



Lewisville Town Council
Briefing and Action Meeting Agenda
September 3, 2026 – 6:00 PM
Lewisville Town Hall 2nd Floor Conference Room
6510 Shallowford Road

- 1. Call to Order:**
 - A. Roll Call
 - B. Adoption of Agenda
- 2. Items Requiring Council Direction**
 - A. Notary Fees Update
 - B. Lewisville Business Update
 - C. Speed Limits – North Carolina Department of Transportation Roads
 - D. North Carolina League of Municipalities Legislative Summit
- 3. Items Requiring Action at Briefing – None**
- 4. Administrative Reports**
 - A. Town Manager
 - i. Great Wagon Road Update
 - ii. Lewisville-Vienna/Robinhood Road Roundabout Update
 - iii. Lewisville Lift Station Update
 - B. Town Clerk
 - i. Special Projects Review Committee Annual Facility Exemption Application Portal Closed
 - ii. Town Offices Closed, September 7
 - iii. Gump Fiction, September 12
 - iv. Starlight Movie Night, Moana 2, September 18
 - v. Lewisville Beautification Committee Clean Sweep, September 26
 - C. Public Works Director
 - i. Shallowford Square Playground
- 5. Tentative Agenda Items for Regular Meeting on September 10, 2026**
 - A. Consent Agenda
 - i. Resolution 2026-031 – Financial Statements for One Month Ended July 31, 2026 ([Attachment #1](#))
 - ii. Approval of Town Council Briefing & Action Meeting Minutes – August 6, 2026 ([Attachment #2](#))
 - iii. Approval of Town Council Regular Meeting Minutes – August 13, 2026 ([Attachment #3](#))
 - B. Introductions, Recognitions, Presentations and/or Proclamations
 - i. Recognition
 - a. North Carolina Senior League Softball State Champions / Northwest Forsyth American Little League
 - ii. Proclamation
 - a. 2026-004 – Constitution Week Proclamation ([Attachment #4](#))
 - iii. Presentation
 - a. Sheriff's Office
 - C. Old Business
 - i. Resolution 2026-030 – Adopt Substance Abuse Policy ([Attachment #5](#)) *Note: this item was tabled from the August 13, 2026 Town Council meeting.*
 - D. New Business
 - i. Certificate of Sufficiency – Annexation Request - 0 Chickasha Drive ([Attachment #6](#))
 - ii. Resolution 2026-032 – Call Public Hearing for Annexation Request – 0 Chickasha Drive ([Attachment #7](#))

- iii. Resolution 2026-033 – Call Public Hearing for Rezoning Request – 0 Chickasha Drive
([Attachment #8](#))
- iv. Ordinance 2026-016 – Amend Chapter 16 Park, Recreation and Cultural Development
Facility Use Exemption Policy ([Attachment #9](#))

i. **For the Good of the Order**

ii. **Adjournment**



**RESOLUTION 2026-031 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 one month ended July 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 one month ended July 31, 2026 and incorporated herein.

Adopted this the 10th day of September 2026 by the Lewisville Town Council.

ATTEST:

Billy Carter, Jr., Mayor

Angela Lord, Town Clerk



Town of Lewisville
Budget vs. Actual - General Fund
One Month Ended July 31, 2026

General Fund

Revenues	Budget	Revenue Year to Date	Revenue Over (Under) Budget	Percentage Collected
Property Tax Collections	\$ 4,803,867.00	\$ -	\$ (4,803,867.00)	0.00%
Sales Tax Revenue	1,331,495.00	-	(1,331,495.00)	0.00%
Other Revenues	1,722,935.00	43,228.67	(1,679,706.33)	2.51%
Transfer from Willow Run MSD Special Revenue Fund	-	-	-	-
Subtotal	7,858,297.00	\$ 43,228.67	\$ (7,815,068.33)	0.55%
Appropriation from Fund Balance	95,827.00			
Total	\$ 7,954,124.00			

Departments	Budget	Expenditures Year to Date	Encumbrances Year to Date	Unencumbered and Unspent Balance	Percentage of Budget Spent or Encumbered
Governing Body	\$ 319,708.00	\$ 53,230.72	\$ 41,773.78	\$ 224,703.50	29.72%
Administration	999,521.00	130,122.95	56,096.37	813,301.68	18.63%
Finance	374,430.00	39,404.19	42,263.99	292,761.82	21.81%
Debt Service	218,000.00	-	-	218,000.00	0.00%
Planning & Zoning	291,350.00	10,630.84	9,000.00	271,719.16	6.74%
Beautification	136,592.00	16,105.34	105,278.82	15,207.84	88.87%
Community Policing	1,145,730.00	2,442.48	1,134,289.08	8,998.44	99.21%
Public Works	677,368.00	41,373.75	70,267.01	565,727.24	16.48%
Streets	367,912.00	2,742.03	2,953.00	362,216.97	1.55%
Powell Bill	867,500.00	3,800.00	19,500.00	844,200.00	2.69%
Stormwater	243,923.00	11,962.00	80,755.00	151,206.00	38.01%
Solid Waste	1,620,862.00	-	-	1,620,862.00	0.00%
Recycling	6,750.00	190.00	-	6,560.00	2.81%
Parks and Recreation	459,478.00	50,361.86	24,500.01	384,616.13	16.29%
Transfers to Capital Projects Funds	-	-	-	-	-
Transfers to Capital Reserves	225,000.00	225,000.00	-	-	100.00%
Total	\$ 7,954,124.00	\$ 587,366.16	\$ 1,586,677.06	\$ 5,780,080.78	27.33%

General Fund Balance 7/1/2025	\$ 8,412,608.82	
Year-to-Date Increase (Decrease) FY 2025-2026	\$ 762,905.28	<i>preliminary</i>
Year-to-Date Increase (Decrease) FY 2026-2027	(544,137.49)	
General Fund Balance 7/31/2026	<u>\$ 8,631,376.61</u>	



Town of Lewisville
Budget vs. Actual - Willow Run Municipal Service District
One Month Ended July 31, 2026

Willow Run Municipal Service District

Revenues	Budget	Revenue Year to Date	Revenue Over (Under) Budget	Percentage Collected
Revenues	\$ 109,105.00	\$ 600.77	\$ (108,504.23)	0.55%
Subtotal	109,105.00	\$ 600.77	\$ (108,504.23)	0.55%
Appropriation from Fund Balance	112,524.00			
Total	\$ 221,629.00			

	Budget	Expenditures Year to Date	Encumbrances Year to Date	Unencumbered and Unspent Balance	Percentage of Budget Spent or Encumbered
Expenditures	\$ 71,597.00	\$ 14,950.00	\$ -	\$ 56,647.00	20.88%
Transfer to General Fund	\$ 150,032.00	\$ -	\$ -	150,032.00	0.00%
Total	\$ 221,629.00	\$ 14,950.00	\$ -	\$ 206,679.00	6.75%

MSD Fund Balance 7/1/2025	\$ 553,726.83
Year-to-Date Increase (Decrease) FY 2025-2026	(259,646.51) <i>preliminary</i>
Year-to-Date Increase (Decrease) FY 2026-2027	(14,349.23)
MSD Fund Balance 7/31/2026	<u>\$ 279,731.09</u>



Town of Lewisville

July 31, 2026

Capital Reserve Funds					
	Fund Balance 7/1/2026	Transfers In	Transfers Out	Investment Earnings	Fund Balance 7/31/2026
Sidewalks, Bike Paths, and Greenways Capital Reserve	\$ 105,303.60	\$ 100,000.00	\$ -	\$ 485.12	\$ 205,788.72
Municipal Buildings/Land Capital Reserve	180,901.53	25,000.00	-	589.05	206,490.58
Parks & Recreation Capital Reserve	104,154.39	100,000.00	-	481.64	204,636.03
Total	\$ 390,359.52	\$ 225,000.00	\$ -	\$ 1,555.81	\$ 616,915.33



Town of Lewisville
July 31, 2026

Capital Projects Funds - Since Inception								
Project	Revenue	Expenditures	Transfers In	Transfers Out	Investment Earnings	Loan Proceeds	Fund Balance 7/31/2026	Budget
Roundabout at Lewisville-Vienna Road and Robinhood Road Capital Project	1,369,367.30	(1,745,601.91)	2,254,052.22	-	143,060.42	-	2,020,878.03	5,213,933.03
Great Wagon Road Improvements	-	-	2,721,888.49	-	220,010.52	-	2,941,899.01	8,141,999.34
Public Works Facility	-	(827,257.83)	899,325.47	-	24,133.41	-	96,201.05	1,000,000.00
Total	\$ 1,369,367.30	\$ (2,572,859.74)	\$ 5,875,266.18	\$ -	\$ 387,204.35	\$ -	\$ 5,058,978.09	\$ 14,355,932.37



Lewisville Town Council
Briefing and Action Meeting Minutes
August 6, 2026 – 6:00 PM
Lewisville Town Hall 2nd 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, and Suzanne Newsome. Councilmember Mack Wilder was absent. Also attending were Town Manager Stacy Tolbert, Assistant Town Manager / Public Works Director Jon Hanna, Town Clerk Angie Lord, Finance Director Pam Orrell and Planning Director Lynn Cochran.
- B. Adoption of Agenda – Moved by Councilmember Allen, seconded by Councilmember Newsome to adopt the agenda. The motion carried unanimously.

2. Items Requiring Council Direction

- A. Lewisville Business Support – Town Manager Stacy Tolbert shared information regarding the next small business roundtable meeting on Wednesday, August 12th; and highlighted ideas for sponsorships to include newsletter ad inserts and a tiered event approach. Discussion took place regarding small business interests; postal and printing costs; and directory responses.
- B. Notary Service Fees – Town Manager Tolbert explained current unlimited notary services provided by the Town; there are three staff members with notaries in which all associated costs are covered by the Town; outlined the volume of notarizations in the past year; and explained staff recommendation to set a fee schedule for the following:
 - Any commercial documents or documents for commercial business.
 - Any other document needing notarization for someone who is not a Lewisville resident.
 - Any Lewisville resident needing notarization for personal items such as car title, power of attorney, wills, etc. would not be charged.

Town Manager Tolbert stated banks no longer offer the service; explained the United Parcel Service (UPS) store fees; staff capacity and burdens from excessive notarizations; and requested feedback from Council.

Discussion ensued regarding amendments to the fee schedule; inclusion or exclusion of resident businesses within and outside town limits; and avenues of payment. It was the consensus of Council for staff to provide parameters at the September briefing for further review.

- C. Drug Testing Policy – Town Manager Tolbert explained an extension to the current personnel policy; referenced a drug free workplace; stated Town Attorney Al Andrews had worked in collaboration with staff to draft a Substance Abuse policy; explained the policy covered definitions, procedures, employee and employer responsibilities, reasonable suspicion, and training; and stated Council would be provided a draft to review tomorrow. Council discussed clarification on the guidelines for new or current employees; legalization of and framework around marijuana testing; and mirroring the North Carolina Department of Transportation regulations for Commercial Drivers License (CDL) drivers. Town Manager Tolbert stated the policy would be on the August 13th Town Council Regular meeting agenda for Council consideration.

3. Items Requiring Action at Briefing

- A. Resolution 2026-029 – Directing Clerk to Investigate Annexation Petition Chickasha HR, LLC – O Chickasha Drive PID 5896-16-5840 – Town Clerk Angie Lord stated staff had received an annexation request on June 25th for 0 Chickasha Drive from Chickasha HR, LLC; and requested Council to approve the resolution to direct the clerk to investigate the petition for sufficiency.

Moved by Councilmember Franklin, seconded by Councilmember Allen to adopt Resolution 2026-029. The motion passed unanimously.

- B. Ordinance 2026-015 – Budget Amendment for Shallowford Square Playground Completion – Assistant Town Manager/Public Works Director Jon Hanna distributed proposed budget amendment financials; provided aerial images of the Shallowford Square playground; an overview of the installed equipment; proposed landscaping and structural additions; and outlined projected costs.

Discussion took place regarding sun shade options; liability concerns; curb appeal; construction timelines; estimation of completion; and resident communications.

Moved by Councilmember Newsome, seconded by Councilmember Franklin to adopt Ordinance 2026-015. The motion passed unanimously.

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

4. Administrative Reports

A. Town Manager

- i. Great Wagon Road – Town Manager Tolbert spoke to weather interruptions; to delays due to utility relocations; highlighted the project was ahead of schedule; explained work on the new roadway to accommodate the Shallowford Road detour; stated there were concerns with pedestrians in the work zone; and explained the awareness for the upcoming start of school.
- ii. Lewisville-Vienna/Robinhood Road Roundabout Update – Town Manager Tolbert spoke to continued construction for water line relocations and storm drain installations; to the start of an asphalt base within the next month; and explained the awareness for the upcoming start of school.
- iii. Lewisville Lift Station Update – Town Manager Tolbert spoke to the continued construction; and shared the project was moving at a good pace.

B. Town Clerk

- i. Board and Committee Vacancies – Art, MSD, and ZBOA – Town Clerk Lord provided information for the current openings; and stated staff received a resignation from Amy Archambault from the Art Committee due to a job opportunity out of town.
- ii. Special Projects Review Committee Annual Facility Exemption Open Application – August 1 – August 31 – Town Clerk Lord provided a brief history of the requirement for annual applications; and outlined the process for review of applications.
- iii. Censure Resolution 2026-028 – Town Clerk Lord explained the adoption of a Non-Binding Resolution at the July 13, 2026 Special meeting; and stated a copy of the resolution had been provided for Council review.

iv. Black Pearl Band, August 15

v. Town Offices Closed, September 7

Town Clerk Lord shared a donation had been made to the SPCA in memory of Councilmember Wilder's mother on behalf of Council and staff.

(A copy of Resolution 2026-028 is filed in Exhibit Folder August 2026, which is hereby referred to and made a part of these minutes.)

C. Planning Director

- i. Town Code Violation /Junk Vehicle Update – Planning Director Lynn Cochran explained the concern had been resolved as the owner had removed the vehicle that was in violation. Mayor Carter spoke to consistency for Town Code enforcements.

5. Tentative Agenda Items for Regular Meeting on August 13, 2026

A. Consent Agenda

- i. Approval of Town Council Regular Meeting Minutes – June 11, 2026
- ii. Approval of Town Council Briefing & Action Meeting Minutes – July 2, 2026
- iii. Approval of Town Council Regular Meeting Minutes – July 9, 2026

- iv. Approval of Town Council Special Meeting Minutes – July 13, 2026
 - B. Introductions, Recognitions, Presentations and/or Proclamations
 - i. Presentations
 - a. Sheriff's Office
 - C. Public Hearings
 - i. Rezoning – L-117 – Conrad Farm North – Planning Director Lynn Cochran provided an overview of the project; and maps and site plans. Discussion took place regarding septic systems concerns; a detailed property history; a 2003 annexation; approved development in 2017; and traffic concerns.
 - a. Staff Presentation
 - b. Public Hearing
 - c. Council Discussion
 - d. Council Consideration – Ordinance 2026-013 – Rezone Conrad Farm North (Tax Parcel ID 5877-90-5057) from Agricultural (AG) to Agricultural Conditional (AG-C) Planned Residential Development
 - ii. Rezoning – L – 118 – Marian's Landing – Director Cochran provided an overview of the project; and maps and site plans. Discussion continued regarding traffic concerns; and lot sizes.
 - a. Staff Presentation
 - b. Public Hearing
 - c. Council Discussion
 - d. Council Consideration – Ordinance 2026-014 – Rezone Marians Landing (Tax Parcel ID 5886-56-4784) from Residential Single-Family Conditional (RS-9-C) for a Planned Residential Development
 - D. Old Business – None
 - E. New Business – None
6. **For the Good of the Order** – Discussion took place regarding 2026-2027 Budget Books; oversize truck concerns; and a Work Equanimity Day Proclamation in which Council did not wish to pursue. Mayor Carter spoke to a moratorium for data centers; and requested Attorney Andrews to send information on moratoriums. Councilmember Newsome requested Attorney Andrews to provide a summary from the Legislative Laws referenced at the July 9th Council meeting.
7. **Adjournment** – Moved by Mayor Pro-Tem Howard, seconded by Councilmember Franklin to adjourn the meeting at 8:50 PM. The motion passed unanimously.

Billy Carter, Jr., Mayor

ATTEST:

Angela Lord, Town Clerk

4. Public Forum

A. Speakers from the Floor:

Barbara Campbell encouraged an attitude of collaboration. Deborah Thompson voiced concerns with social media comments. Lynn Fulton requested the proposed drug policy to include Elected Officials; voiced concern regarding the Social Media policy requirements; and a video of Mayor Carter. John Byrd voiced concerns regarding environmental safety and neighborhood speed limits.

B. Written comments: There were no written comments.

5. Public Hearing

A. Rezoning – L-177 – Conrad Farm North – Mayor Carter stated it was the time and place set for a public hearing item to consider Item 5.A. Rezoning – L-117-Conrad Farm North.

- i. Staff Presentation – Planning Director Lynn Cochran provided a PowerPoint Presentation (PPP); reviewed the request; presented map, aerial photographs and diagrams to illustrate the site and surrounding property; read the conditions attached to the zoning request; highlighted the requested connectivity waiver; and stated the Planning Board and staff recommended approval of the request.
- ii. Public Hearing – Isaacson Sheridan Attorney Amanda Hodierne provided a PPP; outlined a summary of the request; project considerations; provided maps and aerial images; referenced the property zoning history; laid out the zoning landscape and patterns; highlighted areas of consistency with the Lewisville Tomorrow Comprehensive Plan; spoke to infrastructure planning; provided a conditional zoning site plan; explained considerations to ensure implementation of the Town's growth vision; highlighted neighborhood communications; shared a rezoning decision analysis regarding plan consistency and reasonableness; and outlined next steps. Discussion took place regarding the North Carolina Department of Environmental Quality (NCDEQ); sewer outfalls; similarities to existing developments; a lift station; and permitted staff changes.
- iii. Council Discussion – Council discussion took place regarding the status of previous development phases; open spaces; conservation areas; stream buffers; homeowners association requirements; tree preservation standards; stub outs; and ingress and egress options.

Public Hearing Speakers:

Charles Sharpe spoke to developmental changes overtime; voiced concerns regarding traffic and speeding; and requested safety factors be considered.

Scott Bradford spoke in opposition to the request; voiced concerns with incomplete streets and construction; wildlife disruptions; and spoke to developer integrity.

Chuck White voiced opposition to the project; referenced 2017 developments; topography; environmental assessments; road maintenance; and spoke to developer integrity.

Susan Joyner voiced concerns regarding septic field runoff; and opposition to the rezoning.

Steve Thompson requested Council to table the item for further research.

Rachel Parker voiced opposition; concerns regarding environmental safety and traffic; and spoke to tree removal.

John Byrd spoke to an environmental and traffic impact studies; and echoed a request to table the item.

Hugh Quinn voiced acreage discrepancy concerns.

Richard Duffy spoke to open spaces; referenced previous communications; and voiced concerns regarding traffic safety.

Joe Verbeke voiced concerns regarding area developments; and increased traffic volumes.

Attorney Hodierne explained NCDOT reviews on the front and back end of developmental requests; daily traffic volumes; lane geometry and road alignments; Comprehensive Plan characteristic; and zoning regulations; stated environmental impact studies were not required;

provided an overview of current environmental regulations; referenced wildlife balance; protected natural areas; and spoke to horizontal development.

Discussion ensued regarding stream buffers; road ownerships between NCDOT and the Town of Lewisville; snow removal; traffic forecast; protocols for laying asphalt; and private utility services.

Mayor Carter closed the public hearing.

Mayor Carter declared a recess at 8:06 P.M. Council returned to open session at 8:11 P.M. with all members present.

- iv. Council Consideration – Ordinance 2026-013 – Rezone Conrad Farm North (Tax Parcel ID 5877-90-5057) from Agricultural (AG) to Agricultural Conditional (AG-C) Planned Residential Development. Council discussions ensued regarding the Technical Review Committee processes; historical actions related to the development in 2017 and 2023; changes in sewage requirements; completion of phases three and four; affordable housing; public interest; open spaces; road acceptances; code compliance inspections; acceleration lanes; and stub outs and connectivity. Councilmember Allen inquired about procedures to table the item. Attorney Andrews reminded Council of statutory requirements to focus on the item to be considered; spoke to a continuance to a date certain; and called upon Town Clerk Angie Lord to provide additional requirements. Town Clerk Lord explained the need to continue to a date certain without further advertising. Discussion continued regarding consistency and reasonableness; and environmental regulations. Councilmember Gallagher quoted information from the Unified Development Ordinance; stated the “proposed planned residential development would facilitate a concentrated residential development on land presently zoned Agriculture (AG). That development pattern is inconsistent with the AG districts purpose of maintaining rural character, preserving agricultural and open land, and avoiding the premature conversion of farmland to urban residential use. The AG-C (Agriculture Conditional) rezoning would apply the AG designations in a manner that conflicts with the fundamental purpose of the AG district by using it to enable a planned residential community rather than agricultural uses or scattered residents on large tracts. I am not in favor of the rezoning.” Moved by Mayor Carter to deny the requests due to a low threshold for reasonableness. Discussions ensued regarding clarity on the motion. The motion failed due to the lack of a second. Councilmember Newsome moved to approve the request based upon the Consistency and Reasonable Determinations Statements that are included in the agenda packet. The motion was seconded by Councilmember Wilder and motion passed by a vote of 5 -2 with Mayor Carter and Councilmember Gallagher voting ‘No’.

2026-013 ORDINANCE OF THE LEWISVILLE TOWN COUNCIL AMENDING THE ZONING MAP OF THE TOWN OF LEWISVILLE CONRAD FARM NORTH

Conditional District Rezoning from Agricultural (AG) to Agricultural Conditional (AG-C) for a
Planned Residential Development

(Zoning Docket L-117) Conrad Farm North, North of Yadkinville Road
Tax Parcel ID 5877-90-5057

WHEREAS, the Town of Lewisville published notification of this conditional zoning request on July 26, 2026 and August 2, 2026;

WHEREAS, the Town of Lewisville has received an affidavit of publication for the aforementioned dates;

WHEREAS, as sign indicating notice of a public hearing was posted on the subject property in a prominent location on May 25, 2026; and July 20, 2026;

WHEREAS, letters of legislative hearing notice were mailed by U.S. Postal Service First Class to the addresses of property owners within 500 feet of the subject property, obtained from Forsyth County tax records, on May 25, 2026; and July 20, 2026;

WHEREAS, these procedures were performed and certified by Town staff in accordance with the requirements of NCGS 160D-601 and the Lewisville Unified Development Ordinance;

WHEREAS, the Lewisville Planning Board held a public hearing during its regularly scheduled meeting held June 10, 2026;

WHEREAS, the Lewisville Planning Board favorably recommended approval of the request to the Town Council;

WHEREAS, the Lewisville Town Council accepts the staff report; and

NOW, THEREFORE, BE IT ORDAINED that the Lewisville Town Council finds the proposed conditional district rezoning consistent with the intents, goals and recommendations of the *Lewisville Tomorrow Comprehensive Plan*. Further, the Council finds that the action to be taken is reasonable and in the public interest, considering all relevant factors, and therefore approves the zoning map amendment and site plan.

BE IT FURTHER ORDAINED AS FOLLOWS:

- Section 1: The Town of Lewisville Official Zoning Map of the Town of Lewisville, North Carolina is hereby amended.
- Section 2: The property is (+/-) 35.41 acres, denoted by tax parcel ID 5877-90-5057, located at Conrad Farm North, North of Yadkinville Road as shown on the attached site plan.
- Section 3: This ordinance shall be effective from and after its adoption.

Adopted this the 13th day of August 2026 by the Lewisville Town Council.
(Signed) Mayor Billy Carter, Jr.

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

- B. Rezoning – L – 118 – Marian’s Landing – Mayor Carter stated it was the time and place set for a public hearing item to consider Item 5.B. Rezoning – L-118 Marian’s Landing.
 - i. Staff Presentation – Planning Director Lynn Cochran provided a PPP; reviewed the request; referenced a previous request; presented maps, aerial photographs and diagrams to illustrate the site and surrounding property; read the conditions attached to the zoning request; and stated the Planning Board and staff recommended approval of the request.
 - ii. Public Hearing – Fox Rothschild Attorney La-Dierdre Matthews provided a PPP; a zoning request overview; a historical timeline of the proposed project; a site plan; highlighted compliance with the Lewisville Tomorrow Comprehensive Plan; outlined housing strategies; transportation and mobility strategies; reviewed the North East Area Plan; and spoke to revisions based on Council and resident feedback.
Public Hearing Speakers
Charles Duryea voiced opposition to the request; concerns regarding traffic; and density.

The following speakers voiced support for the rezoning; referenced town character; and represented managing partners for the mobile home park: Trent Marshall, David Whitley, Ben Hemby, Robin Whitley, and Seth Barker.

Richard Duffy spoke to the need for an additional egress.

Steve Thompson stated the need for a second entrance.

Stacy Boles voiced concerns regarding traffic concerns; and child safety.

Attorney Matthews addressed traffic concerns; and explained a final review by the Technical Review Committee would be completed upon Council approval.

Mayor Carter close the public hearing.

- iii. Council Discussion – Council inquired about a second entrance; discussed state codes for access points; plan amendments; safety measures; turn lanes; traffic controls; NCDOT requirements; affordable housing; and project history.
- iv. Council Consideration – Ordinance 2026-014 – Rezone Marian's Landing (Tax Parcel ID 5886-56-4784) from Residential Single-Family Conditional (RS-9-C) for a Planned Residential Development. Councilmember Allen moved to approve the request, based upon the consistency and Reasonable Determinations Statements that are included in the agenda packet. The motion was seconded by Councilmember Wilder and passed on a vote of 6 – 1 with Mayor Carter voting 'No'.

2026-014 OF THE LEWISVILLE TOWN COUNCIL AMENDING THE ZONING MAP OF THE TOWN OF LEWISVILLE MARIAN'S LANDING

Conditional District Rezoning from Residential Single-Family (RS-9) and Manufactured Housing Development (MH) to Residential Single-Family Conditional (RS-9-C) for a Planned Residential Development (Zoning Docket L-118) Marian's Landing at the Southeast Corner of the Lewisville-Vienna & Robinhood Roads Intersection
Tax Parcel ID(s) 5886-56-4784, 5886-56-8476, 5886-66-0193, 5886-66-4288, 5886-65-4975, 5886-66-7263, and 5886-65-7947

WHEREAS, the Town of Lewisville published notification of this conditional zoning request on July 26, 2026 and August 2, 2026;

WHEREAS, the Town of Lewisville has received an affidavit of publication for the aforementioned dates;

WHEREAS, as sign indicating notice of a public hearing was posted on the subject property in a prominent location on May 25, 2026; and July 20, 2026;

WHEREAS, letters of legislative hearing notice were mailed by U.S. Postal Service First Class to the addresses of property owners within 500 feet of the subject property, obtained from Forsyth County tax records, on May 25, 2026; and July 20, 2026;

WHEREAS, these procedures were performed and certified by Town staff in accordance with the requirements of NCGS 160D-601 and the Lewisville Unified Development Ordinance;

WHEREAS, the Lewisville Planning Board held a public hearing during its regularly scheduled meeting held June 10, 2026;

WHEREAS, the Lewisville Planning Board favorably recommended approval of the request to the Town Council;

WHEREAS, the Lewisville Town Council accepts the staff report; and

NOW, THEREFORE, BE IT ORDAINED that the Lewisville Town Council finds the proposed conditional district rezoning consistent with the intents, goals and recommendations of the *Lewisville Tomorrow Comprehensive Plan*. Further, the Council finds that the action to be taken is reasonable and in the public interest, considering all relevant factors, and therefore approves the zoning map amendment and site plan.

BE IT FURTHER ORDAINED AS FOLLOWS:

- Section 1: The Town of Lewisville Official Zoning Map of the Town of Lewisville, North Carolina is hereby amended.
- Section 2: The property is (+/-) 20.4 acres, denoted by tax parcel ID 5877-90-5057, located along Robinhood Road between the Lewisville Middle School and the intersection with Lewisville-Vienna Road.
- Section 3: This ordinance shall be effective from and after its adoption.

Adopted this the 13th day of August 2026 by the Lewisville Town Council.
(Signed) Mayor Billy Carter, Jr.

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

6. Old Business – None

7. New Business

- A. Resolution 2026-030 – Adopt Substance Abuse Policy – Town Manager Stacy Tolbert explained the policy as an addition to the Personnel Policy for the Town of Lewisville employees; spoke to the review and collaboration with Town Attorney Andrews on the drafting of the policy; stated upon adoption the plan would be effective immediately; and stated the policy would be enforced by the Town Manager. Councilmember Franklin made a motion to adopt the policy. Councilmember Newsome requested additional time to review the policy. Discussion took place regarding application of the policy to include elected officials; and Council voluntarily opting to incorporate the policy. Councilmember Franklin withdrew the motion to adopt. Moved by Councilmember Newsome, seconded by Councilmember Allen to postpone the item for additional review. The motion carried unanimously.

8. Administrative Reports

- A. Upcoming events and closings – Town Manager Tolbert outlined upcoming events.

- i. Black Pearl Band, August 15
- ii. Town Offices Closed, September 7

B. Clerk Report

- i. Board and Committee Openings – Art, ZBOA, and MSD (Area 2) – Town Clerk Angie Lord echoed Mayor Carter's earlier comments regarding service opportunities; and explained applications were available on the town website.

9. For the Good of the Order

A. Public Comments

- i. There were no speakers for public comments – There were no public comments.
- ii. Written comment – There were no written comments.

B. Council Comments

Mayor Pro-Tem Howard spoke to social media posts; and made the following statement:

“Good evening Lewisville residents and friends. During the last few months, I have been contacted by several residents concerning the online behavior of a couple of council members regarding Facebook posts and/or comments. While folks are entitled to their right of Freedom of Speech, that does not result in freedom of consequences. Engaging in political discourse or arguments/name calling with residents in an online community page is not acceptable or mature behavior for any elected official. I learned long ago from distinguished past council members that it’s simply a tasteless, toxic idea to exhibit this type behavior. If an online comment bothers you so deeply, pray for guidance, read your Bible, get some fresh air and move on. It is not our job to agitate our residents, it is our job to serve our community with kindness and tact. In the future, please choose your words wisely. Lastly, kindness is not what you do but who you are. He who sows courtesy reaps friendship and he who plants kindness gathers love. As always, it is an honor and pleasure to serve our community. Negative interactions can erode trust between elected officials and the community, impacting future engagement.”

Councilmember Wilder made a motion to remove the censure process. The motion failed for the lack of a second.

Councilmember Gallagher offered condolences for the passing of Councilmember Wilder’s mother.

Mayor Carter spoke to social media posts; addressed concerns regarding treatment of the town’s first black elected Mayor; and spoke to personal representation.

Councilmember Gallagher echoed concerns regarding representation of the Town of Lewisville.

10. Adjournment

Moved by Councilmember Allen, seconded by Mayor Pro-Tem Howard to adjourned the meeting. The Town Council adjourned at 10:14 P.M.

Billy Carter, Jr., Mayor

ATTEST:

Angela Lord, Town Clerk



**PROCLAMATION 2026-004
CONSTITUTION WEEK
SEPTEMBER 17-23, 2026**

WHEREAS, the Constitution of the United States of America embodies the principles of limited government in a republic dedicated to rule by law, and not by individuals;

WHEREAS, September 17, 2026, marks the 239th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention of 1787;

WHEREAS, in celebrating the anniversary of this significant document, we honor and preserve the foundations of liberty and justice for every American citizen; and

NOW, THEREFORE, the Mayor and Town Council in Lewisville do hereby proclaim

September 17-23, 2026 as Constitution Week

in Lewisville. All citizens are urged to reaffirm the ideals established by the Framers of the Constitution as we work with each other to preserve and protect the fundamental principles of our democracy and secure the blessings of liberty to ourselves and our posterity.

Proclaimed this the 10th day of September 2026.

Billy Carter, Jr., Mayor



**RESOLUTION 2026-030 OF THE LEWISVILLE TOWN COUNCIL
SUBSTANCE ABUSE POLICY**

WHEREAS, the Town of Lewisville employs people to conduct the Town's business transactions;

WHEREAS, the Town desires to establish procedures and policies related to substance abuse;

WHEREAS, in order to provide the best and safest level of service to the residents of Lewisville, Town of Lewisville employees much refrain from the use, abuse, or being under the influence of drugs, alcohol, and controlled substances while on the job;

WHEREAS, to this end, the Town has established a Substance Abuse Policy;

WHEREAS, the United States Department of Transportation (USDOT) has disseminated alcohol and drug testing requirements for all employees who hold a Commercial Driver's License (CDL);

WHEREAS, the procedures set forth in the Town of Lewisville Substance Abuse Policy will assure compliance with the USDOT regulations in order to maintain a safe work environment free of alcohol and drugs; and

NOW, THEREFORE, BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL adopts the Substance Abuse Policy.

Adopted and effective this the 10th day of September 2026 by the Lewisville Town Council.

Billy Carter, Jr., Mayor

ATTEST:

Angela Lord, Town Clerk

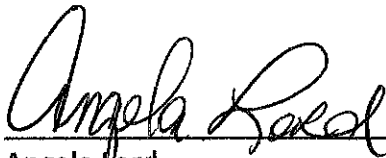
CERTIFICATE OF SUFFICIENCY
0 Chickasha Drive, Pfafftown, NC 27040

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 0 Chickasha Drive:

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 contiguous 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 10th day of September 2026.

A handwritten signature in black ink, appearing to read "Angela Lord", is written over a horizontal line.

Angela Lord
Town Clerk



**RESOLUTION 2026-032 OF THE TOWN OF LEWISVILLE
CALL A PUBLIC HEARING ON ANNEXATION AT
0 CHICKASHA DRIVE
PURSUANT TO NCGS 160A-31 and 160A-58.1**

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; and

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 October 8, 2026 at 6:00 PM.

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

PIN 5896-16-5840 – 0 Chickasha Drive, Pfafftown, NC 27040

OFFICIAL METES AND BOUNDS FOLLOW:

Beginning at an existing iron pipe on the eastern right of way of Chickasha Drive having NC State Plane coordinates of N=867064.36 E=1590377.34 also being the northwest corner of Ralph Nixon (DB 3894 PG 2728), thence from said beginning running with the eastern right of way of Chickasha Drive N 01°00'15" E 395.03' to a T-iron on the north side of a gravel drive corner to Mary Sue Yarbrough (DB 914 PG 171), thence with Yarbrough S 89°38'14" E 473.73' to a bent iron pipe in aforementioned gravel drive corner to William Yarbrough (DB 3431 PG 2572), thence with W. Yarbrough S 00°15'57" E 379.62' to a stone, S 89°52'07" E 509.26' to a nail in the line of Yarbrough corner to NCDOT, thence with NCDOT S 00°19'02" E 32.96' to an existing iron, S 89°49'56" E 283.05' to an angle iron, S 00°02'03" W 173.58' to a new iron pipe in a creek, S 13°26'19" W 106.75' to a NCDOT right of way disk, S 20°18'27" W 178.30' to a new iron pipe in the line of NCDOT (DB 3758 PG 673) being N 20°18'27" E 6.82' from a NCDOT right of way disk, thence from said new iron pipe running with NCDOT N 89° 51'41" W crossing an existing iron pipe at 196.59' a total distance of 913.93' to an axle in the line of Ella Louise Becraft (DB 3645 PG 3560), thence with Becraft N 03°15'01" E 35.83' to a rebar corner to Rojas Real Estate, LLC (DB 3862 PG 557), thence with Rojas N 03° 15'01" E 90.16' to an existing iron pipe corner to Dollie P. Gladden (DB995 PG 597), thence with Gladden N 03°15'01" E 163.81' to point in concrete debris pile corner to aforementioned Nixon, thence with Nixon N 00°08'28" W 159.42' to an existing iron pipe, N 86°47'31" W 290.66' to the point of beginning containing 14.712 acres+/-.

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

Adopted this the 10th day of September 2026 by the Lewisville Town Council.

Billy Carter, Jr., Mayor

ATTEST:

Angela Lord, Town Clerk

DRAFT

PETITION REQUESTING ANNEXATION

Date: June 22, 2026

To the Town Council of the Town of Lewisville:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Lewisville.
2. The area to be annexed is non-contiguous to the Town of Lewisville and the metes and bounds of such territory are as follows:

See Attached Sheet

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 ½" 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.

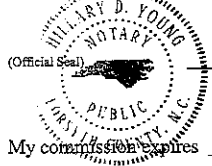
3. Do you declare vested rights? Yes ☐ No ☒ If yes, please provide supporting documentation.

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
5896-16-5840	0 Chickasha Drive Pfafftown, NC 27040	Chickasha HR, LLC	<i>[Signature]</i>	1508 Westbrook Plaza Drive STE 200 Winston-Salem, NC 27108	336-971-3574	0

Notarial Acknowledgments:

State: North Carolina
Forsyth County
 I, Hillary D. Young, a Notary
 Public for Forsyth County, I do
 hereby certify that John-Lewis H. Godfrey
 personally appeared before me this day and acknowledged
 the due execution of the foregoing instrument.
 Witness my hand and official seal, this the 24th Day of
June, 2026.

 My commission expires August 10, 2027.

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____.

Beginning at an existing iron pipe on the eastern right of way of Chickasha Drive having NC State Plane coordinates of N=867064.36 E=1590377.34 also being the northwest corner of Ralph Nixon (DB 3894 PG 2728), thence from said beginning running with the eastern right of way of Chickasha Drive N 01°00'15" E 395.03' to a T-iron on the north side of a gravel drive corner to Mary Sue Yarbrough (DB 914 PG 171), thence with Yarbrough S 89°38'14" E 473.73' to a bent iron pipe in aforementioned gravel drive corner to William Yarbrough (DB 3431 PG 2572), thence with W. Yarbrough S 00°15'57" E 379.62' to a stone, S 89°52'07" E 509.26' to a nail in the line of Yarbrough corner to NCDOT, thence with NCDOT S 00°19'02" E 32.96' to an existing iron, S 89°49'56" E 283.05' to an angle iron, S 00°02'03" W 173.58' to a new iron pipe in a creek, S 13°26'19" W 106.75' to a NCDOT right of way disk, S 20°18'27" W 178.30' to a new iron pipe in the line of NCDOT (DB 3758 PG 673) being N 20°18'27" E 6.82' from a NCDOT right of way disk, thence from said new iron pipe running with NCDOT N 89° 51'41" W crossing an existing iron pipe at 196.59' a total distance of 913.93' to an axle in the line of Ella Louise Becraft (DB 3645 PG 3560), thence with Becraft N 03°15'01" E 35.83' to a rebar corner to Rojas Real Estate, LLC (DB 3862 PG 557), thence with Rojas N 03° 15'01" E 90.16' to an existing iron pipe corner to Dollie P. Gladden (DB995 PG 597), thence with Gladden N 03°15'01" E 163.81' to point in concrete debris pile corner to aforementioned Nixon, thence with Nixon N 00°08'28" W 159.42' to an existing iron pipe, N 86°47'31" W 290.66' to the point of beginning containing 14.712 acres+/-.

Property Summary

Parcel Information

REID:

5896165840000

PIN:

5896-16-5840

Property Description:

LO:052C BL:4618

Location Address:

0 Chickasha DR
PFAFFTOWN NC 27040

Total Taxable Value:

\$347,500

Ownership

Property Owner:

CHICKASHA HR LLC

Mailing Address:

1598 WESTBROOK PLAZA DR
STE 200
WINSTON SALEM NC 27103

Administrative Data

Plat Book & Page:

N/A-N/A

Old Map#:

588866

Market Area:

130006

Township:

VIENNA

Planning Jurisdiction:

COUNTY WIDE

City:

LEWISVILLE TOWN

Fire District:

VIENNA

Spec District:

COUNTYWIDE FIRE

Land Class:

91.00-Vacant SF Res

Acreage:

14.76

Transfer Information

Deed Book & Page:

[003932-02684](#)

Deed Date:

6/18/2026

Revenue Stamps:

765.00

Package Sale Date:

Package Sale Price:

Land Sale Date:

6/18/2026

Land Sale Price:

\$382,500

Improvement Summary

Total Buildings:

0

Total Units:

0

Total Living Area:

0

Total Gross Leasable Area:

0

Property Value

Total Appraised Land Value:

\$347,500

Total Appraised Building Value:

\$0

Total Appraised Misc Improvements Value:

\$0

Total Appraised Value (Valued by Cost):**\$347,500**

Other Exemptions:

\$0

Use Value Deferred:

\$0

Does not include Veteran or Homestead Exclusions

Historic Value Deferred:

\$0

Total Deferred Value:**\$0**

Total Taxable Value:

\$347,500

No buildings found**Misc Improvements Summary**

Total Misc Improvement Assessed:

\$0

Misc Improvements Details

No miscellaneous improvements found

Market Land Line Summary

Land Class:	Deeded Acres:
91.00-Vacant SF Res	14.76
Calculated Acres:	Assessed Acres:
14.78	14.76
Total Land Assessed:	
\$347,500	

Market Land Line Details

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
AG		RES-ACREAGE	14.76 BY THE ACRE PRICE	24500	1.0677	SHAPE-90.00	\$347,500

Deeds

History Order	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book-Page	Deed Date
Current	CHICKASHA HR LLC	DEED	100	765.00	\$382,500	003932-02684	06/18/2026
1 Back	KERNERSVILLE FOUNDATION INC	DEED	100	0.00	\$0	003901-04423	12/23/2025
2 Back	TAYLOR, JIM A/ TAYLOR, MARY D	WARRANTY-DEED	100	0.00	\$0	003394-02013	03/14/2018
3 Back	TAYLOR, JIM A/ TAYLOR, MARY D	WARRANTY-DEED	100	310.00	\$77,500	003394-02007	03/14/2018
4 Back	PARKS, GROVER W/ TAYLOR, JIM A	DEED	50, 50	0.00	\$0	002587-02620	07/29/2005

Data Last Updated On: 08/13/2026



**RESOLUTION 2026-033 OF THE TOWN OF LEWISVILLE
CALL PUBLIC HEARING TO RECEIVE COMMENTS ON
L-119 REZONING REQUEST BY CHICKASHA HR, LLC.
TO REZONE ANNEXED PROPERTY AT 0 CHICKASHA DRIVE
FROM AGRICULTURE – FORSYTH COUNTY TO
AGRICULTURE – LEWISVILLE**

WHEREAS, the Lewisville Planning Board held its public hearing on August 12, 2026;

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

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

NOW THEREFORE BE IT RESOLVED BY THE LEWISVILLE TOWN COUNCIL sets a public hearing to be conducted on October 8, 2026 at 6:00 PM in the Lewisville Town Hall located at 6510 Shallowford Road for the purpose of receiving public comment concerning this request.

Adopted this the 10th day of September 2026 by the Lewisville Town Council.

Billy Carter, Jr., Mayor

ATTEST:

Angela Lord, Town Clerk

AGENDA ITEM

LEWISVILLE PLANNING BOARD

L-119: A request for rezoning from Agricultural (AG-Forsyth County) to Agricultural (AG-Lewisville).

Applicant: Chickasha HR, LLC

Tax PIN: 5896-16-5840

Location: Chickasha Dr/Peaceful Glen Dr. Intersection



Size and Location of the Parcel(s): this property measures (+/-) 14.76 acres according to the Forsyth County Tax Map, located near the south end of Chickasha Dr, across from the intersection with Peaceful Glen Dr. The proposed rezoning is accompanied by a request for annexation into the town limits of Lewisville.

Property Site: This property is currently vacant and wooded. A portion of it is located in Lewisville while a slightly larger portion is located in Forsyth County

Immediate & General Area: This property is located on the northeastern side of Lewisville, adjacent to the corporate limits in an area characterized by residential development and some open lands. Although currently located in an unincorporated area of Forsyth County, this property is located closest to properties that comprise the Neighborhood Residential Land Class. Zoning Patterns include RS-9, RS-20, RS-40 and AG.

Utilities: This property is currently served by public water and would be served by private septic facilities if developed.

Access: The subject property is served by direct access to Chickasha Rd, designated as a collector road by the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map.

Comprehensive Plan: The *Lewisville Tomorrow Comprehensive Plan* designates this property and those properties located closest as the Neighborhood Residential place type. This place type is the most common in Lewisville and is characterized by the suburban-style, lower-density residential areas that have been built out over the last 20 years. (p. 75).

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 neighborhood residential place type, including the recently annexed Westbend property located immediately to the south-southwest of the subject parcel.
 - The property is adjacent to other properties zoned Agricultural (AG).
 - Zoning in the area includes several types of residential single-family.

Members of the Planning Board

Mike Mulligan, Chair | Phillip May, Vice Chair

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

2. *Reasonableness.* This application is found to be reasonable and in the public interest, based on the following factors
- Measuring (+/-) 13.06 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 adjacent to 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-119, a request for rezoning from Agricultural (AG-Forsyth County) to Agricultural (AG-Lewisville).



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 7/15/20
Property Address 0 Chickasha Dr Pfafftown, NC 27040
Tax PIN(s) 5896-16-5840
Existing Zoning AG - Forsyth
Proposed Zoning AG - Lewisville
Acreage Requested for Rezoning 14.712 +/-

Owner(s) Chickasha HR, LLC
Mailing Address 1598 Westbrook Plaza Dr STE200 Winston-Salem, NC
Telephone 336-723-0303 email cmize@hubbardrealty.com 27103

Applicant(s) (if different) Same as above
Mailing Address _____
Telephone _____ email _____

I, John-Lewis Godfrey, owner (trustee, executor, etc.) of the
property denoted by Forsyth County Tax PIN(s) 5896-16-5840,
request that the property be granted a rezoning from AG - Forsyth
to 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.

[Signature]
Owner Signature

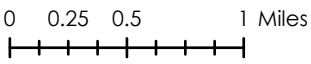
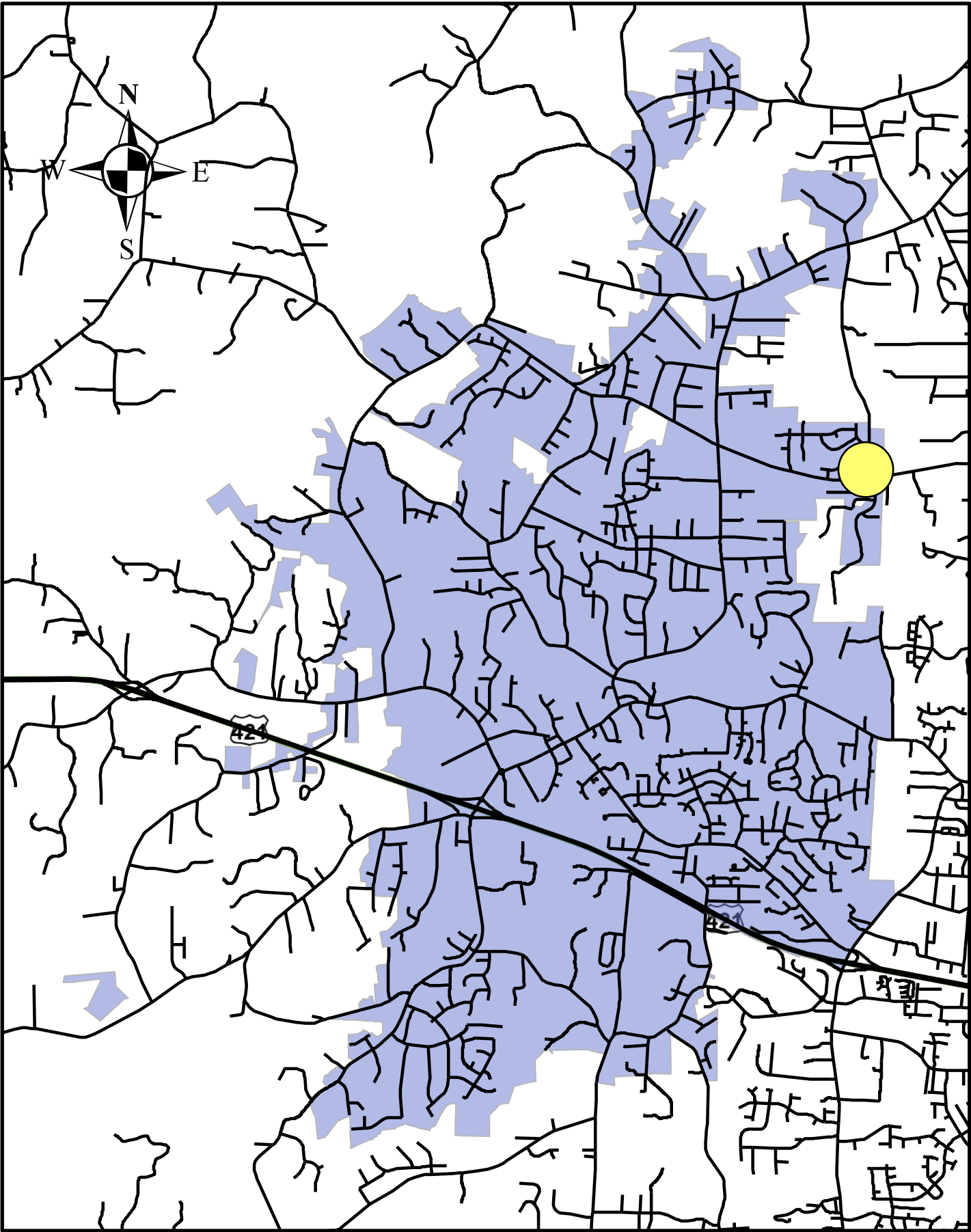
[Signature]
Applicant Signature

Staff Signature

File# _____

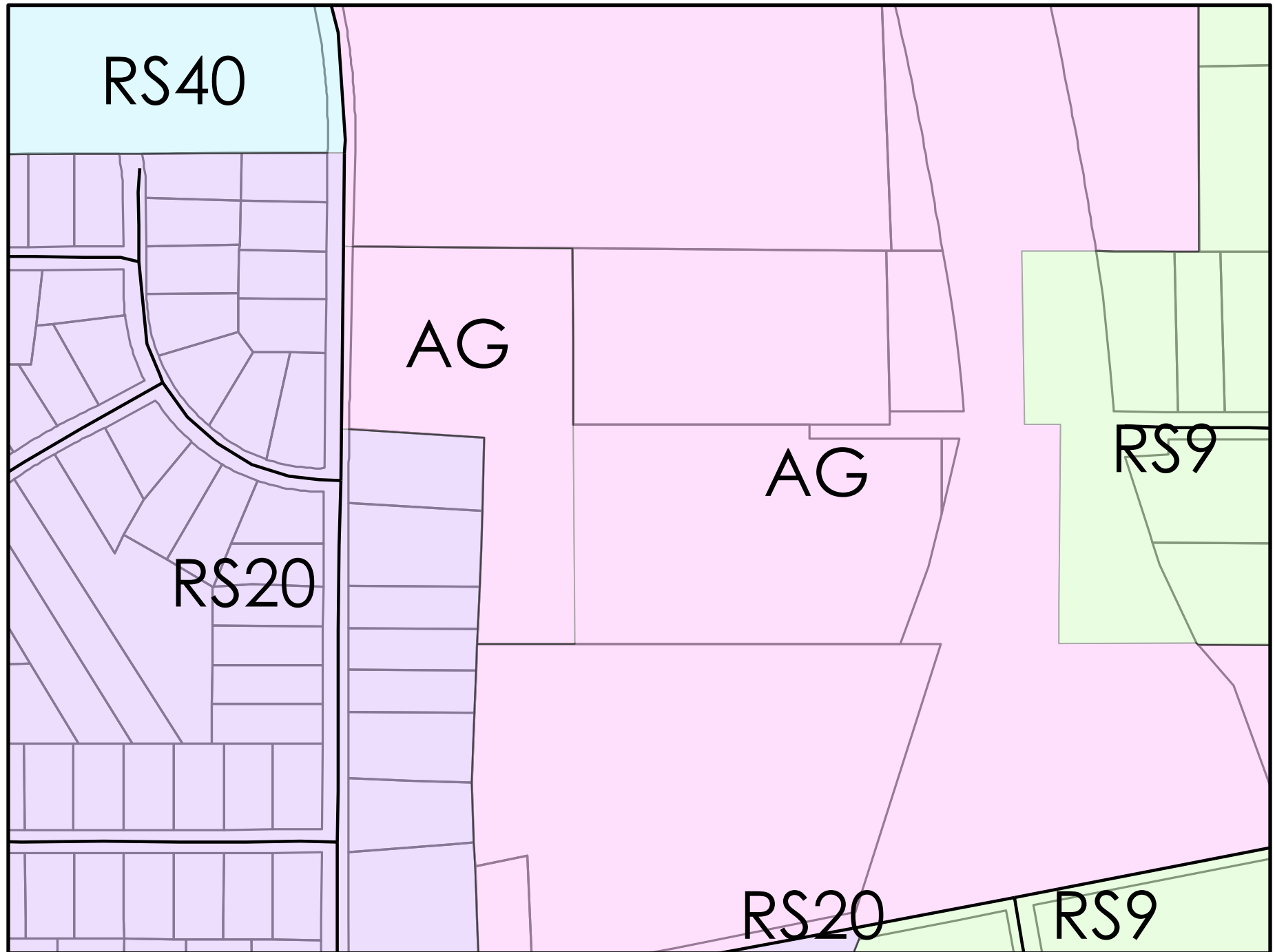
Fee Paid _____

L-119 CHICKASHA VICINITY MAP





L-119 CHICKASHA ZONING MAP



0 125 250 500 Feet

Map Created by Lynn Cochran



L-119 CHICKASA AERIAL MAP



0 50 100 200 Feet
|-----|-----|-----|-----|-----|

Map Created by Lynn Cochran

USES IN THE AGRICULTURAL ZONING DISTRICT (AG)

Uses permitted by-right within zoning district (zoning permit and development standards may apply):

- Adult Day Care Home
- Agricultural Production, Crops
- Animal Feeding Operation
- Cemetery, Private, Family
- Community Garden
- Farmer's Market
- Family Care Home
- 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

Temporary Uses:

- Family Health Care Structure

Uses permitted with Planning Board Review:

- Religious Institution, Neighborhood
- Major Subdivision, residential

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
- Shooting Range, Indoor
- Utilities
- Transmission Tower

Uses subject to Conditional Zoning:

- Planned Residential Development

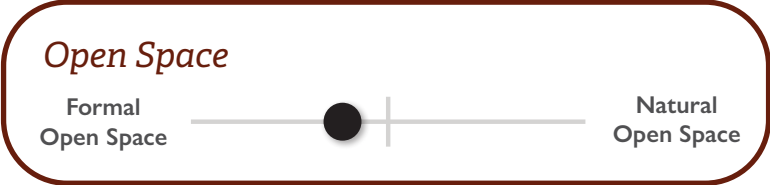
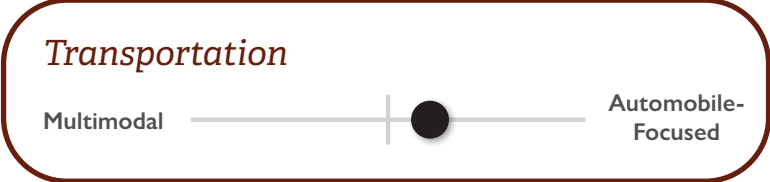
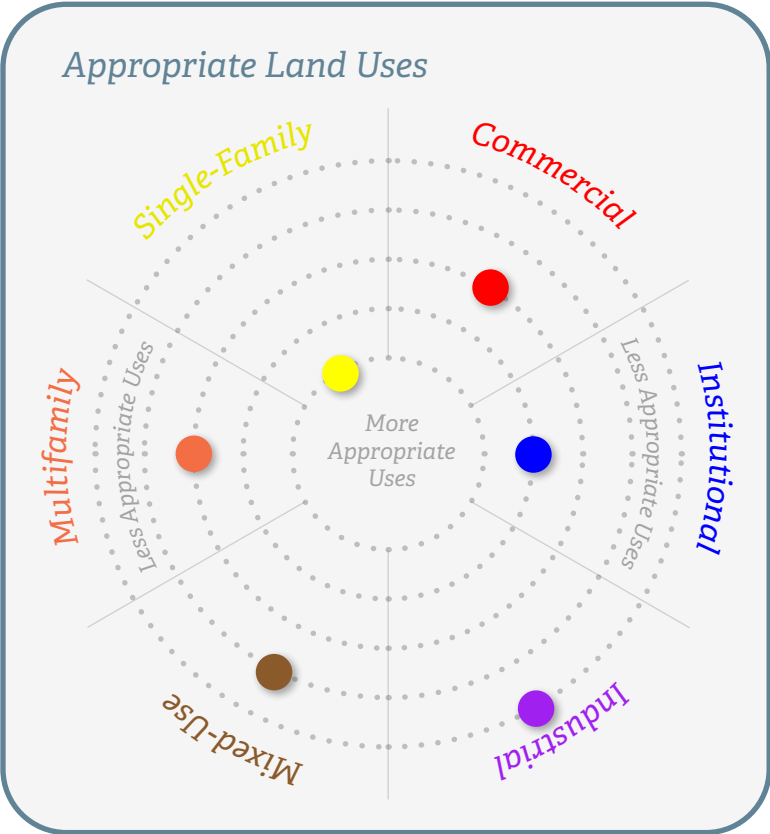
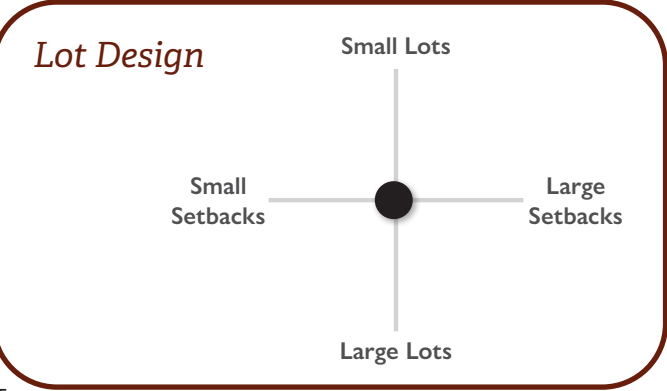
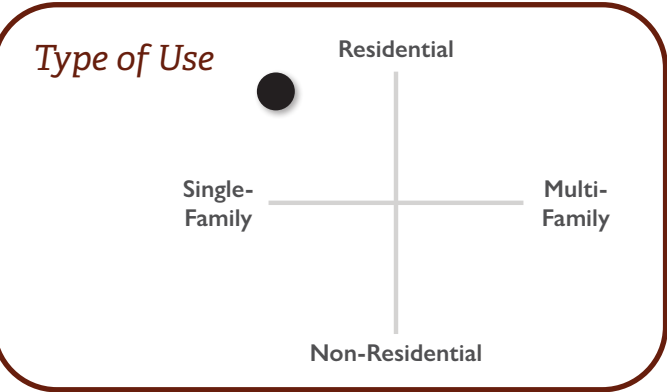
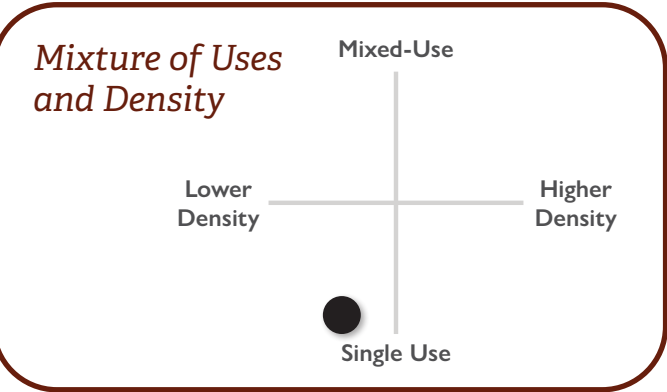
Neighborhood Residential

Neighborhood Residential accounts for many of the suburban-style, lower-density residential areas that have been built during the past 20 years. While most of the existing neighborhoods have a uniform housing type, future Neighborhood Residential areas should promote a mixture of housing sizes and prices as well as efficient neighborhood design, where appropriate. Neighborhood Residential areas of the future could include single-family homes and townhomes in a clustered design.

Intent

- » Enhance existing low-density residential areas with improved connectivity, better bicycle and pedestrian amenities, and additional park and open space opportunities.
- » Allow diversification of housing stock in ways that are sensitive to established residential areas.
- » Provide a transition to the most rural portions of the study area.
- » Explore ways to limit the impact of residential development through innovative neighborhood design.

Characteristics





ZONING MAP AMENDMENT L-119 TOWN OF LEWISVILLE PLANNING CONSISTENCY AND REASONABLENESS DETERMINATIONS

The Board has reviewed *Zoning Map Amendment L-119*, rezoning from Agricultural (AG Forsyth County) to Agricultural (AG Lewisville). As required by NCGS § 160D, the Board makes the following findings:

Consistency.

- Those areas of Lewisville located closest to the subject property are designated as the neighborhood residential place type, including the recently annexed Westbend property located immediately to the south-southwest of the subject parcel.
- The property is adjacent to other properties zoned Agricultural (AG).
- Zoning patterns in the area include several different types of Single-Family Residential, along with Agricultural.

Reasonableness.

- Measuring (+/-) 13.06 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 adjacent to the contiguous corporate limits of the Town of Lewisville.



ZONING MAP AMENDMENT L-119 TOWN OF LEWISVILLE PLANNING DRAFT MOTION TO APPROVE OR DENY

APPROVE

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

DENY

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



**ORDINANCE 2026-016 OF THE LEWISVILLE TOWN COUNCIL
AMENDING CHAPTER 16 PARKS, RECREATION, AND CULTURAL DEVELOPMENT
FACILITY USE EXEMPTION POLICY**

WHEREAS, the Lewisville Town Council adopted Ordinance 2007006 enacting a code of ordinances which revised, amended, restated, codified and compiled existing ordinances on March 8, 2007 with the understanding that chapters would need to be updated;

WHEREAS, changes in the status of town facilities necessitates amendments to the Parks, Recreation and Cultural Development Policies; and

NOW, THEREFORE, BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL amends Town Code 16-14(E)(3) to grandfather organizations listed in 16-14 (J)(3) a through k, by the Town Council as exempt from the payment of user fees and deposits at Shallowford Square, G. Galloway Reynolds Community Center, and Jack Warren Park; and that User fees for grandfathered exempted users at Mary Alice Warren Community Center are outlined in in § [16-18\(F\)](#). Cleaning and damage fees are not exempt. If the facility is left unclean or damaged, the organization will be assessed a cost.

BE IT FURTHER RESOLVED to remove Town Code 16-14 (E)(4) regarding national or regional organizations. 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.

Adopted this the 10th day of September 2026.

ATTEST:

Billy Carter, Jr., Mayor

Angela Lord, Town Clerk



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§ 16-14 FACILITY USE EXEMPTION POLICY.

E. User fee exemptions. Organizations may be exempted from the payment of user fees and deposits as approved by the Town Council. Exemption requests will be reviewed by the Special Projects Review Committee. Upon completion of review by the Special Projects Review Committee, a recommendation will be made to Town Council. Full exemptions shall be in the form of a town ordinance and shall be included in the list of exempted organizations listed elsewhere in this policy. Organizations not listed in the exemption policy must pay all fees.

1. Organizations located in the Town of Lewisville, that are defined by the Internal Revenue Code as § 501(c)(3) and § 501(c)(8) desiring recurring use may request to be exempted from user fees and deposits by submitting a request for exemption to the Town Council through the Town Manager or his or her designee. Requests for exemption shall be considered at the next regularly scheduled meeting of the Town Council.

2. Organizations serving the residents of the Town of Lewisville as defined below may request to be exempted from user fees and deposits by submitting a request for exemption to the Town Council through the Town Manager or his or her designee. Requests for exemption shall be considered at the next regularly scheduled meeting of the Town Council. An organization that meets one of the following may be approved by Council:

- a. Regularly comes together for the purpose of promoting, providing or supporting services to the town or its residents;
- b. Uses a location within the town for its primary service place;
- c. Has an office in the Town of Lewisville;
- d. Has a majority of town residents in its service population;
- e. Conducts a majority of its activities in the town; or
- f. Focus a significant program in the town.

3. Organizations grandfathered by the Town Council (~~Lewisville Garden Clubs and Homeowner Associations~~ **organizations listed in Chapter 16-14 (J)(3) a through k**), ~~non-profit organizations located in the town that are defined by the Internal Revenue Code as § 501(c)(3) and § 501(c)(8), and government organizations located in the town~~ are exempt from the payment of user fees and deposits at Shallowford Square, G. Galloway Reynolds Community Center and Jack Warren Park. User fees for exempted users at the Mary Alice Warren Community Center are outlined in § 16-18(F). Cleaning and damage fees are not exempt. If the facility is left unclean or damaged, the organization will be assessed a cost.

~~4. National or regional organizations located in the town associated with health, human services or educational issues involving public schools may use a town facility for an event once yearly for the purpose of fund raising and the event shall be exempt from user fees and deposits. These organizations are not exempt from cleaning and damage fees. If the facility is left unclean or damaged, the organization will be assessed a cost.~~

I. Cancellations. Non-use of dates by recurring users are to be reported to the scheduling office as early as possible so that the date will be available to other users.

J. Terms of use.

1. Exempted users follow the same rules for renters/users for each facility. All Shallowford Square, G. Galloway Reynolds Community Center, Jack Warren Park, and Mary Alice Warren Community Center rules apply. (See § 16-12, § 16-13, § 16-17, and § 16-18).



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AMENDING CHAPTER 16 PARKS, RECREATION, AND CULTURAL DEVELOPMENT
FACILITY USE EXEMPTION POLICY**

2. Exemptions requested by organizations, of which the town is a member, may be approved by the Town Manager or his or her designee. Such exemptions shall be for one-time events and not for recurring use of one or more of the town's facilities.

3. Exempted organizations (for regular meetings and/or activities):

- a. Lewisville Civic Club.
- b. Winston-Salem/Forsyth County Schools (serving Lewisville; limited to 4/year/school). Lewisville Elementary School, Lewisville Middle School, Reagan High School, Vienna Elementary School, West Forsyth High School.
- c. Boy Scouts of America (local units sponsored by local organizations).
- d. Girl Scouts of America (local units sponsored by local organizations).
- e. Lewisville Garden Clubs.
- f. Lewisville Historical Society.
- g. Lewisville Area Arts Council (LAAC).
- h. Lewisville Branch Library (cooperative agreement with the Forsyth County Library System).
- i. American Legion.
- j. Homeowner Association (once yearly meetings).
- k. Vienna Civic Club.
- l. Shepherd's Center.
- m. Rotary Club of Western Forsyth County (events only).
- n. Forsyth Home Educators (limited to 4 activities/year, no classes).
- o. Shallow Ford Foundation.
- p. The American Red Cross (blood drives only).
- q. Lewisville-Clemmons Chamber of Commerce LEADS (weekly meeting at G Galloway Reynolds).
- r. Piedmont Flyers Club (for monthly meeting in the Great Wagon Room within the Mary Alice Warren Community Center).