

Lewisville Planning Board
6510 Shallowford Rd
Regular Meeting Minutes
Wednesday, July 10, 2019 - 6:30 p.m.

1. **Call to Order**

- a. Vice Chair Tom Lawson called the meeting to order at 6:31 p.m.

2. **Roll Call**

- a. Board Members present were Joseph Hamby, Jessica Higgins, Meghan Flow and Michael Sullivan. Bill Scantland had advised he would be unable to attend as well as chair Jeanne Marie Foster. Also present were Planner Stacy Tolbert, Attorney Bo Houff and Town Clerk Joyce Walker. Guests Mary Gaines, a resident of Lalanda Drive, and Steve Causey, representing builder Sanjay Aher of The Terrace at Reynolds Run, were acknowledged.

3. **Regular Business**

- a. Approval of Agenda
- i. Mrs. Tolbert noted that Item 9 - Meeting Review - the Work Session date should be July 24th and the next Public Hearing date should be August 14th.
 - ii. With those changes, Meghan Flow moved to approve the agenda. The motion was seconded by Joseph Hamby and approved unanimously.
- b. Approval of Minutes
- i. Jessica Higgins moved to approve the June 26, 2019 minutes. The motion was seconded by Joseph Hamby and approved unanimously.

4. **Public Hearings**

- a. None.

5. **Technical Review(s)**

- a. L-PBR 2019001 The Terrace at Reynolds Run
- i. Technical Review for Compliance: Planning Board Review for 5 lot Major Subdivision - The Terrace at Reynolds Run
 - (1) The petitioner is Aher Builders and the representative Steve Causey was present to answer questions.
 - (2) This is an extension of another subdivision street (already approved and under construction) which throws this request into the category of a major subdivision.
 - (a) This is a 3.51 acre property in the RS-20 zoning district.
 - (b) The preliminary subdivision plat adheres to the RS20 standards.
 - (c) This request is in general conformity with the Town's Comprehensive Plan and Legacy.
 - (d) The builder must adhere to items in Chapter D Section 4 but not limited to items mentioned below:
 - (i) Sidewalks need to be extended on both sides.
 - (ii) Street tree requirement is one tree per 45 linear feet per center line plus one additional tree in conventional subdivisions.

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- (iii) The installation of a 20' landscape type buffer along Lalanda Drive.
 - 1) This was discussed at the Planning Briefing. The developer and engineer have agreed to this installation due to the earlier clear-cut of the property.
 - (iv) Erosion control shall be obtained from the City of Winston-Salem.
 - (v) Stormwater permits must be obtained from the Town of Lewisville before obtaining any building or zoning permits.
 - (vi) This meets the NC fire requirements.
 - (vii) TRC comments must be remedied. Comments were very generic and there were no major comments.
 - (e) Staff recommends approval with the conditions stated above along with any other conditions that might be placed by the Planning Board.
- (3) The staff report follows:

MAJOR SUBDIVISION STAFF REPORT

The Terrace at Reynolds Run

DOCKET: L-PBR 2019001
STAFF: Stacy Tolbert, Town Planner

Petitioner: Aher Builders, Inc.
Ownership: Aher Builders, Inc.

REQUEST: Preliminary Major Subdivision

A major subdivision in the RS-20 zoning district. The meeting requires review by the Planning Board and approval by the Town Council

PIN #'s: 5885-62-1564
Acreage: 3.51 acres

LOCATION:

Street: Extension of Forge Way ending in a cul-de-sac. This is an extension of Reynolds Run Subdivision currently being developed.

Jurisdiction: Town of Lewisville

PROPERTY SITE/IMMEDIATE AREA:

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Existing Structures on Site: The site is a vacant lot.

Adjacent uses:

- * North - Single family residential subdivision and vacant land, Kensford Drive, zoned RS-9-S
- * East - Single family residential, 7245 Lalanda Drive, zoned RS-20
- * South - Single family residences, 7250-7290 Lalanda Drive, zoned RS-20
- * West - Single family residences, Reynolds Run Subdivision, zoned RS-9-S

GENERAL AREA:

Character/Maintenance: The homes in this area are mainly single family small and medium lots. The existing subdivision north of the subject property is an established neighborhood with ~47 homes. The property to the West is an approved subdivision of 29 lots currently being developed.

PHYSICAL FEATURES:

Topography: The site slopes gently from the southern to the northern portion of the site.

Vegetation/habitat: The property has historically been used for farming grain crops.

Watershed: The property is located within the Yadkin River WS-IV watershed district.

WATER AND SEWER FACILITIES:

Public water and sewer is available to the site.

TRANSPORTATION:

Direct Access to Site: Forge Way - Not Yet Constructed

Street Classification(s): Reynolds Road-Minor Thoroughfare, Lalanda Drive-Town maintained paved street.

CONFORMITY TO PLANS:

Lewisville Comprehensive Plan Update 2015 - The Plan describes this area as being single family residential and being used as medium density. The minimum lot size is 20,000 square feet. The proposed subdivision does follow these standards

Legacy Development Guide - Legacy recognizes this area as being in GMA-3 Suburban Neighborhoods. Legacy states GMA-3 areas should be used for increasing overall residential density. Subdivisions in GMA-3 cater to specific housing styles and price ranges. The proposed subdivision does fall into this category.

ANALYSIS:

The applicant is requesting a preliminary major subdivision approval in RS-20 zoning. The preliminary major subdivision plat does adhere to the RS-20 standards.

Town staff is of the opinion that the request is in general conformance with the Town's Comprehensive Plan and Legacy for the area. The developer has or will need to follow the major subdivision requirements in Chapter D Section 4, including but not limited to the requirements below:

1. Sidewalks on both sides of street extended.

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2. Street tree requirement: 1 tree per 45 linear feet plus 1 additional tree per lot in conventional subdivision.
3. Installation of a 20 ft. Type III landscape bufferyard along Lalanda Drive.
4. Erosion control permits shall be obtained through The City of Winston-Salem.
5. Fire and life safety infrastructure does meet NC Fire Code requirements.
6. TRC Comments must be remedied.
7. Stormwater management permits must be obtained through the Town of Lewisville before issuing building or zoning permits.

RECOMMENDATION:

The project does meet the overall density requirements of the RS-40 zoning district. Statements found in both the Lewisville Comprehensive Plan and Forsyth County Legacy Plan encourages higher density within a suburban/urban environment. Staff recommends approval of the Terrace at Reynolds Run preliminary major subdivision subject to the requirements stated above and any other Conditions placed by the Town of Lewisville Planning Board.

- (4) The 20' buffer will be only for this portion of the road since it is a collector road and not an arterial road and will be on Reynold Road.
 - (5) Everyone was reminded that this is just a technical review and not a public hearing.
 - (6) Having no other question for clarification, Tom Lawson moved to recommend approval to the Council. The motion was seconded by Meghan Flow.
 - (a) There was additional discussion on concerns of the previous clear cutting of this property, although board members were advised of the cutting when Reynolds Run came to the board.
 - (b) **As an action item, the board will be discussing a way to provide incentives for developers to maintain vegetation.**
 - (c) After this discussion, the motion was approved unanimously.
6. **New Business**
 - a. None.
7. **Reports and Updates**
 - a. Chair
 - i. None.
 - b. Planner
 - i. Avendell subdivision will be on Council's agenda tomorrow for an evidentiary compliance hearing.
 - ii. The Yadkinville Road rezoning will also be on Council's agenda.
 - iii. Loch Lea subdivision has septic issues and has withdrawn its request so that the site plan can be revised. A new request will be coming forward.

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- c. Town Clerk
 - i. If anyone is interested in those candidates running for Town Council, they will be listed on the Board of Elections web site.
 - ii. The survey will be on Council's agenda for tomorrow night. If they have no questions, it will be placed on the Town's web site shortly.
 - d. Attorney
 - i. None.
8. **Continued Business/Work Session**
9. **Meeting Review**
- a. Action Item Consensus/Next Steps
 - i. **Discussion of clear cutting** (so that verbiage is not a *one size fits all*), retaining trees, having usable green space and having developers to think outside the box before plans are brought in.
 - b. Next Meetings
 - i. Public Hearing - July 24, 2019
 - ii. Work Session - August 14, 2019
10. **Adjournment**
- a. Having no other business to discuss, Michael Sullivan moved to adjourn the meeting at 7:09 p.m. The motion was seconded by Meghan Flow and approved unanimously.

Tom Lawson, Vice Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk