



**Lewisville Town Council**  
**Regular Meeting Agenda**  
**July 9, 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 Franklin
- C. Pledge of Allegiance – Mayor Pro-Tem Howard
- D. Adoption of Agenda

**2. Consent Agenda**

- A. Resolution 2026-027– Financial Statements for Eleven Months Ended May 31, 2026 ([Attachment #1](#))
- B. Approval of Agenda Briefing minutes – June 4, 2026 ([Attachment #2](#))

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

- A. Presentations
  - i. I’m One of the Reasons Lewisville is a Great Place to Live ([Attachment #3](#))
  - ii. 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. Old Business – None**

**6. New Business**

- A. Resolution 2026-025 – Call Public Hearing for Rezoning Request – L – 117 Conrad Farm North ([Attachment #4](#))
- B. Resolution 2026-026 – Call Public Hearing for Rezoning Request – L-118 Marians Landing ([Attachment #5](#))

**7. Administrative Reports**

- A. Upcoming events and closings
  - i. Camel City Yacht Club Concert, July 11
  - ii. Town Council Special Meeting, July 13
  - iii. Crystal Aria Band, July 25
  - iv. National Night Out, August 4
- B. Clerk Report – Quarterly Art Exhibit, MAWCC, Open through September 30<sup>th</sup>
- C. Approvals at the Briefing and Action Meeting on July 2, 2026 - None

**8. 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

**9. Adjournment**



**RESOLUTION 2026-027 OF THE LEWISVILLE TOWN COUNCIL  
ACCEPTANCE AND APPROVAL OF MONTHLY DISBURSEMENTS**

**WHEREAS**, the Finance Officer has presented the Town Council with the Revenue Statement Summary and the Encumbrances and Expenditure State Summary of figures for the eleven months ended May 31, 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 eleven months ended May 31, 2026 and incorporated herein.

Adopted this the 9<sup>th</sup> day of July 2026 by the Lewisville Town Council.

ATTEST:

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

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



**Town of Lewisville**  
**Budget vs. Actual - General Fund**  
**Eleven Months Ended May 31, 2026**

**General Fund**

| Revenues                                          | Budget                 | Revenue Year to Date   | Revenue Over (Under) Budget | Percentage Collected |
|---------------------------------------------------|------------------------|------------------------|-----------------------------|----------------------|
| Property Tax Collections                          | \$ 4,656,701.00        | \$ 4,694,236.94        | \$ 37,535.94                | 100.81%              |
| Sales Tax Revenue                                 | 1,291,420.00           | 1,159,397.51           | (132,022.49)                | 89.78%               |
| Other Revenues                                    | 1,835,805.00           | 1,418,205.78           | (417,599.22)                | 77.25%               |
| 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>\$ 7,309,348.23</b> | <b>\$ (512,085.77)</b>      | <b>93.45%</b>        |
| Appropriation from Fund Balance                   | 871,934.00             |                        |                             |                      |
| <b>Total</b>                                      | <b>\$ 8,693,368.00</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          | \$ 202,455.37             | \$ 4,295.99               | \$ 185,227.64                    | 52.75%                                   |
| Administration                      | 1,111,497.00           | 817,098.77                | 54,026.21                 | 240,372.02                       | 78.37%                                   |
| Finance                             | 335,088.00             | 285,756.18                | 2,194.00                  | 47,137.82                        | 85.93%                                   |
| Debt Service                        | 221,600.00             | 221,600.00                | -                         | -                                | 100.00%                                  |
| Planning & Zoning                   | 331,574.00             | 156,688.11                | 6,610.00                  | 168,275.89                       | 49.25%                                   |
| Beautification                      | 137,393.59             | 120,593.23                | 8,107.00                  | 8,693.36                         | 93.67%                                   |
| Community Policing                  | 1,063,880.00           | 794,083.80                | 262,302.50                | 7,493.70                         | 99.30%                                   |
| Public Works                        | 738,987.00             | 610,834.91                | 13,879.06                 | 114,273.03                       | 84.54%                                   |
| Streets                             | 444,870.00             | 206,627.69                | 120,000.00                | 118,242.31                       | 73.42%                                   |
| Powell Bill                         | 867,500.00             | 107,423.00                | 561,613.11                | 198,463.89                       | 77.12%                                   |
| Stormwater                          | 260,072.00             | 102,722.73                | 85,333.56                 | 72,015.71                        | 72.31%                                   |
| Solid Waste                         | 1,668,536.00           | 1,235,682.88              | -                         | 432,853.12                       | 74.06%                                   |
| Recycling                           | 6,560.41               | 5,760.74                  | -                         | 799.67                           | 87.81%                                   |
| Parks and Recreation                | 888,831.00             | 513,396.89                | 191,353.21                | 184,080.90                       | 79.29%                                   |
| Transfers to Capital Projects Funds | -                      | -                         | -                         | -                                | -                                        |
| Transfers to Capital Reserves       | 225,000.00             | 225,000.00                | -                         | -                                | 100.00%                                  |
| <b>Total</b>                        | <b>\$ 8,693,368.00</b> | <b>\$ 5,605,724.30</b>    | <b>\$ 1,309,714.64</b>    | <b>\$ 1,777,929.06</b>           | <b>79.55%</b>                            |

|                                               |                         |
|-----------------------------------------------|-------------------------|
| General Fund Balance 7/1/2025                 | \$ 8,412,608.82         |
| Year-to-Date Increase (Decrease) FY 2025-2026 | 1,703,623.93            |
| General Fund Balance 5/31/2026                | <u>\$ 10,116,232.75</u> |



**Town of Lewisville**  
**Budget vs. Actual - Willow Run Municipal Service District**  
**Eleven Months Ended May 31, 2026**

***Willow Run Municipal Service District***

| Revenues                        | Budget               | Revenue Year to Date | Revenue Over (Under) Budget | Percentage Collected |
|---------------------------------|----------------------|----------------------|-----------------------------|----------------------|
| Revenues                        | \$ 106,542.00        | \$ 118,135.68        | \$ 11,593.68                | 110.88%              |
| <b>Subtotal</b>                 | 106,542.00           | <b>\$ 118,135.68</b> | <b>\$ 11,593.68</b>         | <b>110.88%</b>       |
| 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        | \$ 366,380.80             | \$ 33,741.82              | \$ 131,874.38                    | 75.21%                                   |
| Transfer to General Fund | \$ 37,508.00         | \$ 37,508.00              | \$ -                      | -                                | 100.00%                                  |
| <b>Total</b>             | <b>\$ 569,505.00</b> | <b>\$ 403,888.80</b>      | <b>\$ 33,741.82</b>       | <b>\$ 131,874.38</b>             | <b>76.84%</b>                            |

|                                               |                             |
|-----------------------------------------------|-----------------------------|
| MSD Fund Balance 7/1/2025                     | \$ 553,726.83               |
| Year-to-Date Increase (Decrease) FY 2025-2026 | (285,753.12)                |
| MSD Fund Balance 5/31/2026                    | <u><u>\$ 267,973.71</u></u> |



# Town of Lewisville

## May 31, 2026

| <b>Capital Reserve Funds</b>                            |                                  |                      |                      |                                |                                   |
|---------------------------------------------------------|----------------------------------|----------------------|----------------------|--------------------------------|-----------------------------------|
|                                                         | <b>Fund Balance<br/>7/1/2025</b> | <b>Transfers In</b>  | <b>Transfers Out</b> | <b>Investment<br/>Earnings</b> | <b>Fund Balance<br/>5/31/2026</b> |
| Sidewalks, Bike Paths, and<br>Greenways Capital Reserve | \$ 1,452.89                      | \$ 100,000.00        | \$ -                 | \$ 3,543.95                    | \$ 104,996.84                     |
| Municipal Buildings/Land Capital<br>Reserve             | 149,167.45                       | 25,000.00            | -                    | 6,207.09                       | 180,374.54                        |
| Parks & Recreation Capital<br>Reserve                   | 346.59                           | 100,000.00           | -                    | 3,504.39                       | 103,850.98                        |
| <b>Total</b>                                            | <b>\$ 150,966.93</b>             | <b>\$ 225,000.00</b> | <b>\$ -</b>          | <b>\$ 13,255.43</b>            | <b>\$ 389,222.36</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 - FY 2023-2024                           | (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                                                                                                                     | 182,046.19      |
| Close out the ARPA Special Revenue Fund by transferring balance to the Great Wagon Road Improvements Capital Projects Fund              | (182,046.19)    |
| <b>American Rescue Plan Act Special Revenue Fund - Cash Balance 5/31/2026</b>                                                           | <b>\$ 0.00</b>  |



**Town of Lewisville**  
**May 31, 2026**

**Capital Projects Funds - Since Inception**

| Project                                                                 | Revenue                | Expenditures             | Transfers In           | Transfers Out          | Investment Earnings  | Loan Proceeds          | Fund Balance 5/31/2026 | 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             | (1,109,411.91)           | 2,254,052.22           | -                      | 131,974.99           | -                      | 2,133,902.17           | 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                                           | -                      | -                        | 2,721,888.49           | -                      | 202,590.51           | -                      | 2,924,479.00           | 8,141,999.34            |
| Public Works Facility                                                   | -                      | (827,257.83)             | 899,325.47             | -                      | 23,563.77            | -                      | 95,631.41              | 1,000,000.00            |
| <b>Total</b>                                                            | <b>\$ 1,188,226.87</b> | <b>\$ (7,349,726.89)</b> | <b>\$ 9,494,452.18</b> | <b>\$ (615,296.68)</b> | <b>\$ 436,357.10</b> | <b>\$ 2,000,000.00</b> | <b>\$ 5,154,012.58</b> | <b>\$ 19,975,118.37</b> |



**Lewisville Town Council**  
**Briefing and Action Meeting Minutes**  
**June 4, 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, Assistant Town Manager / Public Works Director Jon Hanna, Town Clerk Angie Lord, Finance Director Pam Orrell, Planning Director Lynn Cochran and Town Attorney Al Andrews.
- B. Adoption of Agenda – Mayor Carter requested the agenda to be amended to include discussion regarding a neighborhood concern under Items Requiring Council Direction. Councilmember Newsome made a motion to adopt the agenda as amended. The motion was seconded by Councilmember Gallagher and approved unanimously.

**2. Items Requiring Council Direction**

- A. Censure Proceedings – Town Attorney Al Andrews provided a brief overview of the item; highlighted the investigative report provided to Council; spoke to the prerogative of Council for action if so desired; and explained the format for a hearing to be conducted in open session. Discussion ensued regarding the format for a hearing; prior exposure to Censure hearings for Town Attorney Andrews; historical censure outcomes; previous censure cases across North Carolina; Code of Ethics violations; Council modeling behavior for Board and Committee volunteers; the investigative process; social media precautions; a holistic approach; and independent communications between Council members.

Councilmember Newsome voiced concerns regarding a censure; and expressed the actions of Councilmember Wilder did not justify pursuit of a censure.

Councilmember Franklin highlighted interview comments from the investigative report; and spoke to standards and expectations.

Councilmember Allen expressed the need for public trust; and the need for a hearing.

Mayor Carter highlighted Council decorum; and spoke to a public statement.

Councilmember Newsome made a motion to terminate the censure case. Motion was seconded by Councilmember Wilder. The motion failed by a vote of 2 – 5 with Councilmembers Newsome and Wilder in favor and Mayor Carter, Mayor Pro-Tem Howard and Councilmembers Allen, Franklin, and Gallagher in opposition.

Councilmember Allen moved for a special called meeting of the Lewisville Town Council be held for the purpose of conducting a hearing regarding a censure of Councilmember Mack Wilder, at a time to be set by subsequent motion and voted on by the Lewisville Town Council. The censure of Councilmember Mack Wilder to be considered during the aforementioned hearing is a censure for not adhering to sections 2, 3b, and 4 of the Lewisville Town Council Code of Ethics by his actions during the March 5, 2026 Lewisville Town Council Briefing and Action meeting. The motion was seconded by Councilmember Franklin and passed by a vote of 5 – 2 with Mayor Carter, Mayor Pro-Tem Howard and Councilmembers Allen, Franklin and Gallagher in favor and Councilmembers Newsome and Wilder in opposition.

Councilmember Allen moved for the hearing to take place Monday, July 20, 2026. Discussion took place regarding Council availability. Councilmember Allen modified the motion to July 27, 2026. Discussions ensued regarding unavailability. Councilmember Allen modified the motion for the hearing to take place on July 13, 2026 at 6 PM. The motion was seconded by Mayor Carter and passed unanimously.

Discussion ensued regarding potential extension requests; and notice requirements.

Councilmember Wilder referenced the need to consult with an attorney; and inquired about documents needed for the case.

- B. Council Policy Update – Town Attorney Andrews outlined the redlined policy recommendations that had been forwarded to Council for review; and asked for the pleasure of Council. Discussion took place regarding enforcement of the policy; the need for a revised policy; support for the revision; and the inclusion of a disclaimer on social medias. Mayor Carter voiced opposition to placing a disclaimer on his social accounts. Discussion continued regarding an inclusive policy for Council, Board and Committee members, and staff; and the precedent set by Mayor and Council. Councilmember Wilder made a motion to place the disclaimer on the Town website. The motion died for the lack of a second. Councilmember Franklin made a motion to move the item to the June 11, 2026 meeting of Council for consideration as presented. The motion was seconded by Councilmember Allen and passed unanimously. Mayor Carter requested a motion to exclude himself from the requirement of a disclaimer. No motion was made. Mayor Carter reiterated his concerns.
- C. UDO Violation Update – Attorney Andrews spoke to the Unified Development Ordinance; and to Town Codes. Planning Director Lynn Cochran provide an overview of the item; spoke to code violations and notifications. Discussion took place regarding local government authority; towing and storage fees; appeal processes with the Zoning Board of Adjustment; destruction of junk vehicles; resident communications; and public trust. Town Manager Tolbert requested time for staff research; and to communicate with the resident.
- D. Supplemental Nutrition Assistance Program (SNAP) Discussions – Councilmember Allen relayed information obtained via a telephone conversation with Senator Dana Jones; stated the General Assembly would not discuss in the short session; and voiced concern with Council involvement in State and Federal issues. Councilmember Franklin left the meeting at 7:37 PM; and returned at 7:40 PM. Councilmember Newsome voiced concern regarding the impact on Lewisville and Pfafftown. Town Clerk Angie Lord distributed a draft resolution requesting State support for the SNAP program. Councilmember Franklin requested the resolution to be forwarded upon adoption to Senator Dana Jones, Representative Jeff Zenger and the entire Legislature. It was the consensus of the Council to include the resolution on the June 11, 2026 meeting agenda for consideration. Councilmember Allen reiterated concerns regarding State and Federal issues.  
*(A draft of the Resolution 2026-023 is referenced below and filed in Exhibit Folder June 2026, which is hereby referred to and made a part of these minutes.)*



**RESOLUTION 2026-023 TOWN OF LEWISVILLE  
REQUEST FOR STATE GOVERNMENT FUNDING FOR  
FORSYTH COUNTY, NORTH CAROLINA  
SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP) AND MEDICAID SERVICES**

**WHEREAS**, the Supplemental Nutrition Assistance Program (SNAP) program in North Carolina is facing funding changes due to House Resolution 1 (HR1) also referred to as the "One Big Beautiful Bill Act" which introduces a \$187 billion cut to the program;

**WHEREAS**, there are approximately 748 Lewisville and Pfafftown residents who receive SNAP benefits;

**WHEREAS**, there are approximately 1,500 Lewisville and Pfafftown residents who receive Medicaid benefits;

**WHEREAS**, the Town of Lewisville supports a request to the State of North Carolina via the adoption of this resolution to provide necessary funding to cover the Federal Government shortfall and provide funding to Forsyth County to administer SNAP and Medicaid benefits; and

**NOW, THEREFORE BE IT RESOLVED**, that the Town of Lewisville Town Clerk is directed to forward this resolution to Representative Jeff Zenger and Senator Dana Jones, as well as to all members of the North Carolina General Assembly and The North Carolina League of Municipalities requesting the State of North Carolina to fill the gap of Federal funding for SNAP and Medicaid benefits.

Adopted this the 11<sup>th</sup> day of June 2026.

ATTEST:

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

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

- E. I'm One of the Reasons Lewisville Is a Great Place to Live Nomination – Mayor Carter highlighted the nomination of Gretchen Roberts of the Environment Conservation & Sustainability Committee (ECSC) by staff. Town Manager Tolbert explained the efforts of Ms. Roberts to the ECSC and to the Earth Day and Community Day events. It was the consensus of Council to have staff place the nomination on the June 11, 2026 meeting agenda if Ms. Roberts were available to be in attendance.
- F. Neighborhood Concern – Mayor Carter referenced resident concerns regarding neighbors riding dirt bikes throughout the day and evening. Councilmember Allen provided a history of the resident complaints; referenced multiple community concerns; shared an audio file; and spoke to a nuisance ordinance. Discussion proceeded regarding nuisance and noise ordinances; decibel related provisions; use of dirt bikes on private property; involvement of the Forsyth County Sheriff's Office and the North Carolina Highway Patrol; noise ordinances from various municipalities; and enforcement of Forsyth County laws. Attorney Andrews recommended the neighbors seek guidance for a civil matter. Councilmember Newsome recommended a sub-committee to pursue options; and made a motion to hold a community meeting at the Mary Alice Warren Community Center for public input on noise concerns. The motion was seconded by Councilmember Wilder. Motion failed on a vote of 3 – 4 with Councilmembers Gallagher, Newsome and Wilder voting in favor and Mayor Carter, Mayor Pro-Tem Howard and Councilmembers Allen and Franklin in opposition. Councilmember Allen moved to table the item to the July briefing for additional discussions. The motion was seconded by Councilmember Gallagher and passed unanimously.

### 3. Items Requiring Action at Briefing – None

### 4. Administrative Reports

#### A. Town Manager

- i. Great Wagon Road Update – Town Manager Stacy Tolbert shared the current status of the project as approximately 50% complete; and referenced a traffic shift at the Rollermill. Discussion took place regarding left turn concerns off Lewisville Vienna; completion timelines; future roundabout artwork; a soft opening for the Great Wagon Road; and curb and sidewalk progress.
- ii. Lewisville-Vienna/Robinhood Road Roundabout Update – Town Manager Tolbert explained the Town had received erosion control permitting; stated surveyors were scheduled to begin on Friday; that equipment should be onsite by Monday; and highlighted an upcoming meeting with Lewisville Middle School Principal, Lisa Davis.
- iii. Lewisville Lift Station Update – Town Manager Tolbert spoke to the continuation of construction; and spoke to a collaborative effort for work on Shallowford Road with the Great Wagon Road project.
- iv. Town Survey Update – Town Manager Tolbert highlighted the completion of the 2025 Lewisville Citizen Survey; spoke to an in-house project; and stated the survey would be located on the town website under “Town Documents”.

#### B. Town Clerk

- i. Board and Committee Volunteer Collaboration and Appreciation Event Update – Town Clerk Angie Lord shared data for total Board and Committee appointees (51); attendance at the Orientation and Appreciation event (12); explained half of the attendees were newly appointed members; and recognized Council members in attendance for the networking session.
- ii. Board Vacancy – ZBOA – Alternate Seat – Town Clerk Lord explained the declined appointment to the Zoning Board of Adjustment by Jeff Blair; and stated an updated application would be on the town website in the coming days. Council requested the Town Clerk to connect with previous applicants to gauge interest in reapplying.
- iii. Public Art Quarterly Art Exhibits – Town Clerk Lord stated the Public Art Committee would be implementing a quarterly art exhibit beginning in July with artist Maria Senkel.
- iv. CPR Class, June 20, 8 AM – 12 PM, MAWCC
- v. Street Party & Food Truck Festival, The Entertainers, June 20, 6 – 9 PM
- vi. Independence Day Tribute Concert, On the Border, June 27, 7 – 9 PM
- vii. Town Offices Closed – July 3

#### C. Public Works Director

- i. Shallowford Square Playground Update – Public Works Director Jon Hanna explained the delay in the playground installation. Councilmember Franklin inquired about a Grand Opening event for the new playground to which Public Works Director Hanna referenced a potential ribbon cutting during the Street Party event.

#### D. Planning Director

- i. Rezoning Requests
  - a. L-117 Conrad Farm North – Planning Director Lynn Cochran shared the item would be before the Planning Board in June as the last open piece of land at Conrad Farm.
  - b. L-118 Marian’s Landing – Planning Director Cochran shared the item would be before the Planning Board in June; and explained the item was a returned and revised proposal from the previous ForeStar McAdams project with a single-family housing focus.

### 5. Tentative Agenda Items for Regular Meeting on June 11, 2026

- A. Consent Agenda – Councilmember Franklin shared that a revision had been requested of the Budget Workshop Minutes to include additional information regarding conversations on a Town Hall and Public Works Building connectivity project. Amended minutes are to be included in the packet for the June 11, 2026 Town Council regular meeting.
- i. Resolution 2026 – 016– Financial Statements for Ten Months ended April 30, 2026
  - ii. Approval of Budget Workshop Minutes – April 16, 21, and 30, 2026
  - iii. Approval of Agenda Briefing Minutes – May 7, 2026
  - iv. Approval of Regular Meeting Minutes – May 14, 2026
- B. Introductions, Recognitions, Presentations and/or Proclamations
- i. Introduction
    - a. I’m One of the Reasons Lewisville Is a Great Place to Live Nomination  
*\*Note: The above item will be placed on the July Council agenda to accommodate the nominee’s schedule.*
    - b. Sheriff’s Office
  - ii. Proclamation
    - a. Proclamation 2026-003 – Juneteenth Proclamation – Mayor Carter will provide a contact for receipt of the Proclamation.
- C. Old Business – None
- D. New Business
- i. Ordinance 2026-001 – 2026-2027 Budget – Town Manager Tolbert explained a Budget Message would be shared during the regular meeting on June 11, 2026.
  - ii. Ordinance 2026-011 – Order to collect 2026 Taxes – Finance Director Pam Orrell explained items ii. and iii. as routine and non-controversial for the collection of taxes by Forsyth County.
  - iii. Ordinance 2026-012 – Collect 2025 and Prior Year taxes
  - iv. Resolution 2026-017 – Award Lawn Masters of the Triad, Inc. Contract – Finance Director Orrell outlined the contracts before Council for consideration for items iv., v., vi., vii., and viii.
  - v. Resolution 2026-018 – Award Hauser Horticulture, Inc. Contract
  - vi. Resolution 2026-019 – Award McCoy’s Services, Inc. Contract
  - vii. Resolution 2026-020 – Award Forsyth County Sheriff’s Office Community Policing Contract
  - viii. Resolution 2026-021 – Award Harris Local Government Finance Software Contract
  - ix. Resolution 2026-022 – Special Projects Review Committee Grant Funds for Fiscal Year 2026-2027 - Town Manager Tolbert outlined the summary of grant requests for the FY 2026-2027; spoke to the resolution for Council consideration at the June 11, 2026 meeting; and reviewed the Committee’s consensus of recommended grants in the amount of \$5000 as the following:
    - Historic Nissen House, LLC - \$675
    - Lewisville Community Assistance Program (LCAP) - \$2000
    - West Forsyth Christian Preschool - \$2325
- Discussion ensued regarding proposed budget funding for grants; the jurying process by the Committee; use of a score card; 501c3 requirements; and the empowerment of the Committee by Council to make recommendations.
- Councilmember Wilder voiced concerns with recommendations; and the need to increase the budget.
- Mayor Carter highlighted support for specific organizations; and voiced concern with budgetary priorities.
- It was the consensus of the Council to consider the resolution for adoption at the June 11, 2026 meeting.

6. **For the Good of the Order** – Councilmember Franklin inquired about a traffic study at Runabout Road and Proud Street in conjunction with the Northwest Forsyth Little League Complex. Director Hanna confirmed staff could research a traffic study.
7. **Adjournment** – Councilmember Newsome moved to adjourn the meeting at 9:48 PM. The motion was seconded by Councilmember Franklin and approved unanimously.

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Billy Carter, Jr., Mayor

ATTEST:

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Angela Lord, Town Clerk

DRAFT

Date Received: \_\_\_\_\_ Presented to Council: \_\_\_\_\_ Approval Date: \_\_\_\_\_



**RESOLUTION 2026-025 OF THE TOWN OF LEWISVILLE  
CALL PUBLIC HEARING TO RECEIVE COMMENTS ON  
L-117 REZONE REQUEST CONRAD FARM NORTH  
TAX PARCEL ID 5877-90-5057  
TO REZONE FROM AGRICULTURAL (AG) TO AGRICULTURAL CONDITIONAL (AG-C) FOR A  
PLANNED RESIDENTIAL DEVELOPMENT**

**WHEREAS**, the Lewisville Planning Board held its public hearing on June 10, 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** calls a public hearing to be conducted on August 13, 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 9<sup>th</sup> day of July 2026 by the Lewisville Town Council.

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

ATTEST:

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



## STAFF REPORT

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| ITEM:           | L-117 CONRAD FARM NORTH REZONING                               |
| SUBJECT:        | REZONING FROM AG TO AG-C FOR A PLANNED RESIDENTIAL DEVELOPMENT |
| PREPARED BY:    | LYNN COCHRAN                                                   |
| DATE SUBMITTED: | JUNE 4, 2026                                                   |

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### BACKGROUND/SUMMARY:

L-117 is a request for rezoning from Agricultural (AG) to Agricultural Conditional (AG-C) for a Planned Residential Development.

### STAFF RECOMMENDATION AND REQUESTED ACTION:

Staff recommends approval and the Planning Board voted unanimously to recommend approval of the request at its regularly scheduled June 10, 2026 meeting.

### FISCAL IMPACT:

### ATTACHMENT(S):

## **AGENDA ITEM**

### **LEWISVILLE PLANNING BOARD**

**L-117:** A request for rezoning from Agricultural (AG) to Agricultural Conditional (AG-C) for a Planned Residential Development

**Applicant:** LaBella & Blue Ridge Companies

**Tax PIN(s):** 5877-90-5057

**Location:** North of Yadkinville Rd, Lewisville



**Size and Location of the Parcel(s):** The subject property measures (+/-) 35.41 acres according to the Forsyth County Tax Map. It is located north of Yadkinville Rd, just north of the current Conrad Farm development, just after the intersection of Yadkinville Rd and Robinhood Rd heading west.

**Property Site:** This property is currently vacant. A portion of the parcel is dedicated for off-site septic systems from Conrad Farms phases three (3) and four (4). The new development will not affect these existing sites.

**Immediate & Nearby Area:** This property is located in the Neighborhood Residential Place Type, according to the *Comprehensive Plan*. Areas nearby are zoned exclusively Agricultural and Residential. Uses in the area are predominantly residential in nature.

**Utilities:** This property will be served by public water and private sewer service, provided by the Lewisville Utilities Committee, a private provider of sewer services in this area of the town.

**Access:** This property is located on Yadkinville Rd, designated as a minor thoroughfare according to the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map. One new access road will be created that connects with Conrad Farm Road to serve 31 new homes.

**Previous Zoning History:** This property was zoned Agricultural (AG) at the time the town incorporated.

**Comprehensive Plan:** The *Lewisville Tomorrow Comprehensive Plan* designates this property as part of the Neighborhood Residential place type and Neighborhood Center (NAC) to a lesser extent.

*“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.” *Intents* include: “...enhancing existing low-density residential areas with improved connectivity...” and “...diversification of housing

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

stock in ways that are sensitive to established residential areas. attractions, employment opportunities, open space and mixed-use residential areas in intentional ways.” (p. 75)

**Planned Residential Developments** are meant to “encourage unique communities and neighborhoods, which meet the needs of their residents by allowing flexibility in the process. PRDs differ from standards residential subdivisions by incorporating novel design concepts, allowing variable lot sizes and by encouraging environmentally sensitive design that promotes the conservation of open space.” (UDO, Chapter B, Section B.2-5.4.41(1) p. 271-272).

*Consistency.*

- It is found to be consistent with the Neighborhood Residential Place Type because of the significant focus on single-family residential development.
- Zoning in the area is exclusively agricultural or residential.
- This will be the fifth phase of the Conrad Farm development.

*Reasonableness.*

- This application is found to be reasonable because rezoning from AG to AG-C will allow uses that are compatible with the primarily single-family residential nature of existing uses in this area.
- A complete site plan has been provided and included in the application materials, which allows for flexibility in the design process.

**Staff Analysis & Recommendation:** Staff finds the application to be complete and ready for board consideration. Staff finds the request to be consistent with the intents and descriptions of the *Comprehensive Plan* in the Neighborhood Residential Place Type. Additionally, staff finds the request to be reasonable when considering other relevant factors.

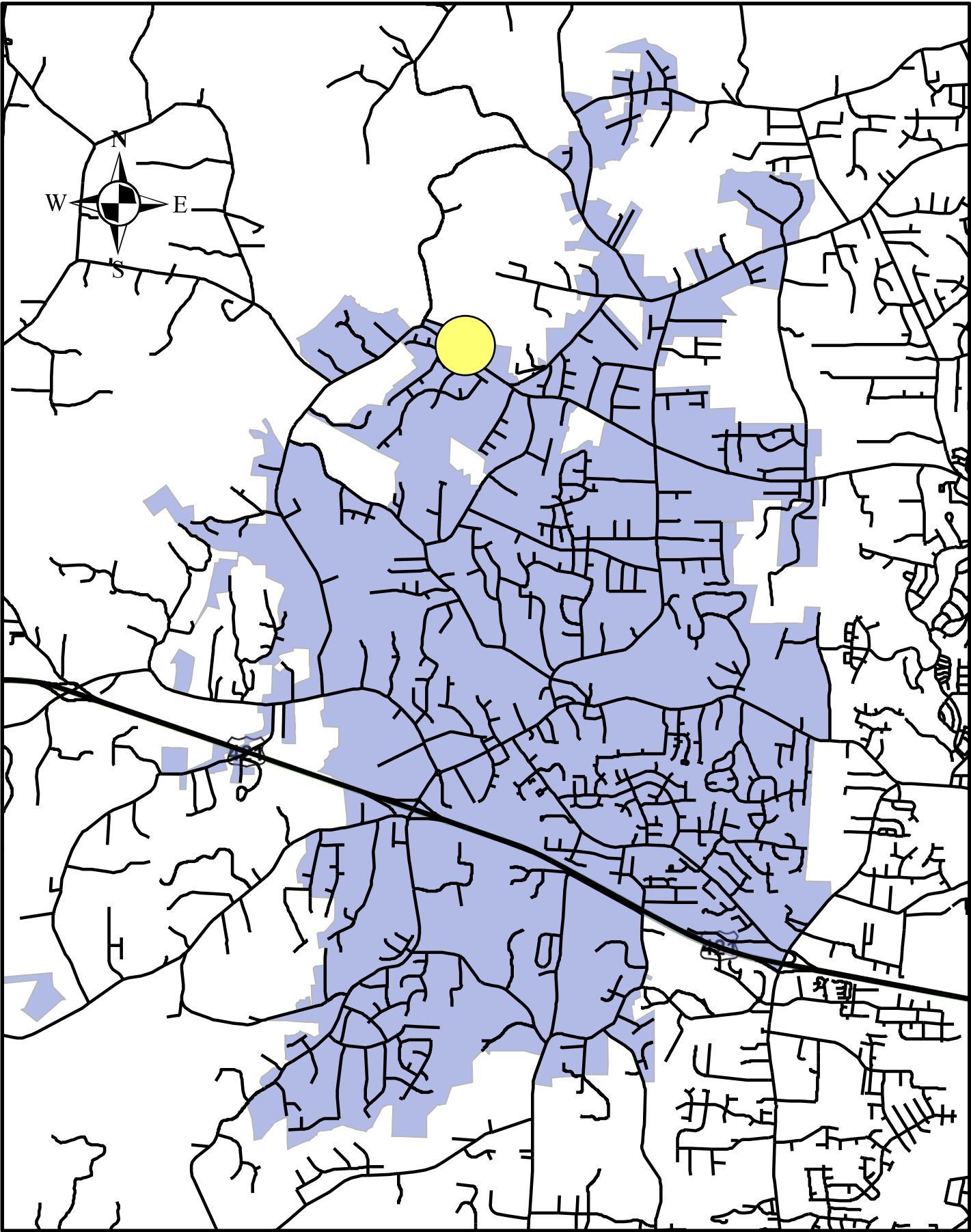
**Thus, staff recommends approval of zoning map amendment L-117, a request for rezoning from Agricultural (AG) to Agricultural Conditional (AG-C) for a Planned Residential Development.**

*The Planning Board voted unanimously to recommend approval of this request at its regularly scheduled meeting Jun 10, 2026.*

Members of the Planning Board

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

# L-117 CONRAD FARM NORTH VICINITY MAP

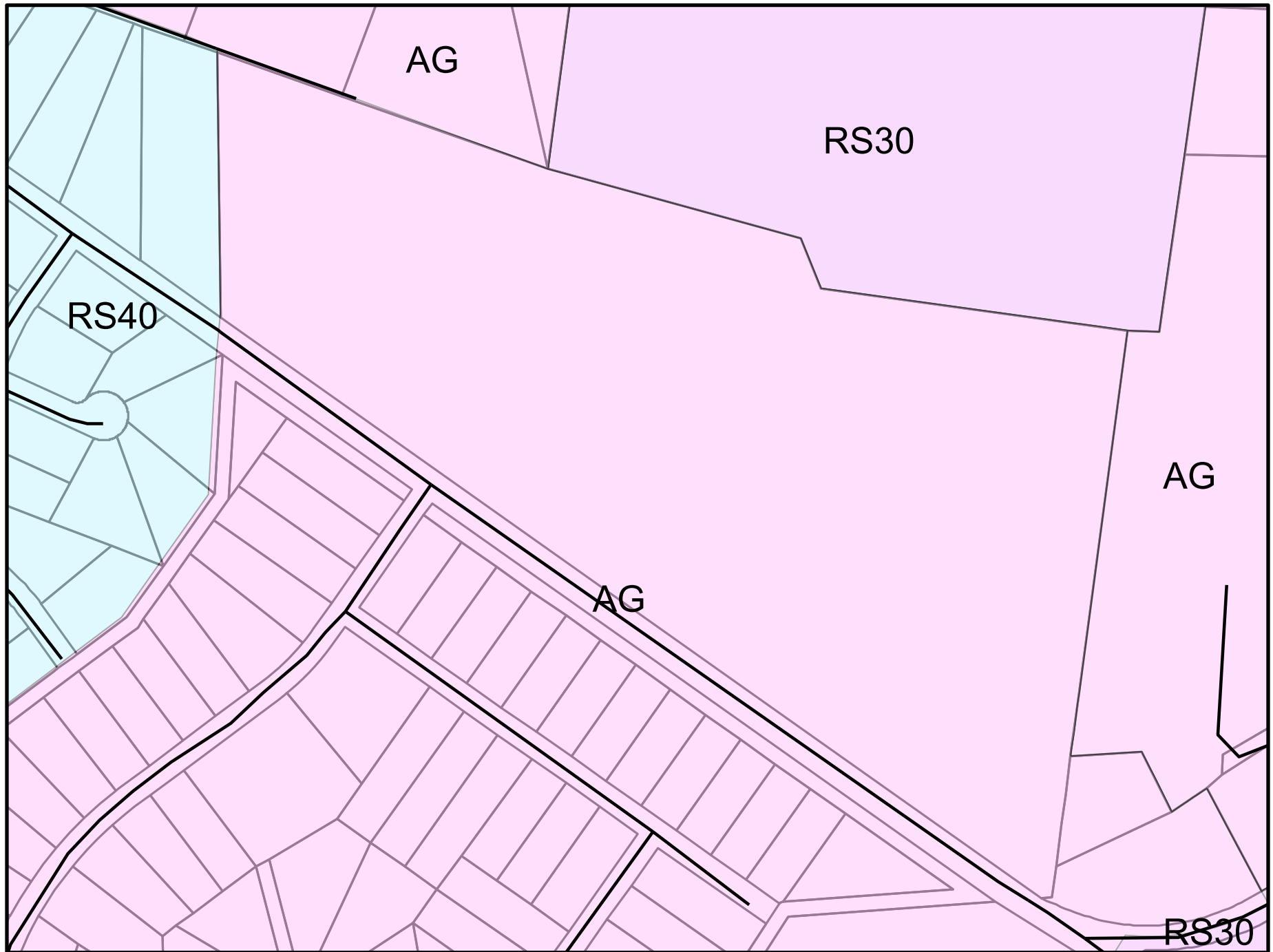


0 0.25 0.5 1 Miles

Map Created by Lynn Cochran



# L-117 Conrad Farm North Zoning Map

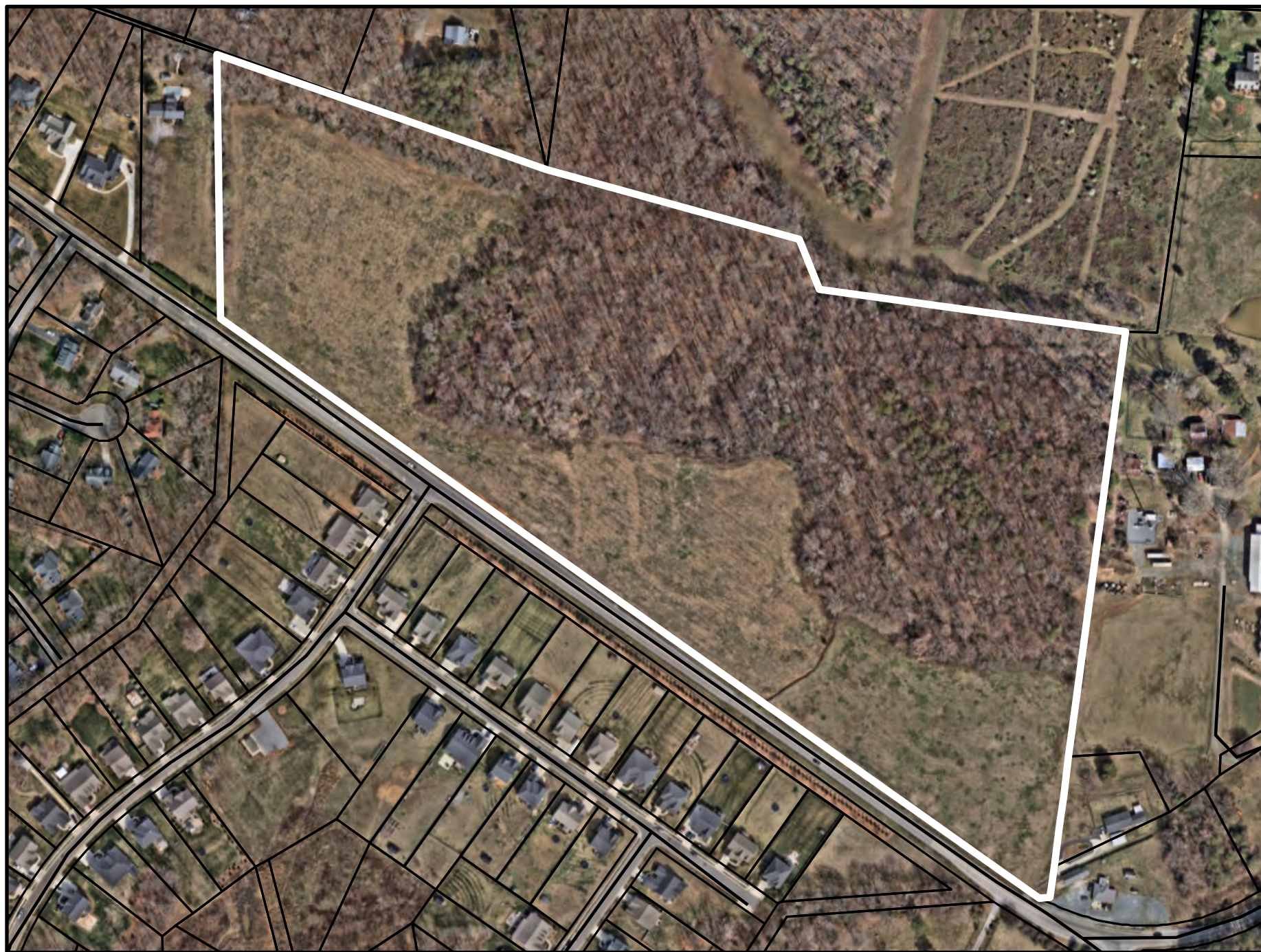


0 125 250 500 Feet

Map Created by Lynn Cochran



# L-117 Conrad Farm North Aerial Map



0 125 250 500 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):**

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

### **Temporary Uses:**

- o Family Health Care Structure

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

- o Religious Institution, Neighborhood
- o Major Subdivision, residential

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

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

### **Uses subject to Conditional Zoning:**

- o Planned Residential Development

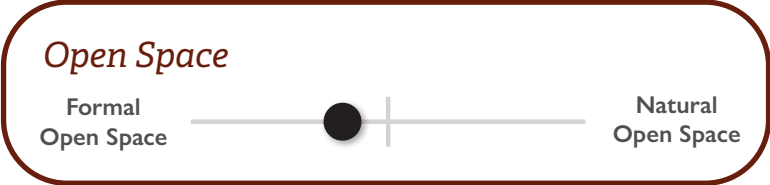
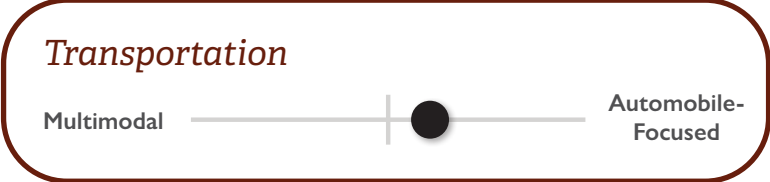
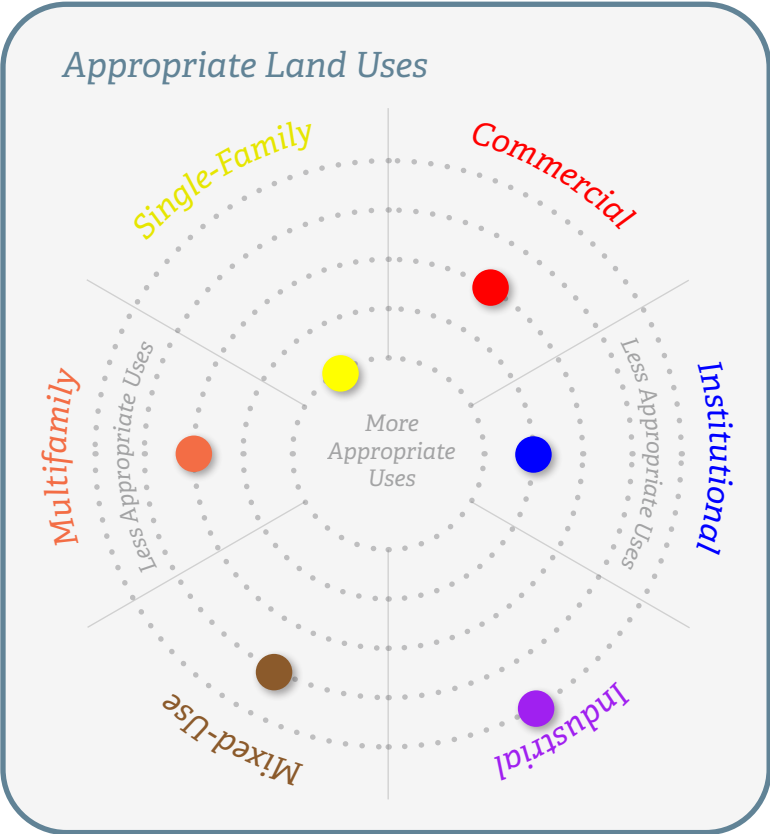
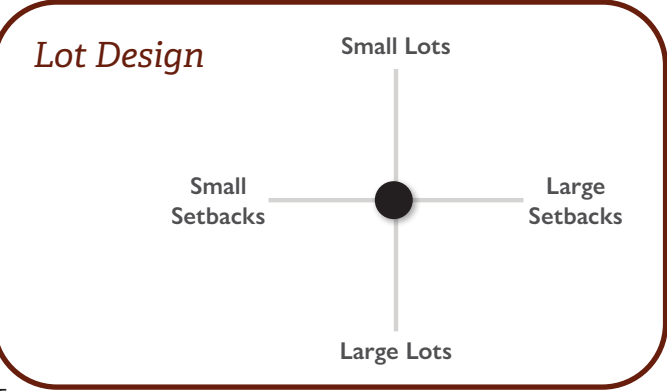
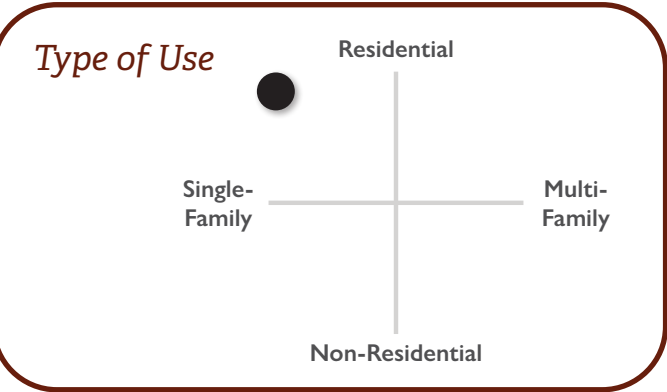
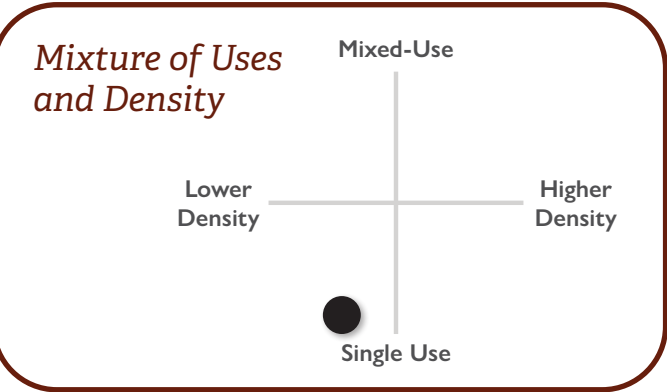
# Neighborhood Residential

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-117 TOWN OF LEWISVILLE PLANNING CONSISTENCY AND REASONABLENESS DETERMINATIONS

---

The Board has reviewed *Zoning Map Amendment L-117*, rezoning from Agricultural (AG) to Agricultural Conditional (AG-C). As required by NCGS § 160D, the Board makes the following findings:

*Consistency.*

- It is found to be consistent with the Neighborhood Residential Place Type because of the significant focus on single-family residential development.
- Zoning in the area is exclusively agricultural or residential.
- This will be the fifth phase of the Conrad Farm development.

*Reasonableness.*

- This application is found to be reasonable because rezoning from AG to AG-C will allow uses that are compatible with the primarily single-family residential nature of existing uses in this area.
- A complete site plan has been provided and included in the application materials, which allows for flexibility in the design process.



## ZONING MAP AMENDMENT L-117 TOWN OF LEWISVILLE PLANNING DRAFT MOTION TO APPROVE OR DENY

---

### **APPROVE**

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



**RESOLUTION 2026-026 OF THE TOWN OF LEWISVILLE  
CALL PUBLIC HEARING TO RECEIVE COMMENTS ON  
L-118 REZONE REQUEST – MARIAN’S LANDING**

**TAX PARCEL ID 5886-56-4784 and six (6) others TO REZONE RESIDENTIAL  
SINGLE FAMILY (RS-9) & MANUFACTURED HOUSING DEVELOPMENT (MH) TO RESIDENTIAL  
SINGLE-FAMILY CONDITIONAL (RS-9-C) FOR A PLANNED RESIDENTIAL DEVELOPMENT**

**WHEREAS**, the Lewisville Planning Board held its public hearing on June 10, 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** calls a public hearing to be conducted on August 13, 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 9<sup>th</sup> day of July 2026 by the Lewisville Town Council.

---

Billy Carter, Jr., Mayor

ATTEST:

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Angela Lord, Town Clerk



## STAFF REPORT

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| ITEM:           | L-118 MARIAN'S LANDING REZONING                                         |
| SUBJECT:        | REZONING FROM RS-9 & MH TO RS-9-C FOR A PLANNED RESIDENTIAL DEVELOPMENT |
| PREPARED BY:    | LYNN COCHRAN                                                            |
| DATE SUBMITTED: | JULY 9, 2026                                                            |

---

### BACKGROUND/SUMMARY:

L-118: Forestar & McAdams have resubmitted a rezoning request for the same properties considered earlier this year. They are now requesting 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.

### STAFF RECOMMENDATION AND REQUESTED ACTION:

Staff recommends approval and the Planning Board unanimously recommended approval at the regularly scheduled meeting, held June 10, 2026.

### FISCAL IMPACT:

### ATTACHMENT(S):

## **AGENDA ITEM**

### **LEWISVILLE PLANNING BOARD**



**L-118:** A request for rezoning from Residential Single-Family (RS-9) & Manufactured Housing (MH) to Residential Single-Family Conditional for a Planned Residential Development (RS-9-C))

**Applicant:** Forestar, McAdams, "Marian's Landing"

**Tax PIN(s):** 5886-56-4784, 5886-56-8476, 5886-66-0193, 5886-66-4288, 5886-65-4975, 5886-66-7263, 5886-65-7947

**Location:** The Southeast Corner of the Lewisville-Vienna & Robinhood Roads Intersection, Lewisville

**Size and Location of the Parcel(s):** The seven properties in total measure (+/-) 20.4 acres according to the Forsyth County Tax Map. These are located along Robinhood Rd between the Lewisville Middle School and the intersection with Lewisville-Vienna Road.

**Property Site:** These properties are currently occupied by a mix of manufactured homes and single-family residences.

**Immediate & Nearby Area:** This property is located in small part within the Lewisville Neighborhood Center Overlay (NAC). The larger portion of these properties are zoned RS-9, with a smaller, central portion zoned MH. Adjacent and nearby zoning includes RS-20, RS-30 and NO-C (Town owned property). Adjacent and nearby uses are exclusively residential in nature, with the exception of Lewisville Middle School.

**Utilities:** This property is currently served by public water facilities and will be served by sewer facilities. The nearby sewer connection is located at Lewisville Middle School

**Access:** These properties are located principally on Robinhood Road, including a small portion of Lewisville-Vienna Road at the intersection. Both are designated as major thoroughfares, according to the Winston-Salem Urban Area Metropolitan Planning Organization *Comprehensive Transportation Plan* (CTP) map.

**Previous Zoning History:** These properties were zoned RS-9 and MH at the time the town incorporated.

**Comprehensive Plan:** The *Lewisville Tomorrow Comprehensive Plan* designates this property as part of two different Lewisville Place Types, Neighborhood Residential and Neighborhood Center (NAC) to a lesser extent.

"*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." *Intents* include: "...enhancing existing low-

#### Members of the Planning Board

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

density residential areas with improved connectivity..." and "...diversification of housing stock in ways that are sensitive to established residential areas. attractions, employment opportunities, open space and mixed-use residential areas in intentional ways." (p. 75)

"*Neighborhood Centers* are smaller scale mixed-use areas located near existing or planned neighborhoods. These centers provide gathering places for nearby residents and visitors with neighborhood-scale commercial uses such as grocery stores, restaurants, rural establishments and services... The size and scale of the Neighborhood Center should small and based in part on the market provided by surrounding neighborhoods..." *Intents* include small-scale commercial clustering to serve neighborhood needs. (p. 72)

The *Lewisville Northeast Area Plan* Future Land Use Map (2018) also identifies the intersection of Lewisville-Vienna and Robinhood Roads as a Neighborhood Center, overlying an area of the Rural Residential place type, with similar intents, goals and descriptions to the 2022 *Lewisville Tomorrow Comprehensive Plan*. (p. 18)

**Planned Residential Developments** are meant to "encourage unique communities and neighborhoods, which meet the needs of their residents by allowing flexibility in the process. PRDs differ from standards residential subdivisions by incorporating novel design concepts, allowing variable lot sizes and by encouraging environmentally sensitive design that promotes the conservation of open space." (UDO, Chapter B, Section B.2-5.4.41 (1) p. 271-272).

#### *Consistency.*

- This application is found to be partially consistent with *the Lewisville Tomorrow Comprehensive Plan* Neighborhood Center (NAC) place type because of the neighborhood-scale commercial uses intended to be served by ongoing residential development.
- It is found to be consistent with the Neighborhood Residential Place Type because of the significant focus on single-family residential development.

#### *Reasonableness.*

- This application is found to be reasonable because rezoning from RS-9 & MH to RS-9-C will allow uses that are compatible with the primarily single-family residential nature of existing uses in this area.
- A complete site plan has been provided and included in the application materials, which allows for flexibility in the design process.

**Staff Analysis & Recommendation:** Staff finds the application to be complete and ready for board consideration. Staff finds the request to be partially consistent with the intents and descriptions of the *Comprehensive Plan* in the Neighborhood Center Place Type and consistent with those of the Neighborhood Residential Place Type. Additionally, staff finds the request to be reasonable when considering other relevant factors.

#### Members of the Planning Board

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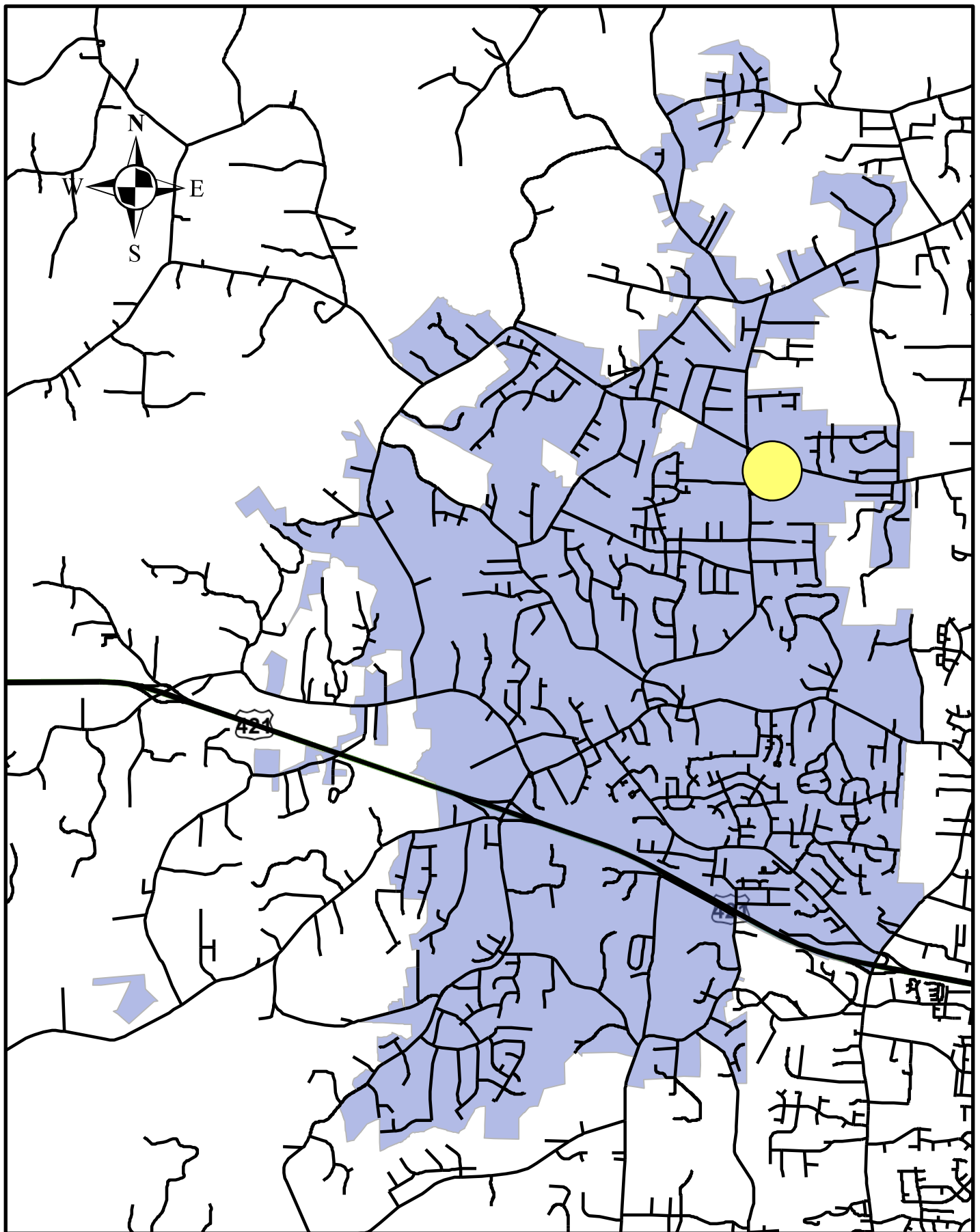
**Thus, staff recommends approval of zoning map amendment L-118, a request for rezoning from Residential Single-Family (RS-9) & Manufactured Housing Development (MH) to Residential Single-Family Conditional (RS-9-C) for a Planned Residential Development.**

*The Lewisville Planning Board voted unanimously to recommend approval of this request at its regularly scheduled Jun 10 meeting.*

Members of the Planning Board

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

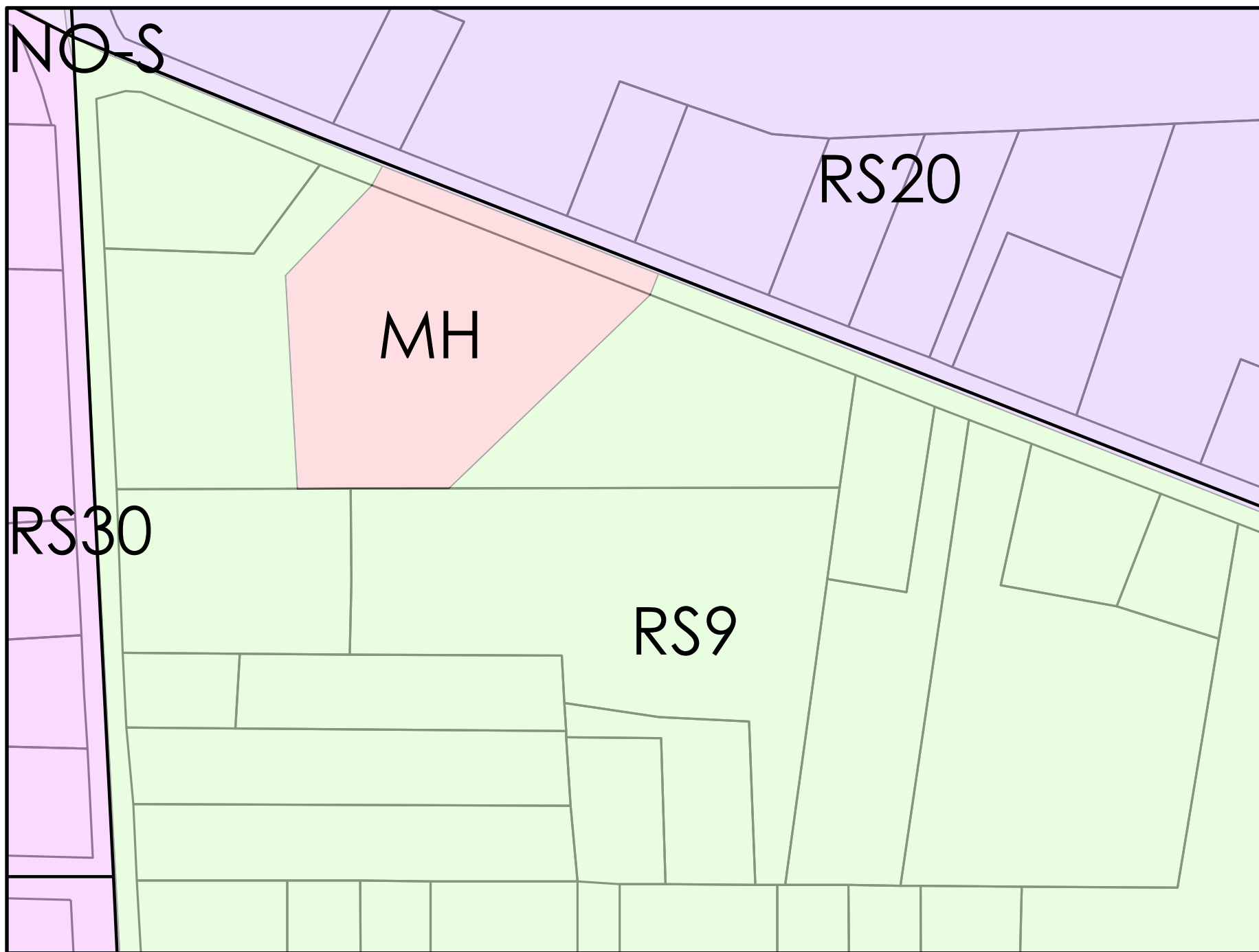
# L-118 MARIAN'S LANDING VICINITY MAP



0 0.25 0.5 1 Miles



# L-118 MARIAN'S LANDING ZONING MAP

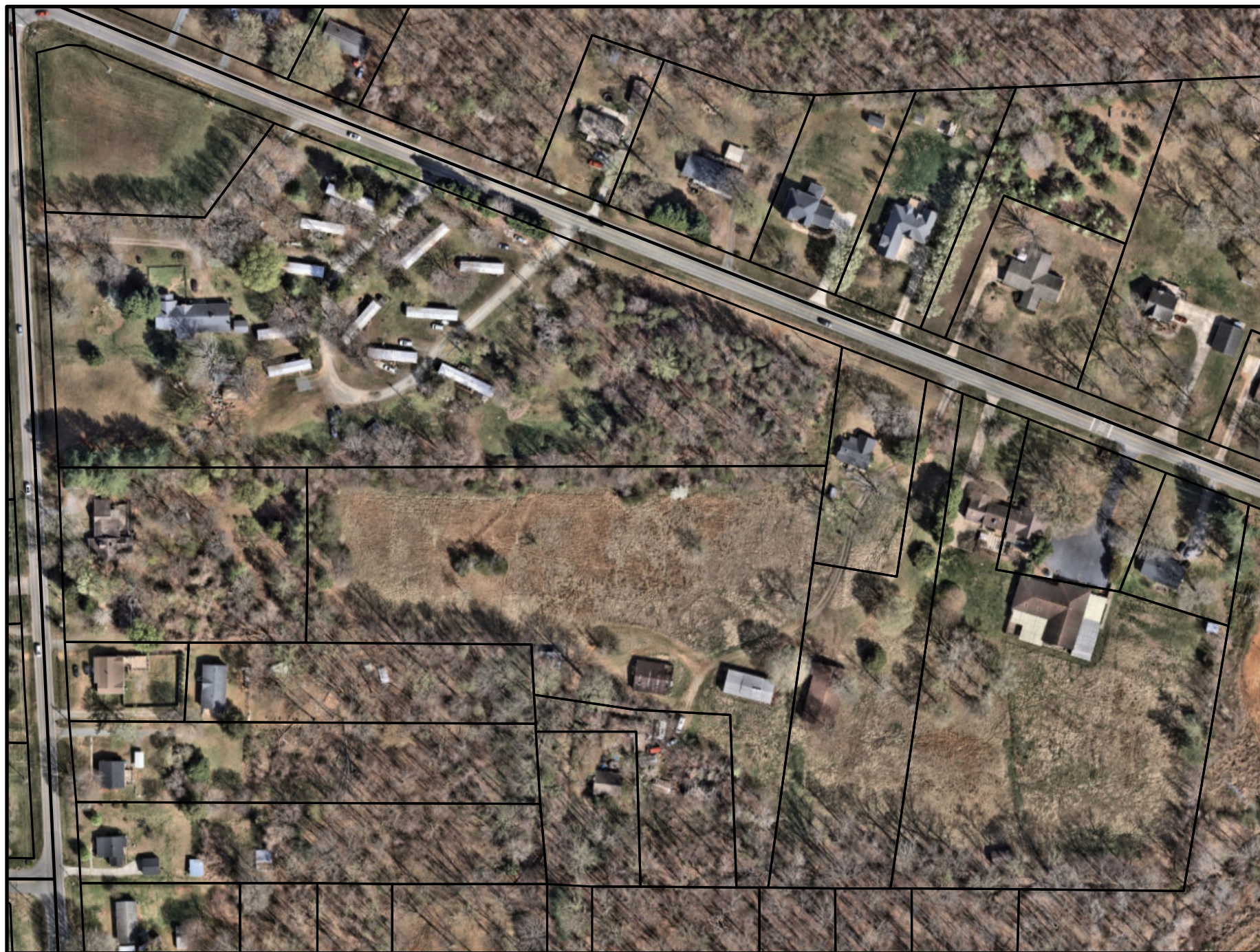


0 75 150 300 Feet

Map Created by Lynn Cochran

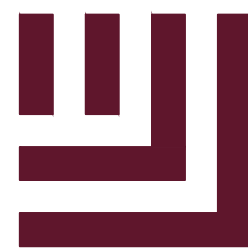
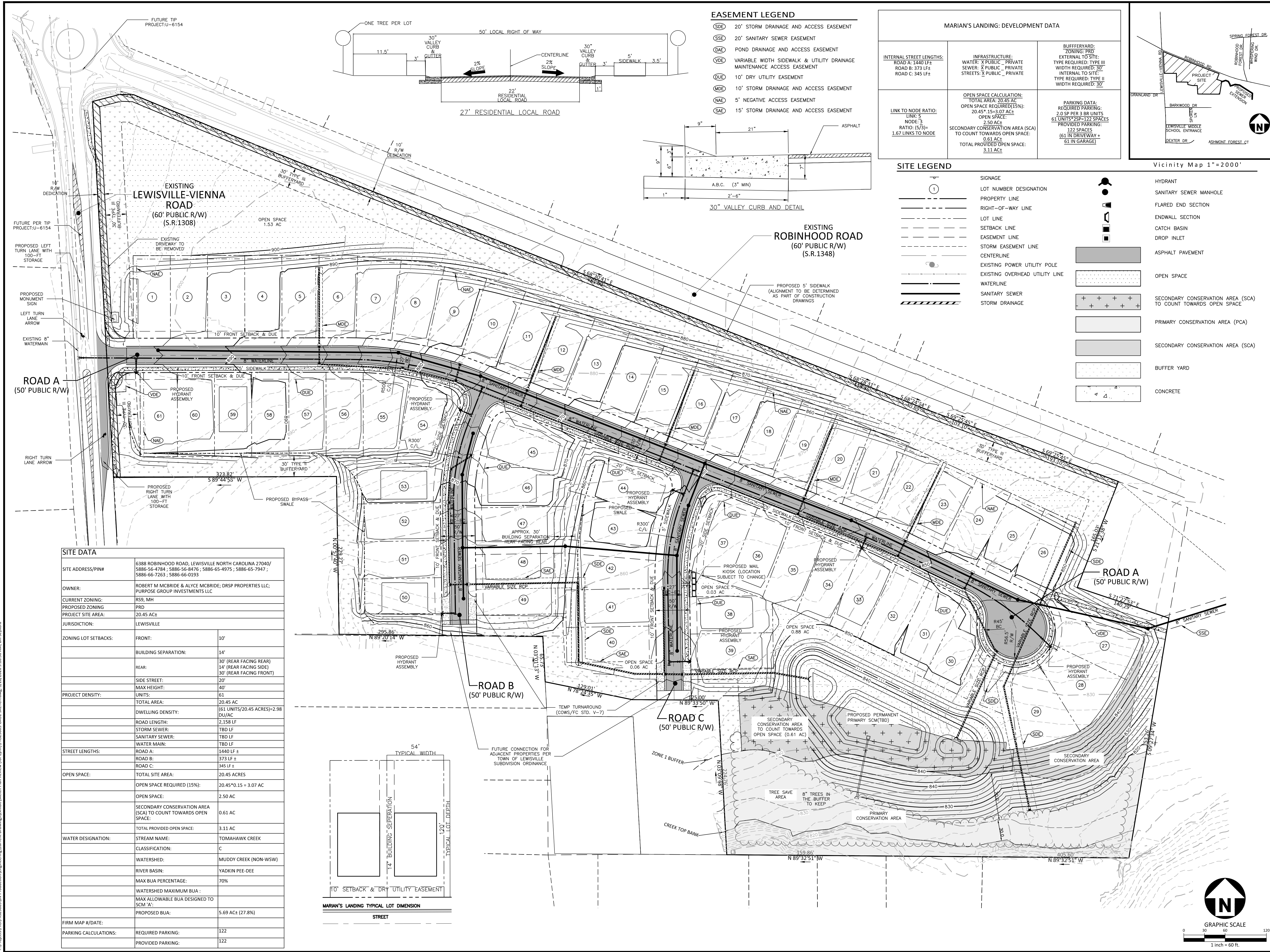


# L-118 MARIANS LANDING AERIAL MAP



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

Map Created by Lynn Cochran



## **USES IN THE MANUFACTURED HOUSING DEVELOPMENT ZONING DISTRICT (MH)**

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

- Adult Day Care Home
- Cemetery, Private, Family
- Community Garden
- Family Care Home
- Golf Driving Range
- Manufactured Home, Class A
- Manufactured Home, Class B
- Manufactured Home, Class C
- Manufactured Housing Development
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Single-Family
- Swimming Pool, Private
- School, Private or Charter
- School Public

### **Uses Requiring Planning Board Review**

- Religious Institution, Neighborhood

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

- Golf Course
- Landfill, Land Clearing/Inert Debris
- Park and Shuttle Lot
- Transmission Tower
- Utilities

## **USES IN THE RESIDENTIAL SINGLE-FAMILY RS-9 ZONING DISTRICT (RS-9)**

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

- Adult Day Care Home
- Cemetery, Private, Family
- Community Garden
- Family Care Home
- Golf Driving Range
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Single Family
- Swimming Pool, Private

### **Temporary Uses**

- Family Health Care Structure, Temporary

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

- Church or Religious Institution, Neighborhood
- Major Subdivision

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

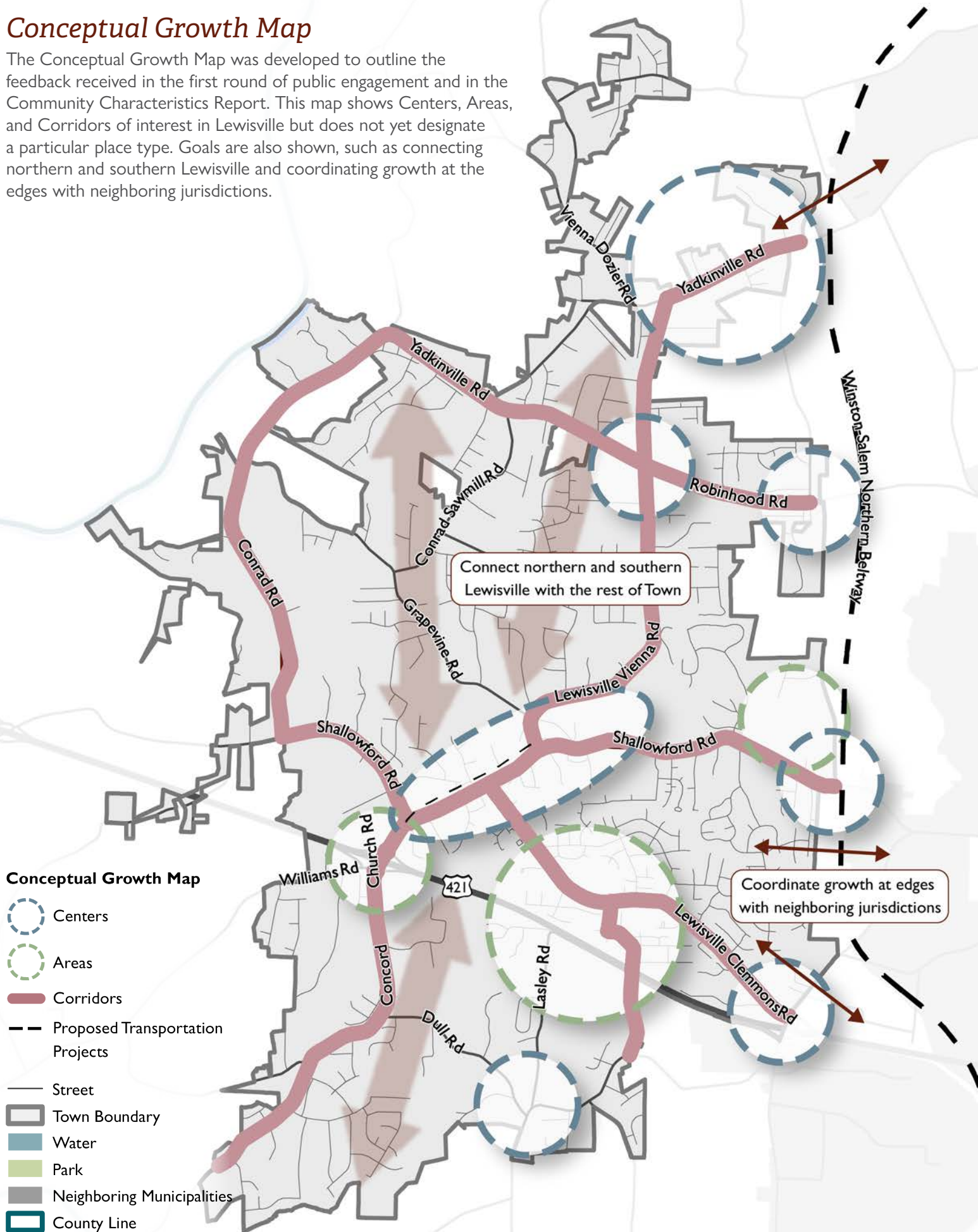
- Bed and Breakfast
- Child Day Care Facility
- Family Group Home Facility
- Golf Course
- Habilitation Facility
- Landfill, LCID
- Library, Public
- Life Care Community
- Limited Campus Uses
- Manufactured Home, Class A
- School Public
- School, Private or Charter
- Utilities

### **Uses subject to Conditional Zoning**

- Planned Residential Development

## Conceptual Growth Map

The Conceptual Growth Map was developed to outline the feedback received in the first round of public engagement and in the Community Characteristics Report. This map shows Centers, Areas, and Corridors of interest in Lewisville but does not yet designate a particular place type. Goals are also shown, such as connecting northern and southern Lewisville and coordinating growth at the edges with neighboring jurisdictions.



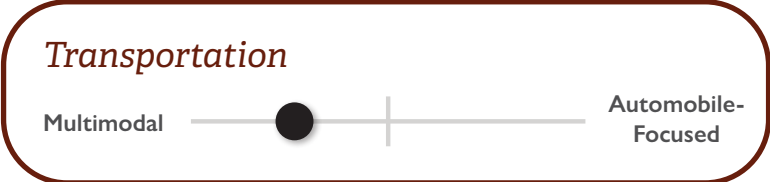
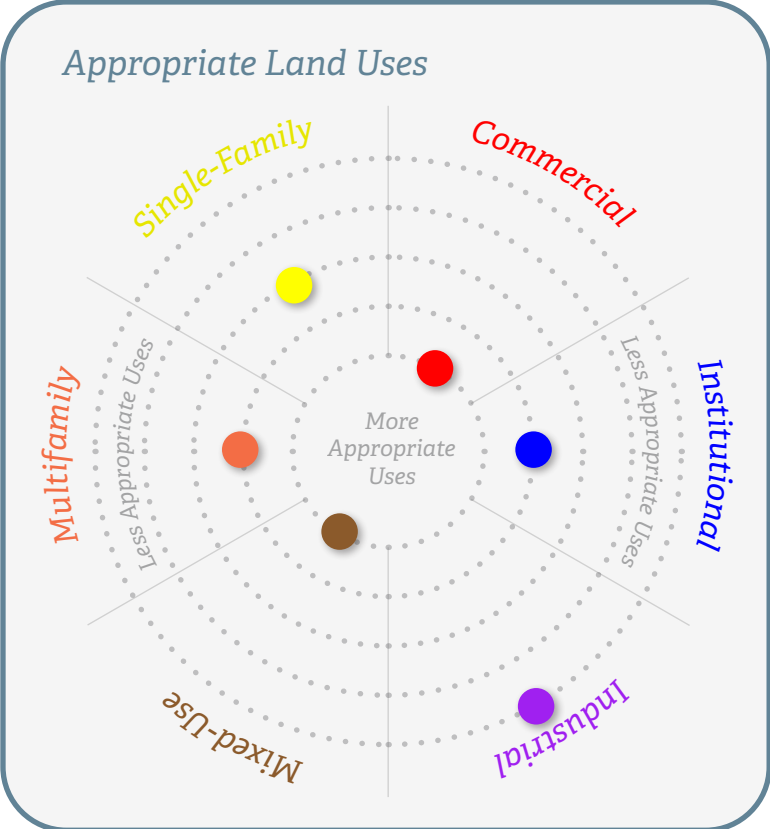
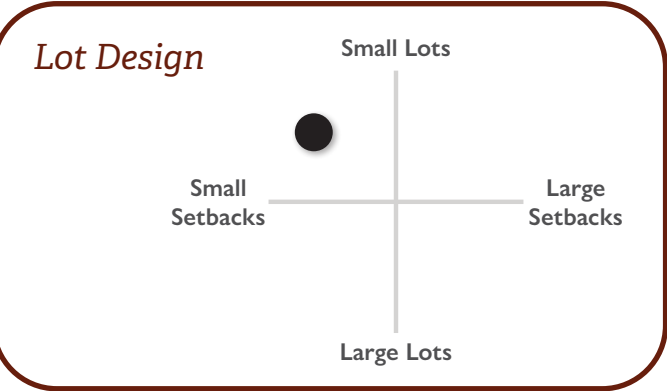
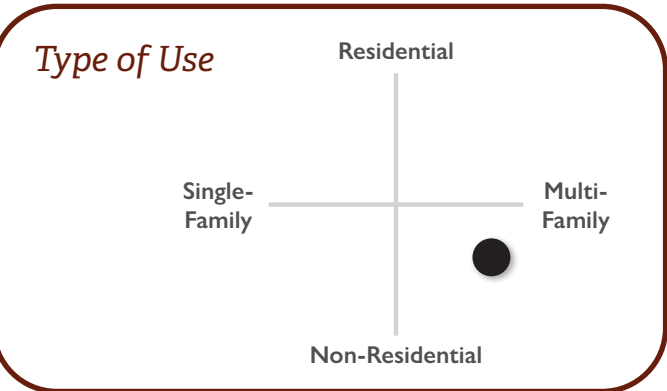
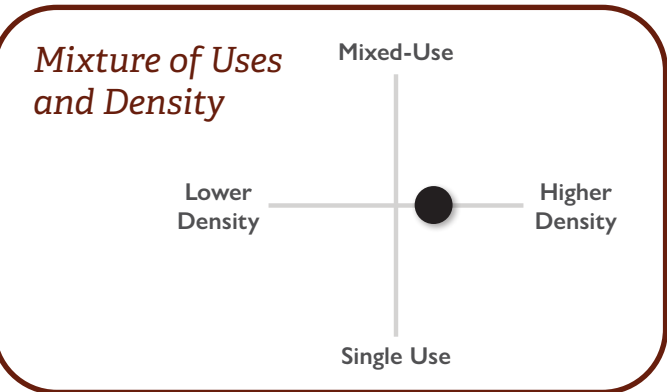
# Neighborhood Center

Neighborhood Centers are smaller-scale mixed-use areas located near existing or planned neighborhoods. These centers provide gathering places for nearby residents and visitors with neighborhood-scale commercial uses such as grocery stores, restaurants, retail establishments, and services. These areas can be surrounded by smaller lot, single-family residential and townhomes that emphasize connectivity to and integration with its surrounding area. The size and scale of the Neighborhood Center should be small and based in part on the market provided by surrounding neighborhoods with a service area of approximately one to two miles.

## Intent

- » Provide amenities, such as grocery stores, restaurants, shops, and other services for nearby neighborhoods.
- » Promote pedestrian-oriented design with connections to surrounding neighborhoods.
- » Incorporate different types of housing that can support the commercial area and reinforce nearby established neighborhoods.

## Characteristics



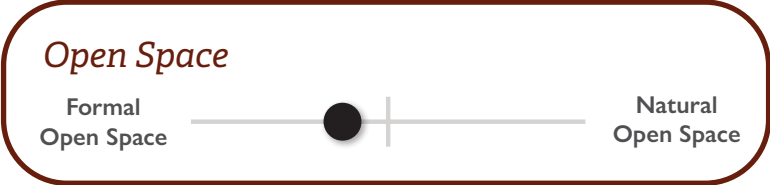
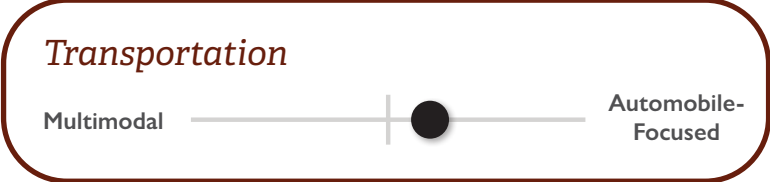
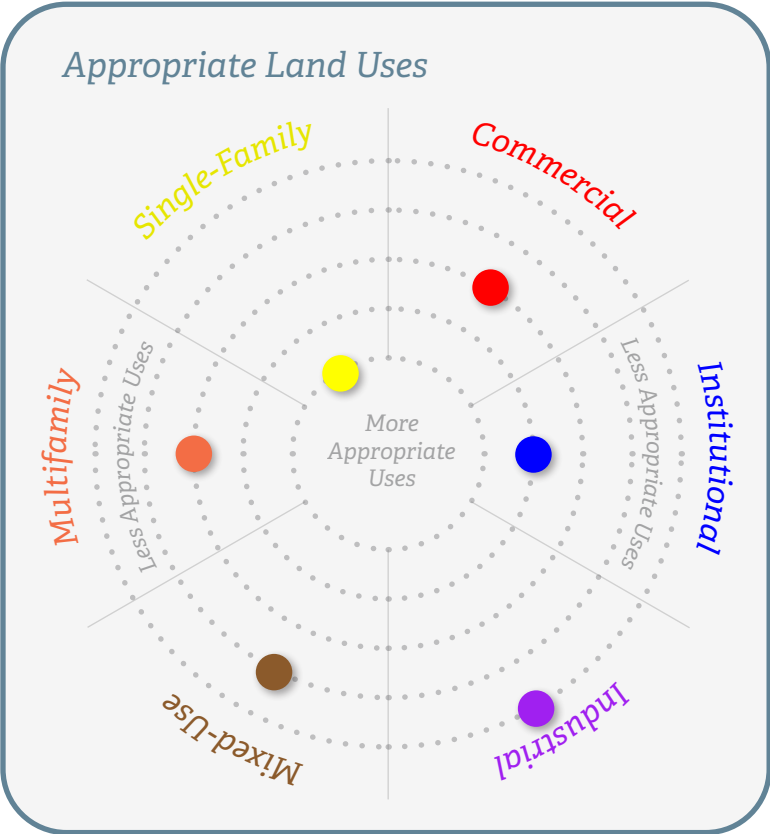
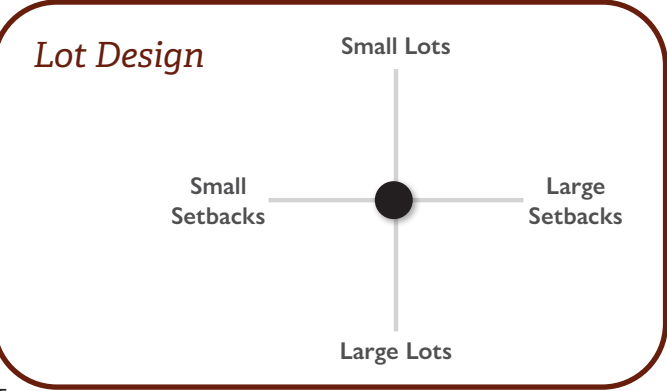
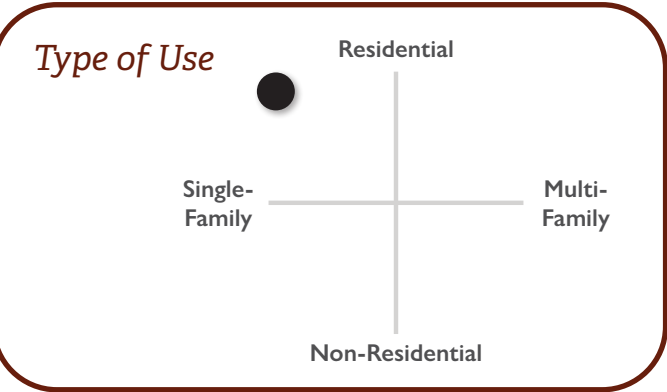
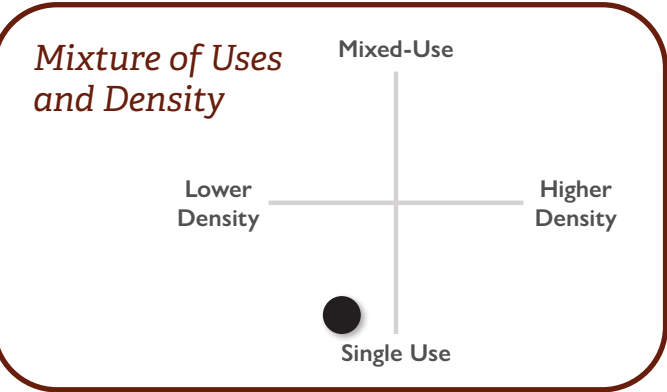
# Neighborhood Residential

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-118 TOWN OF LEWISVILLE PLANNING CONSISTENCY AND REASONABLENESS DETERMINATIONS

---

The Board has reviewed *Zoning Map Amendment L-118*, rezoning from Residential Single-Family (RS-9) and Manufactured housing Development (MH) to Residential Single-Family Conditional (RS-9-C). As required by NCGS § 160D, the Board makes the following findings:

### *Consistency.*

- This application is found to be partially consistent with *the Lewisville Tomorrow Comprehensive Plan* Neighborhood Center (NAC) place type because of the neighborhood-scale commercial uses intended to be served by ongoing residential development.
- It is found to be consistent with the Neighborhood Residential Place Type because of the significant focus on single-family residential development.

### *Reasonableness.*

- This application is found to be reasonable because rezoning from RS-9 & MH to RS-9-C will allow uses that are compatible with the primarily single-family residential nature of existing uses in this area.
- A complete site plan has been provided and included in the application materials, which allows for flexibility in the design process.



## ZONING MAP AMENDMENT L-118 TOWN OF LEWISVILLE PLANNING DRAFT MOTION TO APPROVE OR DENY

---

### **APPROVE**

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