

Lewisville Planning Board
July 8, 2015
Lewisville Town Hall Conference Room

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 7:03 p.m. Members present were Katie Heath, Tom Lawson and Chester Patterson. Also present were Planner Marty Myers, Town Clerk Joyce Walker and Attorney Bowen Houff.
- B. Adoption of Agenda
 - 1. Mr. Lawson moved adoption and Mr. Patterson seconded. The vote was unanimous.

II. Approval of Minutes

- A. June 24, 2015 - Mr. Patterson moved approval and Mr. Lawson seconded. The vote was unanimous.

III. Guests

- A. Bob Rogers, Lewisville Baptist Church
- B. Bill Powell, Winston-Salem/Forsyth County Schools
- C. Harold Timmons, Apex Tower Company

IV. Reports

- A. Chair's Report
 - 1. No report.
- B. Planner's Report
 - 1. Mr. Myers reported that the roundabout is ahead of schedule and should be completed around the first week of August. The sidewalk on Lewisville-Vienna is three weeks ahead of schedule and should also be completed around the first week in August. The bridge is also on schedule.
- C. Land Use Sub Committee (Robinhood Road Small Area Plan)
 - 1. Mr. Myers that the group finalized an area for the study and will now determine potential densities so that the information can be shared with the engineering consultant doing the sewer master plan.
 - 2. Utilities Committee Report
 - a. No report.

V. New Business

- A. Case L-076 - request by Lewisville Baptist Church to rezone PIN 5885-17-0340, PIN 5885-17-1164, PIN 5885-17-0002, PIN 5885-16-1797 and PIN 5885-07-8278 from IP and RM-8 to IP-S.
 - 1. Mr. Myers provided a short history of the relationship between the Baptist Church and the church's ownership of the former Mock property. He explained that there is an opportunity to place the entire five (5) plus acre-tract into the IP-S district and that is the recommendation of Town staff.
 - 2. Mr. Houff reviewed the uses that are allowed within the IP general use district and noted that there are many that are not compatible with our downtown. This request is an opportunity to remove those that are not compatible and encourage those uses

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that are supportive of the church and their related activities.

- a. There was a discussion on neighborhood church vs. community church and that the definitions may have to be revisited.
 - b. Mr. Myers asked the Board for a motion to hold a public hearing on July 22nd.
 - (1) Mrs. Heath moved for a public hearing on July 22nd and Mr. Lawson seconded. The vote was unanimous.
 - (2) Mr. Myers will work with the church representatives to create a final listing of uses prior to the public hearing.
- B. PBR-20150708 - Review and discussion of a request by Verizon Wireless to construct a new monopole cellular tower on a portion of PIN 5885-39-2374, located just off Jennings Road.
1. Mr. Timmons, Apex Tower, is working with Verizon to locate a new monopole in Lewisville.
 2. Mr. Myers advised that the Planning Board's job is to ensure that the technical aspects of the location, zoning, setback and screening requirements have all been met and that the Zoning Board of Adjustment (ZBOA) is the group that makes the final decision regarding these cases by issuing a Special Use Permit to construct. The Planning Board assures the ZBOA that technical aspects have been met.
 - a. Mr. Myers noted several items that need to be revisited by the applicant.
 - (1) The landscaping requirements found in the UDO require a minimum Type IV bufferyard at the base of the tower. This bufferyard will totally encircle the fence line around its base.
 - (2) The UDO requires a monopole and suggested that this location should be considered for a mono-pine type tower rather than the usual tower with antennas because of its location and the tree line. At 150 feet, the mono-pine would be slightly taller than the surrounding forest allowing it to better blend with the trees.
 - b. There was discussion of other types of monopoles and Mrs. Heath moved to table the issue until the 22nd awaiting additional information from the applicant. Mr. Patterson seconded. The vote was unanimous.

Board members took a break between 8:12 p.m. and 8:15 p.m.

VI. Old Business

- A. 2015 Comprehensive Plan Update
 1. Transportation Chapter was reviewed and finalized.
 2. Transportation Implementation was reviewed
 - a. Mrs. Walker asked that the group read the forward and philosophy for homework before deciding to leave in the phrase that has been added to a number of the goals in this and other chapters. The statement of philosophy won't change but influences what is in the document.
 - b. Other homework assignments
 - (1) Suggestions for the cover.

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- (2) Read the other chapters that were printed in their packet and send amendments for the next meeting.
- (3) Determine the title of Chapter 2. Should it be Community Character, Cultural Resources or a combination of both?
- c. There was consensus to consolidate Housing & Neighborhoods and Commercial Districts into Land Use.

VII. Adjournment

- A. Mrs. Heath moved to adjourn the meeting at 9:15 p.m. and Mr. Patterson seconded. The vote was unanimous.

Respectfully submitted,

Lynn W. Hall, Public Information Officer

Attest

Joyce C. McWilliams Walker, Town Clerk

Jeanne Marie Foster, Chair