

MINUTES OF THE REGULARLY SCHEDULED MEETING
LEWISVILLE PLANNING BOARD

DECEMBER 10, 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
Sara Van Huis

Members Excused: Don McClain

Members Absent: None

Staff Present: Lynn Cochran, Planning Director
Al Andrews, Town Attorney

Applicants Present: Tom Terrell, Attorney for Forestar
Sean Talbot, Forestar
Brent Nesom, McAdams

1. Call to Order

Mr. Mulligan called the meeting to order at 6:00 pm. Roll call was performed and a quorum was confirmed with six board members present.

2. Regular Business

- a. Mr. Fulton moved to adopt the agenda as amended to approve the development schedule for 2026 and Mr. Herald seconded. The board voted unanimously to approve the agenda as written (6-0).
- b. Mr. May moved to adopt the minutes as written for the October 8, 2025 meeting of the Board and Mr. Maready seconded. The Board voted unanimously to do so (6-0).

3. Public Comment

There was no public comment.

4. Technical Review

- a. L-PBR 2025-02, Everly Major Subdivision.

Mr. Mulligan introduced the agenda item. Mr. Cochran identified the tax parcel IDs for the properties in question (5885-78-1615 & 5885-69-1798). He reviewed the map with the Board, noting the amendments made since the preliminary version was reviewed by the Technical Review Committee (TRC), particularly comments from NC DOT and Fire/Safety. The Board posed general questions to Mr. Cochran, to which he responded. 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. May motioned to approve the map and Mr. Maready seconded. The Board voted unanimously to do so (6-0).

5. Legislative Hearings

- a. L-115 Forestar McAdams. A request to rezone seven properties from Residential Single Family (RS-9) and Manufactured Housing (MH) to Residential Multifamily (RM). The properties are denoted by tax parcel IDs 5886-56-4784, 5886-56-8476, 5886-66-0193, 5886-66-4288, 5886-65-4975, 5886-66-7263, 5886-65-7947.

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. He explained that this is a limited-use conditional zoning but is not site plan dependent. The four uses proposed for rezoning include single-family housing, townhomes, twin-homes and parks/recreation areas. He also noted that the applicants had held a neighborhood meeting according to the guidelines of the UDO, in which several members of the public participated. Members of the board asked several questions of Mr. Cochran to which he responded.

Tom Terrell, Counsel for the applicants took the stand and gave a PowerPoint presentation to the board that included slides highlighting the neighborhood meeting that took place and a concept plan for townhomes which may be the focus of the project if the rezoning is approved. He noted that the intersection of Lewisville-Vienna and Robinhood Roads have been identified as a neighborhood center where two major corridors meet, according to the *Lewisville Tomorrow Comprehensive Plan* and noted that the Northeast Small Area Plan also identified this crossroads as the same. The Board posed several questions to Mr. Terrell to which he responded.

Sean Talbot with Forestar and Brent Nesom with McAdams also briefly addressed the Board. Mr. Talbot discussed the general character of the homes his company builds. Mr. Nesom focused on the non-binding concept plan and how the ingress/egress will align with Lewisville-Vienna Rd. They took several questions from the Board.

Eight residents of Lewisville addressed the board, opposing the rezoning, two of which did not sign the speaker's roster. The six who signed in included:

- o Chris Walker of 3590 Brookbank Rd
- o Leslee Bordeaux of 1960 Turkey Lane
- o Cookie Rudolf of 1945 Turkey Lane
- o Charles Duryea of 6409 Robinhood Trace Drive, and
- o Paige Gettys of 1372 Meadowgate Lane
- o Jon Thomas (no address provided)

Mr. Terrell, Mr. Talbot and Mr. Newsom provided rebuttal and took questions from the Board. Mr. Nesom noted that NC DOT had reviewed the concept plan and is recommending three lanes with two dedicated turn lanes into the development when complete.

There was general discussion among the Board.

Mr. Mulligan called for motions. *Mr. May moved to recommend approval of the rezoning based upon the consistency and reasonableness statements included in the agenda packet, as may be amended and Mr. Maready seconded. The majority of the board (4-2) voted to recommend approval of the rezoning to the Town Council.*

Members of the Planning Board

Mike Mulligan (Chair), Philip May (Vice Chair)
Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis

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.

6. Continued Business

- a. None

7. New Business

- a. None

8. Updates and Review

Upcoming regularly scheduled meetings of the Planning Board include:

- a. January 14, 2025
- b. February 11, 2025

9. Adjourn

With no further business, Mr. Mulligan call for a motion to adjourn. *Mr. Fulton moved to adjourn and Mrs. Van Huis seconded. The Board voted unanimously to adjourn at 8:30 pm (6-0).*



Mike Mulligan, Chair



Date



Lynn Cochran, Planning Director



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