

PLANNING BOARD WORK SESSION MINUTES
Wednesday, January 27, 2020 at 6:30 P.M.
Digitally originating in Council Chambers 1st floor - Lewisville Town Hall

Planning Board Work Session

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1. **Call to Order**
 - a. Chair Lawson called the meeting to order at 6:30 p.m.

 2. **Roll Call**
 - a. Planning Board members attending electronically were Joseph Hamby, Jessica Higgins, Michael Sullivan and Joseph Sloop. Bill Scantland arrived at 6:32 p.m. Meghan Flow was not yet in attendance. Also attending electronically were Attorney Bo Houff and Planner Stacy Tolbert.

 3. **Regular Business**
 - a. Approval of Agenda
 - i. Jessica Higgins moved to approve the agenda. The motion was seconded by Tom Lawson and approved unanimously by a 6-0 roll call vote of ayes from Board members Joseph Hamby, Jessica Higgins, Bill Scantland, Joseph Sloop, Michael Sullivan and Chair Tom Lawson.
 - b. Approval of Minutes
 - i. December 16, 2020
 - (1) Bill Scantland moved to approve the December 16, 2020 minutes. The motion was seconded by Jessica Higgins and approved unanimously by a 6-0 roll call vote of ayes from Board members Joseph Hamby, Jessica Higgins, Bill Scantland, Joseph Sloop, Michael Sullivan and Chair Tom Lawson.

 4. **Public Comment**
 - a. The floor was electronically opened for Public Comment.
 - b. Having no electronically raised hands, Public Comments were closed.

 5. **Public Hearings**
 - a. None

 6. **Technical Review**
 - a. None

 7. **Continued Business/Work Session**
 - a. Decision for L-098 Rezoning (Doub Rd) after 24 hr period

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- i. The public hearing for the general use rezoning was held at the January 13th meeting. Statutes required that public hearings held in the virtual environment must wait 24 hours to receive written comments.
 - (1) No comments have been received.
- ii. Bill Scantland moved to recommend approval to the Town Council. The motion was seconded by Tom Lawson and approved unanimously by a roll call vote of ayes from Board members Joseph Hamby, Jessica Higgins, Bill Scantland, Joseph Sloop, Michael Sullivan and Chair Tom Lawson.

8. New Business

- a. Preliminary Discussion of new project off Concord Church Road
 - i. This is an opportunity to become familiar with the project.
 - (1) The owner of Taylor Development, LLC, Chris Ramm, was present to provide information on a proposal to build a project on the land they own next to HWY 421 on one side and to the Liberty Restaurant on the other.
 - (a) The current zoning is LD-2-S that was granted in 2001 and is currently in the Gateway of the Town.
 - (i) The developer would be asking either to rezone to GB (General Business) or to modify LD-2 to allow retail sales of lawn and garden retail and other soft retail sales.
 - (b) The property is 3.92+ acres and is next to HB (Highway Business) properties.
 - (c) The project is being proposed by James River Equipment.
 - (d) The developer provided a possible site plan for the project.
 - (i) The building is basically metal with enhanced materials such as brick and stone.
 - (2) Board members did advise that a metal building would be problematic since the zoning requires that all Downtown Overlay standards must be met.
 - (a) There was also a hesitancy to add new uses to LD-2.
 - (3) Board members continued to review the map of the area and wondered if a subset of the four businesses could be created.
 - (4) The developer was asked to submit a sketch of his plan to the Planner for further review before investing in an official site plan.
 - ii. L-PBR 2021001: Solomon Development
 - i. Briefing
 - (1) Board members were reminded that the proposal submitted by Solomon Development this past summer was denied by both Planning Board and Town Council.
 - (2) The developer has submitted a new plan that is still residential multi-family with a restaurant, parking lot and garage parking.
 - (a) The old plan had four stories; however the new plan being submitted only has two stories. **(See attached)**
 - (b) Balconies will be on the 2nd level of apartments.

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- (c) Three sides are 45 feet in height and the average of all floors meet the 48 feet height.
- (d) Also, the elevator shaft has been removed in order to meet the height requirements.
- (3) Mr. Lawson reminded everyone that this project will be a review for compliance by the Planning Board and Town Council and will go through the technical review process.
- (4) Each level will have a loft or mezzanine to the apartments.
 - (a) Everyone was reminded that there will still be 39 units as with the previous project; however, the Board does not approve floor plans.

Mr. Horn, the developer's attorney, was electronically admitted to the meeting.

- (5) Mr. Horn reiterated that the architect has stated that the design is two stories and that the elevators will only have buttons for two stories.
 - (6) Several of the board members commented that the exterior of the building still looks like four stories.
 - (7) Questions from the board centered around the definition of story.
 - (a) Mrs. Tolbert said that there is no definition of story in the UDO and that the default will be the North Carolina 2018 Building Code (which she read).
 - (b) Mrs. Tolbert was asked to send that information to board members and what does it really mean.
 - (c) There was a question on the definition of mezzanine.
 - (d) The restaurant seems like it is one story, same as before.
 - (e) Mrs. Tolbert was asked to do more research and to seek information from professionals.
 - (8) Again, board members were reminded that the project will be for compliance and will need to meet requirements.
 - (a) Although not required, board members asked if there were some visuals available for the floors that will help them to understand the use of the mezzanine/loft concept and to clear up many questions.
 - (i) Mr. Horn did not think there was a drawing of the current project available; however, he will speak with the architect although the interior design seems to be irrelevant.
 - (9) Mr. Lawson thanked Mr. Horn for attending the meeting and looked forward to receiving more information.
- c. Discussion of Possible Park west of Town Limits
- i. Mr. Lawson advised the board about the 250 acre-tract of land sold by the Messicks to a non-profit organization for a park and the impact that it might have on the Town, especially traffic on Williams Road.
 - ii. He asked if the board would be in agreement to pursue a local act that would provide an incentive for developers to annex into the Town.
 - (1) This would give the Town more say in the development and would allow the Town to be pro-active.

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- (2) He also explained the agreement between the Town and CCUC on water extensions.

9. Reports & Updates

- a. Chair
 - i. Mr. Lawson asked everyone to keep in mind the discussion on the LD-2 property adjoining the 3 HB properties (presentation on Taylor property at roundabout) and how this might be changed as part of the Downtown Overlay.
- b. Planner
 - i. Kimley Horn is the firm that has been hired to do the Comprehensive Plan and the Parks, Recreation and Cultural Development Master Plan.
 - (1) The contract is being finalized.
 - ii. Town Council will be holding their retreat on Saturday, February 6, 2021 starting at 8:00 a.m.
- c. Clerk
 - i. None.
- d. Attorney
 - i. None.

10. Meeting Review

- a. Action Item Consensus/Next Steps
 - i. See above.
- b. Next Meetings
 - i. Public Hearing - February 10, 2021
 - (1) UDO Text amendment for street trees
 - ii. Work Session - February 24, 2021

11. Adjournment

- a. Having no other business to discuss, Joseph Hamby moved to adjourn the meeting at 8:20 p.m. The motion was seconded by Jessica Higgins and approved unanimously by a roll call vote of ayes from Board members Joseph Hamby, Jessica Higgins, Bill Scantland, Joseph Sloop, Michael Sullivan and Chair Tom Lawson.

Tom Lawson, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk