

AGENDA

LEWISVILLE PLANNING BOARD

OCTOBER 8, 2025 AT 6:00 PM

Lewisville Town Hall

2nd Floor Large Conference Room



1. Call to Order

- a. Roll Call and Determination of Quorum

2. Regular Business

- a. Approval of the Agenda
- b. Approval of Minutes:
 - i. July 9, 2025
 - ii. September 10, 2025
 - iii. September 22, 2025

3. Public Comment

4. Technical Review

- a. L-PBR 2025-01: Brook Forest Phase II, final consideration of a proposed 26-lot Major Subdivision to be located along Concord Church Rd, south of US Hwy 421

5. Legislative Hearings

- a. L-114 Heritage Crossing: a request to rezone the property denoted by Tax Parcel ID 5875-85-4964, located at 6732 Shallowford Rd, from the Residential Single Family (RS-20) zoning district to the Lewisville Downtown 1 Conditional zoning district (LD1-C).
- b. UDO L-170: three proposed text amendments to the Lewisville Unified Development Ordinance (UDO) regarding tree preservation, open space requirements and certain institutions.

6. Continued Business

- a. None

7. New Business

- a. None

8. Updates and Review

- a. Next Planning Board Meetings
 - i. November 12, 2025
 - ii. December 10, 2025

9. Adjourn

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

MINUTES OF THE REGULARLY SCHEDULED MEETING
LEWISVILLE PLANNING BOARD

JULY 9, 2025 at 6:00 PM

Lewisville Town Hall
2nd Floor Conference Room



Members Present: Mike Mulligan (Chair)
Philip May (Vice-Chair)
Lynn Fulton
Marc Maready
Don McClain

Members Excused: Rob Herald
Sara Van Huis

Members Absent: None

Staff Present: Stacy Tolbert, Town Manager
Elliot Fus, Town Attorney

1. Call to Order

Mr. Mulligan called the meeting to order at 6:00 pm. Roll call was performed and a quorum was confirmed with five board members present.

2. Regular Business

- a. Mr. Fulton moved to approve the agenda as written and Mr. Maready seconded. The board voted unanimously to approve the agenda as written (5-0).
- b. Mr. Maready moved to approve the minutes of the April 9, 2025 board meeting and Mr. McClain seconded. The board voted unanimously to approve the minutes as written (5-0).

3. Public Comment

None

4. Legislative Hearings

- a. L-113: A request for annexation and rezoning of Tax Parcel ID 5855-44-9745, located at 5394 Williams Rd from Agricultural & Yadkin River (Forsyth County) to Agricultural and Yadkin River Conservation (Lewisville).

Mr. Mulligan opened the public hearing to consider the foregoing matter for recommendation to the Town Council.

Mrs. Tolbert took the stand to address the board. She reviewed the information provided in the board agenda packet, including the rezoning application submitted by the applicants, maps and the staff report. She explained that this is a simultaneous request for annexation and the rezoning. The only consideration being made by the Planning Board is a recommendation on the rezoning portion of the application. Staff has found the application to be complete, the rezoning request consistent with the intents and descriptions of the *Lewisville Comprehensive*

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)
Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

Plan and the request to be reasonable when considering all uses allowed in the respective zoning districts in the context of present zoning patterns and uses in the area.

Mr. McClain asked for clarification of what specifically the Planning Board will be voting on. Ms. Tolbert explained that only the rezoning component of the application is under consideration. She further explained that this involves considering all of the uses currently allowed in the two zoning districts and all of the uses allowed in the proposed zoning districts. She clarified that when a property is annexed by a municipality, it must be rezoned to the appropriate municipal zoning districts within 60 days. For the sake of convenience to the applicant, Lewisville processes the annexation and rezoning concurrently to minimize what would otherwise be a lengthy process. Mr. McClain asked if Forsyth County has a right of refusal on the annexation request. Ms. Tolbert replied that no, the county does not have that authority in annexation cases.

No speakers signed up to address the Board.

Mr. Mulligan called for motions. *Mr. May moved to recommend approval of the request based upon the consistency and reasonableness determinations included in the Board agenda packet. Mr. Maready seconded. The Board voted unanimously to recommend approval of the request for rezoning (5-0).*

5. Continued Business

None

6. New Business

None

7. Updates & Review

Ms. Tolbert reviewed that the Town Council was briefed on the UDO update during their regular briefing and action meeting on July 3, 2025. The public hearing to consider amending the UDO will be set by resolution July 10, 2025. The Town Council will conduct a special meeting July 21, solely to more deeply review certain aspects of the UDO. August 14, 2025 is the date set for the Town Council to consider a final determination on adopting the revised UDO.

Upcoming regularly scheduled meetings of the Planning Board include:

- a. August 12, 2025
- b. September 10, 2025

8. Adjourn

With no further business, Mr. Mulligan call for a motion to adjourn. *Mr. Fulton moved to adjourn and Mr. McClain seconded. The Board voted unanimously to adjourn at 6.13 pm (5-0).*

Mike Mulligan, Chair

Date

Lynn Cochran, Planning Director

Date

(Minutes prepared by Lynn Cochran)

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

MINUTES OF THE REGULARLY SCHEDULED MEETING
LEWISVILLE PLANNING BOARD

SEPTEMBER 10, 2025 at 6:00 PM

Lewisville Town Hall

2nd Floor Conference Room



Members Present: Mike Mulligan (Chair)
Philip May (Vice-Chair)
Lynn Fulton
Rob Herald
Don McClain
Sara Van Huis

Members Excused: Marc Maready

Members Absent: None

Staff Present: Lynn Cochran, Planning Director
Elliot Fus, Town Attorney

Applicants Present: Steve Causey, Allied Engineering
Nicole Ellis, Allied Engineering

1. Call to Order

Mr. Mulligan called the meeting to order at 6:00 pm. Roll call was performed and a quorum was confirmed with six board members present.

2. Regular Business

- a. Mr. May moved to approve the agenda as written and Mr. McClain seconded. The board voted unanimously to approve the agenda as written (6-0).
- b. Mr. Mulligan moved to table approval of the July 9, 2025 meeting minutes, pending needed corrections and Mr. Fulton seconded. The board voted unanimously to table the minutes to correct the order of pages and text. (6-0).

3. Public Comment

None

4. Technical Review

- a. L-PBR 2025-01, Brook Forest Phase II: a proposed 26-lot Major Subdivision to be located along Concord Church Rd, south of the US Hwy 421 Interchange.

Mr. Cochran introduced the project, a conventional Major Subdivision composed of 26 lots. The parent parcels measure approximately 31.24 acres, denoted by tax parcel IDs 5875-71-2659 & 5875-61-7353. The site is served by public water. Wastewater will be individual, private septic systems. This project will include new, internal streets. UDO requirements include sidewalks at 1 linear foot per linear foot of street centerline, street & lot trees, and a type III landscape buffer along Concord Church Rd.

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

Mr. Cochran summarized the review and approval process, which includes preliminary staff review, TRC review, Planning Board review, any necessary map adjustments and final approval from the Planning Board at the next regularly scheduled meeting. He also summarized the comments resulting from the TRC review, including a stream that is indicated on the soil survey map but not the USGS map. The properties are located in the protected area Yadkin River WS IV drinking water watershed. There was discussion of the necessary riparian buffers, which will equal 30 feet on each side of all streams on the property as measured from the top of the streambank(s) landward.

Mrs. Van Huis posed a question about the current ingress/egress to Brook Forest Phase I and the proposed new ingress/egress to serve Phase II. Mr. Cochran noted that NCDOT did participate in the TRC review and made no comments.

Mr. Causey discussed the map with the Board and confirmed follow-up coordination with Stantec and Blue Stream regarding the streams located on the property. Mr. Cochran clarified that the applicant will have the option of planting street trees as required by the UDO or preserving existing trees for credit according to the new UDO standards. He explained that the map will be amended with the comments made and feedback given, then returned to the Board at its October meeting for a final vote.

5. Legislative Hearings

None

6. Continued Business

None

7. New Business

- a. Discussion of proposed follow-up text amendments to the Lewisville UDO regarding open space regulations, tree preservation, large scale religious institutions and structural dimensions in the Downtown Overlay.

Mr. Cochran reviewed the background information and previous discussions regarding the potential for very large-scale religious institutions that may be located in primarily residential districts, including large amounts of impervious surface area, parking, traffic and ongoing activities. Mr. Fulton voiced concerns about any large-scale institutions that might be located in predominantly residential areas. Members of the Board engaged in discussion about differing aspects of the topic, including the best means for measuring the relative size/scale of institutions. The Board also reviewed the current town-wide zoning map to identify areas that are currently zoned Institutional & Public (IP).

There emerged from the discussion a consensus to refine the current definitions of neighborhood- and community-scale religious institutions, reducing the benchmark seating capacity from 600 to 300 persons and removing community-scale types as permissible uses in residential zoning districts. They will remain permissible in the other districts where they are currently allowed. Decision-making on new neighborhood-scale religious institutions will remain the same and community-scale religious institutions will involve administrative approval from the Planning Board based on the objective standards of the UDO.

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

Mr. Cochran explained discrepancies in the standards of measurements for landscaping and tree preservation that arose in Chapter B after the recent UDO update. After discussion, it was decided to standardize the method of tree size measurement to diameter at breast height (DBH) (4.5 feet above grade). Methods for ensuring preservation compliance were reviewed as were alternatives when desired trees cannot be preserved for good cause. Arbor Day principles of tree preservation will be reviewed as requested by Town Council members, as will other ordinances in towns/cities similar to Lewisville. Rewrites will be presented at the October Planning Board meeting.

Continuing, Mr. Cochran explained that the open space standards originally proposed in the UDO rewrite were removed by Town Council, primarily because it was felt the amounts of required open space resulting from the standards were not sufficient. The goal is to create reasonable standards for major subdivisions to dedicate passive and active open space and amenities. After discussion, it was decided that open space requirements should be based on residential density. Higher densities will result in larger amounts of open space. There was also consensus that neighborhoods below a certain density may not require any dedicated open space. The Board identified the open space standards of Monroe and Brevard as models for Lewisville to borrow from. Rewrites will be presented at the October meeting.

Continuing to the last topic of possible text amendments, Mr. Cochran explained to the Board that concerns had been presented about the possibility of tall, bulky structures in the Downtown Overlay located adjacent to smaller, single-family residential structures. After reviewing the current UDO standards and engaging in several points of discussion, the Board agreed to ask the Mayor and Councilman Tom Lawson to attend a special called meeting Monday, September 22 at 6:30 pm to discuss the topic in more detail.

8. Updates and Review

Upcoming regularly scheduled meetings of the Planning Board include:

- a. October 8, 2025
- b. November 12, 2025

9. Adjourn

With no further business, Mr. Mulligan call for a motion to adjourn. *Mr. Fulton moved to adjourn and Mr. May seconded. The Board voted unanimously to adjourn at 8:02 pm (6-0).*

Mike Mulligan, Chair

Date

Lynn Cochran, Planning Director

Date

(Minutes prepared by Lynn Cochran)

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

MINUTES OF THE SPECIAL CALLED MEETING
LEWISVILLE PLANNING BOARD

SEPTEMBER 22, 2025 at 6:30 PM

Lewisville Town Hall

2nd Floor Conference Room



Members Present: Mike Mulligan (Chair)
Philip May (Vice-Chair)
Lynn Fulton
Rob Herald
Marc Maready
Don McClain
Sara Van Huis

Members Excused: None

Members Absent: None

Staff Present: Lynn Cochran, Planning Director
Elliot Fus, Town Attorney

1. Call to Order

Mr. Mulligan called the meeting to order at 6:27 pm. Roll call was performed and a quorum was confirmed with six board members present.

2. Regular Business

- a. Mr. Fulton moved to adopt the agenda as written and Mrs. Van Huis seconded. The board voted unanimously to approve the agenda as written (7-0).

3. Public Comment

None

4. Technical Review

None

5. Legislative Hearings

None

6. Continued Business

- a. Ongoing discussion of proposed follow-up text amendments to the Lewisville UDO.

Mr. Mulligan summarized the topic of building dimensions in the Downtown Overlay, recapping the points from discussion that occurred during the last regularly scheduled Planning Board meeting. He noted that he had consulted with Town Manager, Stacy Tolbert and that he and Mr. Cochran had discussed the topic. Mr. Mulligan pointed out that this topic was the point of a text amendment several years ago, that incorporated standards to mitigate the potential negative impacts of tall, large and bulky structures in the DTO.

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

Mrs. Van Huis posed a question about new height limits in the DTO and 'grandfathering' existing structures. Mr. Mulligan and Mr. Cochran explained that restricting height in that manner may leave the Town open to litigation.

Mr. Mulligan offered that after further review of the current standards and multiple discussions, it may be best to leave the current standards as they are. Mrs. Van Huis suggested that offering the public as much information as possible in easily understandable format on this subject would be a good idea. Mr. McClain and Mr. Fulton agreed. Mr. May suggested a subcommittee to look at this issue. Mr. McClain and Mr. Fulton offered to work up an executive summary-style document oriented to the general public. The focus will remain on the Downtown Overlay. The Director and the Board will then evaluate the information and consider posting it to the Planning Department website.

Mr. Cochran asked the Board about how they would like the text amendments to be formatted and presented at the October 8, 2025 meeting and received feedback. He also suggested a point of clarification regarding standards of measurement for trees, that the minimum size to be tagged and preserved should equal eight (8) inches diameter at breast height, measured 4.5 feet above grade. The Board agreed. Mr. May offered the Holly Springs tree ordinance for review among the other documents and ordinances under consideration.

For a future point of review, Mr. Cochran relayed to the Board that the upcoming Heritage Crossing site plan will include a request for alternative compliance, particularly regarding the build-to-line standards of the Downtown Overlay and pedestrian connectivity.

7. Updates and Review

Upcoming regularly scheduled meetings of the Planning Board include:

- a. October 8, 2025
- b. November 12, 2025

8. Adjourn

With no further business, Mr. Mulligan call for a motion to adjourn. *Mr. Herald moved to adjourn and Mrs. Van Huis seconded. The Board voted unanimously to adjourn at 7:15 pm (7-0).*

Mike Mulligan, Chair

Date

Lynn Cochran, Planning Director

Date

(Minutes prepared by Lynn Cochran)

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)

Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis



LEWISVILLE PLANNING DEPARTMENT

6510 Shallowford Road | P.O. Box 547

Lewisville, NC 27023-0547

Voice: 336-945-1028 | Email: lcochran@lewisvillenc.net

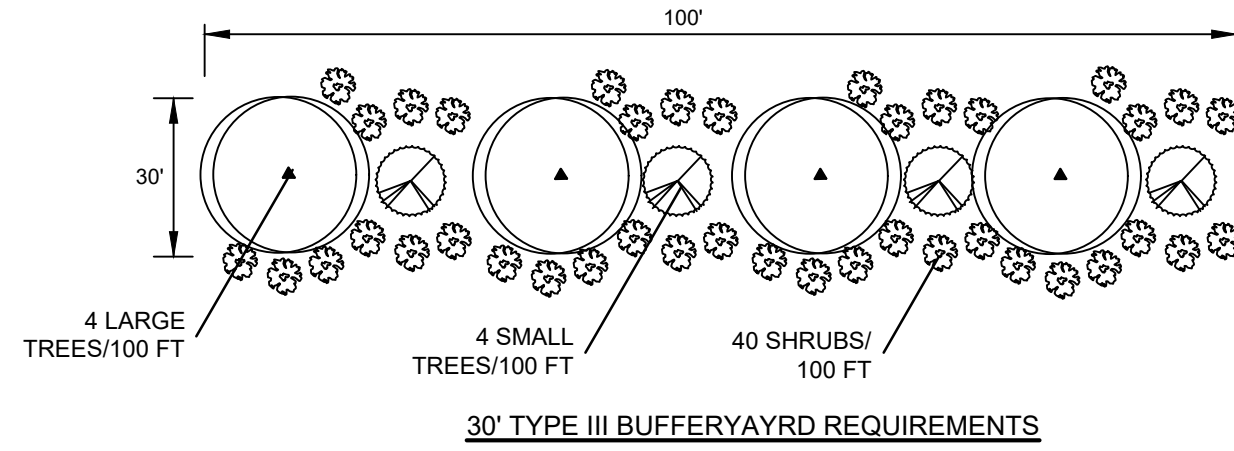
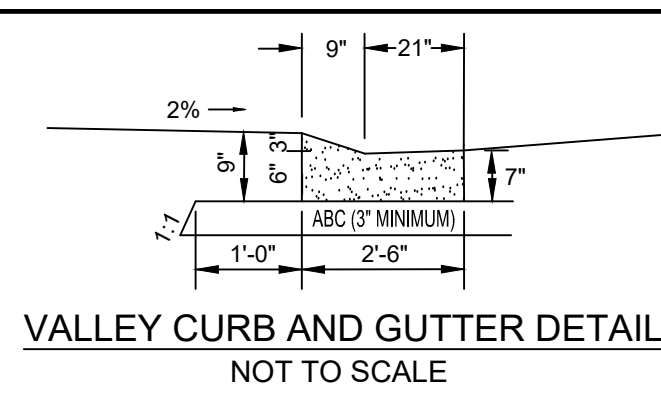
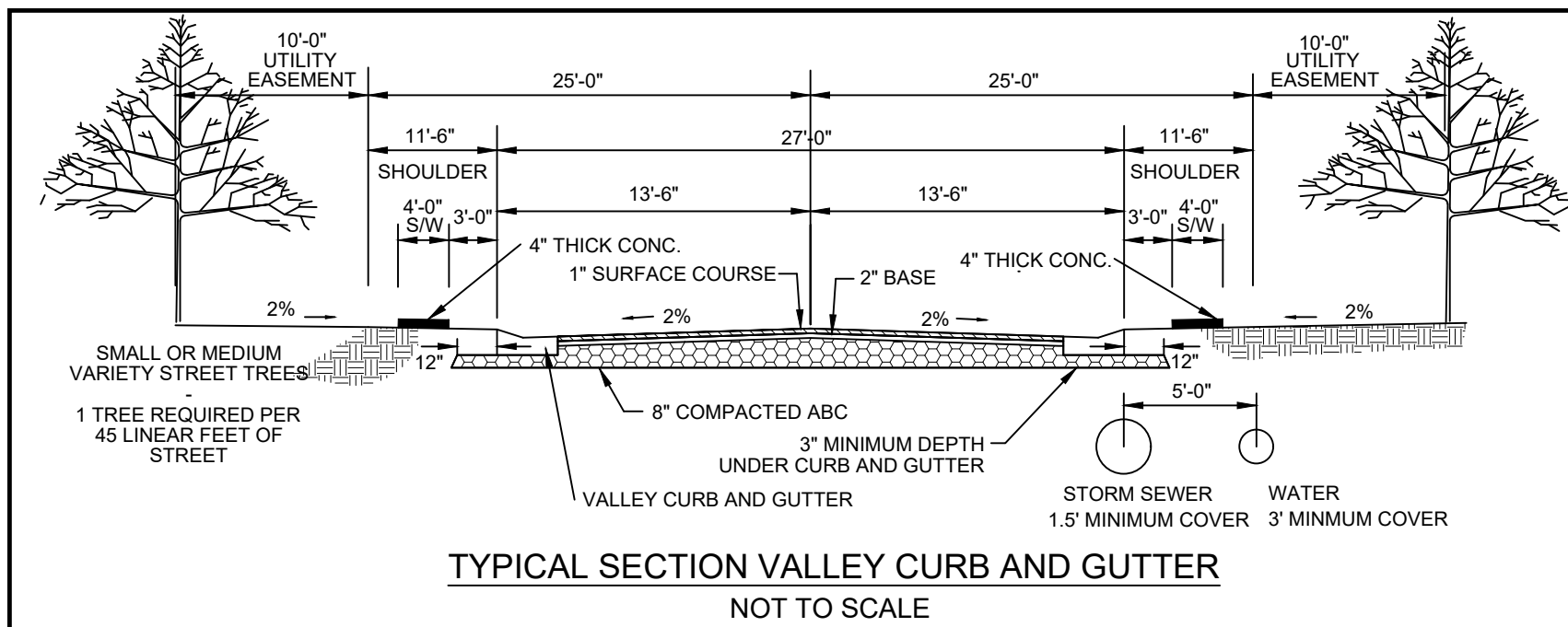
Website: lewisvillenc.net/planning-zoning

LEWISVILLE TECHNICAL REVIEW COMMITTEE (TRC)

PRELIMINARY SITE PLAN REVIEW

BROOK FOREST PHASE II

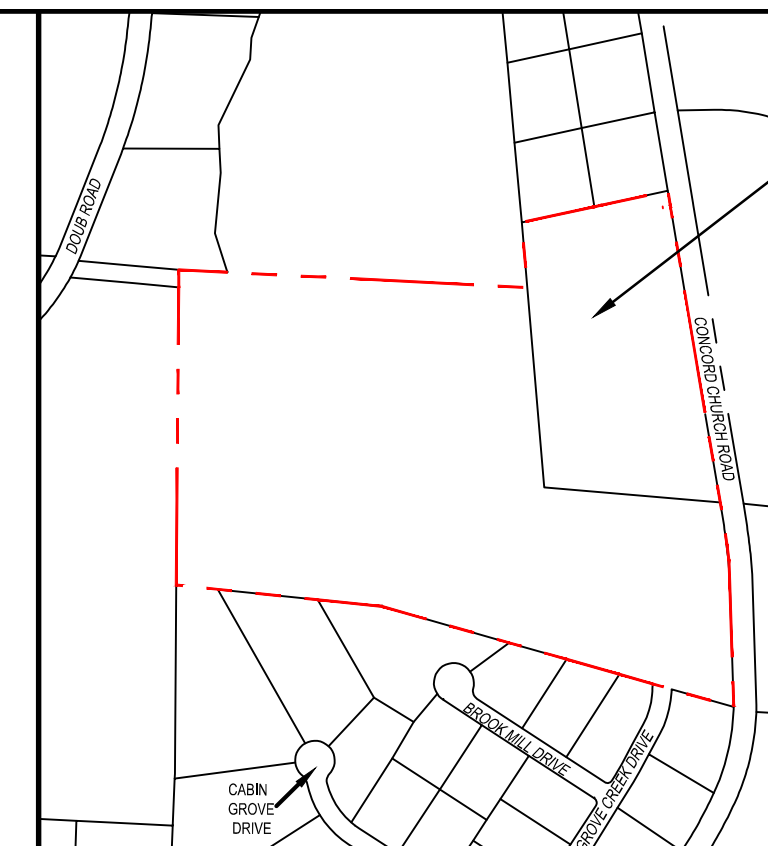
Title and Number:	Brook Forest Phase II, L-PBR202501
Current Tax PIN(s):	5875-71-2659, 5875-61-7353
Location:	Concord Church Rd, South of US 421 Interchange
Type of Development:	Conventional Major Residential Subdivision
Total Acreage:	31.24 Acres
Current Zoning:	RS-20
Proposed Lots:	26
Project Density:	0.83 DUA
Surveyor/Engineer:	Allied Design 4720 Kester Mill Rd Winston-Salem, NC 27103 (336) 765-2377
Owner/Agent:	Carol Page Armstrong Revocable Trust 12612 Celtic Ct Rockville, MD 28050



PROPERTY INFORMATION:
PARCEL ID NUMBER: 87547785300, 875-71-2659.000
ACREAGE: 31.24 AC COMBINED

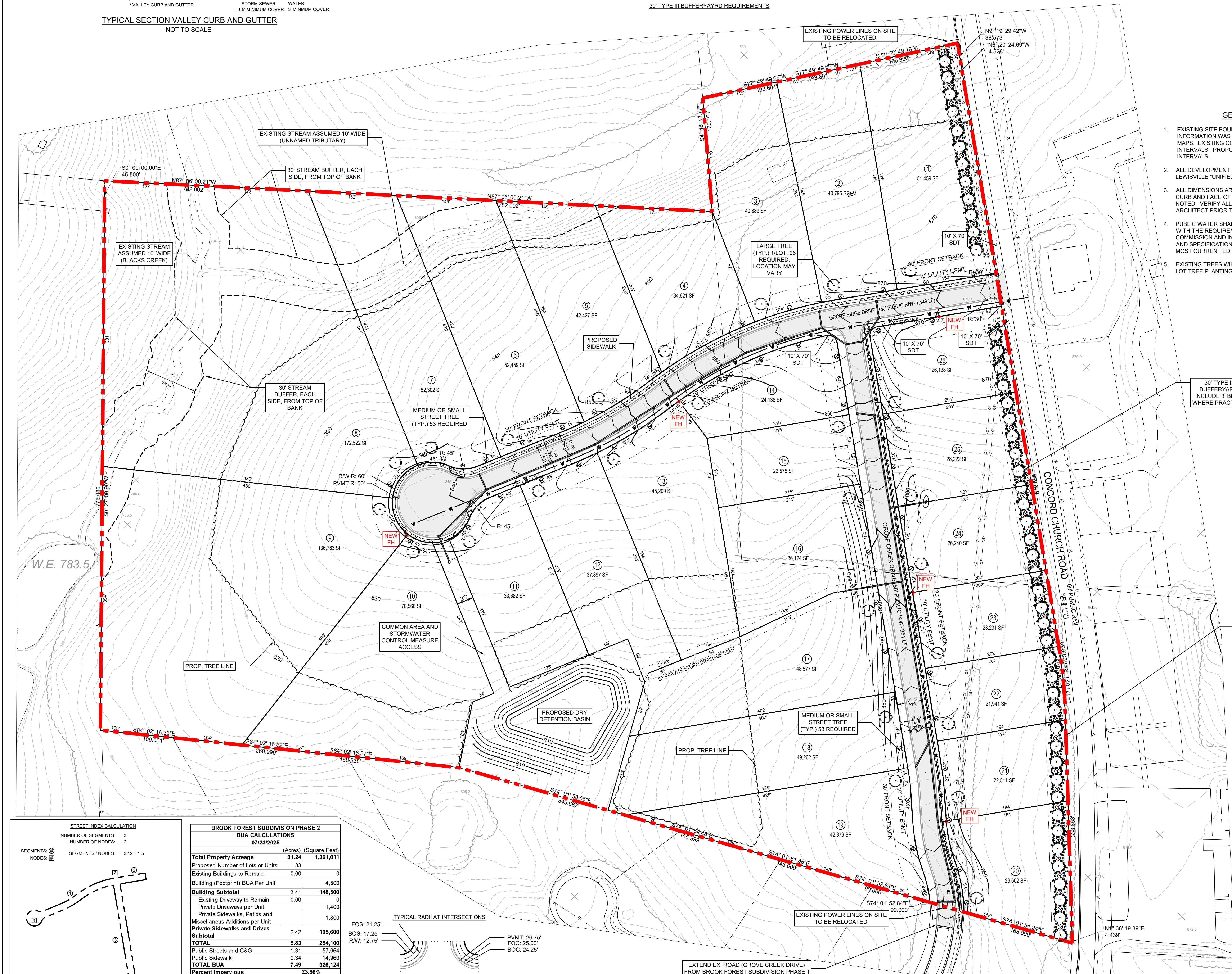
PROPERTY OWNER/DEVELOPER:
JWR BUILDING COMPANY, INC.
POST OFFICE BOX 1128
WINSTON-SALEM, NC 27116
PHONE: (336) 765-8752
EMAIL: ROBERT@JWBH.COM

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, NC 27103
PHONE: (336) 765-2377
EMAIL: rcausery@allied-engr.com



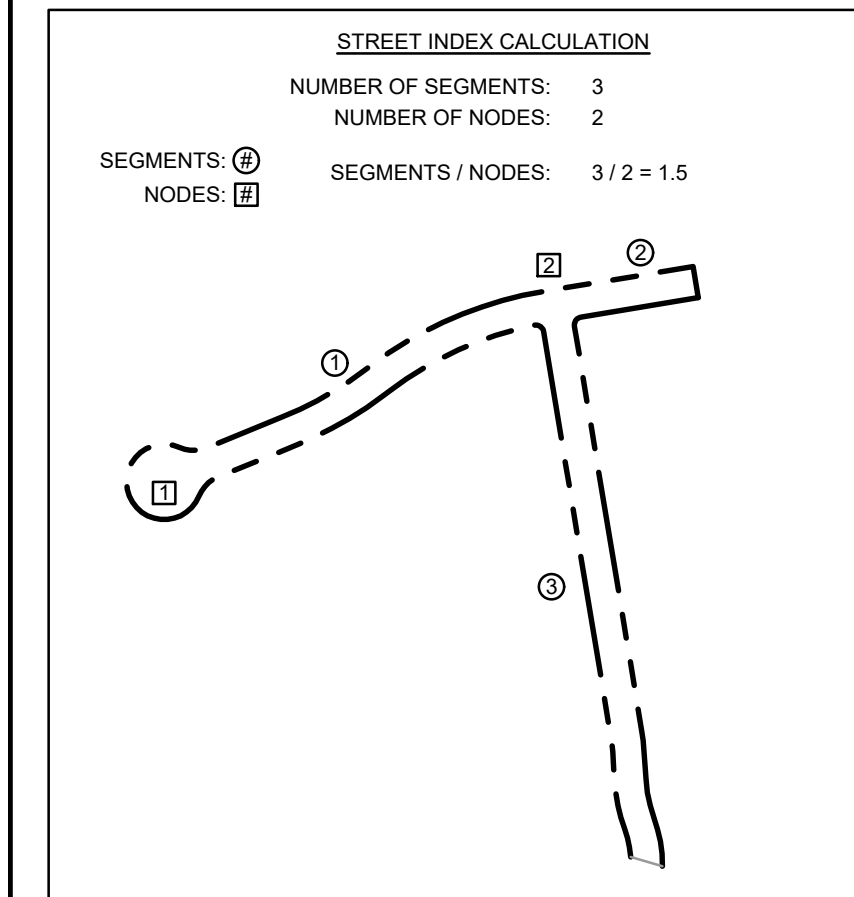
ALLIED Design, Inc.
CIVIL ENGINEERING • LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NC 27103
Phone: (336) 765-2377
Fax: (336) 760-8886
http://www.allied-engr.com

FIRM LICENSE C-1891

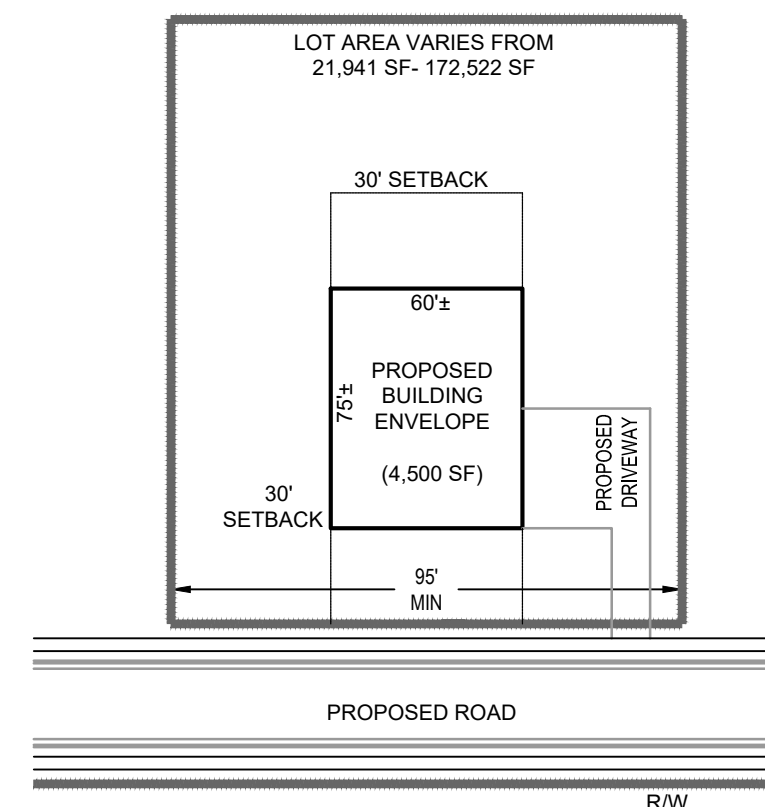
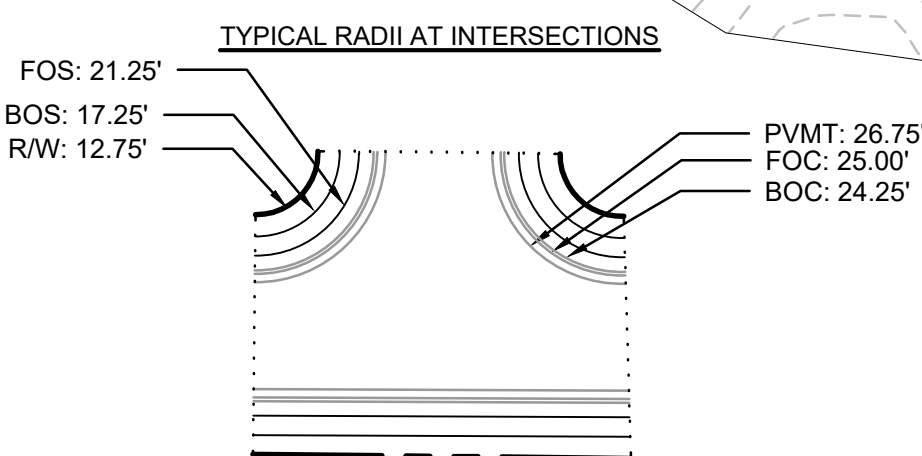


- GENERAL NOTES
- EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE CITY/COUNTY MAPS. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
 - ALL DEVELOPMENT SHALL CONFORM WITH THE TOWN OF LEWISVILLE "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - PUBLIC WATER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINST-SALEM, MOST CURRENT EDITION.
 - EXISTING TREES WILL BE UTILIZED TO MEET STREET AND LOT TREE PLANTING REQUIREMENTS WHERE FEASIBLE.

REVIEW INFORMATION:	
TYPE OF REVIEW:	
SPECIAL USE REZONING	
SITE PLAN AMENDMENT	
SPECIAL USE PERMIT	
FINAL DEVELOPMENT PLAN	
PRELIMINARY SUBDIVISION	X
PLANNING BOARD REVIEW	
JURISDICTION:	
CITY OF WINSTON-SALEM	
FORSYTH COUNTY	
VILLAGE OF CLEMMONS	
TOWN OF LEWISVILLE	X
TOWN OF MOCKSVILLE	
PURPOSE STATEMENT:	
THE PURPOSE OF THIS REQUEST IS FOR THE PLANNING BOARD APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN WITH 26 SINGLE-FAMILY LOTS UNDER THE EXISTING ZONING (RS-20).	
INFRASTRUCTURE:	
PRIVATE	PUBLIC
WATER:	X
SEWER:	X
STREETS:	X
STREET LENGTH (LF)	2,398.00
SITE SIZE AND COVERAGES:	
TOTAL ACREAGE (SF)	1,361,011.16
TOTAL ACREAGE (AC)	31.24
SITE COVERAGES:	
BUILDING TO LAND:	10.91%
PAVEMENT TO LAND:	13.05%
OPEN SPACE:	76.04%
TOTAL:	100%
BUILDING SIZE:	1,361,011.16 SF
	4,500
ZONING:	
EXISTING ZONING:	RS-20
PROPOSED ZONING:	RS-20
PROPOSED USES:	
USE CATEGORY: RESIDENTIAL DISTRICT	
RESIDENTIAL BUILDING, SINGLE FAMILY PRD	
DENSITY CALCULATIONS	
# OF LOTS	26
ACRES	31.24
DENSITY (LOTS PER ACRE)	0.83
LOT DIMENSION AND SPACING REQUIREMENTS	
FROM PUBLIC R/W	30'
FRONT/REAR FACING FRONT:	30' BETWEEN UNITS
REAR FACING REAR:	30' BETWEEN UNITS
SIDE/REAR FACING SIDE:	20' BETWEEN UNITS
MAX HEIGHT:	40'
BUFFERYARDS:	
REQUIRED:	N/A
PROPOSED:	N/A
PARKING CALCULATIONS	
SPACES REQUIRED	2 PER UNIT
# OF LOTS	26
LOTS X SPACES	52
REQUIRED:	52
PROPOSED:	52
WATERSHED NOTE	
SITE IS LOCATED IN YADKIN RIVER WATERSHED, WS IV	

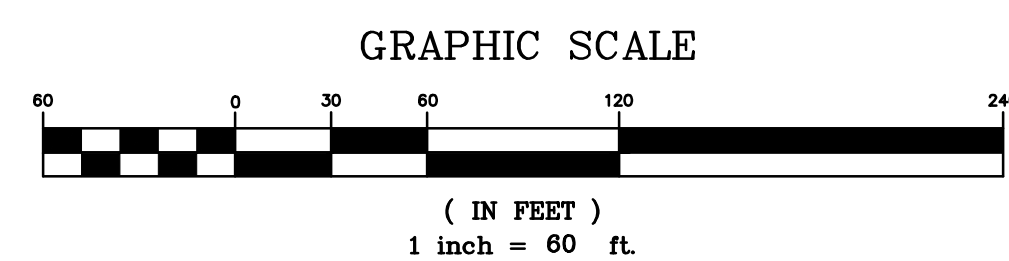


BROOK FOREST SUBDIVISION PHASE 2	
BUA CALCULATIONS	
07/23/2025	
	(Acres) (Square Feet)
Total Property Acreage	31.24 1,361,011
Proposed Number of Lots or Units	33
Existing Buildings to Remain	0.00 4,500
Building (Footprint) BUA Per Unit	
Building Subtotal	3.41 148,500
Existing Driveway to Remain	0.00 0
Private Driveways per Unit	1,400
Private Sidewalks, Patios and Miscellaneous Additions per Unit	1,800
Private Sidewalks and Drives Subtotal	2.42 105,600
TOTAL	5.83 254,100
Public Streets and C&G	1.31 57,064
Public Sidewalk	0.34 14,950
TOTAL BUA	7.49 326,124
Percent Impervious	23.96%
Pavement to Land	13.05%
Building to Land	10.91%
Open Space	76.04%



PROPOSED BUA
HOME: 4,500 SF
DRIVES: 1,400 SF
PATIOS, WALKS, ETC.: 1,800 SF
TOTAL: 7,700 SF

RS20 TYPICAL BUILDING LAYOUT
NOT TO SCALE



PRELIMINARY
PLANS
NOT RELEASED FOR
CONSTRUCTION

BROOK FOREST SUBDIVISION- PHASE 2
LEWISVILLE
NORTH CAROLINA

15- NME SMC
07/23/2025

PROJECT NO.:
DRAWN BY:
CHECKED BY:
DATE:

REVISIONS	
NO.	DATE
1	07/23/2025
2	08/23/2025

PRELIMINARY
SUBDIVISION
PLAN

SHEET
C1

AGENDA ITEM

LEWISVILLE PLANNING BOARD

L-114: A request for rezoning from Residential Single-Family (RS-20) to the Lewisville Downtown 1 Conditional Zoning District (LD1-C)

Applicant: Jung Hoke, Ross Houston

Tax PIN(s): 5875-85-4964

Location: 6732 Shallowford Rd, Lewisville



Size and Location of the Parcel(s): This property measures (+/-) 2.33 acres according to the Forsyth County Tax Map and is located adjacent to the traffic circle along the corner of Heritage Dr and Shallowford Rd.

Property Site: The property is currently vacant of any structures.

Immediate & Nearby Area: This property is located in Lewisville's dedicated Downtown Core Area (DCA), which features a mix of small and medium size commercial uses, institutional uses and to a lesser degree, single-family residential uses. Adjacent properties are currently zoned Residential Single-Family (RS-20). Nearby zoning and uses feature limited business, highway business and Lewisville Downtown 1 & 2.

Environmental Features: This property is located within the Yadkin River WS IV Watershed. As such, development of this property will be considered high-density, most likely subject to post-construction stormwater control measures (SCMs).

Utilities: This property is currently served by public water sewer facilities.

Access: This property is served by Shallowford Road, designated as a major thoroughfare, according to the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map and by Heritage Drive, which is considered a local road, a portion of which is privately maintained.

Previous Zoning History: This property was zoned RS-20 at the time the town incorporated.

Comprehensive Plan: The *Lewisville Tomorrow Comprehensive Plan* designates this property as part of the Lewisville Downtown Place Type. "This area is intended to combine small town urban characteristics by blending civic uses, retail and entertainment attractions, employment opportunities, open space and mixed-use residential areas in intentional ways." (p. 75). A hallmark of the Downtown Place Type is pedestrian orientation and connectivity.

Consistency & Reasonableness Considerations:

1. *Consistency.* This application is found to be consistent with the *Lewisville Tomorrow Comprehensive Plan* because:

Members of the Planning Board

Tom Lawson, Chair | Mike Mulligan, Vice Chair
Philip May, Kate Sonney, Rob Herald, Lynn Fulton, Marc Maready

- Retail, service and institutional uses are considered part of the fabric of Downtown Lewisville.
 - Development of currently vacant lots in the DCA is strongly encouraged by the Comprehensive Plan.
 - *Land Use Objective 2* prioritizes developing “Downtown Lewisville as a center of community identity, encouraging small businesses and a mix of housing types.” (p. 129)
2. *Reasonableness*. This application is found to be reasonable and in the public interest, based on the following factors
- Measuring (+/-) 2.33 acres, the size of this property is typical of the area.
 - Rezoning from RS-20 & LD1-C will allow uses that are more compatible with the mixed nature of existing uses in this area, while maintaining the character of adjacent and nearby properties and preserving Lewisville's small-town feel.
 - The proposed establishment provides a valuable service to the residents of Lewisville.

Additional Considerations: Given the location of this property and the conditional nature of the rezoning request, all development will be subject to the Downtown Overlay (DTO) standards described in the Lewisville UDO. Because of unique features that are specific to this property, particularly its location adjacent to a traffic circle, which creates a variable front property line, the applicants have requested consideration of alternative compliance, as demonstrated by the site plan submitted with the application materials.

Staff Analysis & Recommendation: Staff finds the application to be complete and ready for board consideration. Staff finds the request to be consistent with the intents and descriptions of the *Comprehensive Plan* in the Downtown place type and with the principles of alternative compliance. Additionally, staff finds the request to be reasonable when considering all other relevant factors.

Thus, staff recommends approval of zoning map amendment L-114, a request for rezoning from Residential Single-Family (RS-20) to the Lewisville Downtown 1 Conditional Zoning District.

Members of the Planning Board

Tom Lawson, Chair | Mike Mulligan, Vice Chair
Philip May, Kate Sonney, Rob Herald, Lynn Fulton, Marc Maready



LEWISVILLE PLANNING DEPARTMENT

6510 Shallowford Road | P.O. Box 547
Lewisville, NC 27023-0547
Voice 336-945-5558 | FAX 336-945-5531

REZONING APPLICATION

(ZONING MAP AMENDMENT APPLICATION)

Application Date 07/18/2025
Property Address 6724 Shallowford Rd. Lewisville NC 27023
Tax PIN(s) 5875-85-4964
Existing Zoning RES ACG (RS-20) *dh*
Proposed Zoning LD1-C
Acreage Requested for Rezoning 2.33
Utilities (circle) Public / Well Sewer / Septic

**Attach site plan and/or list of permitted uses along with this application*

Owner(s) Jennifer L FencI, Executrix

Mailing Address: **3709 WALDENBROOK RD. GREENSBORO NC,**
27407

Telephone 336-455-1937 email jennlfencI1@gmail.com

Applicant(s) (if different) Ross Houston and Jung Hoke

Mailing Address 6801 Palomino Ridge Ct. Summerfield NC 27358

Telephone (336) 202-8849 email jhoke007@gmail.com

I, Jennifer L FencI, Executrix, owner (trustee, executor, etc.) of the property denoted by Forsyth County Tax PIN(s) 5875-85-4964, request that the property be granted a rezoning from RS-20 RES ACG to LD1-C. I agree with the proposed site-specific conditions included with this application. I understand that additional or different conditions may

File# _____

Fee Paid _____

Staff Signature _____



LEWISVILLE PLANNING DEPARTMENT

6510 Shallowford Road | P.O. Box 547

Lewisville, NC 27023-0547

Voice 336-945-5558 | FAX 336-945-5531

be required by the Town Council, that these conditions are permanent, and will run with the land. I feel this will serve my best interests.

Jennifer L Fencl

dotloop verified
07/19/25 4:30 PM EDT
RZ3Y+HLQQ-JYHQ-02WM

Owner Signature

Signed by:

Ross E. Houston Jr.

4339CD98847048C...

Applicant Signature

7/22/2025 | 3:33 PM EDT

DocuSigned by:

Jung Hoke

09C462BD527E45F...

File# _____

Fee Paid _____

Staff Signature

L-114 Heritage Crossing Alternative Compliance Application

Project Name: Heritage Crossing

Address of Lot: 6924 Shallowford Rd. Lewisville

Owner and Developer: Ross Houston & Jung Hoke

Required Compliance: Lewisville's Downtown Overlay guidelines required to place the building (>50%) within the 10' setback from the public right-of-way (BTL: Build-to-Line). It could be easier to be compliant if the lot is shaped in a square/rectangle and typical buildings are also square/rectangle shape. This lot (6924 Shallowford Rd.) is not in a square/rectangle shape and includes a large portion of curved edge alongside the Roundabout on Shallowford Rd. and Heritage Dr.

Challenges: The ***Heritage Crossing*** building is a rectangle shape, consisting of 3 distinctive designs/units that are connected. When we tried to place the building on the BTL (facing the Shallowford Rd.), the building had to be shifted as far as to the right side (Shallowford side) hence, the whole building had to be compressed in the width and stretched in the depth toward back. It resulted in the front width of the building to be drastically narrowed, and the one building had to be as ~76-77' long in depth. An ideal depth of any small pedestrian retail space should be no more than ~60'-65' for the best consumer experience. Not only we were challenged by the location and shape of the building but also were facing the following engineering difficulties:

1. Because the building was pushed furthest to the right side of the lot, we had very narrow driveway on the Shallowford entry side. The site plan had only ~20' driveway width on the Shallowford side entry (Engineer's recommendation: ~22'-25' wide),
2. Also, on the Shallowford entry side, there were no spaces for any side-parking where the UPS Store is planning to be located, and the UPS delivery truck had to load/unload packages.
3. At the same time, there was a large extra unused land space on the side of Heritage Rd. alongside the Roundabout because the building location was far shifted to the Shallowford side.

Alternative Compliance: We (engineer, architect and Lynn) met several times and explored many different rotations, designs, and sizes for a suitable solution for the best use of the land and our objectives. Per Lynn's creative suggestion, the engineer brought the building down just about ~9' from the BTL. That move allowed us to shift the building closer to the Roundabout side on the curve, and we were able to resolve all those challenges and accomplish the following objectives:

- Enabled sufficient 2-way traffic driveway with ~26' in width on the Shallowford Side entry.
- Enabled to create 8-9 SIDE parking spaces (Shallowford facing).

L-114 Heritage Crossing Alternative Compliance Application

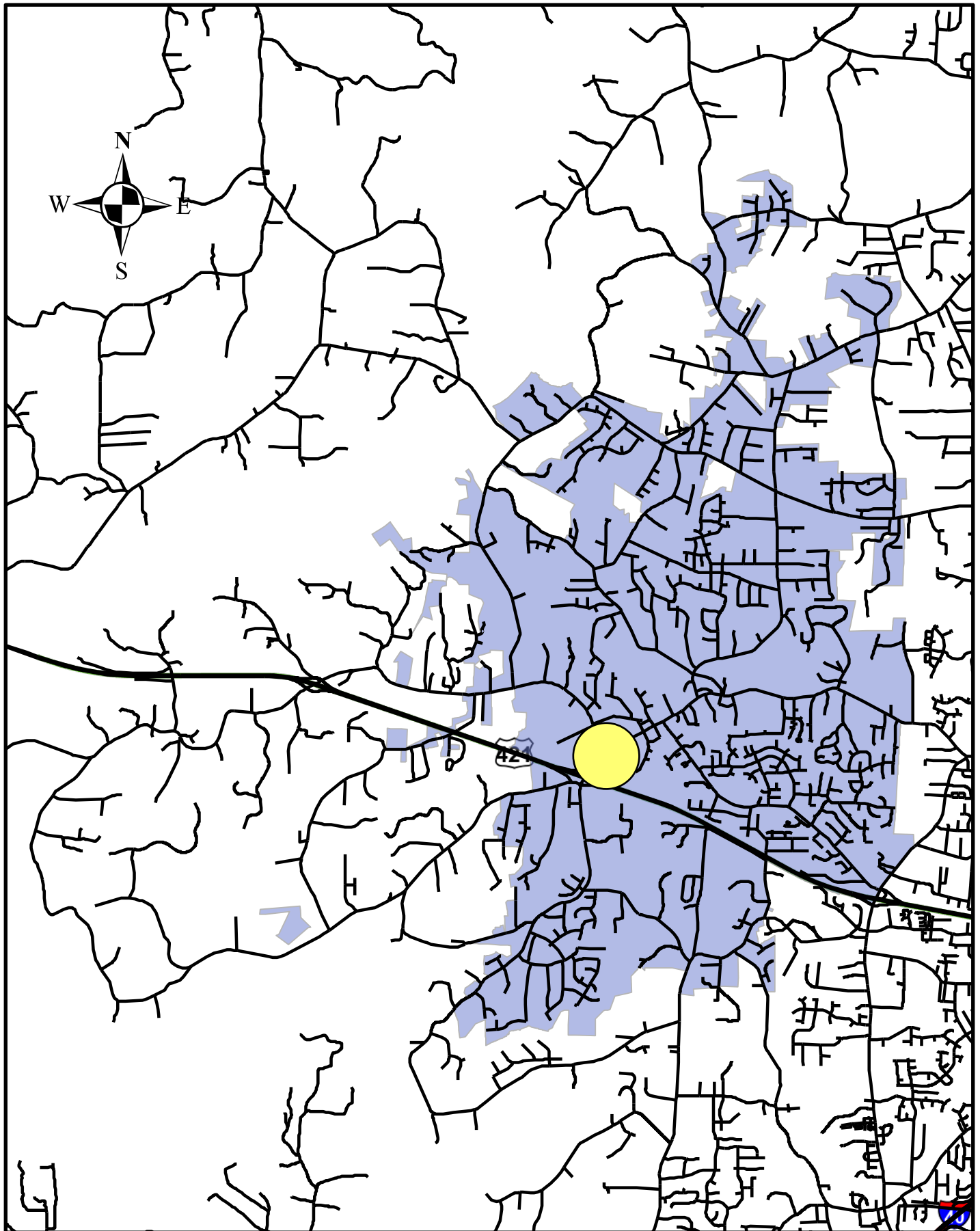
- Also provided a good size Handicap parking space that was very close for the Store on the side.
- Accommodated the future UPS Store to have one UPS delivery truck loading space on the side.
- Allowed all 3 buildings to have the suitable dimensions (30'x40', 50'x65' and 30x45').
- Allowed full usage of Heritage Rd side land with no more voided land space.
- Provided some extra space on the front of the building for potential pedestrian experience (i.e., extra landscape and/or benches...etc.).

ALTERNATIVE COMPLIANCE (Section B.2 – Zoning Regulations), Page B.2-198

The Planning Board may consider site plans varying from setbacks and other dimensional requirements of the UDO in the Downtown Overlay, where there might exist challenges to strict conformity with these provisions. These include, but are not limited to zoning lots of unusual size and shape, the configuration of adjoining lots and improvements thereon, topography, parking availability, or other natural conditions beyond the control of the property owner or where prior acts of any public agency have occurred such that to require strict compliance with the standards of the UDO would compromise the intents and goal of the Downtown Overlay. Site plans varying from the requirements may be approved upon written findings specifically describing how the site plan fulfills or exceeds the intent, purposes, and requirements of the supplemental standards and that such site plan is supported by the intents and descriptions of the *Lewisville Comprehensive Plan*. Nothing in this Section shall require the Town to approve any site that does not comply with these requirements.

Submitted by Jung Hoke & Ross Houston, September 22, 2025

L-114 HERITAGE CROSSING VICINITY MAP

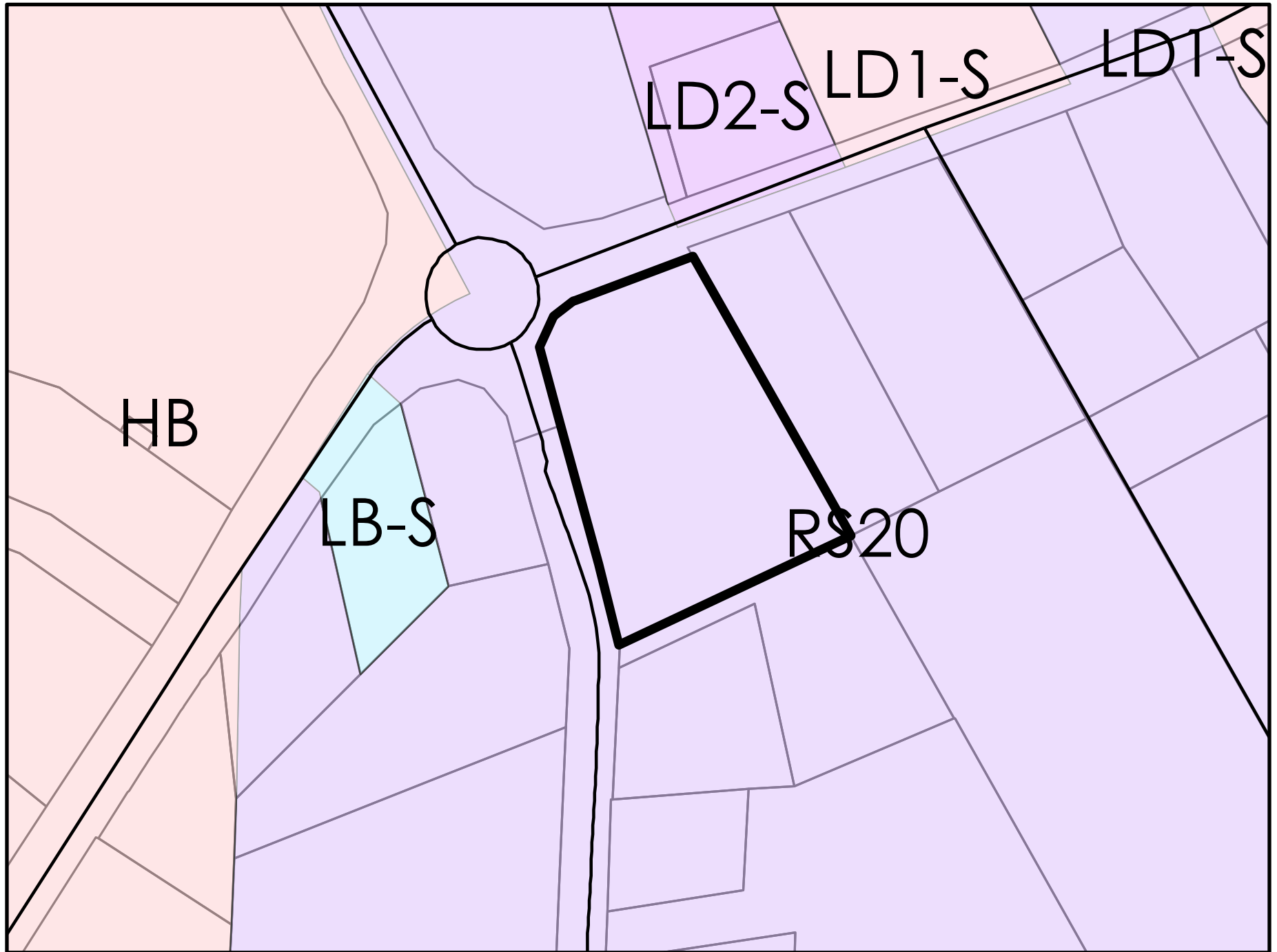


0 0.5 1 2 Miles

Map Created by Lynn Cochran



L-114 HERITAGE CROSSING ZONING MAP



0 50 100 200 Feet
|-----|-----|-----|-----|

Map Created by Lynn Cochran

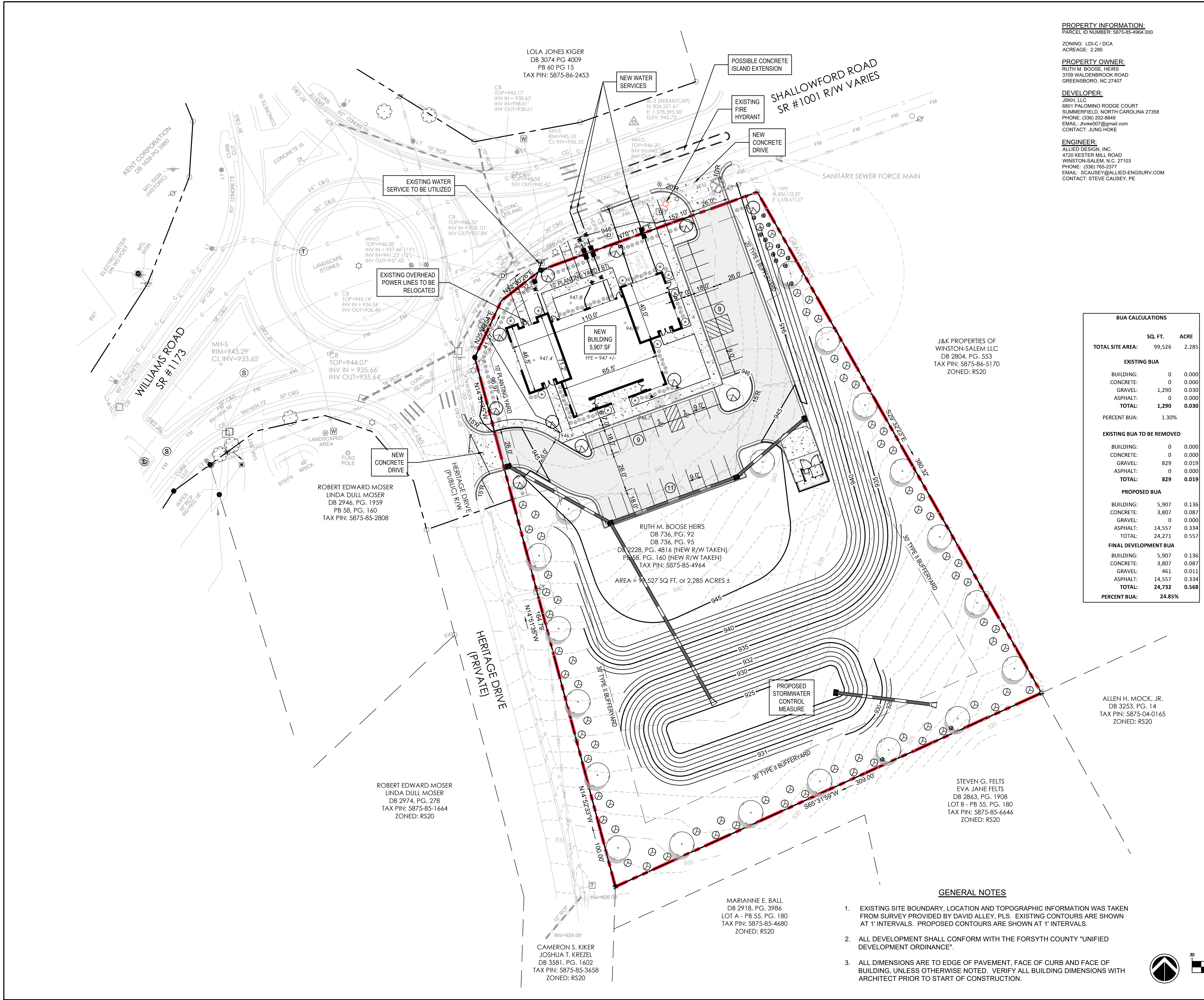


L-114 HERITAGE CROSSING AERIAL MAP



0 25 50 100 Feet

Map Created by Lynn Cochran

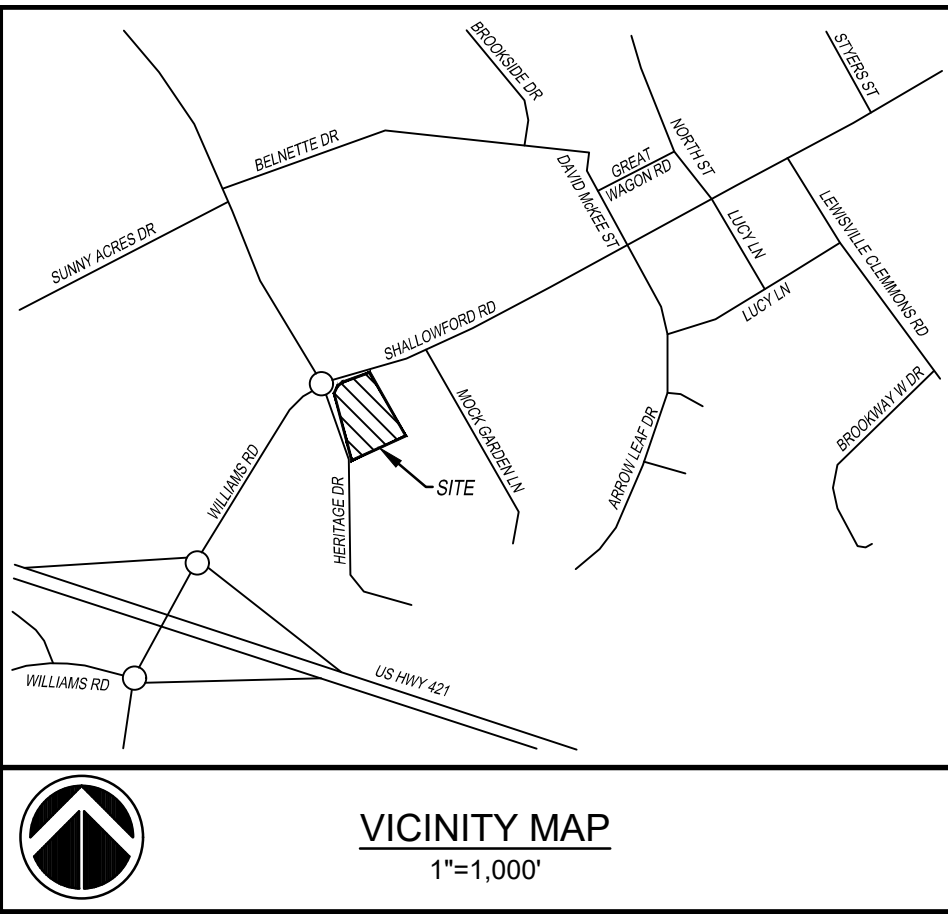


PROPERTY INFORMATION:
PARCEL ID NUMBER: 5875-85-4964.000
ZONING: LD1-C / DCA
ACREAGE: 2.285

PROPERTY OWNER:
RUTH M. BOOSE HEIRS
3709 WALDENBROOK ROAD
GREENSBORO, NC 27407

DEVELOPER:
J&K LLC
6801 PALOMINO RODGE COURT
SUMMERFIELD, NORTH CAROLINA 27358
PHONE: (336) 202-8849
EMAIL: jhoke007@gmail.com
CONTACT: JUNG HOKE

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 785-5277
EMAIL: SCAUSEY@ALLIED-ENGSRV.COM
CONTACT: STEVE CAUSEY, PE



BUA CALCULATIONS		
	SQ. FT.	ACRE
TOTAL SITE AREA:	99,526	2.285
EXISTING BUA		
BUILDING:	0	0.000
CONCRETE:	0	0.000
GRAVEL:	1,290	0.030
ASPHALT:	0	0.000
TOTAL:	1,290	0.030
PERCENT BUA:	1.30%	
EXISTING BUA TO BE REMOVED		
BUILDING:	0	0.000
CONCRETE:	0	0.000
GRAVEL:	829	0.019
ASPHALT:	0	0.000
TOTAL:	829	0.019
PROPOSED BUA		
BUILDING:	5,907	0.136
CONCRETE:	3,807	0.087
GRAVEL:	0	0.000
ASPHALT:	14,557	0.334
TOTAL:	24,712	0.557
FINAL DEVELOPMENT BUA		
BUILDING:	5,907	0.136
CONCRETE:	3,807	0.087
GRAVEL:	461	0.011
ASPHALT:	14,557	0.334
TOTAL:	24,732	0.568
PERCENT BUA:	24.85%	

NOT TO SCALE

TYPE OF REVIEW:
☒ FINAL DEVELOPMENT PLAN

JURISDICTION:
☒ TOWN OF LEWISVILLE

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: REZONING OF SUBJECT PROPERTY FROM RS20 TO LD1-C / DCA AND FOR APPROVAL OF PRELIMINARY SITE PLAN.

INFRASTRUCTURE

WATER:

PUBLIC	PRIVATE
<input checked="" type="checkbox"/>	<input type="checkbox"/>

SEWER:

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

STREETS:

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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LINEAR FEET OF PUBLIC STREETS: N/A FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 2.285 ACRE(S)

SITE COVERAGES:

BUILDING TO LAND: 5.94 %

PAVEMENT TO LAND: 18.91 %

OPEN SPACE: 75.15 %

TOTAL: 100 %

BUILDING SQUARE FOOTAGE: 5,907 SF

BUILDING HEIGHT: 25 FT

ZONING

EXISTING ZONING: RS20

PROPOSED ZONING: LD1-C / DCA

PROPOSED USES: SERVICES, PERSONAL, ARTS AND CRAFTS STUDIO, GENERAL MERCHANDISE STORE, SHOPPING CENTER, OFFICES, MISCELLANEOUS, PROFESSIONAL OFFICES, RETAIL STORE, SPECIALTY OR MISCELLANEOUS, DANCE STUDIO & RESTAURANT WITHOUT DRIVE THROUGH

BUILDING SETBACKS

FRONT: N/A

REAR: N/A

SIDE: N/A

STREET: N/A

PROPERTY INFORMATION

PIN #'S: 5875-85-4964.000

OFF-STREET PARKING

PROPOSED USE(S): SERVICES, PERSONAL

REQUIRED PARKING: 1 SPACE/ 400 SF GFA

PARKING PROVIDED: 5,907 SF / 400 = 15 SPACES

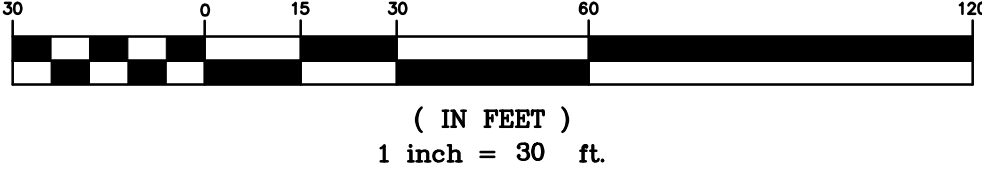
BUFFERYARDS

ADJOINING ZONING: RS20

TYPE REQUIRED: TYPE II (AGAINST RESIDENTIAL)

WIDTH PROVIDED: 20' & 30' TYPE II

- GENERAL NOTES**
- EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEY PROVIDED BY DAVID ALLEY, PLS. EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
 - ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.



ALLIED DESIGN, INC.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
PHONE: (336) 785-5277
FAX: (336) 780-8888
http://www.allied-engsrv.com

FIRM LICENSE C-1891

NORTH CAROLINA PROFESSIONAL ENGINEER
STEVE M. CAUSEY
1970
08-06-2025

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

HERITAGE CROSSING
6724 SHALLOWFORD ROAD
LEWISVILLE, NORTH CAROLINA

PROJECT NO.: 25-045
DRAWN BY: JMN
CHECKED BY: SMC
DATE: 07/23/2025

REVISIONS

NO.	DATE	DESCRIPTION
A	07/23/2025	ISSUED FOR PRELIMINARY REVIEW
B	08/02/2025	REVISED BUILDING LOCATION
C	08/25/2025	REVISED PER TRC COMMENTS

REZONING AND
PRELIMINARY
SITE PLAN

SHEET
C1



LEWISVILLE PLANNING DEPARTMENT

6510 Shallowford Road | P.O. Box 547

Lewisville, NC 27023-0547

Voice: 336-945-1028 | Email: lcochran@lewisvillenc.net

Website: lewisvillenc.net/planning-zoning

LEWISVILLE TECHNICAL REVIEW COMMITTEE (TRC)

PRELIMINARY SITE PLAN REVIEW

HERITAGE CROSSING

Title and Number:	Heritage Crossing, Rezoning L-114
Current Tax PIN(s):	5875-71-2659, 5875-61-7353
Location:	Wilson Rd-Heritage Dr-Shallowford Rd Roundabout
Type of Development:	Non-Residential, Office, Retail, Services
Total Acreage:	2.28 Acres
Current Zoning:	RS-20 (Proposed Rezoning to LD1-C)
Project Density:	24.85% BUA (Phase I)
Surveyor/Engineer:	Allied Design 4720 Kester Mill Rd Winston-Salem, NC 27103 (336) 765-2377
Owner/Agent:	Ruth M Boose 3709 Waldenbrook Rd Greensboro, NC 27407



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Voice: 336-945-1028 | Email: lcochran@lewisvillenc.net

Website: lewisvillenc.net/planning-zoning

Lewisville Planning, Lynn Cochran lcochran@lewisvillenc.net

- Alternative Compliance consideration requested based on the configuration of the lot adjacent to the traffic circle, variable front property lines and the necessary placement of the Shallowford Road driveway, particularly as these issues relate to the build-to-line (BTL) and associated standards.
- The 15-foot Type II bufferyard shown on the upper right corner of the site plan should be a minimum of 20 feet according to the general bufferyard requirements of the UDO.
- *New UDO Tree Preservation Requirement (B.3-3.7, pp. 374-375): a tree preservation plan must be submitted with the final plat. Please review the section noted for the specific regulations. The Tree Protection Plan must show the location of existing trees on the property, including those that are to be removed, the limits of disturbance, the Critical Root Zone (CRZ) of trees to be preserved, and the tree protection fence/barrier.

Addressing, Matthew Hamby hambyme@forsyth.cc

- The site address has been assigned – 6732 Shallowford Road

Fire Marshal, Mark Johnson johnsome@forsyth.cc

- Provide documentation of measured fire flows from hydrants to demonstrate that available water flows meet or exceed the needed fire flow requirements cited in approved plans as required by 507.3. You may schedule a hydrant fire flow test through the Utilities Field Operations Division by calling City Link (311 or 336-727-8000).
- If the building is equipped with a fire alarm, sprinkler system or special hazard, a Knox Box will be required. You can order one online at Knoxbox.com, just make sure you select the Forsyth County fire option. Contact our office if you have questions 336-703-2550. (506.1)
- If applicable, separate permits would be required for fire alarms, sprinklers, automatic extinguishing systems, tanks, etc.

NCDOT, David Bankhead dpbankhead@ncdot.gov

- The NCDOT does not have a single, “published” standard for new driveway connections related to the exact distance requirement from roundabouts. We do require a minimum distance of 100’ from traditional intersections. With that said, a site-specific assessment is provided and the approval will ultimately be determined by the District Engineer.
- Notes (Shallowford) – Design/layout will need to illustrate adequate safe distance between the driveway connection and roundabout intersection (and pedestrian crossing) to be considered or accepted.
- Please provide more information about proposed building site details.



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6510 Shallowford Road | P.O. Box 547

Lewisville, NC 27023-0547

Voice: 336-945-1028 | Email: lcochran@lewisvillenc.net

Website: lewisvillenc.net/planning-zoning

- NCDOT driveway permit not required for connection on Heritage Drive (non-system).

Stormwater, Stantec, Kevin Kubiak kevin.kubiak@stantec.com

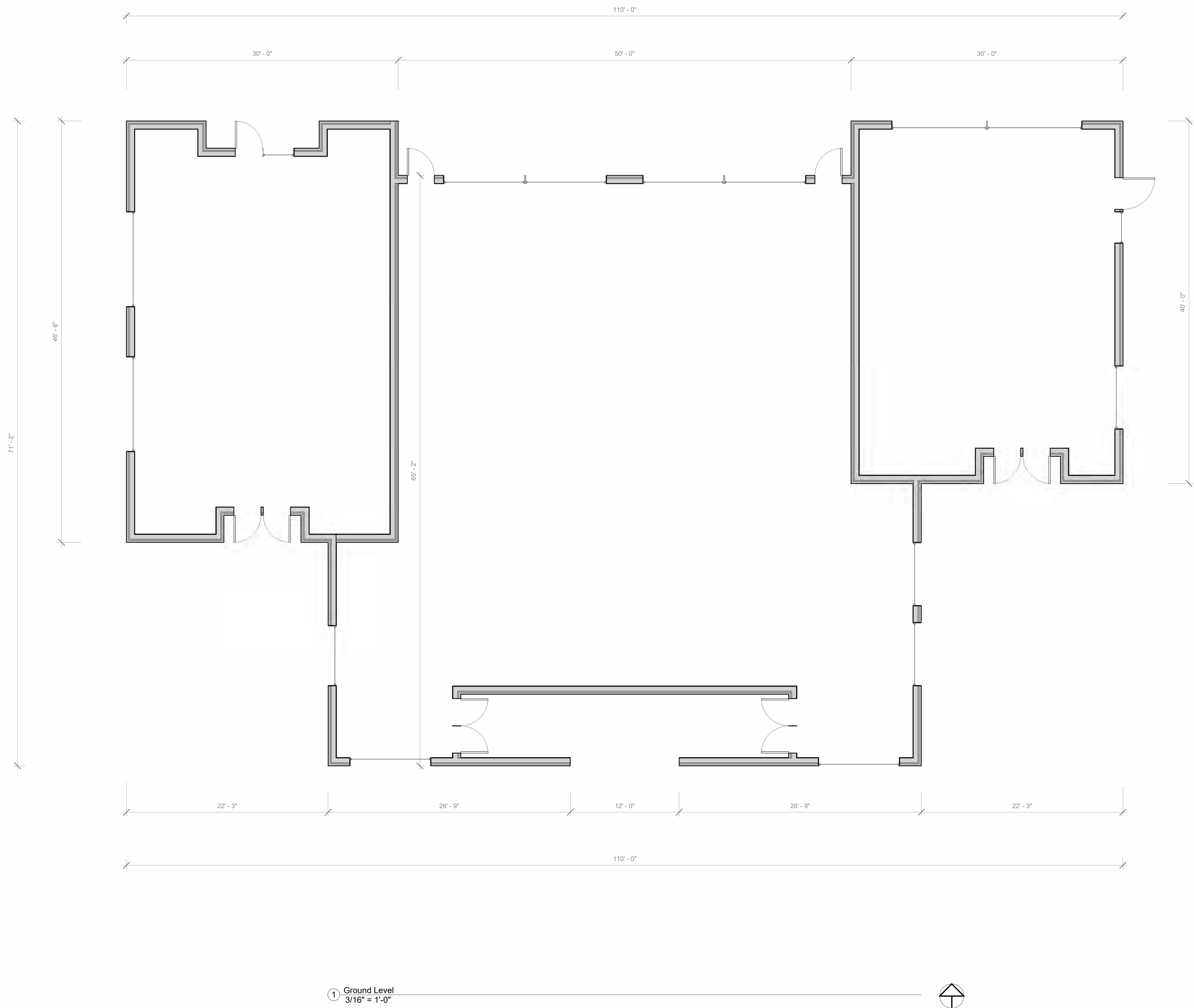
- Efforts shall be taken to mitigate any adverse effects on downstream structures, culverts, properties, etc.
- This is a high-density development project
- Submit hydrologic-hydraulic analysis on drainage system for 2-, 10- and 25-year 24-hours storms. Show pre- and post-development comparison
- Submit hydrologic-hydraulic analysis on SCM for the 25-year, 6-hour storm.

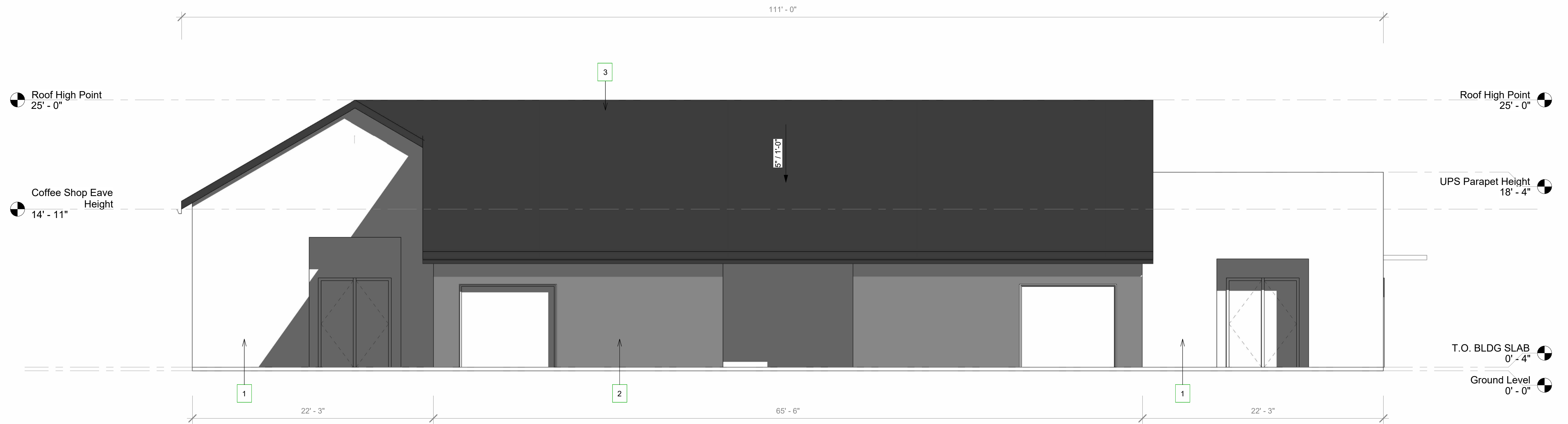
Utilities, Tiffany Easter, tiffanyal@cityofws.org

- Submit plans for review/approval through IDT system. Any existing connections not intended for reuse must be terminated at the main. Any new water connections will require a payment of system development fee for both water and wastewater. Water meters purchased through COWS. All water connections will require a Reduced Pressure Assembly Backflow Preventer matching the meter size. Hazard determined at permitting process. Minimum 1,000-gallon exterior in-ground grease interceptor will be required if there's a kitchen. Size may be larger depending upon kitchen fixture schedule. No water/sewer connections located inside a driveway.

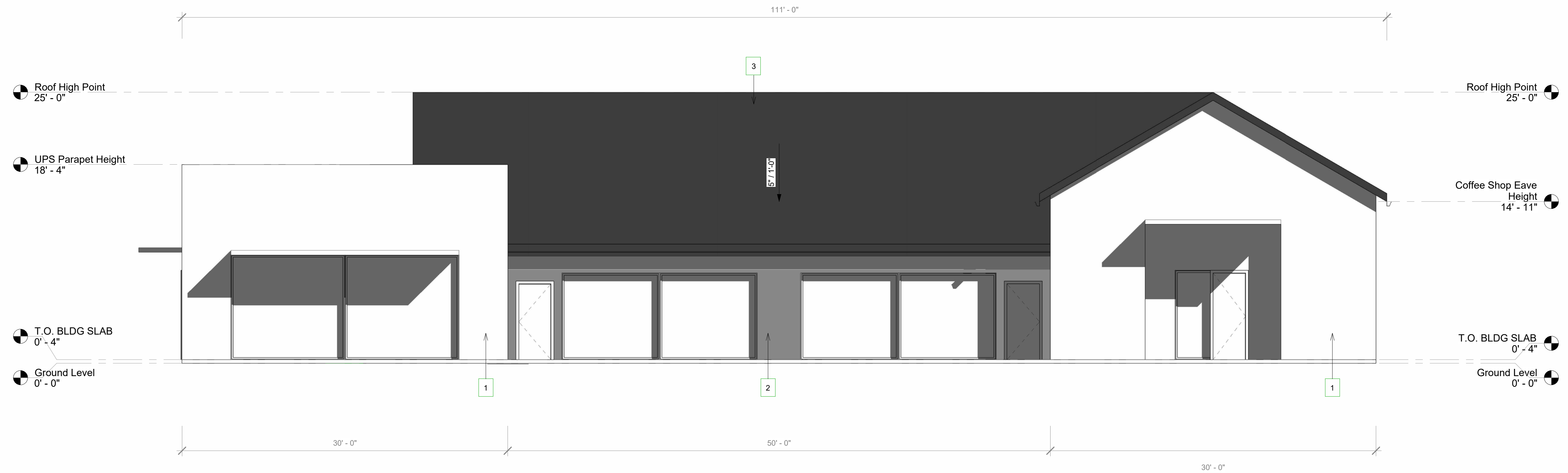


SHALLOWFORD CROSSING
6724 SHALLOWFORD ROAD
LEWISVILLE, NORTH CAROLINA

[illegible]

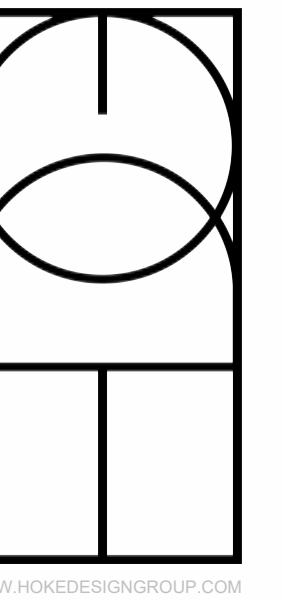


1 BUILDING ELEVATION - SOUTH
3/16" = 1'-0"



2 BUILDING ELEVATION - NORTH
3/16" = 1'-0"

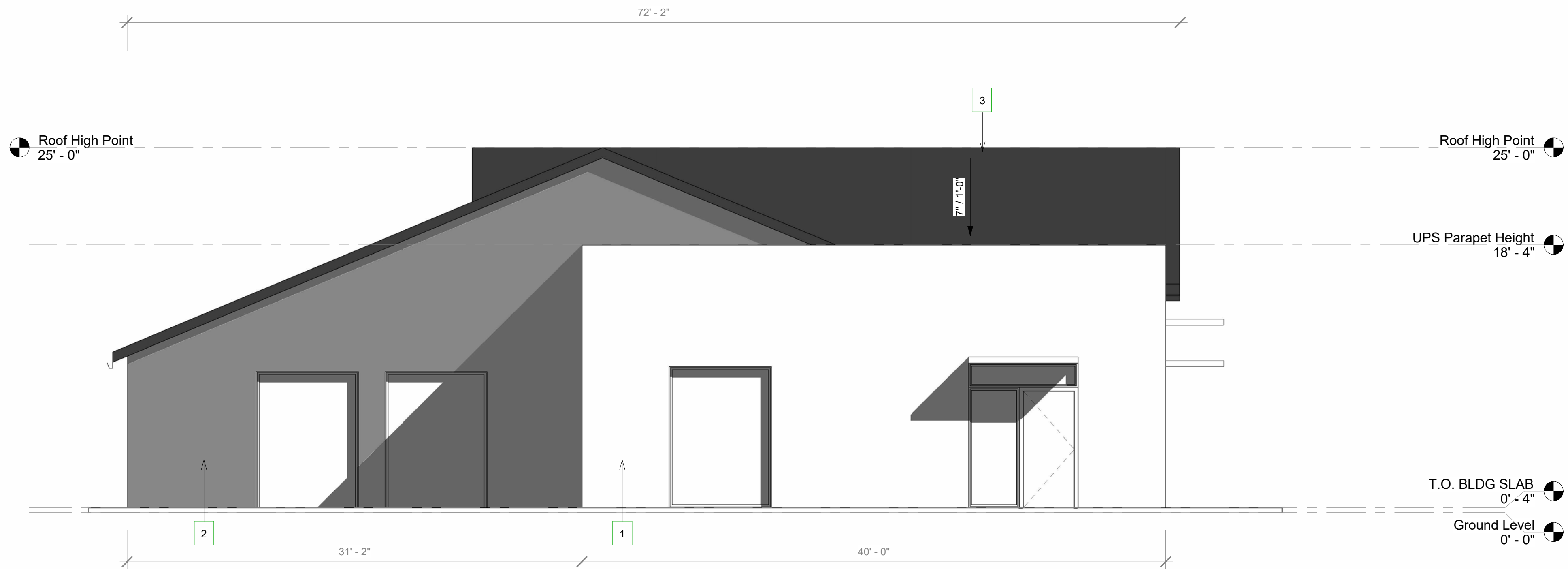
1. BRICK
2. HARDY SIDING
3. STANDING SEAM METAL ROOF OR BLACK ARCHITECTURAL SHINGLE



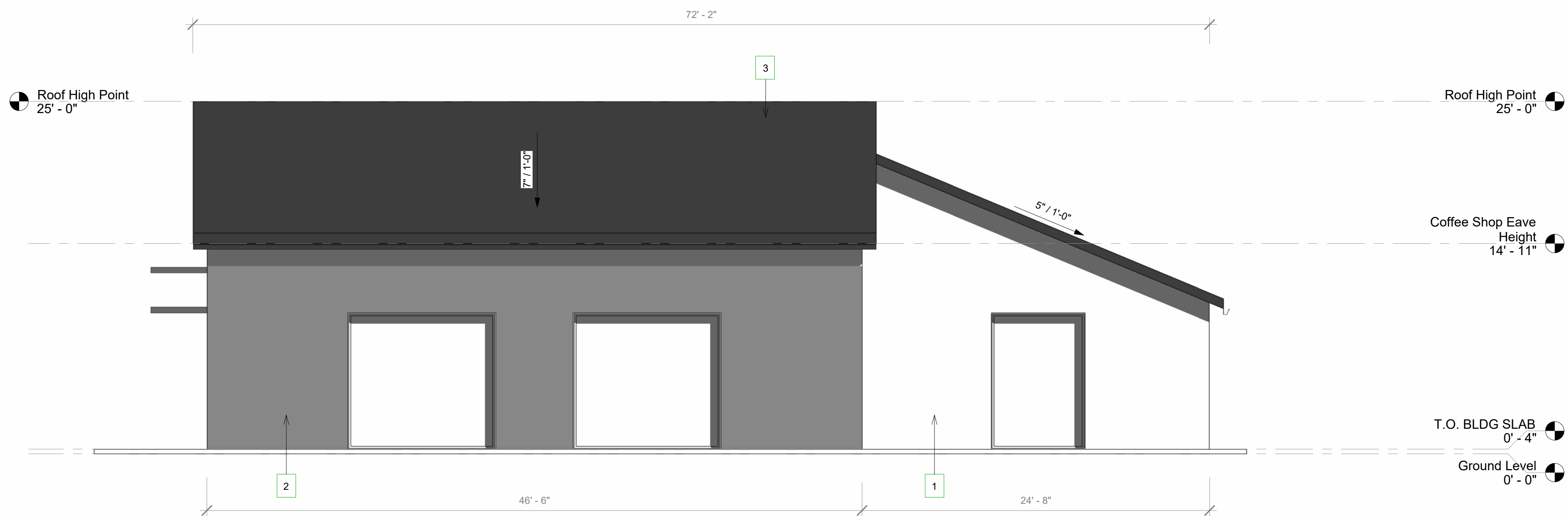
HOKE
DESIGN
GROUP

SHALLOWFORD CROSSING
6724 SHALLOWFORD ROAD
LEWISVILLE, NORTH CAROLINA

REVISION	DESCRIPTION	DATE

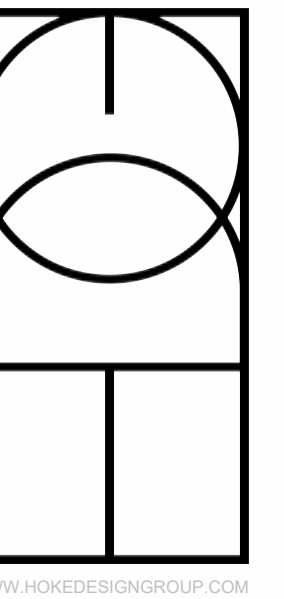


① BUILDING ELEVATION - EAST
3/16" = 1'-0"



② BUILDING ELEVATION - WEST
3/16" = 1'-0"

1. BRICK
2. HARDY SIDING
3. STANDING SEAM METAL ROOF
OR BLACK ARCHITECTURAL
SHINGLE



HOKE
DESIGN
GROUP

SHALLOWFORD CROSSING
6724 SHALLOWFORD ROAD
LEWISVILLE, NORTH CAROLINA

REVISION	DESCRIPTION	DATE



TOWN OF LEWISVILLE PLANNING CONSISTENCY AND REASONABLENESS DETERMINATIONS

The Board has reviewed *Zoning Map Amendment L-114*, rezoning from Residential Single-Family (RS-20) to the Lewisville Downtown 1 Conditional Zoning District. As required by NCGS § 160D, the Board makes the following findings:

1. *Consistency.* This application is found to be consistent with *the Lewisville Tomorrow Comprehensive Plan* because:
 - Retail, service and institutional uses are considered part of the fabric of Downtown Lewisville.
 - Development of currently vacant lots in the DCA is strongly encouraged by the Comprehensive Plan.
 - *Land Use Objective 2* prioritizes developing "Downtown Lewisville as a center of community identity, encouraging small businesses and a mix of housing types." (p. 129)
2. The proposed action is found to be reasonable because:
 - Measuring (+/-) 2.33 acres, the size of this property is typical of the area.
 - Rezoning from RS-20 & LD1-C will allow uses that are more compatible with the mixed nature of existing uses in this area, while maintaining the character of adjacent and nearby properties and preserving Lewisville's small-town feel.
 - The proposed establishment provides a valuable service to the residents of Lewisville.



TOWN OF LEWISVILLE PLANNING DRAFT MOTION TO APPROVE OR DENY

APPROVE

"I motion to recommend APPROVAL of this request based upon the Consistency & Reasonable Determinations Statements that are included in the Board agenda packet and as may be amended."

DENY

"I motion to recommend DENIAL of this request based upon the Consistency & Reasonable Determinations Statements that are included in the Board agenda packet and as may be amended."

UDO L-170(a) REDIFINING THE SCALE OF RELIGIOUS INSTITUTIONS IN RELATION TO RESIDENTIAL AREAS

Currently the UDO describes and provides zoning regulations for religious institutions at two scales, neighborhood and community. Neighborhood scale is the smaller, with a seating capacity of 600 seats or less. Community Scale is the larger, with a seating capacity of more than 600 persons. Each type of religious institution is allowed in RS zoning districts, in addition to others.

TEXT CHANGES

This text amendment will include changes to the definitions of religious institutions, reducing the seating capacity of the main sanctuary of each to a scale that is more suitable to the residential areas of the Town of Lewisville

DEFINITIONS

Religious Institution, Community Scale. A religious institution in which the seating capacity in the sanctuary or main activity area is greater than ~~six hundred (600)~~ **three hundred (300)** persons.

Religious Institution, Neighborhood Scale. A religious institution in which the seating capacity in the sanctuary or main activity area is ~~six hundred (600)~~ **three hundred (300)** persons or less.

ZONING DISTRICTS/PERMITTED USES TABLE

There will be no changes to the use standards for either neighborhood scale or community scale religious institutions. The permitted uses table will be amended to reflect the changes for community scale religious institutions noted below:

- Community scale religious institutions will no longer be permissible in RS and RM zoning districts.
- New community scale religious institutions will require technical review and approval from the Planning Board as opposed to a special use permit.

Lewisville Methodist – 250
Temple Baptist – 300
Unity Moravian - 300

UDO L-170(B) REFINING TREE PRESERVATION REQUIREMENTS

CURRENT 3-3.7. TREE PRESERVATION REQUIREMENTS

A. Intent.

1. This *Section 3-3.7 Tree Preservation Requirements* intends to limit excessive pruning or clear-cutting of existing trees and other natural landscape features.
2. This *Section 3-3.7 Tree Preservation Requirements* shall provide a uniform standard for the protection and replacement of trees on all property when a zoning or building permit is required for new development.
3. Existing trees may be counted toward landscaping and buffer requirements and toward tree preservation standards as stated herein.
4. As communities develop and grow, the need for renovation and construction of buildings, roads, parking lots and other infrastructure poses significant environmental impacts.
5. Tree preservation and tree protection regulations are necessary to protect desirable trees and plants and are a vital part of sustainable community growth.

B. Preservation Standards.

1. It is the intent of this *Section 3-3.7 Tree Preservation Requirements* to preserve deciduous and evergreen trees to the greatest extent possible.
2. Trees at least twenty-five (25) inches in circumference within required buffer and landscaping areas shall be tagged prior to any site clearance and be preserved. At least fifteen percent (15%) of all existing trees shall be preserved.
3. In any case where a deciduous or evergreen tree over twenty-five (25) inches in circumference is removed from the buffer, it shall be replaced with at least four (4) or more trees of similar species and size, the location which shall be determined by the Director.
4. Trees seventy-five (75) inches in circumference must be preserved and shall not be removed.

C. Preservation Plan. A tree preservation plan shall be required as part of any landscaping plan submitted to the Department of Planning and meet the following standards:

1. The plan must show there will be no disturbance within a preserved tree's critical root zone.
2. A preserved tree's critical root zone shall be protected from encroachment and damage.
3. A physical barrier restricting access to a tree's critical root zone shall be installed to prevent encroachment from materials, people, and equipment.
4. Barriers shall be accompanied by temporary signs labeling the critical root zone.
5. The critical root zone area shall remain free of all building materials and debris.

EDITS

Improving the current tree preservation standards involves a few edits to the **LANDSCAPING STANDARDS** to avoid redundancy and to prevent contradictions with the tree preservation standards, primarily regarding standardization of measurement.

B.3-3.2. APPLICATION PROCEDURES AND GENERAL REQUIREMENTS (p.362)

Standardize tree size measurement throughout the UDO as the “Diameter at Breast Height” (DBH), defined as 4.5 feet above grade.

Regarding Landscaping Requirements (Chapter B, Section 3.3)

3. Existing Trees to be Preserved. ~~The number, location, species, height, and diameter at six (6) inches above ground level~~ *number and location of existing trees measuring eight (8) inches in diameter at breast height (DBH) or larger, defined as 4.5 feet above grade* ~~of existing trees are~~ to be preserved for credit as per *Section B.3-3.2(H) Use of Existing Trees for Credit*; (p.362)

5. Tree Protection Plan. ~~The Tree Protection Plan shall show the location of existing trees on the property, including those that are to be removed, the limits of disturbance, the Critical Root Zone (CRZ), and tree protection fence. The CRZ shall remain undisturbed in order for the tree to count towards the mitigation requirement.~~ *(remove this requirement from this location to prevent confusion with the Tree Preservation Plan requirements.)* (p. 362)

Table B.3.11 Use of Existing Trees for Credit (p. 365)

Reword to standardized measurement: Diameter of Existing Trees at Breast Height

Diameter of Existing Tree Six (6) Inches Above Ground Level	Number of Trees Credited
2—6 inches	1
7—12 inches	2
13—18 inches	3
19—24 inches	4
25 inches or greater	5

PROPOSED 3-3.7. TREE PRESERVATION STANDARDS

A. Intent.

1. It is the intent of this Section to preserve deciduous and evergreen trees to the greatest extent possible.
2. As communities develop and grow, the need for renovation and construction of buildings, roads, parking lots and other infrastructure poses significant environmental impacts.
3. Tree preservation and tree protection regulations are necessary to protect desirable trees and plants and are a vital part of sustainable community growth.
4. Recognize the importance of the existing tree canopy and natural features such as native tree groves and stands of hardwood trees;
5. Recognize the importance of existing trees to the visual and natural environments in the Town;
6. Protect and retain significant tree masses and specimen trees during and after development;
7. To mitigate the effects of climate change and direct impacts on public health by preserving and renewing neighborhood tree canopies;
8. Provide a uniform standard for the protection and replacement of trees on all property when a permit is required for new development.

B. Pre-Application Meeting. (Optional)

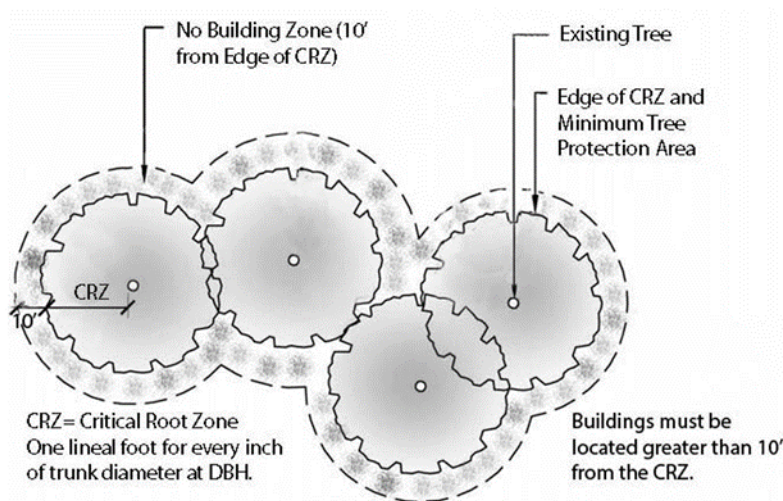
1. Prior to preparation and submittal, the applicant is encouraged to meet with the Planning Director and provide a graphic depiction on an aerial map illustrating the existing tree canopy and potential areas for preservation of existing healthy trees with good form.

C. Coordination with Other Plans.

1. When permanent stormwater control measures (SCM) incorporate existing trees as amenities or for other purposes according to the standards of this section, these trees may be counted toward credit of the minimum 15% preservation requirement.
2. Existing trees may be counted toward landscaping and buffer requirements in addition to the tree preservation standards described herein.

D. Preservation Standards.

1. Consistent with N.C.G.S. § 160D, the Town of Lewisville can deny approval of site plans, plans or building permits for up to three years if trees are removed that would have otherwise been protected by these (UDO) standards and up to five years if such removal proves to be willful.
2. This Section intends to limit excessive pruning or clear-cutting of existing trees and other natural landscape features.
3. Trees shall be measured by diameter at breast height (DBH), equal to 4.5 feet above grade.
4. Tree measurements shall include the critical root zone. The critical root zone (CRZ) is the circular region measured outward from a tree, representing the essential area of the roots that must be maintained in order for the tree to survive. The Critical Root Zone is one (1) foot of radial distance from the tree's trunk for every one (1) inch of tree caliper, measured at breast height (DBH) as measured four and a half (4.5) feet above grade.



5. Trees measuring six (6) inches diameter or more (DBH) within required buffer and landscaping areas shall be tagged prior to any site clearance and be preserved. At least fifteen percent (15%) of all existing trees shall be preserved.
6. In any case where a deciduous or evergreen measuring eight (8) inches or more at DBH is removed from a buffer, it shall be replaced with at least four (4) or

more trees of similar species and size, the location which shall be determined by the Director.

7. Trees measuring twenty-four (24) inches or more at DBH must be preserved and shall not be removed, if at all possible. In cases where these trees might pose a significant hardship, they must be replaced with the equivalent number of tree caliper inches of the tree removed. The minimum replacement tree size shall be a 3-inch caliper.

E. **Preservation Plan.** A tree preservation plan shall be required as part of any landscaping plan submitted to the Department of Planning and meet the following standards:

1. The applicant shall provide a tree survey showing the location of all trees measuring eight (8) inches or more at DBH, including the CRZ; wooded areas to be preserved; and the overall limits of disturbance.
2. The plan must show there will be no disturbance within a preserved tree's critical root zone.
3. A preserved tree's critical root zone shall be protected from encroachment and damage.
4. A physical barrier restricting access to a tree's critical root zone shall be installed to prevent encroachment from materials, people, and equipment.
5. Barriers shall be accompanied by temporary signs labeling the critical root zone.
6. The critical root zone area shall remain free of all building materials and debris.

F. **Delay of Installation.** If new plantings are required and they have not been installed at the time of a request for an occupancy permit, and the Director determines that the unavailability of plant materials or adverse weather conditions prohibit the timely completion of planting, a delay in planting may be approved, subject to the following:

1. **Completion Schedule.** The applicant shall sign a contract specifying that the work shall be completed within the six (6) months immediately following the date of application for an occupancy permit; and
2. **Security.** A financial guarantee in the form of an escrow account, bond, letter of credit, or other instrument shall be required prior to issuance of an occupancy

permit, according to the terms of the Ordinance, described in *Section D-6(J) Development Guarantees*.

- G. **Alternative Compliance.** An applicant may propose a landscaping plan that varies from the strict application of the provisions of this Section in order to accommodate unique characteristics of the site or to utilize innovative design. Applications for alternative compliance shall include a site plan following the requirements specified in *Section A.4-3.10 Site Plan* and shall be approved administratively by the Planning Director and/or Planning Board (if applicable) upon a finding that the proposed landscaping plan meets or exceeds the requirements of this Section.

UDO L-170(c)

D.6-B.4 OPEN SPACE STANDARDS (To be added to Chapter D)

- A. **Intent.** The intent of these standards is to allow uses of unencumbered land that provide enjoyment, recreation and public health benefits while fostering a sense of community in Lewisville's residential areas. Land dedicated for other purposes or that is otherwise unusable may not be used to fulfill the requirements of this chapter. Open space as defined by this Section is also separate from those areas that are environmentally sensitive and that must be protected in their natural state, particularly as described in *Chapter C* of this Ordinance (e.g., flood hazard areas, natural wetlands, riparian buffers, stormwater control measures, etc.).
- B. **Generally.** Herein, open space is defined as all public or common areas not occupied by buildings, parking areas, stormwater control measures, streets, or required landscape bufferyards.
1. Open space shall be planned, improved and made accessible to persons living nearby. At a minimum, improved spaces shall be cleared of underbrush and debris.
 2. Playground equipment, statuary, and fountains should be located toward the interior of squares and parks away from the public right-of-way to provide for adequate safety of the user.
 3. Open space shall protect natural areas and provide focal points for neighborhoods and town. A central square or green, for example, may comprise a majority of the area required for dedication.
 4. Dedicated open space shall be held in common ownership, separately deeded to a homeowner's association, land trust or conservancy, or similar such organization.
- C. **Applicability.** All Major Subdivisions described in *Chapter D* of this Ordinance are subject to the requirements of this Section. These standards do not apply to Large Lot Subdivisions as defined in *Chapter D*, Planned Residential Developments, Multi-Family Developments or in the Mixed-Use Conditional Zoning District (MU-C). These standards do not apply in the following overlays: DTO, NAC, VBO, HO or TO. If a Major Subdivision is located within one-quarter (1/4) of a mile from public open space (e.g., Jack Warren Park, Shallowford Square) these standards do not apply.

The amount of useable open space required for dedication shall be determined using the open space dedication matrix described herein.

1. The matrix is intended to designate required open space in the most effective fashion possible for the residents of Lewisville's neighborhoods, taking into account residential density; the characteristics and attributes of Lewisville as a Town; and the descriptions, intents and goals *the Lewisville Tomorrow Comprehensive Plan*.
2. Additionally, the matrix encourages the preservation of land. As density increases, the matrix requires increasing amounts of open space dedication. For example, a 50-acre subdivision with 100 lots/homes contains two dwelling units per acre (DUA), resulting in 2.8 acres of required open space, or about 5.5 percent. In contrast, this same tract of land subdivided into 200 lots (DUA of 4) would require 6.1 acres, about 12.2 percent dedicated open space.

Table D.6.1 Open Space Matrix

OPEN SPACE DEDICATION REQUIREMENT					
		Dwelling Units per Acre (DUA)			
		0 to 2	+2 to 3	+3 to 4	+4
Standard Multiplier for Number of Dwellings (Square Feet)	×	1225	1275	1325	1350

EXAMPLE:

A developer wants to subdivide a 25-acre tract of land into 50 lots/homes. How much open space is required for dedication? First, calculate the density to identify the correct column ($50/25 = 2.0$ DUA). Multiply the number of dwellings by the standard multiplier in the specified column. In this case, the number of homes (50) x the standard multiplier (1225) = 61,250 square feet, or approximately 1.4 acres.

D. Evaluation Criteria

1. *Location*. In general, land for dedicated for open space shall be centrally located so as to serve the needs of the residents of the subdivision and the residents of nearby areas. However, smaller types of open space may be located throughout any given development.

2. **Accessibility.** All recreation areas shall be conveniently accessible to all residents of the subdivision. At least $\frac{1}{2}$ of the acreage of all recreational space provided shall be compliant with the requirements of the Americans with Disabilities Act.
3. **Usability.** Land for recreation areas shall be sited such that they can be safely and easily reached by their anticipated users.

E. **Open Space Types.** Open space may take many different forms, dependent upon both the nature of the development and the land on which it is established. The open space types described herein are meant as examples. Developers are encouraged to design innovative and engaging spaces.

1. **Pocket Park.** Pocket parks are defined as a small open space. Pocket parks are primarily intended to provide small active or passive recreation opportunities and act as a gathering space for residents or customers. Features may include small shade structures, gazebos, seating areas, multi-purpose lawn space, playgrounds, community gardens, dog parks, trails, or natural elements such as a stream or pond.



2. **Amenity Center.** Amenity centers are defined as small or medium mixed open spaces and include a combination of enclosed and open areas. Amenity centers are meant to foster both active and passive recreation, supporting public health and wellness. Amenity centers provide recreational opportunities and are typically included in residential developments. Amenity centers may include features such as pools, splash pads, clubhouse, small scale recreational facilities such as pickleball, soccer, or shuffleboard, lawn games, and pavilions. Pavilions



associated with an amenity center are open air structures that typically allow for shade, outdoor concerts, exhibits, and other activities commonly associated with neighborhood events. Designs of amenity centers and pavilions should be similar in architecture and material as the residential development.

3. **Green/Courtyard.** Greens are defined as small or medium open spaces. Greens provides more informal, natural spaces supporting active or passive recreation opportunities. Greens are typically bounded by rights-of-ways and the fronts of buildings. Greens may provide features such as multi-purpose lawn space, lawn games, playgrounds or play spaces, and limited small-scale recreational facilities such as pickleball or soccer.



4. **Plaza.** Plazas are defined as small or medium open spaces. Plazas serve as a gathering place for civic, social, and commercial purposes. A plaza may contain a greater amount of impervious coverage than any other open space type. Plazas are typically located in the front or sides of a building or group of buildings and may not be located in the rear of the building or property. Pedestrian features such as shade structures, benches, tables, fountains, and public art are required.



5. **Square.** Squares are defined as small or medium open spaces. Squares serve as a more formal open space type for gathering for civic, social, and commercial purposes. Squares are typically rectilinear in shape and are bordered on all sides by a vehicular right-of-way (public and private), which, together with building frontages, creates a definition and boundary. Features may include seating areas, pedestrian facilities, play areas, shade structures, gazebos, seating areas, playgrounds, public art, statues, and monuments.



6. **Linear Park.** Linear parks are defined as medium or large open spaces. Linear parks may be formalized based on function (i.e., provide multimodal or connectivity opportunities). Linear parks typically take advantage of scenic environmental attributes and follow a natural feature including but not limited to a stream, wetland system, or man-made feature natural feature. Features may include natural environmental features such as streams, benches, picnic tables, lawn games, and shade structures.



7. **Neighborhood Park.** Neighborhood parks are defined as medium or large open spaces. Neighborhood parks are protected natural spaces that provide opportunities for active and passive recreation. Neighborhood parks shall include at least one of the following: ball fields, tennis courts, basketball courts, fitness areas, paths, trails, meadows, waterbodies, open shelters, performance areas and other recreational amenities. Neighborhood parks typically serve as a medium or large open space area for residential subdivisions, planned developments, and mixed-use centers.



B. **Completion.** If open space improvements are required and they have not been installed at the time of a request for an occupancy permit, and the Director determines that the unavailability of plant materials or adverse weather conditions prohibit the timely completion of planting, a delay in planting may be approved, subject to the following:

1. **Completion Schedule.** The applicant shall sign a contract specifying that the work shall be completed within the six (6) months immediately following the date of application for an occupancy permit; and
2. **Security.** A financial guarantee in the form of an escrow account, bond, letter of credit, or other instrument shall be required prior to issuance of an occupancy permit, according to the terms of the Ordinance, described in *Section D-6(J) Development Guarantees*.



TOWN OF LEWISVILLE PLANNING CONSISTENCY DETERMINATIONS

The Board has reviewed *UDO L-170*, text amendments to the Lewisville Unified Development Ordinance (UDO). As required by NCGS § 160D, the Board makes the following findings:

1. *Consistency*. This application is found to be consistent with the descriptions, intents and goals of the *Lewisville Tomorrow Comprehensive Plan* because:
 - a. The Town seeks to provide reasonable zoning and development standards to accommodate religious institutions of various sizes;
 - b. The Town has determined that reasonable tree preservation standards are in the best interests of its residents, promoting public health, safety and general welfare;
 - c. The Town has determined that reasonable open space preservation standards are in the best interests of its residents, promoting public health, safety and general welfare



TOWN OF LEWISVILLE PLANNING DRAFT MOTION TO APPROVE OR DENY

APPROVE

"I move to recommend APPROVAL of this request based upon the Consistency Determinations Statements that are included in the Board agenda packet, as may be amended."

DENY

"I move to recommend DENIAL of this request based upon the Consistency Determinations Statements that are included in the Board agenda packet, as may be amended."



TOWN OF LEWISVILLE PLANNING

L-PBR 2025-01 BROOK FOREST PHASE II

- L-PBR 2025-01: A proposed major residential subdivision in the RS-20 zoning district. (No zoning change is involved).
- Tax PINs: 5875-71-2659, 5875-61-7353
- Project Area: (+/-) 31.24 acres.
- Lot Count: 26 new residential lots.
- Streets: New internal streets only.
- Utilities: Public water & individual septic disposal



TOWN OF LEWISVILLE PLANNING

L-PBR 2025-01 BROOK FOREST PHASE II

- Approval Process:
 - Preliminary Staff Review
 - Technical Review Committee
 - Planning Board Technical Review
 - Final Planning Board Approval (October)



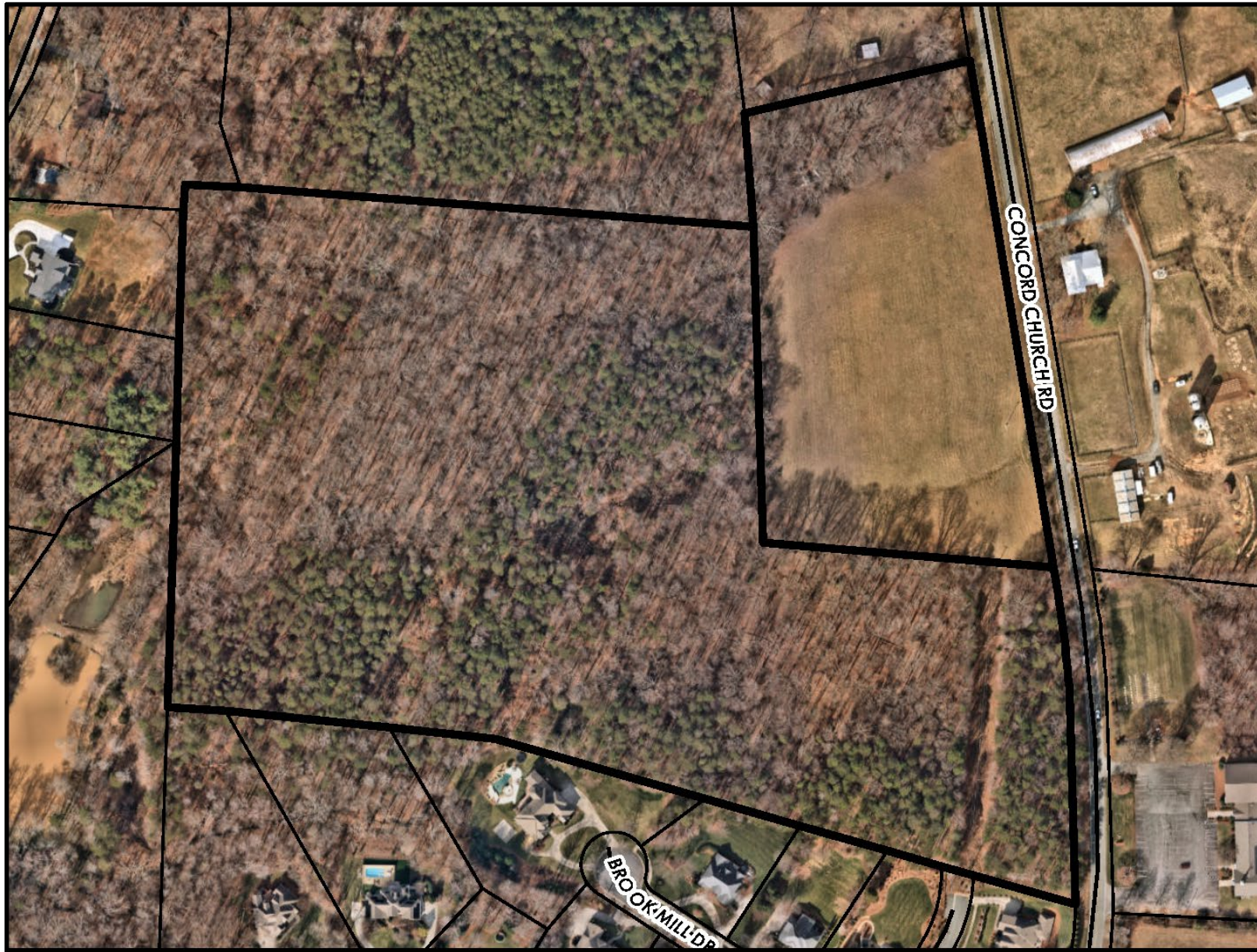
TOWN OF LEWISVILLE PLANNING

L-PBR 2025-01 BROOK FOREST PHASE II

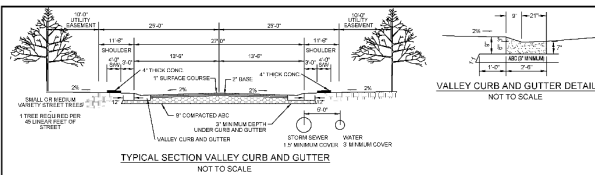
- UDO Development Standards:
 - Curb, gutter, and sidewalks along one side of each street throughout the project area.
 - One (1) street tree per 45 linear feet of road frontage, plus one (1) tree per building lot.
 - A Type 3 landscaped bufferyard along Concord Church Road.



L-PBR202501 BROOK FOREST PHASE II



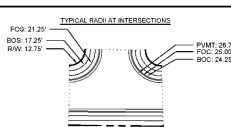
0 125 250 500 Feet



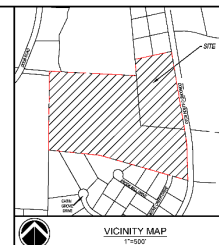
PLEASE NOTE THAT THE REQUIRED LOT TREES ARE NOT SHOWN IN PLAN VIEW FOR CLARITY.

GENERAL NOTES

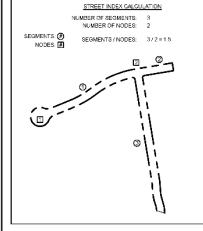
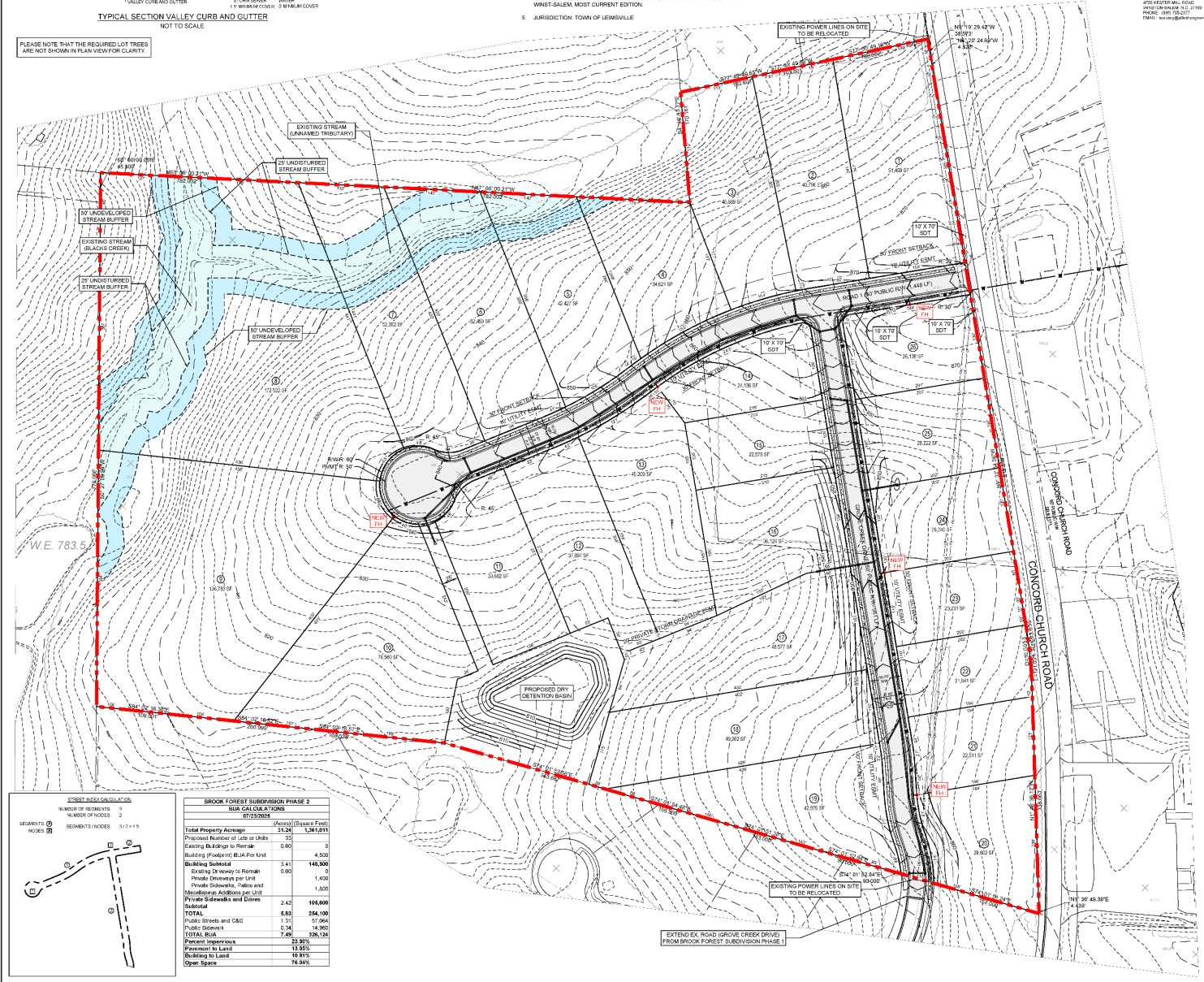
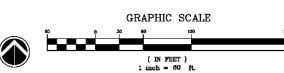
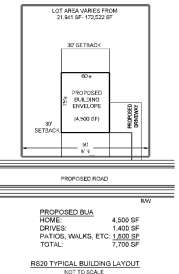
- EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE CITY/COUNTY MAPS. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE TOWN OF LEWISVILLE "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY UTILITIES COMMISSION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, MOST CURRENT EDITION.
- JURISDICTION: TOWN OF LEWISVILLE



PROPERTY INFORMATION
PROJECT: BROOK FOREST SUBDIVISION, PHASE 2
SUBDIVISION: BROOK FOREST
PROPERTY OWNER: JAMES H. HARRIS, JR.
CITY: LEWISVILLE, NORTH CAROLINA 27103
COUNTY: FAYETTE, NORTH CAROLINA
PROJECT: BROOK FOREST SUBDIVISION, PHASE 2
SUBDIVISION: BROOK FOREST
PROPERTY OWNER: JAMES H. HARRIS, JR.
CITY: LEWISVILLE, NORTH CAROLINA 27103
COUNTY: FAYETTE, NORTH CAROLINA
PROJECT: BROOK FOREST SUBDIVISION, PHASE 2
SUBDIVISION: BROOK FOREST
PROPERTY OWNER: JAMES H. HARRIS, JR.
CITY: LEWISVILLE, NORTH CAROLINA 27103
COUNTY: FAYETTE, NORTH CAROLINA



REVIEW INFORMATION	
TYPE OF REVIEW	SPECIAL USE ZONING
	SITE PLAN REVIEW
	SPECIAL USE PERMIT
	FINAL DEVELOPMENT PLAN
	PRELIMINARY SUBDIVISION
	PLANNING BOARD REVIEW
JURISDICTION	CITY OF WINSTON-SALEM
	FAYETTE COUNTY
	VILLAGE OF CLEMMONS
	TOWN OF LEWISVILLE
	TOWN OF ROCKWELL
PURPOSED STATEMENT	THE PURPOSE OF THIS REQUEST IS FOR THE PLANNING BOARD APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN WITH 28 SINGLE-FAMILY LOTS UNDER THE EXISTING ZONING RS-20.
INFRASTRUCTURE	
WATER	PRIVATE
SEWER	PUBLIC
STREETS	2,396.00
STREET LENGTH (LF)	2,396.00
SITE SIZE AND COVERAGE	
TOTAL ACRES (AP)	1.397, 011.16
TOTAL ACRES (AC)	31.24
BUILDING TO LAND	14.50% SF
PAVEMENT TO LAND	17.50% SF
OPEN SPACE	17.50% SF
TOTAL	1,397, 011.16 SF
BUILDING SIZE	1,397, 011.16 SF
ZONING	
EXISTING ZONING	RS-20
PROPOSED ZONING	RS-20
PROPOSED USE	
USE CATEGORY	RESIDENTIAL DISTRICT
RESIDENTIAL BUILDING SINGLE-FAMILY (R1)	
DENSITY CALCULATIONS	
# OF LOTS	28
ACRES	31.24
DENSITY (LOTS PER ACRE)	0.83
LOT DIMENSION AND SPACING REQUIREMENTS	
FROM PUBLIC ROW	30'
FROM FRONT YARD LINE	30' BETWEEN LOTS
REAR FACING YARD	30' BETWEEN LOTS
REAR FACING SIDE	20' BETWEEN LOTS
MAX HEIGHT	42'
BUFFERS	
REQUIRED	N/A
PROPOSED	N/A
PARKING CALCULATIONS	
SPACES REQUIRED	2 PER UNIT
# OF LOTS	28
LOTS x SPACES	784
REQUIRED	784
PROPOSED	784
WATERSHED CALCULATIONS	
THIS SITE IS NOT LOCATED IN A WATERSHED	



BROOK FOREST SUBDIVISION PHASE 2	
BLA CALCULATIONS	
	(Acres)
Total Property Area	31.24
Proposed Number of Lots or Units	28
Existing Buildings to Remain	0.00
Building Footprints BLA Per Unit	4,500
Building Subtotal	3.41
Existing Driveway to Remain	0.00
Private Driveway per Unit	1,400
Private Sidewalks, Paths and Miscellaneous Accessory per Unit	1,300
Private Sidewalks and Drives Subtotal	2.42
TOTAL	6.83
Public Streets and C&G	1.31
Public Sidewalks	0.34
TOTAL BLA	7.48
Percent Impervious	23.9%
Pavement to Land	19.9%
Building to Land	74.9%
Open Space	74.9%

Allied Design, Inc.
CIVIL ENGINEERING AND SURVEYING
1000 W. 10TH STREET, SUITE 100
WINSTON-SALEM, NORTH CAROLINA 27103
TEL: 703.754.8887
FAX: 703.754.8887
WWW.ALLIEDDESIGN.COM

FIRM LICENSE C-1891

BROOK FOREST SUBDIVISION - PHASE 2
LEWISVILLE
NORTH CAROLINA

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

PROJECT NO. 15
DATE 07/23/2023
DESIGNED BY JAH
CHECKED BY JAH
DATE 07/23/2023

PRELIMINARY SUBDIVISION PLAN

SHEET
C1



TOWN OF LEWISVILLE PLANNING

L-113 HERTIAGE CROSSING

- L-113: A request to rezone a parcel of land from Residential Single Family (RS-20) to the Lewisville Downtown 1 Conditional zoning district (LD1-C)
- Tax Parcel ID: 5875-85-4964
- Location: 6732 Shallowford Rd
- Type of Request: Conditional Rezoning

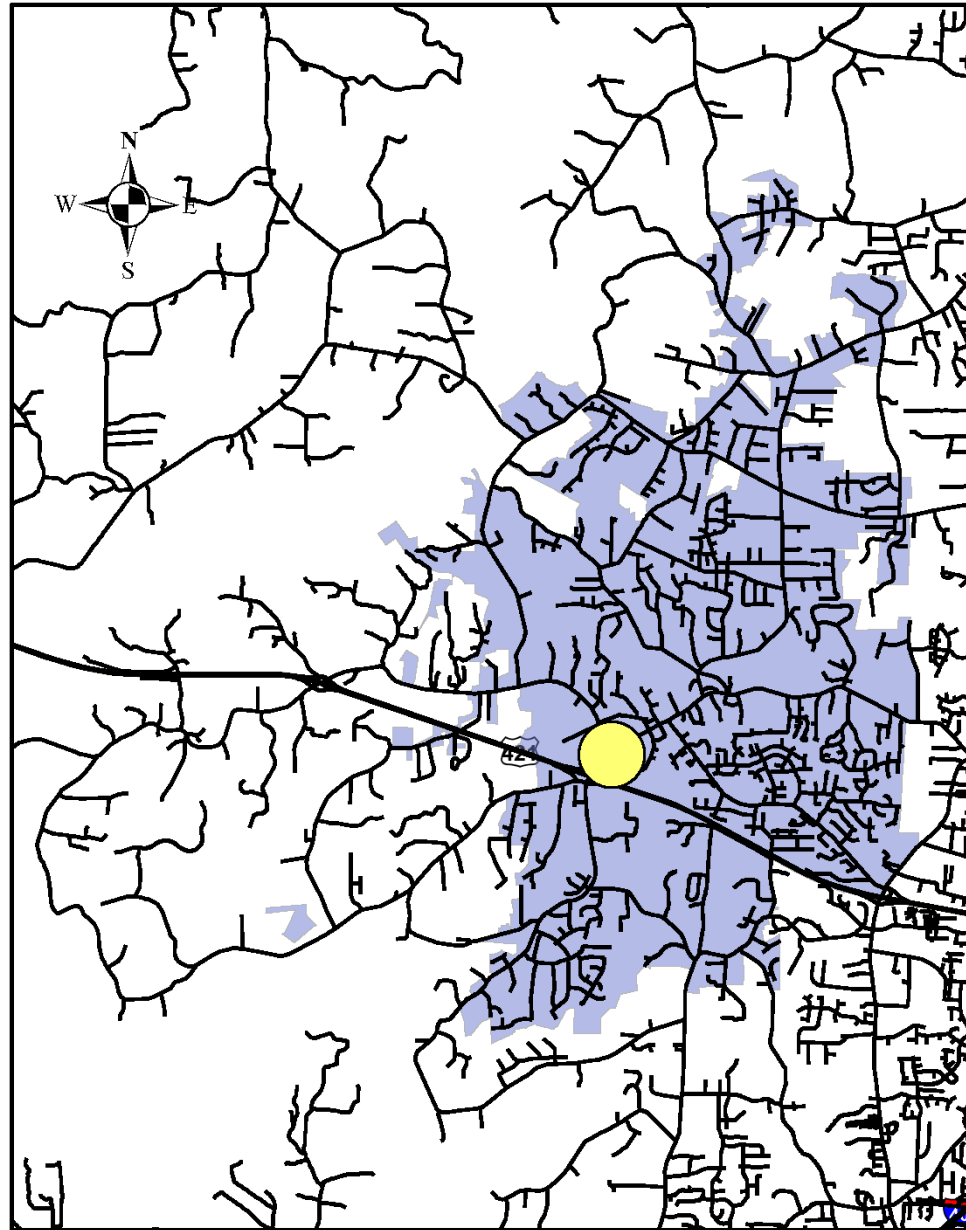


TOWN OF LEWISVILLE PLANNING

L-113 HERITAGE CROSSING

- This property measures (+/-) 2.33 acres according to the Forsyth County Tax Map
- The parcel is currently vacant
- The property has been zoned RS-20 since the town incorporated
- The *Lewisville Comprehensive Plan* designates this area as the Downtown Place type.

L-114 HERITAGE CROSSING VICINITY MAP

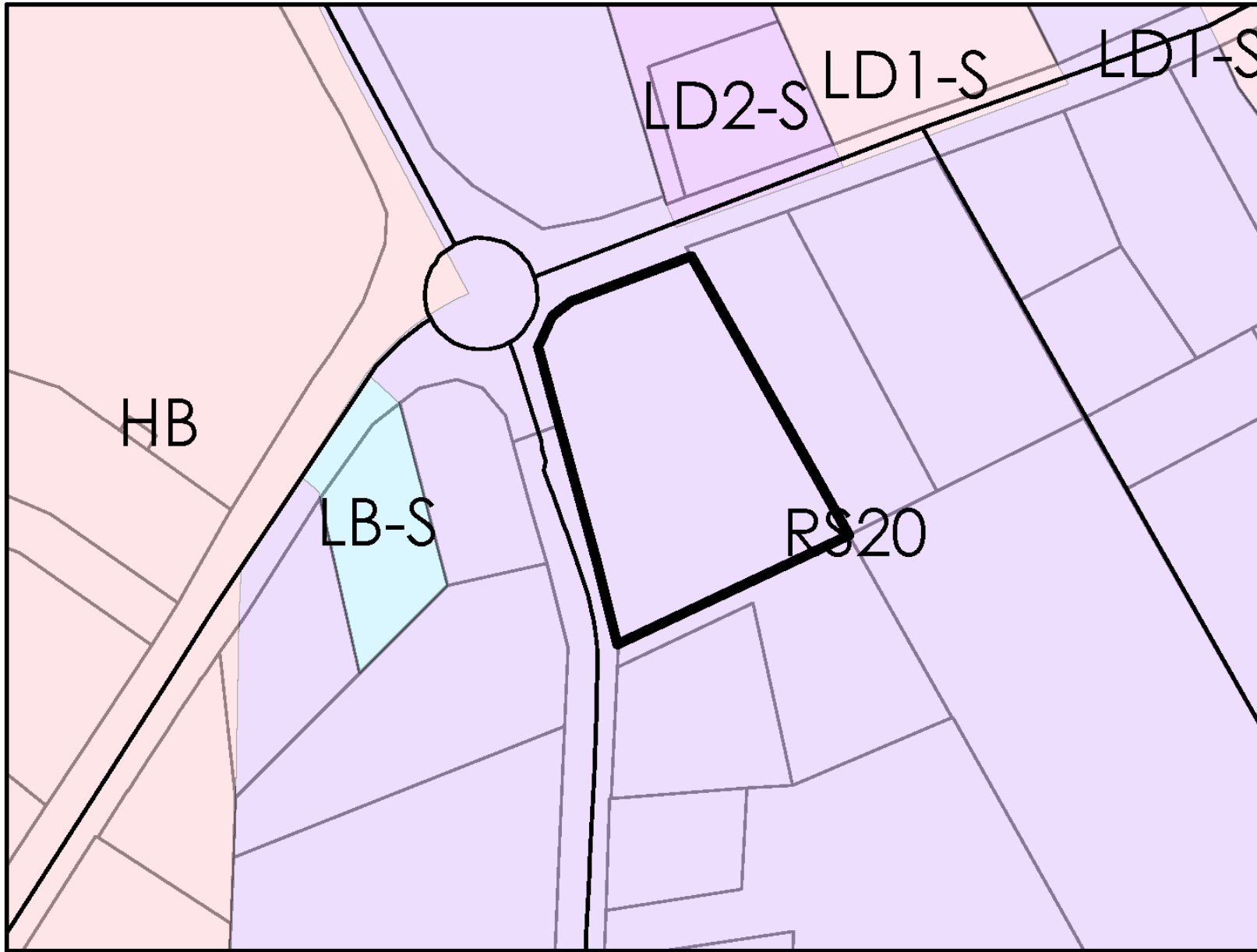


0 0.5 1 2 Miles

Map Created by Lynn Cochran



L-114 HERITAGE CROSSING ZONING MAP



0 50 100 200 Feet
+ + + + +

Map Created by Lynn Cochran



L-114 HERITAGE CROSSING AERIAL MAP



0 25 50 100 Feet

Map Created by Lynn Cochran



TOWN OF LEWISVILLE PLANNING

L-114 HERITAGE CROSSING

- Staff finds the rezoning and annexation application complete and sufficient for review by the Planning Board and Town Council.
- This parcel is located in the Downtown Overlay (DTO)
- Staff finds the requested rezoning consistent with the *Lewisville Comprehensive Plan* and reasonable when considering all other factors.



TOWN OF LEWISVILLE PLANNING

UDO L-170 TEXT AMENDMENTS

- Religious Institutions
- Tree Preservation
- Open Space