

**Lewisville Planning Board Special Meeting Minutes**  
**August 21, 2017**  
**6510 Shallowford Road - Conference Room 201**  
**6:30pm**

**I. Call to Order**

- A. Chair Jeanne Marie Foster called the meeting to order at 6:37 p.m. Board members present were Owen Calvert, Joseph Hamby, Paul Hari, Tom Lawson, Meghan Flow and Michael Sullivan. Also present were Planner Josh Harrold, Attorney Bo Houff and Town Clerk Joyce Walker.
- B. Approval of Agenda
  - 1. The agenda was amended to cite only those items that were advertised for discussion at the special meeting. Those items were VII.A.1.a.(1)(c) and VII.B.
  - 2. Michael Sullivan moved to approve the agenda as amended. The motion was seconded by Paul Hari and approved unanimously.

**II. Introductions, Guest(s) and Presentations**

- A. Russell Bailey, Recycling Committee member
- B. Abby Bailey
- C. John Sangimino

**III. Unfinished Business**

- A. Discuss greenway plans/maps, LRO language, non-residential design standards
  - 1. Members were provided an explanation of the relationship between overlays, zoning and development plans (such as the Northeast Area Plan).
  - 2. Mrs Foster referenced utilizing a planning practice known as greenprinting to forward Comprehensive Plan initiatives. Greenprinting identifies land use overlays in terms of:
    - a. Agricultural;
    - b. Ecological (flood plains, etc.); and
    - c. Transportation/Recreation/Cultural/Historic preservation.
  - 3. Staff provided a copy of an amendment to the C Campus District, CD1-S, and School - Public for review.
    - a. After a thorough discussion of the items and background on the development of the CD1-S District, members decided:
      - (1) To leave C Campus District as is;
      - (2) Not to include the words *public or* in line (1) when describing Purpose in the CD1-S Campus District; and
      - (3) Rather than creating a new district, include elements of CD1-S into School - Public that are consistent with Town requirements.
      - (4) Under Schools - Public, add under item (8), *“For the purposes of this section, the Planning Board shall serve as the Community Appearance Commission.”*
    - b. Staff will revise and have the amended version for board review the following week.
  - 4. Staff provided a copy of an amended MU-S Mixed Use - Special Use District.

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- a. The board discussed taking elements from MU-S and rolling into a modified LRO.

Paul Hari left the meeting at 7:52 p.m.

- (1) The existing LRO map is to be amended to coincide with the changes to the LRO and submitted for approval.
  - (2) Staff also suggested removal of language that tied the LRO to GMA (Growth Management Area) as noted in the Unified Development Ordinances (UDO).
  - (3) Under MU-S, use Planned Residential Development (PRD) as the meaning of cluster development.
- b. The board also discussed tying greenways into future planning when reviewing development requests.
- 5. Staff provided verbiage for a new overlay district called Pedestrian Connections Overlay District (PCO) which was also discussed.
  - a. In item (1)(b), change the word received to accepted.
- B. Ordinance Development/Revisions
  - 1. Subdivision-Stub streets
    - a. Amendment provided at previous meeting but not discussed at this meeting.
  - 2. Lighting-Dark Sky
  - 3. Signage - Phase 2
    - a. A copy of the Harrisburg UDO article on standards was provided but not discussed.
  - 4. Drive-thru's

**IV. Board Discussion**

- A. Action Item Consensus/Next Steps
  - 1. In addition to the action items underlined above, board members also agreed to the following:
    - a. Set 30% green space in all PRD's in all districts.
    - b. Send copies of amendments to relevant stakeholders. (For these updates, copies go to the representatives from the Winston-Salem/Forsyth County Schools, Winston-Salem/Forsyth County Planning Department and chairs of the Town's boards and committees.)
  - 2. Tom Lawson moved to set a public hearing on Schools - Public, modified LRO and the PCO Overlay District for Wednesday, September 13, 2017 at 7:00 p.m. The motion was seconded by Joseph Hamby and approved unanimously.
- B. Next Meetings
  - 1. Next Regular Public Hearing meeting - **September 13, 2017** (2<sup>nd</sup> Wednesday of the month)
  - 2. Next Regular Work Session meeting - **August 23, 2017** (4<sup>th</sup> Wednesday of the month)

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V. **Adjournment**

- A. Having no other business to discuss, Mike Sullivan moved to adjourn the meeting at 8:46 p.m. The motion was seconded by Tom Lawson and approved unanimously.

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Jeanne Marie Foster, Chair

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk