



Lewisville Town Council
Briefing and Action Meeting Agenda
January 2, 2025 – 6:00 PM
Lewisville Town Hall 2nd Floor Conference Room
6510 Shallowford Road

- 1. Call to Order:**
 - A. Roll Call
 - B. Adoption of Agenda

- 2. Items Requiring Council Direction**
 - A. Quarterly shred event
 - B. Facility Use Exemption Request – Lewisville Boy Scout Troop 752 (district event) ([Attachment #1](#))
 - C. Council Retreat topics
 - D. NCLM 2025-2026 Biennium Goals
 - i. Voting delegate designation
 - ii. Legislative goals selection ([Attachment #2](#))

- 3. Items Requiring Action at Briefing – None**

- 4. Administrative Reports**
 - A. Town Manager
 - i. Town survey
 - B. Town Clerk
 - i. Christmas tree pickup begins January 13
 - ii. E-cycle January 18, 9am-1pm
 - iii. Town offices closed January 20
 - iv. Council retreat at Mary Alice Warren Community Center
 - a. January 31 beginning at 6 PM, meal at 5:30 PM
 - b. February 1 beginning at 9 AM, breakfast at 8:30 AM
 - v. Applications to serve on Town boards and committees are being accepted until January 31. Appointments to be made March 13.
 - vi. Winter Art Show February 7, 4:30-6:30 PM, MAWCC
 - vii. CPR class February 8, 8 AM- Noon
 - viii. Town & State Dinner February 26 – **RSVP by February 1**
 - C. Public Works Director
 - i. PARTF/Jack Warren Park improvements update
 - ii. Paving update
 - iii. Tree replacement update
 - D. Community Center Operations Manager
 - i. Quarterly Report

- 5. Tentative Agenda Items for Regular Meeting on January 9, 2025**
 - A. Consent Agenda
 - i. Resolution 2025-001– Financial statements for five months ended November 30, 2024 ([Attachment #3](#))
 - ii. Approval of Agenda Briefing Minutes – December 5, 2024 ([Attachment #4](#))
 - iii. Approval of Special Meeting Minutes – December 11, 2024 ([Attachment #5](#))
 - iv. Approval of Regular Meeting Minutes – December 12, 2024 ([Attachment #6](#))
 - v. 2025 Meeting calendar, revised ([Attachment #7](#))

- B. Introductions, Recognitions, Presentations and/or Proclamations
 - i. Presentation
 - a. Sheriff's Office
- C. Public Hearing
 - i. Proposed Charter Amendment – Staggered Terms
- D. Old Business
- E. New Business
 - i. Resolution 2025-003 – Extending vested rights to Great Wagon Road Townhomes project ([Attachment #8](#))
 - ii. Resolution 2025-004 – Setting public hearing for rezoning request – L-111 – 7505 Franklin Road – PB-C to RS-20 ([Attachment #9](#))
 - iii. Resolution 2025-005 – Setting public hearing for rezoning request – L-112 – 7035 Franklin Road – RS-20 and GI to IP ([Attachment #10](#))

6. For the Good of the Order

7. Adjournment



TOWN OF LEWISVILLE
6510 SHALLOWFORD ROAD
PO BOX 547
LEWISVILLE, NC 27023

336-945-1022
townclerk@lewisvillenc.net

FACILITY USE EXEMPTION REQUEST APPLICATION

Please complete the information below. If guidance is needed or you have questions, please contact Town Clerk Dora Moore at 336-945-1022 or townclerk@lewisvillenc.net. Completed applications can be mailed, dropped off, or emailed to the Town of Lewisville.

Organization Name: Lewisville Boy Scout Troop 752, sponsored by Lewisville civic club
Contact Person: MIKE JONES
Mailing Address: P.O. Box 145, Lewisville, N.C. 27023
Phone Number: 336-829-0145 Email Address: JONESM2@Bellsouth.net
Web Address: _____

- 1. Is this a one-time request? Yes
a. If so, what is the date(s)? MARCH 13, 2025 (Thursday)
- 2. Is this request for recurring dates? NO
a. If so, what are the dates and frequency? N/A

- 3. What facility are you requesting:
 G. Galloway Building Shallowford Square Jack Warren Park
 Mary Alice Warren Center

For the G. Galloway Building and Mary Alice Warren Center, what room(s) are you requesting: KITCHEN / SHALLOWFORD ROOM / LEWISVILLE ROOM

- 4. What is the purpose of the request? TO HOST THE WACHOVIA DISTRICT SCOUT AWARDS BANQUET (FORSYTH)

- 5. Organizations serving the residents of the Town of Lewisville are defined as those with a 501(c)(3) designation; is a group which regularly comes together for purposes of promoting, providing or supporting services to the Town of Lewisville or its residents, and is one which is described in one or more of the following (please check all that apply):
 Uses a location within Lewisville's corporate limits for its primary service place;
 Has an office in Lewisville;
 Has a majority of Lewisville residents in its service population;
 Conducts a majority of its activities in Lewisville;
 Focuses a significant program in the town;

STAFF USE ONLY

Received by: Eric Moore Date: Jan 23, 2024

Staff Recommendation: _____

Council Approval: YES _____ NO _____ Date of Council Action: _____

Notes (if applicable): _____

LEGISLATIVE GOAL STATEMENTS

RECOMMENDED BY THE NCLM BOARD OF DIRECTORS

The following goal statements are NOT listed in any priority order.

- **Expand funding opportunities for disaster resiliency and recovery efforts.**
 - North Carolina has faced a number of damaging natural disasters in recent years, including the unprecedented storm that devastated western North Carolina in the fall of 2024.
 - To fully recover from these natural disasters requires a broad approach that focuses on infrastructure, housing and economic losses.
 - Federal assistance and private insurance will not be enough to address these ongoing, critical needs or mitigate damage when future disasters hit.
- **Establish long-term funding streams that adequately address water, sewer, stormwater, transportation and other infrastructure needs.**
 - Infrastructure – including roads, water, sewer, stormwater, parks and beaches – are critical to economic development and job creation.
 - Many cities in the state are growing, creating a constant need for investment to keep pace with population growth; many cities and towns also have aging infrastructure that must be replaced.
 - Creating long-term and more permanent funding streams for infrastructure will ensure adequate investments so that North Carolina thrives now and into the future.
- **Expand state transportation funding streams for construction and maintenance of municipal and state-owned secondary roads.**
 - Current Powell Bill and other state funding is not adequate to address transportation needs, particularly as they affect municipal and state-owned secondary roads.
 - In many cities and towns, major commuting corridors are not receiving the level of investment needed to keep pace with traffic.
 - More investment is needed for these roads if existing residents are to embrace business and residential growth

- **Increase funds to remediate contamination in local water supplies.**
 - Local municipal water systems and their ratepayers increasingly are footing the costs of cleaning up PFAS and other “forever” chemicals from drinking water supplies.
 - As more regulations are set at the state and federal level to limit these chemicals in water supplies, costs will escalate.
 - Cities primary recourse to try to recoup the cost for utility ratepayers is through the courts.

- **Expand incentives and funding for local economic development.**
 - Funding is simply inadequate in many cities and towns to encourage job growth.
 - State grants and incentives are often targeted in ways that fail to assist the areas in greatest need of job creation.
 - Maintaining or expanding funding for film tax credits, major industrial site development, downtown development and renewable energy tax credits helps cities and towns across the state.

- **Create incentives to encourage the development of diverse housing options.**
 - Housing affordability continues to be a significant problem across many areas of North Carolina, affecting people of different income levels.
 - The lack of affordable housing acts as a major impediment to business and workforce recruitment.
 - State incentives to encourage the construction of housing for people of various income levels are extremely limited.

- **Provide resources to rehabilitate or purchase blighted properties.**
 - In many cities and towns, blighted properties act as an impediment to economic and business growth.
 - Cities and towns have limited means to address these properties, particularly in more rural, smaller communities.
 - Rehabilitating blighted properties can help address North Carolina’s housing needs.

- **Create incentives that encourage and adequately fund regionalized water and sewer solutions.**
 - A number of municipal water and sewer systems continue to financially struggle with deferred maintenance needs.
 - These challenges came about largely due to population and job losses in rural areas, leading to an erosion of taxpayer and ratepayer bases.
 - While legislators and municipalities have begun to address these issues with the creation of the Viable Utility Reserve and the use of ARPA funding, state estimates show needs still exceed expenditures by several billion dollars.

- **Reduce regulatory conflicts between state agencies that discourage voluntary consolidation, merger and interconnection of municipal utility systems.**
 - Municipalities have contractually obtained older, smaller utility systems of other municipalities and private enterprises in order to provide better and more efficient services to residents and businesses.
 - Older laws and regulations impose penalties on mid-size and large municipalities due to state agencies requiring them to pay for relocation of utilities when those penalties would have been reduced or eliminated for the smaller entities they were purchased from.
 - The State should work to reduce and eliminate these conflicts which have the effect of discouraging voluntary consolidation, merger and interconnection of municipal utility systems.

- **Create an orphan road program whereby the state improves those roads to N.C. Department of Transportation standards before municipalities assume maintenance responsibilities.**
 - So-called orphan roads are typically created when a street in a subdivision is not built to state or municipal standards, and the developer walks away without an agreement for maintenance.
 - The abandoned road can leave homeowners on the hook for the cost of maintenance.
 - For cities and towns, these abandoned roads can serve as a deterrent to voluntary annexation agreements even as the residents seek municipal services.

- **Provide local revenue options beyond the property tax.**
 - Roughly 40 percent of municipal general fund revenue is generated by local property taxes.
 - Cities have little to no authority to raise significant revenue in other ways.
 - A lack of diverse, local tax options can affect economic growth, as well as cause large swings in revenue based on economic changes.
- **Support technical assistance programs to assist municipalities with securing or maintaining grants or other necessary municipal resources.**
 - Many municipalities do not have the resources to seek or administer grants, even as that source of funding could help meet the needs of residents.
 - State, federal and other grant funding offers a significant opportunity for cities and towns to improve infrastructure or enhance services.
 - Providing technical assistance to these municipalities can provide them with access to grant funding, providing resources not otherwise available to them.
- **Address the needs of a changing municipal workforce through state assistance that supports employee retention, including training and recruitment.**
 - Municipalities across the state are facing staffing issues as current workers age and retire.
 - Training and retention resources are limited and competing with wages offered in the private sector can be difficult.
 - The use of training and recruitment tools across state and local government boundaries can improve public sector workforce availability.
- **Update the annexation petition thresholds to make voluntary annexations easier to initiate.**
 - Voluntary annexation by petition currently requires 100 percent consent from all property owners, a threshold that can be impossible to meet even if a majority of property owners can benefit by utilizing their property for business or residential purposes.
 - Lowering the threshold from 100 percent represents a middle ground that would still reflect the will of property owners but not handicap communities' ability to economically thrive.
 - The ability of a city or town to grow and reflect its urban footprint is vital to its financial health; city services are relied on by residents whether they live in or near municipal boundaries.

- **Preserve authority for extraterritorial jurisdiction to ensure that growth is well-planned and investments by homeowners and business owners are protected.**
 - A community's land-use planning tools, including ETJ, are vital as infrastructure investments are made that pave the way for economic growth.
 - Protecting homes and businesses from incompatible uses continues to be an important feature of ETJs. As of 2022, at least 14 counties in North Carolina had no zoning restrictions, with several others being only partially zoned.
 - Protecting neighborhoods from incompatible uses ultimately protects the value of residents' homes and property.

- **Protect the ability of municipal elected officials, acting on behalf of local voters, to determine election formats, districts and other election matters currently under their purview.**
 - Locally-elected municipal officials are best positioned to understand the wishes of local voters and how those should be applied to local election matters.
 - In many areas, residents prefer to avoid political polarization when it comes to the practical tasks of municipal government.
 - Locally-elected municipal officials are in their communities every day and accessible to voters.



**RESOLUTION 2025-001 OF THE LEWISVILLE TOWN COUNCIL
ACCEPTANCE AND APPROVAL OF MONTHLY DISBURSEMENTS**

WHEREAS, the Finance Officer has presented the Town Council with the Revenue Statement Summary and the Encumbrances and Expenditure State Summary of figures for the five months ended November 30, 2024; and

WHEREAS, the Finance Officer did not report any unusual expenditures.

NOW, THEREFORE BE IT RESOLVED THAT the Lewisville Town Council accepts the Revenue Statement Summary and the Encumbrances and Expenditure Statement Summary for the five months ended November 30, 2024 and incorporated herein.

Adopted this the 9th day of January 2025 by the Lewisville Town Council.

ATTEST:

Mike Horn, Mayor

Dora K. Moore, Town Clerk

**Town of Lewisville
Financial Budget to Actual Report - General Fund
Five Months Ended November 30, 2024**

General Fund

Revenues	Budget	Revenue Year to Date	Revenue Over (Under) Budget	Percentage Collected
Property Tax Collections	\$ 3,770,165.00	\$ 734,840.06	\$ (3,035,324.94)	19.49%
Sales Tax Revenue	1,289,255.00	330,037.31	(959,217.69)	25.60%
Other Revenues	1,774,885.00	462,529.43	(1,312,355.57)	26.06%
Transfer from ARPA Special Revenue Fund	-	374,752.23	374,752.23	-
Subtotal	6,834,305.00	\$ 1,902,159.03	\$ (4,932,145.97)	27.83%
Appropriation from Fund Balance	420,225.00			
Total	\$ 7,254,530.00			

Departments	Budget	Expenditures Year to Date	Encumbrances Year to Date	Unencumbered and Unspent Balance	Percentage of Budget Spent or Encumbered
Governing Body	\$ 314,272.00	\$ 107,432.52	\$ 14,638.39	\$ 192,201.09	38.84%
Administration	1,027,766.00	394,189.06	43,599.77	589,977.17	42.60%
Finance	309,693.00	137,080.38	69.28	172,543.34	44.29%
Debt Service	225,200.00	225,200.00	-	-	100.00%
Planning & Zoning	383,876.00	82,723.93	74,729.18	226,422.89	41.02%
Beautification	130,956.00	55,227.66	71,146.32	4,582.02	96.50%
Community Policing	1,035,720.00	266,479.17	742,441.50	26,799.33	97.41%
Public Works	542,575.00	203,801.07	42,579.57	296,194.36	45.41%
Streets	325,107.00	44,012.51	93,118.00	187,976.49	42.18%
Powell Bill	466,430.00	18,200.00	9,750.00	438,480.00	5.99%
Storm Water	231,157.00	33,530.70	113,021.24	84,605.06	63.40%
Solid Waste	1,605,860.00	488,515.54	-	1,117,344.46	30.42%
Recycling	5,310.00	405.83	-	4,904.17	7.64%
Parks and Recreation	386,781.00	126,978.62	25,111.35	234,691.03	39.32%
Transfers to Willow Run MSD Special Revenue Fund	263,827.00	-	-	263,827.00	0.00%
Transfers to Capital Projects Funds	-	-	-	-	-
Transfers to Capital Reserves	-	-	-	-	-
Total	\$ 7,254,530.00	\$ 2,183,776.99	\$ 1,230,204.60	\$ 3,840,548.41	47.06%

General Fund Balance 7/1/2024	\$ 7,426,640.07
Year-to-Date Increase (Decrease) FY 2024-2025	(281,617.96)
General Fund Balance 11/30/2024	<u>\$ 7,145,022.11</u>

Town of Lewisville
 Financial Budget to Actual Report - Willow Run Municipal Service District
 Five Months Ended November 30, 2024

Willow Run Municipal Service District

Revenues	Budget	Revenue Year to Date	Revenue Over (Under) Budget	Percentage Collected
Revenues	\$ 75,016.00	\$ 14,827.64	\$ (60,188.36)	19.77%
Transfers from General Fund	263,827.00	-	(263,827.00)	0.00%
Subtotal	338,843.00	\$ 14,827.64	\$ (324,015.36)	4.38%
Appropriation from Fund Balance	192,872.00			
Total	\$ 531,715.00			

	Budget	Expenditures Year to Date	Encumbrances Year to Date	Unencumbered and Unspent Balance	Percentage of Budget Spent or Encumbered
Expenditures	\$ 531,715.00	\$ 19,300.00	\$ 17,500.00	\$ 494,915.00	6.92%
Total	\$ 531,715.00	\$ 19,300.00	\$ 17,500.00	\$ 494,915.00	6.92%

MSD Fund Balance 7/1/2024	\$ 249,781.03
Year-to-Date Increase (Decrease) FY 2024-2025	(4,472.36)
MSD Fund Balance 11/30/2024	<u><u>\$ 245,308.67</u></u>

**Town of Lewisville
November 30, 2024**

Capital Reserve Funds					
	Fund Balance 7/1/2024	Transfers In	Transfers Out	Investment Earnings	Fund Balance 11/30/2024
Sidewalks, Bike Paths, and Greenways Capital Reserve	1,388.16	-	-	29.19	1,417.35
Municipal Buildings/Land Capital Reserve	142,522.09	-	-	2,997.68	145,519.77
Parks & Recreation Capital Reserve	331.15	-	-	6.96	338.11
Total	\$ 144,241.40	\$ -	\$ -	\$ 3,033.83	\$ 147,275.23

American Rescue Plan Act Special Revenue Fund	
American Rescue Plan Act funding received	\$ 4,024,471.50
Transferred to General Fund to reimburse for general government services - revenue replacement - FY 2021-2022	(1,208,168.14)
Transferred to General Fund to reimburse for general government services - revenue replacement - FY 2022-2023	(1,105,602.57)
Transferred to General Fund to reimburse for general government services - revenue replacement - July 1, 2023 through June 30, 2024	(1,335,948.56)
Transferred to General Fund to reimburse for general government services - revenue replacement - July 1, 2024 through November 30, 2024	(374,752.23)
Investment earnings	171,976.37
American Rescue Plan Act Special Revenue Fund - Cash Balance 11/30/2024	\$ 171,976.37

**Town of Lewisville
November 30, 2024**

Capital Projects Funds - Since Inception									
Project	Revenue	Expenditures	Transfers In	Transfers Out	Investment Earnings	Loan Proceeds	Fund Balance 11/30/2024	Budget	
Gateway Project Capital Project	2,883,206.28	(3,669,330.36)	1,810,901.90	-	125,091.73	-	1,149,869.55	\$ 4,094,108.90	
Community Center Capital Project	100,000.00	(4,804,462.80)	2,947,137.00	-	22,157.19	2,000,000.00	264,831.39	\$ 4,947,137.00	
Roundabout at Lewisville-Vienna Road and Robinhood Road Capital Project	592,263.01	(839,980.47)	560,297.00	-	52,574.63	-	365,154.17	\$ 2,801,485.00	
Jack Warren Park Improvements	42,929.06	(337,245.21)	672,049.00	-	35,658.56	-	413,391.41	\$ 672,049.00	
Lewisville-Vienna Multipurpose Path	-	-	353,291.00	-	24,246.84	-	377,537.84	\$ 1,766,453.00	
Shallowford Road CMAQ Sidewalk	-	-	262,933.00	-	14,560.04	-	277,493.04	\$ 1,446,134.00	
Great Wagon Road Improvements	-	-	1,924,545.62	-	64,199.66	-	1,988,745.28	\$ 8,141,999.34	
Public Works Facility	-	(710,423.58)	899,325.47	-	16,134.26	-	205,036.15	\$ 1,000,000.00	
Total	\$ 3,618,398.35	\$ (10,361,442.42)	\$ 9,430,479.99	\$ -	\$ 354,622.91	\$ 2,000,000.00	\$ 5,042,058.83	\$ 24,869,366.24	

Lewisville Town Council
Briefing and Action Meeting Minutes
December 5, 2024 – 6:00 PM
Lewisville Town Hall 2nd Floor Conference Room
6510 Shallowford Road

1. Call to Order:

- A. Mayor Horn opened the meeting at 6:00 PM. In attendance were Mayor Mike Horn, Mayor Pro Tem Melissa Hunt and Council Members Ivan Huffman, Monte Long, Ken Sadler and Jane Welch. Also attending were Town Manager Stacy Tolbert, Town Clerk Dora Moore, Finance Director Pam Orrell, Public Works Director Jon Hanna, Planning Director Lynn Cochran, Operations Manager Brian Moore and Town Attorney Elliot Fus. Council Member Julia Puckett was absent.
- B. Adoption of Agenda – Council Member Huffman moved to approve the agenda. The motion was seconded by Council Member Long and approved unanimously.

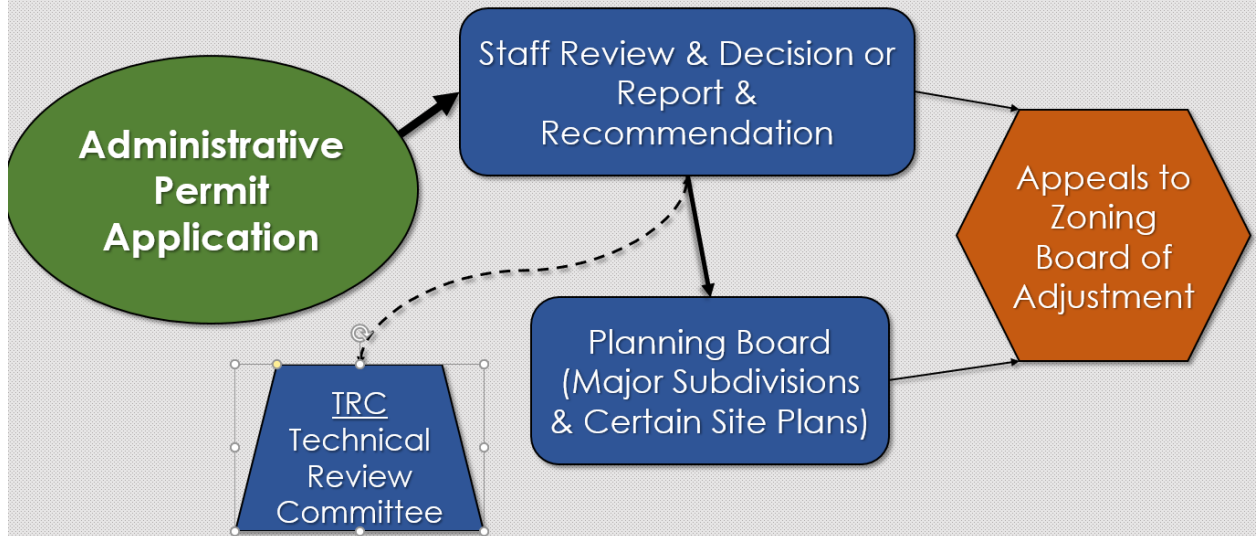
2. Items Requiring Council Direction

- A. Mary Alice Warren Community Center mural – On behalf of the Public Art Advisory Committee (PAAC), Clerk Moore shared information related to the Mary Alice Warren Community Center (MAWCC) mural. The submission deadline was December 1 and, per Council direction, only Lewisville residents were permitted to submit proposals. One proposal was received; however, it did not have a visual conception. PAAC has requested the artist parameter be extended to Forsyth County. It was noted four artists living in Forsyth County did express interest to submit a proposal. Council consensus was given to expand the artist submittals to Forsyth and Yadkin Counties.
- B. Facility Use Exemption Request
 - i. Forsyth County Fire Historical Society, Inc. – Forsyth County Fire Historical Society, Inc. requested a facility fee exemption to utilize MAWCC on October 4, 2025 for their annual fundraiser and banquet with hopes of an annual exemption. The reservation is for use of the three connecting rooms and kitchen. Council consensus was to place this on the regular agenda for consideration of a one-time, half-price fee.
 - ii. Sri Mata Hindu Temple – Sri Mata Hindu Temple requested a one-time exemption for a Bollywood Night utilizing two rooms at MAWCC on December 29, 2024. During discussion, some inconsistencies with the reservation and the request were noted. Mr. Moore will attain clarification from the renter. It was also noted the church is located in Clemons and some members may live in Lewisville. Council consensus was to not grant a fee exemption.
 - iii. Staff was requested to evaluate the policy parameters to define more clarity and consistency.
- C. Inclement weather policy for facility rentals – In an effort to accommodate renters during inclement weather events, Manager Tolbert proposed the parks and recreation code have a provision outlining when and how renters can request a refund or voucher. Council consensus was given for the following wording to be considered at the regular meeting:

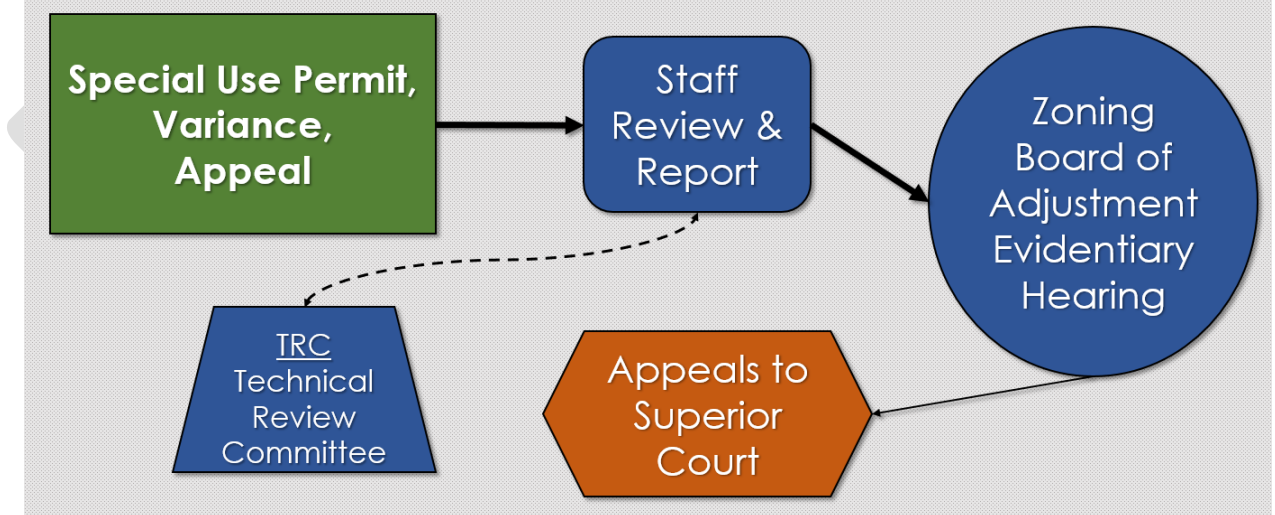
If a reservation is interrupted by inclement weather, the renter may choose to receive a full refund or request a reservation voucher. A reservation voucher must be requested within 5 business days of the original rental date to be used within one year. The voucher is only applicable to a rental of similar nature including the facility/rooms to be rented, number of hours of original rental, number of attendees, etc. Inclement weather days will be confirmed by the National Weather Service declaring an emergency or severe warning, or by the Town Manager or his/her designee.

- D. Unified Development Ordinance (UDO) procedure changes – Mr. Cochran shared procedural recommendations that would make the planning and zoning process more efficient and effective. The recommendations align with the Town’s Comprehensive Plan and minimizes chances of inadvertent errors and undo liability. Council consensus was given for these procedures to be included with the UDO.

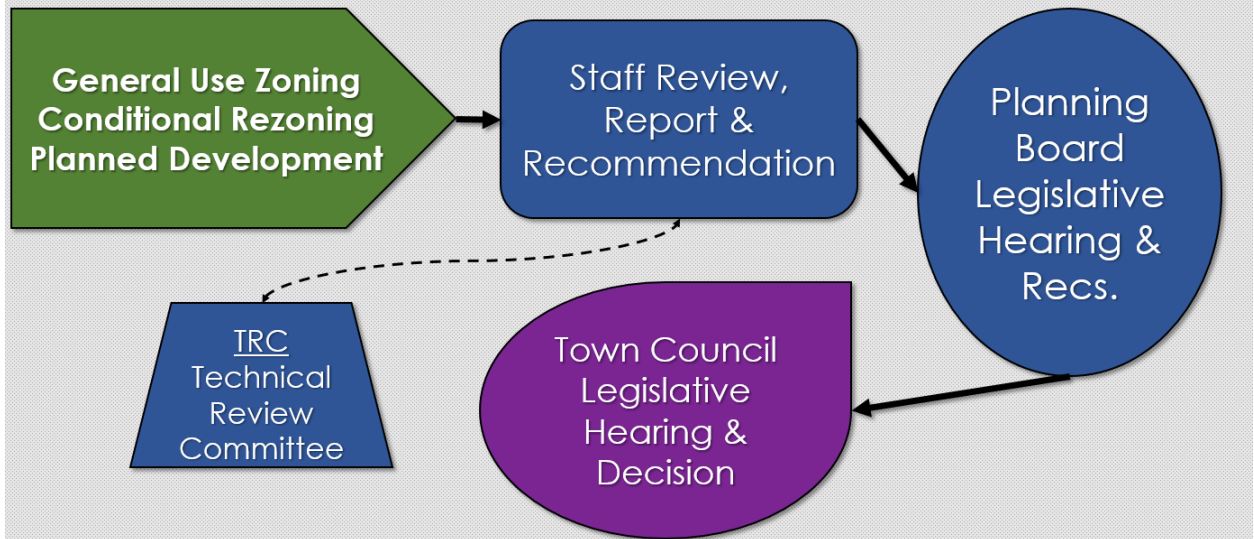
Administrative Decision Process



Quasi-Judicial Decision Process



Legislative Decision Process



- E. Potential reallocation of Locally Administered Projects (LAP) funds – Manager Tolbert explained the call for projects process, the scoring process and how current Town projects were initiated. Due to the rising costs of the Shallowford Road CMAQ Sidewalk (BL-0114) and Lewisville-Vienna Multipurpose Path (C-5705) projects and the shortfall in the Lewisville-Vienna/Robinhood Road Roundabout (U-6154), Manager Tolbert recommended the Town request reallocation of the BL-0114 and C-5705 projects to U-6154. Reallocation of funds, if approved by North Carolina Department of Transportation (NCDOT), would keep the Town in good standing with the Metropolitan Planning Organization (MPO) and permit funding requests of these projects in the future, if desired. It is anticipated the reallocation of the funds is sufficient to complete the U-6154. Council consensus was given for staff to request reallocation.

3. Items Requiring Action at Briefing – None

4. Administrative Reports

A. Clerk

- i. Holiday Open House, December 6, 4:30-6:30 PM, MAWCC
- ii. Christmas Tree Lighting, December 6, 7 PM
- iii. Christmas Parade, December 8, 3 PM
- iv. Blood Drive, December 11, 1-6 PM
- v. Called Meeting, December 11, 6 PM, MAWCC
- vi. How the Grinch Stole Christmas, December 13, 6 PM, MAWCC
- vii. Tree planting at Jack Warren Park, December 14, 9AM-Noon
- viii. Staff & Council holiday lunch, December 17, 11:30 AM, MAWCC
- ix. Cardboard recycling, December 20-January 3
- x. Town offices closed, December 24-26 and January 1

B. Public Works Director

- i. PARTF/Jack Warren Park improvements – Mr. Hanna updated Council on the progress of the PARTF improvements at Jack Warren Park. He noted the disc golf baskets have been installed and the pavilion was delivered today. Parks and Recreation Committee members will assist Town staff on December 7 with clean up along the trails and disc golf course. On December

14, members of the Beautification, Environmental and Parks & Recreation committees will assist staff with tree plantings. A soft opening of the facilities will be January 2025 with dedication in Spring 2025.

5. Tentative Agenda Items for Regular Meeting on December 12, 2024

- A. Consent Agenda
 - i. Resolution 2024-060– Financial statements for four months ended October 31, 2024
 - ii. Approval of Agenda Briefing Minutes – November 7, 2024
 - iii. Approval of Regular Meeting Minutes – November 14, 2024
- B. Introductions, Recognitions, Presentations and/or Proclamations
 - i. Presentation
 - a. Sheriff’s Office
- C. Old Business
- D. New Business
 - i. Resolution 2024-061 – Staggered terms – A resolution of intent, which is the first step, for Council to consider an ordinance amending the Town Charter for staggered terms was shared with Council. Per the resolution, a public hearing will be held January 9, 2025 at 6 PM. The Council would then consider an ordinance to amend the charter February 13, 2025 at 6 PM effective upon a voter referendum in November 2025. The proposed resolution outlines how staggered terms would be implemented:
 - At the 2025 municipal election, the Mayor and three Council Members receiving the highest number of votes will serve four-year terms. The remaining three Council Members will serve two-year terms; and,
 - At the 2027 municipal election, the three elected Council Members will serve four-year terms.
 - ii. Ordinance 2024-039 – 2024-2025 fee schedule revisions – The proposed fee schedule changes reflect \$10 instructor fees, zoning fees, and language cleanup to mirror UDO. The zoning fees are required to bring the zoning board of adjustments process fully in-house.
 - iii. Resolution 2024-063 – City of Winston-Salem agreement – The Town’s current agreement with the City of Winston-Salem needs to be amended to reflect the zoning board of adjustments process being done by the Town. Manager Tolbert believes Lewisville residents will be better served because they can come by Town Hall versus downtown Winston-Salem and they can talk with Town staff who are familiar with the Town’s zoning. It is hoped the new process will be effective January 1, 2025. When the process has been transitioned, residents will be notified via the Town’s website and by the City of Winston-Salem should they call or visit their offices.

6. For the Good of the Order

- A. Council discussed an email from a resident expressing concern about the distance in which a firearm can be discharged from an occupied building.
- B. Council Member Huffman shared that January is Human Trafficking Awareness Month.

7. Adjournment – Council Member Long moved to adjourn the meeting at 8:20 PM. The motion was seconded by Council Member Huffman and approved unanimously.

ATTEST:

Mike Horn, Mayor

Dora K. Moore, Town Clerk

Lewisville Town Council
Special Called Meeting Minutes
December 11, 2024 – 6:00 PM
Mary Alice Warren Community Center
7632 Warren Park Drive

Mayor Horn opened the meeting at 6:00 PM. In attendance were Mayor Mike Horn, Mayor Pro Tem Melissa Hunt and Council Members Ivan Huffman, Monte Long, Ken Sadler and Jane Welch. Also attending were Town Manager Stacy Tolbert, Town Clerk Dora Moore, Lewisville Fire Chief Darin Needham and Lewisville Assistant Fire Chief David Kivett. Council Member Julia Puckett was absent.

Mayor Horn began the meeting explaining there is an inevitable change in how fire service in Lewisville and Forsyth County will be handled. The Lewisville Fire Department has asked if the Town wants any hand in their future. Mayor Horn further explained that Forsyth County has withheld funds collected in the district.

Lewisville Fire Chief Darin Needham shared a presentation with Council about the history, current state and future of the Lewisville Fire Department. (*Presentation is included as reference to the minutes.*)

After Chief Needham's presentation, Council posed questions about the department's equipment, debt, service, and more. Questions were also posed as to how other Forsyth County fire departments are responding to Forsyth County.

Other individuals in the room were invited to speak.

A representative of the Vienna Fire Department shared that their relationship with Forsyth County is different because they contract for eight positions. Their administration is volunteer based.

Fred Franklin cautioned the town to consider that the Lewisville fire district extends into the county and portions of the Village of Clemmons.

Council consensus was to be judicious and look at the department's options. An update of the process will be given at the Council Retreat. It was further noted that any financial obligations need to be known by budgetary time.

Council Member Huffman moved to adjourn the meeting at 7:17 PM. The motion was seconded by Council Member Sadler and approved unanimously.

ATTEST:

Mike Horn, Mayor

Dora K. Moore, Town Clerk

Lewisville Town Council
Regular Meeting Minutes
December 12, 2024 – 6:00 PM
Lewisville Town Hall Council Chambers
6510 Shallowford Road

1. Call to Order:

- A. Mayor Horn opened the meeting at 6:00 PM. In attendance were Mayor Mike Horn, Mayor Pro Tem Melissa Hunt, and Council Members Ivan Huffman, Monte Long, Julie Puckett, Ken Sadler and Jane Welch. Also attending were Town Manager Stacy Tolbert, Town Clerk Dora Moore, Finance Director Pam Orrell, Public Works Director Jon Hanna, Planning Director Lynn Cochran, Communications Specialist Veronica Leasure and Town Attorney Elliot Fus.
- B. Invocation – Council Member Ken Sadler
- C. Pledge of Allegiance – Mayor Pro Tem Melissa Hunt
- D. Adoption of Agenda – Council Member Puckett moved to approve the agenda. The motion was seconded by Council Member Long and approved unanimously.

2. Consent Agenda

- A. Resolution 2024-060– Financial statements for four months ended October 31, 2024
- B. Approval of Agenda Briefing Minutes – November 7, 2024
- C. Approval of Regular Meeting Minutes – November 14, 2024

Council Member Huffman moved to approve the consent agenda items. The motion was seconded by Council Member Puckett and approved unanimously. (*Resolution 2024-060 is herein incorporated by reference into the minutes.*)

3. Introductions, Recognitions, Presentations and/or Proclamations

A. Presentations

- i. Sheriff's Office – Sergeant Stringer shared recent call information. Residents were encouraged to lock their vehicles and keep valuables out of sight when shopping. He then shared his appreciation for Council, staff and community support throughout the year.

2024													
TYPE OF INCIDENT	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Total calls for service	575	657	715	682	605	591	621	698	708	684	770		
Security Check	277	347	408	368	300	284	351	357	379	359	430		
Traffic Arrest / Violation	34	38	24	30	25	41	36	32	25	29	34		348
Alarm	11	1	19	14	16	8	19	12	16	14	15		145
Priority Call Response Time	5.9	5	5	4.1	5.4	4.8	5	4.5	5	4.6	5		54.3
2023													
TYPE OF INCIDENT	JAN	FEB	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Total calls for service	872	676	751	758	754	800	734	769	477	675	801		
Security Check	570	396	136	446	442	518	388	464	207	338	498		
Traffic Arrest / Violation	49	47	51	75	41	35	30	72	26	32	26		
Alarm	17	23	23	22	15	20	7	7	9	20	7		
Priority Call Response Time	5.2	3.6	5.2	5.3	5.9	5	4.1	4.1	6	6	5		

4. Public Forum

- A. Steve Thompson, 737 Lewisville-Clemmons Road, spoke against staggered terms.

5. New Business

- A. Resolution 2024-061 – Staggered terms – Clerk Moore presented a resolution of intent to consider an ordinance amending the Town’s Charter to implement staggered terms. The resolution outlines that a public hearing will be held on January 9, 2025 at 6 PM. The resolution also outlines how staggered terms would be implemented:
- At the 2025 municipal election, a voter referendum would be held on whether the charter should change from 2-year terms to staggered, 4-year terms.
 - If approved by the voters, implementation would be as follows:
 - o At the 2027 municipal election, the Mayor and the three Council seat candidates receiving the highest number of votes will serve four-year terms. The three Council seat candidates who receive the next highest votes will serve two-year terms; and,
 - o At the regular municipal election to be held in 2029, and every four years thereafter, three Council Members will be elected to serve for four-year terms.
 - o At the regular municipal election to be held in 2031, and every four years thereafter, the Mayor and three Council Members shall be elected to serve for four year terms.
 - If voters do not approve staggered terms, the Mayor and six Council members elected will continue to be elected to serve two-year terms.

The resolution also states Council will consider an ordinance to amend the charter at the February 13, 2025 meeting and, if approved, it will only be effective upon a voter referendum in November 2025.

Council shared their individual thoughts related to staggered terms. Council then discussed if the resolution should be amended to state the mayoral seat would remain a two-year term.

Council Member Sadler moved to amend Resolution 2024-061 to reflect that the mayoral seat would remain a two-year term and to approve the resolution as amended. The motion was seconded by Council Member Welch and motion passed unanimously. *(Resolution 2024-061 is herein incorporated by reference into the minutes.)*

- B. Ordinance 2024-039 – 2024-2025 fee schedule revisions – instructor and planning fees – Council Member Huffman moved to approve Ordinance 2024-039 implementing \$10 instructor fees to those instructors who charge a fee, update fee language to be consistent with the UDO, and implement fees for the zoning board of adjustment process. The motion was seconded by Council Member Puckett and motion passed unanimously. *(Ordinance 2024-039 is herein incorporated by reference into the minutes.)*
- C. Resolution 2024-063 – City of Winston-Salem agreement – Zoning Board of Adjustment – Manager Tolbert presented proposed amendments to the City of Winston-Salem agreement related to the Zoning Board of Adjustment. The amendments allow Town staff to oversee the full Zoning Board of Adjustment process and residents would no longer work with the City of Winston-Salem. Once approved by Council, the amended agreement will be given to the City of Winston-Salem for their consideration. Council Member Sadler moved to approve Resolution 2024-063. The motion was seconded by Council Member Puckett and motion passed unanimously. *(Resolution 2024-063 is herein incorporated by reference into the minutes.)*
- D. Resolution 2024-064 – Facility fee exemption – Forsyth County Fire Historical Society, Inc. – Forsyth County Fire Historical Society, Inc. requested a one-time fee exemption for their annual banquet and fundraiser to be held October 4, 2025 at Mary Alice Warren Community Center. The

resolution reflects a one-time fee reduction of half price per Council direction. Council Member Welch moved to approve Resolution 2024-064. The motion was seconded by Council Member Long. Mayor Horn, Mayor Pro Tem Hunt and Council Members Long, Puckett, Sadler and Welch voted in favor. Council Member Huffman voted in opposition. Motion passed 6-1. (*Resolution 2024-064 is herein incorporated by reference into the minutes.*)

- E. Ordinance 2024-040 – Amending Town Code Chapter 16 – Inclement Weather Policy for facility rentals – Manager Tolbert requested a statement related to inclement weather and facility rentals be added to Town Code Chapter 16.

If a reservation is interrupted by inclement weather, the renter may choose to receive a full refund or request a reservation voucher. A reservation voucher must be requested within 5 business days of the original rental date to be used within one year. The voucher is only applicable to a rental of similar nature including the facility/rooms to be rented, number of hours of original rental, number of attendees, etc. Inclement weather days will be confirmed by the National Weather Service declaring an emergency or severe warning, or by the Town Manager or his/her designee.

Council Member Huffman moved to approve Ordinance 2024-040. The motion was seconded by Council Member Puckett and motion passed unanimously. (*Ordinance 2024-040 is herein incorporated by reference into the minutes.*)

6. Administrative Reports

A. Upcoming events and closings

- i. How the Grinch Stole Christmas, December 13, 6 PM, MAWCC
- ii. Tree planting at Jack Warren Park, December 14, 9AM-Noon
- iii. Cardboard recycling, December 20-January 3
- iv. Town offices closed, December 24-26 and January 1

7. For the Good of the Order

A. Public comments

B. Council comments

- i. Council Member Welch extended How the Grinch Stole Christmas, December 13, 6 PM, MAWCC
- ii. Tree planting at Jack Warren Park, December 14, 9AM-Noon
- iii. Cardboard recycling, December 20-January 3
- iv. Town offices closed, December 24-26 and January 1
 - i. Christmas and New Year wishes to the residents, Council and staff.
 - ii. Mayor Horn echoed the wishes. He also commended staff for their efforts with the Holiday Open House, Christmas Tree Lighting and Christmas Parade. He further extended thanks to board and committee members for their advisement and service to the Town.

8. **Adjournment** – Council Member Puckett moved to adjourn the meeting at 6:50 PM. The motion was seconded by Council Member Long and motion passed unanimously.

ATTEST:

Mike Horn, Mayor

Dora K. Moore, Town Clerk

DRAFT



TOWN OF LEWISVILLE 2025 MEETING SCHEDULE

BOARDS & COMMITTEES	TIME	PLACE	DAY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Beautification Committee	6:00 PM	TH 201	MON		17	17		19				15	20		
Environmental Committee	6:00 PM	TH 201	TUE	14	11	11	8	13	10	8	12	9	14		9
Parks & Recreation Committee	6:00 PM	TH 201	MON	13	10	10		12	9	14	11	8	13	10	8
Planning Board	6:00 PM	TH 201	WED	8	12	12	9	14	11	9	13	10	8	12	10
Public Art Committee	6:00 PM	TH 201	MON	6		3	7	5	2	7	4		6	3	1
Willow Run MSD Board	6:00 PM	TH 201	TUE	21		18		20			19		21		
Zoning Board of Adjustment	6:00 PM	TH 110	TUE	28	25	25	22	27	24	22	26	23	28	25	23

TOWN COUNCIL	TIME	PLACE	DAY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Agenda Briefing	6:00 PM	TH 201	THUR	2	6	6	3	24-Apr	5	3	7	4	2	6	
Regular Meeting	6:00PM	TH 110	THUR	9	13	13	10	8	12	10	14	11	9	13	11
Council Retreat		MAWCC	January 31 - 5:30 PM; February 1 - 8:30 AM												
Budget Work Sessions	6:00 PM	TH 110	April 14, April 21, April 24, May 15 (Note: Budget work sessions only held if needed.)												
NCLM CityVision			April 29-May 1												

Planning Board If there is a public hearing, the Planning Board meets in TH 110 (Council Chambers).

Zoning Board of Adjustment - Only meets as needed.

MAWCC - Mary Alice Warren Community Center; TH - Town Hall
 Room 201 is the second floor conference room. Room 110 is the Council Chambers.

Individuals requiring special accommodations may contact the Town Clerk at least 72 hours prior to meetings to request special assistance (336-945-1022).



**RESOLUTION 2025-003 OF THE LEWISVILLE TOWN COUNCIL
EXTENDING VESTED RIGHTS FOR
UDO L-103 FUTURE GREAT WAGON ROAD EXTENSION (PIN 5875-87-6070)
BY LUKE DICKEY; STIMMEL ASSOCIATES, PA**

WHEREAS, the Lewisville Planning Board held a public hearing on December 14, 2022 and rendered a recommendation of approval related to a conditional district rezoning request for 7.45 acres off the future Great Wagon Road extension west of David McKee Street and east of Shallowford Road (PIN 5875-87-6070); and

WHEREAS, the Lewisville Town Council approved the conditional district rezoning on February 9, 2023; and

WHEREAS, the Lewisville Unified Development Ordinance permits vested rights for two to five years; and

WHEREAS, Town staff recommends reaffirming the five-year vested rights expiring February 9, 2028 with extension permitted, if needed, due to the Great Wagon Road construction.

NOW, THEREFORE, BE IT RESOLVED BY THE LEWISVILLE TOWN COUNCIL to reaffirm five-year vested rights with possible extension, if needed, due to the Great Wagon Road construction for 7.45 acres off the future Great Wagon Road extension west of David McKee Street and east of Shallowford Road (PIN 5875-87-6070).

Adopted this the 9th day of January 2025 by the Lewisville Town Council.

ATTEST:

Mike Horn, Mayor

Dora K. Moore, Town Clerk



STAFF REPORT

ITEM:	REZONING L-111 HUTCHENS
SUBJECT:	REZONING A PARCEL OF LAND FROM PB-C TO RS-20
PREPARED BY:	LYNN COCHRAN, PLANNING DIRECTOR
DATE SUBMITTED:	DECEMBER 16, 2024

BACKGROUND/SUMMARY:

Rezoning Case L-111, Hutchens. Rezoning a portion of a parcel of land located at 7505 Franklin Rd from PB-C to RS-20.

STAFF RECOMMENDATION AND REQUESTED ACTION:

Staff recommends approval of the request. The Planning Board voted unanimously (6-0) to recommend approval of this request during its regularly scheduled meeting December 12, 2024

FISCAL IMPACT:

ATTACHMENT(S):

Staff Report and zoning map for L-111

AGENDA ITEM

LEWISVILLE PLANNING BOARD

L-111: A request for rezoning from Pedestrian Business - Conditional (PB-C) to Residential Single-Family (RS-20).

Applicant: Karen Hutchens

Tax PIN(s): 5886-14-4123

Location: 7505 Franklin Rd



Size and Location of the Parcel(s): this property measures approximately 1.57 acres in total, with the portion to be rezoned being approximately .59 acres. The property is located at 7505 Franklin Rd.

Property Site: Currently, there is an existing single-family home on this property. In the area to be rezoned there are residential accessory structures.

Immediate & General Area: This property is located in an area featuring a mix of small and medium lot single-family residences. Adjacent properties are currently zoned Residential Single-Family (RS-20), with a small area zoned for Manufactured Housing (MH) directly adjacent to the property.

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: This property features direct access to Franklin Rd, designated as a minor thoroughfare, according to the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map.

Previous Zoning History: A (+/-) .59-acre portion of this property was zoned PB-C in 1997. As apart of that conditional rezoning the uses were restricted to the single use of Services, Business B, with the intent to store equipment for an existing landscaping business.

Comprehensive Plan: The *Lewisville Tomorrow Comprehensive Plan* indicates that this property is located in an area of the Neighborhood Residential place type. "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." (p. 75)

Consistency & Reasonableness Considerations:

1. *Consistency.* This application is found to be consistent with *the Lewisville Tomorrow Comprehensive Plan* because:
 - Single-Family residential uses are identified as a key component of the Neighborhood Residential place type.
 - This property is located in an area characterized almost exclusively by single-family residential uses.
 - Housing Objective 1.1 of the *Lewisville Tomorrow Comprehensive Plan* identifies preservation of single-family neighborhoods as a Town priority.
2. *Reasonableness.* This application is found to be reasonable and in the public interest, based on the following factors

Members of the Planning Board

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

- Measuring (+/-) 1.57 acres in total, the size of this property is typical of the area.
- The proposed zoning will better align with current residential zoning patterns among adjacent and nearby properties.
- Rezoning from PB-C to RS-20 will allow uses that are more compatible with existing uses in this area, maintaining the current character of adjacent and nearby properties.

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

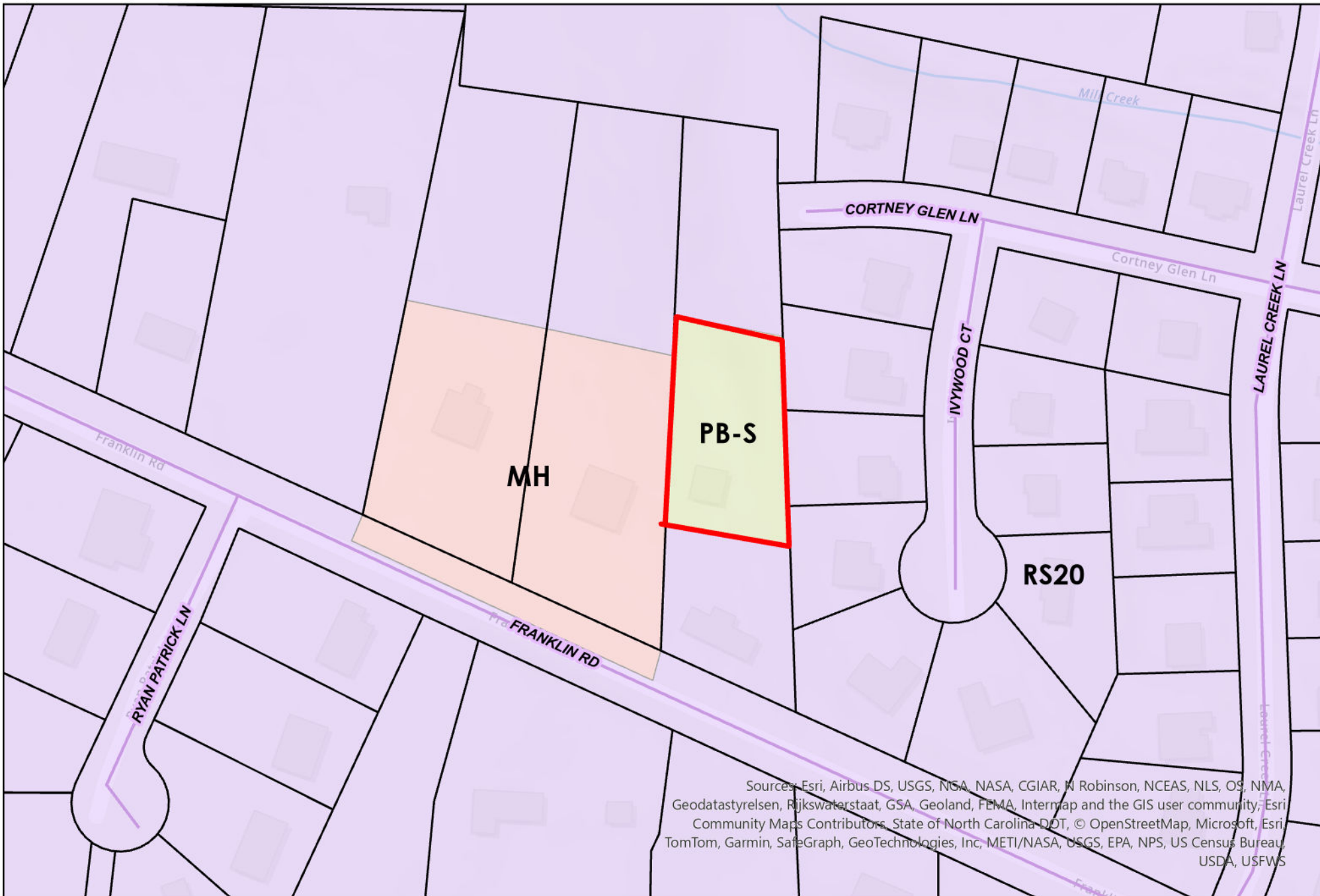
Thus, staff recommends approval of zoning map amendment L-111, a request for rezoning from Pedestrian Business - Conditional (PB-C) to Residential Single Family (RS-20).

***Town Council Recommendation:** The Lewisville Planning Board voted unanimously (6-0) to recommend approval of this request during its regularly scheduled December 12, 2024 meeting

Members of the Planning Board

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

L-111 Zoning Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, J. Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Created by: Adam Barr



Legend	
	MH
	PB-S
	RS20

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**RESOLUTION 2025-004 OF THE TOWN OF LEWISVILLE
SETTING PUBLIC HEARING TO RECEIVE COMMENTS ON
UDO L-111 REZONING REQUEST BY KAREN HUTCHENS
TO REZONE 7505 FRANKLIN ROAD FROM PB-C TO RS-20**

WHEREAS, the Lewisville Planning Board held its public hearing on December 11, 2024; and,

WHEREAS, Chapter 160D-601 of the North Carolina General Statutes (NCGS) provides that the public notices be given when adopting or amending ordinances pertaining to planning and development; and,

WHEREAS, NCGS 160D-601 requires that a notice of a public hearing be published twice in a newspaper having general circulation in the municipality not less than 10 days nor more than 25 days before the date fixed for the public hearing; and,

NOW THEREFORE BE IT RESOLVED BY THE LEWISVILLE TOWN COUNCIL sets a public hearing to be conducted on February 13, 2024 at 6:00 PM in the Lewisville Town Hall located at 6510 Shallowford Road for the purpose of receiving public comment concerning this request.

Adopted this the 9th day of January 2025 by the Lewisville Town Council.

Mike Horn, Mayor

ATTEST:

Dora K. Moore, Town Clerk



STAFF REPORT

ITEM:	REZONING L-112 TEMPLE BAPTIST CHURCH
SUBJECT:	REZONING A PARCEL OF LAND FROM RS-20 & GI TO IP
PREPARED BY:	LYNN COCHRAN, PLANNING DIRECTOR
DATE SUBMITTED:	DECEMBER 16, 2024

BACKGROUND/SUMMARY:

Rezoning Case L-112, Temple Baptist. Rezoning five (5) parcels of land located at 7035 Franklin Rd from RS-20 and GI to IP.

STAFF RECOMMENDATION AND REQUESTED ACTION:

Staff recommends approval of the request. The Planning Board voted unanimously (6-0) to recommend approval of this request during its regularly scheduled meeting December 12, 2024

FISCAL IMPACT:

ATTACHMENT(S):

Staff Report and zoning map for L-112

AGENDA ITEM

LEWISVILLE PLANNING BOARD

L-112: A request for rezoning from Residential Single-Family (RS-20) & General Industrial (GI) to Institutional and Public (IP).

Applicant: Temple Baptist Church

Tax PIN(s): 5886-53-0107, 5886-53-1195, 5886-52-3973, 5886-53-3186,
& 5886-53-3238

Location: 7035 Franklin Rd



Size and Location of the Parcel(s): these properties measure approximately 7.11 acres in total. The properties are located at 7035 Franklin Rd, at the intersection of Franklin Rd and Lewisville-Vienna Rd.

Property Site: Currently, there is an existing church on the two western most parcels. The three eastern most parcels are currently vacant.

Immediate & General Area: This property is located in an area featuring a mix of small and medium lot single-family residences. Adjacent property is currently zoned Residential Single-Family (RS-20), with a single adjacent property zoned Limited Business – Conditional (LB-C) on the other side of Lewisville-Vienna Rd.

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: Two of the properties are currently served by direct access to Franklin Rd, a minor thoroughfare, with portions of the site having potential access to Lewisville-Vienna Rd, designated as a major thoroughfare, according to the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map.

Previous Zoning History: The properties were designated as RS-20 and GI at the time the town incorporated.

Comprehensive Plan: The *Lewisville Tomorrow Comprehensive Plan* designates this property as the Neighborhood Residential place type. 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. (p. 75)

Consistency & Reasonableness Considerations:

1. *Consistency.* This application is found to be consistent with *the Lewisville Tomorrow Comprehensive Plan* because:
 - Institutional uses are identified as a key component of the Neighborhood Residential place type.
 - Land Use Objective 1 of the *Lewisville Tomorrow Comprehensive Plan* encourages land use patterns that allow convenient access to neighborhood amenities and protect property owners from incompatible land uses.

Members of the Planning Board

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

2. *Reasonableness*. This application is found to be reasonable and in the public interest, based on the following factors
- Measuring (+/-) 7.11 acres in total, the size of this property is typical of the area.
 - Rezoning from RS-20 & GI to IP will allow uses that are more compatible with existing uses in this area, maintaining the current character of adjacent and nearby properties.
 - Since the property was previously rezoned GI, long range plans have not identified this area as appropriate for industrial type uses.

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 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-112, a request for rezoning from Residential Single-Family (RS-20) & General Industrial (GI) to Institutional and Public (IP).

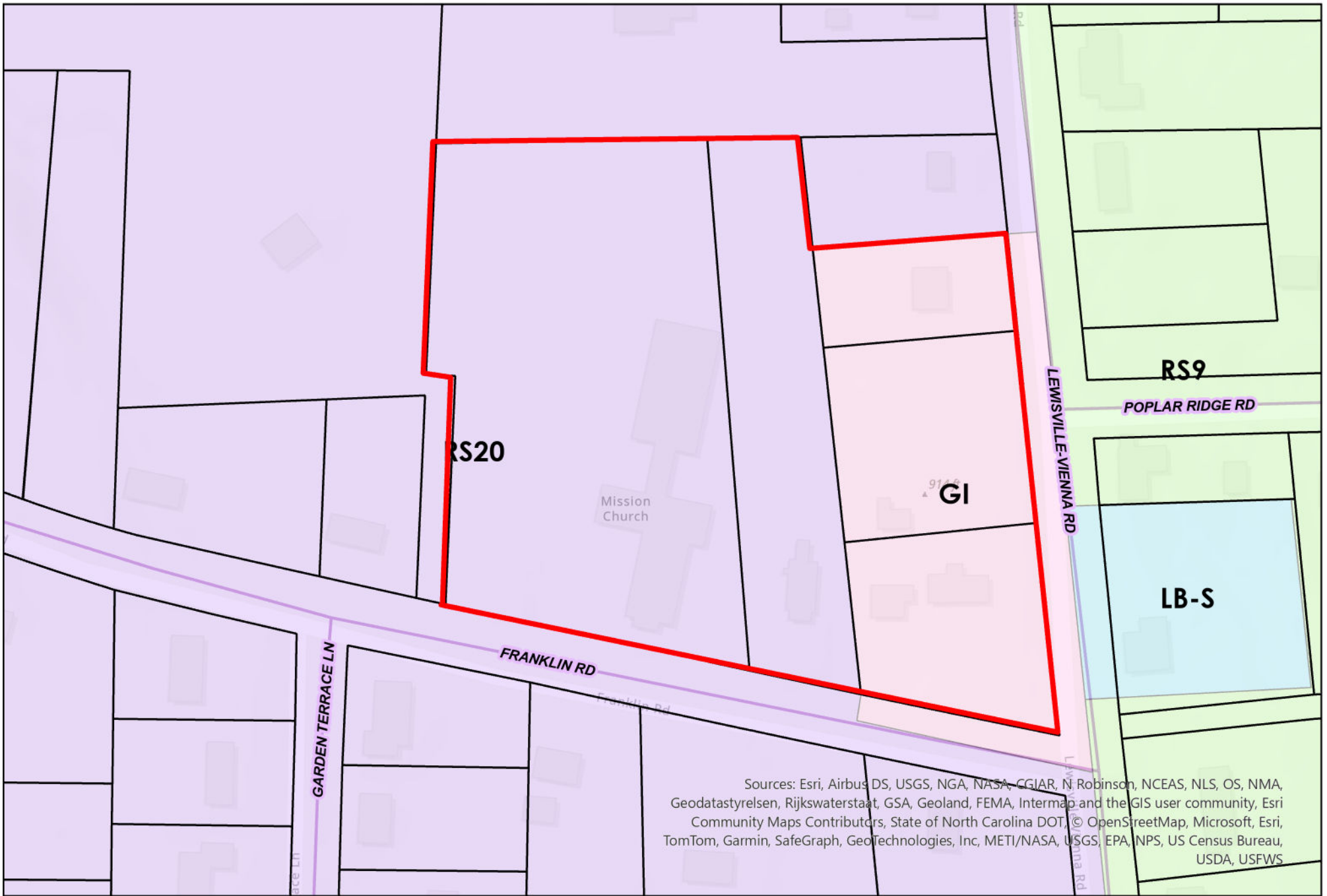
***Town Council Recommendation:** The Lewisville Planning Board voted unanimously (6-0) to recommend approval of this request during its regularly scheduled meeting December 12, 2024.

Members of the Planning Board

Tom Lawson, Chair | Mike Mulligan, Vice Chair

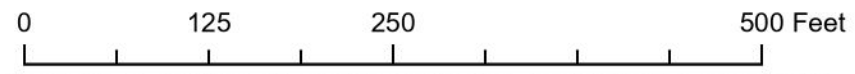
Philip May, Kate Sonney, Rob Herald, Lynn Fulton, Marc Maready

L-112 Zoning Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Created by: Adam Barr



Legend	
GI	RS20
LB-S	RS9

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**RESOLUTION 2025-005 OF THE TOWN OF LEWISVILLE
SETTING PUBLIC HEARING TO RECEIVE COMMENTS ON
UDO L-112 REZONING REQUEST BY KAREN HUTCHENS
TO REZONE 7035 FRANKLIN ROAD FROM RS-20 AND GI TO IP**

WHEREAS, the Lewisville Planning Board held its public hearing on December 11, 2024; and,

WHEREAS, Chapter 160D-601 of the North Carolina General Statutes (NCGS) provides that the public notices be given when adopting or amending ordinances pertaining to planning and development; and,

WHEREAS, NCGS 160D-601 requires that a notice of a public hearing be published twice in a newspaper having general circulation in the municipality not less than 10 days nor more than 25 days before the date fixed for the public hearing; and,

NOW THEREFORE BE IT RESOLVED BY THE LEWISVILLE TOWN COUNCIL sets a public hearing to be conducted on February 13, 2024 at 6:00 PM in the Lewisville Town Hall located at 6510 Shallowford Road for the purpose of receiving public comment concerning this request.

Adopted this the 9th day of January 2025 by the Lewisville Town Council.

Mike Horn, Mayor

ATTEST:

Dora K. Moore, Town Clerk