<u>MINUTES OF THE REGULARLY SCHEDULED MEETING</u>
<u>LEWISVILLE PLANNING BOARD</u>
JUNE 10, 2026 at 6:00 PM
Lewisville Town Hall
1ST Floor, Council Chambers

Members Present:	Mike Mulligan (Chair) Lynn Fulton Rob Herald James Lewis Philip May Don McClain
Members Excused:	Sarah Van Huis
Members Absent:	None
Staff Present:	Al Andrews, Town Attorney Lynn Cochran, Planning Director
Guests Present:	Amanda Hodierne, Counsel for Conrad Farm Paul Stimpson, engineer for Conrad Farm Tom Flanagan, developer for Conrad Farm Sean Talbott, developer for Marian's Landing Brent Nesom, engineer for Marian's Landing

1. Call to Order
Mr. Mulligan called the meeting to order at 6:04 pm. Roll call was performed and a quorum was confirmed with six (6) board members present.

2. Regular Business
a. Mr. May moved to approve the agenda and Mr. Fulton seconded. The board voted unanimously to approve the agenda as written (6-0).
b. Mr. Herald moved to adopt the minutes as written for the April 8, 2026 meeting of the Board and Mr. McClain seconded. The Board voted unanimously to do so (6-0).

3. Public Comment
One speaker addressed the board during public comment. There was no discussion.

4. Technical Review
a. None

5. Legislative Hearings
a. <u>L-117 Conrad Farm North</u>: a request to rezone a parcel of land denoted by the Tax Parcel ID 5877-90-5057, located on the north side of Yadkinville Rd just after the intersections with Robinhood Rd heading west, from Agricultural (AG) to Agricultural Conditional (AG-C) for a Planned Residential Development.

<u>Members of the Planning Board</u>
Mike Mulligan (Chair), Philip May (Vice Chair)
Lynn Fulton, Rob Herald, James Lewis, Don McClain, Sarah Van Huis

Mr. Mulligan introduced the request. Mr. Cochran took the stand to present the case to the Board, reviewing items in the agenda packet including maps, the staff report, consistency statements and staff recommendation for approval. He described the Agricultural zoning district and the Neighborhood Residential place type in reference to the rezoning. He described the nature of Planned Residential Developments. He also noted two corrections to the staff report based on information from the applicant.

Mr. Mulligan inquired about the corrections to the staff report. Mr. Cochran replied that the new homes will be using private septic systems, not private sewer. He also noted that the subject parcel has been used, in part, for off-site septic systems from homes in the previous phases of Conrad Farm. Mr. Fulton inquired about lot sizes and septic service. Mr. Cochran explained that each new lot averages about 20,000 sq. ft. Each will apply for individual septic permits during the development phase. Mr. McClain had a question about the stream buffer and one of the lots that Mr. Cochran explained.

There was no additional discussion.

Ms. Amanda Hodierne, counsel for the applicant, took the stand to address the Board. She reviewed a summary of the request, including some of the history of earlier phases of Conrad Farm. She discussed the site plan in more detail with the Board and reiterated that this is a request for a Planned Residential Development. She also pointed out the off-site septic systems on the parcel which already exist, preserved open space and the general layout of the lots. Also, she pointed out how the project works with the *Comprehensive Plan*. She discussed the neighborhood outreach measures that occurred before the Board meeting.

Mr. Fulton inquired about the original 2017 approval and off-site septic sites, which Mr. Cochran answered.

Mr. Paul Stimpson, project engineer took the stand to address the Board. He reviewed engineering aspects of the site plan. Mr. Fulton inquired about the stream buffer and Mr. Stimpson replied with additional comment from Ms. Hodierne.

Mr. Tom Flanagan, project developer took the stand to address the Board, describing his role in the process.

There was no additional discussion.

Seven persons spoke in opposition to the proposal, citing safety, density, off-site septic systems and traffic concerns, among others. They included:

- Mr. Charles Sharp of 7265 Yadkinville Rd, Pfafftown
- Mr. Scott Bradford of 8051 Summit Park Dr, Pfafftown
- Mr. Chuck White of 8039 Summit Park Dr, Pfafftown
- Ms. Stephanie Holcomb of 2169 Benwicke Dr, Pfafftown
- Mr. Matt Merekson of 8036 Summit Park Dr, Pfafftown
- Ms. Stacey Shepherd of 8063 Summit Park Dr, Pfafftown
- Ms. Susan Joyner of 8359 Copperhead Ridge Rd, Pfafftown

Mr. Mulligan explained the rezoning process for those in attendance, what factors must be considered, which cannot and how the land use plan informs rezoning. Mr. Cochran answered a question about how town streets are determined. He also explained how the *Comprehensive*

Plan is structured and used in land use decisions. Mr. Andrews also addressed the speakers and some of their concerns.

Ms. Hodierne returned to the stand for rebuttal. She addressed some of the speaker's concerns and reiterated the goals of the *Comprehensive Plan*, compatibility and reasonableness.

There was no additional discussion. Mr. Mulligan closed the public comment period and called for motions.
Mr. May moved to recommend approval of this request and Mr. Herald seconded. The Board voted unanimously to recommend approval of this request. (6-0)

Consistency.
- It is found to be consistent with the Neighborhood Residential Place Type because of the significant focus on single-family residential development.
- Zoning in the area is exclusively agricultural or residential.
- This will be the fifth phase of the Conrad Farm development.

Reasonableness.
- This application is found to be reasonable because rezoning from AG to AG-C will allow uses that are compatible with the primarily single-family residential nature of existing uses in this area.
- A complete site plan has been provided and included in the application materials, which allows for flexibility in the design process.

There was a short recess until 7:45.

b. L-118 Marian's Landing: a request to rezone seven (7) properties denoted by the principal Tax Parcel ID 5886-56-4784 and six others, located at the southeast corner of Robinhood and Lewisville-Vienna Roads from Residential Single-Family (RS-9) and Manufactured Housing Development (MH) to Residential Single-Family Conditional for a Planned Residential Development.

Mr. Mulligan introduced the request. Mr. Cochran took the stand to address the Board, reviewing items in the agenda packet including maps, the staff report, consistency statements and staff recommendation for approval. He noted that this project is a retooling of a previous request that was not successfully rezoned. He noted the preferred growth strategy in the *Comprehensive Plan* supports this request. There will be sixty-one (61) single-family homes as part of a Planned Residential Development.

Mr. May inquired about the open space and secondary conservation area, which Mr. Cochran explained. Twenty percent (20%) of secondary conservation areas may be counted toward the open space total. Mr. McClain inquired about the ingress/egress. Mr. Cochran explained that NC DOT has signed off on the Lewisville-Vienna Rd improvements and that only one primary ingress/egress may be required since there are fewer than 100 homes.

There was no additional discussion.

Mr. Sean Talbott, project developer took the stand to address the Board. He explained how the plan has changed since it was first submitted as a townhome project. The development will be served by public water and sewer.

Mr. Mulligan had a question about the stub roads and turnarounds. Mr. Brent Nesom, project engineer, replied and clarified items shown on the site plan regarding these. The Fire Marshall and NC DOT reviewed the plans in the TRC review phase and recommended no changes.

There was no additional discussion. Mr. Mulligan opened the public hearing. Mr. Charles Duryea of 6409 Robinhood Rd and one other speaker spoke in opposition to the plan, citing concerns about traffic, safety and growth.

Mr. May asked for a clarification of a point in the consistency and reasonableness statement, which Mr. Cochran explained.

There was no additional discussion. Mr. Mulligan closed the public comment period.

Mr. McClain moved to recommend approval of the request and Mr. May seconded. The Board voted unanimously to recommend approval to the Town Council. (6-0.)

Consistency.

- This application is found to be partially consistent with *the Lewisville Tomorrow Comprehensive Plan* Neighborhood Center (NAC) place type because of the neighborhood-scale commercial uses intended to be served by ongoing residential development.
- It is found to be consistent with the Neighborhood Residential Place Type because of the significant focus on single-family residential development.

Reasonableness.

- This application is found to be reasonable because rezoning from RS-9 & MH to RS-9-C will allow uses that are compatible with the primarily single-family residential nature of existing uses in this area.
- A complete site plan has been provided and included in the application materials, which allows for flexibility in the design process.

6. Continued Business

a. None

7. New Business

a. None

8. Updates and Review

Mr. Cochran noted that the Town Council will consider these requests during their August 13, 2026 meeting.

Upcoming regularly scheduled meetings of the Planning Board include:

a. July 8, 2026
b. August 12, 2026

<u>Members of the Planning Board</u>
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9. Adjourn

With no further business, *Mr. Fulton moved to adjourn and Mr. McClain seconded. The Board voted unanimously to adjourn at 8:26 pm. (6-0).*

______________________________ 8/12/2026

Mike Mulligan, Chair Date

______________________________ 8/12/2026

Lynn Cochran, Planning Director Date

(minutes prepared by Lynn Cochran)

Members of the Planning Board

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

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