

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

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 7:10 p.m. Board members present were Suzanne Fawley, Tom Lawson, Paul Hari and Chester Patterson. Board Member Michael Prince could not attend. Also present were staff members Town Manager Hank Perkins, Attorney Bo Houff, and Town Clerk Joyce Walker. Parks, Recreation and Cultural Development Board liaison Marci Gallman was unable to attend.
- B. Approval of Agenda
 - 1. Paul Hari moved to approve the agenda. The motion was seconded by Chester Patterson and approved unanimously.

II. Approval of Minutes

- A. February 22, 2017
 - 1. Tom Lawson moved to approve the February 22, 2017 minutes. Paul Hari seconded and approved unanimously.

III. Guest(s) and Presentations

- A. None

IV. Public Hearings

- A. Continuation of Rezoning **Case L-78** from December 14, 2016 - Review of a request by Aher Builders, Inc. to rezone three (3) parcels located along Lalanda Drive, being Block 4433, Lot(s) 039B, 039H and 039G containing 9.07 acres
 - 1. The parcels are currently zoned RS-20 and are being proposed for RS9-S Special Use zoning.
 - 2. There was a work session with Mr. Aher on February 8, 2017 to review his site plan and concerns that were expressed regarding stormwater, access safety issues and overall design.
 - 3. Members reviewed the revised site plan.
 - 4. After review and discussion, Attorney Houff reminded the board that this case is for rezoning only and that the site plan will be reviewed at a later date separately.
 - 5. Board members discussed the following:
 - a. Reduction of number of lots from 32 to 29.
 - b. Each home will be 1 to 1 ½ stories.
 - c. (Two) stormwater facilities as noted on the revised site plan.
 - d. Stormwater BMP will be certified.
 - (1) The development's homeowners' association responsible for its upkeep.
 - (2) Recommendation of stormwater design to be used as a green space amenity.
 - e. Mixed external materials.
 - f. Sidewalks (internal to subdivision and not on Lalanda) and street trees.
 - g. Garages not forward on lots.
 - h. Save legacy trees where feasible (survive construction).

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6. The public hearing was opened at 7:45 p.m.
7. Having no speakers, the public hearing was closed at 7:46 p.m.
8. Tom Lawson moved to recommend approval of L-078 to Council with the following conditions as agreed, stated above. The motion was seconded by Suzanne Fawley and approved unanimously.

Board members took a break from 7:50 p.m. to 7:55 p.m.

When members returned, Ryan and Kit Reedy were recognized as being present. They were interested in learning about the rezoning process.

V. Reports - Updates Since - 2/22/2017

A. Chair's Report

1. Chester Patterson announced that this is the last meeting he will be able to attend. He is moving to Alabama.
2. Mrs. Foster advised members that applicants to the board have been interviewed and once appointed will be invited to the next meeting.
3. Members were updated on Mrs. Foster's meeting with the mayor:
 - a. GWR funding has been pushed back and extended to 2023.
 - (1) The mayor is working on an appeal to get a better ranking.
 - b. The council's retreat is scheduled for March 25th at 5400 Williams Road.
 - c. The mayor is constructing a resolution opposing partisan elections.
4. Upcoming budget will include monies for form based code.
 - a. Mr. Perkins suggested not placing in the budget but determining the scope of the project, cost, affect on Inspections and the justification for changing the UDO to form based. Instead, if Council is agreeable to the change, a budget amendment could be written.

B. Manager's Report

1. Mr. Perkins advised the board that Mr. Myers is retiring as of March 31st.
2. A meeting is planned with the COG to secure the services of someone from the COG to work on planning several days during the week for several months until a new planner is hired.

C. Clerk

1. A request for annexation has been received by Council.
 - a. The sufficiency of the request has been verified.
 - b. Members were shown the lots in question which need to have their zoning changed from the county to the town.
 - c. Tom Lawson moved to set a public hearing for April 12, 2017. The motion was seconded by Paul Hari and approved unanimously.

D. Utilities Liaison

1. No report.

VI. Old Business

A. Planning Board Budget

1. There was additional discussion on the budget.

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- a. Mr. Lawson volunteered to check on prices for form based code from towns who are using it.
 - B. Land Use Planning
 - 1. Small Area Plans
 - a. Robinhood Road/Northeast Area Plan
 - (1) Sixteen people attended the meeting on March 6th.
 - (2) They determined their role and determined that it was premature to have the public meeting on the 22nd in Vienna since no new information has been received.
 - (3) They are calling themselves the Northeast Area Plan Steering Committee.
 - C. Everyone was asked to think of items for council's retreat.
 - D. Plan of Work - Community Center
- VII. **New Business**
- A. None
- 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 - **April 12, 2017** (2nd Wednesday of the month)
 - 2. Next Regular Work Session meeting - **March 22, 2017** (4th Wednesday of the month)*
- *The March 22nd meeting has been changed from the Vienna Fire Department, 6328 Old Yadkinville Road, and will instead be held on the first floor of Town Hall.**
- X. **Adjournment**
- A. Having no other business to discuss, Chester Patterson moved to adjourn the meeting at 9:22 p.m. The motion was seconded by Tom Lawson and approved unanimously.

Jeanne Marie Foster, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk