



**Lewisville Town Council**  
**Regular Meeting Agenda**  
**March 12, 2026 – 6:00 PM**  
**Lewisville Town Hall 1<sup>st</sup> Floor Council Chamber**  
**6510 Shallowford Road**

**1. Call to Order:**

- A. Roll Call
- B. Invocation – Councilmember Gallagher
- C. Pledge of Allegiance – Mayor Pro-Tem Howard
- D. Adoption of Agenda

**2. Consent Agenda**

- A. Resolution 2026 – 009 – Financial Statements for Seven Months Ended January 31, 2026 ([Attachment #1](#))
- B. Approval of Draft Briefing Meeting Minutes – February 5, 2026 ([Attachment #2](#))
- C. Approval of Draft Council Retreat Meeting Minutes – February 6 & 7, 2026 ([Attachment #3](#))
- D. Approval of Draft Town Council Regular Meeting Minutes – February 12, 2026 ([Attachment #4](#))

**3. Introductions, Recognitions, Presentations and/or Proclamations**

- A. Presentations
  - i. Sheriff's Office

**4. Public Forum**

- A. Residents should register with the Town Clerk and limit their comments to three (3) minutes.
- B. Written comments are also available.

**5. Public Hearing**

- A. Ordinance 2026-008 – Public Hearing for Rezone from Agricultural (AG – Forsyth County) to Agricultural (AG-Lewisville) at 9420 Shallowford Road, Tax Parcel ID 5855-65-2445 ([Attachment #5](#))
  - i. Staff Presentation
  - ii. Public Hearing
  - iii. Close Public Hearing
  - iv. Council Discussion
  - v. Council Consideration – Ordinance 2026-008
- B. Ordinance 2026-009 – Public Hearing for Annexation at Property Location at 9420 Shallowford Road – Lewisville Volunteer Fire Department, Station #13 ([Attachment #6](#))
  - i. Staff Presentation
  - ii. Public Hearing
  - iii. Close Public Hearing
  - iv. Council Discussion
  - v. Council Consideration – Ordinance 2026-009

**6. Appointments**

- A. Committees
  - i. Parks & Recreation Advisory Committee (Appoint 6)
  - ii. Environmental Conservation & Sustainability Committee (Appoint 8)
  - iii. Lewisville Beautification Committee (Appoint 6)

- B. Boards
  - i. Planning Board (Appoint 2)
  - ii. Willow Run Municipal Service District
    - a. Area 5 (Appoint 1)
    - b. At-Large (Appoint 1)
  - iii. Zoning Board of Adjustments
    - a. Move member from Alternate to Permanent (Appoint 1)
    - b. Permanent Member (Appoint 2)
    - c. Alternate Member (Appoint 1)

**7. Old Business – None**

**8. New Business**

- A. Resolution 2026-010 - Approve Contract for Fiscal Year 2025-2026 Audit Services ([Attachment #7](#))

**9. Administrative Reports**

- A. Upcoming events and closings
  - i. Special Projects Review Committee Grant Applications Open – March 16
  - ii. Lewisville Public Arts - Arts Alive Exhibit Open until May 3
  - iii. Forsyth County Creek Week – March 21 - 29
  - iv. Lewisville Beautification Committee (LBC) Clean Sweep Event – March 21
  - v. Community Day – May 2
- B. Clerk Report
  - i. NCLM Risk Management Regional Meeting – MAWCC March 19
  - ii. Budget Workshops – April 16, 21 and 30
- C. Approvals at the Briefing and Action Meeting on February 5, 2026 - None

**10. For the Good of the Order**

- A. Public Comments
  - i. Residents should limit their comments to three (3) minutes.
  - ii. Written comment forms are also available.
- B. Council Comments

**11. Adjournment**



**RESOLUTION 2026-009 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 seven months ended January 31, 2026;

**WHEREAS**, the Finance Officer did not report any unusual expenditures; and

**NOW, THEREFORE BE IT RESOLVED THAT** the Lewisville Town Council accepts the Revenue Statement Summary and the Encumbrances and Expenditure Statement Summary for the seven months ended January 31, 2026 and incorporated herein.

Adopted this the 12<sup>th</sup> day of March 2026 by the Lewisville Town Council.

ATTEST:

\_\_\_\_\_  
Billy Carter, Jr., Mayor

\_\_\_\_\_  
Angela Lord, Town Clerk

**Town of Lewisville  
Financial Budget to Actual Report - General Fund  
Seven Months Ended January 31, 2026**

**General Fund**

Revenues	Budget	Revenue Year to Date	Revenue Over (Under) Budget	Percentage Collected
Property Tax Collections	\$ 4,656,701.00	\$ 3,734,035.10	\$ (922,665.90)	80.19%
Sales Tax Revenue	1,291,420.00	672,885.86	(618,534.14)	52.10%
Other Revenues	1,835,805.00	1,021,424.31	(814,380.69)	55.64%
Transfer from Willow Run MSD Special Revenue Fund	37,508.00	37,508.00	-	100.00%
<b>Subtotal</b>	<b>7,821,434.00</b>	<b>\$ 5,466,853.27</b>	<b>\$ (2,355,580.73)</b>	<b>69.88%</b>
Appropriation from Fund Balance	341,934.00			
<b>Total</b>	<b>\$ 8,163,368.00</b>			

Departments	Budget	Expenditures Year to Date	Encumbrances Year to Date	Unencumbered and Unspent Balance	Percentage of Budget Spent or Encumbered
Governing Body	\$ 391,979.00	\$ 166,397.95	\$ 7,461.27	\$ 228,119.78	41.80%
Administration	1,111,497.00	532,061.58	65,025.71	514,409.71	53.72%
Finance	335,088.00	189,794.82	71.97	145,221.21	56.66%
Debt Service	221,600.00	221,600.00	-	-	100.00%
Planning & Zoning	331,574.00	112,978.65	7,829.03	210,766.32	36.43%
Beautification	138,311.70	84,638.07	45,635.00	8,038.63	94.19%
Community Policing	1,063,880.00	531,050.11	524,605.00	8,224.89	99.23%
Public Works	738,987.00	450,653.45	33,183.24	255,150.31	65.47%
Streets	344,870.00	70,305.33	19,749.37	254,815.30	26.11%
Powell Bill	867,500.00	106,523.00	9,750.00	751,227.00	13.40%
Stormwater	260,072.00	58,868.84	88,859.83	112,343.33	56.80%
Solid Waste	1,668,536.00	750,413.32	-	918,122.68	44.97%
Recycling	5,642.30	3,363.13	1,479.50	799.67	85.83%
Parks and Recreation	458,831.00	162,473.52	22,013.48	274,344.00	40.21%
Transfers to Capital Projects Funds	-	-	-	-	-
Transfers to Capital Reserves	225,000.00	225,000.00	-	-	100.00%
<b>Total</b>	<b>\$ 8,163,368.00</b>	<b>\$ 3,656,121.77</b>	<b>\$ 825,663.40</b>	<b>\$ 3,681,582.83</b>	<b>54.90%</b>

General Fund Balance 7/1/2025	\$ 8,412,608.82
Year-to-Date Increase (Decrease) FY 2025-2026	<u>1,809,731.50</u>
General Fund Balance 1/31/2026	<u>\$ 10,222,340.32</u>

**Town of Lewisville  
Financial Budget to Actual Report - Willow Run Municipal Service District  
Seven Months Ended January 31, 2026**

***Willow Run Municipal Service District***

Revenues	Budget	Revenue Year to Date	Revenue Over (Under) Budget	Percentage Collected
Revenues	\$ 106,542.00	\$ 98,460.59	\$ (8,081.41)	92.41%
<b>Subtotal</b>	106,542.00	\$ 98,460.59	\$ (8,081.41)	92.41%
Appropriation from Fund Balance	462,963.00			
<b>Total</b>	<b>\$ 569,505.00</b>			

	Budget	Expenditures Year to Date	Encumbrances Year to Date	Unencumbered and Unspent Balance	Percentage of Budget Spent or Encumbered
Expenditures	\$ 531,997.00	\$ 359,646.45	\$ 39,129.57	\$ 133,220.98	74.96%
Transfer to General Fund	\$ 37,508.00	\$ 37,508.00	\$ -	-	100.00%
<b>Total</b>	<b>\$ 569,505.00</b>	<b>\$ 397,154.45</b>	<b>\$ 39,129.57</b>	<b>\$ 133,220.98</b>	<b>76.61%</b>

MSD Fund Balance 7/1/2025	\$ 553,726.83
Year-to-Date Increase (Decrease) FY 2025-2026	(298,693.86)
MSD Fund Balance 1/31/2026	<u>\$ 255,032.97</u>

**Town of Lewisville  
January 31, 2026**

<b>Capital Reserve Funds</b>					
	Fund Balance 7/1/2025	Transfers In	Transfers Out	Investment Earnings	Fund Balance 1/31/2026
Sidewalks, Bike Paths, and Greenways Capital Reserve	1,452.89	100,000.00	-	2,325.86	<b>103,778.75</b>
Municipal Buildings/Land Capital Reserve	149,167.45	25,000.00	-	4,114.52	<b>178,281.97</b>
Parks & Recreation Capital Reserve	346.59	100,000.00	-	2,299.58	<b>102,646.17</b>
<b>Total</b>	<b>\$ 150,966.93</b>	<b>\$ 225,000.00</b>	<b>\$ -</b>	<b>\$ 8,739.96</b>	<b>\$ 384,706.89</b>

<b>American Rescue Plan Act Special Revenue Fund</b>	
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	180,472.79
<b>American Rescue Plan Act Special Revenue Fund - Cash Balance 1/31/2026</b>	<b>\$ 180,472.79</b>

Town of Lewisville  
January 31, 2026

Capital Projects Funds - Since Inception									
Project	Revenue	Expenditures	Transfers In	Transfers Out	Investment Earnings	Loan Proceeds	Fund Balance 1/31/2026	Budget	
Community Center Capital Project	100,000.00	(4,815,994.69)	2,947,137.00	(259,713.17)	28,570.86	2,000,000.00	-	\$ 4,947,137.00	
Roundabout at Lewisville-Vienna Road and Robinhood Road Capital Project	857,286.87	(1,105,501.37)	2,254,052.22	-	110,384.69	-	2,116,222.41	\$ 5,213,933.03	
Jack Warren Park Improvements	230,940.00	(597,062.46)	672,049.00	(355,583.51)	49,656.97	-	0.00	\$ 672,049.00	
Great Wagon Road Improvements	-	-	2,539,842.30	-	170,236.21	-	2,710,078.51	\$ 8,141,999.34	
Public Works Facility	-	(827,257.83)	899,325.47	-	22,454.32	-	94,521.96	\$ 1,000,000.00	
<b>Total</b>	<b>\$ 1,188,226.87</b>	<b>\$ (7,345,816.35)</b>	<b>\$ 9,312,405.99</b>	<b>\$ (615,296.68)</b>	<b>\$ 381,303.05</b>	<b>\$ 2,000,000.00</b>	<b>\$ 4,920,822.88</b>	<b>\$ 19,975,118.37</b>	



**Lewisville Town Council**  
**Briefing and Action Meeting Minutes**  
**February 5, 2026 – 6:00 PM**  
**Lewisville Town Hall 2<sup>nd</sup> Floor Conference Room**  
**6510 Shallowford Road**

**1. Call to Order:**

- A. Mayor Carter opened the meeting at 6:00 PM. In attendance were Mayor Billy Carter, Mayor Pro-Tem Stacy Howard and Councilmembers Brady Allen, Fred Franklin, Gerry Gallagher, Suzanne Newsome, and Mack Wilder. Also attending were Town Manager Stacy Tolbert, Town Clerk Angie Lord, Finance Director Pam Orrell, Public Works Director Jon Hanna, Planning Director Lynn Cochran, Community Center Operations Manager, Brian Moore and Town Attorney Al Andrews.
- B. Adoption of Agenda – Town Manager Stacy Tolbert requested item 4. iv. Transportation Planning Organization (TPO) be heard first to honor the guest speakers time. Councilmember Franklin moved to approve the agenda as amended. The motion was seconded by Councilmember Newsome and approved unanimously.

**4. Administrative Reports**

iv. Transportation Planning Organization (TPO) – Hunter Staszak – TPO Presentation – Town Manager Tolbert recognized Winston Salem Department of Transportation, Transportation Engineer, Hunter Staszak. Mr. Staszak made a Power Point Presentation; provided a road map for the Transportation Planning Organization (TPO); spoke to a federally mandated and funded policy; outlined core products; highlighted TPO coordinating agencies; explained the TPO plans for City and Region; structure processes; initiatives; highlighted Lewisville and locally administered projects; reviewed funding sources; and shared upcoming TPO events. Discussion took place regarding weighted voting structures; TPO board chair elections; and ethics and disclosure requirements.

(A copy of the PowerPoint Presentation is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).

**2. Items Requiring Council Direction**

- A. Shallowford Square Playground – Town Manager Tolbert spoke to the need for feedback and consensus for the Shallowford Square Playground project; shared renderings from Kaplan Playground; provided a brief history of the project; explained the impact of the Great Wagon Road; previous Council directions; stated Kaplan Playground provided a larger structure at a lower cost; reviewed the design and location; contributions by the Parks and Recreation ( P & R ) Committee; and explained the need for next steps. Town Manager Tolbert outlined the cost of construction at \$383,094, plus the cost of grading the site; shared the design included swings and American Disability Act accessibility; stated with Council consensus, staff would provide a budget amendment at the February 12, 2026 Council meeting. Discussion took place regarding P & R Master Plan compliance; funding allocations; approximate longevity of the structure; recommendations for additional bathroom facilities; design ideas for a park entrance off of the Great Wagon Road; and potential sponsorship opportunities. It was the consensus of Council to leave the P & R Capital Reserves in place and to use General Funds for the project. Moved by Mayor Pro-Tem Howard, seconded by Councilmember Gallagher to direct staff to move forward with the project, and to bring a budget amendment to the February, 12, 2026 Town Council meeting for consideration. The motion carried unanimously. (A copy of the images and renderings are filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).
- B. Town Council Bios – Town Manager Tolbert reminded Council of a resident comment for Council Bios to be featured in the Lewisville Citizen Newsletter; explained staff review of the request; recommended staff share a feature article in the newsletter to direct residents to the website;

and explained Council could provide bios. Discussion ensued regarding all members of Council providing a bio; a word count; and publication in the May/June issue.

- C. Town Policies – Town Manager Tolbert distributed copies of the Social/Technology and Conflict of Interest Policies. Mayor Carter reviewed the policies; inquired about the need to make revisions; and spoke to Council serving as a representative of the Town. Discussion continued regarding social media posts; individual opinions compared to decisions by the body; the use of caution when engaging with the public; misleading the public with comments on social platforms; liability concerns; broad language in the policies; legal guidance and recommendations; Roberts Rules of Order; the Mayor’s role to serve as spokesperson for the Council; the power of censorship; and the need for a united body. Town Manager Tolbert clarified the concerns from Council to review and revise policy language; and stated staff and Town Attorney Al Andrews would review for a future briefing session.  
(Copies of the Town Policies are filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).

**3. Items Requiring Action at Briefing –**

- A. 2026-004 Ordinance – Budget Amendment for Snow and Ice Removal – Public Works Director Jon Hanna provided a history of processes used for snow and ice preparations; the need for additional procedures; explained funding needs for the remaining winter season; and requested Council approval to increase the request of \$75,000 to \$100,000 budget amendment. Discussion ensued regarding salt supplies; town and state owned roads; and the need for a North Carolina Department of Transportation (NCDOT) agreement allowing the town to clear state-maintained roads.

Moved by Councilmember Franklin, seconded by Mayor Pro-Tem Howard to adopt Ordinance 2026-004 as amended. The motion carried unanimously.

Ordinance 2026-004 – Budget Amendment for Snow and Ice Removal Amending Budget Ordinance 2025-001 - AMENDED

Code	Account Description	Amount	Code	Account Description	Amount
10-20-5600-6100	General Fund- Streets – Snow and Ice Removal	\$100,000	10-00-3990-9000	General Fund – Fund Balance Appropriated	\$100,000
		\$100,000			\$100,000

Explanation: To increase the budget for snow and ice removal.

Recommended by: Pam Orrell, Town Finance Director

Approved and effective upon adoption this the 5<sup>th</sup> day of February, 2026 by the Lewisville Town Council.

**4. Administrative Reports**

- A. Town Manager
  - i. Great Wagon Road Update – Town Manager Tolbert explained Branch Civil was ahead of schedule; the first layer of asphalt had been laid in a few areas; highlighted utility relocations both above and below ground; and explained the continuation of water and sewer line installations.
  - ii. Lewisville-Vienna/Robinhood Road Roundabout – Town Manager Tolbert highlighted a January meeting with the contractor, engineer, and NCDOT; a construction start date in April

2026; referenced the goal for summer construction to reduce traffic impacts; and explained material selections and approved utility relocations.

- iii. Lewisville Lift Station Update – Town Manager Tolbert stated there had been a brief delay due to the winter weather events; and explained staff would continue to keep Council updated. Discussion took place regarding water and sewer usage fees; and the project timeline.
- iv. Transportation Planning Organization (TPO) – Hunter Staszak – TPO 101 Presentation – (Item was moved to the beginning of the meeting).

B. Town Clerk

- i. Board and Committee Appointments - Town Clerk Angie Lord provided an update on upcoming 2026 appointments needed for Board and Committees; explained some terms would expire March 31<sup>st</sup>; referenced other vacancies; spoke to applications received; to the need for additional applications for P & R, the Lewisville Beautification Committee; and Area 2 of the Municipal Service District; to the process for appointments in March; and stated staff would conduct interviews between February 13<sup>th</sup> and February 18<sup>th</sup>, with recommendations being presented to Council at the March 5<sup>th</sup> Briefing.
- ii. Town Council Rescheduled Retreat – February 6 & 7, Town Hall
- iii. Blood Drive – February 11, MAWCC
- iv. Town Council Regular Meeting – February 12
- v. Town of Lewisville Public Art Committee Arts Alive Art Show February 20 – May 3, MAWCC
- vi. Special Projects Review Committee – Grant Applications – Town Clerk Lord explained the revised procedures; and spoke to communications to the public for grant requests.

C. Public Works Director

- i. Moser Property Update – Public Works Director Hanna provided an update on the project; spoke to well abandonments; to creation of pathways; and explained future phases.
- ii. Ridgecrest Tree Replacement Phase 2 – Public Works Director Hanna shared an image of tree root damages to sidewalks; and explained the process of replacement of trees in a few remaining neighborhoods.

(A copy of the image is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).

Councilmember Allen left the meeting at 8:00 PM and returned at 8:02 PM

- iii. Grinder Pumps at Jack Warren Park – Public Works Director Hanna explained the malfunction of the grinder pumps; costs associated with replacement of the pumps at \$49,000; and spoke to Town Manager authority.

D. Community Center Operations Manager

- i. Quarterly Report – Community Center Operations Manager Brian Moore provided images of the quarterly report; explained program schedules, fee structures, revenues, and types of events. Discussion took place regarding additional programming.

(A copy of the Report is referenced below and is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).

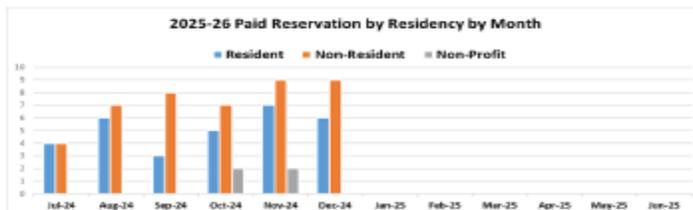
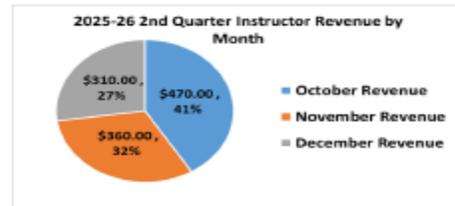
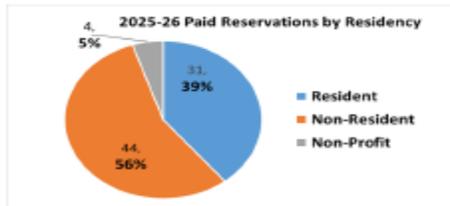
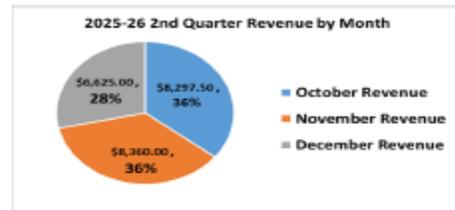
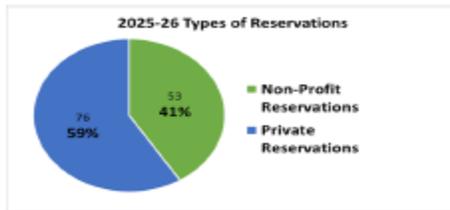
Programs	Schedule	Time	Room(s)	Shallow Ford Grant	Charge
<b>2nd Quarter 2025-2026</b>					
American Mahjong	Monday's in October, November, December	1:00pm-5:00pm	Vienna	No	Free
Blood Drive	October 8, December 3	1:00pm-5:30pm	Shallow Ford/Lewisville	No	Free
Card Game Group	Wednesday's in October, November, December	1:00pm-4:00pm	Vienna	No	Free
Colored Pencil Explorers	October 11, November 8	11:00am-3:30pm	Magnolia	No	Free
Colored Pencil Open Draw	Monday's in October, November, December	10:00am-12:00pm	Magnolia	No	Free
Drawing Animals	October 2, 9, 23, 30, November 6, & 13	1:00pm-3:15pm	Magnolia	No	Free for the 6 classes
Family Art Drop In	October 18, November 15, December 20	12:00pm-3:00pm	Magnolia	Yes (Arts Council of W/5-FC)	\$80
Training School - Simple Steps to Revolve Your Art	October 9	9:30am-12:30pm	Shallow Ford	Yes (Associated Artists of W-5)	\$10 for members/\$15 for non-members
Free Lego Ornament Make and Take Workshop	December 13	10:00am-12:00pm	Magnolia/Great Wagon	No	Free
Free Ornament Marbling Make and Take Workshop	December 13	2:00pm-5:15pm	Magnolia	No	Free
Introduction to Gel Plate Printing	November 16	2:30pm-4:30pm & 6:30pm-8:30pm	Magnolia	No	Free
Introduction to Realistic Drawing	November 8	1:00pm-4:00pm	Vienna	Yes (Associated Artists of W-5)	\$10 for members/\$15 for non-members
Jewelry Making Class	October 8	9:00am-11:00am & 11:30am-1:30pm	Magnolia	No	\$20 per class
Team to Play Fudge	Tuesday's in October, November, December	2:00pm-4:00pm	Vienna	No	Free
Line Dancing	Tuesday's in October, November, December	5:30pm-7:30pm	Lewisville/Vienna	No	\$7 per class
Marlene Kuser Art Class	October 16, November 20, December 18	3:00pm-5:00pm	Magnolia	Yes (Arts Council of W/5-FC)	Free
MixedMedia Class	Wednesday's in October, November, December	6:30pm-7:30pm	Lewisville	No	\$10 per class
Mobility and Flexibility for Seniors	Monday's and Wednesday's in October, November, December	11:00am-12:00pm	Lewisville	No	\$100 for the month of classes
Mommy and Me Class - Music & Movement	Tuesday's and Thursday's in October, November, December	10:00am-11:00am	Lewisville	No	\$57 for the month of classes
Mommy and Me Class - Preschool Playgroup	Tuesday's in October, November, December	1:15pm-2:00pm	Lewisville	No	\$57 for the month of classes
Opera Lite	October 26	3:00pm-5:00pm	Shallow Ford/Lewisville	Yes (Piedmont Opera)	\$15 per person
Reynolds Discovery Lessons	November 14	10:00am-12:00pm	Magnolia	Yes (Reynolds House)	\$3 per child
Story Time Series	October 18, November 15, December 20	10:30am-11:30am	Magnolia	Yes (Arts Council of W/5-FC)	Free
Storytelling in Your Art: Unlock Your Creativity	November 1	9:00am-4:00pm	Magnolia	No	\$90
Ta-Chi Class	Friday's in October, November, December	9:00am-10:00am	Lewisville/Vienna	No	\$2 donation suggested
The Singing Circle	October 2, November 6, December 4	6:00pm-7:00pm	Vienna	No	Free
Words as Art	October 12	1:00pm-4:00pm	Magnolia	Yes (Associated Artists of W-5)	\$20 for members/\$25 for non-members
Writing Stories for Your Life	October 13, November 10, December 8	10:00am-12:00pm	Great Wagon	No	Free
Yoga Class	Tuesday's in October, November, December	6:00pm-7:00pm	Magnolia	No	Free
Zumba Class	Monday's in October, November, December	6:30pm-7:30pm	Lewisville	No	\$7 per class

Non-Profit	Type of Event	Date	Time Reserved	Room(s) Reserved	Fee
<b>1st Quarter 2025-2026</b>					
Lewisville Historical Society	Membership Meeting	November 10	4:00pm-9:00pm	Shallow Ford/Kitchen	\$ -
Lewisville Civic Club	Membership Meeting	November 20	5:00pm-8:30pm	Shallow Ford/Kitchen	\$ -
Piedmont Flyers	Candidate Forum	October 16	5:30pm-9:30pm	Shallow Ford/Lewisville/Vienna	\$ -
Girl Scout Troop 10231	Bi-weekly meeting	October 27, November 24, December 29	6:00pm-7:30pm	Great Wagon	\$ -
Girl Scout Troop 40052	Bi-weekly meeting	October 6, 20, November 3, 17, December 15, 29	6:30pm-8:00pm	Shallow Ford	\$ -
American Legion Post 522	Monthly Meeting	October 2, 16, 30, November 13, December 11	6:30pm-7:30pm	Vienna	\$ -
Forsyth County Fire Historical Society	Fundraiser Banquet	October 2, November 6, December 4	7:00pm-9:30pm	Lewisville or Shallow Ford/Kitchen	\$ -
Bete Grove HOA	Annual Meeting	October 4	2:00pm-10:00pm	Shallow Ford/Lewisville/Vienna/Kitchen	\$ 737.50
Carson Creek HOA	Annual Meeting	October 9	5:00pm-9:00pm	Shallow Ford	\$ -
NCLM	RMS Conference	October 14	6:00pm-8:30pm	Shallow Ford	\$ -
Shallowford Lakes HOA	Annual Meeting	October 16	7:30am-4:00pm	Shallow Ford/Lewisville/Vienna/Kitchen	\$ -
Brook Acres Farm HOA	Annual Meeting	October 26	3:00pm-7:00pm	Magnolia	\$ 50.00
Reagan HS Field Hockey	Banquet	October 27	5:00pm-9:00pm	Shallow Ford	\$ -
Forsyth County Board of Elections	Municipal Election	October 30	5:00pm-9:00pm	Shallow Ford/Lewisville/Kitchen	\$ 150.00
DaL Grove HOA	Annual Meeting	November 4	6:00am-7:00pm	Shallow Ford/Kitchen	\$ -
Reagan HS Marching Band	End of Season Banquet	November 12	6:00pm-8:00pm	Shallow Ford	\$ -
Lewisville Garden Club	Meeting	November 16	5:30pm-9:00pm	Shallow Ford/Lewisville/Vienna/Kitchen	\$ 475.00
Winston-Salem Area Transportation Planning Organization	Meeting/Reception	November 19	9:30am-1:00pm	Magnolia	\$ -
West Forsyth HS Field Hockey	Meeting/Reception	November 20	12:00pm-6:00pm	Lewisville/Vienna	\$ -
Shanrock HOA	End of Season Banquet	November 21	5:30pm-8:00pm	Vienna	\$ 100.00
Lewisville Methodist Church Preschool	Annual Meeting	December 4	6:00pm-7:30pm	Lewisville	\$ -
Lewisville Fire Department	Staff Meeting	December 9	4:00pm-9:00pm	Shallow Ford/Kitchen	\$ -
Representative Harrison	Annual Dinner	December 11	12:00pm-9:00pm	Shallow Ford/Lewisville/Vienna/Kitchen	\$ -
Brook Forest HOA	Mobile Office Hours	December 17	11:00am-2:00pm	Great Wagon	\$ -
	Annual Meeting	December 17	5:30pm-7:30pm	Magnolia	\$ -

Type of Reservation	Date	Time Frame	Room(s) Rented	Revenue	Resident
Rehearsal Dinner	October 1, 2025	2:00pm-10:00pm	Shallow Ford/Kitchen	\$ 575.00	N
Reynolds Rotary Club Meeting	October 3, 2025	11:00am-3:00pm	Shallow Ford	\$ 300.00	N
Birthday Party	October 3, 2025	4:00pm-10:00pm	Shallow Ford/Lewisville/Vienna/Kitchen	\$ 1,675.00	N
Birthday Party	October 4, 2025	1:00pm-5:00pm	Magnolia	\$ 200.00	N
Forsyth County Fire Historical Society Fundraiser	October 4, 2025	2:00pm-10:00pm	Shallow Ford/Lewisville/Vienna/Kitchen	\$ 737.50	NP
Miracles in Sight Conference	October 6, 2025	9:00am-4:30pm	Shallow Ford/Kitchen	\$ 475.00	Y
Miracles in Sight Conference	October 7, 2025	9:00am-5:00pm	Shallow Ford/Kitchen	\$ 475.00	Y
Fundraiser	October 11, 2025	10:00am-10:00pm	Shallow Ford/Lewisville/Vienna/Kitchen	\$ 2,475.00	N
Anniversary Party	October 18, 2025	12:00pm-4:00pm	Lewisville	\$ 400.00	N
Birthday Party	October 19, 2025	4:00pm-8:00pm	Shallow Ford	\$ 75.00	Y
<i>Charge for staying 1 hour past reservation time</i>					
				\$ 200.00	Y
<i>Charged for staying 1 hour past reservation time and damage to wall in hallway</i>					
				\$ 85.00	
Financial Educational Seminar	October 23, 2025	5:00pm-9:00pm	Shallow Ford	\$ 200.00	Y
Birthday Party	October 26, 2025	3:00pm-6:00pm	Great Wagon	\$ 75.00	Y
Neighborhood Meeting for Property Rezoning	October 28, 2025	4:00pm-8:00pm	Magnolia	\$ 200.00	N
Reagan HS Field Hockey Banquet	October 30, 2025	5:00pm-9:00pm	Shallow Ford/Lewisville/Kitchen	\$ 150.00	NP
<b>October Revenue</b>					
				\$ 8,287.50	
NC Society of Mayflower Descendants Meeting	November 1, 2025	10:00am-5:00pm	Shallow Ford/Lewisville/Kitchen	\$ 950.00	Y
Birthday Party	November 2, 2025	12:00pm-5:00pm	Shallow Ford/Lewisville/Kitchen	\$ 900.00	N
Business Meeting	November 3, 2025	11:00am-4:00pm	Great Wagon	\$ 225.00	N
Baby Shower	November 6, 2025	1:00pm-8:00pm	Shallow Ford/Kitchen	\$ 425.00	Y
<i>Charged for staying 1 hour past reservation time and extra cleaning</i>					
				\$ 85	
Birthday Party	November 8, 2025	1:00pm-5:00pm	Magnolia	\$ 100.00	Y
Birthday Party	November 9, 2025	12:00pm-5:00pm	Magnolia	\$ 125.00	Y
Southwest Little League Annual Meeting	November 13, 2025	7:00pm-9:00pm	Lewisville	\$ 400.00	N
Birthday Party	November 14, 2025	2:00pm-10:00pm	Shallow Ford/Lewisville/Kitchen	\$ 1,275.00	N
Birthday Party	November 15, 2025	11:00am-3:00pm	Shallow Ford	\$ 200.00	Y
Birthday Party	November 15, 2025	12:00pm-4:00pm	Vienna	\$ 200.00	Y
Bridal Shower	November 15, 2025	3:00pm-10:00pm	Lewisville	\$ 625.00	N
Reagan HS Marching Band	November 16, 2025	4:00pm-9:00pm	Shallow Ford/Lewisville/Vienna/Kitchen	\$ 475.00	NP
Educational Workshop	November 18, 2025	12:00pm-4:00pm	Shallow Ford/Kitchen	\$ 375.00	N
West Forsyth HS Field Hockey	November 21, 2025	5:30pm-8:00pm	Vienna	\$ 100.00	NP
Birthday Party	November 22, 2025	12:00pm-4:00pm	Shallow Ford	\$ 300.00	N
Baby Shower	November 22, 2025	4:00pm-9:30pm	Lewisville/Vienna	\$ 950.00	N
Thanksgiving Lunch for FCSO Deputies	November 23, 2025	11:00am-9:00pm	Shallow Ford/Kitchen	\$ -	Staff One Time Use
Birthday Party	November 23, 2025	12:00pm-5:00pm	Vienna	\$ 350.00	N
Birthday Party	November 23, 2025	1:00pm-5:00pm	Lewisville	\$ 300.00	Y
<b>November Revenue</b>					
				\$ 8,360.00	
Christmas Party	December 6, 2025	3:00pm-8:00pm	Shallow Ford/Lewisville/Kitchen	\$ 900.00	N
Triad German Club Christmas Party	December 7, 2025	1:00pm-5:00pm	Shallow Ford/Kitchen	\$ 275.00	Y
Baby Shower	December 7, 2025	2:00pm-7:00pm	Vienna	\$ 250.00	Y
Christmas Party	December 7, 2025	4:30pm-8:30pm	Lewisville	\$ 400.00	N
Birthday Party	December 13, 2025	10:00am-2:00pm	Shallow Ford	\$ 300.00	N
Company Christmas Party	December 13, 2025	4:00pm-9:00pm	Shallow Ford/Lewisville/Kitchen	\$ 900.00	N
Birthday Party	December 13, 2025	4:00pm-9:00pm	Vienna	\$ 350.00	N
Practicing Yoga	December 14, 2025	10:00am-2:00pm	Lewisville	\$ 400.00	N
Birthday Party	December 14, 2025	10:00am-2:00pm	Magnolia	\$ 100.00	Y
Forsyth Country Day School Holiday Party	December 17, 2025	3:30pm-7:30pm	Shallow Ford/Kitchen	\$ 275.00	Y
Christmas Party	December 19, 2025	4:00pm-10:00pm	Shallow Ford/Lewisville/Kitchen	\$ 1,025.00	N
Christmas Party	December 20, 2025	12:00pm-6:00pm	Shallow Ford/Kitchen	\$ 375.00	Y
Birthday Party	December 20, 2025	12:00pm-4:00pm	Vienna	\$ 300.00	N
Graduation Party	December 20, 2025	1:00pm-5:00pm	Lewisville	\$ 300.00	Y
Anniversary Party	December 21, 2025	5:00pm-10:00pm	Lewisville	\$ 475.00	N
<b>December Revenue</b>					
				\$ 6,625.00	
				<b>2nd Quarter Revenue</b>	\$ 23,282.50
				<b>Fiscal Year Total</b>	\$ 40,802.50

	Oct-24	Nov-24	Dec-24	Total
Non-Profit Reservations	15	13	10	38
Private Reservations	17	17	15	49
Programs	82	65	61	208
	209	95	84	296

Combined Reservations	82
# of Programs	208



**5. Tentative Agenda Items for Regular Meeting on February 12, 2026**

**A. Consent Agenda**

- i. Resolution 2026 – 005 – Financial Statements for Six Months Ended December 31, 2025
- ii. Approval of Draft Agenda Briefing Minutes – December 22, 2025
- iii. Approval of Draft Town Council Minutes – January 8, 2026

**B. Introductions, Recognitions, Presentations and/or Proclamations**

- i. Presentations
  - a. Sheriff's Office

**C. Public Hearing**

- i. Ordinance 2026-005 – Amend Zoning Map of the Town of Lewisville for ForeStar McAdams to Rezone Seven Properties, (+-) 20.4 Acres at Corner of Lewisville-Vienna and Robinhood Road – Planning Director Lynn Cochran explained briefly the item to be considered; and referenced site and concept plans. Discussions took place regarding compliance with the Comprehensive Plan; appropriate uses; reasonableness and consistencies; traffic impact study triggers; and fire codes.

**D. Old Business – None**

**E. New Business**

- i. Resolution 2026- 006 –Call Public Hearing for Annexation Petition - 9420 Shallowford Road – Town Clerk Lord referenced Council direction to investigate the petition; provided information for the request; and stated the resolution would allow staff to advertise for a public hearing on March 12, 2026.

(A copy of the Certificate of Sufficiency and petition documents are filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).

i. Resolution 2026-007 – Memorandum of Understanding (MOU) with Winston-Salem Urban Area Transportation Planning Organization (WSUATPO) – Town Manager Tolbert stated the need to renew the MOU every 10 years; and spoke to the partnership.

(A copy of the Memorandum of Understanding (MOU) is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).

ii. Ordinance 2026-006 to Accept Public Street Maintenance and Public Dedication of Sedgewick Ridge Road and Amber Forest Lane – Public Works Director Hanna highlighted the ownership of sections of streets already owned by the town; shared a map of referenced streets; and that Council would be requested to consider approval of the named street acceptances.

(A copy of the map is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).

6. **For the Good of the Order** – Discussion ensued regarding the work on trash and recycling collections during the winter events. Mayor Carter extended an invitation to Council for an Indian festival at the Mary Alice Warren Community Center.

7. **Adjournment** – Councilmember Newsome moved to adjourn the meeting at 9:09 PM. The motion was seconded by Councilmember Franklin and approved unanimously.

\_\_\_\_\_  
Billy Carter, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Angela Lord, Town Clerk



**Lewisville Town Council  
Regular Meeting Agenda  
February 6, 2026 – 6:00 PM  
February 7, 2026 – 9:00 AM  
Lewisville Town Hall 1<sup>st</sup> Floor Council Chamber  
6510 Shallowford Road**

**1. Call to Order**

- A. Roll Call - Mayor Carter opened the meeting at 6:00 PM. In attendance were Mayor Billy Carter, Mayor Pro-Tem Stacy Howard and Councilmembers Brady Allen, Fred Franklin, Gerry Gallagher, Suzanne Newsome, and Mack Wilder. Also attending were Town Manager Stacy Tolbert, Town Clerk Angie Lord, Finance Director Pam Orrell, Public Works Director Jon Hanna, and Planning Director Lynn Cochran.
- B. Adoption of Agenda – Councilmember Newsome moved to approve the agenda. The motion was seconded by Councilmember Allen and approved unanimously.

- 2. Retreat Purpose – Town Manager Stacy Tolbert** – Town Manager Stacy Tolbert made a PowerPoint Presentation; reviewed the agenda for the retreat; spoke to staff presentations; to engagement of Council; highlighted the purpose of the retreat; a visioning session; and explained a “get to know you” segment. Council and staff provided snap shots of experiences, hobbies, and interests. Town Manager Tolbert spoke to the annual retreat meeting; structured work sessions; and to collaboration and forward-thinking opportunities.

- 3. 2026-2027 Town of Lewisville Vision** – Town Manager Tolbert explained Council visions and brainstorming activity; the scoring process, next steps, and team building; referenced Lewisville Tasks and Projects from 2025; and spoke to prioritization for town operations.

Mayor Carter distributed personal ideas and vision documents. Discussion took place regarding a potential bond referendum; tax increases; collaboration with current neighborhood pools; Aqua Tots; conservative spending; community surveys; “Shop Local” and “Juneteenth” resolutions; an Economic Development Committee; State and locally maintained roads; and a North Carolina Department of Transportation (NCDOT) agreement.

Town Manager Tolbert provided vision and ideas on charts for Council to vote on using an honor system, with one vote per item per Council member. The below chart outlines visions, and votes of Council.

It was the consensus of Council to direct staff to focus on items obtaining a quorum of votes.

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2026 Lewisville Town Council Retreat	
Brainstorming Vision & Ideas	
# of Council Votes	Vision & Idea
6	NCDOT Snow & Ice Agreement
6	Walkable/Lively Downtown
6	Partnership with Small Business
5	Pedestrian Connectivity Town Hall to Public Works
5	History/Photos in MAWCC
4	Clark Williams Property
4	Town Sponsored Pool Days
4	10 year Plan for Pool
4	Juneteenth Festival
Items Requiring Further Discussion	
3	Community Pool Bond Referendum
3	Drone Show in 2027
3	Dog Park
3	65+ Bingo Night at MAWCC
Other Items - No Council Concensus	
2	Fireworks in 2027
2	Variety at the Square
2	Shops/Art/Bistro in Downtown
1	Resident Assess & Benefits Card
0	Lewisville-Clemmons Police Department

**4. For the Good of the Order**

Councilmember Franklin requested vision and ideas with 3 votes be held for future research and discussions.

5. **Recess** – Mayor Pro-Tem Howard moved to recess the meeting at 9:17 PM and to reconvene at 9:00 AM on February 7, 2026. Councilmember Franklin seconded the motion and motion passed unanimously.

**6. Call to Order and Reconvene Meeting from February 6, 2026 –**

In attendance were Mayor Billy Carter, Mayor Pro-Tem Stacy Howard and Councilmembers Brady Allen, Fred Franklin, Gerry Gallagher, Suzanne Newsome, and Mack Wilder. 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 Al Andrews.

7. **Planning & Processes 101 – Planning Director Lynn Cochran** – Planning Director Lynn Cochran continued the PPP; explained the purpose of planning; how planning worked; referenced the Lewisville Tomorrow Comprehensive Plan (Comp Plan); outlined North Carolina General Statute 160D for Local Planning and Development Regulation; enabling and restricting statutes; highlighted the Neighborhood Center page of the Comp Plan; reviewed the Lewisville Unified Development Ordinance (UDO) as a practical application of the Comp Plan; and spoke to changes in chapters (administrative regulations, zoning standards, environmental regulations; subdivision ordinance). Director Cochran continued by explaining staff, Zoning Board of Adjustment, Planning Board, and Council roles; highlighted

decision-making procedures; referenced legislative decision-making guidelines; administrative review processes; outlined Evidentiary Reviews and Decisions (Quasi-Judicial); Special Use Permits, Variances, and Appeals; and highlighted UDO Legislative Decision Process.

Councilmember Allen requested public hearing motions be provided on the Dias.

Discussion ensued regarding frequency of updates to the Comp Plan; the Downtown Overlay; public hearing requirements; and Technical Review Committee processes.

Attorney Al Andrews provided an in-depth overview of the quasi-judicial process; spoke to community standards; and to property and developer rights.

Mayor Carter declared a break at 10:33 AM. Council reconvened at 10:48 AM with all members in attendance. Attorney Andrews left the meeting at 10:33 AM.

8. **Operations and Maintenance (O & M) Asset Management – Public Works Director Jon Hanna -** Public Works Director Jon Hanna continued the PPP; spoke to resident impact operations; provided an overview of stormwater infrastructure, street maintenance and facilities, parks, and properties; highlighted stormwater runoff pollutes; permitting and compliance; Lewisville MS4 (Municipal Separate Storm Sewer System); spoke to required minimum measurements; reviewed public education and involvement; illicit discharge detection; construction and post construction site runoff controls; pollution prevention and good housekeeping for municipal operations; explained construction site runoff controls would likely change; the current agreement with Winston Salem Forsyth County for inspections; voiced concerns with runoff to Lake Desmond at Willow Run; spoke to violations; expressed the need for infrastructure improvements and repairs; explained impact of bad stormwater effects on roadways; spoke to proactive and reactive paving projects; estimated costs associated with improvements and repairs; and outlined facilities, parks, and properties owned by the Town. Discussion continued regarding state mandates; the need for a full-time engineer; utility fees; car taxes; pavement and condition studies; and stormwater impact fees.
9. Mayor Carter declared a lunch break at 12:00 PM. Council reconvened at 12:39 PM with all members in attendance.
10. **What We've Heard – Town Manager Stacy Tolbert**  
Town Manager Tolbert provided a high-level overview of the visioning process; reviewed of visions and ideas; spoke to staff research; to upcoming briefing agendas; referenced conversations about tax rates; vacant staff positions; and spoke to forward thinking and budget allocations.
11. **Budget Preparation/Impacts – Finance Director Pam Orrell –** Finance Director Pam Orrell continued the PPP; spoke to visioning ideas; outlined process for consideration; requirements for public purpose; stated North Carolina was a Dillon Rule state in which the state provided authority to municipalities; spoke to determinations of operating or capital expenses; explained regulations to pay for operating expenses with operating revenues; outlined general fund revenue sources; explained Council could only control property tax; provided detailed example of property tax for operating expenses; reviewed tax rates; and the history of property taxes. Director Orrell spoke to the general operating funds; review of revenues during budget season; highlighted capital expenses and revenues; budget allocation requirements; project management; referenced the lifecycle of newly purchased or constructed assets; referenced grant from the North Carolina Parks and Recreation Trust Fund (NC PARTF); and outlined the best practices in Local Government Finance.

Discussion ensued regarding property taxes; reserve funding; requirements for fund balances; and potential placement of staff positions.

**12. For the good of the Order** – Mayor Carter reviewed ideas and vision next steps; spoke to a community survey; and to attendance of a Boy Scout event. Discussion continued regarding data and outreach from a previous survey; and to marketing strategies. Mayor Carter requested council support for future discussions. It was the consensus of Council to revisit a future survey.

**13. Adjournment** – Having no other business to discuss, Councilmember Newsome moved to adjourn the meeting at 2:06 PM. Councilmember Gallagher seconded the motion and motion passed unanimously.

(A copy of the PowerPoint Presentation is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes).

ATTEST:

\_\_\_\_\_  
Billy Carter, Jr., Mayor

\_\_\_\_\_  
Angela Lord, Town Clerk



**Lewisville Town Council  
Regular Meeting Agenda  
February 12, 2026 – 6:00 PM  
Lewisville Town Hall 1<sup>st</sup> Floor Council Chamber  
6510 Shallowford Road**

**1. Call to Order:**

A. Roll Call

Mayor Carter opened the meeting at 6:00 PM. In attendance were Mayor Billy Carter, Mayor Pro-Tem Stacy Howard and Councilmembers Brady Allen, Fred Franklin, Gerry Gallagher, Suzanne Newsome, and Mack Wilder. Also, in attendance 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 Al Andrews.

B. Invocation – Councilmember Allen

C. Pledge of Allegiance – Councilmember Newsome

D. Adoption of Agenda

Moved by Councilmember Newsome, seconded by Councilmember Franklin to approve the agenda. The motion was approved unanimously.

**2. Consent Agenda** – Town Manager Stacy Tolbert read the consent agenda items into the record. Moved by Mayor Pro-Tem Howard, seconded by Councilmember Allen to approve the consent agenda. The motion to approve the consent agenda carried unanimously.

A. Resolution 2026 – 005 – Financial Statements for Six Months Ended December 31, 2025

**RESOLUTION 2026-005 – RESOLUTION 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 six months ended December 31, 2025;

WHEREAS, the Finance Officer did not report any unusual expenditures; and

NOW, THEREFORE BE IT RESOLVED THAT the Lewisville Town Council accepts the Revenue Statement Summary and the Encumbrances and Expenditure Statement Summary for the six months ended December 31, 2025 and incorporated herein.

(Signed) Mayor Billy Carter, Jr.

*(A copy of the Financial Statement is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes.)*

B. Approval of Draft Agenda Briefing Minutes – December 22, 2025

Motion to adopt the December 22, 2025 Town Council Briefing and Action Minutes were approved.

C. Approval of Draft Town Council Minutes – January 8, 2026

Motion to adopt the January 8, 2026 Town Council Regular Meeting Minutes were approved.

**3. Introductions, Recognitions, Presentations and/or Proclamations**

A. Proclamation

- i. 2026-001 Proclamation - Proclaim February 2026 Black History Month – Mayor Carter read the proclamation into the record; spoke to the honor of serving as the first black Mayor in Lewisville; and presented the proclamation to New Hope African Methodist Episcopal (AME) Zion Church.

**B. Presentations**

**i. Sheriff's Office - Sergeant PJ Stringer shared updated call stats.**

2026													
TYPE OF INCIDENT	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Total calls for service	681												
Security Check	357												
Traffic Arrest / Violation	3												
Alarm	9												
Priority Call Response Time	4.6												
													913
2025													
TYPE OF INCIDENT	JAN	FEB	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Total calls for service	670												
Security Check	364												
Traffic Arrest / Violation	18												
Alarm	16												
Priority Call Response Time	5.9												

**4. Public Forum**

- A. Speakers from the Floor: Mayor Carter made a statement to clarify recent social media activity. The following speakers voiced concerns regarding social media posts, cost associated with a community pool, fireworks and drones, taxes, accuracy issues, the need for leaf and limb services, and policy violations: Carolyn Fulton; Yvonne Hall; Leon Fulton; Susan Frey; Tammy McAllister; Jenna Carr; Steve Thompson; and Monte Long.
- B. Written comments: There were no written comments.

**5. Public Hearing**

- A. Ordinance 2026-005 – Amend Zoning Map of the Town of Lewisville for ForeStar McAdams to Rezone Seven Properties, (+/-) 20.4 Acres at Corner of Lewisville-Vienna and Robinhood Road – Planning Director Lynn Cochran presented the item; made a PowerPoint Presentation (PPP); reviewed the request; presented maps, aerial photographs and diagrams to illustrate the site and surrounding property; spoke to a traffic impact analysis; and referenced a concept plan. Fox Rothschild, LLP Attorney Tom Terrell made a PPP; provided an overview of the property; maps and images; highlighted the Northeast Area Plan; and density and traffic.

Discussion took place regarding traffic impact accuracies; designated turn lanes; proposed conditions; and connectivity and grading restrictions.

ForeStar, Sean Talbott commended staff; and read a letter from the property owners regarding sale of the property and support of the project.

Public Hearing

The following speakers voiced opposition and concerns regarding Department of Transportation lanes; egress and ingress; the Planning Board vote; traffic impact; a concept plan; the need for an additional entrance and exit; proximity to Lewisville Middle School; curb appeal; rental properties; and the developers.

Chip Lenier; Charles Duryea; Robert Faren; Steve Thompson; Jenna Carr; Betty Judy; Derek Ritaker; and Susan Frey

Attorney Terrell highlighted the Lewisville Comprehensive Plan; referenced meetings with current property residents; and spoke to the fulfillment of the Lewisville vision.

McAdams Engineering, Brent Nesom spoke to traffic impact on the school.

Discussion continued regarding consulting with the North Carolina Department of Transportation; developer regulations; turn lanes and traffic circle; topography and retention pond requirements; public right of ways; Technical Review Committee reviews; site plans; appropriate uses; and the area character.

Mayor Carter closed the public hearing.

Moved by Councilmember Newsome, seconded by Councilmember Franklin to approve Ordinance 2026-005. Motion failed on a vote of 4 – 3 with Mayor Carter, Mayor Pro-Tem Howard and Councilmembers Allen and Gallagher voting ‘No’. Ordinance 2026-005 failed.

*(A copy of the PowerPoint Presentations are filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes.)*

## 6. New Business

### A. Resolution 2026- 006 –Call Public Hearing for Annexation Petition - 9420 Shallowford Road – Lewisville Volunteer Fire Department Station #13

Town Clerk Angie Lord stated staff received a petition request for 9420 Shallowford Road, Lewisville Volunteer Fire Department, Station 13 on December 2, 2025; referenced Council direction on January 8, 2026 for an investigation of sufficiency; stated the petition met requirements; and explained the need to approve the resolution to advertise for a public hearing on March 12, 2026.

Moved by Councilmember Franklin, seconded by Mayor Pro-Tem Howard to approve Resolution 2026-006. The motion carried unanimously.

#### RESOLUTION 2026-006 CALL A PUBLIC HEARING ON ANNEXATION AT 9420 SHALLOWFORD ROAD

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

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

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 March 12, 2026 at 6:00 PM.

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

PIN 5855-65-2445 – 9420 Shallowford Road, Lewisville, NC 27023

#### OFFICIAL METES AND BOUNDS FOLLOW:

##### TRACT 1

THE BEGINNING POINT for this description is found by going South  $87^{\circ}40'00''$  East 267.20 feet from a  $\frac{1}{4}''$  existing iron pin on the north edge of the West Bend Properties, LLC property (Block 4423, Lot 25A; DB 2571, pg 2584) at a point which is a southwest corner for Lot 24D and a southeast corner for Lot 4C of Block 4423, to an iron rebar set. From said Beginning Point on a new line for Messick going North  $11^{\circ}02'23''$  East 651.22 feet to an iron rebar set on the south edge of the right-of-way for Shallowford Road; thence with the south right-of-way of Shallowford Road the following courses and distances: South  $73^{\circ}32'32''$  East a chord distance of 87.93 feet to a point (L=87.93 and R=4109.39); thence South  $04^{\circ}25'48''$  West 22.87 feet to a point; thence North  $87^{\circ}01'26''$  West 107.28 feet to a point in the south right-of way line of Shallowford Road; thence continuing with the south right-of-way of Shallowford Road South  $76^{\circ}35'01''$  East a chord distance of 130.10 feet (L=130.10 and R=4109.39) to a pk nail set in the south edge of the right-of-way of Shallowford Road where it intersects with the 50 foot public right-of-way of Williams Road; thence from the pk nail at the intersection along the right-of-way of Williams Road South  $39^{\circ}39'30''$  West a chord distance of 740.03 feet to a point (L=740.08 and R=18789.04) on the right-of way; thence departing the right-of-way going North

87° 40' 00" West 204.62 feet to the point and place of Beginning, and being 5.27 acres, more or less, as surveyed and platted by Allied Land Surveying Company, PA on September 20, 2006, and identified thereon as Job No. 10-157, the same currently being identified as Lot 131 (formerly identified as part of Lots 4C and 24D) of Block 4423, Deed Book 1979, page 1139 (Tract No. 4), owned by James E. Messick, Jr. and wife, Jean M. Messick, of Shallowford Road, Williams Road, Lewisville, NC 27023.

TRACT 2

THE BELOW DESCRIBED TRACT IS PROVIDED BY QUITCLAIM ONLY AND CONSISTS OF .03 ACRES, MORE OR LESS. The Beginning Point for this description is the northeast most corner of Lot 4C of Block 4423, on the south edge of the right-of-way of Shallowford Road. Going thence from said Beginning Point South 74° 54' 57" East a chord distance of 109.12 feet (L=109.12 and R=4109.39) to a point; thence North 87° 01' 26" West 107.28 feet to a point; thence with the east line of Lot 4C, North 04° 25' 48" East 22.87 feet to the point and place of Beginning and being .03 acres, more or less, as surveyed and platted by Allied Land Surveying Company, PA on 9/20/06, and identified thereon as Job No. 10-157.

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.

(Signed) Mayor Billy Carter, Jr.

*(A copy of the Certificate of Sufficiency is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes.)*

B. Resolution 2026-007 – Memorandum of Understanding (MOU) with Winston-Salem Urban Area Transportation Planning Organization (WSUATPO)

Town Manager Tolbert explained the document for the Town to continue membership in the Transportation Planning Organization (TPO) for collaboration on transportation planning and improvements in the area.

Moved by Councilmember Gallagher, seconded by Councilmember Wilder to adopt Resolution 2026-007. Motion carried unanimously.

**RESOLUTION 2026-007 TO ENTER INTO A MEMORADUM OF UNDERSTANDING (MOU) WITH THE WINSTON-SALEM URBAN AREA TRANSPORTATION PLANNING ORGANIZATION (WSUATPO)**

WHEREAS, it is recognized that a proper transportation system to support movement within and through the Winston-Salem Urban Area Transportation Planning Organization (WSUATPO) area is highly desirable element of a comprehensive plan for the orderly growth and development of the area;

WHEREAS, there are a number of governmental jurisdictions within the WSUATPO urbanized area which have been authorized with implementation and regulatory responsibilities for transportation by North Carolina General Statutes;

WHEREAS, it is desirable that coordinated, comprehensive and cooperative transportation planning processes be maintained in the WSUATPO's urbanized area to ensure that the transportation system is maintained on an efficient and economical basis commensurate with the public health, safety and welfare;

WHEREAS, a Memorandum of Understanding between the Town of Bermuda Run, Town of Bethania, Village of Clemmons, Town of Kernersville, City of King, Town of Lewisville, Town of Midway, Town of

Rural Hall, Village of Tobacoville, Town of Walkertown, Town of Wallburg, City of Winston-Salem, Davidson County, Davie County, Forsyth County, Stokes County, Winston-Salem Transit Authority (WSTA) and the North Carolina Department of Transportation has been entered into that sets forth the responsibilities and working arrangements for maintaining a continuing, comprehensive and cooperative transportation planning process; and

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWN OF LEWISVILLE, NORTH CAROLINA:

That the Memorandum of Understanding between the Town of Bermuda Run, Town of Bethania, Village of Clemmons, Town of Kernersville, City of King, Town of Lewisville, Town of Midway, Town of Rural Hall, Village of Tobacoville, Town of Walkertown, Town of Wallburg, City of Winston-Salem, Davidson County, Davie County, Forsyth County, Stokes County, Winston-Salem Transit Authority (WSTA), and the North Carolina Department of Transportation be approved and that the Mayor and Town Clerk are hereby directed to enter into and execute the Memorandum of Understanding.

(Signed) Mayor Billy Carter, Jr.

*(A copy of the Memorandum of Understanding is filed in Exhibit Folder February 2026, which is hereby referred to and made a part of these minutes.)*

C. Ordinance 2026-006 to Accept Public Street Maintenance and Public Dedication of Sedgewick Ridge Road and Amber Forest Lane

Public Works Director Jon Hanna referenced existing streets; additional acceptance; and spoke to the North Carolina Department of Transportation (NCDOT) standards.

Moved by Councilmember Franklin, seconded by Councilmember Gallagher to adopt Ordinance 2026-006. Motion carried unanimously.

ORDINANCE 2026-006 TO ACCEPT PUBLIC STREET MAINTENANCE AND PUBLIC DEDICATION OF SEDGEWICK RIDGE ROAD AND AMBER FOREST LANE

WHEREAS, it is appropriate for the Town of Lewisville to maintain public streets;

WHEREAS, the developers of the extensions of Sedgewick Ridge and Amber Forest subdivisions have petitioned the Town of Lewisville to accept Sedgewick Ridge Road and Amber Forest Lane for public maintenance;

WHEREAS, asphalt lab tests have been provided showing Sedgewick Ridge Road and Amber Forest Lane meets or exceeds the North Carolina Department of Transportation (NCDOT) Minimum Construction standards;

WHEREAS, a fifteen (15) month warranty letter has been received from the owner stating that any defect(s) of Sedgewick Ridge Road and Amber Forest Lane will be repaired at the owner's expense and the warranty period begins after Town acceptance of Sedgewick Ridge Road and Amber Forest Lane;

WHEREAS, there are no existing major or significant maintenance or construction deficiencies related to the continued safe public use of Sedgewick Ridge Road and Amber Forest Lane;

WHEREAS, the Lewisville Town Council has considered public interest in the town's acceptance of this street into the Town's municipal street maintenance program;

WHEREAS, the acceptance date shall be the later of the following: a) receipt of fifteen (15) month warranty bonds (one for each street) in the amount of \$25,000 covering the time frame of the warranty; or, b) completion of the construction punch list items and acceptance by the Town Manager or designee;

WHEREAS, Sedgewick Ridge Road is an asphalt surfaced street that has been extended approximately 495 linear feet +/- (as indicated on attached map);

WHEREAS, Amber Forest Lane is an asphalt surfaced street that has been extended approximately 230 linear feet +/- (as indicated on attached map); and

NOW, THEREFORE BE IT ORDAINED THAT the Lewisville Town Council authorizes the Town Manager to accept Sedgewick Ridge Road and Amber Forest Lane for public maintenance and extends all necessary jurisdictions to the appropriate town, county and state agencies and officials to administer the proper maintenance and repair of the right-of-way to the standards established or adopted by the Town of Lewisville once all conditions are met.

BE IT FURTHER ORDAINED BY THE LEWISVILLE TOWN COUNCIL that Chapter 31 Article 6 of the Lewisville Town Code will be amended once the Town Manager accepts Sedgewick Ridge Road and Amber Forest Lane into the Town's maintenance system. It is the intent of the Lewisville Town Council that the provisions of this ordinance shall be made a part of the Town of Lewisville Town Code; the sections of this ordinance may be re-numbered or re-lettered; and, the word 'ordinance' may be changed to 'section', 'article', 'chapter' or other appropriate designation to accomplish such intention as needed.

(Signed) Mayor Billy Carter, Jr.

D. Ordinance 2026-007 – Budget Amendment for Shallowford Square Playground Project

Town Manager Tolbert introduced the item; explained the need for a \$430,000 budget amendment for the construction of a new playground and swings at Shallowford Square; stated the cost included materials and installation of equipment, pour-in-place rubber playground surface, site preparation, and other incidentals such as electrical work for lighting, irrigation, landscaping, and benches. Town Manager Tolbert explained the funds were to be allocated from the general fund.

Moved by Councilmember Allen, seconded by Councilmember Gallagher to adopt Ordinance 2026-007. The motion carried unanimously.

ORDINANCE 2026-007 BUDGET AMENDMENT TO CONSTRUCT NEW SHALLOWFORD SQUARE PLAYGROUND

<u>CODE</u>	<u>ACCOUNT DESCRIPTION</u>	<u>AMOUNT</u>	<u>CODE</u>	<u>ACCOUNT DESCRIPTION</u>	<u>AMOUNT</u>
10-80-6120-5000	General Fund - Parks & Recreation - Capital Outlay	\$ 430,000.00	10-00-3990-9000	General Fund - Fund Balance Appropriated	\$ 430,000.00
		\$ 430,000.00			\$ 430,000.00

(Signed) Mayor Billy Carter, Jr.

E. Resolution 2026-008 – Resolution to Award Construction Contract to Kaplan Playground for Shallowford Square

Town Manager Tolbert stated that following the approval of funding, staff sought approval of the resolution authorizing the Manager to enter into a contract with Kaplan Playgrounds to construct the new playground with an amount not to exceed \$383,094; and explained a final official quote had been received with an additional savings of \$10,539.17.

Moved by Councilmember Allen, seconded by Mayor Pro-Tem Howard to adopt Resolution 2026-008. The motion carried unanimously.

RESOLUTION 2026-008 TO AWARD CONSTRUCTION CONTRACT FOR SHALLOWFORD SQUARE PLAYGROUND

WHEREAS, the Town of Lewisville included a playground and swings in the design of Shallowford Square and constructed such amenities through a North Carolina Parks & Recreation Trust Fund Grant;

WHEREAS, the playground and swings were removed due to right of way encroachment for the construction of the new Great Wagon Road;

WHEREAS, the Town wishes to continue to offer the playground and swing amenities at Shallowford Square for the enjoyment of Lewisville residents;

WHEREAS, Kaplan Playgrounds has proposed the best design and price for this project; and

NOW, THEREFORE BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL authorizes the Town Manager to award a contract and sign related documents for the construction of a new playground and swings at Shallowford Square with Kaplan Playgrounds for an amount not to exceed \$383,094.00.

(Signed) Mayor Billy Carter, Jr.

**7. Administrative Reports**

A. Upcoming events and closings

- i. Town Council Essentials of Municipal Government February 19 and 20, 2026 - Greensboro
- ii. Town of Lewisville Public Art Committee Arts Alive Art Show February 20 – May 3 - MAWCC

B. Clerk Report

i. Board and Committee Appointments

Town Clerk Lord stated Board and Committee interviews would be conducted on February 13<sup>th</sup> and February 18<sup>th</sup> for the upcoming annual appointments; explained staff recommendations would be

presented to Council at the March 5, 2026 Briefing and Action meeting; and Council consideration of appointments would be on March 12, 2026. Town Clerk Lord referenced additional vacancies would be advertised following the March 12<sup>th</sup> meeting.

C. Approvals at the Briefing and Action Meeting on February 5, 2026

- i. 2025-004 Ordinance – Budget Amendment for Snow and Ice Removal - Town Manager Tolbert reported the adoption of Ordinance 2025-004 at the February 5, 2026 meeting.

**8. For the Good of the Order**

A. Public Comments

- i. Speakers from the floor: Steve Thompson inquired about the Sheriff Office stats report.
- ii. Written comment: There were no written comments.

B. Council Comments

Councilmember Wilder spoke to social media posts. Council comments took place regarding staff appreciation; policies; fiscal responsibilities; resident communication; and the Council retreat.

**9. Adjournment**

Moved by Councilmember Allen, seconded by Councilmember Newsome to adjourned the meeting. The Town Council adjourned at 9:03 P.M.

\_\_\_\_\_  
Billy Carter, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Angela Lord, Town Clerk



**ORDINANCE 2026-008 AMENDING OFFICAL ZONING MAP OF THE TOWN OF LEWISVILLE**

**9420 SHALLOWFORD ROAD (L-116)  
(PIN 5855-65-2445)**

**BE IT ORDAINED BY THE LEWISVILLE TOWN COUNCIL** as follows:

Section 1. The official zoning maps for the Town of Lewisville and Forsyth County, North Carolina are hereby amended by changing the zoning of the subject property noted below from Agricultural (AG-Forsyth County) to Agricultural (AG-Lewisville) of Lewisville jurisdiction for the following described property as:

PIN 5855-65-2445 – 9420 Shallowford Road  
5.27 acres +/-

The area is described as follows:

OFFICIAL METES AND BOUNDS FOLLOW:

**TRACT 1**

THE BEGINNING POINT for this description is found by going South 87° 40' 00" East 267.20 feet from a ½" existing iron pin on the north edge of the West Bend Properties, LLC property (Block 4423, Lot 25A; DB 2571, pg 2584) at a point which is a southwest corner for Lot 24D and a southeast corner for Lot 4C of Block 4423, to an iron rebar set. From said Beginning Point on a new line for Messick going North 11° 02' 23" East 651.22 feet to an iron rebar set on the south edge of the right-of-way for Shallowford Road; thence with the south right-of-way of Shallowford Road the following courses and distances: South 73° 32' 32" East a chord distance of 87.93 feet to a point (L=87.93 and R=4109.39); thence South 04° 25' 48" West 22.87 feet to a point; thence North 87° 01' 26" West 107.28 feet to a point in the south right-of-way line of Shallowford Road; thence continuing with the south right-of-way of Shallowford Road South 76° 35' 01" East a chord distance of 130.10 feet (L=130.10 and R=4109.39) to a pk nail set in the south edge of the right-of-way of Shallowford Road where it intersects with the 50 foot public right-of-way of Williams Road; thence from the pk nail at the intersection along the right-of-way of Williams Road South 39° 39' 30" West a chord distance of 740.03 feet to a point (L=740.08 and R=18789.04) on the right-of-way; thence departing the right-of-way going North 87° 40' 00" West 204.62 feet to the point and place of Beginning, and being 5.27 acres, more or less, as surveyed and platted by Allied Land Surveying Company, PA on September 20, 2006, and identified thereon as Job No. 10-157, the same currently being identified as Lot 131(formerly identified as part of Lots 4C and 24D) of Block 4423, Deed Book 1979, page 1139 (Tract No. 4), owned by James E. Messick, Jr. and wife, Jean M. Messick, of Shallowford Road, Williams Road, Lewisville, NC 27023.

TRACT 2

THE BELOW DESCRIBED TRACT IS PROVIDED BY QUITCLAIM ONLY AND CONSISTS OF .03 ACRES, MORE OR LESS. The Beginning Point for this description is the northeast most corner of Lot 4C of Block 4423, on the south edge of the right-of-way of Shallowford Road. Going thence from said Beginning Point South 74° 54' 57" East a chord distance of 109.12 feet (L=109.12 and R=4109.39) to a point; thence North 87° 01' 26" West 107.28 feet to a point; thence with the east line of Lot 4C, North 04° 25' 48" East 22.87 feet to the point and place of Beginning and being .03 acres, more or less, as surveyed and platted by Allied Land Surveying Company, PA on 9/20/06, and identified thereon as Job No.10-157.

Section 2. This Ordinance shall be effective from and after its date of adoption.

Adopted and effective this the 12<sup>th</sup> day of March 2026 by the Lewisville Town Council with a vote of \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Billy Carter, Jr., Mayor

\_\_\_\_\_  
Angela Lord, Town Clerk



## STAFF REPORT

ITEM:	L-116 LEWISVILLE FIRE STATION REZONING
SUBJECT:	REZONING A PARCEL OF LAND FROM AGRICULTURAL (AG – FORSYTH COUNTY) TO AGRICULTURAL (AG - LEWISVILLE). THIS ACCOMPANIES A PETITION FOR THE PROPERTY TO BE ANNEXED BY THE TOWN
PREPARED BY:	LYNN COCHRAN, PLANNING DIRECTOR
DATE SUBMITTED:	MARCH 12, 2025

### BACKGROUND/SUMMARY:

L-116 is a request to rezone a (+/-) 5.27 acre parcel of land from Agricultural (AG – Forsyth County) to Agricultural (AG-Lewisville). The property is located at 9420 Shallowford Rd, denoted by tax parcel ID 5855-65-2445.

### STAFF RECOMMENDATION AND REQUESTED ACTION:

Staff recommends approval of the rezoning request. The Planning Board voted unanimously to recommend approval of this request during its regularly scheduled meeting January 14, 2026.

### FISCAL IMPACT:

### ATTACHMENT(S):

Town Council Agenda Packet for L-115 Forestar & McAdams Rezoning

## **AGENDA ITEM**

### **LEWISVILLE PLANNING BOARD**

**L-116:** A request for rezoning from Agricultural (AG-Forsyth County) to Agricultural (AG-Lewisville).

**Applicant:** Lewisville Volunteer Fire Department, Inc.

**Tax PIN:** 5855-65-2445

**Location:** 9420 Shallowford Rd



**Size and Location of the Parcel(s):** this property measures (+/-) 5.27 acres according to the Forsyth County Tax Map, located approximately 2.4 miles west-southwest of the contiguous western limits of the Town of Lewisville. The proposed rezoning is accompanied by a request for annexation into the town limits of Lewisville.

**Property Site:** The Lewisville Volunteer Fire Department – Station 13 is the sole occupant of the subject property.

**Immediate & General Area:** This property is located in a rural area of the county featuring very low-density residential development, farmlands, wooded lands and open areas. Although currently located in an unincorporated area of Forsyth County, this property is located closest to properties that comprise the Lewisville Rural Residential Place Type and which are located in the Lewisville Rural Overlay (LRO).

**Environmental:** 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 Shallowford Rd, designated as a minor thoroughfare by the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map. Williams Rd is designated as a minor thoroughfare according to the same.

**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. (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, including the recently

#### Members of the Planning Board

Mike Mulligan, Chair | Phillip May, Vice Chair

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

annexed Westbend property located immediately to the south-southwest of the subject parcel.

- The services provided by the Lewisville Volunteer Fire Department are reasonably considered a public/community necessity.

2. *Reasonableness.* This application is found to be reasonable and in the public interest, based on the following factors

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

**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-116, a request for rezoning from Agricultural (AG-Forsyth County) to Agricultural (AG-Lewisville).**

Members of the Planning Board

Mike Mulligan, Chair | Phillip May, Vice Chair  
Lynn Fulton, Rob Herald, Marc Maready, Don McClain, Sarah Van Huis



# LEWISVILLE PLANNING DEPARTMENT

6510 Shallowford Road | P.O. Box 547  
Lewisville, NC 27023-0547  
Voice 336-945-5558 | FAX 336-945-5531

## REZONING APPLICATION (ZONING MAP AMENDMENT APPLICATION)

Application Date December 8, 2025  
Property Address 9420 Shallowford Rd, Lewisville NC 27023  
Tax PIN(s) 5855-65-2445  
Existing Zoning Agricultural (AG) - Forsyth County  
Proposed Zoning Agricultural (AG) - Lewisville  
Acreage: (+/-) 5.27

Owner(s) LEWISVILLE VOLUNTEER FIRE DEPARTMENT, INC.  
Mailing Address 216 LEWISVILLE-CLEMMONS ROAD LEWISVILLE, NC 27023  
Telephone 336-945-5983 email CliffL@lewisvillefire.com

Applicant(s) (if different) SAME  
Mailing Address \_\_\_\_\_  
Telephone \_\_\_\_\_ email \_\_\_\_\_

I, CLIFFORD LEWIS, owner (trustee, executor, etc.) of the property denoted by Forsyth County Tax Parcel ID 5855-65-2445, request that the property be granted a rezoning from Agricultural (AG) - Forsyth County to Agricultural - (AG) Lewisville. I understand that this general use rezoning is permanent and will run with the land. I feel this will serve my best interests.

Cliff Lewis  
\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Applicant Signature

Hyun Cochran  
\_\_\_\_\_  
Staff Signature

File# L 116

Fee Paid NA connection

## **USES IN THE AGRICULTURAL ZONING DISTRICT (YR)**

### **Uses permitted by-right within zoning district (zoning permit may be required):**

- Agricultural Production, Crops
- Animal Feeding Operation
- Cemetery, Private, Family
- Community Garden
- Farmer's Market
- Micro-Brewery, -Distillery (only with Bona Fide Farm Status)
- Recreation Facility, Public
- Residential Building, Single Family
- Vineyard, Winery
- Special Event Center (only with Bona Fide Farm Status)
- Swimming Pool, Private

- Shooting Range, Indoor
- Utilities
- Transmission Tower

### **Uses permitted by-right that require development standards:**

- Adult Day Care Home
- Church or Religious Institution, Neighborhood
- Family Care Home
- Golf Driving Range
- Police or Fire Station
- Swimming Pool, Private, Community

### **Temporary Uses:**

- Family Health Care Structure

### **Uses permitted with Planning Board Review:**

- Church or Religious Institution, Community

### **Uses requiring a special use permit from the Zoning Board of Adjustment:**

- Borrow Site
- Cemetery, Licensed
- Child Day Care Facility
- Dirt Storage
- Family Group Home Facility
- Golf Course
- Habilitation Facility
- Kennel
- Landfill, LCID
- Library, Public
- Life Care Community
- Recreation Services, Outdoor
- Recreational Vehicle Park
- Riding Stable
- School, Private, Charter
- School, Public

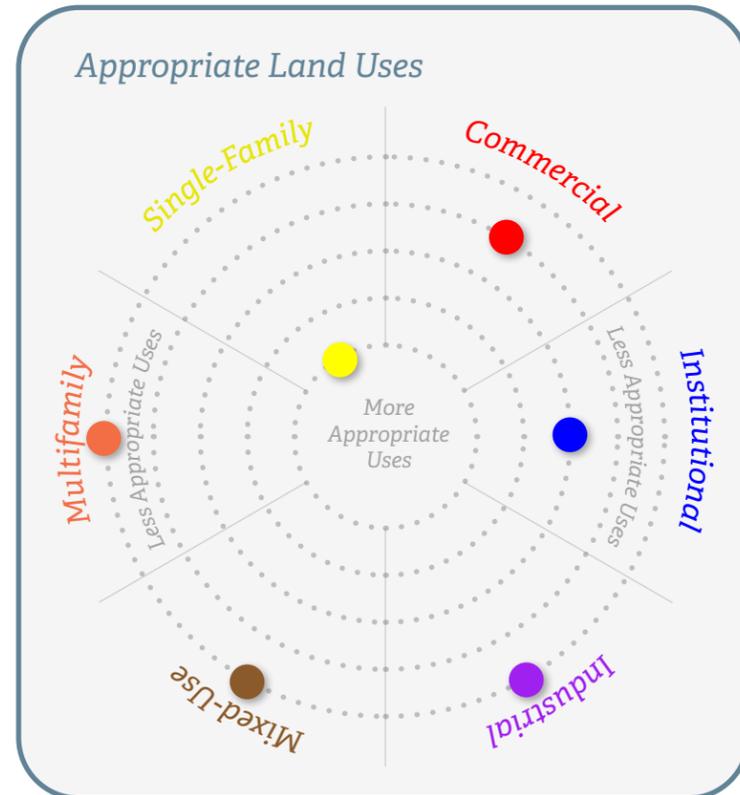
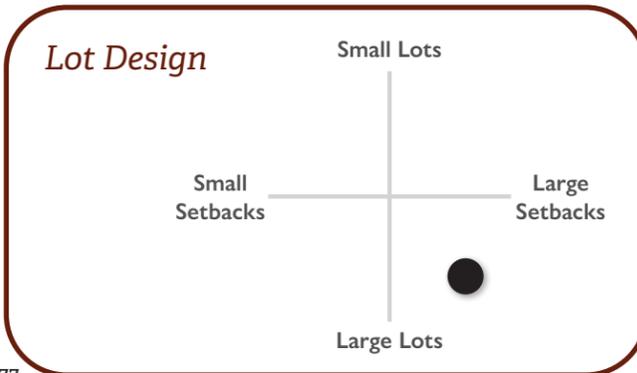
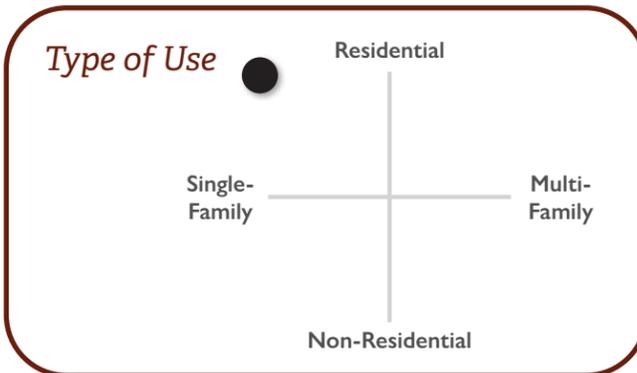
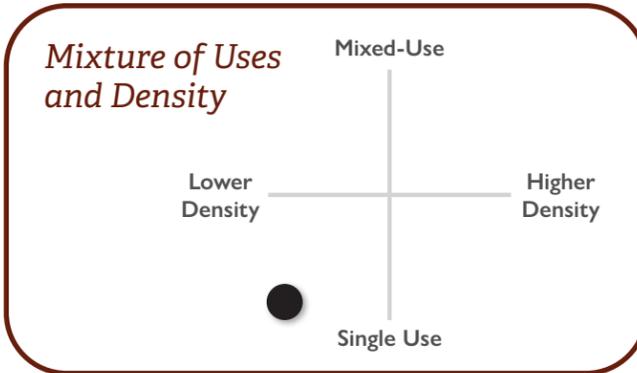
# Rural Residential

Rural Residential areas include mostly residential land uses and abundant open space. The limited infrastructure (utilities and streets), 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 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.

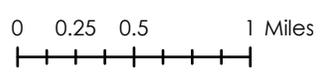
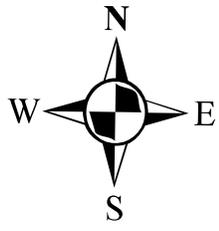
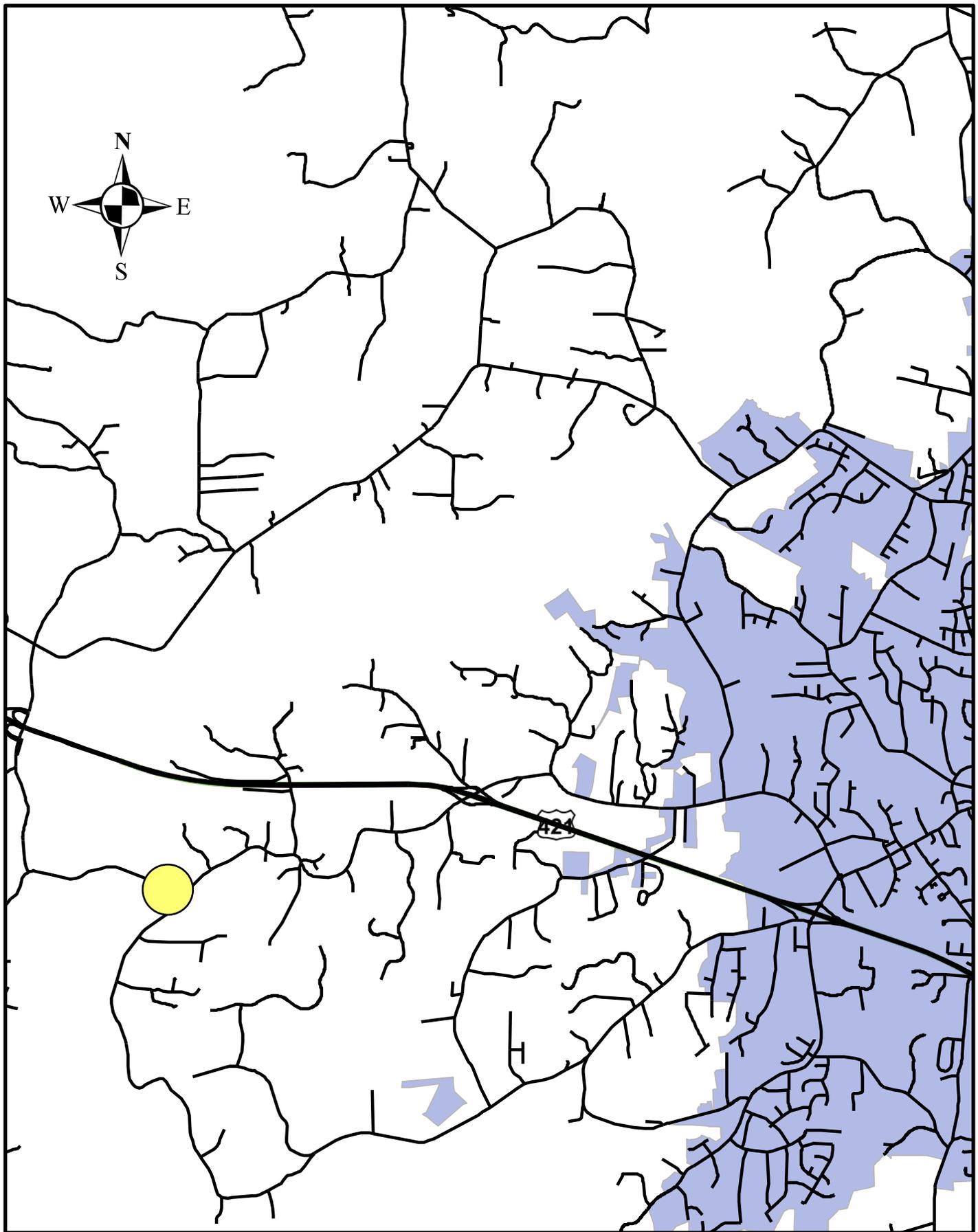
## Intent

- » Maintain rural character by limiting large-scale subdivisions.
- » Enhance the conservation of the natural landscape and viability of working lands.
- » Direct residential growth to areas that can be served in a more fiscally responsible way.
- » Designate areas for conservation or permanent open space.
- » Continue to protect the community's natural resources through land use designations and conservation districts (Yadkin River Conservation District).

## Characteristics



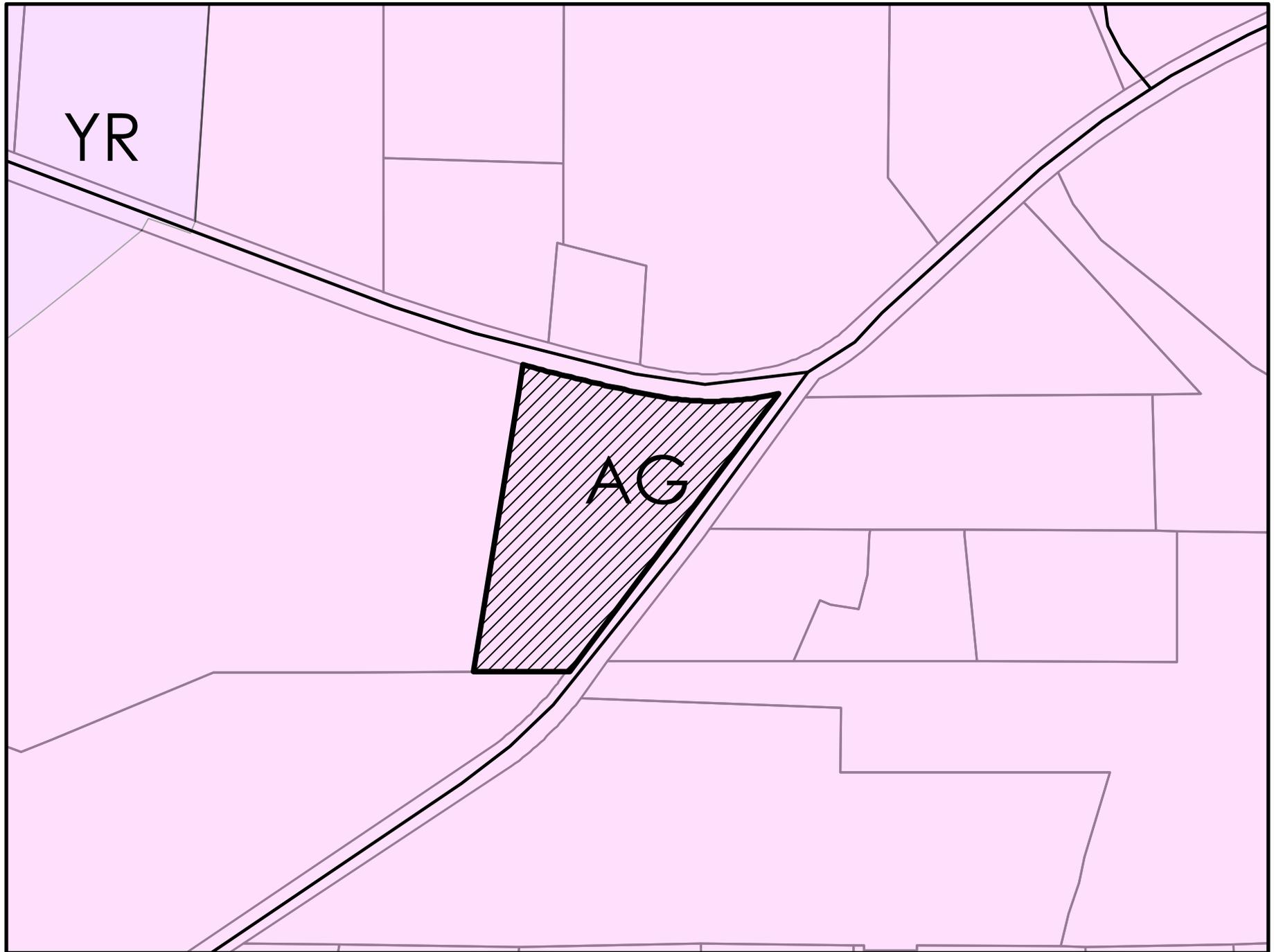
# L-116 LEWISVILLE FIRE DEPT VICINITY MAP



Map Created by Lynn Cochran

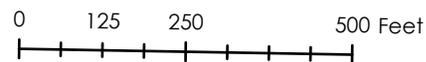


# L-116 LEWISVILLE FIRE DEPT ZONING MAP



YR

AG





# L-116 LEWISVILLE FIRE DEPT AERIAL MAP



0 25 50 100 Feet  
|-----|-----|-----|-----|

Map Created by Lynn Cochran



## ZONING MAP AMENDMENT L-116 TOWN OF LEWISVILLE PLANNING CONSISTENCY AND REASONABLENESS DETERMINATIONS

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The Council has reviewed *Zoning Map Amendment L-116*, rezoning from Agricultural (AG-Forsyth County) to Agricultural (AG-Lewisville). As required by NCGS § 160D, the Council makes the following findings:

1. *Consistency*. This application is found to be consistent with *the Lewisville Tomorrow Comprehensive Plan* because:
  - Those areas of Lewisville located closest to the subject property are designated as the rural residential place type, including the recently annexed Westbend property located immediately to the south-southwest of the subject parcel.
  - The services provided by the Lewisville Volunteer Fire Department are reasonably considered a public/community necessity.
2. *Reasonableness*. The proposed action is found to be reasonable because:
  - Measuring (+/-) 5.27 acres, the size of this property is typical of the area.
  - Rezoning from AG (Forsyth County) to AG (Lewisville) will allow very similar uses.
  - For the purposes of annexation, the subject property is located less than three (3) miles from the contiguous corporate limits of the Town of Lewisville.



ZONING MAP AMENDMENT L-116  
TOWN OF LEWISVILLE PLANNING  
DRAFT MOTION TO APPROVE OR DENY

---

**APPROVE**

"I move to APPROVE this request based upon the Consistency & Reasonable Determinations Statements that are included in the agenda packet, as may be amended."

**DENY**

"I move Deny this request based upon the Consistency & Reasonable Determinations Statements that are included in the agenda packet, as may be amended."



**ORDINANCE 2026-009 ANNEXING TERRITORY TO THE CORPORATE LIMITS OF  
THE TOWN OF LEWISVILLE TO INCLUDE PROPERTY LOCATED AT  
9420 SHALLOWFORD ROAD**

**WHEREAS**, the Town of Lewisville has been petitioned under NCGS 160A-31 and 160A-58.1 (non-contiguous) to annex the hereinafter-described territory and is hereby annexed to the Town of Lewisville;

**WHEREAS**, the Lewisville Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition requesting annexation of property known as 9420 Shallowford Road into the Town of Lewisville;

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of annexation was held at the Lewisville Town Hall, 6510 Shallowford Road, at 6 PM on Thursday, March 12, 2026 after due notice by the Winston-Salem Journal on Friday, February 20, 2026;

**WHEREAS**, the Lewisville Town Council finds that the petition meets the requirements of NCGS 160A-31 and 160A-58.1.; and

**NOW, THEREFORE, BE IT ORDAINED BY THE LEWISVILLE TOWN COUNCIL** that:

Section 1. By virtue of the authority granted by NCGS 160A-31 and 160A-58.1, the following described territory is hereby annexed and made part of the Town of Lewisville as of March 12, 2026:

PIN 5855-65-2455 – 9420 Shallowford Road  
5.27 acres +/-

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

**REMAINDER OF THIS PAGE INTENTIONAL LEFT BLANK**

OFFICIAL METES AND BOUNDS FOLLOW:

TRACT 1

THE BEGINNING POINT for this description is found by going South 87° 40' 00" East 267.20 feet from a ½" existing iron pin on the north edge of the West Bend Properties, LLC property (Block 4423, Lot 25A; DB 2571, pg 2584) at a point which is a southwest corner for Lot 24D and a southeast corner for Lot 4C of Block 4423, to an iron rebar set. From said Beginning Point on a new line for Messick going North 11° 02' 23" East 651.22 feet to an iron rebar set on the south edge of the right-of-way for Shallowford Road; thence with the south right-of-way of Shallowford Road the following courses and distances: South 73° 32' 32" East a chord distance of 87.93 feet to a point (L=87.93 and R=4109.39); thence South 04° 25' 48" West 22.87 feet to a point; thence North 87° 01' 26" West 107.28 feet to a point in the south right-of-way line of Shallowford Road; thence continuing with the south right-of-way of Shallowford Road South 76° 35' 01" East a chord distance of 130.10 feet (L=130.10 and R=4109.39) to a pk nail set in the south edge of the right-of-way of Shallowford Road where it intersects with the 50 foot public right-of-way of Williams Road; thence from the pk nail at the intersection along the right-of-way of Williams Road South 39° 39' 30" West a chord distance of 740.03 feet to a point (L=740.08 and R=18789.04) on the right-of-way; thence departing the right-of-way going North 87° 40' 00" West 204.62 feet to the point and place of Beginning, and being 5.27 acres, more or less, as surveyed and platted by Allied Land Surveying Company, PA on September 20, 2006, and identified thereon as Job No. 10-157, the same currently being identified as Lot 131(formerly identified as part of Lots 4C and 24D) of Block 4423, Deed Book 1979, page 1139 (Tract No. 4), owned by James E. Messick, Jr. and wife, Jean M. Messick, of Shallowford Road, Williams Road, Lewisville, NC 27023.

TRACT 2

THE BELOW DESCRIBED TRACT IS PROVIDED BY QUITCLAIM ONLY AND CONSISTS OF .03 ACRES, MORE OR LESS. The Beginning Point for this description is the northeast most corner of Lot 4C of Block 4423, on the south edge of the right-of-way of Shallowford Road. Going thence from said Beginning Point South 74° 54' 57" East a chord distance of 109.12 feet (L=109.12 and R=4109.39) to a point; thence North 87° 01' 26" West 107.28 feet to a point; thence with the east line of Lot 4C, North 04° 25' 48" East 22.87 feet to the point and place of Beginning and being .03 acres, more or less, as surveyed and platted by Allied Land Surveying Company, PA on 9/20/06, and identified thereon as Job No.10-157.

- Section 3. Upon and after March 12, 2026, the above described territory shall be subject to all debts, laws, ordinance and regulations in force in the Town of Lewisville and shall be entitled to the same privileges and benefits as other parts of the of the Town of Lewisville. Said territory shall be subject to municipal taxes according the NCGS 160A-58.10.
- Section 4. The Mayor of the Town of Lewisville shall cause to be recorded in the office of the Forsyth County Register of Deeds and the office of the North Carolina Secretary of State an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of the ordinance. Such map shall also be delivered to the Forsyth County Board of Elections as required by NCGS 163-288.1.

Adopted this the 12<sup>th</sup> day of March 2026 by the Lewisville Town Council.

ATTEST:

\_\_\_\_\_  
Angela Lord, Town Clerk

\_\_\_\_\_  
Billy Carter, Jr., Mayor

**CERTIFICATE OF SUFFICIENCY**  
**9420 Shallowford Road**  
**Lewisville Volunteer Fire Department, INC**  
**Station #13**

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 9420 Shallowford 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 12<sup>th</sup> day of January, 2026.

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Angela Lord  
Town Clerk

### PETITION REQUESTING ANNEXATION

Date: 12/15/2025

To the Town Council of the Town of Lewisville:

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

The area to be annexed is non-contiguous to the Town of Lewisville and the metes and bounds of such territory are as follows:

See Attached Sheet

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Example: **Beginning at a point**, said point being the northwest corner of PIN 5874-38-9143; thence continuing along the western line of said PIN S05°57'27"E 410.11' to a 1/2" 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 5874-27-9939, 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.

Note: This petition is set for 11x17 printing and is a fillable form for the applicant. It is suggested that you note SEE ATTACHED SHEET for the metes and bounds and place that information in a word processing document or email that can be verified first prior to official submission to Council.

Petitioners are required to be the property owners of the 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
5855-65-2445	9420 Shallowford Rd	Lewisville Volunteer Fire Department, INC	<i>[Signature]</i>	216 Lewisville Clemmons Rd, Lewisville, NC 27023	336-945-5983	0
		CLIFFORD LEWIS (PRESIDENT)				

Notarial Acknowledgments:

State: NC County \_\_\_\_\_  
 I, Leslie Nations, a Notary Public for Surry County, I do hereby certify that Clifford Lewis  
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
 Witness my hand and official seal, this the 15<sup>th</sup> Day of December, 2025  
 (Official Seal) *[Signature]*  
 My commission expires September 23, 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\_\_\_\_.



# Lewisville Volunteer Fire Department

## 9420 Shallowford Rd

### TRACT 1

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### TRACT 2

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**RESOLUTION 2026-010 OF THE LEWISVILLE TOWN COUNCIL  
AUTHORIZING CONTRACT FOR FISCAL YEAR 2025-2026 AUDIT SERVICES**

**WHEREAS**, Gibson & Company, P.A. has submitted its contract and engagement letter for services for the annual independent audit of the Town for Fiscal 2025-2026;

**WHEREAS**, the audit is a budgeted line item; and

**NOW, THEREFORE BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL** approves the contract for the firm of Gibson & Company, P.A. to perform the annual independent audit of the Town’s financial statements for Fiscal Year 2025-2026. The amount for the audit of the financial statements is \$22,670. An additional charge of \$4,000 per program is required if a single audit is necessary.

Adopted this the 12<sup>th</sup> day of March 2026 by the Lewisville Town Council.

ATTEST:

\_\_\_\_\_  
Billy Carter, Jr., Mayor

\_\_\_\_\_  
Angela Lord, Town Clerk



## STAFF REPORT

ITEM:	RESOLUTION 2026-010
SUBJECT:	CONTRACT WITH GIBSON & COMPANY, P.A. FOR AUDIT SERVICES
PREPARED BY:	PAM ORRELL, FINANCE DIRECTOR
DATE SUBMITTED:	3/5/2026

### BACKGROUND/SUMMARY:

The NC Local Government Commission (LGC) requires that the Town's annual financial statements be prepared in accordance with GAAP (Generally Accepted Accounting Principles) and audited by an independent CPA firm. Once the audit is complete the financial statements along with any auditor communications are submitted to the LGC for their approval. The year end is June 30, 2026 and the audit is due to LGC by December 31, 2026.

The proposed audit contract with Gibson & Company, P.A. for the fiscal year ended June 30, 2026 is attached to this staff report and requires council approval.

The fee for the audit of the financial statements in accordance with Governmental Auditing Standards (GAGAS) is \$22,670. If expenditures of federal funds exceed \$1,000,000 and/or if expenditures of State funds exceed \$1,000,000, then a single audit will be required. The fee for each major program will be \$4,000. Based on the amount of federal and State funds spent so far this year, we anticipate a single audit for federal and State purposes. The number of major programs that will require a single audit is unknown at this time, but could be as many as 2 programs. The audit contract presented by Gibson & Company specifies a fee not to exceed \$30,670. This fee will cover the base GAGAS audit plus a single audit of 2 major programs. In the event, that there are fewer than 2 major programs, then the fee will be reduced to actual.

### STAFF RECOMMENDATION AND REQUESTED ACTION:

Staff is requesting that Council approve Resolution 2026-010 to approve the contract with Gibson & Company, P.A. to provide audit services for the fiscal year ended June 30, 2026 with a fee not to exceed \$30,670.

**FISCAL IMPACT:**

See Background/Summary Section above.

**ATTACHMENT(S):**

- (1) Contract with Gibson & Company, P.A.
- (2) Resolution 2026-010 approving the audit contract with Gibson & Company, P.A. for FY 2025-2026 audit services.