

Lewisville Planning Board Public Meeting Minutes
October 12, 2016
6510 Shallowford Road - Room #201
7:00pm

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 7:00 p.m. Board members present were Suzanne Fawley, Paul Hari, Katie Heath, Tom Lawson, Michael Prince, and Chester Patterson. Also present were Attorney Bo Houff and Planner Marty Myers. Town Manager Hank Perkins, Town Clerk Joyce Walker and Parks and Recreation Liaison Marci Gallman were not in attendance.
- B. Guests in attendance were speaker Judi Lawson Wallace, Winston-Salem/Forsyth County school system representative Bill Powell, and resident Bruce Hyde.
- C. Approval of Agenda
 - 1. Paul Hari moved to approve the agenda. The motion was seconded by Tom Lawson and approved unanimously.

II. Approval of Minutes

- A. July 27, 2016
 - 1. Tom Lawson moved to approve the July 27, 2016 minutes. The motion was seconded by Chester Patterson and approved unanimously.
- B. August 10, 2016
 - 1. Paul Hari moved to approve the August 10, 2016 minutes. The motion was seconded by Tom Lawson and approved unanimously.
- C. August 31, 2016
 - 1. These minutes did not print and were moved to the October 26, 2016 meeting for approval.
- D. September 14, 2016
 - 1. Katie Heath moved to approve the September 14, 2016 minutes. The motion was seconded by Chester Patterson and approved unanimously.
- E. September 28, 2016
 - 1. Tom Lawson moved to approve the September 28, 2016 minutes. The motion was seconded by Suzanne Fawley and approved unanimously.

III. Reports

- A. Chair's Report
 - 1. Katie Heath resigned her position on the board due to increasing travel for her job.
 - 2. The meeting with Parks and Recreation did occur. The debrief for that meeting is being added to the next meeting's agenda. One item that needs to be clarified is what the Planning Board is to be working on: community center and/or facilities master plan.
 - 3. Mrs. Foster met with the chair and vice chair of the Beautification Committee. At the request of Planning, they have prepared a list of points of interest in Lewisville and those points in the Robinhood Road Small Area Plan.
 - 4. The first pass of Paul Kron's work is ready for review.
- B. Planner/Manager's Report
 - 1. Mr. Myers shared highlights of the Manager's Report:

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- a. Sewer master plan will be presented at the Town Council meeting.
 - b. Volunteer luncheon on October 29th.
 - c. Repair at roundabout has been successful. The drain held even with the torrential rain from Hurricane Matthew.
 - C. Utilities Liaison
 - 1. Mr. Patterson reported that spreadsheets and maps have been updated in the Sewer Master Plan based on earlier recommendations.
- IV. **Public Hearings**
 - A. None
- V. **Guest(s) and Presentations**
 - A. Judi Lawson Wallace, Winston-Salem Coordinator, Safe Routes to School, advised the board that this is a federal program that was instituted because of concerns for childhood obesity. There were also concerns about the amount of traffic around schools which has prompted a monitoring of air quality pollution levels around schools. Studies show that walking and biking are good for the heart, lungs and brain. She provided information on some of the schools involved in the program. The program would like to encourage bus riding and discourage car drop off and safe walking infrastructure (sidewalks) as well as how new school buildings are situated on the school property. Greenways may also be an option.
 - 1. Board members discussed various ideas that might be utilized in the design of the new school(s), possible safety issues, connectivity, etc.
- VI. **Old Business**
 - A. Small Area Plans
 - 1. Robinhood Road Small Area Plan
 - a. Mr. Myers provided a sketch of undeveloped parcels near Robinhood Road and Lewisville-Vienna Road area with explanations about various points on the drawing. He explained that topography was taken into consideration as part of his thought process.
 - b. Discussion on stacking at the school was a big concern as well as parking.
 - c. There was also discussion about traffic and the possibility of a traffic impact study.
 - d. In preparation for next meeting, board members were provided a list of activities available withing five miles of Lewisville.
- VII. **New Business**
 - A. Review of a Request for Rezoning by Aher Builders, Inc. being Parcels 5885-52-1585, 5885-52-5505 and 5885-52-7595, Containing 9+/- Acres along Lalanda Drive from RS-20 to RS9-SU.
 - 1. Applicant would like to build single family homes on 9,000 square foot lots similar to Crafton Creek. Sewer is available.
 - 2. Attorney Houff provided background on what the board is to review when there is a

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rezoning component.

3. There was discussion on density for this project and whether higher density is appropriate for the area.
 4. There were concerns about curb cuts. The applicant's engineers are working on a change to his layout since there were also comments from the DOT.
 5. After discussion, the board agreed to slip review to November when a new layout should be available.
- B. Review of an Amendment to the UDO to add Distilleries and Micro-Breweries to the LD1-S, LD2-S and HB Zoning Districts.
1. Mr. Myers provided a staff report and text changes to be discussed at the next meeting.

VIII. 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

IX. Board Discussion

- A. Action Item Consensus/Next Steps
- B. Next Meetings
 1. Next Regular Public Hearing meeting - **November 9, 2016** (2nd Wednesday of the month)
 2. Next Regular Work Session meeting - **October 26, 2016** (4th Wednesday of the month)

X. Adjournment

- A. Having no more business to discuss, Chester Patterson moved to adjourn the meeting at 9:12 p.m. The motion was seconded by Michael Prince and approved unanimously.

Jeanne Marie Foster
Chair

Joyce C. McWilliams Walker
Town Clerk