

MINUTES OF THE REGULARLY SCHEDULED MEETING

LEWISVILLE PLANNING BOARD

JANUARY 14, 2025 at 6:00 PM

Lewisville Town Hall

1ST Floor, Council Chambers



Members Present: Mike Mulligan (Chair)
Lynn Fulton
Rob Herald
Don McClain
Sara Van Huis

Members Excused: Marc Maready
Philip May (Vice-Chair)

Members Absent: None

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

Applicants Present: Cliff Lewis, Applicant for L-116
Eric Morrison, Architect for PBR 2026-01

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 asked to add an item in New Business on the agenda, to announce the Lewisville Community day. Mr. McClain moved to approve the amended agenda and Mr. Fulton seconded. The board voted unanimously to approve the amended agenda (5-0).
- b. Mr. Fulton moved to adopt the minutes as written for the December 10, 2025 meeting of the Board and Mr. Herald seconded. The Board voted unanimously to do so (5-0).

3. Public Comment

There was no public comment

4. Technical Review

- a. L-PBR 2026-01, Brookstown UMC Fellowship Hall in the Vienna Business Overlay (VBO).

Mr. Mulligan introduced the agenda item. Mr. Cochran described the project and noted its location, along with the tax parcel ID for the primary property in question (5887-51-4588). He reviewed the map with the Board, noting that this project was not reviewed by TRC because of scale. Mr. Cochran also reviewed the requirements for the project site plan to be approved, which will include only low-density stormwater measures.

Mr. Mulligan asked if it would be possible to have an inset map on the site plan showing and labeling the streets. Mr. Morrison responded from the audience that he could do that. Mr.

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Cochran further reviewed the site plan, floor plans and elevations, confirming that the information provided conforms with the requirements of the Vienna Business Overlay (VBO).

Mr. Morrison addressed the board, describing the building and site plan. The Board inquired about parking on the site. Mr. Morrison pointed out the parking areas and additions. Mr. Cochran confirmed that the parking provided meets the UDO standards for the VBO.

There was general discussion among the Board members. *Mr. Fulton motioned to approve the application, noting that "the site plan and elevations meet the necessary requirements for the VBO set forth in the Lewisville Unified Development Ordinance, Section B.2-4.8(i)." Mr. McClain seconded. The Board voted unanimously to approve the project site plan (5-0).*

5. Legislative Hearings

- a. L-116 Lewisville Fire Department. A request to rezone a parcel of land from Agricultural (AG-Forsyth County) to Agricultural (AG-Lewisville). The property is denoted by tax parcel ID 5855-65-2445. This accompanies a request for annexation into the town limits of Lewisville.

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, consistency statements and staff recommendation for approval. He described the Agricultural zoning district and the Rural Residential place type in reference to the rezoning.

Mr. Mulligan sought clarification of the use requirements for fire stations. He noted they are permitted by right with development standards. Mr. Cochran confirmed this and noted that access to a major thoroughfare is required for fire and police stations.

Mr. Fulton inquired about the possibility of training facilities on this property. Mr. Lewis took the stand. He explained the aspects of duties the station manages. He noted that the other two fire stations that serve Lewisville are located within town limits. He would like the same for this station, so that all three are located within town limits. He stated that the overall goal of the annexation and rezoning is to simplify things for the station. Mr. Fulton repeated his question regarding training facilities. Mr. Lewis replied that there are no current plans to install training facilities on-site.

Mrs. Van Huis asked if the annexation was complete or still in process. Mr. Cochran explained the basics of the annexation and rezoning process, noting that Lewisville holds the annexation and rezoning hearings concurrently.

There was no additional discussion

Mr. Mulligan read aloud the consistency and reasonableness statements and called for a motion. *Mr. McLain moved to recommend approval of the request, "based upon the consistency and reasonableness statements contained in the Board agenda packet," and Mr. Fulton seconded. The Board voted unanimously to recommend approval of the request to the Town Council*

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The Board has reviewed *Zoning Map Amendment L-116*, rezoning from Agricultural (AG-Forsyth County) to Agricultural (AG-Lewisville). 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:
 - Those areas of Lewisville located closest to the subject property are designated as the rural residential place type, including the recently annexed Westbend property located immediately to the south-southwest of the subject parcel.
 - The services provided by the Lewisville Volunteer Fire Department are reasonably considered a public/community necessity.

2. *Reasonableness*. The proposed action is found to be reasonable because:
 - Measuring (+/-) 5.27 acres, the size of this property is typical of the area.
 - Rezoning from AG (Forsyth County) to AG (Lewisville) will allow very similar uses.
 - For the purposes of annexation, the subject property is located less than three (3) miles from the contiguous corporate limits of the Town of Lewisville.

6. Continued Business

- a. None

7. New Business

- a. *Amendment. Lewisville Community Day*: Announced by Mr. Fulton, the addition of notification and a call for volunteers regarding Lewisville's first ever Community Day to be held May 2, 2026.

8. Updates and Review

The Town Council is scheduled to consider a determination on rezoning L-115 Forestar & McAdams during its regularly scheduled meeting February 12, 2026.

Upcoming regularly scheduled meetings of the Planning Board include:

- a. February 11, 2026
- b. March 11, 2026

9. Adjourn

With no further business, Mr. Mulligan moved to adjourn and Mr. Fulton seconded The Board voted unanimously to adjourn at 6:40 pm (5-0).



Mike Mulligan, Chair

2/11/2026

Date



Lynn Cochran, Planning Director
(minutes prepared by Lynn Cochran)

2/11/26

Date

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