

Lewisville Planning Board
April 22, 2015
Town Hall Conference Room

I. Call to order

- A. Chair Jeanne Marie Foster called the meeting to order at 7:12 p.m. Members present were Michael Prince, Paul Hari, Randy Henning and Tom Lawson. Also present were Planner Marty Myers and Attorney Bowen Houff. Bill Powell of Winston-Salem/Forsyth County Schools was also in attendance.
- B. Adoption of Agenda
 - 1. Mr. Prince moved adoption and Mr. Henning seconded. The vote was unanimous.
- C. Guests
 - 1. John Sangimino arrived as a guest of Mr. Henning. He was invited to share ideas expressed during the public engagement meetings.

II. Approval of Minutes

- A. Mr. Prince moved approval of the March 25, 2015 minutes. Mr. Henning seconded and the vote was unanimous.
- B. Mrs. Foster provided a list of suggested changes for the April 8, 2015 minutes to provide additional detail. Mr. Prince moved to amend the minutes to include her notes by deleting the first two paragraphs and including the rest as part of the official minutes for that meeting. Mr. Hari seconded and the vote was unanimous.

III. Reports

- A. Chair's Report
 - 1. Mrs. Foster thanked everyone for the work on the citizen engagement process.
 - a. Mr. Henning asked that the Liaison Committee ask Council if they feel the Citizen Engagement process was a success.
 - b. Mrs. Foster provided an article for the Board to read - "The Power of Starting with Yes."
 - 2. Manager/Planner's Report
 - a. Mr. Myers noted that next steps are to be reviewing the citizen input data and updating the Comprehensive Plan text for submittal to the Council.
 - b. Mr. Myers also stated that he is working on several draft ordinances that need Board review and recommendation. They are
 - (1) The keeping of bees in residential neighborhoods;
 - (2) The boarding of chickens (hens) inside an approved coup or similar enclosure; and
 - (3) Standards for drive-thru windows in those business districts where they are allowed.
 - c. The Board was advised that Mr. Lawson had expressed some concerns and thoughts that may be discussed later in the meeting if there is time.
 - (1) Mr. Myers also encouraged others to contact him or Mrs. Foster if they have concerns or ideas.
 - (2) Board members suggested that issues and ideas be taken to Mrs. Foster first and she could share them with Mr. Myers.

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- (3) The consensus of the Board on future Board protocol would be to contact Mrs. Foster first who would then contact Mr. Myers.
 - (4) Mr. Lawson added that one of the ideas he would like to see the Planning Board recommend is changing our current UDO to a Form Based Code.
 - (a) The Board was advised that this format was requested, but not included in the proposed budget for 2015-2016.
 - (b) It was noted that the Board has not discussed this issue as a group, and that discussion needed to happen to see if they would like to encourage funding by Council. Mr. Lawson felt support from the Board would be helpful since directives must come from the Council.
3. Land Use Subcommittee
- a. There hasn't been a meeting yet. It was decided that Tuesdays would be a good time for this meeting. Only three members of the Board will serve, and the membership can change. The date of the first meeting will be May 5 at 5:30 p.m.

IV. Guests and Presentations

A. John Sangimino

- 1. Mr. Sangimino proposed, and have the town consider, a quarterly meeting of the Chair and Vice-chair of all the committees and boards meet to discuss ideas and let each other know what is going on in their respective group.
 - a. The Board thanked Mr. Sangimino for his comments.
 - b. Mr. Lawson said Mr. Sangimino made good points and some goals in the Comprehensive Plan do cross over between committees and boards. This would allow moving forward in a unified way. He said it could be used by the Council as a platform for laying out execution of a plan so it moves beyond just sharing what each group is doing.
 - c. Mr. Henning said no one else in the public meetings brought that idea forward. He suggested incorporating this into the Comprehensive Plan.
 - d. Mr. Sangimino suggested that support from a number of committees and boards would provide greater leverage on the Council to accept ideas that come forward.
 - (1) There was discussion on formalizing this idea into a workable plan.
 - (2) Attorney Houff said from a legal standpoint, there was nothing to keep a committee or board from deciding they were going to meet, but it would be better for Council to make it a directive or to facilitate it.

V. Old Business

- A. Review and discuss information received from the Citizen Input Meeting on April 16
 - 1. This overview was provided by Mr. Kron.

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2. There emphasis on the use of ideas that were promoted and supported by a majority of the citizens participating in the sessions rather than information coming from one person.

There was a brief recess.

- B. Mrs. Foster said her plan is to do Citizen Engagement and Governance tonight and next meeting.
 1. Governance
 - a. Vision
 - (1) There was discussion on how to re-phrase the section on low tax rate and finally decided on "The Town will keep the tax rate as low as possible while providing the benefits and services to the population it serves, while also making the community attractive to prospective new residents and businesses." Following additional discussion: "Maintaining a low tax rate" is the way they would like it to read rather than "keep the tax rate low as possible."
 - (2) In summary, Mrs. Foster said the Vision section will change to capture the following ideas: Town will provide adequate services while:
 - (a) Maintaining a low tax rate,
 - (b) Providing benefits and services to the current population, and
 - (c) Working to attract new businesses and residents.
 - (3) Last paragraph
 - (a) Change Planning Board to citizen committees and boards.
 - b. Council Manager Form of Government
 - (1) The sentence on forced annexation removed *voluntary* and *involuntary* from the sentence.
 - c. The section on updating the Comprehensive Plan was changed to say: Every five years citizens participate in the review and update of the town's Comprehensive Plan..... Citizen volunteers should continue to
 - d. The list of committees and boards need to include Utilities Committee and eliminate Sister City.
 - C. Mr. Lawson asked that they spend the last minutes of the meeting talking about Formed Based Code. He provided background information on the separation of the Town's UDO from the City of Winston-Salem and Forsyth County and suggested board members use the form based code of Huntersville as an example. He suggested that Council would consider the request more favorable if there was a vote from the Board to support the work.
 1. There was discussion on whether the current UDO kept the town from accomplishing its goals.
 - a. Mr. Lawson stated he felt that the current format had and cited the pharmacy as an example.

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2. Attorney Houff and Mr. Myers advised the Board that no decision should be made on this subject following a brief 10 minute discussion.
3. Mr. Lawson stated that the board could be educated on form based code later but that the money should be requested now.
 - a. There was discussion on whether to ask for the money in this budget but with the idea that it may not be spent.
 - b. Mr. Myers advised that the cost to reformat the UDO is estimated to be around \$125,000.⁰⁰.
 - c. Mr. Lawson moved to recommend that monies (\$125,000) be placed in the budget to allow investigation form based code as an alternative to the development ordinance. Mr. Hari seconded. After some discussion, the vote was unanimous.

VI. For the Good of the Order

- A. Board Discussion
 1. Mr. Henning asked that the Board discuss the second phase of the Great Wagon Road (GWR) at a future meeting.
- B. Adjournment
 1. Mr. Prince moved to adjourn and Mr. Lawson seconded. The vote was unanimous.

Respectfully submitted,

Lynn W. Hall, Public Information Officer

Attest

Joyce C. McWilliams Walker, Town Clerk

Jeanne Marie Foster, Chair