

**Lewisville Planning Board Public Meeting Minutes**  
**February 8, 2017**  
**6510 Shallowford Road - Room #201**  
**7:00pm**

**I. Call to Order**

- A. Chair Jeanne Marie Foster opened the meeting at 7:00 p.m. Board members present were Suzanne Fawley, Paul Hari, Tom Lawson, Michael Prince and Chester Patterson. Also present were Attorney Bo Houff, Planner Marty Myers and Town Clerk Joyce Walker. Parks, Recreation and Cultural Development Board Liaison Marci Gallman was not present.
- B. Approval of Agenda
  - 1. Tom Lawson moved to approve the agenda. The motion was seconded by Paul Hari and approved unanimously.

**II. Approval of Minutes**

- A. January 25, 2017
  - 1. Chester Patterson moved to approve the minutes of January 25, 2017. The motion was seconded by Suzanne Fawley and approved unanimously.

**III. Guest(s) and Presentation(s)**

- A. Sanjay Aher
- B. Allied Engineering - Steve Causey, Patty McCormick and Gregg Knaus

**IV. Work Session for Rezoning L-078**

- A. Mr. Myers recapped the meeting he attended between Mr. Aher and the residents close to his developments. Their concerns were discussed, especially transportation and traffic, buffers as well as stormwater, and the impacts to Crafton Creek.
  - 1. Mr. Aher revised his development layout based on comments from the residents of Crafton Creek.
- B. Board members reviewed the revised layout and made suggestions regarding green and open space, garage location and driveway access, material types, home styles and whether the development should be considered as a PRD. They were interested in not having the houses look like “cookie cutter” houses.
  - 1. Board members discussed de-emphasizing garage doors, the possibility of having street lights, porches and using varied building materials.
    - a. There was a question regarding the location of the entry sign.
    - b. The cul-de-sac was noted as a location for a circle and gazebo.
    - c. Because of the stormwater, it was brought out that there would have to be an HOA.
  - 2. A PRD would not work because of the buffers and other building requirements.
    - a. Board members discussed a suggestion to place alleys.
  - 3. Mr. Aher listened to board comments and determined he would be able to provide green space and to make improvements to the project based on the comments.
  - 4. Next steps:
    - a. Finalize the board’s recommendation to the Council at the meeting on March 8th.

**Break 8:07 p.m. - 8:20 p.m.**

**V. Reports - Updates Since**

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- A. Chair's
  - 1. None.
- B. Planner/Manager's Report
  - 1. None.
- C. Utilities Liaison
  - 1. None.

**VI. Old Business**

- A. Land Use Planning
  - 1. Discussion of Public Engagement Meeting in Vienna - January 25, 2017
    - a. Members were provided an organized list of the comments that were captured.
    - b. Comments:
      - (1) The turnout was better than expected.
      - (2) There were persons there that had no idea that the school was to be built.
      - (3) Terminology at one point caused some anxiety and Mr. Lawson was able to explain terms used in planning very well to the public.
      - (4) Those present didn't seem to understand that the project is just getting started and the purpose of the meeting was to get their input.
      - (5) Those present were brought up to date as much as possible.
      - (6) Having Bill Powell and Kirk Ericson present was a real positive showing that the town has been working with the school system and City/County Planning.
    - c. Next steps:
      - (1) Better graphics.
      - (2) Better maps (and digital).
      - (3) Better signs on the property (but the law must be followed).
        - (a) Ms. Fawley will work on designing an information sign for projects.
      - (4) Keep people informed.
      - (5) Bring anything to the Planning Board in the town's area of consideration.
      - (6) For the meeting on the 22<sup>nd</sup>:
        - (a) Start as a round table discussion then break into various stations with the different topics.
        - (b) Have meeting with the volunteers to see what ideas they have.
        - (c) Have the guest speakers say things in a positive way rather than negative to alleviate anxiety on the part of the residents.
        - (d) Have a representative from the DOT to answer questions about roads and transportation for the meeting on February 22<sup>nd</sup>.

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**VII. New Business**

- A. Planning Board Retreat - **February 18, 2017 8am - 12pm**
  - 1. Objective
    - a. Have the budget ready by February 28<sup>th</sup>.
    - b. Ordinances.
    - c. Land Use map.
    - d. Basin maps.
    - e. Types of zoning with a cheat sheet.
    - f. Use EdTV.
    - g. Visit the Northeast area.

**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 - **March 8, 2017** (2<sup>nd</sup> Wednesday of the month)
  - 2. Next Regular Work Session meeting - **February 22, 2017** (4<sup>th</sup> Wednesday of the month)

**X. Adjournment**

- A. Having no other business to discuss, Tom Lawson moved to adjourn the meeting at 9:05 p.m. The motion was seconded by Paul Hari and approved unanimously.

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Jeanne Marie Foster, Chair

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Joyce C. McWilliams Walker,  
Town Clerk