

Lewisville Planning Board Special Meeting Minutes
September 11, 2017
6510 Shallowford Road - Conference Room 201
6:00pm

I. Call to Order

A. Roll Call

1. Chair Jeanne Marie Foster called the meeting to order at 6:09 p.m. Board members present were Owen Calvert (who arrived at 6:11 p.m.), Joseph Hamby, Tom Lawson, and Michael Sullivan. Meghan Flow had advised that she could not attend and Paul Hari had submitted his resignation. Also in attendance were Attorney Bo Houff, Planner Josh Harrold, Town Manager Hank Perkins and Town Clerk Joyce Walker. Bill Powell was present from the Winston-Salem/ Forsyth County Schools.

B. Approval of Agenda

1. Mrs. Foster asked to amend the agenda by moving item VII. Unfinished Business to Item III.
2. Joseph Hamby moved to approve the agenda as amended. The motion was seconded by Michael Sullivan and approved unanimously.

II. Introductions, Guest(s) and Presentations

A. None

III. Unfinished Business

A. Land Use Planning

1. Discussion of (modified) LRO and MU-S language
 - a. Mr. Harrold advised everyone that the current LRO map doesn't match the current ordinance.
 - (1) There are sections in the UDO on package plants, PRD's and GMA-5 that are contradictory and the GMA-5 doesn't match with Legacy.
 - (a) The Legacy map is the correct map.
 - b. Discussion:
 - (1) Default, PRD at existing density;
 - (2) MU-S, modified, applied all over town which would allow for flexibility;
 - (3) Changes to legislative rules for charging impact fees;
 - (4) Determining whether the Northeast Area Plan or UDO ordinances should be completed first.
 - (a) It was pointed out that about 60% of the area noted in the plan is outside the Town limits and needs to have buy-in from the County and the public.
2. Schedule of upcoming events to move forward
 - a. 09-13 Staff to have draft of modified LRO language and MU-S language ready for board review
 - b. 09-18 Have Town Manager use Town calling system to contact persons in the northeast area regarding the planned charrette for the Northeast Area Plan on September 25th

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- c. 09-25 * Meet on September 25th instead of September 27th
 - * Hold public hearing on LRO, MU-S and School zoning districts
 - * Michael Sullivan moved to have the public hearing set for September 25th on the LRO, MU-S and public school. The motion was seconded by Owen Calvert and approved unanimously.
 - * Hold charrette on Northeast Area Plan
 - * Use the information from the charrette to compare to information in the Plan to see if Plan should be modified or stay the same.
 - d. 09-27 * Cancel the meeting for the 27th
 - e. 10-11 * Mr. Aher will be bringing the development off of LaLanda.
 - * Information from the school will be brought forward.
3. Public School Text Amendment
- a. Mr. Powell reviewed his comments on the UDO amendments for schools:
 - (1) Parking.
 - (2) Landscape screening for parking (streetscape).
 - (3) Trees open at bottom used as security (none with low vegetation where someone can hide).
 - (4) Bufferyards.
 - (5) Guidelines provided to designers.
 - (6) Define the “front” of the school when visible on all sides.
 - (7) Lighting.
 - b. Photos of some existing schools were shown as examples of landscaping and streetscapes.
 - c. Provide the proper landscaping for the various entrances (public entrance, student entrance, any other special points of entry).
 - d. There was discussion on mobile units, their placement and the possibility of placing them in an enclosure.
4. Lighting Ordinance
- a. No discussion.

IV. Approval of Minutes

V. Technical Review

- A. None

VI. Public Hearings

- A. None

VII. New Business

- A. Planning and Development Schedule
 - 1. Development Schedule

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a. A new line has been added so that the Planning Board has an opportunity to meet with developers prior to Planning Board briefings in case there are questions that need to be answered or possible changes noted by the Technical Review Committee (TRC).

(1) Tom Lawson moved to approve the addition of line 3 to the Development Schedule. The motion was seconded by Mike Sullivan and approved unanimously.

B. Open space focus group

VIII. Reports

- A. Chair
- B. Planner
- C. Manager
- D. Clerk

IX. Board Discussion

- A. Action Item Consensus/Next Steps
- B. Next Meetings
 - 1. Next Regular Public Hearing meeting - **September 13, 2017** (2nd Wednesday of the month)
 - 2. Next Special Work Session meeting - **September 25, 2017** (4th Monday of the month)

X. Adjournment

- A. Having no other business to discuss, Joseph Hamby moved to adjourn the meeting at 8:23 p.m. The motion was seconded by Tom Lawson and approved unanimously.

Jeanne Marie Foster, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk