

Lewisville Planning Board Meeting Minutes
June 13, 2018
6510 Shallowford Road - 1st Floor Council Chambers
6:30 pm

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 6:30 p.m. Board members present were Joseph Hamby, Jessica Higgins, Tom Lawson, Meghan Flow, Michael Sullivan and Bill Scantland. Also present were Attorney Bo Houff, Planner Josh Harrold and Town Clerk Joyce Walker.
- B. Approval of Agenda
 - 1. Mrs. Foster asked that reports be moved to V. New Business and items B. and C. under IV. Public Hearings be moved to New Business also.
 - 2. With those changes, Bill Scantland moved to approve the agenda as amended. The motion was seconded by Meghan Flow and approved unanimously.

II. Approval of Minutes

- A. May 9, 2018
 - 1. Bill Scantland moved to approve the May 9, 2018 minutes with the printed corrections that were presented. The motion was seconded by Michael Sullivan and approved unanimously.
- B. May 23, 2018
 - 1. Bill Scantland moved to approve the May 23, 2018 minutes as presented. The motion was seconded by Jessica Higgins and approved unanimously.

III. Technical Review

- A. None

IV. Public Hearings

- A. Pedestrian Connections Overlay District (PCO)
 - 1. Staff provided background information on why this is being added to the UDO:
 - a. This is a successful tool for sidewalks and greenways.
 - b. It references the Greenways and Pedestrians Plan.
 - c. It will help to enforce the Comprehensive Plan.
 - 2. Discussion
 - a. This ordinance will apply town-wide.
 - b. Item (2)A. 7. was deleted.
 - c. Item (2)C.4. was changed to use more generic language “to be consistent with the town of Lewisville”, the exact language to be written by the Planner.
 - d. Goals from the Comprehensive Plan were provided to members of the Board.
 - (1) After discussion, it was decided to add (f) to Purpose and revise the wording in (b).
 - (a) Staff will add/delete/change the wording in Purpose.
 - 3. The Public Hearing was opened at 6:56 p.m.
 - 4. Having no speakers, the Public Hearing was closed at 6:57 p.m.
 - 5. After additional discussion on wording changes, Mrs. Foster moved to recommend the PCO as amended to Council. The motion was seconded by Bill Scantland and approved unanimously.

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The Board recessed at 7:04 p.m. and reconvened at 7:12 in the second floor conference room.

V. New Business

- A. Application to Amend PUT Table from Developer to allow Veterinary Services in LD1-S
 - 1. Currently, Veterinary Services are not allowed in LD1-S, which is the preferred zoning in the downtown area.
 - a. There was a suggestion that PB-S could be an alternative zoning request.
 - (1) This request for vet services has triggered a discussion on whether the table should be updated in general.
 - 2. This request is being made to change the Permitted Use Table so that the request to change the zoning on the property being proposed for an animal hospital will be consistent with other downtown zoning requests/changes.
 - 3. There was discussion on when and why Veterinary Services was removed from the Permitted Use Table for downtown.
 - a. At the time, vet and other services were considered to be vehicular and was removed from the table since the idea was not to have businesses that generated vehicular traffic.
 - b. There was also discussion on the vision for downtown and whether having a veterinary would fit into that vision.
- B. Shallowford Road Animal Hospital (RS-20 to LD1-S)
 - 1. Dr. Chris Eads was introduced as the person requesting the rezoning in order to build an animal hospital adjoining the Textures Hair Salon.
 - a. He explained that the current space he has outgrown the space he is renting at the Food Lion Shopping Center.
 - b. He deals with small animals, no horses or cows.
 - c. The business is sort of a combination of medical, hospital, pharmacy and retail since he would also be dispensing medication, selling food and other associated items.
 - d. Plans are to build a 5,000 foot facility.
 - e. All boarding will be inside as well as *runs*.
 - f. Soundproofing will be done to trap any noise.
 - g. This would not be in competition with Aristapets.
 - 2. It was pointed out that the preference is not to build the entire depth of the lot but to leave a portion to the rear facing the Great Wagon Road so that a second business could build to the rear. In addition, there is a possibility that alternative compliance can be used instead of a Type II Buffer Yard around the entire property.
 - 3. The architect will be attending the meeting on the 27th.
 - 4. There was a suggestion to look at the Roller Mill and how the sidewalk meanders, rather than being linear, and how the landscaping has been added.
 - 5. This project will be on the corner of Tom Voss Street, a new street to be cut in as part of the Great Wagon Road Project.
 - 6. The Technical Review Committee (TRC) will be meeting on this next week.

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C. Reports

1. The lighting ordinance will be going before Council tomorrow for public hearing.
 - a. A light meter was found and the gas stations checked. Some are in compliance and some are not.
 - b. The athletic fields at Northwest Little League will only need to comply if they decide to do something new.
2. The Gateway Project has been approved by the DOT and is moving forward.
3. There is a subdivision off Styers Ferry Road near Runnymede that has 40 acres and plans are to build on 25 lots.
 - a. Because of the topography, it was suggested that DOT *hilly standards* could be used.
4. Concerns have been raised about stormwater concerns at Woodview Estates off Dull Road.
 - a. This was a low density project (less than 24% impervious surface-no BMP) and did not have to do water quality.
5. Upbeat Music.
 - a. This property was rezoned in 2004 with conditions.
 - (1) The condition for connectivity was not met. The new owner wants more parking.
 - (2) The dentist next door doesn't want to connect although approval of that project has a condition for connectivity.
 - (a) Staff will research and have Inspections send a notice of violation to the dentist.
 - b. An amended site plan proposal will be coming forward.
6. Board members and staff reviewed their schedules for July and the items that will be coming forward.
 - a. Mr. Harrold will not be available for either July meeting. Another staff member will be present.

VI. **Unfinished Business**

- A. NeAP Overlay District
 1. No discussion.
- B. Planning Board Actions FY 2018-2019
 1. No discussion.

VII. **Board Discussion**

- A. A letter for the Northeast Area Plan stakeholders was provided to the Board members for review and if no comments, will be mailed the next day.
- B. Guest John Sangimino expressed his thoughts on the downtown and reminded everyone that a plan for the downtown has been discussed.
 1. He has a downtown plan with a strollway that he would like everyone to view.
 2. Now the town has legacy buildings that have to be dealt with.
- C. Everyone was reminded that the adopted vision of the downtown plan is in the Downtown

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Overlay.

1. Mr. Harrold advised everyone that a developer with whom he has met had advised that they will not build retail in the downtown because the numbers don't work, i.e. such as not enough living units to support.

D. Action Item Consensus/Next Steps

1. The meeting on June 27th will be a strategic for the board with the vet coming, setting a public hearing for the July 11th.
2. There was additional discussion of the update to the PUT table and the rezoning running in tandem as well as the plan for the downtown area.
 - a. It was noted that the PUT table discussion can be avoided if the petitioner brings forward PB-S instead of LD1-S.
 - b. Part of this discussion was whether this vet facility fits in the area.
 - c. Another comment was that service businesses seem to fit.
 - d. It was explained that there is a thought to place more retail on the Great Wagon Road.
 - e. Consensus of the board was to continue on the path of LD1-S.
3. Board members suggested that the focus of the next meeting should be the Northeast Area Plan.

E. Next Meetings

1. Next Regular Public Hearing meeting - **July 11, 2018** (2nd Wednesday of the month)
2. Next Work Session meeting - **June 27, 2018** (4th Wednesday of the month)

VIII. Adjournment

- A. Having no other business to discuss, Jessica Higgins moved to adjourn the meeting at 9:08 p.m. The motion was seconded by Meghan Flow and approved unanimously.

Jeanne Marie Foster, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk