

AGENDA

LEWISVILLE PLANNING BOARD

JULY 9, 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: June 11, 2025
3. **Public Comment**
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)
5. **Continued Business**
6. **New Business**
7. **Updates and Review**
 - a. The Town Council will consider the comprehensively revised UDO over the course of the July and August meetings, with a final vote scheduled August 14, 2025
 - b. Next Meetings
 - i. August 13, 2025
 - ii. September 10, 2025
8. **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

JUNE 11, 2025 at 6:00 PM

Lewisville Town Hall

2nd Floor Conference Room



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

Members Excused: Mike Mulligan (Chair)
Sara Van Huis

Members Absent: None

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

Others Present: Jung Hoke & Ross Houston (Local Business Owners)
Kelley Klepper (Kimley-Horn Consultant)

1. Call to Order

Mr. May called the meeting to order at 6:05 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. Herald seconded. The board voted unanimously to approve the agenda as written (5-0).
- b. Mr. McClain moved to approve the minutes of the April 9, 2025 board meeting, with a correction of Marc Maready's name to Mike Mulligan and a correction to the footer to show the planning board members' names. Lynn Fulton seconded. The board voted unanimously to approve the minutes as amended (5-0).

3. Preliminary Development Review

Mr. Houston and Mrs. Hoke addressed the Board regarding a planned rezoning and development request. This will involve the purchase of Tax Parcel 5875-85-4964 and two periods of development. The first structure will include relocating the UPS Store they currently own and other small office/commercial spaces. The second period will include a structure(s) and other uses that are permitted in the LD1-C zoning district. They engaged members of the Board in discussion. They expressed understanding that the development standards of the Downtown Overlay will apply to this property.

4. Public Comment

None

Members of the Planning Board

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

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

5. Legislative Hearings

- a. UDO L-169: the comprehensively revised Unified Development Ordinance (UDO) for the Town of Lewisville, providing the legal framework for zoning, land development, subdivision, flood hazard reduction, erosion control, stormwater management and watershed management.

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

Mr. Klepper took the stand to address the Board. He presented a series of slides reviewing sections of the Ordinance that have undergone proposed revision; zoning districts that have been consolidated; sections and items that have been added; sections and items that have been removed or streamlined; and the recent collaborative history of efforts involving Lewisville staff and a team of consultants with Kimley-Horn. He stressed the overarching goal of developing an Ordinance responsive to the contemporary needs and goals of Lewisville, as guided by the *Lewisville Tomorrow Comprehensive Plan*. He engaged in discussion with members of the Board and answered several questions.

Mr. Cochran then took the stand to address the Board. He highlighted key components of the ordinance that have been significantly revised, including standards for accessory structures, accessory dwelling units, home occupations, and the recent addition of standards for residential development involving sidewalks, tree preservation and street tree credits. He asked for input from the Board on the latter two items. He, the Town Attorney and members of the Board engaged in discussion and Mr. Cochran answered several questions. He, Mr. Klepper and the Board agreed on proposed language for sidewalk provisions and for street tree credits in residential developments.

Mr. Stan Forester of 1098 Reynolds Rd, Lewisville took the stand to address the board regarding tree preservation and credits for street trees in certain residential developments. Members of the Board asked several questions and engaged in discussion with Mr. Forester.

Mrs. Susan Frey of 165 Will Austin Ct, Lewisville took the stand to address the board. She stated dislike of the current UDO format as posted to the town's planning website and requested that the revised UDO be made as easily accessible to members of the public as possible.

No additional speakers signed up to address the Board.

The Board then engaged in discussion amongst themselves.

Mr. Herald moved to recommend approval of the revised UDO including amendments discussed during the meeting. Mr. McClain seconded. The Board voted unanimously to recommend approval of the revised UDO finding it consistent with the Lewisville Tomorrow Comprehensive Plan (5-0).

6. Continued Business

None

Members of the Planning Board

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

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

7. New Business

Mr. Cochran reviewed with the Board information regarding a satellite annexation application received from the owners of the Westbend property, located on the western portion of Williams Road in a currently unincorporated area of Forsyth County. The annexation process will include rezoning of the property. This will be detailed in a public hearing conducted by the Planning Board during the next regularly scheduled meeting, to be held July 9, 2025

8. Updates & Review

Upcoming regularly scheduled meetings of the Planning Board include:

- a. July 9, 2025
- b. August 13, 2025

9. Adjourn

With no further business, Mr. Herald moved to adjourn the meeting and Mr. McClain seconded. The Board voted unanimously to adjourn at 8:07 pm (6-0).

(Minutes prepared by Lynn Cochran)

Mike Mulligan, Chair

Date

Lynn Cochran, Planning Director

Date

Members of the Planning Board

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

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

AGENDA ITEM

LEWISVILLE PLANNING BOARD

L-113: A request for rezoning from Agricultural & Yadkin River (Forsyth County) to Agricultural & Yadkin River Conservation (Lewisville).

Applicant: Westbend Holdings LLC

Tax PIN: 5855-44-9745

Location: 5394 Williams Rd



Size and Location of the Parcel(s): this property measures (+/-) 24.08 acres according to the Forsyth County Tax Map, located approximately 2.5 miles west-southwest of the contiguous western limits of the Town of Lewisville. It is designated as a bona fide farm. The parcel is the western portion of the former Westbend Vineyard property. The proposed rezoning is accompanied by a request for annexation into the town limits of Lewisville.

Property Site: Currently, there are several buildings located on the property that were formally used as part of the Westbend Vineyards operation.

Immediate & General Area: Incendiary Brewing & Winery is located immediately to the east of this property. This property is located in a rural area of the county featuring very low-density residential development, farmlands, wooded lands and open areas. The entire periphery of the property is surrounded by a (+/-) 250-acre tract of land owned in conservation by the State of North Carolina.

Environmental Features: This property is located within the Yadkin River WS IV Watershed.

Utilities: This property is currently served by public water and private septic facilities.

Access: The subject property is served by direct access to Williams Rd, designated as a minor thoroughfare by the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map.

Comprehensive Plan: The *Lewisville Tomorrow Comprehensive Plan* designates the areas of Lewisville located closest to this property as the Rural Residential place type. Rural Residential areas include mostly residential land uses and abundant open space. The limited infrastructure (utilities and street), low-density development pattern, and occasional agricultural activities in these areas contribute to their rural character and, for many people, help define Lewisville. While homes may be widely separated with larger lots, cluster developments or conservation-based subdivisions that set aside large

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areas for permanent open space may be appropriate to minimize environmental impacts and disruption of the landscape. Special consideration should be given to protect areas covered by the Yadkin River Conservation District. (p. 77)

Consistency & Reasonableness Considerations:

1. *Consistency*. This application is found to be consistent with *the Lewisville Tomorrow Comprehensive Plan* because:
 - Those areas of Lewisville located closest to the subject property are designated as the rural residential place type.
 - Agricultural uses are identified as a key component of the Rural Residential place type.
2. *Reasonableness*. This application is found to be reasonable and in the public interest, based on the following factors:
 - Measuring (+/-) 24.08 acres in total, the size of this property is typical of the area.
 - Rezoning from AG & YR (Forsyth County) to AG & YR (Lewisville) will allow extremely similar, if not identical uses.

Staff Analysis & Recommendation: *As described in NC § 160D-202(g): When a city annexes, or a new city is incorporated in, or a city extends its jurisdiction to include, an area that is currently being regulated by the county, the county development regulations and powers of enforcement shall remain in effect until (i) the city has adopted such development regulations or (ii) a period of 60 days has elapsed following the annexation, extension, or incorporation, whichever is sooner. Prior to the transfer of jurisdiction, the city may hold hearings and take any other measures consistent with G.S. 160D-204 that may be required in order to adopt and apply its development regulations for the area at the same time it assumes jurisdiction.*

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 Rural Residential place type. Additionally, staff finds the request to be reasonable when considering all relevant factors.

Thus, staff recommends approval of zoning map amendment L-113, a request for rezoning from Agricultural & Yadkin River (Forsyth County) to Agricultural & Yadkin River Conservation (Lewisville).

Members of the Planning Board

Mike Mulligan, Chair | Phillip 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 336-945-5558 | FAX 336-945-5531

REZONING APPLICATION

(ZONING MAP AMENDMENT APPLICATION)

Application Date 5/15/25
Property Address 5493 Williams Road, Lewisville NC 27023
Tax PIN(s) 5855-44-9745
Existing Zoning Agricultural (AG) – Forsyth County & Yadkin River (YR) – Forsyth County
Proposed Zoning Agricultural (AG) – Lewisville & Yadkin River (YR) Lewisville
Acreage Requested for Rezoning: (+/-) 24.08

Owner(s) Bradley Ross
Mailing Address 451 N Eugene St. Apt. 1K Greensboro NC 27401
Telephone (336) 687-1182 email Brad.Ross12@icloud.com

Applicant(s) (if different) _____
Mailing Address _____
Telephone _____ email _____

I, Bradley Ross, owner (trustee, executor, etc.) of the property denoted by Forsyth County Tax PIN(s) 5855-44-9754, request that the property be granted a rezoning from Agricultural (AG) - Forsyth County & Yadkin River (YR) – Forsyth County to Agricultural (AG) – Lewisville & Yadkin River (YR) - Lewisville. I understand that this is a general use rezoning; it is permanent and will run with the land. I feel this will serve my best interests.

Bradley D. Ross
Owner Signature

Applicant Signature

Staff Signature

File# _____

Fee Paid _____



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(ZONING MAP AMENDMENT APPLICATION)

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Property Address 5493 Williams Road, Lewisville NC 27023
Tax PIN(s) 5855-44-9745
Existing Zoning Agricultural (AG) – Forsyth County & Yadkin River (YR) – Forsyth County
Proposed Zoning Agricultural (AG) – Lewisville & Yadkin River (YR) Lewisville
Acreage Requested for Rezoning: (+/-) 24.08

Owner(s) Joshua James Shore
Mailing Address 5350 East Old US 421 Hwy East, East Bend NC 27018
Telephone 336-681-4772 email Westbnd5394@gmail.com

Applicant(s) (if different) _____
Mailing Address _____
Telephone _____ email _____

I, Joshua James Shore, owner (trustee, executor, etc.) of the property denoted by Forsyth County Tax PIN(s) 5855-44-9754, request that the property be granted a rezoning from Agricultural (AG) – Forsyth County & Yadkin River (YR) – Forsyth County to Agricultural (AG) – Lewisville & Yadkin River (YR) – Lewisville. I understand that this is a general use rezoning; it is permanent and will run with the land. I feel this will serve my best interests.

Joshua James Shore
Owner Signature

Applicant Signature

Staff Signature

File# _____

Fee Paid _____



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REZONING APPLICATION (ZONING MAP AMENDMENT APPLICATION)

Application Date 5/15/25
Property Address 5493 Williams Road, Lewisville NC 27023
Tax PIN(s) 5855-44-9745
Existing Zoning Agricultural (AG) – Forsyth County
Proposed Zoning Agricultural (AG) - Lewisville
Acreage Requested for Rezoning: (+/-) 24.08

Owner(s) Jerry Chapman
Mailing Address 4787 Merlot Dr. Rockledge FL 32955
Telephone 336-408-8140 email stc411a@gmail.com

Applicant(s) (if different)

Mailing Address

Telephone _____ email _____

I, Jerry Chapman, owner (trustee, executor, etc.) of the property denoted by Forsyth County Tax PIN(s) 5855-44-9754, request that the property be granted a rezoning from Agricultural (AG) - Forsyth County to Agricultural (AG) - Lewisville. I understand that this is a general use rezoning; it is permanent and will run with the land. I feel this will serve my best interests.

Jerry Chapman

Owner Signature

Applicant Signature

File# _____

Fee Paid _____



LEWISVILLE PLANNING DEPARTMENT

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REZONING APPLICATION

(ZONING MAP AMENDMENT APPLICATION)

Application Date 5/15/25
Property Address 5493 Williams Road, Lewisville NC 27023
Tax PIN(s) 5855-44-9745
Existing Zoning Agricultural (AG) – Forsyth County
Proposed Zoning Agricultural (AG) - Lewisville
Acreage Requested for Rezoning: (+/-) 24.08

Owner(s) Susan Chapman
Mailing Address 4787 Merlot Drive Rockledge FL. 32955
Telephone 336-287-3345 email stchapman@aol.com

Applicant(s) (if different)

Mailing Address

Telephone _____ email _____

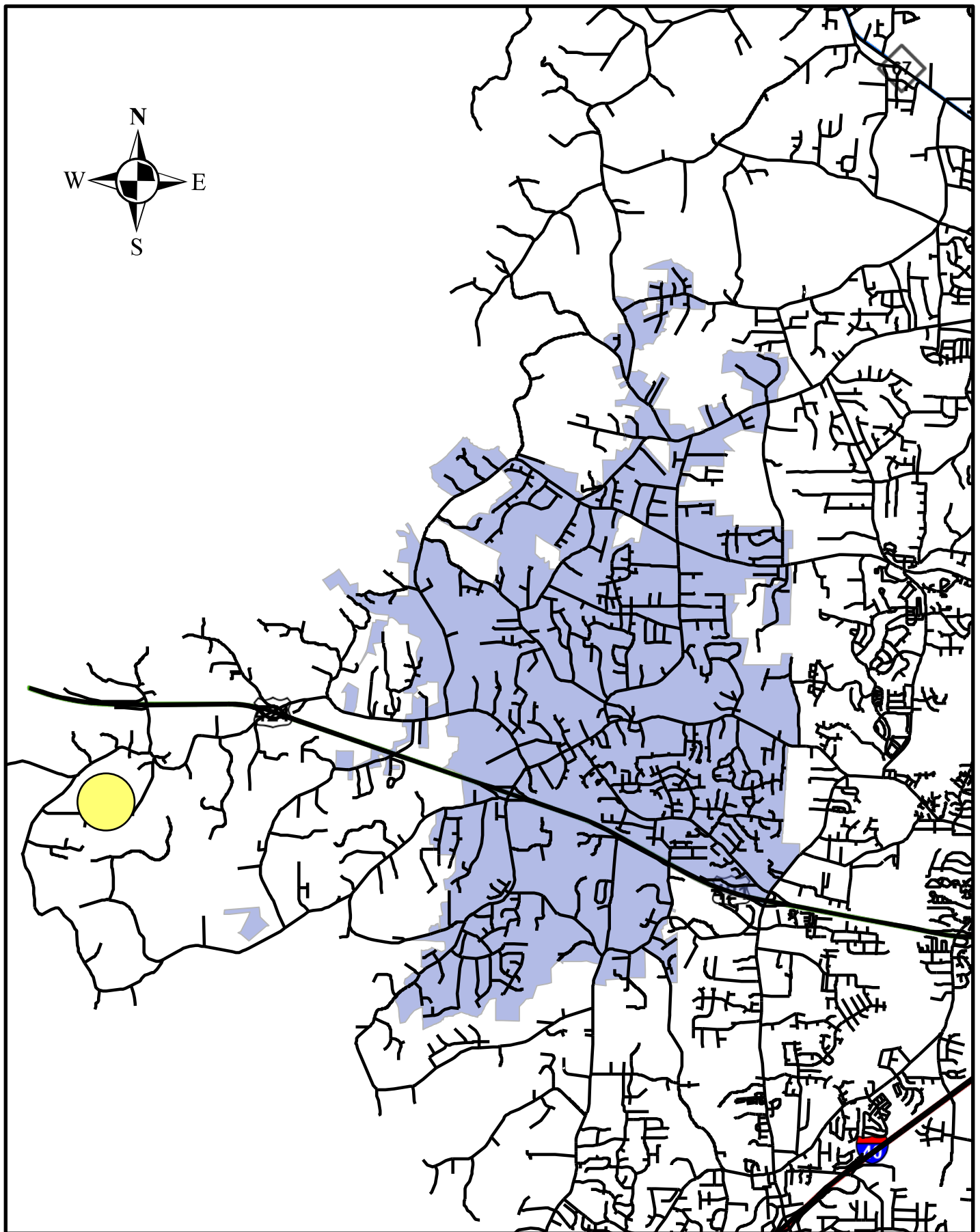
I, Susan Chapman, owner (trustee, executor, etc.) of the property denoted by Forsyth County Tax PIN(s) 5855-44-9754, request that the property be granted a rezoning from Agricultural (AG) - Forsyth County to Agricultural (AG) - Lewisville. I understand that this is a general use rezoning; it is permanent and will run with the land. I feel this will serve my best interests.

Susan Chapman
Owner Signature Applicant Signature

File# _____

Fee Paid _____

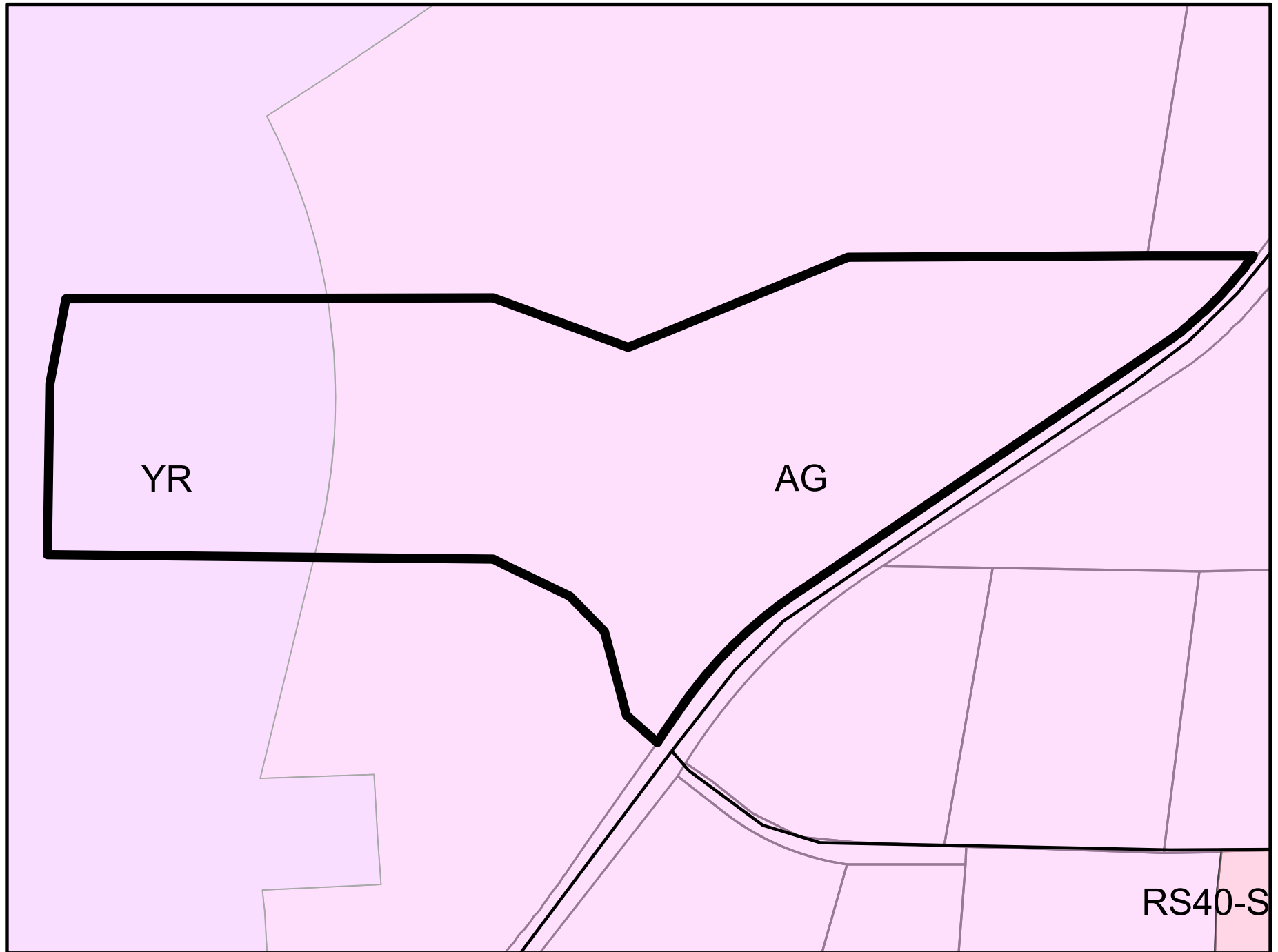
L-113 WESTBEND VICINITY MAP



0 0.5 1 2 Miles



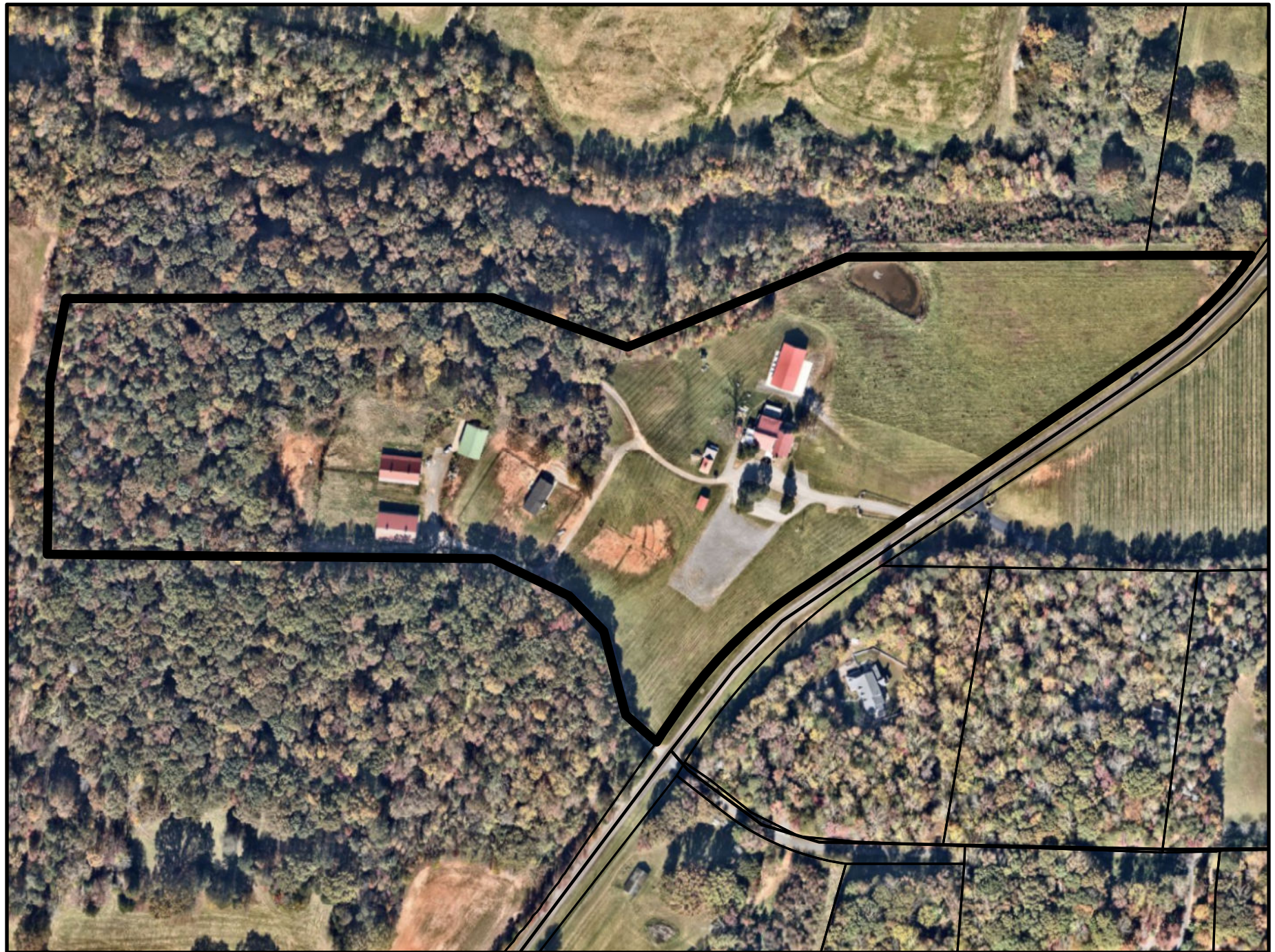
L-113 WESTBEND ZONING MAP



0 125 250 500 Feet



L-113 WESTBEND AERIAL MAP



0 125 250 500 Feet



TOWN OF LEWISVILLE PLANNING CONSISTENCY AND REASONABLENESS DETERMINATIONS

The Board has reviewed **Zoning Map Amendment L-113**, rezoning from Agricultural & Yadkin River (Forsyth County) to Agricultural & Yadkin River Conservation (Lewisville). As required by NCGS § 160D, the Board makes the following findings:

1. The proposed action is found to be consistent with the adopted *Lewisville Comprehensive Plan* because:
 - Those areas of Lewisville located closest to the subject property are designated as the rural residential place type.
 - Agricultural uses are identified as a key component of the Rural Residential place type.
2. The proposed action is found to be reasonable because:
 - Measuring (+/-) 24.08 acres in total, the size of this property is typical of the area.
 - Rezoning from AG & YR (Forsyth County) to AG & YR (Lewisville) will allow extremely similar, if not identical uses.



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 Board 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 Board agenda packet as may be amended."