

**Lewisville Planning Board
February 26, 2014
Town Hall Conference Room**

I. Call to order

- A. Chair Kelly Reavis called the meeting to order. Members present were Jeanne Marie Foster, Katie Heath, Randy Henning, Scott Mincey and David Spease. Also present were Town Planner Marty Myers and Town Attorney Bowen Houff.
- B. Adoption of Agenda
 - 1. Mr. Reavis said the Town Manager would speak under Guests and Presentations. Mrs. Foster had something to talk about on Smart Growth. It was placed under Unfinished Business as item A.
 - 2. Mr. Henning moved for adoption as modified and Mrs. Heath seconded. The vote was unanimous.

II. Approval of Minutes

- A. Mr. Henning moved to approve the minutes including amendments to the Lewisville Rural Overlay (LRO) from the January 8, 2014 meeting. Mrs. Heath seconded. The vote was unanimous.
- B. Mrs. Foster moved for approval of the January 22, 2014 minutes and Mr. Spease seconded. The vote was unanimous.

III. Guests and Presentations

- A. Town Manager Hank Perkins was present to update the Board on Council projects, including plans to do a town-wide survey. This survey will be used by the Parks, Recreation & Cultural Development Board, as well as the Planning Board.
- B. Mr. Perkins also informed them the bicycling grant was stalled and being reviewed again now that a new Council is in place.
- C. The agreement with CCUC in regard to sewer is still under discussion in order to reach an understanding and consensus.
- D. Mr. Perkins plans to attend the meetings on occasion to keep the Board members abreast of work being done by the Council and other groups.

IV. Unfinished Business

- A. Smart Growth Presentation
 - 1. Mrs. Foster provided the Board members information related to Smart Growth (Smartgrowth.org) and how the Board might use these 'best practice' principles when working on upcoming projects. She said the town is already doing some of these things but they need to all be tied together. The *Smart Growth* website had five

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definitions of a rural community and she asked the members to choose the one that best described how Lewisville views itself.

- a. After some discussion, she noted that she and Mrs. Heath will continue working on this to create a framework to integrate this work with the goals of the Comprehensive Plan. They were looking for a consensus from the rest of the Board.
- b. Mr. Reavis said he felt this was worthwhile and could be helpful to the Board in the future.

B. LRO

1. The Board reviewed the formatted ordinance and noted that all of their suggested amendments were included to their satisfaction.
2. Mr. Houff noted several typos in the draft and it was asked that they be corrected before the review of the ordinance by the Town Council.
3. Mr. Reavis reminded the Board that they have already recommended this ordinance favorably to the Town Council. This review was simply to ensure that the revised text included their suggested amendments.
4. Mrs. Foster commented that even though she can't vote again, she would have voted *NO* for the LRO.

C. Scope of Work for the coming year

1. Streetscape
 - a. This needs to be finalized. Mr. Perkins said there are two sections of the Great Wagon Road (GWR) already completed and going forward, any new sections would be very much the same, other than there might be a bike lane added. The work that was done on the LD1 and LD2 ordinances addressed building orientation/frontage, appearance, height and setbacks. These standards will dictate the way future buildings will be built. His point was that perhaps there isn't a great deal of work still to be done, since much has already been accomplished. As far as the GWR, it will be zoned LD1-S, so any new development will have to be brought before the Board.
 - b. The consensus was that the Board is closer to providing a response to Council on the streetscape than first thought. Mr. Henning will provide some exhibits for the next meeting.
 - c. There was a consensus to make this their top priority over the next few meetings and have it finished by April 24th.
2. Drive-thru standards was another priority. Mr. Henning will also have a presentation on Super Block 4 at the next meeting.

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V. **Comments**

- A. Mr. Perkins complemented the Board on all of the good work that had been accomplished last year. He listed the various projects, such as the tree ordinance, access management, the LD1 and LD2/DTO (Downtown Overlay) revisions, and the fact that the LRO was thrown in at the last minute for their review and recommendation.

VI. **For the Good of the Order**

- A. Mr. Henning moved to adjourn and Mr. Mincey seconded. The vote was unanimous.

Respectfully Submitted

Lynn W. Hall,
Public Information Officer

Attest

Joyce C. McWilliams Walker,
Town Clerk

Kelly Reavis,
Chair