

AGENDA

LEWISVILLE PLANNING BOARD DECEMBER 10, 2025 AT 6:00 PM

Lewisville Town Hall
1st Floor Council Chambers



1. **Call to Order**
 - a. Roll Call and Determination of Quorum
2. **Regular Business**
 - a. Approval of the Agenda
 - b. Approval of Minutes:
 - i. October 8, 2025
3. **Public Comment**
4. **Technical Review**
 - a. L-PBR 2025-02 Everly: final consideration of a proposed 82-lot Major Subdivision to be located off of Shallowford Rd, south of Lewisville-Vienna Rd
5. **Legislative Hearings**
 - a. L-115 Forestar/McAdams: a request to rezone seven (7) properties denoted by the principal Tax Parcel ID 5886-56-4784 and six (6) others, located at the southeastern corner of Lewisville-Vienna and Robinhood Roads from Residential Single Family (RS-9) & Manufactured Housing Development (MH) to Residential Multi-Family (RM-8).
6. **Continued Business**
 - a. None
7. **New Business**
 - a. None
8. **Updates and Review**
 - a. Next Planning Board Meetings
 - i. January 14, 2025
 - ii. February 11, 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

OCTOBER 8, 2025 at 6:00 PM

Lewisville Town Hall

1ST 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

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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.

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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. May 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. May 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).*

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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. May 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.

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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. May 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

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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

Date

Lynn Cochran, Planning Director

Date

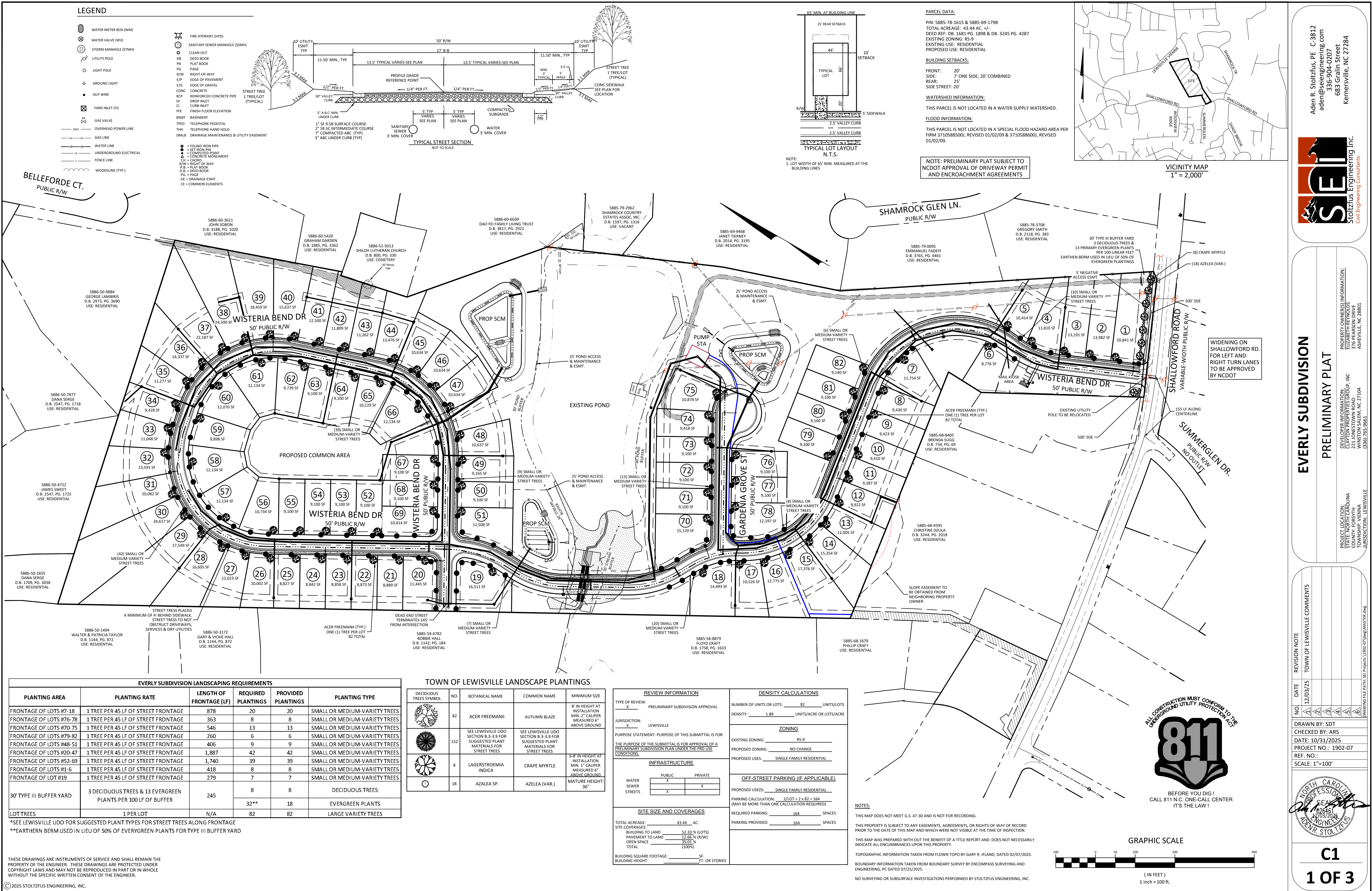
(Minutes prepared by Lynn Cochran)

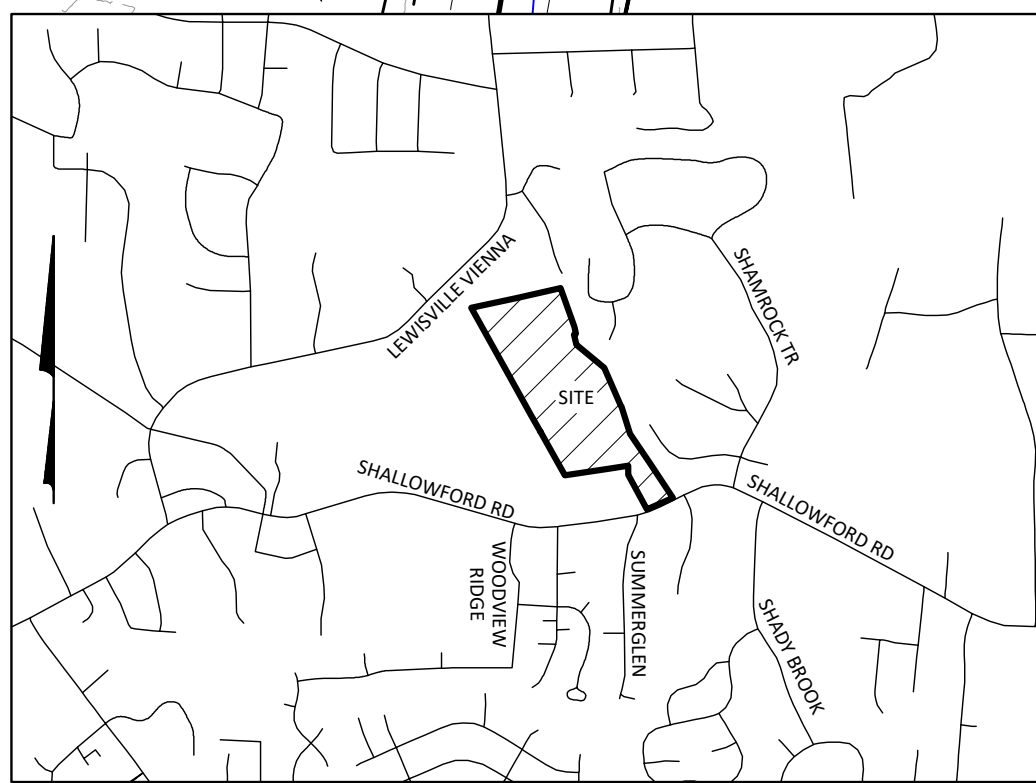
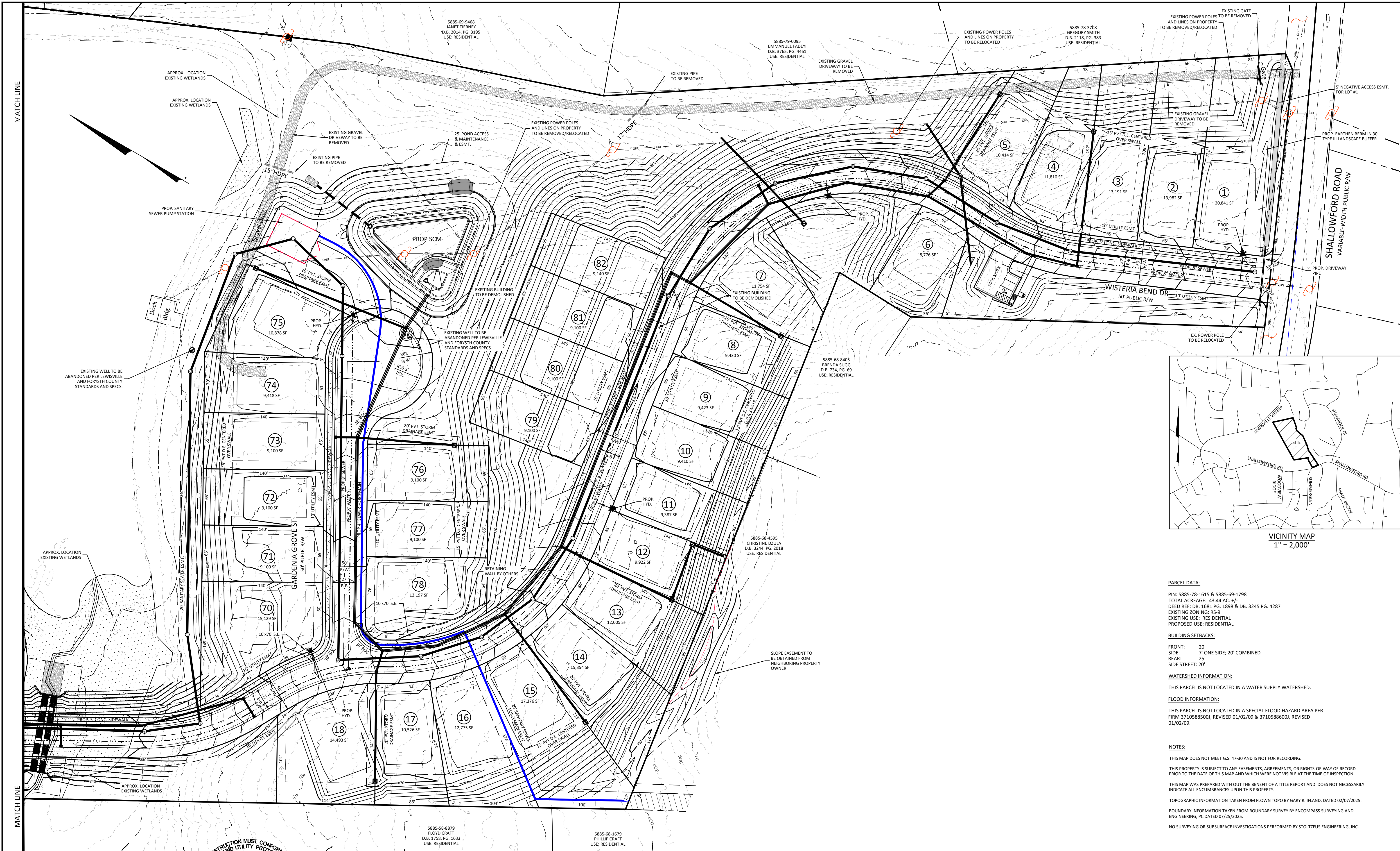
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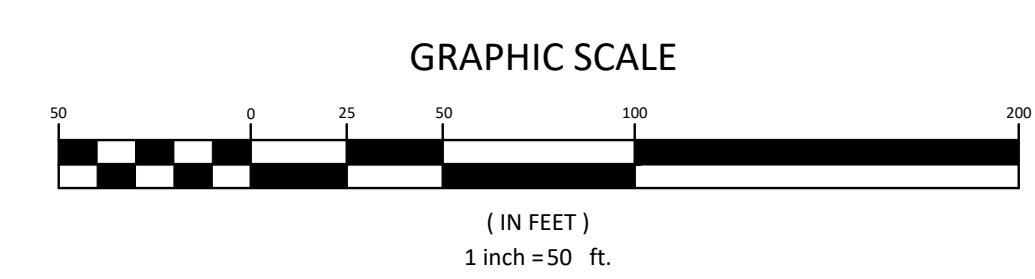
PARCEL DATA:
PIN: 5885-78-1615 & 5885-69-1798
TOTAL ACREAGE: 43.44 AC. +/-
DEED REF: DB. 1681 PG. 1898 & DB. 3245 PG. 4287
EXISTING ZONING: RS-9
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

BUILDING SETBACKS:
FRONT: 20'
SIDE: 7' ONE SIDE; 20' COMBINED
REAR: 25'
SIDE STREET: 20'

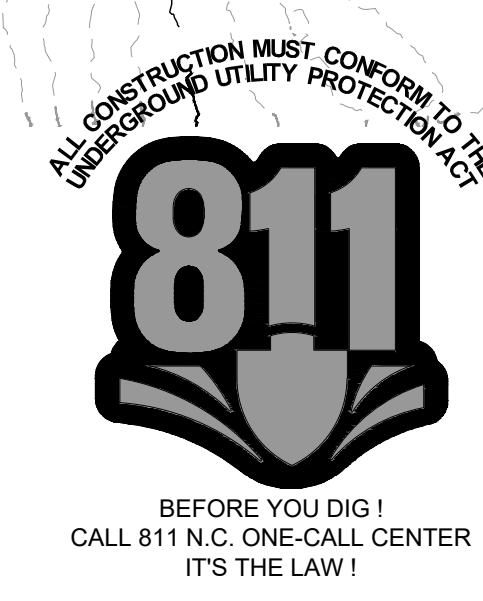
WATERSHED INFORMATION:
THIS PARCEL IS NOT LOCATED IN A WATER SUPPLY WATERSHED.

FLOOD INFORMATION:
THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM 3710588500I, REVISED 01/02/09 & 3710588600I, REVISED 01/02/09.

NOTES:
THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.
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THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.
TOPOGRAPHIC INFORMATION TAKEN FROM FLOWN TOPO BY GARY R. IFLAND, DATED 02/07/2025.
BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY ENCOMPASS SURVEYING AND ENGINEERING, PC DATED 07/25/2025.
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Aden R. Stoltzfus, PE C-3812
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683 Gralin Street
Kernersville, NC 27284

SEI
Stoltzfus Engineering Inc.
Civil Engineering Consultants

EVERLY SUBDIVISION
PRELIMINARY PLAT

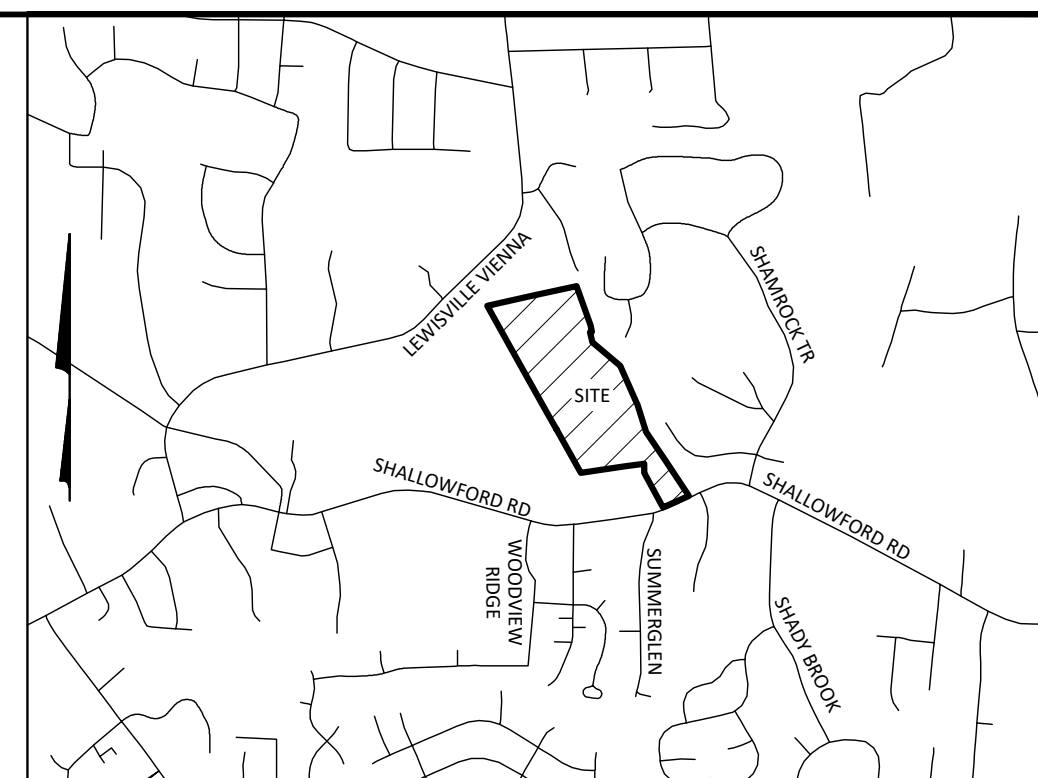
PROPERTY OWNERS INFORMATION:
PROPERTY: EVERLY SUBDIVISION
DEVELOPER: STOLTZUS ENGINEERING GROUP, INC
221 JONESTOWN ROAD
WINSTON SALEM, NC 27104
(336) 765-9661

PROJECT LOCATION:
5885-78-1615 & 5885-69-1798
COUNTY: FORSYTH
TOWNSHIP: VIENNA
JURISDICTION: LEWISVILLE

NO.	DATE	REVISION NOTE
1	12/03/25	TOWN OF LEWISVILLE COMMENTS
2		
3		
4		
5		

DRAWN BY: SDT
CHECKED BY: ARS
DATE: 10/31/2025
PROJECT NO.: 1902-07
REF. NO.:
SCALE: 1"=50'

C2
2 OF 3



NO SURVEYING OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZFUS ENGINEERING, INC.



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C3

8 OF 3

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CALL 811 N.C. ONE-CALL CENTER
IT'S THE LAW !

Level of Agreement	Percentage
Strongly agree	25
Agree	50
Disagree	15
Strongly disagree	5
Don't know	5



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

EVERLY MAJOR SUBDIVISION

Title and Number:	Everly, L-PBR 2025-01
Current Tax PIN(s):	5885-78-1615, 5885-69-1798
Location:	North Side of Shallowford Rd, Between Summer Glen Dr & Charisma Ln
Development:	Conventional Major Residential Subdivision
Total Acreage:	(+/-) 43.44 Acres
Current Zoning:	RS-9
Proposed Lots:	82
Project Density:	1.89 DUA
Surveyor/Engineer:	SEI Engineering 683 Gralin Street Kernersville, NC 27284 (336) 904-0207
Developer/Agent:	Clayton Properties Group, Inc 221 Jonestown Road Winston-Salem, NC 27104 (336) 765-9661

Stoltzfus Engineering, Inc.

Everly Subdivision Preliminary Plat – 2nd Submittal

December 3, 2025

Response to Comments

Lewisville Planning, Lynn Cochran lcochran@lewisvillenc.net

- Lot 1 will need to show a dedicated negative access easement to prevent driveway access to and from Shallowford Rd.
[A 5' negative access easement has been provided for Lot 1 along Shallowford Rd.](#)
- Label the required 25' access easements to the proposed SCM.
[Access and maintenance easements have been provided and labeled for all SCMs.](#)
- One tree per each new lot must be shown on the final plat. Additionally, small- or medium-variety street trees shall be provided each 45 feet along both sides of all street rights-of-way and shown on the final plat. (Suggested plant materials can be found in section B.3-3.9 of the UDO, pp. 376-381)
[Required plantings have been shown on sheet C1 along with a landscaping chart and planting counts.](#)
- A 30' Type III Bufferyard is required along Shallowford Rd, according to the UDO, Section B.3-4.2(D). The inclusion of an earthen berm is recommended in section B.3-4.2(B)(4). This may require adjustments to the dimensions of lots 1 – 5.
[A 30' Type III buffer has been shown along Shallowford Rd. Lots have been adjusted accordingly. An earthen berm has been provided and required landscaping shown.](#)

Lewisville Fire, Darrin Needham darinn@lewisvillefire.com

- It would be ideal if the hydrant on the dead-end stub of Wisteria Bend DR were on the front side of that property " at the intersection. This would allow for far more rapid hydrant connection and line placement in the event of fire where this hydrant was needed.
[Hydrant moved closer to intersection.](#)
- It would be ideal if the hydrants were all on the same side of the street in the Wisteria Bend DR circle. This would allow for quicker recognition and location of a working hydrant in the event of fire.
[Hydrants moved to the same side of the street along the Wisteria Bend Dr. circle.](#)
- With only one branching street, it would be ideal for residents, if the hydrants were located on the opposite side of the (main feeder) entrance portion of Wisteria Bend DR. In the event the hydrant located "across the street" at the intersection of Wisteria Bend and Gardenia Grove were to be utilized for a fire event on Gardenia Grove ST, the upstream residents could still travel out of the development and other emergency traffic could still flow into the neighborhood.
[Hydrant at intersection of Wisteria and Gardenia and the hydrant nearest Lot 1 have been moved to the opposite side of the street.](#)

NC DOT, David Bankhead dpbankhead@ncdot.gov

- NCDOT Driveway Permit required for connection on Shallowford Road (state-system) SR 1001.
[Note added to plans that preliminary plat is subject to NCDOT approval of driveway permit and encroachment agreements.](#)
- If internal streets are to be NCDOT-maintained, a subdivision review will be required to be formally submitted.
[Noted and streets are to be constructed to NCDOT standards](#)
- Existing traffic volume plus traffic generated from the proposed development warrant left and right turn lanes. AADT on Shallowford Rd is approx. 5,800 vpd, exceeding the 4,000 vpd threshold for turn lane on secondary roads.
[Note added that widening along Shallowford Rd. for left and right turn lanes to be approved by NCDOT](#)
- Any roadway section exceeding 150' that results in a dead-end termination, a T-turnaround would need to be provided, including temporary conditions.
[Stub street on Wisteria Bend terminates 145' from the intersection](#)
- Adequate drainage under the driveway connection shall be provided. Unless otherwise indicated, the pipe shall be a minimum diameter of 15" and be of an approved NCDOT material.
[Driveway pipe added at entrance](#)
- Provide adequate horizontal and vertical sight distance for all proposed driveways.
[500' SDEs added to the drive entrance at Shallowford Rd.](#)
- Required 100 ft separation between driveways per the NCDOT driveway manual.
[Note added to plans that widening along Shallowford Rd. to be approved by NCDOT. Widening plans are currently being coordinated with NCDOT.](#)
- A 16.1 two-party encroachment would be required for utility connections (i.e. power, telephone, gas) in the right of way.
- [Note added to plans that preliminary plat is subject to NCDOT approval of driveway permit and encroachment agreements.](#)
- A 16.1B encroachment agreement required for any roadway improvements/widening.
- [Note added to plans that preliminary plat is subject to NCDOT approval of driveway permit and encroachment agreements.](#)
- A 16.6 three-party encroachment agreement required for any utility ties (water and sewer) in right of way, and sidewalk where applicable.
- [Note added to plans that preliminary plat is subject to NCDOT approval of driveway permit and encroachment agreements.](#)
- For all encroachment agreement questions, please contact Carolina Carbajal – ccarbajalcruz1@ncdot.gov
[Noted](#)
- Please ensure all signatures (including witness and local government) are provided on DW and EA applications
[Noted](#)
- NCDOT Connect Website for submissions: <https://connect.ncdot.gov/>
[Noted](#)

AGENDA ITEM

LEWISVILLE PLANNING BOARD

L-115: A request for rezoning from Residential Single-Family (RS-9) & Manufactured Housing (MH) to Residential Multi-Family (RM-8)

Applicant: Forestar, McAdams

Tax PIN(s): 5886-56-4784, 5886-56-8476, 5886-66-0193, 5886-66-4288, 5886-65-4975, 5886-66-7263, 5886-65-7947

Location: The Southeast Corner of the Lewisville-Vienna & Robinhood Roads Intersection, Lewisville



Size and Location of the Parcel(s): The seven properties in total measure (+/-) 20.4 acres according to the Forsyth County Tax Map. These are located along Robinhood Rd between the Lewisville Middle School and the intersection with Lewisville-Vienna Road.

Property Site: These properties are currently occupied by a mix of manufactured homes and single-family residences.

Immediate & Nearby Area: This property is located in part within the Lewisville Neighborhood Center Overlay (NAC). The larger portion of these properties are zoned RS-9, with a smaller, central portion zoned MH. Adjacent and nearby zoning includes RS-20, RS-30 and NO-C (Town owned property). Adjacent and nearby uses are exclusively residential in nature, with the exception of Lewisville Middle School.

Utilities: This property is currently served by public water facilities and will be served by sewer facilities. The nearby sewer connection is located at Lewisville Middle School

Access: These properties are located principally on Robinhood Road, including a small portion of Lewisville-Vienna Road at the intersection. Both are designated as major thoroughfares, according to the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map.

Previous Zoning History: These properties were zoned RS-9 and MH at the time the town incorporated.

Comprehensive Plan: The *Lewisville Tomorrow Comprehensive Plan* designates this property as part of two different Lewisville Place Types, Neighborhood Residential and Neighborhood Center (NAC) to a lesser extent.

"*Neighborhood Residential* accounts for many of the suburban-style, lower-density residential areas that have been built during the past 20 years. While most of the existing neighborhoods have a uniform housing type, future Neighborhood Residential areas should promote a mixture of housing sizes and prices as well as efficient neighborhood design, where appropriate." *Intents* include: enhancing existing low-density residential areas with improved connectivity..." and "...diversification of housing

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

stock in ways that are sensitive to established residential areas. attractions, employment opportunities, open space and mixed-use residential areas in intentional ways." (p. 75)

"*Neighborhood Centers* are smaller scale mixed-use areas located near existing or planned neighborhoods. These centers provide gathering places for nearby residents and visitors with neighborhood-scale commercial uses such as grocery stores, restaurants, rural establishments and service. These areas can be surrounded by smaller lot single-family residential and townhomes... The size and scale of the Neighborhood Center should small and based in part on the market provided by surrounding neighborhoods..." *Intents* include small-scale commercial clustering to serve neighborhood needs and different types of housing that can support the commercial area... (p. 72)

The *Lewisville Northeast Area Plan Future Land Use Map* (2018) also identifies the intersection of Lewisville-Vienna and Robinhood Roads as a Neighborhood Center, overlying an area of the Rural Residential place type, with similar intents, goals and descriptions to the 2022 *Lewisville Tomorrow Comprehensive Plan*. (p. 18)

Consistency & Reasonableness Considerations:

Consistency.

- This application is found to be consistent with *the Lewisville Tomorrow Comprehensive Plan* Neighborhood Center (NAC) place type because RM-8 is a recommended zoning district according to the Lewisville Unified Development Ordinance (UDO). (p. B.2-128)
- It is found to be consistent with the Neighborhood Residential Place Type because townhome residential development in a clustered design among single-family homes is recommended. (p. 75)

Reasonableness.

- The project/parcel area size of (+/-) 20.4 acres is not atypical for the area.
- This application is found to be reasonable given that the applicants have chosen a limited use rezoning that includes only future uses that are and will be most compatible with the neighborhood.

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 Neighborhood Center Place Type and with those of the Neighborhood Residential Place Type. Additionally, staff finds the request to be reasonable when considering other relevant factors.

Thus, staff recommends approval of zoning map amendment L-115, a request for rezoning from Residential Single-Family (RS-9) & Manufactured Housing Development (MH) to Residential Multi-Family (RM-8).

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 November 4, 2026
Property Address 6328 Robinhood Rd. Lewisville, NC 27040
Tax PIN(s) 5886-66-4288
Existing Zoning RS-9
Proposed Zoning RM-8
Acreage Requested for Rezoning 0.7

Owner(s) Purpose Group Investments, LLC
Mailing Address P.O. Box 3313 Charlotte, NC 28233
Telephone 9802920636 email grant@yourhomespurpose.com

Applicant(s) (if different) Forestar Real Estate Group, Inc.
Mailing Address 200 Centreport Dr. Ste 145 Greensboro, NC 27409
Telephone 501-920-7092 email christina.dixon@forestar.com

I, Grant Zaharis, owner (trustee, executor, etc.) of the
property denoted by Forsyth County Tax PIN(s) 5886-66-4288,
request that the property be granted a rezoning from RS-9
to RM-8. I understand that this general use rezoning is
permanent and will run with the land. I feel this will serve my best interests.

Grant Zaharis
dotloop verified
10/31/25 9:30 AM EDT
YVH-GFNT-J4TZ-GZOC

Owner Signature

[Signature]
Staff Signature

[Signature]
Applicant Signature

File#

Fee Paid

6-115

Nov 5, 2026



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 November 4, 2025
Property Address 6282 Robinhood Rd. Lewisville, NC 27023
Tax PIN(s) 5886-65-4975, 5886-65-7947, 5886-66-7263, 5886-66-0193
Existing Zoning RS-9
Proposed Zoning RM-8
Acreage Requested for Rezoning 10.87 acres

Owner(s) Robert & Alyce McBride
Mailing Address 125 Sumac Rd. Huntsville, TX 77340
Telephone _____ email countrysidebk@gmail.com

Applicant(s) (if different) Forestar Real Estate Group, Inc.
Mailing Address 200 Centreport Dr. Ste 145 Greensboro, NC 27409
Telephone 501-920-7092 email Christina.dixen@forestar.com

I, Robert McBride, **owner (trustee, executor, etc.)** of the property denoted by Forsyth County Tax PIN(s) 5886-65-4975, 5886-65-7947, 5886-66-7263, 5886-66 request that the property be granted a rezoning from RS-9 to RM-8. I understand that this general use rezoning is permanent and will run with the land. I feel this will serve my best interests.

Robert McBride
dotloop verified
11/03/25 10:08 AM CST
LNGQ-APVE-G6AJ-6HEE

Owner Signature

Lynn Cochran
Staff Signature

[Signature]
Applicant Signature

File# L165
Fee Paid Nov 6, 2025



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 November 14, 2016
Property Address 6388 Robinhood Rd. Lewisville, NC 27040
Tax PIN(s) 5886-56-8476, 5886-56-4784
Existing Zoning RS-9 and MH
Proposed Zoning RM-8
Acreage Requested for Rezoning 8.62

Owner(s) DRSP Properties, LLC
Mailing Address P.O. Box 525 Clemmons, NC 27012
Telephone 336 480 4400 email drsp11c@gmail.com

Applicant(s) (if different) Forestar Real Estate Group, Inc.
Mailing Address 200 Centreport Dr. Ste 145 Greensboro, NC 27409
Telephone 501-920-7092 email christina.dixon@forestar.com

I, David Whitley / DRSP Properties, owner (trustee, executor, etc.) of the property denoted by Forsyth County Tax PIN(s) 5886-56-8476, 5886-56-4784, request that the property be granted a rezoning from RS-9 and MH to RM-8. I understand that this general use rezoning is permanent and will run with the land. I feel this will serve my best interests.

David Whitley
Owner Signature

Christina Dixon
Applicant Signature

Lynne Cochran
Staff Signature

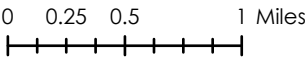
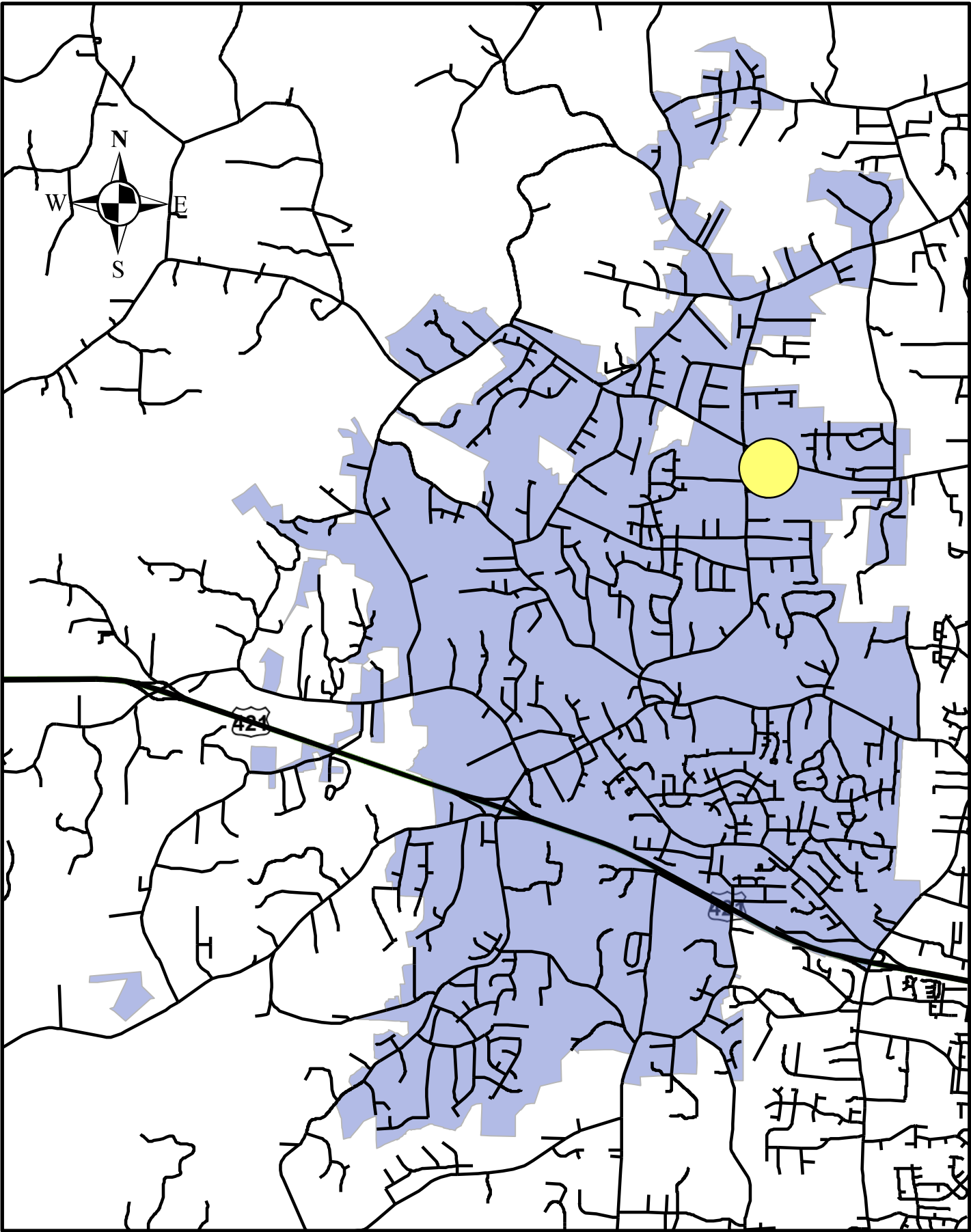
File#

L-668

Fee Paid

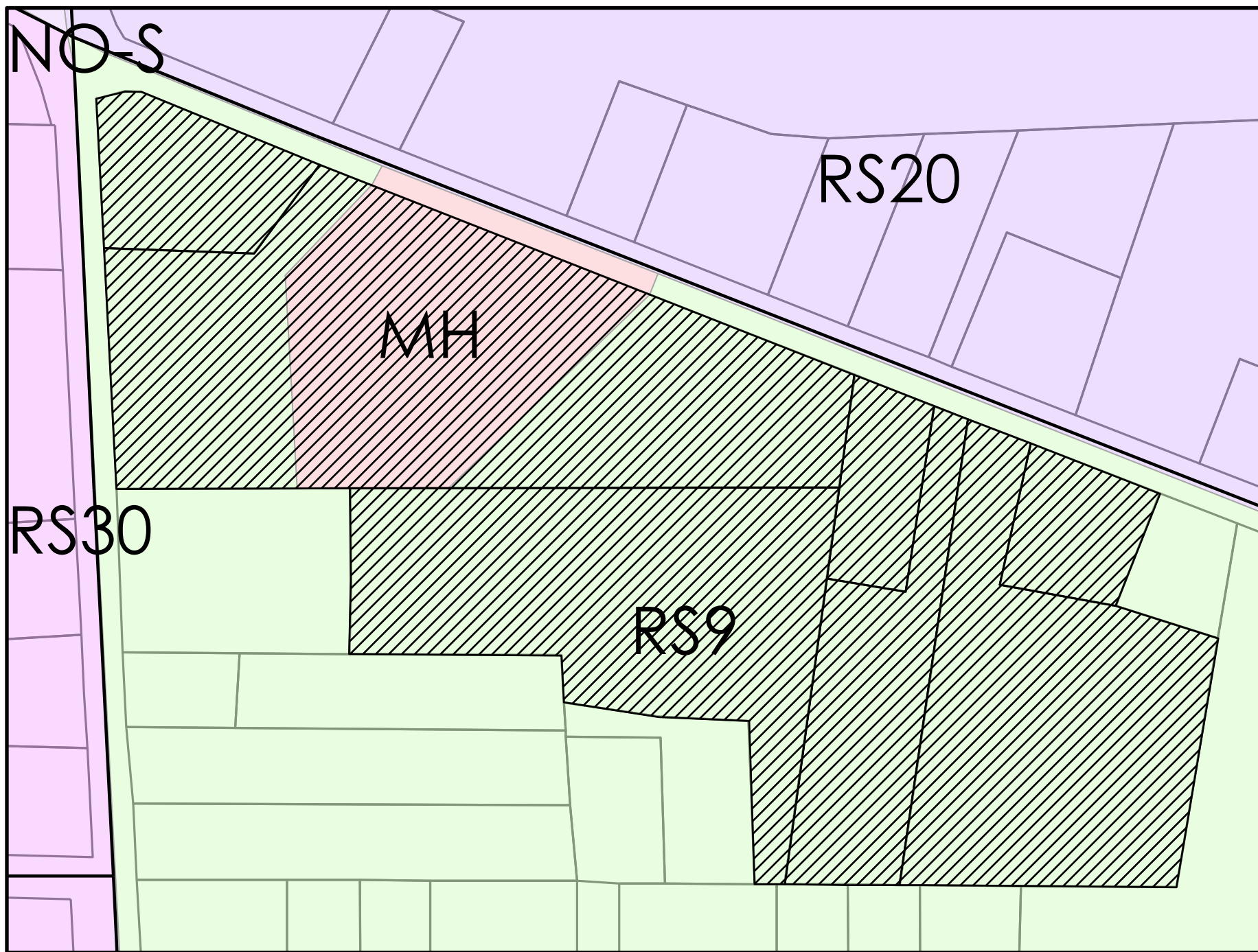
Nov 5, 2016

L-115 FORESTAR VICINITY MAP





L-115 FORESTAR ZONING MAP



0 75 150 300 Feet

Map Created by Lynn Cochran



L-115 FORESTAR AERIAL MAP



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

Map Created by Lynn Cochran

USES IN THE RM-8 ZONING DISTRICT (RM-8)

Uses permitted by-right within zoning district (zoning permit may be required):

- Residential Building, Single Family
- ~~○ Duplex~~
- ~~○ Police or Fire Station~~
- Recreation Facility, Public

- ~~○ Parking, Off-Site, for Multifamily or Institutional Uses~~
- ~~○ School, Private or Charter~~
- ~~○ School, Public~~
- ~~○ School, Vocational or Professional~~
- ~~○ Transmission Tower~~
- ~~○ Utilities~~

Uses permitted by-right that require development standards:

- Twin Home
- ~~○ Family Care Home~~
- ~~○ Community Garden~~
- ~~○ Cemetery, Private Family~~
- ~~○ Bed and Breakfast~~
- ~~○ Golf Driving Range~~
- ~~○ Swimming Pool, Private~~
- ~~○ Recreation Facility, Public~~
- ~~○ Adult Day Care, Home~~
- ~~○ Religious Institution, Neighborhood~~
- ~~○ Library, Public~~
- ~~○ Police or Fire Station~~

Uses permitted with Planning Board Review:

- Townhome
- ~~○ Multifamily (Apartments)~~
- ~~○ Family Group Home~~
- ~~○ Fraternity or Sorority~~
- ~~○ Golf Course~~
- ~~○ Child Day Care, Large Home~~
- ~~○ School Public~~

Uses requiring rezoning or other approval from the Town Council:

- ~~○ Planned Residential Development~~
- ~~○ Access Easement, Private Off-Site~~

Uses requiring a special use permit from the Zoning Board of Adjustment:

- ~~○ Adult Day Care Center~~
- ~~○ Congregate Care Facility~~
- ~~○ Child Care, Drop-In~~
- ~~○ Child Care Facility~~
- ~~○ Child Day Care Center~~
- ~~○ Golf Course~~
- ~~○ Habilitation Facility~~
- ~~○ Landfill, Land Clearing/Inert Debris~~
- ~~○ Life Care Community~~
- ~~○ Limited Campus Uses~~
- ~~○ Park and Shuttle Lot~~

Forestar Report of Neighborhood Meeting

Prepared by Thomas E. Terrell, Jr.

I am pleased to submit the following report of neighborhood outreach for the Forestar application pursuant to the Lewisville UDO Sec. 4-3.1(C)(5)(5):

Notice: The letter attached to this report as Exhibit A was mailed more than ten days prior to the neighborhood meeting to all owners of property within 500 feet of the site, listed on attached Exhibit B.

Location: The meeting was held in the Mary Alice Warren Community Center from 5:30 to 7:00.

Pre-meeting information: The four-page letter attached as Exhibit A showed the location, proposed use and layout, explained why each person received the letter, and provided Tom Terrell's email and direct number. No one reached out prior to the meeting.

In attendance: Only 5 people attended from adjoining properties. In addition, there were three residents of the mobile home park who had questions about timing and three members of the family who own the mobile home park. Those who signed in are on the sheets attached as Exhibit C.

There were 5 representatives from Forestar, two consulting engineers, and zoning counsel to answer technical questions.

Meeting format: Forestar set up three stations with large visuals on easels so that guests could see both (1) the aerial of the site and a mile in all directions, and (2) the site with layout. All guests were offered sandwiches, chips, and water or soft drinks.

The meeting was set up so that neighbors could have private conversations first around each station, but the first three arrivals were residents of the Mobile Home Park who had no interest in the project as developed, so Forestar shifted its plans to meet with them before they needed to leave. As others came in, Forestar explained who the company is and discussed the project in detail and answered all questions. Primary spokesman was Shane Forrest.

Questions and Answers (MHP residents):

Residents in the mobile home park had two primary concerns, the first being how long they would have before being required to move and second, why did they not hear about this sooner.

Forestar explained that the owner of the park was the person who controlled those communications and that it would be approximately one year to 18 months for the residents to find another location, with the date to be determined later.

Questions and Answers (5 neighbors):

The 5 neighbors who came asked many questions, including size of townhomes, sales price, access points, water and sewer, density, height, and traffic.

In response, Forestar and engineers and planners from McAdams explained the following:

The price point is likely to be \$350,000 to \$400,000 in this market.

The townhomes would be larger than others in the market at 26-foot widths and 2200 to 2600 square feet. Likely to be only two-stories, but that is to be determined.

Locations of water and sewer and access were shown.

The density is to be approximately 4.7 units per acre and it was emphasized that the current R-9 zoning would allow 4.84 units per acre.

The traffic study was also explained and how it was done.

4. **Existing Development.** Any development existing prior to adoption of the LRO is exempt from these standards and shall not be deemed nonconforming because of the establishment of the LRO regulations.
5. **Commercial Development.** Any new commercial development within the boundaries of the LRO should follow the requirements as set out in *Section 2-4.8(E) Lewisville Rural Overlay District (LRO)*.
6. **Development Review Process.**
 - (1) **Development Plan Requirement.** Except for projects as specifically exempted herein, no building, grading, or demolition permit shall be issued within the LRO prior to the submittal of a development plan for review and approval, according to the procedures outlined for site plans in *Section A.4-3.10 Site Plan*
 - (2) **Compliance Required.** No site plan or subdivision plat shall be approved which does not demonstrate compliance with the provisions of this Section and the conservation standards of the LRO.
7. **Permitted Uses.** All uses permitted in the underlying district shall be allowed in the LRO, with the exception of the following: Manufactured Homes; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Landfill, Sanitary; and Borrow Site; Park and Shuttle Lot.

F. Neighborhood Activity Center (NAC).

1. **Purpose.** The purpose of Neighborhood Activities Centers is to establish areas of commercial activity that offer small scale retail goods and personal services that are located in proximity to the residential areas they are intended to serve. These commercial areas shall be located and designed as to encourage the clustering and integration of groups of businesses, to minimize the creation of undue traffic congestion and to minimize impact on adjoining residential.
2. **Applicability.** The boundaries of the NAC correspond with those areas identified in the *Lewisville Comprehensive Plan* as the *Beltway Center* and *Neighborhood Center Place Types*.
3. **Preferred Uses.** The preferred zoning districts in the NAC are RS-9, RM-5, RM-8, RM-12, NO, LB, PB, and MU-C. The uses allowed in each of these zoning

districts are allowed in the NAC Overlay. Mixed and combined residential uses are encouraged.

4. **Conversion of Existing Structures - Setbacks.** Side yards are not required where a lot line abuts a right-of-way, however any side yard located adjacent to an interior lot line shall not measure less than ten (10) feet in width. Otherwise, the setback requirements of the underlying zoning district are required.
5. **New Construction – Setbacks.** For new construction, the same setback standards noted above apply. Additionally, the front setback shall equal the build-to-line. The build-to-line runs parallel to the front property line.
 - (1) Build-to-Line without overhead utilities. The BTL is located ten (10) feet behind the street right-of-way line.
 - (2) Build-to-Line with overhead utilities. The BTL shall be ten (10) feet behind the street right-of-way line and outside of the right-of-way or easement for any overhead utilities.
6. **Construction related to the Build-to-Line.** Not less than fifty (50) percent of the façade shall be built on the BTL. The remainder of the building should be set back a minimum of six (6) feet behind the BTL. Balconies, stoops, open porches, and covered walkways are exempt from setback requirements. Bay windows may project no more than two (2) feet into the setback area or beyond the BTL.
7. **Perimeter Yards and Side Yards.** A Type II bufferyard shall be required when the perimeter of the zoning lot corresponds with the Neighborhood Activity Center boundary and the adjacent property is zoned residential for single-family development. Side yard buffers may be removed in other instances when pre-development conditions, which required the installation, no longer exist.
8. **Architectural Standards.** The following minimum architectural standards are to be shown on the site plan and included as conditions of approval of the site plan. Other specific architectural elements are encouraged which may also be required as conditions to approval of the site plan.
 - (1) **Roofs.** The preferred roof pitch is 12:12: ratio with a minimum pitch of 8:12. Eaves are required and must extend a minimum of twelve (12) inches from the roof line. Roofs are to be constructed to screen all rooftop utility structures.

SECTION B.2 – ZONING REGULATIONS

Parapet walls may be used to screen roof top equipment provided a pitched roof appearance is maintained.

- (2) **Main Entrance.** The main entrance of a structure must be made clearly apparent through the use of architectural detailing and landscape plantings.
 - (3) **Covered Walkways.** Awnings, covered walkways, open colonnades, or similar weather protection must be provided to further support pedestrian circulation areas.
 - (4) **Façades.** Building materials must be of brick, stone, or wood.
 - (5) **Façade openings.** Doorways, knee walls, windows, and other openings in the façade should be proportioned to maintain pedestrian scale.
 - (6) **Landscaping.** Landscape plantings along front façades are required at a ratio of six (6) square feet of planting area for each one (1) linear foot of horizontal wall. Human scale elements are to be incorporated into large undefined expanses of walls. Plantings are to be located between the building and parking area(s). Plantings required by this Section are not required along any frontage that has a required bufferyard.
 - (7) **Building Size.** No structure located in the NAC overlay shall exceed five thousand (5,000) square feet in size. Structures shall be consistent in scale and character to the surrounding development within a NAC.
 - (8) **Building Orientation.** All buildings shall face a Town Street or NCDOT maintained secondary road and provide the principal entrance to the structure from the front or side of the structure.
9. **Parking.**
- (1) For any permitted use in the Neighborhood Activity Center, the required amount of parking may be reduced by thirty percent (30%). This reduction shall not affect the required handicapped parking or loading spaces for that use.
 - (2) Publicly owned and/or operated parking areas intervened by no more than two properties may be credited as available parking further reducing the required parking by an additional ten (10) percentage points.

SECTION B.2 – ZONING REGULATIONS

- (3) Parking lots shall be located to the rear or side of the primary structure, except in unreasonable circumstances as determined by the Planning Director and/or the Technical Advisory Committee.
 - (4) On-street parking is prohibited except for temporary construction purposes during building and construction of the development.
 - (5) Interior parking areas shall accommodate connectivity with neighboring or planned neighboring parking areas.
 - (6) Outparcel development should be sited so as to create a courtyard-style site plan which surrounds the development's parking. Large parking lots shall be divided into smaller parking rooms that are defined by landscape planting and site furniture. Any off-street parking, whether located to the front, side, or rear of the primary structure, must be screened from the road. "Front" and "Rear" shall be determined, for the purpose of this subsection, by the orientation of the primary structure(s) to a Town Street or NCDOT maintained roadway, and not in relation to the location(s) of entrance(s) to the structure(s).
10. **Right-of-Way Dedication.** The property developer shall dedicate public right-of-way or public road maintenance easements as recommended by the Planning Director, Public Works Director, or the NCDOT.
 11. **Lighting.** Lighting shall be of a shoe box or cutoff type lighting which shall not cast light onto neighboring properties. After operating hours, the only lighting permitted is for security purposes.
 12. **Pedestrian Circulation.** Development Plans for properties within the NAC Overlay shall accommodate pedestrian, bicycle, and other transportation modes to the maximum extent practicable.
 13. **Sidewalks.** The minimum sidewalk width shall be five (5) feet. Sidewalks must otherwise conform to minimum NCDOT construction standards. However, both public and private sidewalks are acceptable. Pathways or greenways may be substituted for sidewalks when provided for as a site plan condition and shall be constructed of all-weather materials. In all cases, pedestrian ways shall be designed to connect parking areas, open space, and facilities of the NAC.

14. **Open Space.** Neighborhood Activity Centers may designate open space for the purpose of enhancing pedestrian activity and conforming with impervious surface area limitations.
15. **Street and Intersection Improvements.** Neighborhood Activity Centers are typically located at intersections of Town Streets and NCDOT maintained secondary roads. A traffic impact analysis may be required according to the standards set forth in the appendix.
16. **Stormwater Management Limitations.** Post construction runoff from any site shall not exceed the amount of preconstruction stormwater runoff. Stormwater management shall conform with standards in *Section C.3-7.2 Development Standards*, as administered by the Planning Director and the Public Works Department.
17. **Alternative Compliance.** The Planning Board may consider site plans varying setback, dimensional, and development requirements of the NAC where there might exist challenges in doing so. 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 goals of the NAC Overlay. Site plans varying from the requirements may be approved upon written findings specifically articulating how the site plan fulfills the intents, 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 plan that does not comply with the requirements.
 - (1) **Procedure.** Should an applicant for a zoning map amendment or site plan desire to pursue alternative compliance the process shall proceed according to the details for rezoning and/or site plan approval detailed in *Section A.4 Procedures*.



L-115

TOWN OF LEWISVILLE PLANNING CONSISTENCY AND REASONABLENESS DETERMINATIONS

The Board has reviewed *Zoning Map Amendment L-115*, rezoning from Residential Single-Family (RS-9) & Manufactured Housing Development (MH) to Residential Multi-Family (RM-8). 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:
 - This application is found to be consistent with the Lewisville Tomorrow Comprehensive Plan Neighborhood Center (NAC) place type because RM-8 is a recommended zoning district according to the Lewisville Unified Development Ordinance (UDO). (p. B.2-128)
 - It is found to be consistent with the Neighborhood Residential Place Type because townhome residential development in a clustered design among single-family homes is recommended. (p. 75)
2. *Reasonableness.* The proposed action is found to be reasonable because:
 - The project/parcel area size of (+/-) 20.4 acres is not atypical for the area.
 - This application is found to be reasonable given that the applicants have chosen a limited use rezoning that includes only future uses that are and will be most compatible with the neighborhood.



L-115

TOWN OF LEWISVILLE PLANNING
DRAFT MOTION TO APPROVE OR DENY

APPROVE

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

DENY

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