

Lewisville Planning Board
October 28, 2015
Lewisville Town Hall 6510 Shallowford Road Rm 110

I. Call to Order

- A. Chair Jeanne Marie Foster called the meeting to order at 7:04 p.m. Members present were Paul Hari, Randy Henning, Chester Patterson and Michael Prince. Also present were Planner Marty Myers and Attorney Bowen Houff.
- B. Adoption of Agenda
 - 1. Mr. Henning moved adoption and Mr. Hari seconded. The vote was unanimous.

II. Approval of Minutes

- A. Minutes for the October 14, 2015 meeting were unavailable.

III. Public Hearings

- A. Case L-077 - Review and discussion of Proposed Site Plan Amendment for 6606 Shallowford Road
 - 1. Mr. Myers reviewed the specific details of the case and the staff report which called for conditional approval. He cited the conditions:
 - a. Use of the fenced in area shall be supportive of and accessory to the primary business and shall not create nuisances to adjoining properties (noise, odor or visual) or the balance of the downtown district.
 - b. No outdoor storage shall be permitted within the area to be enclosed by the proposed wood fencing.
 - c. All pre-existing zoning violations are to be remedied to the satisfaction of town staff before Building Permits and/or Certificates of Occupancy will be issued.
 - d. All applicable building and public safety codes relative to the re-purposing/upfit of the structure shall comply will all local, state and federal requirements.
 - e. There was a question about future maintenance and whether a condition could be added about replacement and/or painting.
 - (a) Mr. Myers said there was similar language in the UDO Landscaping section regarding the maintenance and upkeep of plantings and felt this would be a reasonable request.
 - 2. Mrs. Foster opened the hearing at 7:10 p.m.
 - a. Carrie Hansley, 6606 Shallowford Road, said they had no real preference for the style of fence and welcomed other opinions from the Board. The petitioners had provided examples of possible fences and were leaning toward examples 1, 2 or 5. She personally liked example 1 so that there is more visibility within the area.
 - b. Questions for the applicant
 - (1) Will the fence be painted?
 - (a) The plan is to paint the fence either blue, black or white.
 - (2) What is the height of the fence?
 - (a) Four (4') feet.
 - (3) What is the purpose of the fence?
 - (a) The fence is for the safety of customers who come to the

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- store with their pets.
- (4) Is this area to be some sort of holding area?
 - (a) No. Pets are required to be on the leash at all times.
 - (5) How close to the bottom of the ground will it be?
 - (a) Probably around half an inch.

Tom Lawson arrived at 7:15 p.m.

- 3. The public hearing was closed.
- 4. Board discussion.
 - a. There was consensus that example #1 was the preference of the Board in style of fence and that it be painted white and after some additional discussion, the applicants were also given the choice of adding black to the selection of paint colors
- 5. Mr. Henning moved approval with the conditions **a, b, c,** and **d** as outlined in the staff report and added conditions **e,** that the fence must be kept in good repair; **f,** that it be no taller than four feet high; and, that it be painted white or black and to recommend to Council. Tom Lawson seconded the motion.
 - a. Mr. Henning amended his motion and agreed to by Mr. Lawson to include changing color as a minor site plan change that can be approved/disapproved by staff. The vote was unanimous.

The Board recessed to move upstairs to the conference room.

The meeting reconvened at 7:45 p.m. in room 201.

IV. Reports

A. Chair's Report

- 1. Mrs. Foster said the subcommittee had a meeting and agreed to work on the Small Area Plan.
- 2. She reviewed the meeting date changes for November to the 4th and 18th and December 2nd and 16th because of the holidays.
- 3. Mrs. Foster asked Board members to select 10 and no more than 20 goals among the 50 that are important in the Comprehensive Plan for prioritization and to bring the list for the next meeting. She asked if members could get that list to her before the next meeting.
 - a. Mr. Henning asked to revisit Phase II of the GWR even though it is not an item for recommended action in the Plan. He said they need to discuss if they want to do it or not.
- 4. Kirk Erickson, from Winston-Salem Planning, has been invited to attend the next meeting in regard to the Small Area Plan and the area around Robinhood Road. He has informed the sub-committee on some of the plans the City of Winston-Salem has for that area. She said he also has expertise in Comprehensive Plans and creating work plans from them. He will address those two issues. So the next meeting will be about the Comprehensive Plan, prioritization and developing a plan of work.

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- a. Mr. Lawson suggested they need to ask the Council if they have any priorities that need to be addressed.
 - 5. On the 18th, Bill Powell from the school system will also be attending.
 - 6. Mrs. Foster introduced the idea of some *Lightning Learning Sessions*. She said there are things they need to know and Mr. Patterson will begin with a brief lesson on stormwater.
 - B. Planner's report
 - 1. None.
 - C. Sub-Committee Report
 - 1. That will be addressed later in the meeting.
 - D. Lewisville Utilities Committee
 - 1. There hasn't been a meeting. The committee is scheduled to meeting next week. It is unknown whether there will be a meeting or not.
- V. **New Business**
- A. Continued discussion of the Robinhood Road Small Area Plan recommendations
 - 1. Mr. Myers provided the Board with a handout of the summary of the work done so far by the sub-committee, stakeholders, groups and organizations that have assisted. Much of the work is well on the way for the Small Area Plan.
 - a. Mrs. Foster stated her idea of the use of a sub-committee: The sub-committee convenes only when necessary for whatever topic. Different Board members may be used for a different topics. The full Board may be asked to provide input and then the subcommittee can meet again to finalize a proposal.
 - b. There was discussion on the final product. The definite deliverable will be the Small Area Plan and possibly ordinances to support the Plan.
 - c. Any questions are to be sent to Mr. Myers.
 - B. Discussion of Draft Lighting and Drive-Thru Ordinances
 - 1. These ordinances have been on the back burner for some time. Mrs. Foster said she has been checking around with others on tools available and to use the Comprehensive Plan to vet. She suggested using these items as examples when Mr. Erickson visits.
 - a. Mr. Lawson suggested that these ordinances be moved to Old Business, as well as any other items they don't complete to keep the subject visible which was agreeable to the Board members.
 - (1) Mr. Myers is to bring to the next meeting a history of these ordinances and who initiated them.
 - C. Discussion of Future Plan of Work for the Planning Board
 - 1. This was covered earlier.
- VI. **Recognition of Guest**
- A. Kelly Reavis, past Planning Board chair, was interested in hearing more about the Small Area Plan.
- VII. **Board Discussion**

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- A. Phase II of the Great Wagon Road
1. Mr. Henning is asking the Board to revisit the legitimacy of moving forward with Phase II of the GWR indicating there are serious roadblocks that people don't realize. Before going much further, they have an opportunity to revisit this plan so the town doesn't spend money they shouldn't and he felt this was important.
 - a. Mr. Lawson suggested it would be more efficient to check with Council before the Board started into a project to make sure they aren't wasting time. The suggestion was to get Council's input on their list of priorities so they know where to start.
 - b. There was discussion on whether the Planning Board needed to seek permission to entertain the subject of the GWR.
 - (1) Mrs. Foster found a goal under Transportation that would cover a review of Phase II.
 - (2) Mr. Henning suggested that the subject doesn't have to be tied to the Comprehensive Plan and other factors could be noted such as the survey or citizen input.
 - (3) Mr. Hari wanted to know if the Town would have any influence since this is now a DOT project.
 - (4) Mr. Lawson provided background on where we are and how we got there with the GWR project.
 - (5) After discussion, it was decided they can look at it through the Transportation Chapter goals.

VIII. Lightning Lessons

- A. Stormwater
1. Chester Patterson provided information on some stormwater regulations that will be important for Board members as well as a handout:
 - a. How Stormwater regulations tie into development.
 - b. The requirements for quality and quantity.
 - (1) Lewisville's requirements for quantity are more stringent than some municipalities as a pro-active measure to keep from having issues in the future
 - c. Ridge line locations and maximum surface development for each side of the ridge line.
 - (1) Generally west - maximum impervious surface development - 70% in certain areas, other requirements and components included.
 - (2) East - up to 100% impervious surface development.
 - d. Mr. Patterson suggested thinking about using Low Impact Development (LID) when keeping our rural character and to start looking at development holistically, strategic planning and downstream impacts.
 - e. There is a state committee reviewing restrictive buffer and nutrient requirements for water quality.
 - f. Mr. Patterson also suggested using the ability in Arcview to turn layers on and off as visuals to assist in planning.

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IX. Adjournment

- A. Mr. Lawson moved to adjourn at 9:00 p.m. and Mr. Prince seconded. The vote was unanimous.

Respectfully submitted,

Lynn W. Hall, Public Information Officer

Attest

Joyce C. McWilliams Walker, Town Clerk

Jeanne Marie Foster, Chair