

Lewisville Planning Board
March 12, 2014
Lewisville Town Hall Conference Room

I. Call to Order

- A. Kelly Reavis called the meeting to order at 7 p.m. Members present were Jeanne Marie Foster, Katie Heath, Randy Henning and Scott Mincey. Also present were Planner Marty Myers and Attorney Bowen Houff.
- B. Adoption of Agenda
 - 1. Mr. Henning moved to adopt and Mrs. Foster seconded. The vote was unanimous.

II. Approval of Minutes

- A. No minutes were available.

III. Guests

- A. William G. Spencer Jr., BAI Architecture, and Chris Bond Director of Engineering for Lowes Food.

IV. New Business

- A. Review of proposed 2015 Comprehensive Plan Update Steering Committee
 - 1. Mr. Myers provided a list of names prepared by Town Council Members as suggested members for the committee. The Board also is to provide suggestions. The list will then be reduced to a workable size committee.

V. Action Items

- A. Review and recommendation of proposed changes to the façade of Lowes Foods Store #171, located at 6221 Shallowford Road
 - 1. Mr. Myers said the Lowes Foods store in Clemmons has just completed its renovation, and now changes are planned for Lewisville's store. The changes are interior and exterior.
 - 2. Mr. Houff, Town Attorney, indicated that this is simply a review for compliance with the Town's overlay standards. The site plan for the shopping center is not being modified. The Board is checking that the elevation that they have provided complies with the type of materials, color and other standards in the overlay ordinance. Once reviewed, a recommendation to the Town Council must be made.
 - 3. Mr. Bond explained there have been changes made within the company regarding the marketing and branding of both existing and new stores. The result was the redesign of the stores and the services they provide to customers. There has always been a commitment to being a local store that participates in community events. This renovation is symbolic of this commitment to Lewisville. He reviewed the changes inside and outside the store.
 - 4. Mr. Spencer also explained the process of the redesign. As part of the branding, they are using the same materials and colors on all of the store up-fits. He visited the Roller Mill prior to the meeting and believes that their colors and materials will compliment the Roller Mill located in front of the shopping center. The façade has

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some of the elements of the Roller Mill.

5. Mr. Myers added that the shopping center owner has agreed to spruce up the shopping center complex as part of the façade project at the Lowes store.
6. Mr. Henning moved to recommend approval of the site plan to the Town Council. Mr. Mincey seconded. The vote was unanimous.

VI. Unfinished Business

- A. Continued prioritization of Work Plan for 2014
 1. Complete streetscape design for Great Wagon Road (Completion date April 24th) ---
 - a. Mr. Henning has updated drawings of the Super Block which he shared with the Board. The drawing showed commercial on the Shallowford side and townhouses type residential on the GWR side. It also showed development across from the library and the closing of North Street between Shallowford and the GWR. He noted places that would be appropriate for restaurants and a bicycle staging area. If there continues to be two-way traffic on Shallowford, it will be used more than GWR, as it is a more direct route through town. This is why residential of mixed densities makes sense on GWR. He also suggested that the speed limit in the downtown core be changed from 35 to 25.
 - b. There was a discussion of creating an LD3 and it might be a matter of changing the Permitted Use Table. Mr. Myers will work to prepare a list of uses and create possible language for LD3 and bring that back to the next meeting.
 2. The Board thanked Mr. Henning for all his work.
- B. Board members were provided with new updates for the UDO books.

VII. For the Good of the Order

- A. Board Discussion
 1. The town-wide survey was discussed and Mr. Myers asked Board members to think of topics or subjects that they would prefer to receive information on from the survey. Mr. Reavis asked if Mr. Myers could find a copy of the old survey and provide it to Board members.
- B. Adjournment
 1. Mrs. Heath moved to adjourn the meeting and Mr. Mincey seconded. The vote was unanimous.

ATTEST

Joyce C. McWilliams Walker
Town Clerk

Kelly Reavis
Chair