

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	<u>12/8/2025</u> Date
 _____ Lynn Cochran, Planning Director	<u>12/8/2025</u> 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