

**MINUTES OF THE REGULARLY SCHEDULED MEETING**  
**LEWISVILLE PLANNING BOARD**

**OCTOBER 8, 2025 at 6:00 PM**

Lewisville Town Hall

1<sup>ST</sup> Floor, Council Chambers



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

Guests Present: Brent Nesom, McAdams Engineering

Applicants Present: Jung Hoke, Ross Houston for L-114 Heritage Crossing.

**1. Call to Order**

Mr. Mulligan called the meeting to order at 6:05 pm. Roll call was performed and a quorum was confirmed with seven board members present.

**2. Regular Business**

- a. Mr. May moved to adopt the agenda as amended to correct an item and Mr. Fulton seconded. The board voted unanimously to approve the agenda as written (7-0).
- b. Mr. Maready moved to adopt the minutes as written for the July 9, September 10, and September 22, 2025 meetings of the Board and Mr. McClain seconded. The Board voted unanimously to do so (7-0).

**3. Public Comment**

Two speakers addressed the board but did not approach the dais or state their names and addresses. The first had questions about political signs, to which Mr. Cochran responded, explaining state law pertaining to political signs during election periods. The second expressed concerns about pedestrian safety at traffic circles located in town.

**4. Preliminary Development Review**

- a. McAdam's & Forestar Development, Brent Nesom.

Mr. Cochran introduced the subject and possible applicants to the Board, noting a previous pre-application meeting with town staff. Mr. Nesom addressed the board regarding a preliminary proposal for a rezoning request to RM-8 to allow a townhomes project involving several properties at the southeast corner of Lewisville-Vienna and Robinhood Roads, just west of

Members of the Planning Board

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

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

Lewisville Middle School. The preliminary plans involve a community of approximately 90-100 townhomes. The development would be served by public water and sewer.

Mr. Mulligan, Mr. Fulton and Mr. Herald inquired about the principal access to the site. Mr. Nesom explained that there will be one point of ingress/egress on Lewisville-Vienna Rd, with no access from Robinhood Rd. Mr. Cochran noted that since the project would involve fewer than 100 homes, state law does not require a second principal access point. In response to a question from Mr. Mulligan, Mr. Newsom noted that site constraints include a stream, slopes and buffer area to the south of the proposed site.

Mr. Fulton inquired about the existing manufactured home park located on one of the subject properties. Mr. Nesome stated that the park will be removed from the project area. The residents have been notified and the applicants intend to assist the current residents with the transition. Mr. Herald and Mr. Fulton noted that traffic, including school buses can be heavy in this area. Mr. Nesom explained that they will work with NC DOT in the project planning stages. Mr. May inquired about utilities access. Mr. Nesom stated that there is already public water available and that sewer connectivity will be brought over from the connection at Lewisville Middle School.

## **5. Technical Review**

### **a. L-PBR 2025-01, Brook Forest Phase II.**

Mr. Mulligan introduced the agenda item. Mr. Cochran reviewed the map with the Board, noting the amendments made since the preliminary version was reviewed during the previous meeting, September 10, 2025. These included responses to items identified by the Technical Review Committee (TRC), corrections to the stream buffers and the addition of negative access easements for the lots abutting Concord Church Rd. Mrs. Van Huis posed a question about depiction of the stream and buffers, to which Mr. Cochran responded. There was no additional discussion.

*Mr. Mulligan motioned to approve the map and Mr. Maready seconded. The Board voted unanimously to do so (7-0).*

## **6. 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 RS-20 to LDI-C.**

Mr. Mulligan introduced the agenda item. Mr. Cochran presented the application to the board, reviewing items in the agenda packet including maps, the staff report, site plan, TRC review summary, consistency statements and staff recommendation for approval.

Mr. Mulligan inquired about the size of the structure. Mr. Cochran confirmed that the site plan shows 5,970 square feet and pointed out features of the elevations. Mr. Fulton inquired about the nature of access to the property. Mr. Cochran noted that two are shown in the site plan, one ingress/egress point within the public right-of-way area of Heritage and a second on Shallowford Rd that will most likely be 'right in, right out' only, to be determined by NC DOT. Mr. May inquired about the remainder of the parcel area shown on the site plan. Mr. Cochran explained that the area will not be developed as part of this project but will likely house a stormwater control measure.

The applicants, Mrs. Jung Hoke and Mr. Ross Houston, addressed the Board, reviewed the plans and goals for the project and answered general questions from the Board.

### **Members of the Planning Board**

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

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

Mr. May had additional questions for Mr. Cochran regarding the alternative compliance component of the application. Mr. Cochran explained that because of site constraints, it would be infeasible to meet the standard 50% build-to line requirements of the Downtown Overlay, as described in the UDO. The site plan presented shows an alternate structural arrangement that compensates for the two points of curvature along the front property line of the project area. Mr. Fulton inquired about the location of the Shallowford Rd access in relation to the traffic circle. Mr. Cochran explained that NC DOT will have the final say on the location of the access, considering local flow, safety and pedestrian access.

Mr. Mulligan opened the public comment period. One speaker, Mr. Ross Houston (applicant) of 6801 Palomino Ridge Ct., Summerfield signed up to speak in favor of the request. Five speakers signed up to speak in opposition to the request. Guy B. Oldaker III of 467 Heritage Drive, Josh Krezel of 464 Heritage Drive, Rick Steppe of 474 Heritage Drive, Mike McNeil of 470 Heritage Drive and Marianne Ball of 451 Heritage Drive, all in Lewisville addressed the Board during the public comment period, expressing concerns primarily about commercial development, site access on Heritage Drive, traffic and safety.

Mr. Mulligan closed the public comment period and addressed those in attendance, acknowledged the concerns of the speakers and pointed out key components of Lewisville's long-range plans. Mr. May inquired about any specific comments from the TRC or NC DOT, or the need for a traffic study. Mr. Cochran explained the public right-of-way portion of Heritage Drive vs. the private portion, noting that the former is approximately 100 feet. This is where the access point will be located. He noted that NC DOT did not request or require a formal traffic impact analysis for this project.

The Board and Mr. Cochran engaged in continued general discussion, which included the subject of traffic signage as a potential means of mitigation if necessary. Mrs. Van Huis asked for explanation of the current zoning district. Mr. Fulton inquired about a future townhome project planned to the northwest of this project and the potential impact. Mr. Cochran confirmed that the townhome project has been approved and he reviewed key components of the Great Wagon Rd project in relation to the subject proposal.

Mr. May inquired about the traffic island extension shown on Shallowford Rd on the site plan. Mr. Cochran confirmed that the extension is a "possible" site improvement as shown on the site plan, to be decided by NC DOT. There was continued discussion of traffic calming measures and signage. Mr. Steve Phelps of 461 Heritage Dr., Lewisville was allowed to address the Board with two additional comments regarding the stormwater retention pond and future development on the property. Mr. May and Mr. Cochran explained that future development would have to come back through the site plan review process and would not be an automatic approval because of the current rezoning. Mr. Cochran noted that the final decision on the matter at hand will be made by the Town Council during their second November meeting. Mr. May provided a comment about the stormwater control measure (SCM) noted on the site plan and Mr. Cochran explained the nature of the proposed SCM.

Mr. Mulligan called for motions. There was discussion of how to prepare the motion wording. Mr. Herald moved to recommend approval of the rezoning based upon the consistency and reasonableness statements included in the agenda packet, as may be amended with a recommendation that improved signage and traffic calming measures be taken into consideration. Mr. May seconded. The Board voted unanimously to recommend approval of the rezoning to the Town Council (7-0).

#### Members of the Planning Board

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

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

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.

**6. Legislative Hearings**

- b. UDO L-170. Three proposed amendments to the text of the Unified Development Ordinance (UDO) regarding tree preservation, open space requirements and certain institutions.

Mr. Mulligan introduced the agenda item. Mr. Cochran addressed the board, reviewing the three amendments, beginning with changes to the definitions of religious institutions. The new language proposes changing the scale of Neighborhood Religious institutions from a seating capacity of 600 to 300 and Community Religious Institutions from more than 600 to more than 300. Mr. Cochran noted that among the four local religious institutions contacted, one had a capacity of more than 300. There was discussion among Board, who agreed to keep the language as presented in the agenda packet. There was no additional discussion.

Mr. Mulligan called for motions. *Mr. May voted to recommend approval of the text amendment and Mrs. Van Huis seconded, including approval of UDO L-170 redefining the scale of religious institutions in relation to residential areas. The Board voted unanimously to approve the text amendment (7-0).*

Mr. Cochran presented changes to the tree preservation ordinance requirements to the Board. These include standardization of how trees are measured in all sections of the UDO and rewording language in the landscaping standards so that definitions and requirements are in concord. New language provides provisions for delay of installation of plantings, options for alternative compliance and uniform tree replacement standards. Mr. May noted a discrepancy in measuring tree width in diameter at breast height of six inches and eight inches. Mr. Cochran pointed this out as a typographical error to be corrected in the final version. There was no additional discussion.

Members of the Planning Board

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

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

Mr. Mulligan called for motions. *Mr. Fulton moved to recommend approval of the text amendment based upon the consistency determination statements included in the agenda packet to include, as may be amended to include the text changes identified in the meeting and Mr. Herald seconded. The Board voted unanimously to approve the text amendment (7-0).*

Mr. Mulligan introduced the open space text amendment. Mr. Cochran addressed the Board, describing the key points of the new open space requirements. The language was written referencing multiple other local ordinances and plans, including the Town of Brevard. The requirements will apply only to new major subdivisions and they will be density-based. Denser developments will require more open space. He also noted that multiple examples of open space will be provided in the new section. Mr. May asked about the minimum number being zero. Mr. Cochran explained that the only other option for land subdivision, instead of major subdivisions or planned residential developments, is large lot subdivision, which will be exempt from open space requirements. Mr. Cochran pointed out that the open space required in major subdivisions will not allow inclusion of landscape buffer areas as credit. There was additional general discussion among the Board.

Mr. Mulligan called for motions. *Mr. May moved to approve the text amendment based upon the consistency and reasonableness statements included in the Board agenda packet. As may be amended, noting there were no amendments, and Mr. Maready seconded. The Board voted unanimously to recommend approval of the text amendment (7-0).*

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

## **7. Continued Business**

- a. None

## **8. New Business**

- a. None

## **9. Updates and Review**

Upcoming regularly scheduled meetings of the Planning Board include:

- a. November 12, 2025
- b. December 10, 2025


### Members of the Planning Board

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

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

#### 10. Adjourn

With no further business, Mr. Mulligan call for a motion to adjourn. Mr. McClain moved to adjourn and Mr. Fulton seconded. The Board voted unanimously to adjourn at 8:30 pm (7-0).



Mike Mulligan, Chair

12/10/2025

Date

  
Lynn Cochran, Planning Director

12/10/2025

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