



Lewisville Town Council
Briefing and Action Meeting Agenda
July 3, 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. I'm One of the Reasons Lewisville is a Great Place to Live nomination¹
 - b. Remote Meeting Policy/Procedures
 - c. Shallowford Square Playground
 - d. Mayor Mike Horn Amphitheater
- 3. Items Requiring Action at Briefing**
 - a. Resolution 2025-023 – Directing Clerk to investigate annexation petition – 5394 Williams Road
(Attachment #1)
- 4. Administrative Reports**
 - a. Town Manager
 - i. Round-a-bout update
 - ii. Great Wagon Road update
 - iii. School traffic safety update
 - iv. Resident Survey update
 - v. Special Projects Review Committee procedures
 - b. Town Clerk
 - i. Board and Committee Vacancy and attendance discussions
 1. ECSC
 2. LBC
 - ii. Town Offices closed – July 4
 - iii. Camel City Yacht Club Concert – July 12
 - iv. National Night Out – August 5
 - c. Public Works Director
 - i. Public Works facility update
 - ii. ECSC Guest Speaker
 - d. Planning Director
 - i. UDO update
 - e. Operations Manager Update
- 5. Tentative Agenda Items for Regular Meeting on June 12, 2025**
 - a. Consent Agenda
 - i. Resolution 2025-021– Financial statements for eleven months ended May 31, 2025
(Attachment #2)
 - ii. Approval of Agenda Briefing minutes – June 5, 2025 (Attachment #3)
 - iii. Approval of Regular Meeting minutes – June 12, 2025 (Attachment #4)
 - iv. Approval of Closed Session minutes – June 12, 2025

- b. Introductions, Recognitions, Presentations and/or Proclamations
 - i. Presentation
 - a. Sheriff's Office
 - c. Certificate of Achievement – "Excellence in Financial Reporting" ([Attachment #5](#))
- d. Old Business
- e. New Business
 - i. Resolution 2025-022 – Set public hearing for Unified Development Ordinance Amendment (rewrite) ([Attachment #6](#))
 - f. Certificate of Sufficiency – Annexation request – 5394 Williams Road([Attachment #7](#))
 - g. Resolution 2025-024 – Set public hearing for annexation request – 5394 Williams Road([Attachment #8](#))
 - h. Resolution 2025-025 – Set public hearing for rezoning request – 5394 Williams Road([Attachment #9](#))

6. For the Good of the Order

7. Adjournment



**RESOLUTION 2025-023 OF THE LEWISVILLE TOWN COUNCIL
DIRECTING THE CLERK TO INVESTIGATE AN ANNEXATION PETITION RECEIVED
UNDER NCGS 160A-31 and 160A-58.1
5394 WILLIAMS ROAD**

WHEREAS, a petition requesting annexation of an area described in said petition was received on July 3, 2025 by the Lewisville Town Council; and,

WHEREAS, NCGS 160A-31 and 160A-58.1 provides that sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and,

WHEREAS, the Town Council of the Town of Lewisville deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE BE IT RESOLVED, by the Lewisville Town Council that the Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Lewisville Town Council the result of her investigation.

Adopted and effective this the 3rd day of July 2025 by the Lewisville Town Council.

ATTEST:

Mike Horn, Mayor

Angela Lord, Town Clerk

PETITION REQUESTING ANNEXATION
NONCONTIGUOUS

Date: _____

4/16/2025

To the Town Council of the Town of Lewisville:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Lewisville.

2. The area to be annexed is noncontiguous to the Town of Lewisville and the metes and bounds of such territory are as follows:
(Street address and parcel identification number (PIN) are required. Defined metes and bounds are not required but are helpful when submitted.)

5394 Williams Rd. Lewisville NC 27023

PIN: 58559 - 44 - 9745

Example of metes and bounds description: Beginning at a point, said point being the northwest corner of PIN 5874-38-9149; thence continuing along the western line of said PIN 5874-38-9149 to a 3/4" rebar in the southwest corner of said PIN; thence continuing along the northern line of PIN 5874-37-8628 N86°16'15"W 751.80' to an iron rebar set in the northwest corner of said PIN; thence ... to the Point of Beginning, containing approximately 6.19 acres, and including PINs 5874-27-9959, 5874-38-1072, 5874-38-3064, 5874-38-6018 and 5874-38-8113.

3. Do you declare vested rights? Yes ☐ No ☒ (If yes, please provide supporting documentation.)

4. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town.

Petitioners must be the property owners of the requested property to be annexed. If the property is jointly owned, all joint owners must separately sign the petition. Each signature must be notarized. Use additional copies of Page 2, if necessary.

PROPERTY BLOCK/LOT or PIN #	PROPERTY ADDRESS	OWNER'S NAME (PLEASE PRINT)	OWNER'S SIGNATURE	MAILING ADDRESS	TELEPHONE # (INCLUDE AREA CODE)	NUMBER OF PEOPLE LIVING AT RESIDENCE TO BE ANNEXED
5855-44-9745	5944 Williams Rd. Louisville NC 27083	Bradley Ross	<i>Bradley D. Ross</i>	451 N Eugene St. Apt 16 Greensboro, NC 27401	(336) 687-1182	

Notarial Acknowledgments:

State: NC County: Guilford
 I, Lauri W. Carter, a Notary Public for Moore County, NC do hereby certify that Bradley Ross
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and official seal, this the 9th Day of April, 2025
Lauri W. Carter
 (Official Seal) (Notary Public)
 My commission expires 10/3/2026

State: _____ County: _____
 I, _____, a Notary Public for _____ County, _____ do hereby certify that _____
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and official seal, this the _____ Day of _____, 20____

 (Official Seal) (Notary Public)
 My commission expires _____, 20____

State: _____ County: _____
 I, _____, a Notary Public for _____ County, _____ do hereby certify that _____
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and official seal, this the _____ Day of _____, 20____

 (Official Seal) (Notary Public)
 My commission expires _____, 20____

LAURI W. CARTER
 NOTARY PUBLIC
 Moore County, North Carolina
 My Commission Expires: 10/03/2026

NOTARIAL PUBLIC FOR THE COUNTY OF FLORIDA, I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, AND THAT THE SAME HAVE BEEN EXAMINED AND FOUND TO BE TRUE AND CORRECT.

PROPERTY ADDRESS	PROPERTY ADDRESS	OWNER'S NAME (PLEASE PRINT)	MAILING ADDRESS	EXPIRATION DATE (DD/M/YY)	NUMBER OF RECORDS TO BE
5340 EAST OLD RD, JACKSONVILLE, FL 32213	5340 EAST OLD RD, JACKSONVILLE, FL 32213	Jerry Chapman	5340 EAST OLD RD, JACKSONVILLE, FL 32213	03/16/2025	1
5340 EAST OLD RD, JACKSONVILLE, FL 32213	5340 EAST OLD RD, JACKSONVILLE, FL 32213	Susan Chapman	5340 EAST OLD RD, JACKSONVILLE, FL 32213	03/16/2025	1
5340 EAST OLD RD, JACKSONVILLE, FL 32213	5340 EAST OLD RD, JACKSONVILLE, FL 32213	Joshua Shore	5340 EAST OLD RD, JACKSONVILLE, FL 32213	03/16/2025	1

FL
Notary Public
Ivana Micovic
Jerry Chapman

April 25 9th
Ivana Micovic
5/24 25



FL
Notary Public
Ivana Micovic
Susan Chapman

April 25 9th
Ivana Micovic
5/24 25



NC
Notary Public
Ashley Clements
Joshua Shore

April 2025 10
Ashley Clements
1/29/2028



Box 116 PAGE 86

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION AT 10:00 A.M.
THIS THE 25th DAY OF August 2022
AND RECORDED IN PLAT BOOK 716 PAGE 86
FILING FEE PAID: TWENTY-ONE DOLLARS
LYNNE JOHNSON, REGISTER OF DEEDS

BY: Eric D. DeLoe
AGENT / DEPUTY
FORSYTH COUNTY, NORTH CAROLINA

SURVEYOR CERTIFICATION FOR CLOSURE
I, Eric D. DeLoe, a duly Licensed Professional Land Surveyor, No. 1-2815,
do hereby certify that the foregoing plat was prepared in accordance with the
requirements of the North Carolina General Statutes, Chapter 44, and that the
same has been approved by me in accordance with the provisions of said Chapter 44.
WITNESSES MY HAND AND SEAL OF OFFICE AT FAYETTEVILLE, NORTH CAROLINA, THIS 25th DAY OF AUGUST 2022.



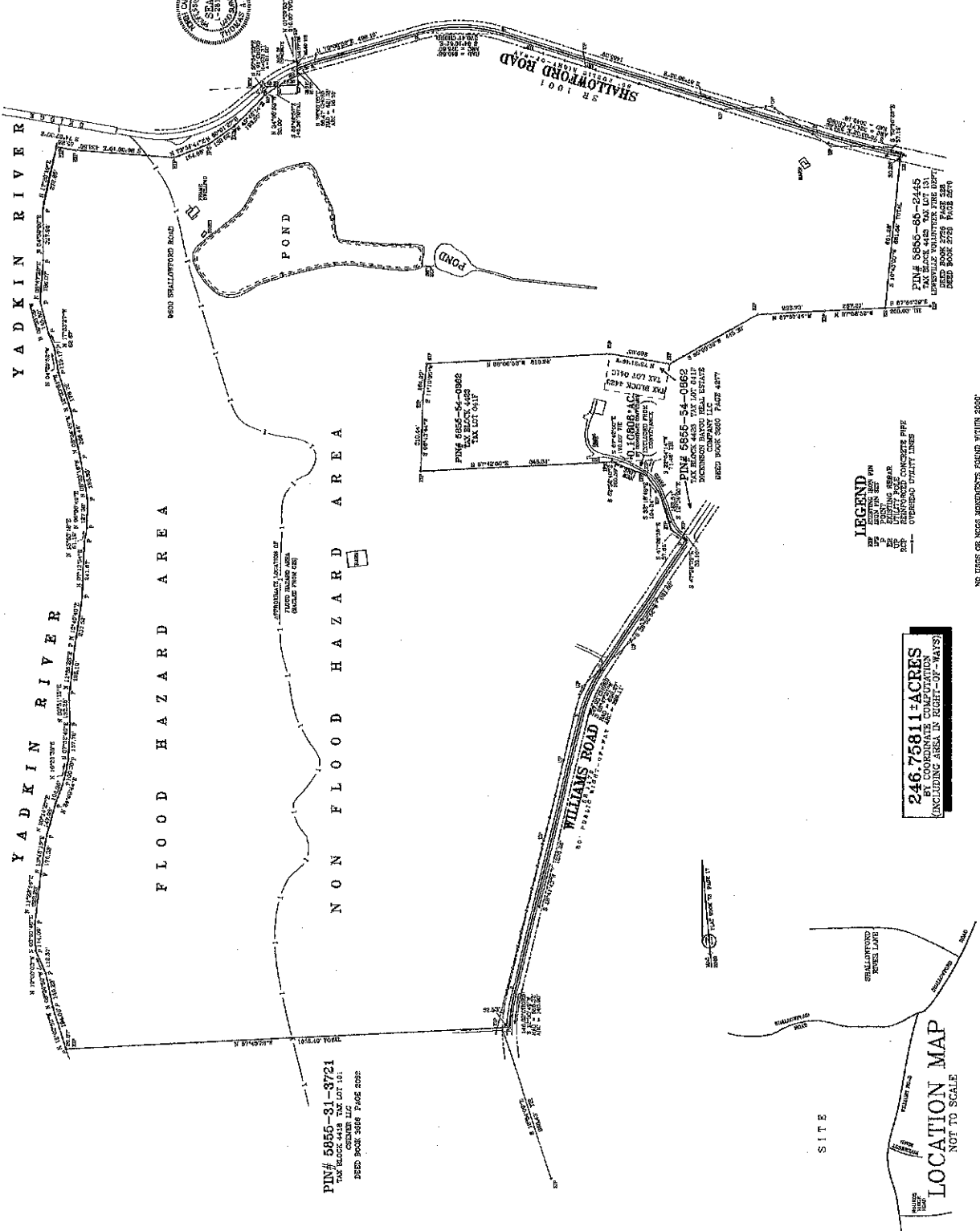
SURVEYOR CERTIFICATION FOR SUBDIVISION
I, Eric D. DeLoe, a duly Licensed Professional Land Surveyor, No. 1-2815,
do hereby certify that the foregoing plat was prepared in accordance with the
requirements of the North Carolina General Statutes, Chapter 44, and that the
same has been approved by me in accordance with the provisions of said Chapter 44.
WITNESSES MY HAND AND SEAL OF OFFICE AT FAYETTEVILLE, NORTH CAROLINA, THIS 25th DAY OF AUGUST 2022.

SIGNATURE: Eric D. DeLoe L-2815
SURVEYOR

OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE
I, Eric D. DeLoe, do hereby acknowledge and accept the foregoing plat as the true and correct plat of the subdivision of the land described in the foregoing plat, and I do hereby certify that the same has been approved by me in accordance with the provisions of the North Carolina General Statutes, Chapter 44.
WITNESSES MY HAND AND SEAL OF OFFICE AT FAYETTEVILLE, NORTH CAROLINA, THIS 25th DAY OF AUGUST 2022.

PLANNING DEPARTMENT/REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF FORSYTH
PLAT OF SUBDIVISION OF LAND IN FORSYTH COUNTY, NORTH CAROLINA
DATE: August 25, 2022

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH
PLAT OF SUBDIVISION OF LAND IN FORSYTH COUNTY, NORTH CAROLINA
DATE: August 25, 2022
FILING FEE: 21.00
FILING DATE: August 25, 2022
FILING TIME: 10:00 A.M.
FILING OFFICE: Forsyth County Register of Deeds
FILING ADDRESS: 100 North Salisbury Street, Fayetteville, NC 28401
FILING PHONE: 910-440-2222
FILING FAX: 910-440-2223
FILING EMAIL: deeds@forsythcountync.gov
FILING WEBSITE: www.forsythcountync.gov/deeds



246.75811 ACRES
SUBDIVISION OF LAND
EXCLUDING AREA IN SUBDIVISION

LOCATION MAP
NOT TO SCALE

NO USES OR WIDE MOVEMENTS PERMITTED WITHIN 200'

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS OF THE PLANNING DEPARTMENT AND THE RECORDING REQUIREMENTS FOR WILSON-SALEM, FORSYTH COUNTY.

I, Daniel E Reed
REVIEW OFFICER OF FORSYTH COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVED Daniel E Reed
DIRECTOR OF PLANNING/REVIEW OFFICER
THIS THE 30th DAY OF December, 2020.
NORTH CAROLINA - FORSYTH COUNTY

SURVEYOR CERTIFICATION
FOR CLOSURE

I, THOMAS A. RICCIO, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN PLAT BOOK L-2815, PAGE 13). THIS PLAT IS A PART OF A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY FIRST HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SIGNATURE THOMAS A. RICCIO SURVEYOR REGISTRATION NO. L-2815
THIS THE 20th DAY OF DECEMBER, 2020
FORSYTH COUNTY, NORTH CAROLINA

SURVEYOR CERTIFICATION
FOR SUBDIVISION

I, THOMAS A. RICCIO, PROFESSIONAL LAND SURVEYOR, NUMBER L-2815, CERTIFY TO THE FOLLOWING: THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY FIRST HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SIGNATURE THOMAS A. RICCIO SURVEYOR REGISTRATION NUMBER L-2815

OWNERS ACKNOWLEDGEMENT AND ACCEPTANCE

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM ONE OF THE OWNERS OF THE LAND SHOWN IN THE PLAT AND THAT I HAVE READ AND UNDERSTAND THE PLAT AND THE TERMS OF THE PLAT AND THE TERMS OF THE DEEDS OF FORSYTH COUNTY.

DATE 12/30/2020 BY THOMAS A. RICCIO

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

FILED FOR REGISTRATION AT 1:44 O'CLOCK P.M.
THIS THE 30th DAY OF December, 2020
AND RECORDED IN PLAT BOOK 73 PAGE 13
FILING FEE PAID: TWENTY-ONE DOLLARS

LYNNE JOHNSON, REGISTER OF DEEDS
BY: Olivia Duff
ASSISTANT/DEPUTY
FORSYTH COUNTY, NORTH CAROLINA

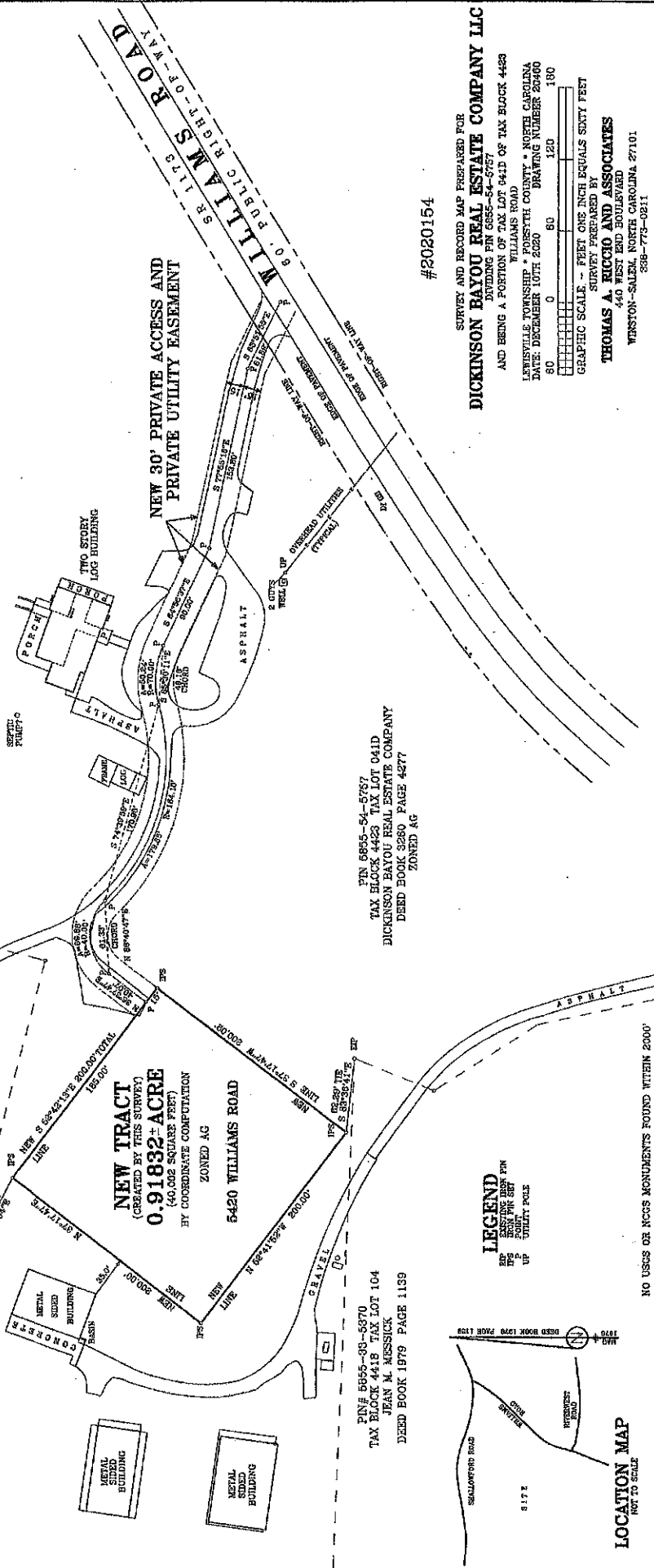
PIN 5855-84-3883
TAX BLOCK 4423 TAX LOT 006
JEAN M. MESSICK

PIN 5855-84-5757
TAX BLOCK 4423 TAX LOT 0410

PIN 5855-84-5757
DICKINSON BAYOU REAL ESTATE COMPANY
TAX BLOCK 4423 TAX LOT 0410
DEED BOOK 3280 PAGE 4277
ZONED AG

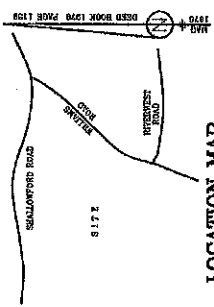
PIN 5855-84-5757
TAX BLOCK 4423 TAX LOT 0410
DICKINSON BAYOU REAL ESTATE COMPANY
DEED BOOK 3280 PAGE 4277
ZONED AG

- NOTES:
- 1) THIS PROPERTY IS LOCATED IN THE WS IV YADKIN RIVER WATERSHED
 - 2) THE FORSYTH COUNTY HEALTH DEPARTMENT HAS NOT EVALUATED THE LOT REPRESENTED ON THIS PLAT FOR THE PURPOSE OF ISSUING IMPROVEMENT PERMITS



PIN 5855-84-5757
TAX BLOCK 4423 TAX LOT 0410
DICKINSON BAYOU REAL ESTATE COMPANY
DEED BOOK 3280 PAGE 4277
ZONED AG

PIN# 5855-84-5757
TAX BLOCK 4418 TAX LOT 104
JEAN M. MESSICK
DEED BOOK 1979 PAGE 1139



LEGEND
EXISTING IRON PIN
IRON PIN
MONUMENT
UTILITY POLE

NO USES OR MONUMENTS FOUND WITHIN 200'

SURVEY AND RECORD MAP PREPARED FOR
DICKINSON BAYOU REAL ESTATE COMPANY LLC
DIVISION OF TAX LOT 0410 OF TAX BLOCK 4423
AND BEING A PORTION OF TAX LOT 0410 OF TAX BLOCK 4423
WILLIAMS ROAD
FORSYTH COUNTY, NORTH CAROLINA
DATE: DECEMBER 30, 2020
DRAWING NUMBER 20200
GRAPHIC SCALE - FEET ONE INCH EQUALS SIXTY FEET
SURVEY PREPARED BY
THOMAS A. RICCIO AND ASSOCIATES
440 WEST END BOULEVARD
WINSTON-SALEM, NORTH CAROLINA 27101
538-773-0211



**RESOLUTION 2025-021 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 eleven months ended May 31, 2025; 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 eleven months ended May 31, 2025 and incorporated herein.

Adopted this the 10th day of Julyne 2025 by the Lewisville Town Council.

ATTEST:

Mike Horn, Mayor

Angela Lord, Town Clerk

Town of Lewisville
Financial Budget to Actual Report - General Fund
Eleven Months Ended May 31, 2025

General Fund

Revenues	Budget	Revenue Year to Date	Revenue Over (Under) Budget	Percentage Collected
Property Tax Collections	\$ 3,770,165.00	\$ 3,704,101.64	\$ (66,063.36)	98.25%
Sales Tax Revenue	1,289,255.00	938,582.68	(350,672.32)	72.80%
Other Revenues	1,774,885.00	1,407,312.74	(367,572.26)	79.29%
Transfer from ARPA Special Revenue Fund	-	374,752.23	374,752.23	-
Subtotal	6,834,305.00	\$ 6,424,749.29	\$ (409,555.71)	94.01%
Appropriation from Fund Balance	546,535.00			
Total	\$ 7,380,840.00			

Departments	Budget	Expenditures Year to Date	Encumbrances Year to Date	Unencumbered and Unspent Balance	Percentage of Budget Spent or Encumbered
Governing Body	\$ 301,927.00	\$ 178,312.79	\$ 17,067.63	\$ 106,546.58	64.71%
Administration	1,030,582.00	821,835.95	19,960.57	188,785.48	81.68%
Finance	309,693.00	273,653.12	168.79	35,871.09	88.42%
Debt Service	225,200.00	225,200.00	-	-	100.00%
Planning & Zoning	389,060.00	197,051.06	54,736.37	137,272.57	64.72%
Beautification	130,956.00	118,877.62	10,143.00	1,935.38	98.52%
Community Policing	1,035,720.00	768,843.62	244,742.50	22,133.88	97.86%
Public Works	542,575.00	448,131.72	6,201.85	88,241.43	83.74%
Streets	371,194.20	237,335.32	37,910.00	95,948.88	74.15%
Powell Bill	545,190.00	23,250.00	463,440.00	58,500.00	89.27%
Storm Water	235,502.00	146,801.46	82,116.83	6,583.71	97.20%
Solid Waste	1,605,860.00	1,188,774.70	-	417,085.30	74.03%
Recycling	6,772.80	5,741.25	-	1,031.55	84.77%
Parks and Recreation	386,781.00	242,657.21	2,292.54	141,831.25	63.33%
Transfers to Willow Run MSD Special Revenue Fund	263,827.00	263,827.00	-	-	100.00%
Transfers to Capital Projects Funds	-	-	-	-	-
Transfers to Capital Reserves	-	-	-	-	-
Total	\$ 7,380,840.00	\$ 5,140,292.82	\$ 938,780.08	\$ 1,301,767.10	82.36%

General Fund Balance 7/1/2024	\$ 7,426,640.07
Year-to-Date Increase (Decrease) FY 2024-2025	1,284,456.47
General Fund Balance 5/31/2025	<u>\$ 8,711,096.54</u>

Town of Lewisville
Financial Budget to Actual Report - Willow Run Municipal Service District
Eleven Months Ended May 31, 2025

Willow Run Municipal Service District

Revenues	Budget	Revenue Year to Date	Revenue Over (Under) Budget	Percentage Collected
Revenues	\$ 75,016.00	\$ 81,281.62	\$ 6,265.62	108.35%
Transfers from General Fund	263,827.00	263,827.00	-	100.00%
Subtotal	338,843.00	\$ 345,108.62	\$ 6,265.62	101.85%
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	\$ 36,549.70	\$ 8,175.00	\$ 486,990.30	8.41%
Total	\$ 531,715.00	\$ 36,549.70	\$ 8,175.00	\$ 486,990.30	8.41%

MSD Fund Balance 7/1/2024	\$ 249,781.03
Year-to-Date Increase (Decrease) FY 2024-2025	308,558.92
MSD Fund Balance 5/31/2025	<u><u>\$ 558,339.95</u></u>

Town of Lewisville
May 31, 2025

Capital Reserve Funds					
	Fund Balance 7/1/2024	Transfers In	Transfers Out	Investment Earnings	Fund Balance 5/31/2025
Sidewalks, Bike Paths, and Greenways Capital Reserve	1,388.16	-	-	59.73	1,447.89
Municipal Buildings/Land Capital Reserve	142,522.09	-	-	6,131.92	148,654.01
Parks & Recreation Capital Reserve	331.15	-	-	14.25	345.40
Total	\$ 144,241.40	\$ -	\$ -	\$ 6,205.90	\$ 150,447.30

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	175,680.43
American Rescue Plan Act Special Revenue Fund - Cash Balance 5/31/2025	\$ 175,680.43

Lewisville Town Council
Briefing and Action Meeting Minutes
June 5, 2025 – 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 and Council Members Ivan Huffman, Tom Lawson, Monte Long, Ken Sadler and Jane Welch. Also attending were Town Manager Stacy Tolbert, Town Clerk Angie Lord, Finance Director Pam Orrell, Public Works Director Jon Hanna, Planning Director Lynn Cochran, and Town Attorney Elliot Fus. Mayor Pro Tem Melissa Hunt was absent.
- b) Adoption of Agenda – Mayor Horn requested the agenda to be amended to include discussion regarding the purchase of the parking lot next to Shallowford Square. Council Member Huffman moved to approve the agenda as amended. The motion was seconded by Council Member Welch and approved unanimously.

2. Items Requiring Council Direction

- a) Piedmont Flyers request recommendation – Town Clerk Angie Lord provided an overview of the facility exemption request and stated the club had requested facility use exemption to utilize the Mary Alice Warren Community Center (MAWCC) for monthly meetings. The Special Projects Review Committee reviewed the request at an April 24, 2025 meeting. It was the consensus of the Committee to deny the request to the governing body. Discussion took place regarding concerns of residency of club members, contributions to the community, an upcoming agenda item regarding amendments to the application form, and potential use of the Great Wagon Room at the MAWCC. It was recommended by Council Member Sadler to table further discussions until review of the recommended application amendments on agenda item 5. d. ix.
- b) David Smitherman request for Jack Warren Park dog days – Ms. Lord outlined an email comment received from David Smitherman for the May 8, 2025 Council meeting regarding the use of town parks for dog allowances and stated Mayor Horn had requested the comment to be included on the agenda for the briefing. Council Member Welch moved to continue with no dogs allowed in town parks. The motion was seconded by Council Member Long and approved unanimously. Town Manager Tolbert confirmed dogs are allowed at the Forsyth County Joanie Moser Memorial Park and that the information would be communicated to Mr. Smitherman.
- c) Legal Services Process discussion – Town Manager Stacy Tolbert spoke to a request for proposals issued for legal services for the town and stated staff was seeking direction on moving forward for review of the submittals. There were five responses received, with one potentially being nonresponsive to the request. It was the consensus of Council for Mayor Horn and Town Manager Tolbert to review and conduct interviews.
- d) Explore purchase of parking lot – Mayor Horn referenced council discussions regarding parking and the purchase of the parking lot by Shallowford Square. Town Attorney Elliott Fus voiced concerns regarding conversations that should be held during a closed session. Mayor Horn confirmed the item to be for the purpose in determining Councils' pleasure at pursuing the property. Discussion ensued regarding the Laugenour House, the Lewisville Historical Society, and a parcel zoned for pedestrian business. Council consensus was to move forward to research the purchase of the property.

3. Items Requiring Action at Briefing

There were no items requiring action at the briefing.

4. Administrative Reports

a) Town Manager

- i. Round-a-bout update - Town Manager Tolbert provided an update on the Lewisville/Vienna/Robinhood Road right-of-way acquisitions, stated above ground utilities had been relocated, referenced a construction request to the North Carolina Department of Transportation (NCDOT), and receipt of eight responses to request for qualifications for construction, engineering and inspection services. Next steps were outlined by Town Manager Tolbert to include a transportation plan for funding. It was requested to provide a visual from NCDOT on the Great Wagon Road project for residents.

- ii. Great Wagon Road update –

Town Manager Tolbert reviewed upcoming changes to Shallowford Square in the coming weeks to include removal and relocation of street lights, trees, and playground equipment. Discussion took place regarding the removal of trees by the new post office and a realignment of parking on the road.

Council Member Welch left the meeting at 6:45 P.M. and returned at 6:52 P.M.

Town Manager Tolbert reviewed a funding handout and explained information from NCDOT regarding sidewalks associated with the project, an increase in sidewalk and lighting expenses, the participation of a Disadvantaged Business Enterprise (DBE), a decrease in the truck apron cost for the design for the round-a-bout. It was the consensus of Council for staff to move forward with the project. *(Handout referenced is herein incorporated by reference into the minutes.)*

Council Member Long left the meeting at 7:02 P.M. and returned at 7:05 P.M.

b) Town Clerk

- i. Board and Committee Volunteer Collaboration and Appreciation event update – Ms. Lord provided an update on the May 28, 2025 event and explained a presentation was made by Town Manager Tolbert and former Town Clerk Dora Moore. Council Member Welch, Long and Lawson attended the event and commended residents for their service. Discussion continued regarding event parking. Mayor Horn requested staff to request residents to carpool to events.
- ii. CPR Class – June 6, 1-5 PM, MAWCC
- iii. Street Party & Food Truck Festival – The Entertainers – June 21, 6-9 PM
- iv. Independence Day tribute concert – On the Border – June 28, 7-9 PM
- v. Town Offices closed – July 4

c) Public Works Director

- i. Public Works facility update – Public Works Director Jon Hanna outlined resurfacing projects and renovation updates for the new Public Works building.
- ii. Mr. Hanna provided an update on the traffic mitigation projects being reviewed by Public Safety Technical Review Committee.

d) Planning Director

- i. UDO update – Planning Director Lynn Cochran reported the public engagement session was held on the proposed Unified Development Ordinance (UDO). The Planning Board is scheduled to consider the final draft at the June meeting.

1. Tentative Agenda Items for Regular Meeting on June 12, 2025

a) Consent Agenda

- i. Resolution 2025-018– Financial statements for ten months ended April 30, 2025
- ii. Approval of Agenda Briefing minutes – April 24, 2025 Approval of Budget Workshop minutes – April 24, 2025
- iii. Approval of Regular Meeting minutes – May 8, 2025

b) Introductions, Recognitions, Presentations and/or Proclamations

- i. Presentation
 - a. Sheriff's Office
- c) Old Business
- d) New Business
 - i. Ordinance 2025-001 – 2025-2026 Budget – Town Manager Tolbert highlighted the proposed Fiscal Year 2025-2026 Budget to be considered at the June 12, 2025 Council meeting.
 - ii. Ordinance 2025-013 – Order to collect 2025 taxes – Ms. Lord reviewed the annual and routine items of 2025-013 and 2025-014 and requested Council direction to add to the consent agendas moving forward. It was the consensus of Council to approve the request.
 - iii. Ordinance 2025-014 – Order to collect 2024 and prior years' taxes
 - iv. Ordinance 2025-015 – Amending the Municipal Buildings and Land Capital Reserve Fund – Finance Director Pam Orrell outlined 2025-015, 2025-016, and 2025-017.
 - v. Ordinance 2025-016– Amending the Parks and Recreation Capital Reserve Fund
 - vi. Ordinance 2025-017 – Amending Sidewalks, Bike Paths, and Greenways Capital Reserve Ordinance
 - vii. Resolution 2025-019 – Awarding horticultural maintenance contract - \$95,616 – Mr. Hanna reviewed details of contracts for 2025-019 and 2025-020. There was discussion of returning to a three-year contact.
 - viii. Resolution 2025-020 – Awarding grounds maintenance services contract
 - ix. Resolution 2025-008 – AMENDED Special Projects Review Committee Revised Application – Ms. Lord reviewed the request by the Special Projects Review Committee to provide additional details on the exemption application. Following discussion, it was the consensus of Council to make the revisions. Additional discussions took place regarding the Piedmont Flyers exemption request to allow usage of the Great Wagon Room.
 - x. Motion to adopt Town Manager contract – Mayor Horn shared the manager's contract had been forwarded to include a five-year contract, a salary increase to \$139,251, and a twelve-month severance package.
- 5. **For the Good of the Order**
 - a) Council Member Welch inquired if a staff could research school traffic safety measures prior to the new school year.
- 6. **Adjournment** – Council Member Huffman moved to adjourn the meeting at 7:40 PM. The motion was seconded by Council Member Long and approved unanimously.

ATTEST:

Mike Horn, Mayor

Angela Lord, Town Clerk

**Lewisville Town Council
Regular Meeting Minutes
June 12, 2025 – 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, Tom Lawson, Monte Long, Ken Sadler and Jane Welch. Also attending were Town Manager Stacy Tolbert, Town Clerk Angie Lord, Finance Director Pam Orrell, Public Works Director Jon Hanna, Planning Director Lynn Cochran, and Attorney Elliot Fuss.
- B. Invocation – Council Member Long
- C. Pledge of Allegiance – Council Member Huffman
- D. Adoption of Agenda – Council Member Huffman moved to approve the agenda. The motion was seconded by Council Member Long and approved unanimously.

2. Consent Agenda

- A. Resolution 2025-018– Financial statements for ten months ended April 30, 2025
- B. Ordinance 2025-013 – Order to collect 2025 taxes
- C. Ordinance 2025-014 – Order to collect 2024 and prior years' taxes
- D. Approval of Agenda Briefing minutes – April 24, 2025
- E. Approval of Budget Workshop minutes – April 24, 2025
- F. Approval of Regular Meeting minutes – May 8, 2025

Council Member Lawson moved to approve the consent agenda items. The motion was seconded by Council Member Long and approved unanimously. *(Resolution 2025-015, Ordinance 2025-013, and Ordinance 2025-14 are herein incorporated by reference into the minutes.)*

3. Introductions, Recognitions, Presentations and/or Proclamations

- a. Presentations – There were no presentations for this agenda.

4. Public Forum

- i. There were no speakers for the public forum.

5. Closed Session – Personnel

- A. Attorney Elliot Fuss read the motion for closed session into the record. Council Member Welch moved to recess into closed session. The motion was seconded by Council Member Long and approved unanimously. The Town Council recessed into closed session at 6:06 P.M. and returned into open session at 6:31 P.M.

6. New Business

- a. Ordinance 2025-001 – 2025-2026 Budget – Town Manager Stacy Tolbert presented the General Fund budget of \$8,056,278 for Fiscal Year (FY) 2025-2026. The proposed budget included a property tax decrease from 21.7 cents per \$100 of valuation to 18 cents per \$100 of valuation. The proposed budget showed an increase from the FY 2024-2025 of 11.55%. Town Manager Tolbert outlined tax values, Ad Valorem tax revenue projections, municipal service district levy collections, and a continued dedication to resident services. Council Member Huffman moved

to approve Ordinance 2025-001. The motion was seconded by Council Member Long and approved unanimously. (*Ordinance 2025-001 herein incorporated by reference into the minutes.*)

- b. Ordinance 2025-015 – Amending the Municipal Buildings and Land Capital Reserve Fund – Finance Director Pam Orrell reviewed the capital reserve funds for Municipal Building and Land, Parks and Recreation, and Sidewalks, Bike Paths, and Greenways. The Town Council will appropriate an amount of no less than \$25,000 each fiscal year until June 30, 2035, or until the fund reaches a balance of \$1,000,000. Council Member Long moved to approve Ordinance 2025-015. The motion was seconded by Council Member Welch and approved unanimously. (*Ordinance 2025-015 herein incorporated by reference into the minutes.*)
- c. Ordinance 2025-016– Amending the Parks and Recreation Capital Reserve Fund – The Town Council will appropriate an amount of no less than \$100,000 each fiscal year until June 30, 2030, or until the fund reaches a balance of \$500,000. Mayor Pro Tem Hunt moved to approve Ordinance 2025-016. The motion was seconded by Council Member Long and approved unanimously. (*Ordinance 2025-016 herein incorporated by reference into the minutes.*)
- d. Ordinance 2025-017 – Amending Sidewalks, Bike Paths, and Greenways Capital Reserve Ordinance – The Town Council will appropriate an amount of no less than \$100,000 each fiscal year until June 30, 2035, or until the fund reaches a balance of \$1,000,000. Council Member Long moved to approve Ordinance 2025-017. The motion was seconded by Council Member Sadler and approved unanimously. (*Ordinance 2025-017 herein incorporated by reference into the minutes.*)
- e. Resolution 2025-019 – Awarding horticultural maintenance contract - \$97, 284 – Public Works Director Jon Hanna outlined the annual horticultural maintenance and beatification contract. This is a continuation of services provided by Houser Horticulture, Inc. and includes pruning, planting, weeding, mulching, and associated materials. A small increase over last years contract is attributed to added responsibilities of the Jack Warren Park expansion. Mayor Pro Tem Hunt requested staff put the contracts out for a bid process moving forward. Mayor Pro Tem Hunt moved to approve Resolution 2025-019. The motion was seconded by Council Member Huffman and approved unanimously. (*Resolution 2025-019 herein incorporated by reference into the minutes.*)
- f. Resolution 2025-020 – Awarding grounds maintenance services contract – This is a contract for regular mowing and maintenance of town grounds for 2025-26. It is a continuation of services provided by LawnMasters of the Triad and includes all Town-owned properties and improved right-of-way. It also includes the mowing of dams and guardrails in the Willow Run Municipal Service District. A small increase over last year is attributed to the added responsibilities of the Jack Warren Park expansion. Council Member Huffman moved to approve Resolution 2025-020. The motion was seconded by Council Member Long and approved unanimously. (*Resolution 2025-020 herein incorporated by reference into the minutes.*)
- g. Resolution 2025-008 – Amend Special Project Review Committee Facility Use Exemption Application – Town Clerk Angie Lord highlighted the review of the suggested amendments recommendations by the Special Project Review Committee at the June 5, 2025 briefing. Mayor Pro Tem Hunt requested staff to research the number of revisions made to the facility use exemption application. Discussion ensued regarding a streamlined process. Council Member Welch moved to approve Resolution 2025-008. The motion was seconded Mayor Pro Tem Hunt and approved unanimously. (*Resolution 2025-008 herein incorporated by reference into the minutes.*)
- h. Ordinance 2025-018 – Piedmont Flyers Club Facility Use Exemption Request & Amending Chapter 16 Facility Use Exemption List – Town Clerk Lord explained the request by Piedmont Flyers Club for a facility use exemption and the consensus of Council to approve the use of the Great Wagon Room only at the Mary Alice Warren Community Center for monthly meetings. Discussion took place regarding review by the Special Projects Review Committee, community involvement and residency. Mayor Pro Tem Hunt and Council Member Huffman voiced

concerns of setting a precedence, recent restrictions on the exemption lists and a need for consistent benefits to town residents. Moved by Council Member Welch to approve amendments to Chapter 16 Facility Use Exemption List Ordinance 2025-018. The motion was seconded by Council Member Sadler. Mayor Horn and Council Members Long, Sadler, Welch, and Lawson voted in favor. Mayor Pro Tem Hunt and Council Member Huffman voted in opposition. Motion passed 7-2. (*Ordinance 2025-018 herein incorporated by reference into the minutes.*)

- i. Town Manager contract renewal - Mayor Horn commended the leadership over the past year and presented a five-year town manager contract with Town Manager Stacy Tolbert from July 1, 2025 – June 30, 2030 at \$139,215. Council Members shared accolades of Town Manager Tolbert's work in the Manager position. Council Member Lawson moved to approve the five-year Town Manager contract at \$139,215. The motion was seconded by Council Member Long and approved unanimously.

2. Administrative Reports

A. Upcoming events and closings

- i. Street Party & Food Truck Festival – The Entertainers – June 21, 6-9 PM
- ii. Independence Day tribute concert – On the Border – June 28, 7-9 PM
- iii. Town Offices closed – July 4

B. Clerk Report

- i. Environmental, Conservation & Sustainability Committee vacancy – Town Clerk Lord shared the receipt of a resignation for the committee and stated information would be in the upcoming newsletter for applications.

7. For the Good of the Order

A. Public comments

- i. Susan Frey voiced concerns regarding House Bill 765 being incorporated into Senate Bill 205.

B. Council comments

- i. Mayor Horn echoed concerns by Ms. Frey and encouraged the community to email the Forsyth County delegation.
- ii. Council Member Huffman explained an earlier 'No' vote and spoke to the Special Projects Review Committee duties. Discussion took place regarding the proper process for recommendations by the committee. Mayor Pro Tem Hunt requested staff provide clarification for consistence.

8. **Adjournment** – Council Member Long moved to adjourn the meeting at 7:22 PM. The motion was seconded by Council Member Lawson and motion passed unanimously.

ATTEST:

Mike Horn, Mayor

Angie Lord, Town Clerk



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Town of Lewisville
North Carolina**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Executive Director/CEO



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

3/28/2025

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **Town of Lewisville** for its annual comprehensive financial report for the fiscal year ended June 30, 2024. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 25,000 members and the communities they serve.



STAFF REPORT

ITEM:	PRESENTATION
SUBJECT:	CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FOR THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2024
PREPARED BY:	PAM ORRELL, FINANCE DIRECTOR
DATE SUBMITTED:	7/10/2025

BACKGROUND/SUMMARY:

The program for the Certificate of Achievement for Excellence in Financial Reporting was established by the Government Finance Officers Association of the United States and Canada in 1945 to encourage and assist state and local governments to go beyond the minimum reporting requirements of generally accepted accounting principles, and to prepare annual comprehensive financial reports that evidence the spirit of transparency and full disclosure, and then to recognize individual governments that succeed in achieving that goal.

The goal of the program is not to assess the financial health of participating governments, but rather to ensure that users of their financial statements have the information they need to do so themselves.

Reports submitted to the program are reviewed by selected members of the professional staff of the GFOA (Government Finance Officers Association) and the Special Review Committee (SRC), which comprises individuals with expertise in public sector financial reporting and includes financial statement preparers, independent auditors, academics, and other finance professionals.

We did enter our Annual Comprehensive Financial Report into the program for the fiscal year ended June 30, 2024 and I am pleased to report that we have been awarded the certificate.

This is the 20th year that the Town has been awarded this honor.

STAFF RECOMMENDATION AND REQUESTED ACTION:

No action required.

FISCAL IMPACT:

None

ATTACHMENTS:

1. Copy of Certificate from the Government Finance Officers Association of the United States and Canada.



**RESOLUTION 2025-022 OF THE LEWISVILLE TOWN COUNCIL
SETTING A PUBLIC HEARING TO RECEIVE COMMENTS ON
AMENDING THE UNIFIED DEVELOPMENT ORDINANCES (UDO)**

WHEREAS, the Lewisville Planning Board held a public hearing on June 11, 2025 on a proposed update and rewrite of the Town's Unified Development Ordinance (UDO); and,

WHEREAS, the Lewisville Planning Board recommends approval to the Lewisville Town Council; and,

WHEREAS, North Carolina General Statute 160D-601(a) provides that public notice be given when adopting or amending ordinances pertaining to planning and development; and,

WHEREAS, North Carolina General Statute 160D-601(a) 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

WHEREAS, North Carolina General Statute 160D-601(a) provides for Methods of Procedure.

NOW, THEREFORE BE IT RESOLVED BY THE LEWISVILLE TOWN COUNCIL sets a public hearing at the Lewisville Town Hall, 6510 Shallowford Road, for Thursday, August 14, 2025 at 6:00 PM for the purpose of receiving public comment and consideration of this request.

Adopted this the 10th day of July 2025 by the Lewisville Town Council.

ATTEST:

Mike Horn, Mayor

Angela Lord, Town Clerk

CERTIFICATE OF SUFFICIENCY
5394 Williams Road

To the Town Council of the Town of Lewisville, North Carolina:

I, Angela Lord, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings for the annexation request for 5394 Williams Road:

1. The petition contains an adequate property description of the area proposed for annexation in the form of metes and bounds.
2. The area described in the petition is noncontiguous to the Town of Lewisville's primary corporate limits, as defined by NCGS 160A-31 and 160A-58.1.
3. The petition is signed by and includes the address(es) of all owners of real property lying in the area described therein.
4. Other findings: none.

In witness whereof, I have hereunto set my hand and affixed the Town of Lewisville seal, this the 3rd day of July 2025.

Angela Lord
Town Clerk

PETITION REQUESTING ANNEXATION
NONCONTIGUOUS

Date: _____

4/16/2025

To the Town Council of the Town of Lewisville:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Lewisville.

2. The area to be annexed is noncontiguous to the Town of Lewisville and the metes and bounds of such territory are as follows:
(Street address and parcel identification number (PIN) are required. Defined metes and bounds are not required but are helpful when submitted.)

5394 Williams Rd. Lewisville NC 27023

PIN: 58559 - 44 - 9745

Example of metes and bounds description: Beginning at a point, said point being the northwest corner of PIN 5874-38-9149; thence continuing along the western line of said PIN SD's S72°E 410.11' to a 3/8" rebar in the southwest corner of said PIN; thence continuing along the northern line of PIN 5874-37-8628 N86°16'15"W 751.80' to an iron rebar set in the northwest corner of said PIN; thence ... to the Point of Beginning, containing approximately 6.19 acres, and including PINs 5874-27-9959, 5874-38-1072, 5874-38-3064, 5874-38-6018 and 5874-38-8113.

3. Do you declare vested rights? Yes ☐ No ☒ (If yes, please provide supporting documentation.)

4. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town.

Petitioners must be the property owners of the requested property to be annexed. If the property is jointly owned, all joint owners must separately sign the petition. Each signature must be notarized. Use additional copies of Page 2, if necessary.

PROPERTY BLOCK/LOT or PIN #	PROPERTY ADDRESS	OWNER'S NAME (PLEASE PRINT)	OWNER'S SIGNATURE	MAILING ADDRESS	TELEPHONE # (INCLUDE AREA CODE)	NUMBER OF PEOPLE LIVING AT RESIDENCE TO BE ANNEXED
5855-44-9745	5944 Williams Rd. Louisville NC 27083	Bradley Ross	<i>Bradley D. Ross</i>	451 N Eugene St. Apt 16 Greensboro, NC 27401	(336) 687-1182	

Notarial Acknowledgments:

State: NC County: Guilford
I, Lauri W. Carter, a Notary
Public for Moore County, NC do
hereby certify that Bradley Ross
personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.
Witness my hand and official seal, this the 9th Day of
April, 2025
(Official Seal) Lauri W. Carter
(Notary Public)
My commission expires 10/3, 2026

State: _____ County: _____
I, _____, a Notary
Public for _____ County, _____ do
hereby certify that _____
personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.
Witness my hand and official seal, this the _____ Day of
_____, 20____.
(Official Seal) _____
(Notary Public)
My commission expires _____, 20____.

State: _____ County: _____
I, _____, a Notary
Public for _____ County, _____ do
hereby certify that _____
personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.
Witness my hand and official seal, this the _____ Day of
_____, 20____.
(Official Seal) _____
(Notary Public)
My commission expires _____, 20____.

LAURI W. CARTER
NOTARY PUBLIC
Moore County, North Carolina
My Commission Expires: 10/03/2026

NOTARIAL PUBLIC FOR THE COUNTY OF FLORIDA, I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, AND THAT THE SAME HAVE BEEN EXAMINED AND FOUND TO BE TRUE AND CORRECT.

PROPERTY ADDRESS	OWNER'S NAME (PLEASE PRINT)	OWNER'S SIGNATURE	MAILING ADDRESS	EXPIRATION DATE (DD/M/YY)	NUMBER OF RECORDS TO BE
5340 EAST 1ST AVE SUITE 200 JACKSONVILLE, FL 32202	Jerry Chapman	<i>[Signature]</i>	5340 EAST 1ST AVE SUITE 200 JACKSONVILLE, FL 32202	03/16/2025	1
5340 EAST 1ST AVE SUITE 200 JACKSONVILLE, FL 32202	Susan Chapman	<i>[Signature]</i>	5340 EAST 1ST AVE SUITE 200 JACKSONVILLE, FL 32202	03/16/2025	1
5340 EAST 1ST AVE SUITE 200 JACKSONVILLE, FL 32202	Joshua Shore	<i>[Signature]</i>	5340 EAST 1ST AVE SUITE 200 JACKSONVILLE, FL 32202	03/16/2025	1

FL
Notary Public
Ivana Micovic
Jerry Chapman

April 25 9th
Ivana Micovic
5/24 25



FL
Notary Public
Ivana Micovic
Susan Chapman

April 25 9th
Ivana Micovic
5/24 25



NC
Notary Public
Ashley Clements
Joshua Shore

April 2025 10
Ashley Clements
1/29/2028



Box 116 PAGE 86

FORSYTH COUNTY REGISTER OF DEEDS

PLAT REGISTRATION AT 10:00 A.M.
THIS THE 25 DAY OF August 2022
AND RECORDED IN PLAT BOOK 71 PAGE 86
FILING FEE PAID: TWENTY-ONE DOLLARS
LYNNE JOHNSON, REGISTER OF DEEDS

BY: Eric D. DeLoach
REGISTER / DEPUTY
FORSYTH COUNTY, NORTH CAROLINA

SURVEYOR CERTIFICATION FOR CLOSURE
I, Eric D. DeLoach, a duly Licensed Professional Land Surveyor, State of North Carolina, License No. 1-2815, do hereby certify that the foregoing plat was prepared in accordance with the provisions of the Surveying Act of 1971, as amended, and that the same is a true and correct representation of the survey as conducted by me or under my direct supervision and in my presence.



SURVEYOR CERTIFICATION FOR SUBMISSION
I, Eric D. DeLoach, a duly Licensed Professional Land Surveyor, State of North Carolina, License No. 1-2815, do hereby certify that the foregoing plat was prepared in accordance with the provisions of the Surveying Act of 1971, as amended, and that the same is a true and correct representation of the survey as conducted by me or under my direct supervision and in my presence.

SIGNATURE: Eric D. DeLoach L-2815
SUBMITTER

OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE
I, Eric D. DeLoach, a duly Licensed Professional Land Surveyor, State of North Carolina, License No. 1-2815, do hereby certify that the foregoing plat was prepared in accordance with the provisions of the Surveying Act of 1971, as amended, and that the same is a true and correct representation of the survey as conducted by me or under my direct supervision and in my presence.

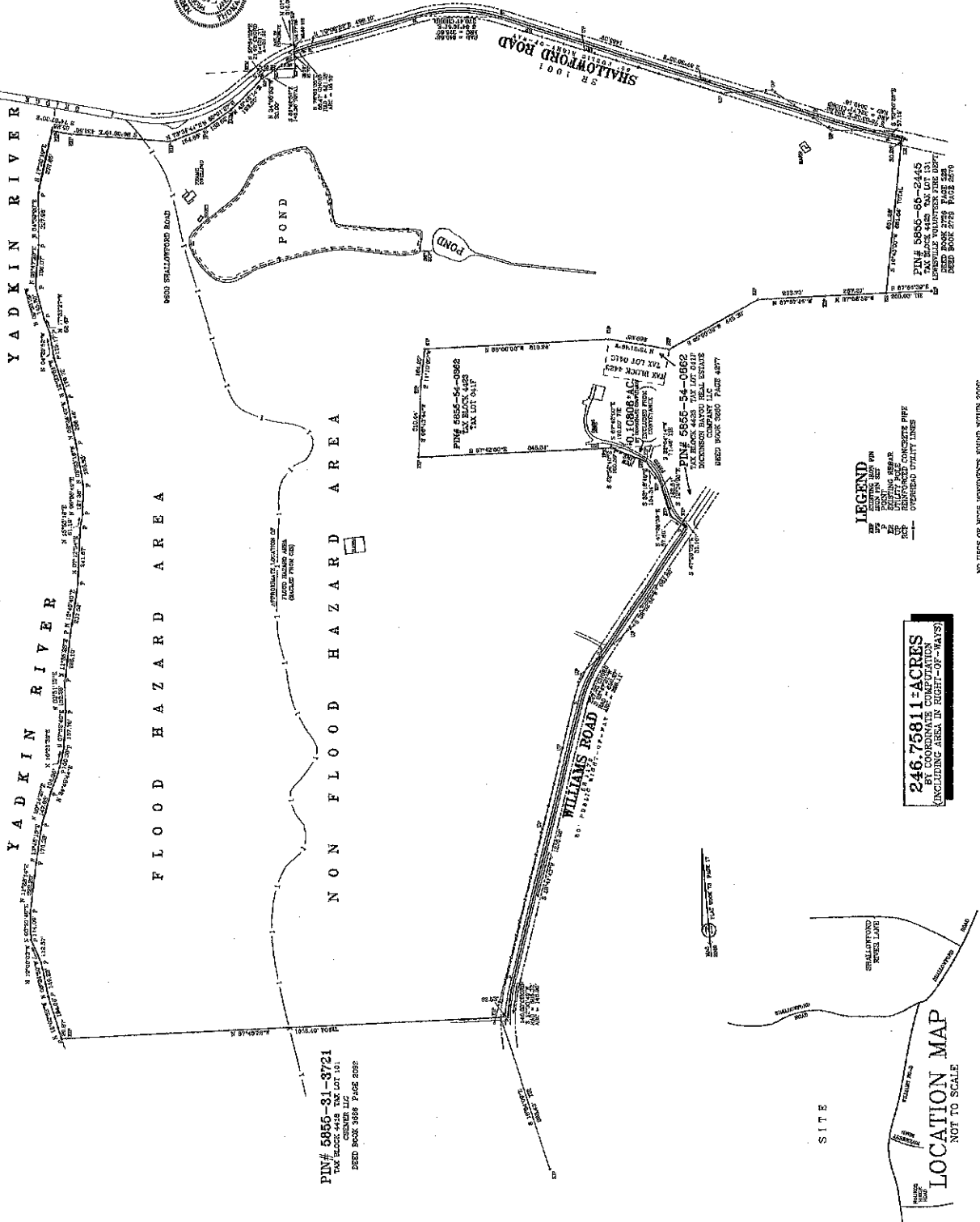
FOR THE CONSERVATION FUND

PLANNING DEPARTMENT/REVIEW OFFICER

CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF FORSYTH
PLAT OF THE CONSERVATION FUND

DATE: August 25, 2022

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH
PLAT OF THE CONSERVATION FUND
DATE: August 25, 2022
FILING FEE: 21.00
REGISTER: LYNNE JOHNSON
THOMAS A. HARRIS, CLERK OF SUPERIOR COURT
FORSYTH COUNTY, NORTH CAROLINA



PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS OF THE PLANNING DEPARTMENT AND THE RECORDING REQUIREMENTS FOR WILSON-SALEM, FORSYTH COUNTY.

I, Daniel E Reed
REVIEW OFFICER OF FORSYTH COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVED Daniel E Reed
DIRECTOR OF PLANNING/REVIEW OFFICER
THIS THE 30th DAY OF December, 2020.
NORTH CAROLINA - FORSYTH COUNTY

SURVEYOR CERTIFICATION
FOR CLOSURE

I, THOMAS A. RICCIO, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN PLAT BOOK 1-2815, PAGE 13). THIS PLAT IS A PART OF A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY FIRST HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SIGNATURE THOMAS A. RICCIO SURVEYOR REGISTRATION NO. L-2815
THIS THE 20th DAY OF DECEMBER, 2020
FORSYTH COUNTY, NORTH CAROLINA

SURVEYOR CERTIFICATION
FOR SUBDIVISION

I, THOMAS A. RICCIO, PROFESSIONAL LAND SURVEYOR, NUMBER L-2815, CERTIFY TO THE FOLLOWING: THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY FIRST HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SIGNATURE THOMAS A. RICCIO SURVEYOR REGISTRATION NUMBER L-2815

OWNERS ACKNOWLEDGEMENT AND ACCEPTANCE

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM ONE OF THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAT AND I AGREE TO THE TERMS AND CONDITIONS OF THIS PLAT AND I AGREE TO BE BOUND BY THE TERMS OF THIS PLAT.

SIGNATURE THOMAS A. RICCIO
DATE 12/30/2020

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

FILED FOR REGISTRATION AT 1:44 O'CLOCK P.M.
THIS THE 30th DAY OF December, 2020
AND RECORDED IN PLAT BOOK 13 PAGE 13
FILING FEE PAID: TWENTY-ONE DOLLARS

LYNNE JOHNSON, REGISTER OF DEEDS
BY: Olivia Duff
ASSISTANT/DEPUTY
FORSYTH COUNTY, NORTH CAROLINA

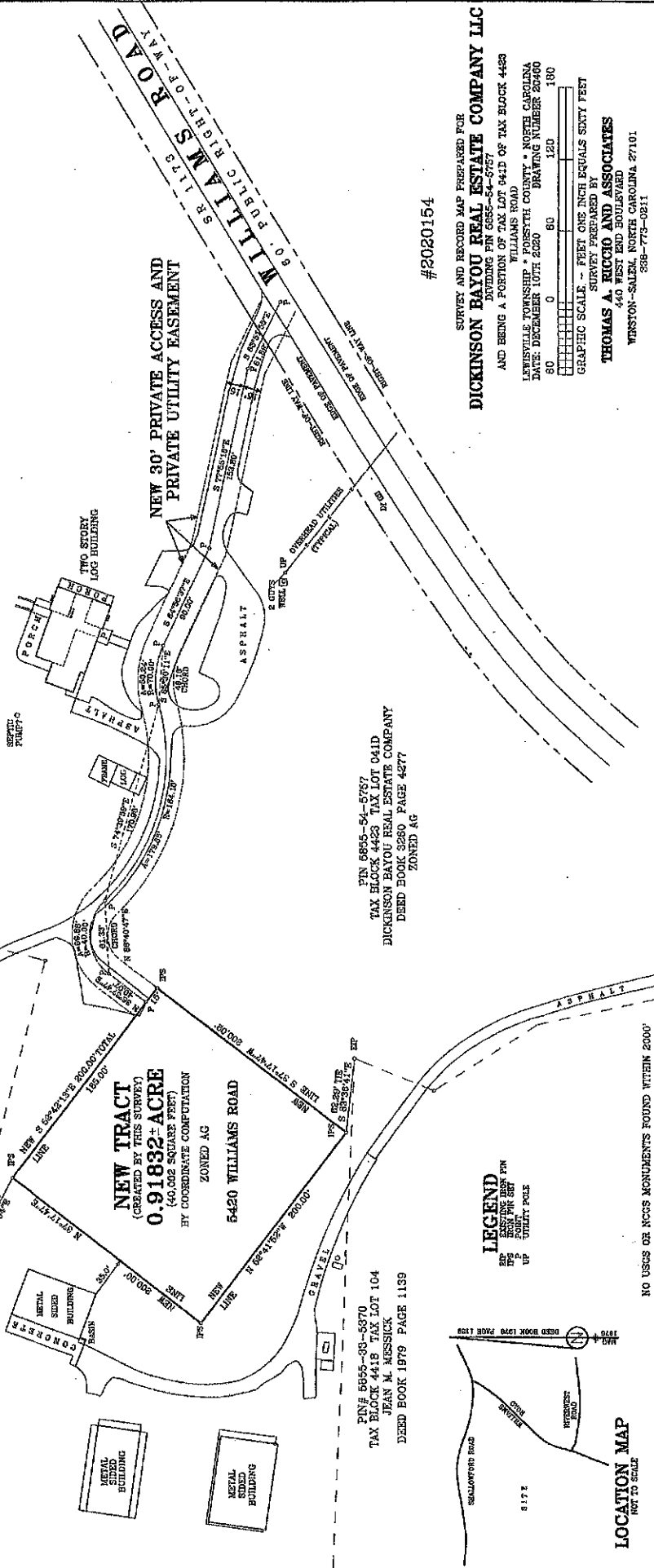
PIN 5855-84-3883
TAX BLOCK 4423 TAX LOT 006
JEAN M. MESSICK

PIN 5855-84-5757
TAX BLOCK 4423 TAX LOT 0410

PIN 5855-84-5757
DICKINSON BAYOU REAL ESTATE COMPANY
TAX BLOCK 4423 TAX LOT 041D
DEED BOOK 3280 PAGE 4277
ZONED AG

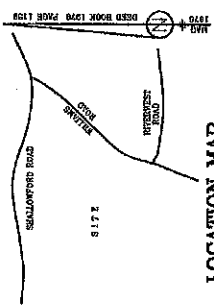
PIN 5855-84-5757
TAX BLOCK 4423 TAX LOT 041D
DICKINSON BAYOU REAL ESTATE COMPANY
DEED BOOK 3280 PAGE 4277
ZONED AG

- NOTES:
- 1) THIS PROPERTY IS LOCATED IN THE WS IV YADKIN RIVER WATERSHED
 - 2) THE FORSYTH COUNTY HEALTH DEPARTMENT HAS NOT EVALUATED THE LOT REPRESENTED ON THIS PLAT FOR THE PURPOSE OF ISSUING IMPROVEMENT PERMITS



PIN 5855-84-5757
TAX BLOCK 4423 TAX LOT 041D
DICKINSON BAYOU REAL ESTATE COMPANY
DEED BOOK 3280 PAGE 4277
ZONED AG

PIN# 5855-84-5757
TAX BLOCK 4418 TAX LOT 104
JEAN M. MESSICK
DEED BOOK 1979 PAGE 1139



LEGEND
EXISTING IRON PIN
IRON PIN
UTILITY POLE
GRAVEL ROAD

SURVEY AND RECORD MAP PREPARED FOR
DICKINSON BAYOU REAL ESTATE COMPANY LLC
DIVIDING PIN 5855-84-5757
AND BEING A PORTION OF TAX LOT 041D OF TAX BLOCK 4423
WILLIAMS ROAD
FORSYTH COUNTY, NORTH CAROLINA
DATE: DECEMBER 10TH 2020
DRAWING NUMBER 20200
80 120 180
GRAPHIC SCALE - FEET ONE INCH EQUALS SIXTY FEET
SURVEY PREPARED BY
THOMAS A. RICCIO AND ASSOCIATES
440 WEST END BOULEVARD
WINSTON-SALEM, NORTH CAROLINA 27101
538-773-0211

#2020154



**RESOLUTION 2025-024 OF THE TOWN OF LEWISVILLE
FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION
PURSUANT TO NCGS 160A-31 and 160A-58.1**

WHEREAS, a petition requesting annexation of the area described herein has been received; and,

WHEREAS, the Lewisville Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and,

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made.

NOW THEREFORE BE IT RESOLVED BY THE LEWISVILLE TOWN COUNCIL that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Lewisville Town Hall located at 6510 Shallowford Road on August 14, 2025 at 6:00 PM.

Section 2. The area proposed for annexation is described as follows:

PIN 5855-44-9745 – 5394 Williams Road, Lewisville, NC 27023

OFFICIAL METES AND BOUNDS FOLLOW:

TRACT 1:

BEING KNOW AND DESIGNATED as NEW TRACT, containing 0.91832 acres, more or less, as shown on a plat entitled Dickinson Bayou Real Estate Company and recorded in Plat Book 73 at Page 18 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

TRACT 2:

BEGINNING AT AN IRON STAKE IN THE CENTER OF WILLIAMS ROAD (FORMERLY OLD SHALLOWFORD ROAD) IN THE ORIGINAL NORTH LINE OF TRACT #5, BEN D. HAUSER ESTATE PROPERTY (DAVIS GRIFFIN PROPERTY); RUNNING THENCE WITH THE CENTER OF SAID ROAD THE FOUR FOLLOWING COURSES: S. 43° 50' W. 244.8 FT. TO AN IRON STAKE, S. 58° 27' W. 776 FT. TO AN IRON STAKE, S. 56° 33' W. 181.9 FT. TO AN IRON STAKE, S. 42° 03' W. 339.2 FT. TO AN IRON STAKE A CORNER IN THE NEW EAST LINE OF A.F. HAUSER PROPERTY; THENCE WITH THE NEW EAST LINE OF SAID HAUSER PROPERTY THE FOUR FOLLOWING COURSES: N. 46° 38' W. 80 FT. TO AN IRON STAKE, N. 12° 24' W. 163.7 FT. TO AN IRON STAKE, N. 32° 13' W. 104.6 FT. TO AN IRON STAKE, N. 22° 10' E. 73.9 FT. TO AN IRON STAKE THE NORTHEAST CORNER OF A.F. HAUSER PROPERTY IN THE NORTH LINE OF TRACT #3 (B.D. HAUSER ESTATE); THENCE WITH THE NORTH LINE OF A.F. HAUSER PROPERTY N. 87° 39' W. 1169.9 FT. TO A GRANITE MONUMENT IN AN EAST LINE OF THE JAMES E. MESSICK PROPERTY; THENCE WITH THE EAST LINE OF SAID JAMES E. MESSICK PROPERTY N. 0° 53' 470 FT. TO A GRANITE MONUMENT IN A SOUTH LINE OF SAID JAMES E. MESSICK PROPERTY; THENCE WITH THE SOUTH LINE OF SAID JAMES E. MESSICK PROPERTY THE THREE FOLLOWING COURSES: S. 87° 58' E. 1021 FT. TO A GRANITE MONUMENT; S. 75° 24' E. 269.9 FT. TO A GRANITE MONUMENT, N. 75° 53' E. 445.7 FT. TO A GRANITE MONUMENT A SOUTHWEST CORNER OF W. B. HAUSER PROPERTY; THENCE WITH THE SOUTH LINE OF W. B. HAUSER PROPERTY, FORMERLY THE SOUTH LINE TRACT #1, B.D. HAUSER ESTATE AND FALLING IN WITH THE NORTH LINE OF TRACT #5, THE TWO FOLLOWING COURSES: S. 87° 52' E. 293.9 FT. TO AN IRON STAKE, S. 87° 39' E. 508.2 FT. TO THE PLACE OF BEGINNING, CONTAINING 27.12 ACRES MORE OR LESS.

BEING KNOWN AND DESIGNATED AS THE SOUTHEAST PORTION OF TRACT #2, A NORTH PORTION OF TRACT #3 AND NORTHEAST PORTION OF TRACT #5, LYING ON THE WEST SIDE OF WILLIAMS ROAD (FORMERLY OLD SHALLOWFORD ROAD) OF THE BEN D. HAUSER ESTATE PROPERTY.

BEING KNOWN AND DESIGNATED AS A PORTION OF THE THOMAS W. DAVIS PROPERTY RECORDED IN DEED BOOKS 394 PAGE 64, 394 PAGE 113, 394 PAGE 139, 398 PAGE 65, 422 PAGE 257, OFFICE OF REGISTER OF DEEDS, FORSYTH COUNTY, N.C., EXCEPT A 1.95 ACRE TRACT OF LAND OFF THE WESTERN END OF THE ABOVE DESCRIBED TRACT, WHICH WAS PREVIOUSLY CONVEYED TO JAMES E. MESSICK AND WIFE, RACHEL E. MESSICK, AS SHOWN IN DEED BOOK 710, PAGE 79 OF THE FORSYTH COUNTY REGISTRY.

Section 3. Notice of the public hearing shall be published in the Winston-Salem Journal, a newspaper having general circulation in the Town of Lewisville, at least ten (10) days prior to the date of the public hearing.

Adopted this the 10th day of July 2025 by the Lewisville Town Council.

Mike Horn, Mayor

ATTEST:

Angela Lord, Town Clerk



**RESOLUTION 2025-025 OF THE TOWN OF LEWISVILLE
SETTING PUBLIC HEARING TO RECEIVE COMMENTS ON
L-113 REZONING REQUEST BY JERRY CHAPMAN, SUSAN CHAPMAN,
JOSHUA SHORE, AND BRADLEY ROSS TO REZONE ANNEXED PROPERTY
FROM AGRICULTURE & YADKIN RIVER (FORSYTH COUNTY) TO
AGRICULTURE & YADKIN RIVER (LEWISVILLE)**

WHEREAS, the Lewisville Planning Board held its public hearing on July 9, 2025; 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 August 14, 2025 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 10th day of July 2025 by the Lewisville Town Council.

Mike Horn, Mayor

ATTEST:

Angela Lord, Town Clerk

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.

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 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

Members of the Planning Board

Mike Mulligan, Chair | Phillip May, Vice Chair

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

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.
 - Since the property was previously rezoned GI, long range plans have not identified this area as appropriate for industrial type 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).

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L-1113 Westbend Zoning Map

