 22, 2018** (4th Wednesday of the month)

IX. Reports - Updates

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

X. Adjournment

- A. Having no other business to discuss, Tom Lawson moved to adjourn the meeting at 8:36 p.m. The motion was seconded by Mike Sullivan and approved unanimously.

Jeanne Marie Foster,
Chair

ATTEST:

Joyce C. McWilliams Walker,
Town Clerk