

Lewisville Planning Board Work Session Meeting Minutes
June 22, 2016
6510 Shallowford Road - Room #201
7:00pm

I. Call to Order

A. Roll Call

1. Chair Jeanne Marie Foster called the meeting to order at 7:05 p.m. Board members present were Suzanne Fawley, Paul Hari, Katie Heath, and Tom Lawson. Michael Prince and Chester Patterson were unable to attend. Also present were Planner Marty Myers and Town Clerk Joyce Walker. Parks and Recreation Liaison Marci Gallman was not in attendance.

B. Approval of Agenda

1. Tom Lawson moved approval of the agenda. The motion was seconded by Katie Heath and approved unanimously.
2. Going forward, Mr. Lawson suggested reports come after business.
 - a. Mrs. Foster will take under advisement.

II. Approval of Minutes

A. June 8, 2016

1. It was suggested that parenthesis be placed around 3i in item III.A.1 and removing the place-holder xxxx.
2. Tom Lawson moved to approve the minutes of June 8, 2016 as corrected. The motion was seconded by Paul Hari and approved unanimously.

III. Reports

A. Chair's Report

1. Mrs. Foster stated that she attended the meeting on the Great Wagon Road (GWR) meeting hosted by the engineering firm working on the project. She shared some of the comments from the attendees. Most were interested; however, some misunderstood the project, i.e. study area not the road. Generally comments were positive.
 - a. There was a question whether the GWR was to be part of a one-way pair as policy or a 2-way road.
 - b. The engineers explained that a 2-way pair road is better for complete streets.
 - (1) GWR would be used for local complete streets while Shallowford Road would be used to move traffic.
 - (2) There was a suggestion to get more public input on the GWR project at the anniversary meeting.
 - (3) Planning Board is looking for direction on this question of 1-way pairs vs. 2-way road.
 - c. Copies of the hand-out from the GWR meeting are to be disbursed to the Board members.

B. Planner/Manager's Report

1. The monthly written summary of projects was provided and items reviewed.

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- C. Utilities Liaison
 - 1. The committee has directed Mr. Acquesta to look at the GMA-4 area to re-work figures on the spreadsheet to develop infrastructure to half acre lots. The amended report should be ready for the July briefing.
 - a. There was discussion on utilizing an economic development organization to help move utilities forward.
- D. 25th Anniversary Committee Report
 - 1. Suzanne Fawley updated the Board on her thoughts of items to be placed on the tri-fold.
 - a. She will bring her recommendations at the next meeting. She also suggested that the map of where you live/work could be used. She would also like to use the 3-D model.
 - (1) Members are to email their recommendations.
 - (2) Plan of work should be included.
 - b. The engineer for the Great Wagon Road Project has volunteered to be at the anniversary with information on the project.
 - c. Mrs. Foster advised that Mr. Bailey on permaculture would like to participate with the anniversary and would also like to speak with the Board in the next few months on zoning implications.
 - 2. Mrs. Foster updated the Board on the total progress of the anniversary committee including the insert for the upcoming newsletter.
 - 3. Mrs. Foster will follow-up with Scott Ayers of the Zoning Board to validate participation.

IV. Public Hearings

- A. None

V. Guest(s) and Presentations

- A. None

VI. Old Business

- A. Small Area Plans - Status Report (Updates)
 - 1. Paul and Melinda are working to have their Phase I information completed prior to June 30th.
 - 2. Robinhood Road/Downtown/Gateway/Vienna Business District
 - a. Base Maps - Summer 2016 - Ongoing
 - b. Outlining Existing Conditions - July 2016 - Ongoing
 - c. Robinhood Road 1st Draft - August 2016
- B. Plan of Work
 - 1. Paul Hari is working with Parks and Rec on the community center. He will need to know a location and then he will know what can go in the center.
- C. Gateway

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1. Mrs. Foster asked the members to brainstorm and to think outside the box on the area (4) behind the Food Lion. She reminded everyone that it should be the Planning Board driving development and not development driving planning.
 - a. She offered a concept: What if the gateway is a gateway to the Yadkin Valley, a cycling (solar) greenway. This could be tied to federal funds.
 - b. There was discussion on how to make this happen and how to make the GWR project cyclist friendly.
 - c. There was a suggestion to have a separate meeting to discuss this plan. Mrs. Foster will send a list of potential dates.
 - (1) Questions to be answered:
 - (a) What does the Army Corp of Engineers cite as riparian right of way for the Yadkin River?
 - (b) What rights of way do the DOT and the Town have?
 - (2) Members reminded they need to be cautious about going forward and educating everyone in general.
2. Downtown
 - a. The 2008 2-dimensional map created by Wilbur Smith Company was reviewed as a conceptual idea.
 - b. There was discussion on Board concerns about access to the shopping center from Williams Road and future access to Starland Telusive.
3. Mr. Hari asked if there is a list of potential lots for placement of a new community center.
4. Everyone was asked to bring their thoughts, concepts and vision for retreat:
 - a. Community Center
 - b. Bike paths (along Yadkin)
 - c. Economic development
 - d. Downtown

VII. Unfinished Business

- A. Draft lighting Ordinance (Component of Downtown SAP)
- B. Draft Drive-Thru Ordinance (Component of Downtown SAP)
- C. Planning Processes
- D. Signage - Phase 2 - Ordinance Changes

VIII. New Business

- A. None

IX. Board Discussion

- A. Action Item Consensus
- B. Next Meetings
 1. Next Regular Public Hearing meeting - **July 13, 2016** (2nd Wednesday of the month)
 2. Next Regular Work Session meeting - **July 27, 2016** (4th Wednesday of the month)

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X. Adjournment

- A. Having no other business to discuss, Tom Lawson moved to adjourn the meeting at 9:12 p.m. The motion was seconded by Katie Heath and approved unanimously.

Jeanne Marie Foster
Chair

Joyce C. McWilliams Walker
Town Clerk