



**Lewisville Town Council**  
**Regular Meeting Minutes**  
**August 13, 2026 – 6:00 PM**  
**Lewisville Town Hall 1<sup>st</sup> Floor Council Chamber**  
**6510 Shallowford Road**

**1. Call to Order:**

**A. Roll Call**

Mayor Carter opened the meeting at 6:00 PM. In attendance were Mayor Billy Carter, Mayor Pro-Tem Stacy Howard and Councilmembers Brady Allen, Fred Franklin, Gerry Gallagher, Suzanne Newsome and Mack Wilder. Also, in attendance were Town Manager Stacy Tolbert, 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. Invocation** – Councilmember Allen

**C. Pledge of Allegiance** – Councilmember Newsome

**D. Adoption of Agenda**

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

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

**A. Approval of Draft Town Council Regular Meeting Minutes – June 11, 2026**

Motion to adopt the June 11, 2026 Town Council Regular meeting minutes were approved.

**B. Approval of Draft Town Council Briefing & Action Meeting Minutes – July 2, 2026**

Motion to adopt the July 2, 2026 Town Council Briefing & Action meeting minutes were approved.

**C. Approval of Draft Town Council Regular Meeting Minutes – July 9, 2026**

Motion to adopt the July 9, 2026 Town Council Regular meeting minutes were approved.

**D. Approval of Draft Town Council Special Meeting Minutes – July 13, 2026**

Motion to adopt the July 13, 2026 Town Council Special meeting minutes were approved.

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

**A. Presentation**

- i. Sheriff's Office - Sergeant PJ Stringer shared updated call stats; and extended cautions regarding school and pedestrian traffic.

| 2026                        |     |     |     |       |     |      |      |     |      |     |     |     |       |     |  |
|-----------------------------|-----|-----|-----|-------|-----|------|------|-----|------|-----|-----|-----|-------|-----|--|
| TYPE OF INCIDENT            | JAN | FEB | MAR | APRIL | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | TOTAL |     |  |
| Total calls for service     | 681 | 624 | 731 | 777   | 744 | 747  | 774  |     |      |     |     |     |       |     |  |
| Security Check              | 357 | 286 | 311 | 324   | 298 | 277  | 328  |     |      |     |     |     |       |     |  |
| Traffic Arrest / Violation  | 3   | 4   | 4   | 5     | 27  | 22   | 29   |     |      |     |     |     |       |     |  |
| Alarm                       | 9   | 12  | 15  | 12    | 12  | 14   | 9    |     |      |     |     |     |       |     |  |
| Priority Call Response Time | 4.6 | 7   | 7   | 5.1   | 5   | 6.6  | 6.5  |     |      |     |     |     |       |     |  |
|                             |     |     |     |       |     |      |      |     |      |     |     |     |       |     |  |
|                             |     |     |     |       |     |      |      |     |      |     |     |     |       |     |  |
| 2025                        |     |     |     |       |     |      |      |     |      |     |     |     |       | 913 |  |
| TYPE OF INCIDENT            | JAN | FEB | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec | Total |     |  |
| Total calls for service     | 670 | 718 | 766 | 640   | 680 | 695  | 746  |     |      |     |     |     |       |     |  |
| Security Check              | 364 | 414 | 372 | 338   | 363 | 362  | 403  |     |      |     |     |     |       |     |  |
| Traffic Arrest / Violation  | 18  | 19  | 22  | 22    | 26  | 29   | 29   |     |      |     |     |     |       |     |  |
| Alarm                       | 16  | 11  | 11  | 14    | 20  | 11   | 11   |     |      |     |     |     |       |     |  |
| Priority Call Response Time | 5.9 | 5   | 5   | 7     | 5.3 | 7    | 6.5  |     |      |     |     |     |       |     |  |

- ii. Service Opportunities – Mayor Carter recognized meeting attendees; and highlighted various areas of service for the Town of Lewisville including Board and Committees, the Lewisville and Vienna Civic Clubs, and the Nissen House.

#### **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 13<sup>th</sup> 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 13<sup>th</sup> 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.

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Billy Carter, Jr., Mayor

ATTEST:

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Angela Lord, Town Clerk