

# LEWISVILLE TOMORROW

## *Foundation for the Future*

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COMPREHENSIVE PLAN  
DECEMBER 2021 *DRAFT*



# ADOPTION

This plan shall become effective upon its adoption by the Town Council of the Town of Lewisville, North Carolina.  
ADOPTED this the XX day of XX, 2022 by the Town Council of the Town of Lewisville, North Carolina.

Attest

Town Clerk

Mayor

# ACKNOWLEDGMENTS



Lewisville Tomorrow was recommended for adoption by the Lewisville Planning Board on **XX, 2022**. The plan was officially adopted by the Lewisville Town Council on **XX, 2022**.

We extend our sincere appreciation and gratitude to the residents, business owners, elected officials, Town staff, and stakeholders who participated in the planning process and guided the development of Plan Mount Holly. Everyone’s time, input, and energy are greatly appreciated.

### Lewisville Tomorrow Steering Committee

- Shaida Horner, *Parks and Recreation Board*
- Daniel Lough, *Parks and Recreation Board*
- Joseph Hamby, *Planning Board*
- Joseph Sloop, *Planning Board*
- Bill Scantland, *Planning Board*
- Sandra Mock, *Citizen*
- Lang Wilcox, *Citizen*

### Town of Lewisville

- Stacy Tolbert, *Town Planner*
- Hank Perkins, *Town Manager*
- Stacy Howard, *Special Events Coordinator*

### Consultant



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# 1. INTRODUCTION

This section provides an overview of the Lewisville Tomorrow document development and focuses on three important elements:

- » Overview
- » Planning Process
- » Study Area



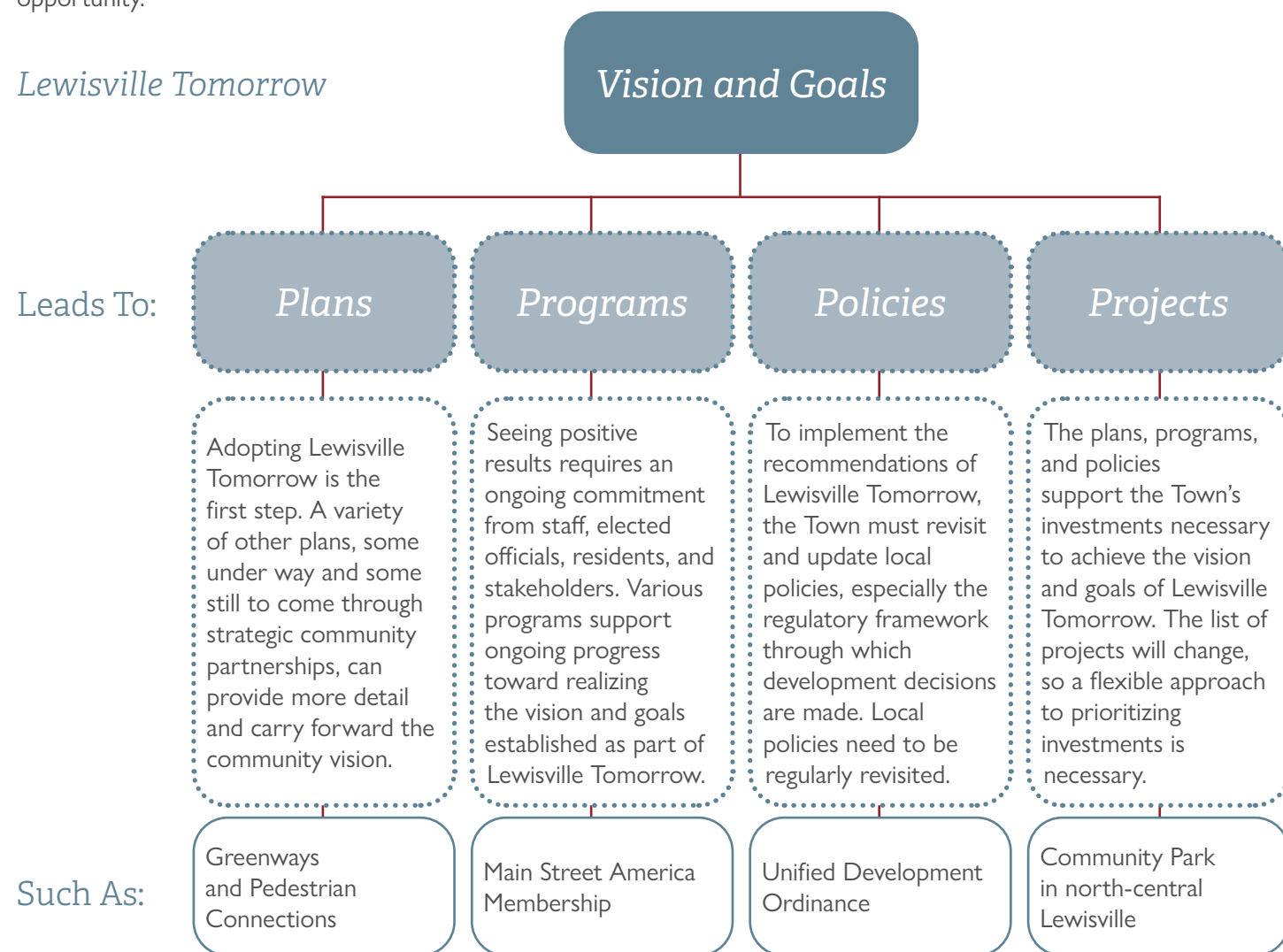
# OVERVIEW

Lewisville Tomorrow will become the tool to guide the future direction of the Town of Lewisville. Lewisville Tomorrow is a comprehensive plan designed to respond to information as it is identified during the planning process, whether as part of the review of previous or ongoing initiatives, new analysis, or community input collected along the way. Lewisville Tomorrow will maintain a focus on a core purpose—to ensure an informed decision, rooted in community values, is used to select a preferred growth strategy. This growth strategy, in turn, provides clear direction for land use initiatives.

## From Plan to Action

As the Town's adopted Comprehensive Plan, Lewisville Tomorrow plays a critical role in preparing for likely growth and potential challenges such as the strain on infrastructure, new demand for community services, and other changes in Lewisville. Regardless of the number of people that call Lewisville home in the future or the number of jobs in Town, Lewisville must be a safe and attractive place to live supported by a healthy local and regional economy with an abundance of ways to get around. The people who live here need strong schools, great places to recreate, and clear evidence that what makes Lewisville unique has not been sacrificed. Lewisville Tomorrow reinforces a long-stated community vision, documents emerging needs, and sets forth the actions to achieve results. These plans, programs, policies, and projects will play a role in how Lewisville protects what's important to the community even as it welcomes new people and opportunity.

### Lewisville Tomorrow



## How the Town Will Use the Plan

As a blueprint for town staff and elected officials, Lewisville Tomorrow is designed as a guidance document to inform future land use decisions. The plan is anticipated to be used in the following ways:

**Town Staff.** To align department policies, inform budget decisions, and provide incremental choices with the community's vision as it relates to growth, development, and sustainability.

**Town Council.** To guide decisions surrounding growth and development while still allowing staff and elected officials to adapt to changes in economic conditions and community preferences.

**Boards and Committees.** To assert the community's vision and encourage consistency as decisions are made.

## How Others will Use the Plan

Lewisville Tomorrow is designed to be used by various groups with diverse interests in the community and its future. The plan is may be used in the following ways:

**Town Council.** To inform decisions as development proposals are evaluated without infringing on the ability of staff and elected officials to adapt to changes in economic conditions and community preferences.

**Businesses.** To identify where the Town is focusing growth, investments, and locate where development decisions may be concentrated.

**Residents.** To understand the future vision for growth, development, and sustainability and how supportive policies will enhance the quality of life.

**Community Leaders.** To continue ongoing dialogue that maintains progress towards common goals.

**Regional Partners.** To streamline cross-jurisdictional recommendations and strategies.

## One Process, Two Plans

Lewisville Tomorrow is one process resulting in two plans. The Comprehensive Plan provides a comprehensive strategy for aligning future growth with the various elements of the community itself. Developed concurrently, the Parks, Recreation, and Cultural Plan, or PARC Plan, provides a blueprint for future investments in parks, recreation, and open space. The PARC Plan is summarized in the Comprehensive Plan as a framework element.





# Comprehensive Planning in Lewisville

In 1991, Lewisville residents took steps to incorporate our Town to better guide its future, manage its growth, and preserve its unique character that is threatened by unplanned development. In developing the Town Charter, our founding residents leaned on three principles as the foundation for our community.

## 1. Governing that begins with our residents.

The legacy of this principle is the many active, citizen-led committees and boards that exist today. These committees—from the Planning Board to the Beautification Committee—continue to guide key policy decisions and uphold a spirit of action to protect the aspects of life that make Lewisville a unique and desirable place to call home. Lewisville Tomorrow includes an action plan that tasks these groups with specific strategies that tie back to the community-supported growth strategy.

## 2. An unwavering commitment to retaining and preserving our small-town character and charm.

Lewisville strives to be clear and transparent about the types of development it will allow and the process by which that development will occur. The Town's first Comprehensive Plan in 1992, guided by community volunteers, set the vision for the future and created a blueprint for growth. Lewisville Tomorrow is the next in a consistent process of renewing and refreshing the Comprehensive Plan without losing sight of the Town's founding principles.

## 3. A spirit of limited government that provides essential services.

Land planning, road and facility maintenance, public safety, solid waste collection, recycling, and parks and recreation are among the services our residents deem appropriate to be provided by the Town. Other services may be added in the future, but only after a thorough review and recommendation by our citizen committees and boards.

This document, “The Town of Lewisville Comprehensive Plan,” embodies the principles on which our town was chartered and it serves as a guide to help those who choose to lead our community, stay on a path charted by its people. It represents the hopes of our residents, the aspirations of our community, and the vision of a town as it strives to be the type of place all of us are proud to call our home.



1992

The Town's first Comprehensive Plan was adopted the year after the Town was incorporated. The plan provided the essential guidance and framework for the young town. It assessed the town's strengths and weaknesses, opportunities, values, and goals, and it set forth policies by which strategic decisions were made for shaping the town. Key outcomes included the town square project and the Downtown Overlay District.

2000

The Lewisville Planning Board led an update in 2000 to review the many recommendations from the previous plan. The goal was to understand which strategies have been completed, take a critical look at remaining to determine they were still relevant, and identify new actions that could continue the Town's legacy of proactive efforts to control its future. A 1997 community survey was the basis for many decisions.

2010

The 2010 update took shape under the guidance of a stakeholders committee, coordinating committee, four task forces, and a review committee. This update changed the name of the Downtown chapter to Commercial Districts, added a new chapter about citizen engagement, and expanded the land use section to include the Vienna Business District and Rural Overlay areas.



LEWISVILLE TOMORROW  
Foundation for the Future  
COMPREHENSIVE PLAN

1990

1995

2000

2005

2010

2015

2020

1997

The first update to the Comprehensive Plan came on the heels of a community survey in the summer of 1996. The fresh insight from residents prompted the creation of a 40-member Task Force of community volunteers to partner with Lewisville's planning staff from the City-County Planning Board (CCPB) for the update. Community input from a public forum, a telephone hotline, and a visioning workshop provided a framework for the new plan, which established new policies focused on developing a vital downtown while preserving the rural, pastoral character of Lewisville.

2005

Three Task Forces formed in the summer of 2004 to review and revise the Comprehensive Plan. Each Task Force consisted of citizens, supported by staff, who again used the results of a town-wide survey as one resource. The Plan was organized in three main sections: 1) an introduction, 2) nine topical chapters, and 3) an appendix with more detailed information. The chosen topics included a specific vision statement followed by background, goals, and recommended actions with an implementation program. The structure of the 2005 Plan is very similar to Lewisville Tomorrow.

2015

The 2015 plan began with a review of the previous plan with a particular look at how the Town could reinforce past successes and modify future actions based on lessons learned. Emphasis was placed on ensuring consistent review across chapters, maximizing community input, and leveraging previous planning efforts. This same emphasis carries forward with the Lewisville Tomorrow update. Community input from the 2015 update included the 2014 Town Survey, three community input sessions, input from boards and committees, and stakeholder conversations. Various changes to the format focused on simplifying the presentation of information.



# Planning Process

The overarching goal of Lewisville Tomorrow is to create a plan to forecast, direct, and manage growth in a way that is uniquely Lewisville. The planning process for Lewisville Tomorrow will be guided by a Steering Committee of Town staff and local representatives. In general, the Lewisville Tomorrow process rests on four pillars:

- » Use goal setting and visioning exercises to understand baseline community desires.
- » Leverage the work of earlier and ongoing plans.
- » Create a holistic understanding of community dynamics.
- » Offer realistic and measurable strategies for the plan’s major topic areas.

The initial phase of Lewisville Tomorrow includes the review of community characteristics presented in this document combined with engagement efforts to determine guiding statements that support the overarching vision of the plan.

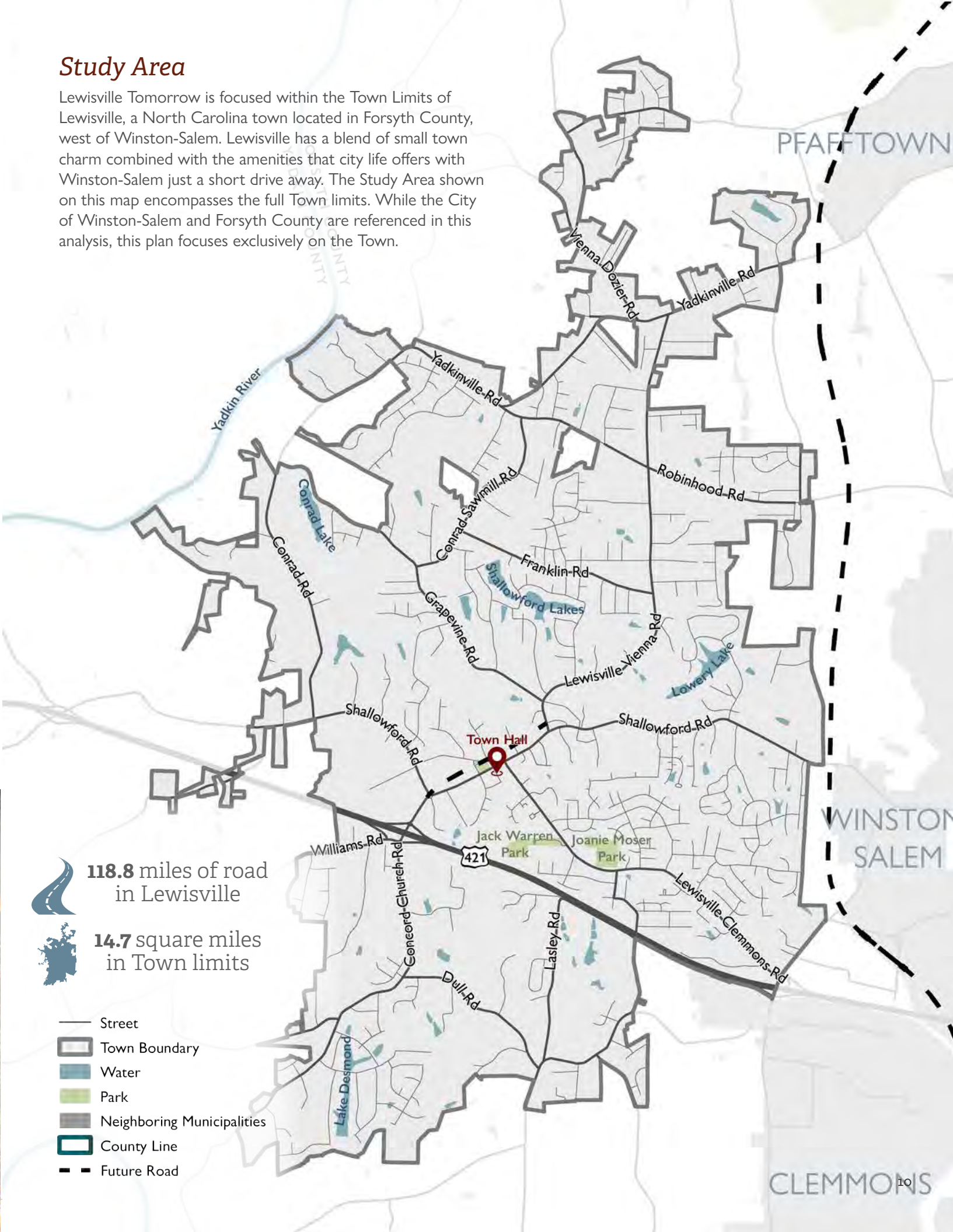
## Project Timeline

Lewisville Tomorrow will take shape over five simple phases, beginning with this understanding of community characteristics and concluding with an implementation strategy. Community engagement will occur throughout the process, and interim deliverables will reflect progress along the way.



## Study Area

Lewisville Tomorrow is focused within the Town Limits of Lewisville, a North Carolina town located in Forsyth County, west of Winston-Salem. Lewisville has a blend of small town charm combined with the amenities that city life offers with Winston-Salem just a short drive away. The Study Area shown on this map encompasses the full Town limits. While the City of Winston-Salem and Forsyth County are referenced in this analysis, this plan focuses exclusively on the Town.





## 2. COMMUNITY CHARACTERISTICS

Community Characteristics synthesizes information that's relevant to growth and development, including trends and projections. It also sets the stage for an integrated approach that weighs a variety of issues in tandem and empowers participants to consider the relationship between land use, transportation, the environment, natural and community resources, and economic vitality. This section is organized into four main topics:

- » Demographics
- » Existing Conditions
- » Plan and Policy Review
- » SWOT Analysis

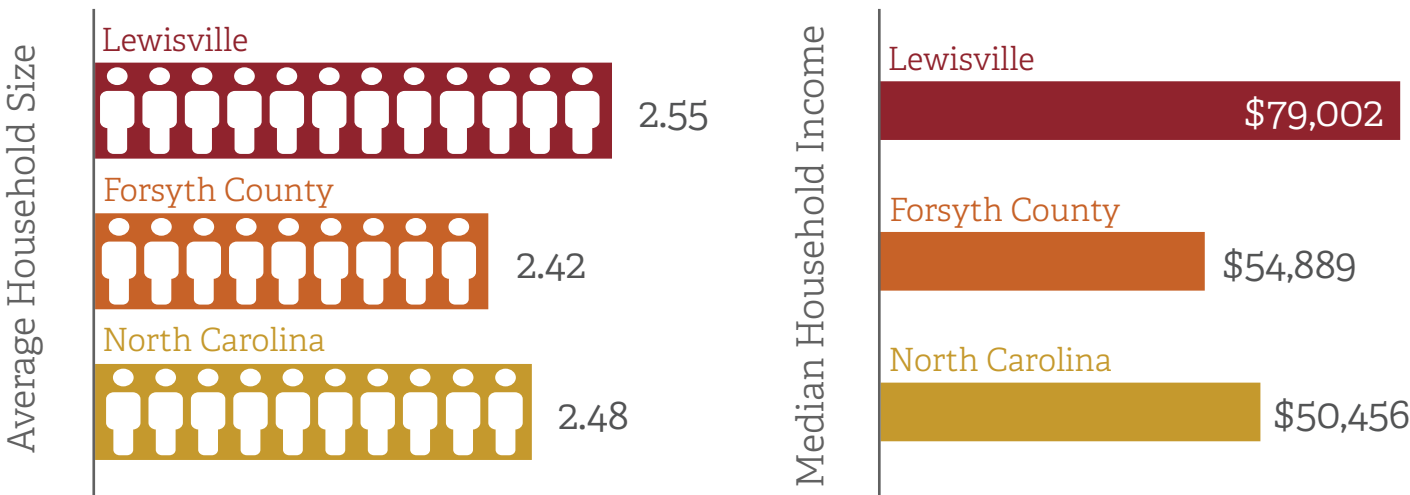
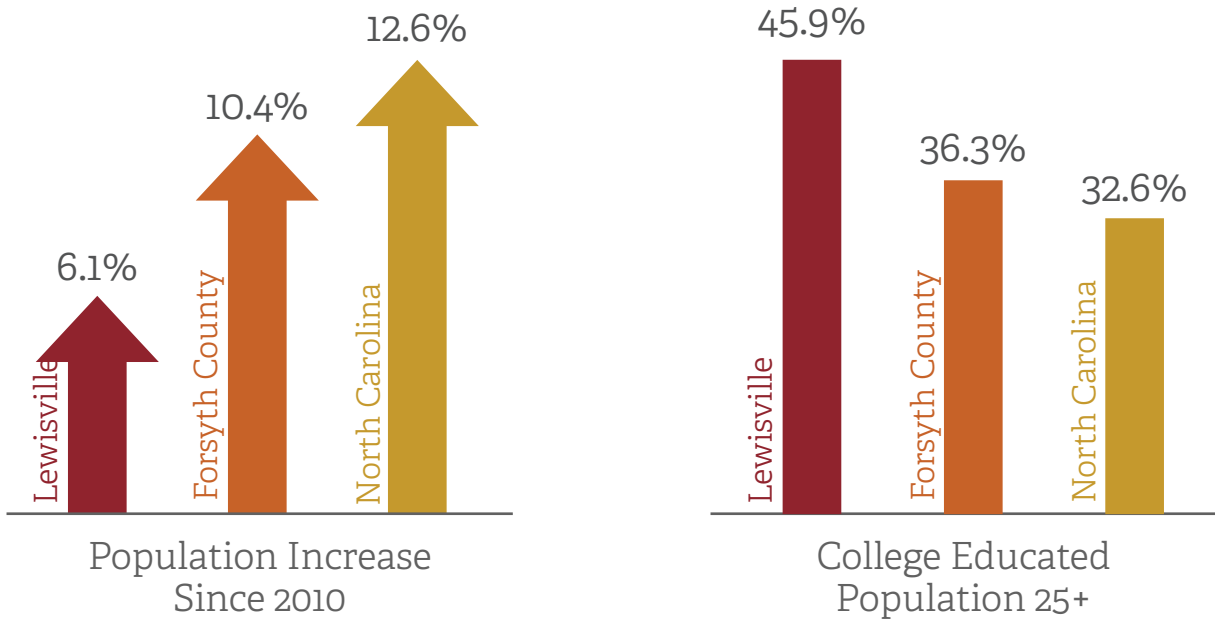
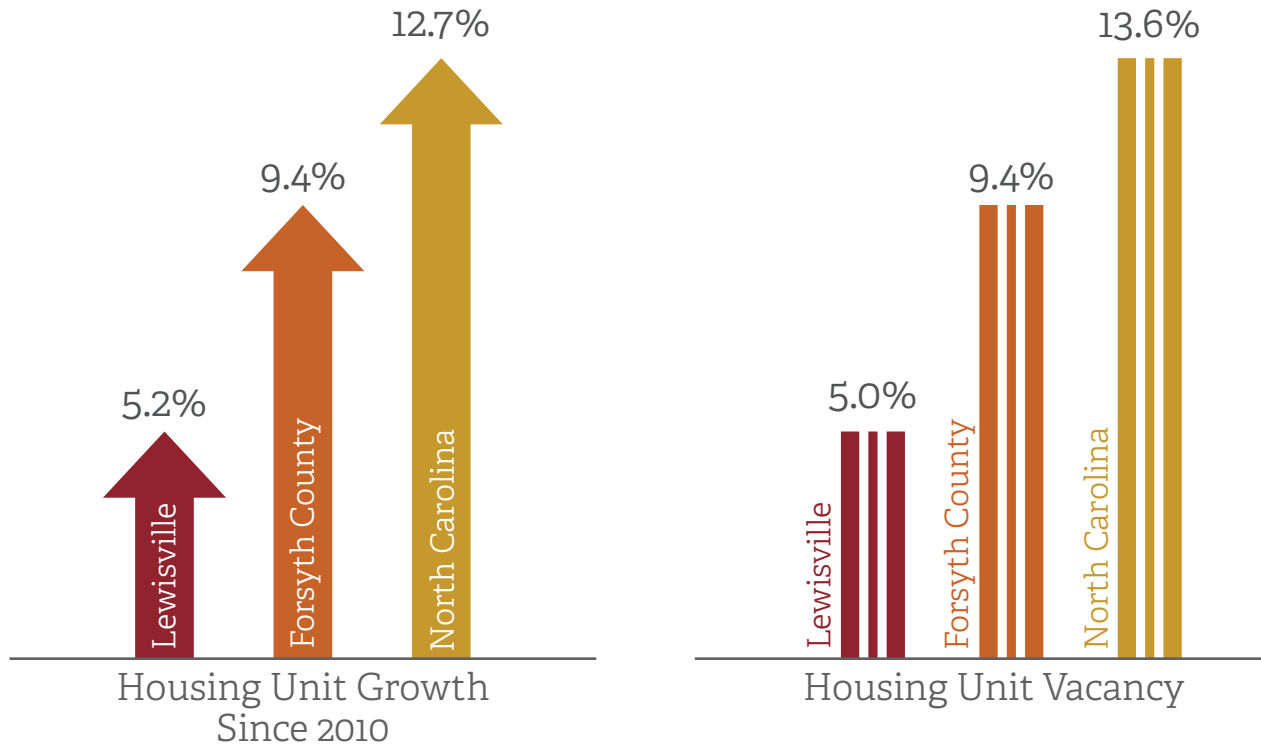
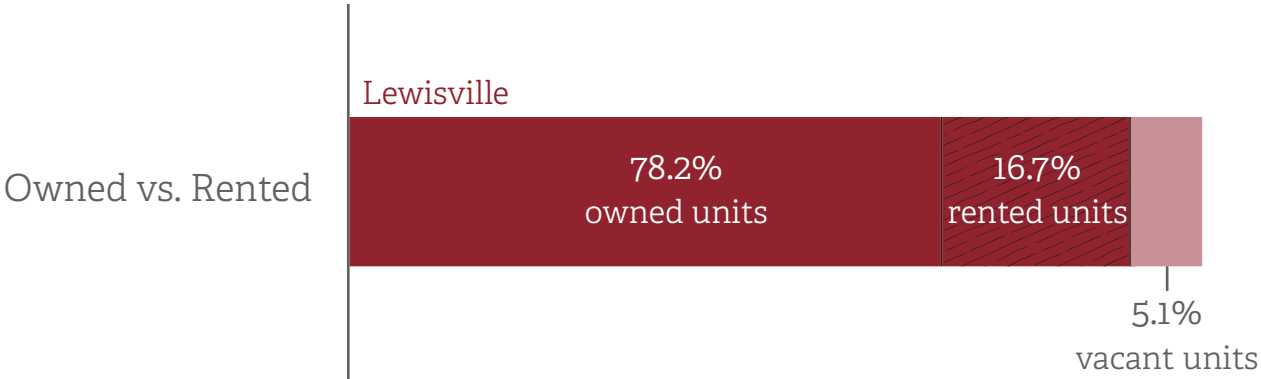


# DEMOGRAPHICS

Demographic, economic, and housing trends help us understand current conditions in Lewisville and how future growth might affect or be affected by these data points. Unless stated otherwise, the data in this section is from 2020 and is taken from ESRI Business Analyst, which uses US Census data. Some of the data points in this section are compared with Forsyth County and North Carolina as a whole. At the time the data was collected and analyzed (Spring 2021), 2020 data represents the newest available. The demographic maps on the following pages show census block groups with data from the US Census Bureau, 2019 American Community Survey 5-year estimates. The population of Lewisville in 2020 was 13,492. A deeper dive shows how the population compares to Forsyth County and the state of North Carolina.

## Lewisville Is...

- ...**growing** but at a slower pace than Forsyth County or the state.
- ...an **educated community** with a comparatively **high median household income**.
- ...a place with relatively **larger households**, most of which are **owner-occupied**.
- ...home to an abundance of **natural and scenic features** worth protecting.
- ...a town of **strong single-family neighborhoods** anchored by an **emerging Downtown**.



Population Density

This figure shows the population density by census block group for the Town of Lewisville. The highest concentration of density is the dark red area north of US 421 and south of Shallowford Road. The high number of persons per square mile may be attributed to the number of residential homes in the area. In contrast, the fringe areas of Lewisville are less densely populated. The areas north of Yadkinville Road and Robinhood Road, west of Lewisville Vienna Road, and south of US 421 are all less densely populated.

Population Density (per sq mile)

- Less than 200
- 200 - 400
- 400 - 600
- 600 - 1,000
- 1,000 - 1,500
- Greater than 1,500

US Census Bureau, 2019 American Community Survey (ACS) 5-Year Estimates

Population Change

The figure shows the change in population growth between 2010 and 2018 by census block groups. The decreasing areas are predominantly located in the western portion of Lewisville. Areas with moderate population growth are west of Yadkinville Road and north of US 421. The fastest growing areas are shown in darker blue. These higher growth areas are west of Lewisville Vienna Road and south of US 421. The increase in population may be attributed to new development or proximity to community resources.

Overall, the total population of the Town of Lewisville has grown by 6.1% since 2010 and is projected to grow an additional 4.2% by 2025.

Population Change

- More than 10% Decrease
- 0% - 10% Decrease
- 0% - 10% Increase
- 10% - 20% Increase
- 20% - 30% Increase
- More than 30% Increase

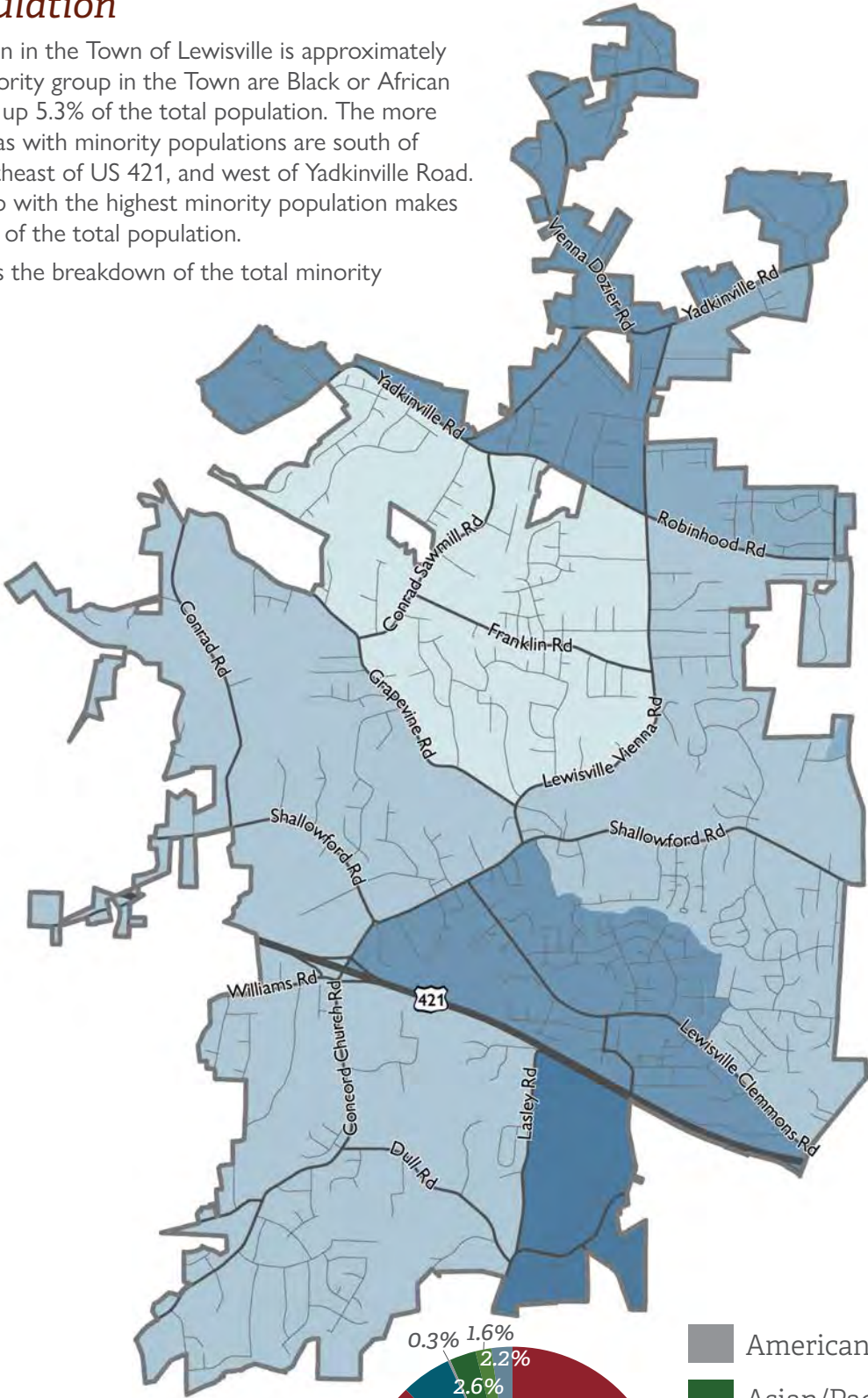
US Census Bureau, 2019 American Community Survey (ACS) 5-Year Estimates



Minority Population

The minority population in the Town of Lewisville is approximately 12.1%. The largest minority group in the Town are Black or African American, which make up 5.3% of the total population. The more densely population areas with minority populations are south of Shallowford Road, southeast of US 421, and west of Yadkinville Road. The census block group with the highest minority population makes up approximately 2.4% of the total population.

The chart below shows the breakdown of the total minority population by race.



Percent Minority Population

- Less than 5%
- 5% - 10%
- 10% - 15%
- 15% - 25%
- 25% - 40%
- More than 40%

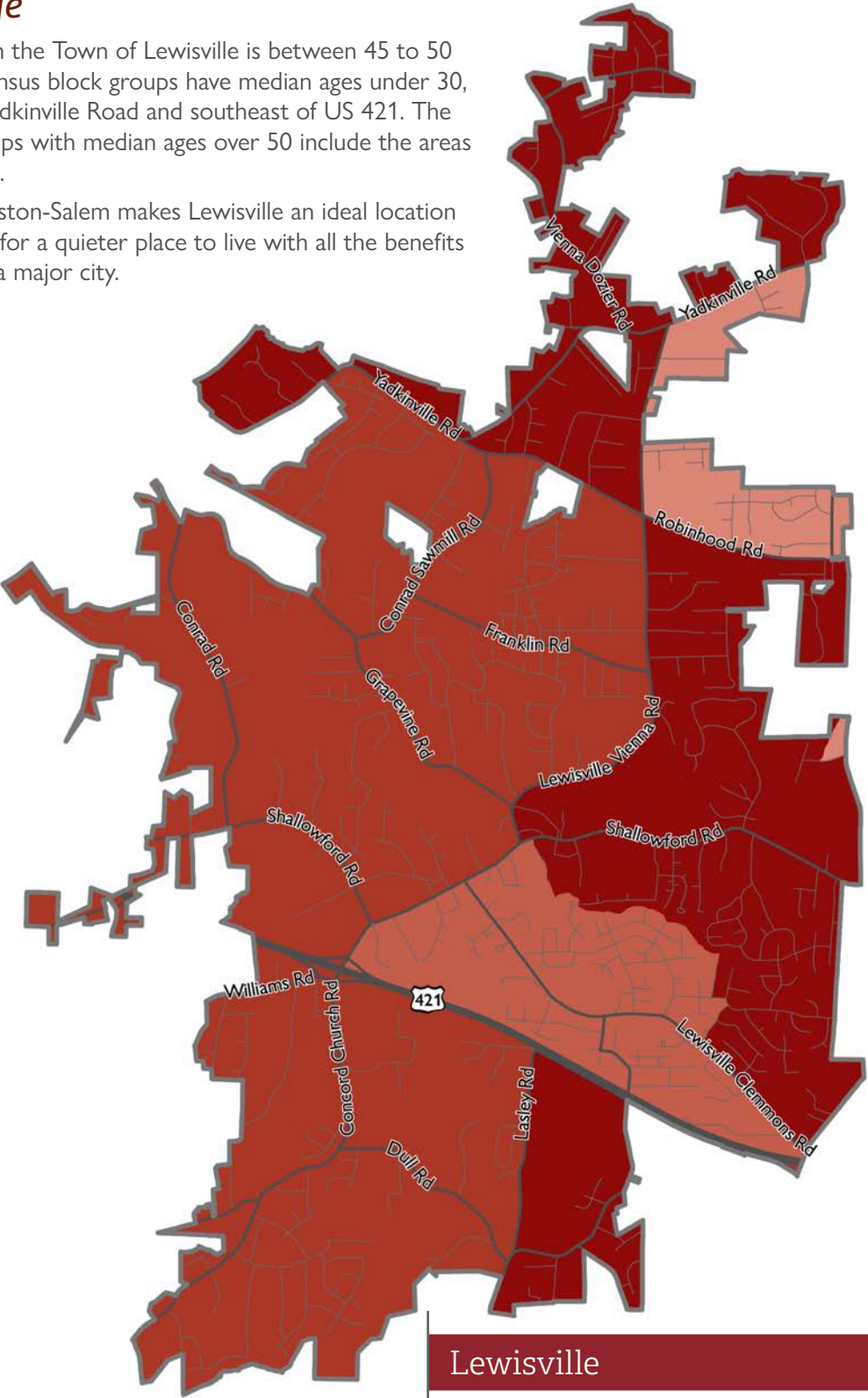
- American Indian
- Asian/Pacific Islander
- Black
- White
- Other Race
- Two or More Races

US Census Bureau, 2019 American Community Survey (ACS) 5-Year Estimates

Median Age

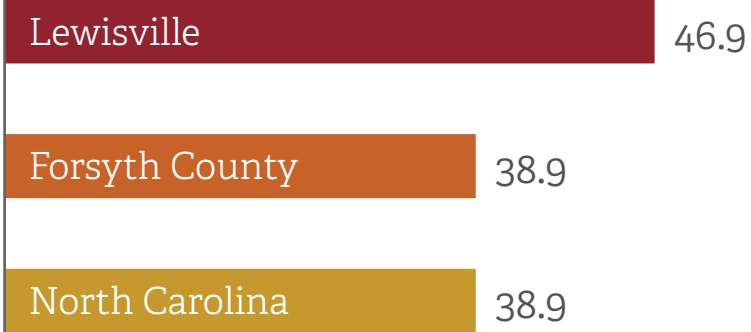
The median age in the Town of Lewisville is between 45 to 50 years old. Two census block groups have median ages under 30, located east of Yadkinville Road and southeast of US 421. The census block groups with median ages over 50 include the areas in the darkest red.

Proximity to Winston-Salem makes Lewisville an ideal location for those looking for a quieter place to live with all the benefits of being close to a major city.



Median Age

- Under 30
- 30 - 35
- 35 - 40
- 40 - 45
- 45 - 50
- Over 50



US Census Bureau, 2019 American Community Survey (ACS) 5-Year Estimates



# EXISTING CONDITIONS

This section takes a closer look at the existing conditions within the Study Area to understand the needs of Lewisville as they relate to growth. This analysis will provide the foundation for identifying challenges and opportunities for change that are critical to establishing recommendations for the future.

## Framework Plans

Lewisville Tomorrow features seven framework plans that respond to the preferred growth strategy. To create the foundation for those plans, the existing conditions for each topic are shown in this section. The seven framework plans are listed on the adjacent page with a brief description. Subsequent pages of this section highlight the existing conditions for each of the seven topics.



### Resiliency and Sustainability

This framework plan will describe how the Future Land Use Map protects and leverages natural resources, sensitive areas, and vulnerable spaces.



### Land Use

This framework plan will refine the preferred growth strategy to create an updated Future Land Use Map. The map and associated narrative will communicate a well-organized and market-supportive allocation of land uses with supportive policies to achieve the desired land use vision.



### Housing

The housing framework will tie the housing characteristics from this report to the Future Land Use Map with considerations for programs and policies that align with housing diversity and supply to meet the needs of existing and future residents.



### Economic Development

This framework plan will revisit the market trends presented in the Community Characteristics phase to help communicate to show future economic development opportunities that promote a healthy mix of a wide variety of commercial, industrial, and service-oriented businesses.



### Transportation and Mobility

This framework plan will fold in the goals and objectives of previous and ongoing plans and vet them against the preferred growth strategy. The resulting map will be a mobility blueprint for the Study Area.



### Parks, Recreation, and Culture

This framework plan will summarize the outcomes of PARC Plan while describing how the Future Land Use Map protects and leverages Lewisville's natural resources.



### Infrastructure and Services

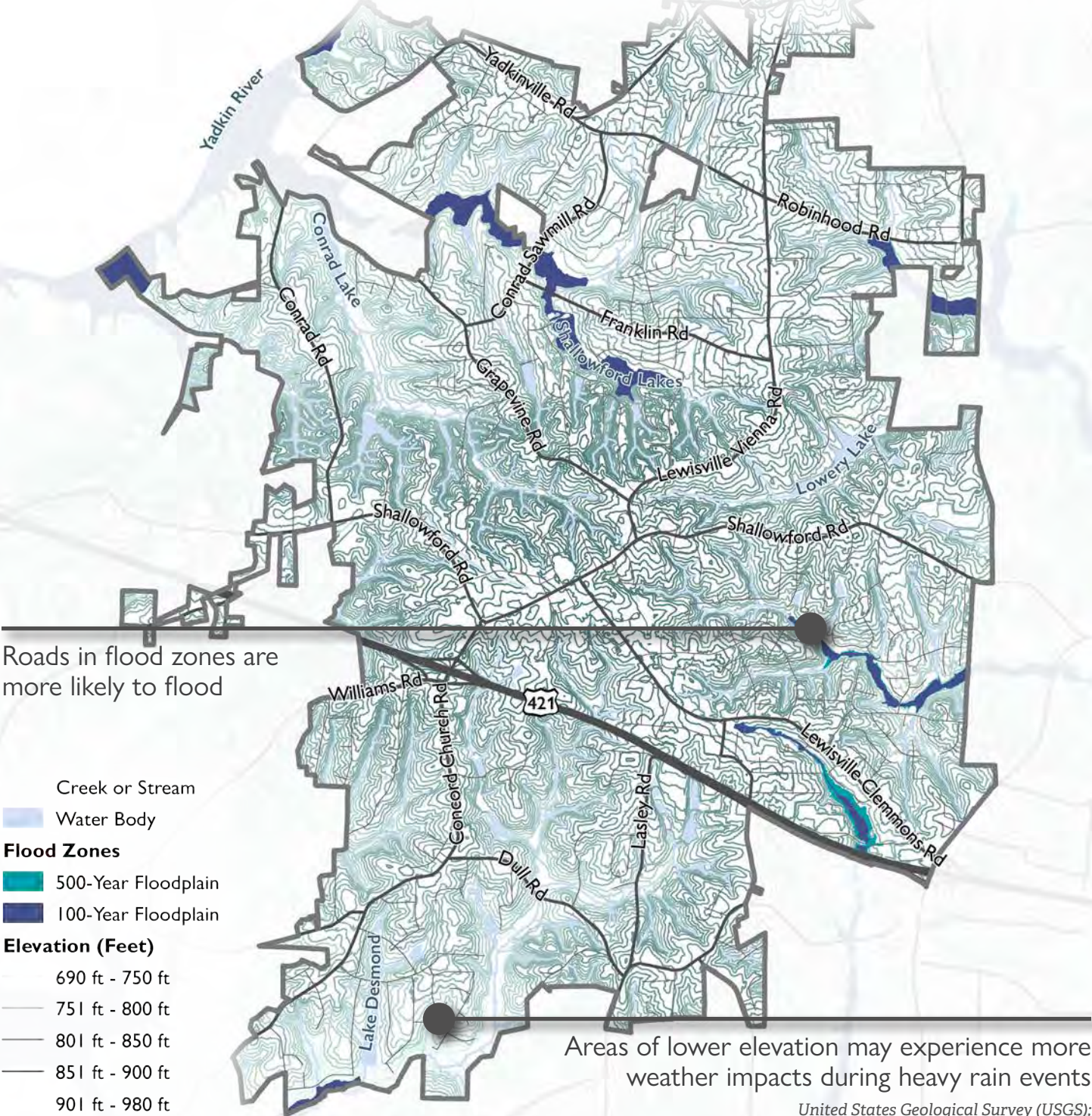
This framework plan will address the Future Land Use Map's connection to community infrastructure and community services. As a precursor to future service plans, this framework will lay the groundwork for orderly and fiscally sound growth in the coming decades.



# Resiliency and Sustainability

Environmental features influence where development is not only possible but also the safest when it comes to the resiliency of the infrastructure during a weather event. Hydrology and topography need to be considered when building on or altering the landscape. Identifying areas of sensitivity will inform the Future Land Use Map by showing which locations should be preserved.

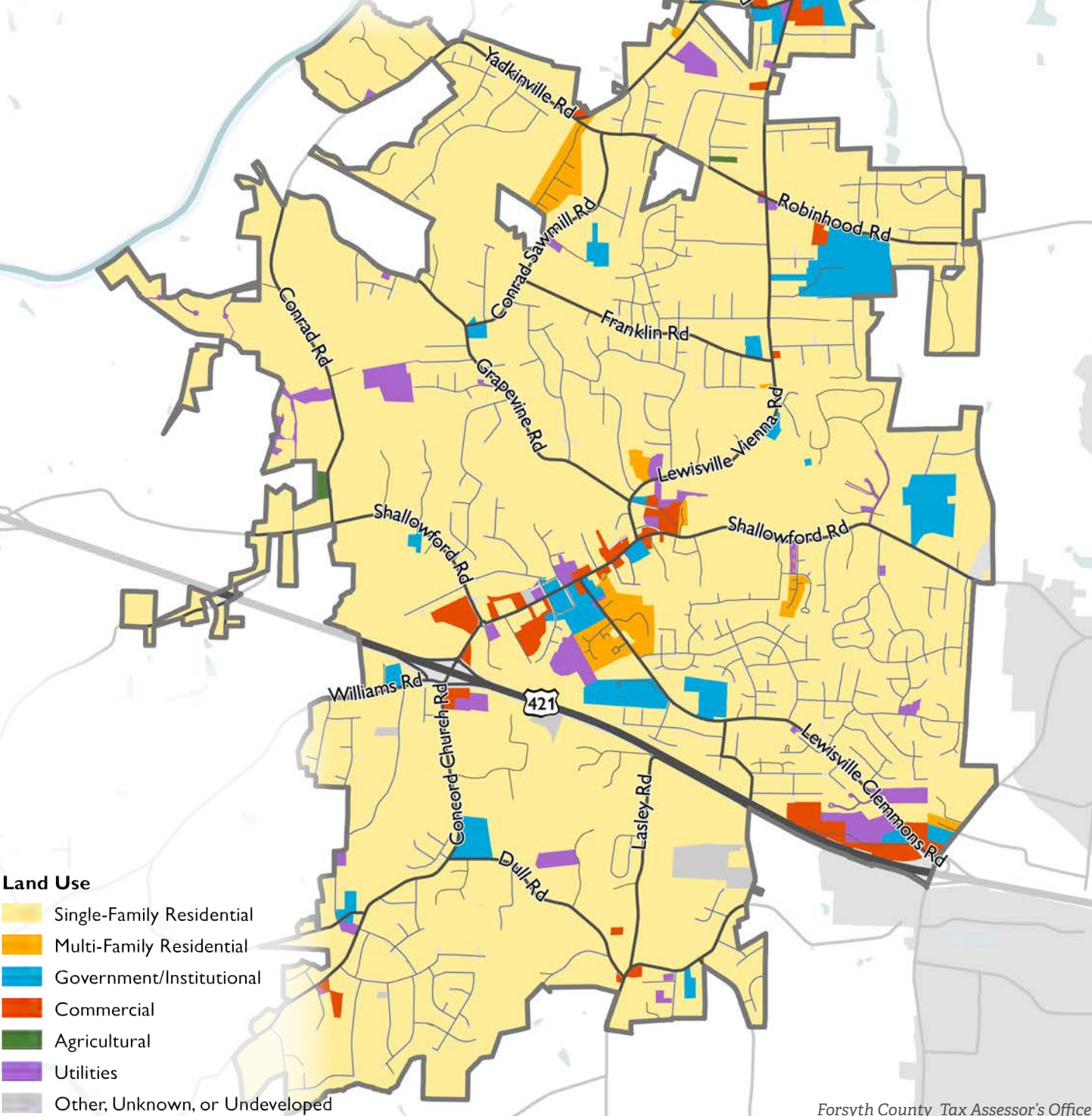
The Yadkin River runs to the west of Lewisville, placing Lewisville in the Yadkin-Pee Dee River basin. Lewisville has many lakes, including Lowery Lake and Lake Desmond. Lakes can be an attractive feature for home buyers and are often used recreationally in the summer but development around water features needs to be carefully planned. Looking to topography, Lewisville's elevation ranges from 690 to 980 feet above sea level. Elevation changes also pose special considerations for development ranging from underground utilities to transportation facilities and various buildings and structures.



United States Geological Survey (USGS);  
North Carolina Department of Environmental Quality (NCDEQ); City of Winston-Salem

# Land Use

Land use provides a picture of how an area is being used and further reveals how these different uses complement each other. The existing land use map below provides a starting point for the Comprehensive Plan by identifying gaps and trends that can be addressed through land use and supportive policies and programs. The land use in Lewisville is dominated by single-family residential housing. The Downtown area along Shallowford Road has the most diversity of land uses including multi-family residential, commercial, and government or institutional uses.



Forsyth County Tax Assessor's Office



# Land Use Screening

A land use screening identifies locations most susceptible to change. The land use screening documents development status, maps environmental features, and identifies areas with the greatest potential to change. The initial areas of opportunity are places where new growth is likely, but it should be emphasized that the land use screening in general and development status in particular are just the first steps in determining growth opportunities. This information needs to be coupled with the other factors examined further during the process.

## Environmental Screening

The environmental map from the Resiliency and Sustainability section identifies environmental constraints that could affect development potential. These constraints focus on hydrology, including bodies of water and flood zones. These constrained areas are overlaid on the development status to further clarify areas of potential change.

## Development Status

Development status uses a quantitative process to determine places in the study area that could accept new development. Each parcel is assigned a development status based on assessed values of the buildings, land, and improvement opportunities, and on the size of the parcels. The table below provides more detail on the categories and shows the breakdown of study area by category (acreage and percent of study area).

Development status informs the land use planning process by identifying parcels theoretically able to receive new growth. Concentrations of parcels designated as Undeveloped or Underdeveloped typically have the high propensity for change. Conversely, areas mostly designated as Developed and Conserved Open Space have more limited opportunities for change or face more obstacles to facilitate that change.

Name	Description	Area (acres)	Percent
Developed	Building value is greater than land value	4,114	48%
Undeveloped	Parcels with a building value of \$0	1,071	12%
Underdeveloped, Large Parcel	Parcels larger than 10 acres where building value is less than land value but greater than \$0	621	7%
Underdeveloped, Small Parcel	Parcels smaller than 10 acres where building value is less than land value	488	6%
Conserved Open Space	Parks, open space, conservation and utility buffers, and other areas not available for development	194	2%
Unknown Value	Parcels without assessed values included in parcel data	2,133	25%
Total		8,620	100%

It is important to note that growth can and will occur in locations identified as Developed. As market conditions change, mobility trends shifts, and neighborhoods and places evolve, redevelopment will occur. The development status represents a snapshot in time based on current tax parcel data.

# Development Status

The land use screening culminates in this map that shows initial areas of opportunity for growth and development. The map consolidates the development status and environmental screening processes. The intent is not to represent all areas of opportunity but rather to reflect what locations the data points to as places apt to receive growth. As the Lewisville Tomorrow process continues, this map will be supplemented with other factors such as utility service areas, future transportation improvements, market dynamics, and public sentiment to give shape to two growth alternatives.

Area of Opportunity  
Northern Lewisville

Area of Opportunity  
Downtown &  
Shallowford Road

- Water Body
- Flood Zones
  - 500-Year Floodplain
  - 100-Year Floodplain
- DevelopmentStatus
  - Developed
  - Undeveloped
  - Underdeveloped, Large Parcel
  - Underdeveloped, Small Parcel
  - Unknown Value
  - Conserved Open Space

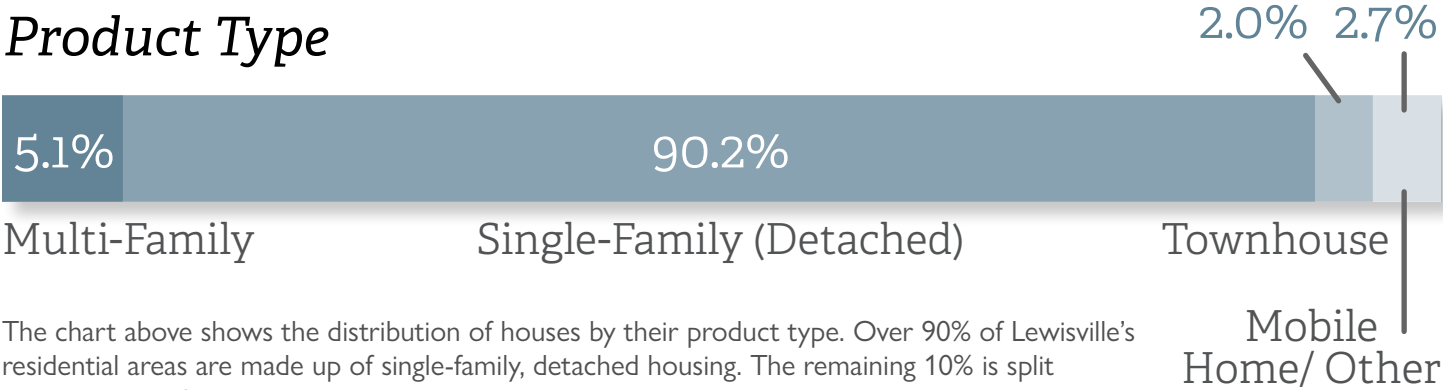
Area of Opportunity  
Southern Lewisville



# Housing

Characteristics of households and housing unit trends help to show the type of residential growth that Lewisville is experiencing. This can lead to policy and future land use decisions that support the existing characteristics and growth or decisions that encourage different conditions to better align with the community visions. The following pages highlight key statistics and characteristics for existing housing in Lewisville. The data comes from the US Census Bureau, 2018 American Community Survey 5-year estimates, and the 2020 ESRI Business Analyst. Additionally, information from tax parcel data is presented to illustrate residential property values, housing structure ages, and a breakdown of Lewisville’s square footage by land use.

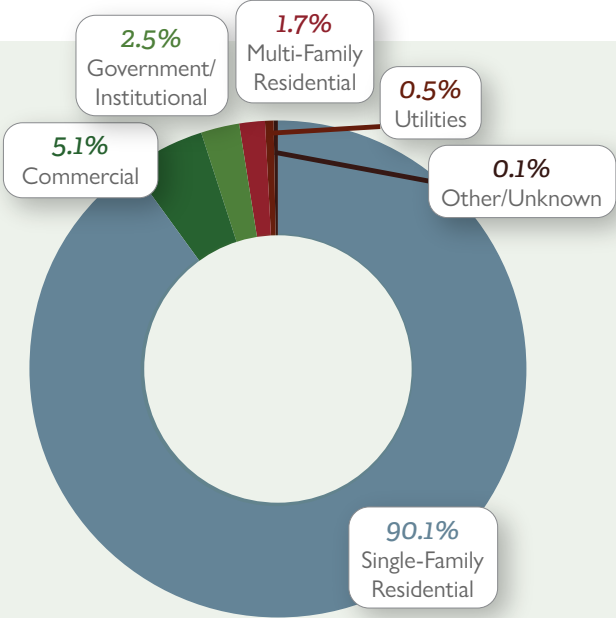
## Product Type



The chart above shows the distribution of houses by their product type. Over 90% of Lewisville’s residential areas are made up of single-family, detached housing. The remaining 10% is split between multi-family housing, townhouses, and mobile homes.

## Square Footage by Land Use

The pie chart to the right breaks down Lewisville’s land use by the square footage of the buildings that serve the use. Lewisville’s square footage is predominantly used for single-family housing. About 10% of the Town’s square footage is used for other purposes, including commercial, government/ institutional buildings, multi-family residential buildings, and utilities. This distribution closely mirrors the Town’s land uses as reflected in the exiting land use map and reflects the high percentage of single-family housing that is shown in the chart above. Overall, Lewisville is predominantly a residential town with some pockets of other activity.



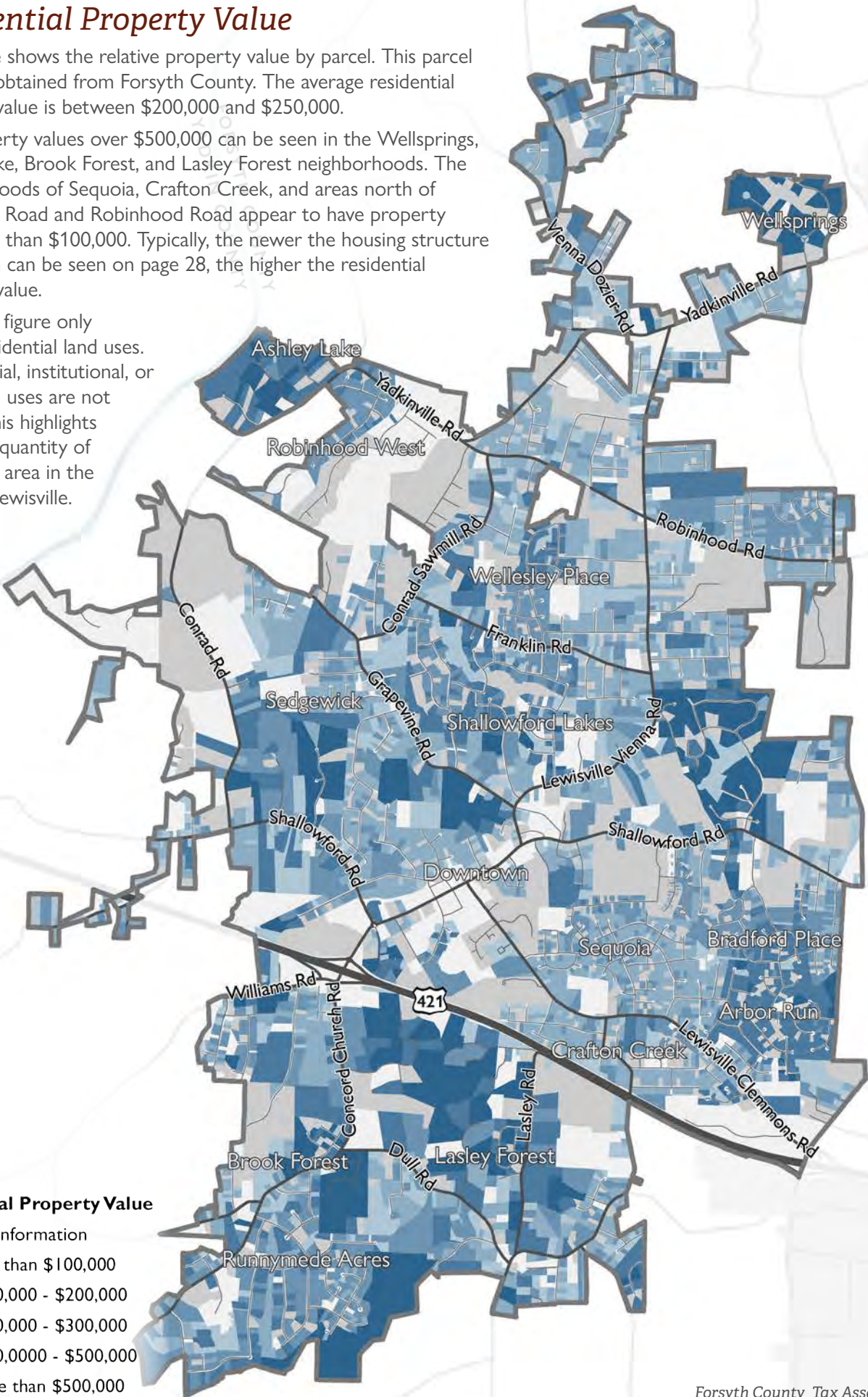
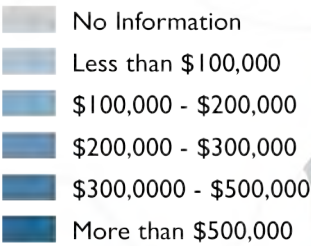
## Residential Property Value

This figure shows the relative property value by parcel. This parcel data was obtained from Forsyth County. The average residential property value is between \$200,000 and \$250,000.

The property values over \$500,000 can be seen in the Wellsprings, Ashley Lake, Brook Forest, and Lasley Forest neighborhoods. The neighborhoods of Sequoia, Crafton Creek, and areas north of Yadkinville Road and Robinhood Road appear to have property values less than \$100,000. Typically, the newer the housing structure age, which can be seen on page 28, the higher the residential property value.

Again, the figure only shows residential land uses. Commercial, institutional, or other land uses are not shown. This highlights the sheer quantity of residential area in the Town of Lewisville.

### Residential Property Value





# Home Values

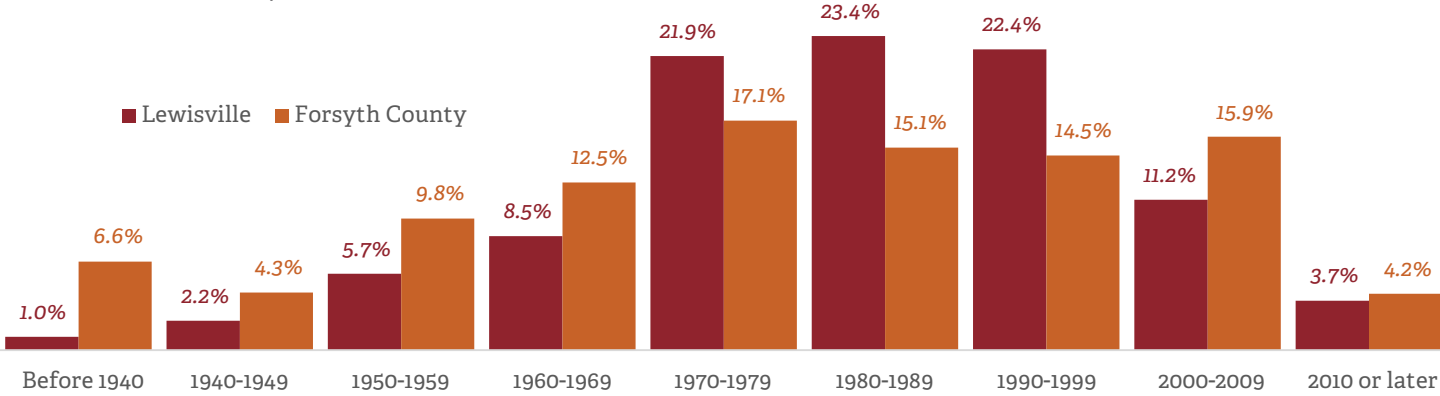
Data from the Zillow Home Value Index was analyzed to capture a picture of the change in home values over the past decade. During the 10-year period from 2011 to 2021 home values in Lewisville increased by nearly 28%. This rise in values has seen the greatest growth in the past five years, increasing by a total of \$62,264 from \$201,844 in 2016 to \$264,108 in 2021.

While this can be an indicator of the growing attraction of moving to and living in Lewisville, higher home values can also create challenges related to affordability. Regionally and nationally, housing prices have grown at a faster rate than wages. This could present a barrier for young adults and families who are early in their careers and wanting to continue living in or move to Lewisville but unable to purchase a house due to budget constraints.



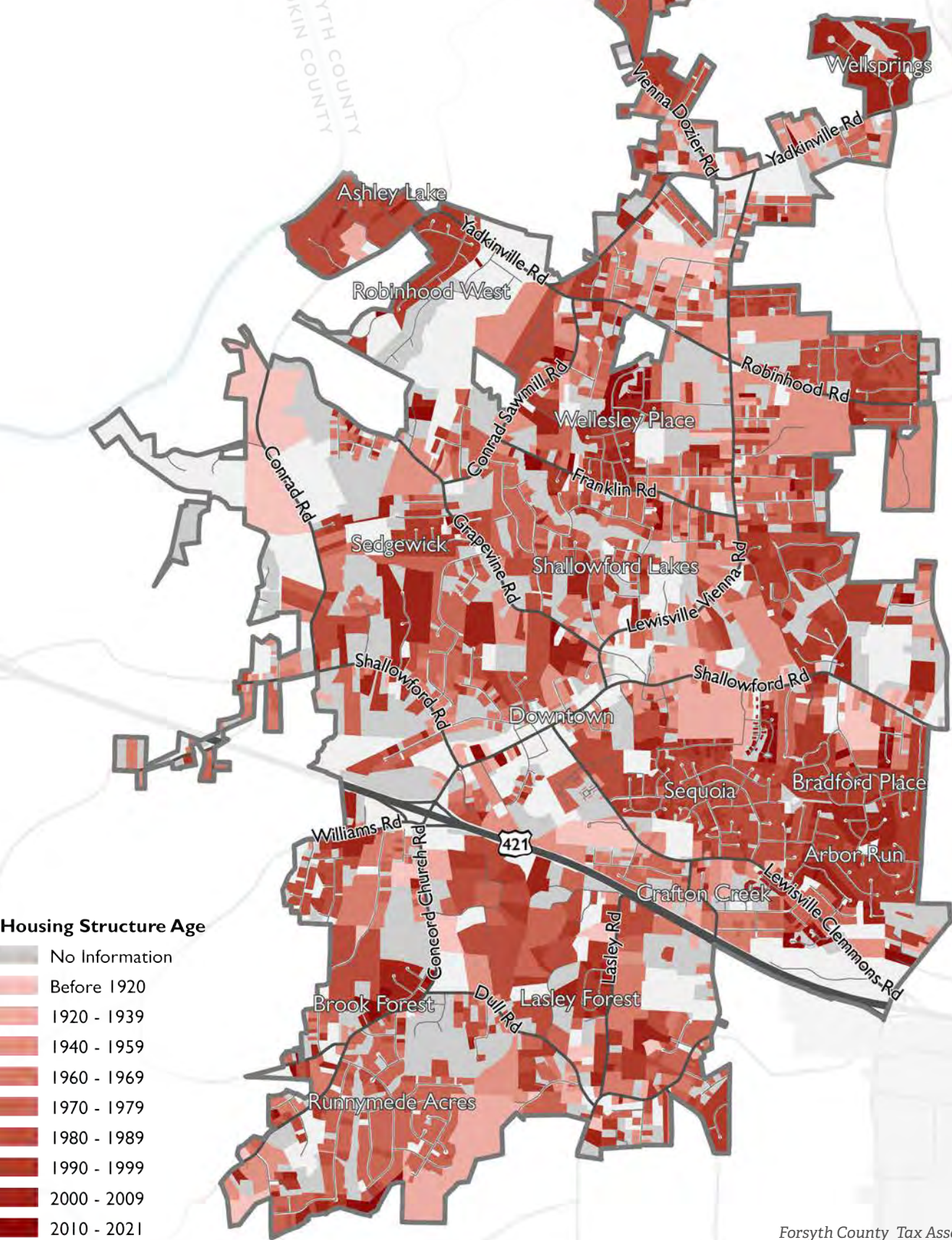
# Housing Age

Housing stock in Lewisville is slightly newer than the housing stock in Forsyth County: just under 40% of housing in Lewisville was constructed prior to 1980, compared to 50% of the County's housing. The median age for housing units in Lewisville is 36 years, compared to 41 years in Forsyth County. However, Lewisville has experienced less housing construction since the year 2000.



# Housing Age Locations

The majority of houses in Town were built between 1970 and 2000. Overall, the age of housing structures in Lewisville is relatively recent. Neighborhoods with more recently constructed housing include areas around Wellsprings, Wellesley Place, and Brook Forest.



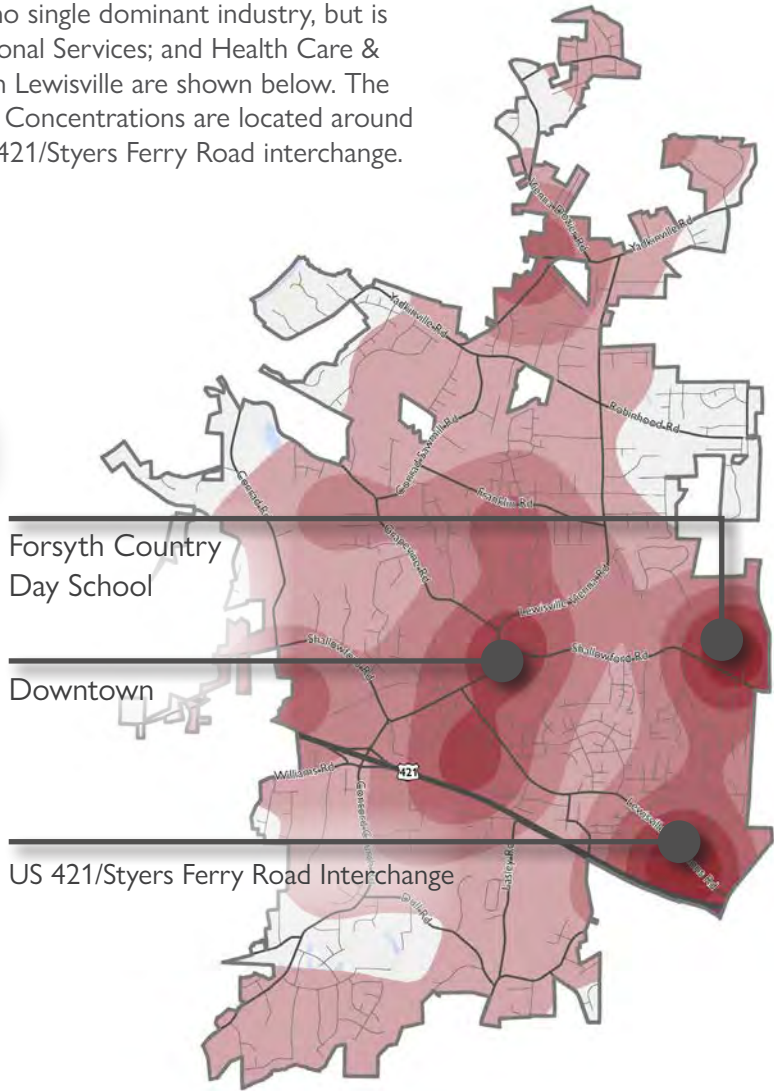
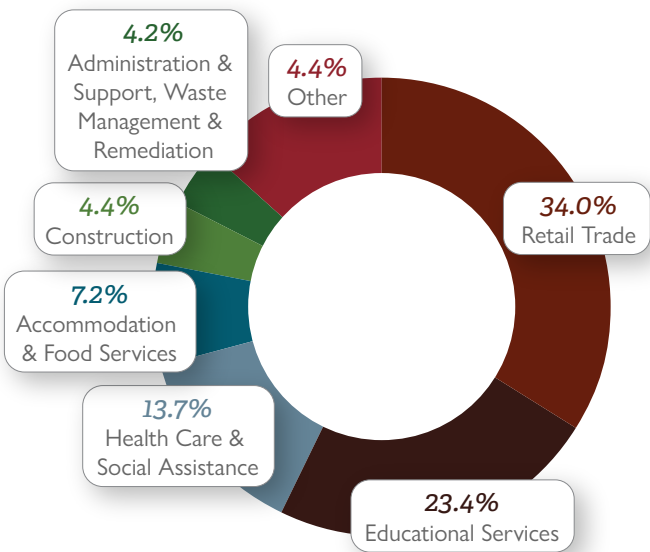


# Economic Development

Lewisville residents are proud of their community’s small-town charm and family-friendly character. However, the Town, county, and state have all been growing in the past decade, and assessing economic conditions is important to establishing a central vision for what the future of economic development looks like in Lewisville. This vision will need to be supported and encouraged with the recommendations and Future Land Use Map from Lewisville Tomorrow. The data below highlights more of the economic and employment trends in the Town.

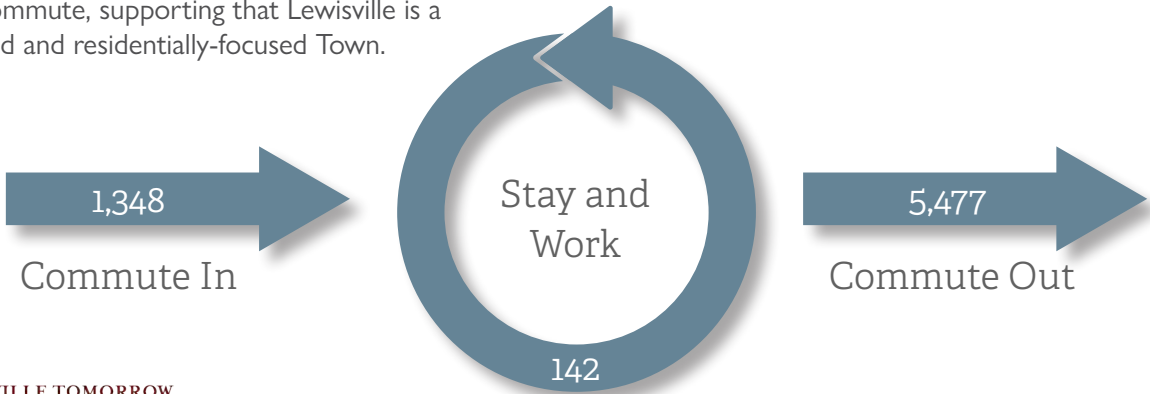
## Employment

Based on US Census data, employment in Lewisville has no single dominant industry, but is distributed in greatest part between Retail Trade; Educational Services; and Health Care & Social Assistance. A breakdown of industry percentages in Lewisville are shown below. The accompanying map displays the hotspot locations of jobs. Concentrations are located around Downtown, along Shallowford Road, and around the US 421/Styers Ferry Road interchange.



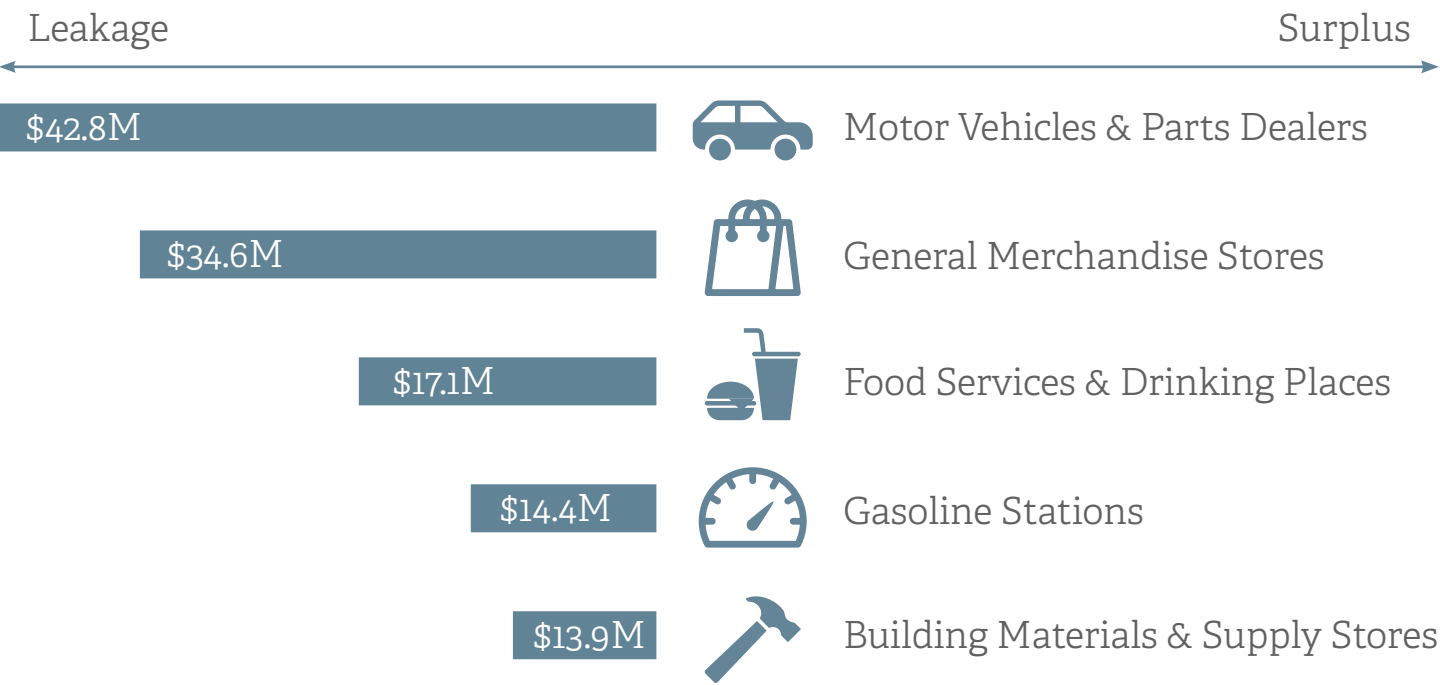
## Commuter Flow

The graphic below displays the commuter flows in, within, and out of Lewisville every day. Approximately 97% of workers living in Lewisville leave Town on their daily commute, supporting that Lewisville is a neighborhood and residentially-focused Town.



## Retail

The primary retailers in Lewisville are grocery stores, pharmacies, small shops, and restaurants in two shopping centers and standalone buildings along Shallowford Road. Most Lewisville residents complete their shopping in neighboring communities and Winston-Salem or online, resulting in what is called retail leakage. Retail leakage refers to the difference between the retail expenditures living in a particular area and the retail sales produced by the stores located in the same area. While Lewisville has intentionally grown as a residential-based community, it is beneficial to the planning process to understand what retail market opportunities by category could be available to the Town if desired. The graphics below illustrate the current retail leakage of sales outside of Lewisville and highlights retail categories that experience the most leakage. While this data can reveal opportunities for new businesses, it should serve only as a starting point and does not guarantee opportunities.



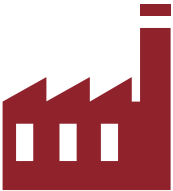
## Office

Lewisville has a small inventory of office space, a majority of which is occupied by the Town government. Existing private-sector office uses are primarily located in a multi-tenant building on Shallowford Road, and are limited to community-serving professional services including insurance and attorneys.



## Industrial

Based on the land use analysis, there are no existing industrial land uses within Lewisville.

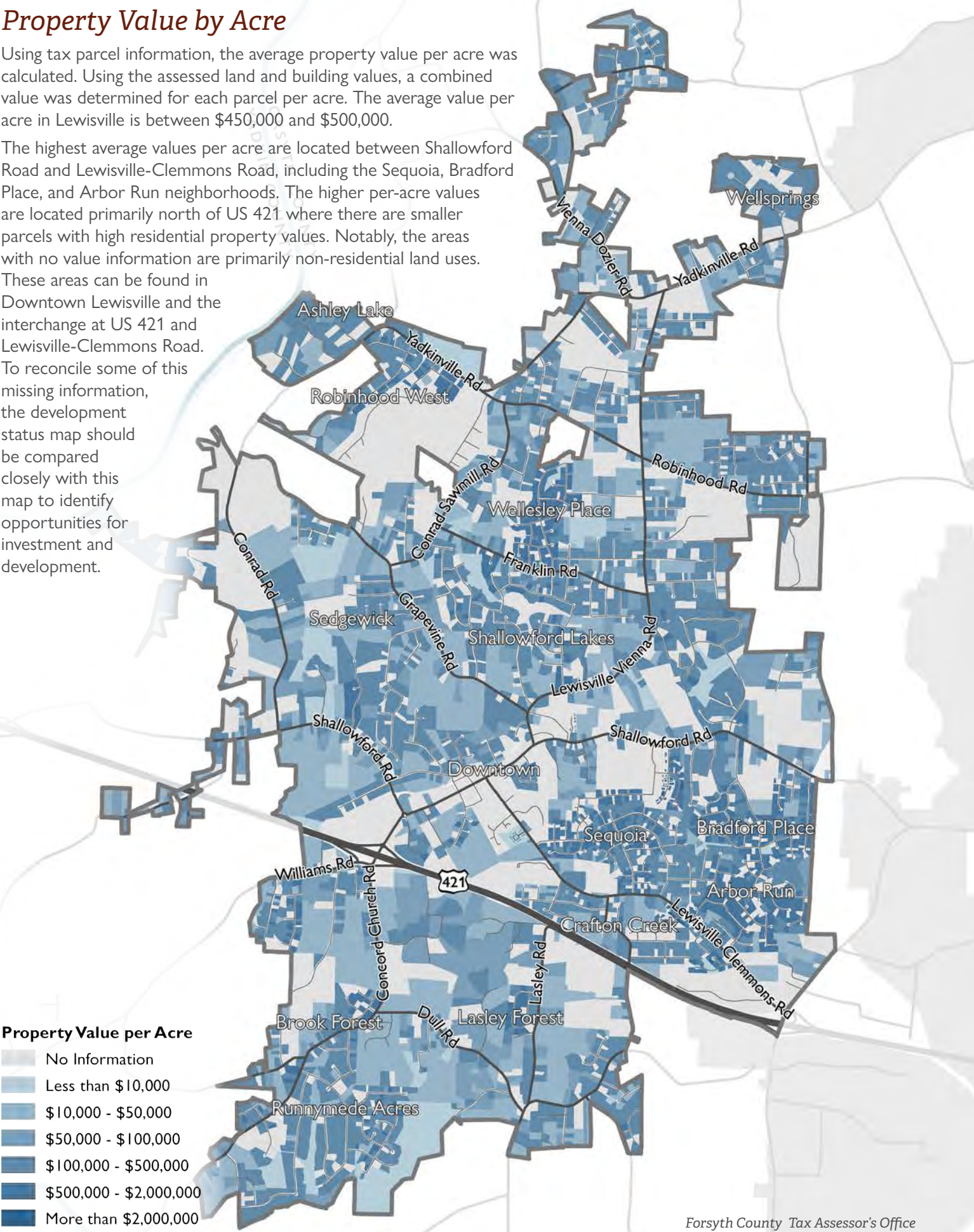




Property Value by Acre

Using tax parcel information, the average property value per acre was calculated. Using the assessed land and building values, a combined value was determined for each parcel per acre. The average value per acre in Lewisville is between \$450,000 and \$500,000.

The highest average values per acre are located between Shallowford Road and Lewisville-Clemmons Road, including the Sequoia, Bradford Place, and Arbor Run neighborhoods. The higher per-acre values are located primarily north of US 421 where there are smaller parcels with high residential property values. Notably, the areas with no value information are primarily non-residential land uses. These areas can be found in Downtown Lewisville and the interchange at US 421 and Lewisville-Clemmons Road. To reconcile some of this missing information, the development status map should be compared closely with this map to identify opportunities for investment and development.



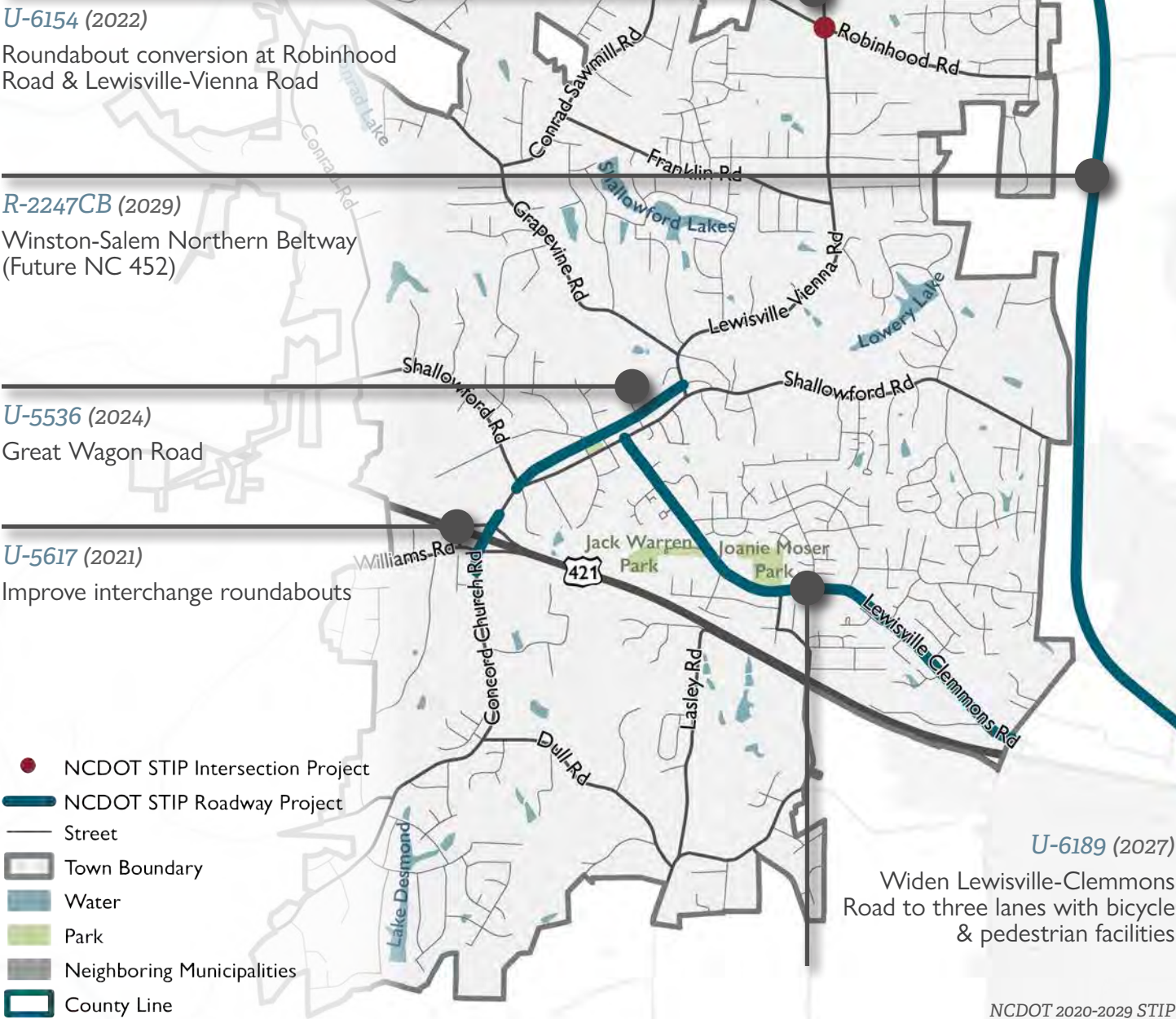


# Transportation and Mobility

How people move through their environment is a key factor for the success of any town. It is important to remember that transportation and mobility include not just road and vehicular travel, but biking, walking, public transit, and any other method that one might use to move from one place to another. Transportation facilities need to fit the context they serve. This is why it is important to ensure that transportation and land use decisions are made together to foster a more successful community.

## State Roadway Projects

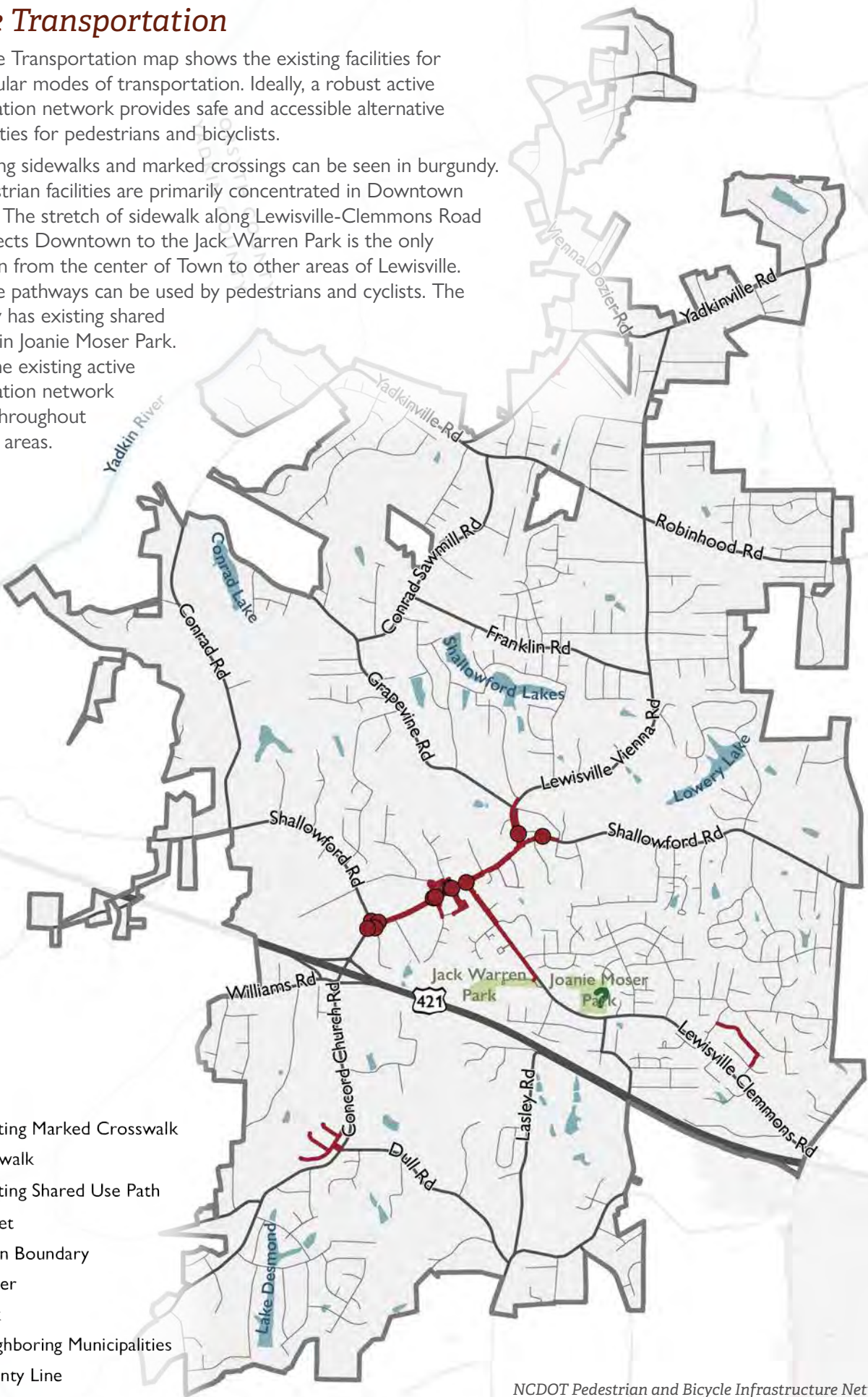
The 2020-2029 State Transportation Improvement Program (STIP) identifies funded projects during the specified time period. In Lewisville, the current STIP includes three roadway projects and one intersection project. Additionally, the STIP identifies the construction of the new Winston-Salem Northern Beltway (NC 452) just east of Lewisville. The map below shows these STIP projects by identification number and their respective anticipated construction year.



## Active Transportation

The Active Transportation map shows the existing facilities for non-vehicular modes of transportation. Ideally, a robust active transportation network provides safe and accessible alternative opportunities for pedestrians and bicyclists.

The existing sidewalks and marked crossings can be seen in burgundy. The pedestrian facilities are primarily concentrated in Downtown Lewisville. The stretch of sidewalk along Lewisville-Clemmons Road that connects Downtown to the Jack Warren Park is the only connection from the center of Town to other areas of Lewisville. Shared use pathways can be used by pedestrians and cyclists. The Town only has existing shared use paths in Joanie Moser Park. Overall, the existing active transportation network is sparse throughout residential areas.





# Parks, Recreation, and Culture

Assessing the parks and recreation system is an important first step in developing the standalone PARC Plan and should be considered when creating a preferred growth strategy. The assessment includes an inventory of existing park facilities and an overview of culturally significant locations.

## Parks and Recreation

	Playground	Sports Fields	Sidewalks	Parking	Other Amenities
Shallowford Park	Yes	None	Yes	Approximately 35 spots	Benches, bicycle racks, picnic tables, and restrooms
Joanie Moser Park	Yes	Basketball (1/2 court), baseball field, tennis courts (2), volleyball court, and horseshoe court (2)	Some	Approximately 111 spots	Benches, bicycle racks, picnic tables, shelters (1) with grills (2), restrooms
Jack Warren Park	Yes (with swings)	Multiuse field (1), boccee ball court (2), and horseshoe court (2).	Yes	Approximately 94 spots	Benches, bicycle racks, picnic tables, shelter (1) with grill (1), and restrooms

Another park facility in Lewisville is the Northwest Forsyth Little League, which includes six baseball fields—one full sized field—and a gravel parking lot.

Just outside of Lewisville, there are the Jamison Park and the Tanglewood Dog Park. In Jamison Park is Meadowlark Dog Run, which has greenway access and well-kept amenities. Both include dedicated open spaces for recreation.



## Culture and History

The Town of Lewisville is home to several culturally significant and historic locations. These structures and existing properties are updated by the Lewisville Historic Society in conjunction with the Forsyth County Historic Resources Commission.

The Charles L. Spaug House is a two-story house built for his wife Doris Alspaugh and their family. In 1931, the house was purchased by the Jones family. While the house was not deemed eligible for the National Register of Historic Places, the cultural importance is maintained by house marker signage.

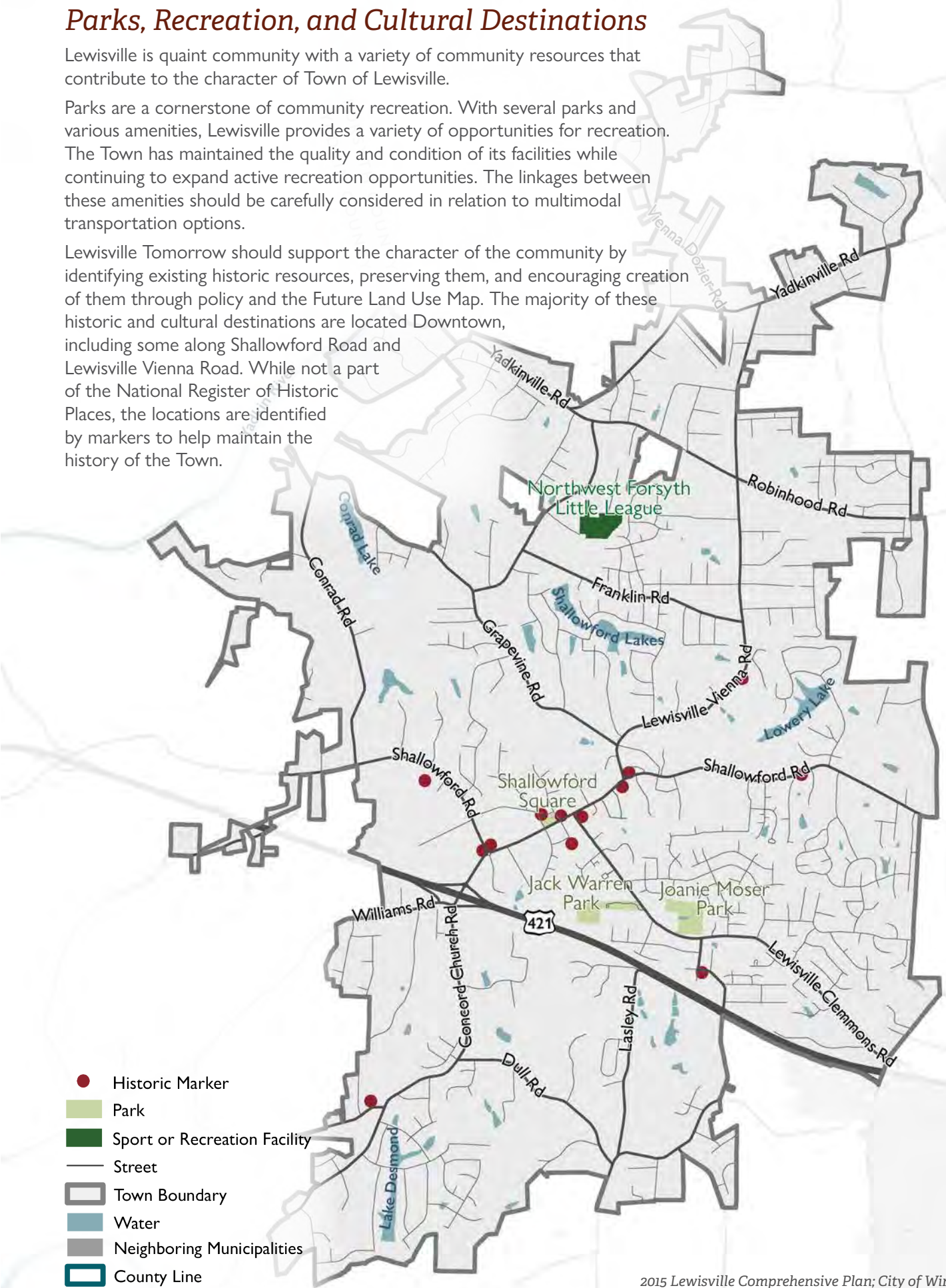
Another identified property is the Site of Sunny Acres. The property was purchased by Anna Ogburn who used the space to set up a retreat for underprivileged children regularly in the 1930s. Ultimately, ownership of the site changed overtime yet the property was primarily used exclusively for community recreation. In the 1980s, the structures on the Site of Sunny Acres was demolished. The historic marker keeps the Site of Sunny Acres story alive.

## Parks, Recreation, and Cultural Destinations

Lewisville is quaint community with a variety of community resources that contribute to the character of Town of Lewisville.

Parks are a cornerstone of community recreation. With several parks and various amenities, Lewisville provides a variety of opportunities for recreation. The Town has maintained the quality and condition of its facilities while continuing to expand active recreation opportunities. The linkages between these amenities should be carefully considered in relation to multimodal transportation options.

Lewisville Tomorrow should support the character of the community by identifying existing historic resources, preserving them, and encouraging creation of them through policy and the Future Land Use Map. The majority of these historic and cultural destinations are located Downtown, including some along Shallowford Road and Lewisville Vienna Road. While not a part of the National Register of Historic Places, the locations are identified by markers to help maintain the history of the Town.

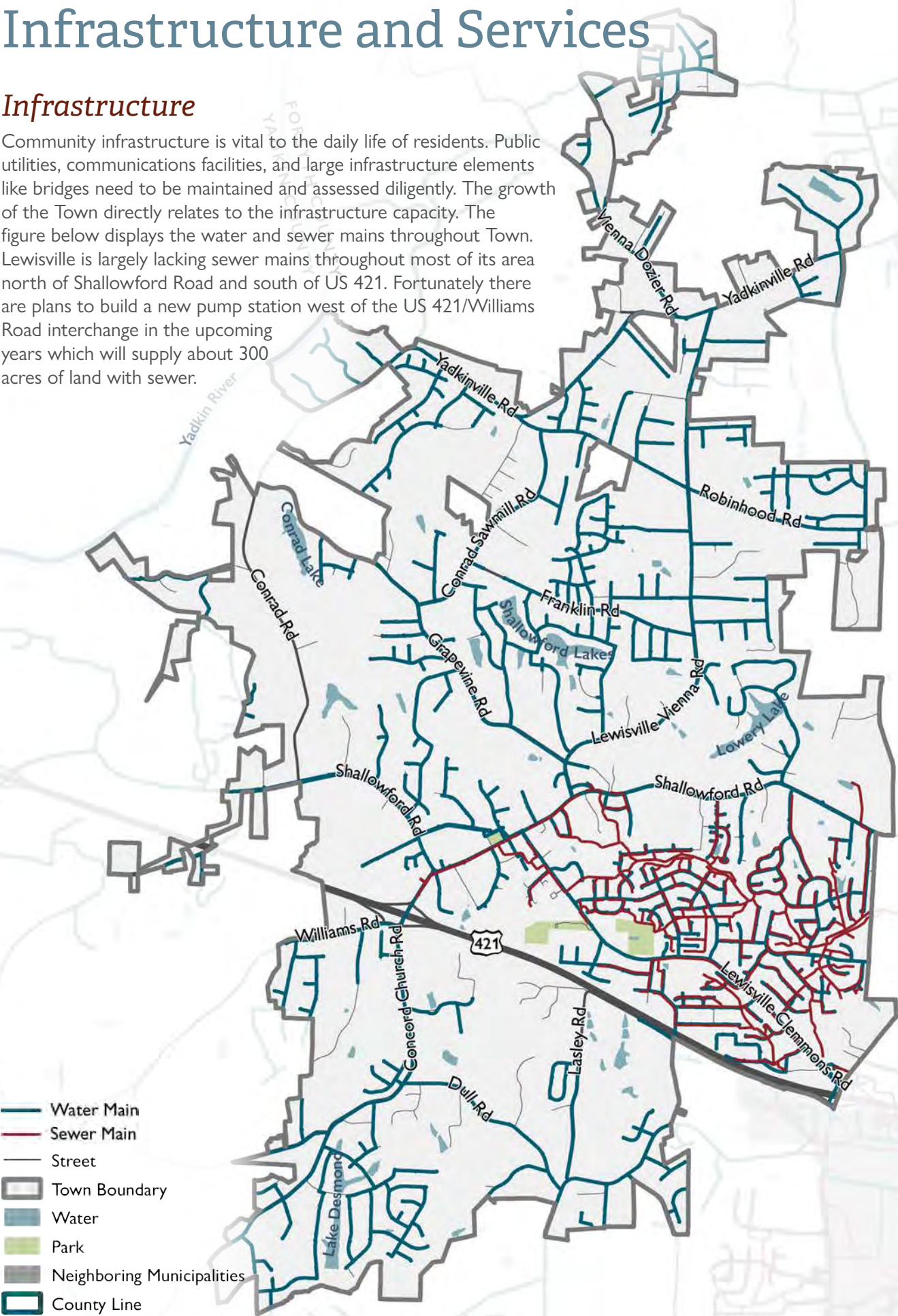




# Infrastructure and Services

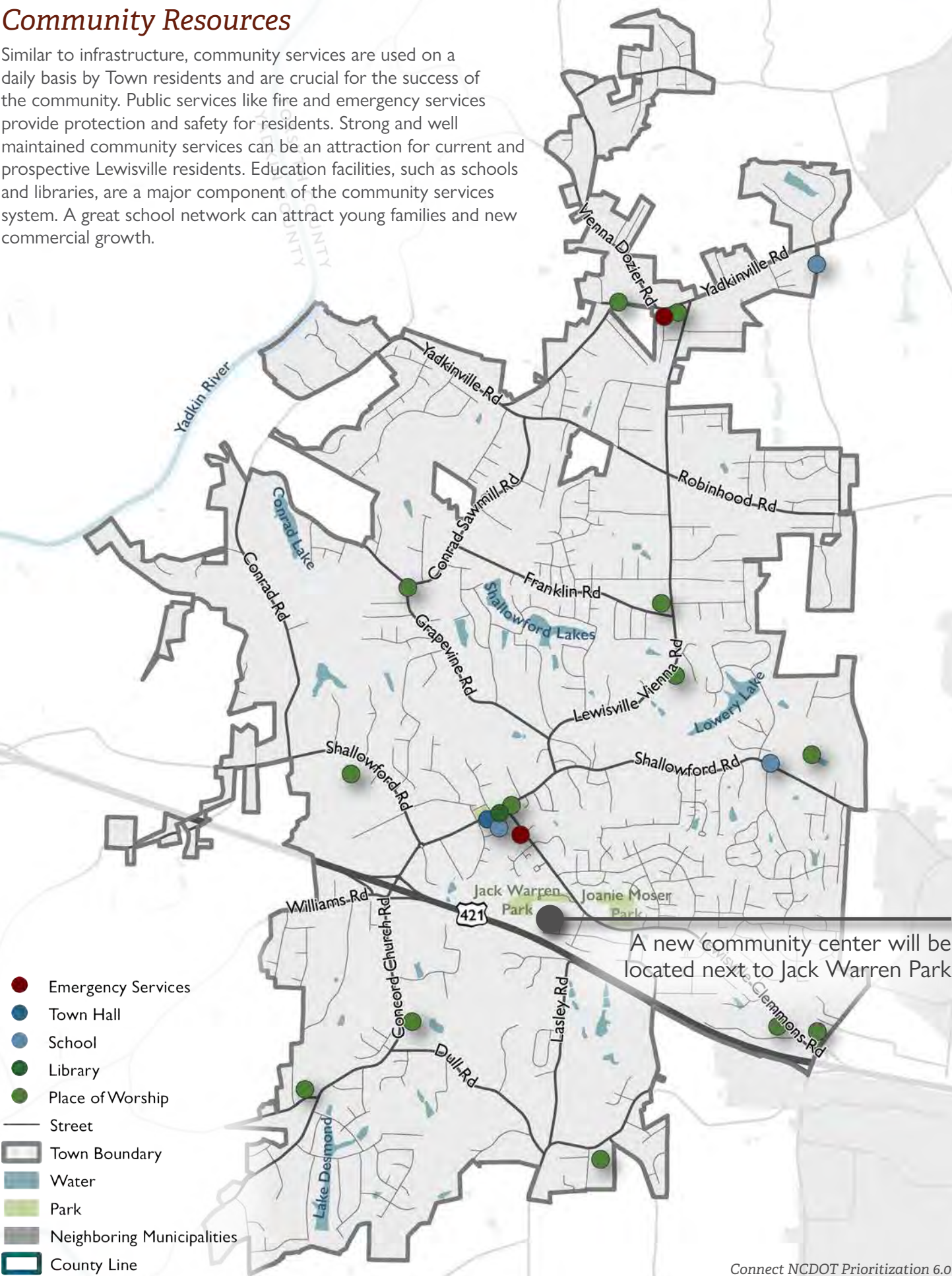
## Infrastructure

Community infrastructure is vital to the daily life of residents. Public utilities, communications facilities, and large infrastructure elements like bridges need to be maintained and assessed diligently. The growth of the Town directly relates to the infrastructure capacity. The figure below displays the water and sewer mains throughout Town. Lewisville is largely lacking sewer mains throughout most of its area north of Shallowford Road and south of US 421. Fortunately there are plans to build a new pump station west of the US 421/Williams Road interchange in the upcoming years which will supply about 300 acres of land with sewer.



## Community Resources

Similar to infrastructure, community services are used on a daily basis by Town residents and are crucial for the success of the community. Public services like fire and emergency services provide protection and safety for residents. Strong and well maintained community services can be an attraction for current and prospective Lewisville residents. Education facilities, such as schools and libraries, are a major component of the community services system. A great school network can attract young families and new commercial growth.





# PLAN AND POLICY REVIEW

It is vital to understand land use policy and related recommendations that already exist and to leverage work that has already been conducted by planning professionals in Lewisville and the greater region. This section outlines various planning efforts that contain recommendations relevant to the development of Lewisville Tomorrow. All recommendations listed are summarized from their respective documents.

## WSUAMPO Comprehensive Transportation Plan (Draft 2020)

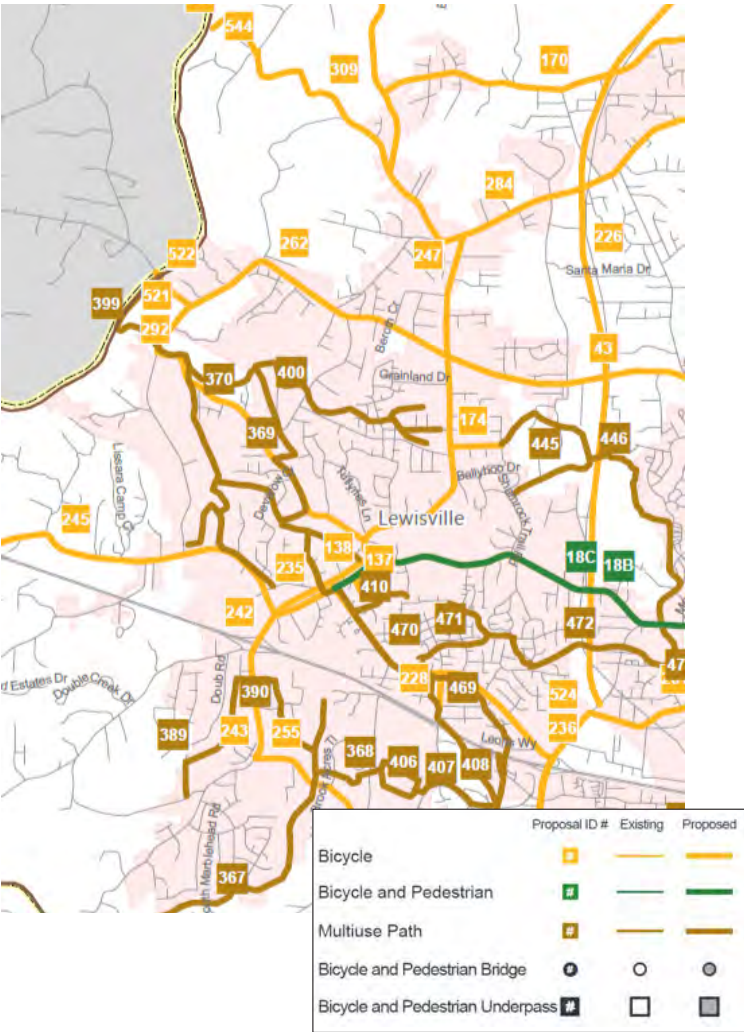
### Overview

The Comprehensive Transportation Plan (CTP) is the Winston-Salem Urban Area Metropolitan Planning Organization’s (WSUAMPO) long range transportation vision for the next 50+ years. The document identifies transportation improvements that are needed to meet future mobility demands. The CTP outlines necessary road, transit/rail, bicycle, and pedestrian facilities, with the goal of creating a unified and effective regional transportation system that addresses diverse multimodal needs. The CTP is not financially constrained.

### Relevant Recommendations

- » Widen Lewisville-Clemmons Road from Styers Ferry Road to Shallowford Road
- » Realign Reynolds Road between Lewisville-Clemmons Road and Styers Ferry Road
- » Road modernization improvements (i.e. lane and shoulder widening, turn lanes, safety, Complete Streets) along:
  - » Conrad Road
  - » Vienna-Dozier Road
  - » Skylark Road
  - » Robinhood Road
  - » Chickasha Drive
  - » Lewisville-Vienna Road
  - » Shallowford Road
  - » Styers Ferry Road
  - » Franklin Road
  - » Conrad-Sawmill Road
  - » Grapevine Road
  - » Dull Road
  - » Ketner Road
- » Additional bicycle and pedestrian improvements, including sidewalks, bike lanes, and multiuse paths, as displayed in the map at right
- » Introduce express bus service connecting Lewisville, Hanes Mall, and Downtown Winston-Salem; construct a park-and-ride lot in Lewisville

### Bicycle & Pedestrian Features



## 2045 WSUAMPO Metropolitan Transportation Plan (2020)

### Overview

The Metropolitan Transportation Plan (MTP) is the Winston-Salem region’s guiding transportation vision through the year 2045. The MTP identifies needed roadway, transit, bicycle, and pedestrian improvements and includes a financial plan designating funded projects for the 2025, 2035, and 2045 planning horizons. Additional projects without designated funding were identified during this process and included in the CTP (described on previous page).

### Relevant Recommendations

- » **Great Wagon Road:** New road connection from Shallowford Road to Lewisville-Vienna Road
- » **Williams Road:** Widen road and improve roundabouts west and east of bridge over US 421
- » **Robinhood Road & Lewisville-Vienna Road:** Convert existing signalized intersection to a roundabout
- » **Shallowford Road:** Complete Streets bicycle & pedestrian improvements to from Lewisville-Clemmons Road to Ketner Road; roadway modernization from Meadowlark Drive to Lewisville-Vienna Road
- » **Yadkinville Road:** Intersection improvements
- » **Lewisville-Clemmons Road:** Widen from Shallowford Road to Styers Ferry Road
- » **Western Beltway Project:** Located outside Lewisville town limits but may have an impact on traffic flow
- » Electric vehicle charging station at Lewisville Town Hall

## Discovering Lewisville (2019)

### Overview

Discovering Lewisville is a guide produced by the Lewisville Beautification Committee describing the facilities, historic sites, parks, points of interest, and scenic drives in the Lewisville area. The guide is intended to show residents, prospective residents, and visitors all that Lewisville has to offer.

Discovering Lewisville describes locations in and near Lewisville, including:

- » **Government Facilities**
  - » Lewisville Town Hall
  - » G. Galloway Reynolds Community Center
  - » Lewisville Branch Library
- » **Schools**
  - » Lewisville Elementary
- » **Historical Sites**
  - » Lewisville Roller Mill
  - » Great Philadelphia Wagon Road Marker
- » **Parks and Gardens**
  - » Shallowford Square
  - » Jack Warren Park
  - » Joanie Moser Park
- » **Points of Interest**
  - » Creations by residents such as a decorative structures and a mini farmer’s market
  - » West Central Community Center
- » **Destinations Near Lewisville**
  - » Town of Bethabara, Winston-Salem
  - » C.G. Hill Memorial Park, Pfafftown
  - » Shaktown Falls, Yadkinville
- » **Scenic Drives**
  - » Conrad Road
  - » Williams Road





# Town of Lewisville Resident Survey (2019)

## Overview

The Lewisville 2019 Resident Survey was conducted to measure resident attitudes about living in Lewisville, identify opinions concerning growth and development, survey residents’ views on long-term goals for Parks and Recreation in the Town, and learn more about their tax priorities. The survey received 1,774 responses, a 34% response rate. It reached many long-time residents: over 50% of respondents had lived in Lewisville for at least 20 years. 96% of respondents were homeowners.

## Relevant Findings

- » 91.8% of participants identified the Town newsletter as how they learn about events and meetings in Lewisville.
- » The most common reasons for living in Lewisville included liking the area (85.8%) and sense of community (50.7%).
- » When asked how they would like to see Lewisville grow, 64.7% of participants said they would like to see retail develop within established districts, while 29.4% of participants said they would like Lewisville to stay residential. Downtown Lewisville was cited as the favored area for prospective development (56.4% of participants).
- » Participants expressed a strong desire for greater mobility and recreation options in Lewisville, including greenways, bike lanes, sidewalks, open space, and scenic vistas.
- » Popular types of residential development included single-family housing and retirement communities. Popular types of commercial development included farmers markets, restaurants, small shops, and professional services.

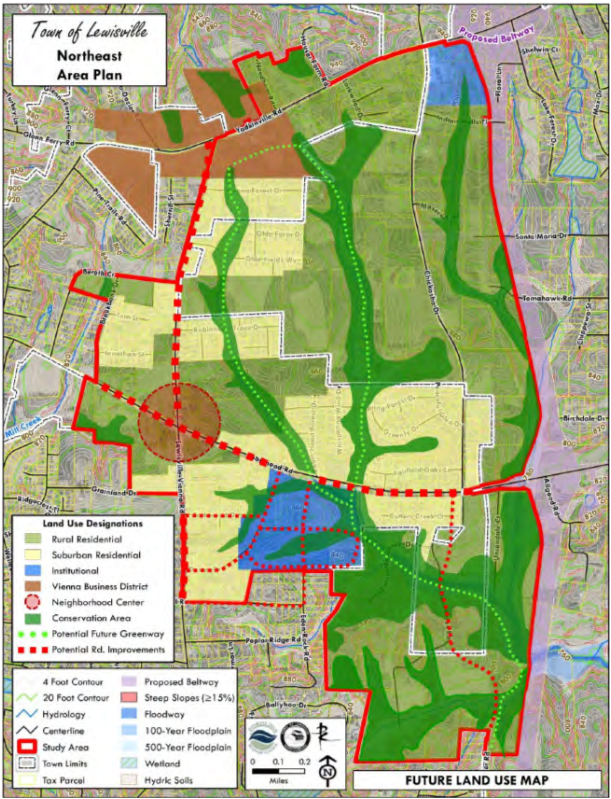
# Northeast Area Plan (2018)

## Overview

This Plan outlines a 30-year vision for managing growth in a section of northeast Lewisville within and outside current Town limits. Due to the proposed Winston-Salem Beltway and utility expansion related to a future school, development pressure will increase in this area. The Northeast Area Plan includes recommended development guidelines and a Future Land Use Map (shown at right).

## Relevant Recommendations

- » Encourage greater housing and job diversity in designated Activity Centers, transitioning to single-family residential farther from these locations
- » Identify and designate environmentally sensitive areas as conservation corridors; preserve rural character
- » Provide a more pedestrian-friendly environment with walkable access to open space, businesses, services and jobs; require new neighborhoods to include green space and greenways
- » Future land use designations: Rural Residential; Suburban Residential; Institutional; Vienna Business District; Neighborhood Center Overlay; and Conservation Area Overlay



# Lewisville Comprehensive Plan (2015)

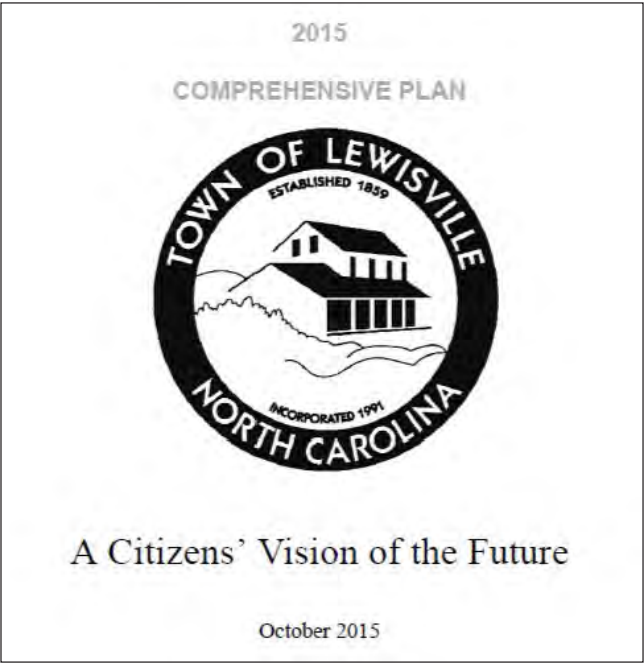
## Overview

The previous Lewisville Comprehensive Plan contains the guidelines the Town has established to address topics including: governance; community character; natural environment; facilities & services; land use; transportation; health, safety and wellness; and citizen engagement. The 2015 Plan is intended to guide the Town for five years. Four themes are evident in the document: fiscal responsibility, sustainable growth, livable design and overall health and safety.

The Comprehensive Plan outlines the demographic context of Lewisville, the history of Comprehensive Planning efforts in the Town, and establishes a community vision. The vision described characterizes Lewisville in 2035 as a desirable place to live, work, and recreate. The Town intends to carefully manage development in order to conserve the rural environment and small-town way of life in Lewisville, amid growth pressures from the surrounding region. The Town aims to provide a variety of transportation options, and cultivate strong neighborhoods with diverse housing and a low tax rate for residents.

## Relevant Goals and Recommendations

- » **Community Character:** Promote design standards that enhance community appearance and maintain the Town’s unique sense of place. Develop regulations to preserve and enhance Lewisville’s character: pastoral, “small town,” quiet, and residential.
- » **Natural Environment:** Preserve open spaces including natural habitats, scenic vistas, and environmentally sensitive areas. Form a network of interconnected open space. Protect and promote preservation of existing farms, woodlands and undeveloped rural areas. Provide community facilities and services in a cost-effective manner. Provide desired municipal services with appropriate taxes or assessments.
- » **Land Use:** Facilitate land use patterns that offer a variety of housing and land use choices and convenient access to neighborhood shopping and other services, protect property owners from incompatible land uses, make efficient use of Lewisville’s limited land capacity, and coordinate land uses with infrastructure needs.
- » **Land Use:** Ensure that standards for quality housing are met. Identify areas and zone appropriately to support higher density housing in some parts of town. Preserve open space in new developments. Provide high quality, connected neighborhoods.
- » **Land Use:** The Downtown is vibrant and active with commercial, office, entertainment and residential development, and offers a comfortable, safe, and interesting pedestrian environment.
- » **Land Use:** Focus areas for development include Shallowford Square and the Vienna Business District.
- » **Transportation:** Create an integrated land use and transportation network. Create a plan for alternative modes of transportation. Properly maintain the roadway network. Create a comprehensive and efficient transportation network which provides mobility within and throughout the Town.
- » **Health, Safety & Wellness:** Continue to develop and maintain policies, facilities, programs, and services which ensure public health, safety, and community hygiene and support the personal wellness of Lewisville and its residents.
- » **Citizen Engagement:** Embrace and encourage citizens through involvement in various activities and shared ownership of the community.





# Downtown Design Guidelines (2014)

## Overview

These guidelines were established by the Lewisville Planning Board as a tool to guide property owners and developers in designing new or remodeled buildings to fit seamlessly within the unique character of Downtown Lewisville. The document guides revisions to the Town's development ordinances and highlights the architectural features that make Downtown distinct. The nearly 116-acre planning area, shown at right, consists of four areas, each with different guidelines.



## Relevant Recommendations

- » **Area 1 – Town Center Commercial:** Restaurants, coffee shops, and small boutique shops could be clustered around a “super block” that provides a sense of place as the heart of Downtown Lewisville.
- » **Area 2 – Town Center Residential:** A mix of housing sizes, types and pricing should be included. Small lots or townhomes between 1,200 and 2,500 square feet would be ideal. Rental housing should be considered.
- » **Area 3 – Downtown Cultural Center Core:** This area is intended to contain a mix of civic buildings (civic center, visitor center) and cultural amenities (theater, historic structures, and a water feature).
- » **Area 4 – Gateway Development:** The gateway is intended to support the vision and values of Lewisville: agrarian heritage, small town charm, and hometown livability. Commercial and mixed-use development are supported.
- » Specific design guidelines include: primary façade faces the principal street; consideration of adjacent buildings; architectural style; building material and color; streetscapes (including sidewalks and bike lanes)

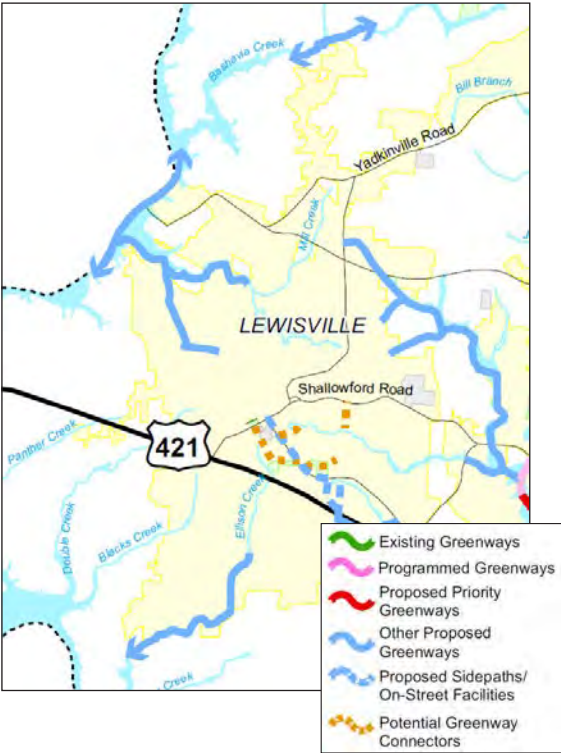
# Greenway Plan Update (2012)

## Overview

The Winston-Salem and Forsyth County City-County Planning Board produced this Plan Update to revisit and expand upon the recommendations of the 2002 Greenway Plan. It outlines a prioritized system of greenways for construction over the following 10-15 years, based on connectivity importance, feasibility, and public support. The Plan Update intends to connect existing facilities, neighborhoods, destinations and community facilities.

## Relevant Recommendations

- » The Greenway Plan Update supports the recommendations of the Lewisville Greenway and Pedestrian Connections Plan (described on next page).
- » The originally proposed Tomahawk Creek Greenway system west of Styers Ferry Road and the Blanket Bottom Creek Greenway were found to be unfeasible and/or unpopular among residents, and were removed from the Plan.
- » The Plan Update reiterates a proposal for a Yadkin River Greenway connecting Lewisville, Clemmons, and Bermuda Run along the river.



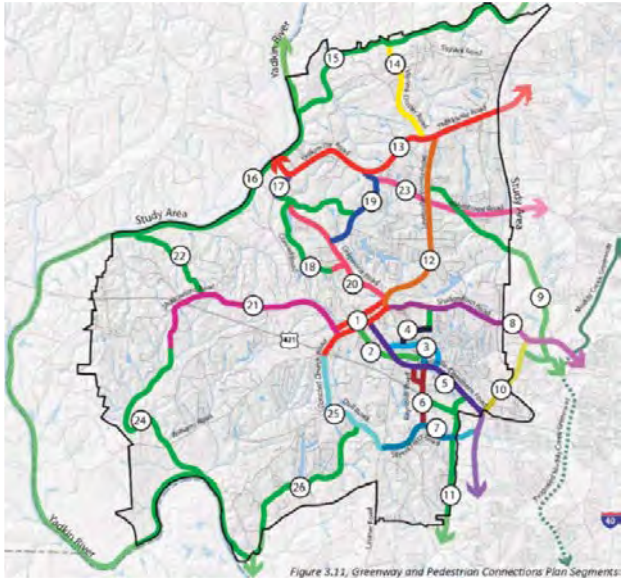
# Lewisville Greenway and Pedestrian Connections Plan (2011)

## Overview

The Lewisville Greenway and Pedestrian Connections Plan envisions a connected network of greenway trails and sidewalks in and near Lewisville. Goals include fostering a sense of community; promoting Lewisville as a place to live, work and play; and creating a neighborhood identity in Lewisville. The Plan identifies 10 greenway segments and 17 sidewalk segments (shown in the map at right).

## Relevant Recommendations

- » **Sidewalk Segments:** Shallowford Road, future Great Wagon Road, Lewisville-Vienna Road, Robinhood Road, and more
- » **Greenway Segments:**
  - » Downtown Greenway Connector
  - » Woodview Ridge Trail
  - » Northeast Creek Greenway
  - » Blanket Bottom Creek Greenway
  - » Bashavia Creek Greenway
  - » Yadkin River Greenway



- » Mill Creek Greenway
- » Yadkin River West Greenway
- » Panther Ridge Creek Greenway
- » Ellison Creek Greenway

# Lewisville Unified Development Ordinance (2007)

## Overview

The Lewisville Unified Development Ordinance (UDO) is a regulatory document that guides land use, zoning, environmental and subdivision-related decisions in the Town limits. Land use and zoning guidelines are established for lot size, setbacks, parking, open space, pedestrian facilities, building orientation and character, landscaping, height restrictions, and more.

## Relevant Regulations

- » **Residential Zoning Districts:** Each district is designed to be comfortable, healthy, safe, and pleasant for all residents, and are protected from incompatible or disruptive land uses. Districts include: Single Family; Multifamily; Manufactured Housing; Yadkin River Conservation; and Agricultural.
- » **Commercial Zoning Districts:** These districts frame commercial development within the growth goals of the Comprehensive Plan and other plans. Districts include: Office (Neighborhood, Limited, Corporate Park, General); and Business (Neighborhood, Pedestrian, Limited, Neighborhood Shopping Center, Highway, General, Central).
- » **Industrial Zoning Districts:** These districts are designed to allow industrial development while protecting nearby residential areas from their undesirable aspects. Districts include: Limited; Corporate Park; General; and Central.
- » **Overlay Districts:** Neighborhood Conservation; Thoroughfare; Historic; Multifamily; Rural; Downtown; Pedestrian Connections
- » **Special Purpose Zoning Districts:** Historic; Neighborhood Activity Center



# SWOT ANALYSIS

This section identifies Lewisville's Strengths, Weaknesses, Opportunities, and Threats (SWOT) in the market as the Town considers growth opportunities. Performing a SWOT analysis is a useful exercise for identifying notable internal (Strengths and Weaknesses) and external (Opportunities and Threats) factors that pertain to a particular area. This analysis will be used to help inform the comprehensive planning process by recognizing Lewisville's existing assets to leverage and identifying key areas for improvement.

## Strengths

- » Accessible location along US 421
- » Convenient access to Winston-Salem
- » Strong history of community spirit and actively engaged residents
- » High standard of living
- » Proactive approach to community planning
- » High levels of educational attainment
- » High median household income
- » Renter households are less housing cost-burdened than across Forsyth County
- » Public schools are highly rated
- » Multiple community parks and recreational facilities
- » Shallowford Square provides a central meeting space for hosting community events

## Weaknesses

- » Employment growth has been stagnant
- » Limited opportunities for employment locally with more than 97% of residents commuting elsewhere for work
- » Overspecialized economy with more than 50% of jobs in Retail Trade or Educational Services
- » Industries experiencing the most growth, Retail Trade and Administrative & Waste Services, typically offer low wages
- » Lack of diverse housing options limits the options for lower-cost, lower-maintenance housing sought by aging residents who wish to age in place and young adults beginning their careers or starting families
- » Disconnected roadway network
- » Auto-dependent development pattern
- » Lack of transportation alternatives and bike/pedestrian facilities

## Opportunities

- » Several roadway improvements planned or underway
- » NCDOT Complete Streets Policy will aid in funding multimodal improvements
- » New community center under construction on land donated by a Town resident
- » Planned Downtown pump station will open up approximately 300 acres of land for development
- » High quality of life can attract employers to the area
- » Attraction of new non-residential development would diversify the tax base
- » Growth in the number of rooftops and/or employment to increase daytime population and attract more community-serving retail development
- » Future demand for single-family residential could be influenced by a reversal in the desire for urban living by people seeking more space as a result of the COVID-19 pandemic
- » COVID-19 pandemic and increase in online shopping has bolstered development of warehouse and distribution space near major transportation corridors

## Threats

- » Slow population growth compared to the county, region, and state
- » Aging population
- » Loss of residents in their prime earning years between ages 35-54 and children under age 14
- » New development constrained by lack of sewer infrastructure, difficult topography, and land availability
- » High degree of dependence on other communities for employment, entertainment, shopping, and medical services
- » Lack of diverse tax base increases property tax burden for residents
- » Some 'Opportunities' considered threats to small town character
- » Other communities are more welcoming to new development
- » Lack of existing commercial uses to demonstrate market success for investors
- » Unlikely to be competitive for office development in the short-term due to lack of amenities to satisfy employees





# 3. NEEDS IDENTIFICATION AND VISIONING

This section dives into the initial engagement efforts that sought to define a vision for the future of Lewisville. This section has two components:

- » Engagement
- » Vision Statement and Planning Themes



# ENGAGEMENT

Engagement with the community is critical to ensuring that Lewisville Tomorrow becomes a plan that is created for Lewisville by the people of Lewisville. Engagement was conducted using a variety of methods, including in-person events and digital media. This section highlights some of the critical engagement opportunities that occurred during the beginning phases of plan development along with key results and takeaways.

## Phase One Outreach

Lewisville Tomorrow is rooted in a process that actively seeks ways to engage the community in thoughtful conversations about the future of the Town. Engagement was conducted over three distinct phases that allowed the community to provide input that influenced major project milestones and the eventual creation of this Lewisville Tomorrow document. Phase One outreach included a variety of engagement methods to reach a cross section of the community.

### What We Heard

Based on Phase One outreach, residents and stakeholders in Lewisville desire that the Comprehensive Plan serves to:

- Preserve the Town’s **character**.
- Protect existing **neighborhoods**.
- Help Lewisville become more **walkable**.
- Create more **green spaces**.
- Create a **livelier Downtown**.
- Welcome more **small businesses**.
- Connect** neighborhoods to Downtown.

### Previous Engagement

Lewisville Tomorrow encompassed a community-driven planning process that not only conducted outreach exclusive to the Comprehensive Plan but also leverages past engagement efforts to build a vision that is grounded in community values. The Lewisville 2019 Resident Survey provided invaluable feedback about residents’ desires for the future of their community.

- » A majority of survey participants said they would like to see retail develop within established districts.
- » Over half of participants favored Downtown Lewisville for prospective development.
- » Overall, participants expressed a desire for greater mobility and recreation options for walking and biking.

### Steering Committee

The Lewisville Steering Committee comprised nine members of town staff from various departments, a county representative, private developers, residents, and representatives from other civic groups. The Steering Committee guided the development of Lewisville Tomorrow by providing insight to community values and local expertise. The Steering Committee met 4 times throughout the planning process. The kickoff meeting was held in March 2021 in a virtual setting where Committee members discussed the direction of Lewisville Tomorrow and the best methods to successfully inform and engage the public through the process.



### Stakeholder Group

The stakeholders in Lewisville Tomorrow included more than 50 community members representing Town Boards and Committees, Town departments, police and fire, transportation groups, local employers, economic development, realtors, home builders, and civic groups. As a combined body, the group was able to bring a plethora of unique perspectives to the project.

#### Stakeholder Symposium

The stakeholder symposium was conducted virtually in May 2021. The workshop that centered around informing the stakeholders of the planning process and collecting feedback on both comprehensive and PARC plans. Feedback from the symposium was collected through virtual polling, guided discussion, and small-group breakout rooms. Feedback received reflected both the needs of the Town today and desires for the future.



#### Keypad Polling Results

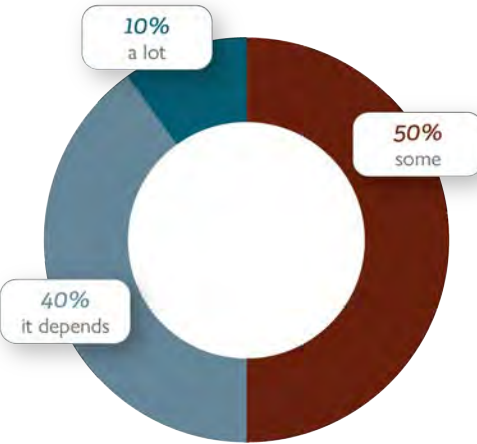
What type of growth is ideal for Lewisville?



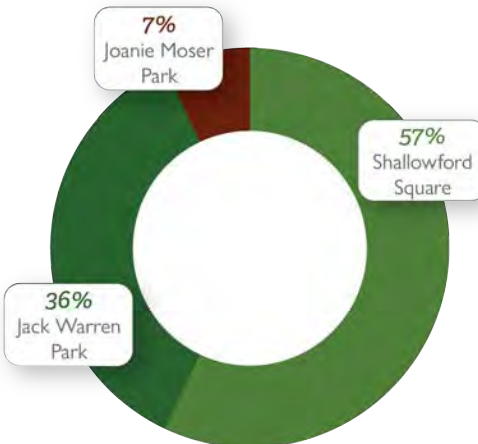
Would you like to see more shops (retail/ restaurants) or more jobs (office/industrial)?



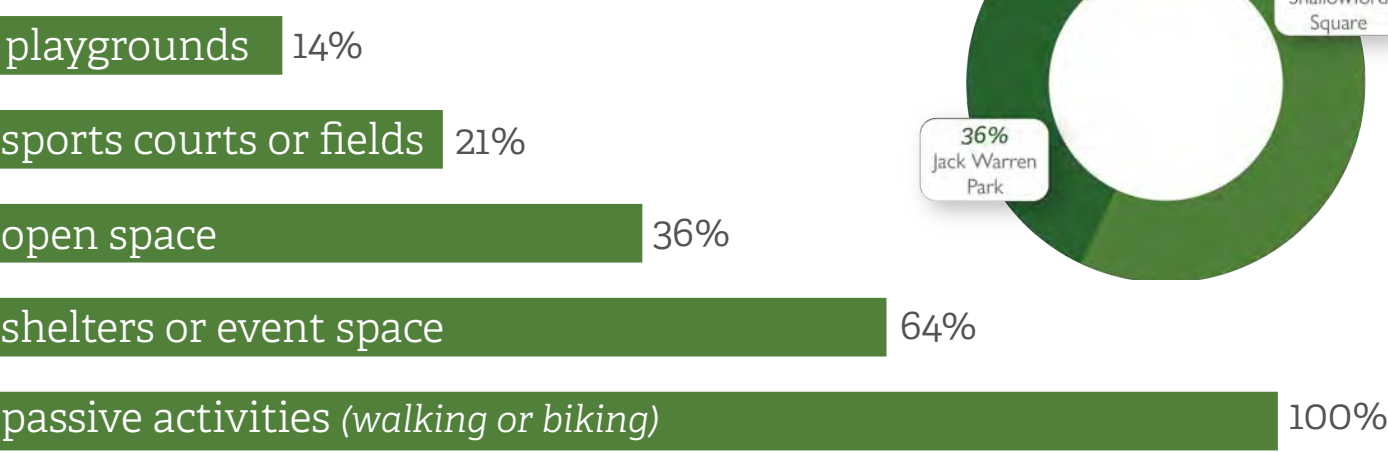
How much growth is ideal for Lewisville?



Which park do you use the most?



What part of the park system do you use the most today? (choose two)

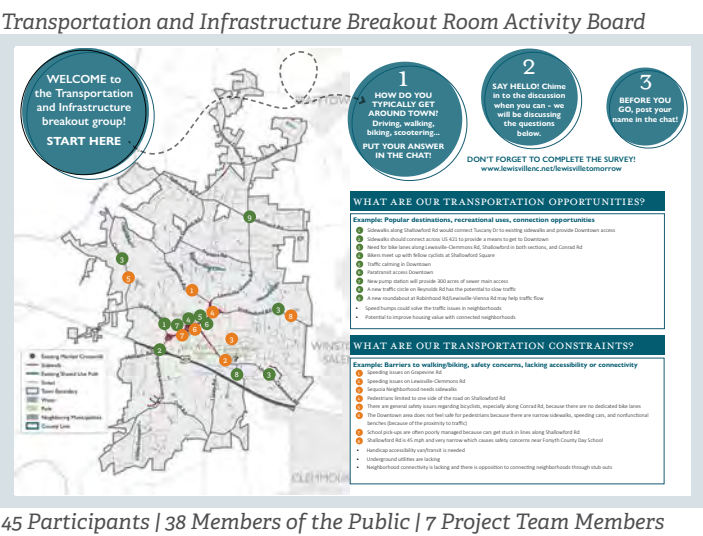




# Public Workshop

The first public workshop was held virtually on May 11, 2021. Thirty-eight members of the public participated in an open house, drop-in style workshop where participants navigated between four breakout rooms, each focusing on a different topic area.

Pictured to the right is one of the workshop boards which was used to guide conversation and record participants’ comments and discussion points. The maps allowed for facilitated discussion around opportunities and constraints around a given topic area. The key takeaways from each breakout room are described below.



# Online Survey

The Lewisville Tomorrow public survey was active for three weeks from May 11, 2021 through June 1, 2021, via the survey platform MetroQuest. The interactive questionnaire focused on identifying issues and defining visions by soliciting feedback regarding different considerations such as land use, transportation, and housing. The survey also included a section dedicated to the PARC Plan that focused on people’s desires for the park system in Town. The final piece of the survey included an interactive mapping screen that allowed for spatially represented feedback. Key takeaways from the survey are summarized below.



## Strategy Ranking

This section of the survey asked participants to rank growth strategies on a scale from one to five—with five being the highest—for different growth considerations: land use, housing, local economy, transportation and mobility, and the overall quality of life in Lewisville. The highest ranked answers from each question are identified below.

### Land Use | Growth should be encouraged...

- 4.67 ...in a way that preserves the Town’s character.
- 4.10 ...in a way that preserves land for future opportunities.

### Housing | Our housing strategy should...

- 4.58 ...preserve what I like about my neighborhood.
- 4.25 ...create more walkable places.

### Local Economy | Our economic strategy should...

- 4.05 ...focus on providing the goods and services our residents need.
- 4.02 ...protect Lewisville’s most important economic development locations.

### Transportation and Mobility | In the future, Lewisville should...

- 4.32 ...limit traffic congestion where possible.
- 4.31 ...be a more walkable place.

### Quality of Life | For Lewisville, Quality of Life means...

- 4.35 ...providing local events that bring Lewisville residents together.
- 4.30 ...promoting local arts, cultural, and historic initiatives.

## My Lewisville

The My Lewisville breakout room asked participants about their perceptions of the town today including the communities biggest assets and people’s vision for Lewisville in the coming decades.

Residents described Lewisville as **quaint, quiet, suburban, and bedroom community**. Participants would like Lewisville to be more **walkable** and to have a **livelier Downtown** area.

Residents see opportunities to **connect neighborhoods to Downtown** with sidewalks.

**Transportation and Infrastructure**  
The Transportation and Infrastructure breakout room focused around talking about transportation opportunities and challenges and then other infrastructure such as water and sewer system.

## Land Use and Development

The Land Use and Development breakout room asked participants about what needs to change and what needs to be preserved in the Town. The conversations centered around residential areas, economic development opportunities, and land use.

Residents would like to see more **small businesses, especially restaurants**. A desire exists for more **parks and amenities south of Highway 421**.

People would like to see **green spaces** in Lewisville be **preserved** and **parks beautified**.

**Parks and Recreation**  
The Parks and Recreation breakout room centered around outreach for the PARC Plan to identify park amenities and opportunities for the future of the park system in Town.

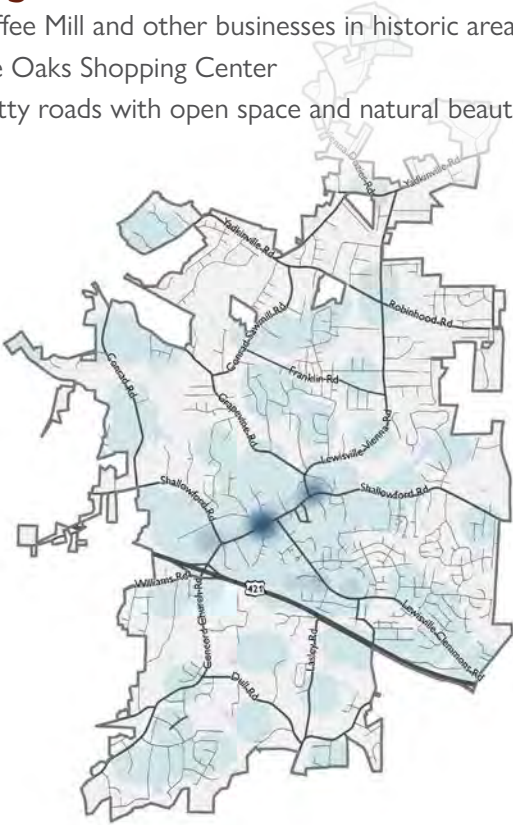


Mapping Activity

Survey respondents were asked to drop pins on a map to identify strong places (areas that are attractive and thriving); weak places (areas that are struggling or unsafe); areas of opportunity (hidden gems or undeveloped sites); and locations for park access and recreation. Heat maps of the responses are displayed below.

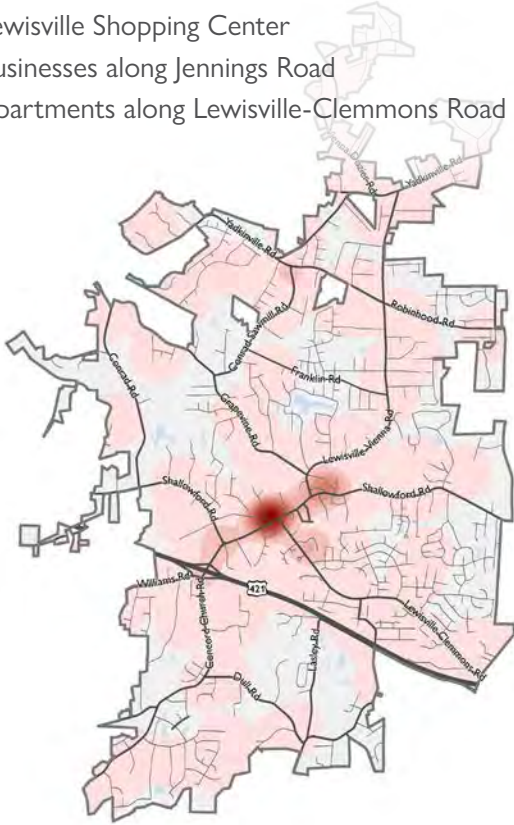
Strong Places

- » Coffee Mill and other businesses in historic area
- » The Oaks Shopping Center
- » Pretty roads with open space and natural beauty



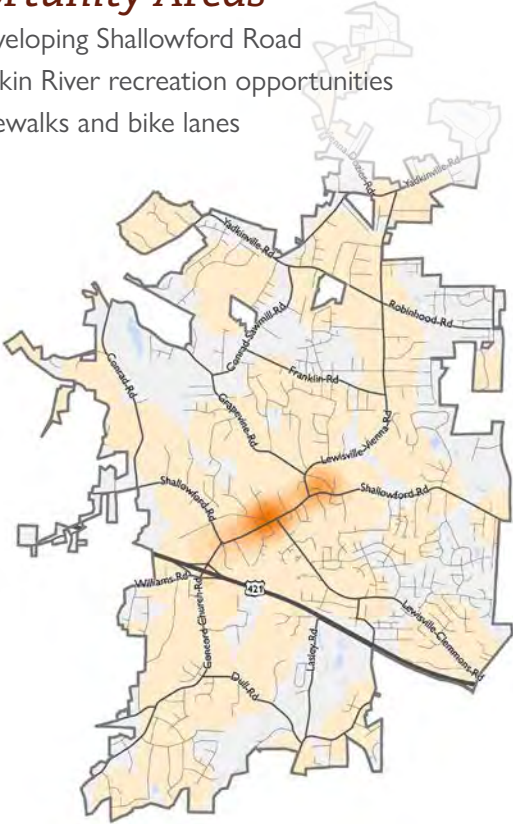
Weak Places

- » Lewisville Shopping Center
- » Businesses along Jennings Road
- » Apartments along Lewisville-Clemmons Road



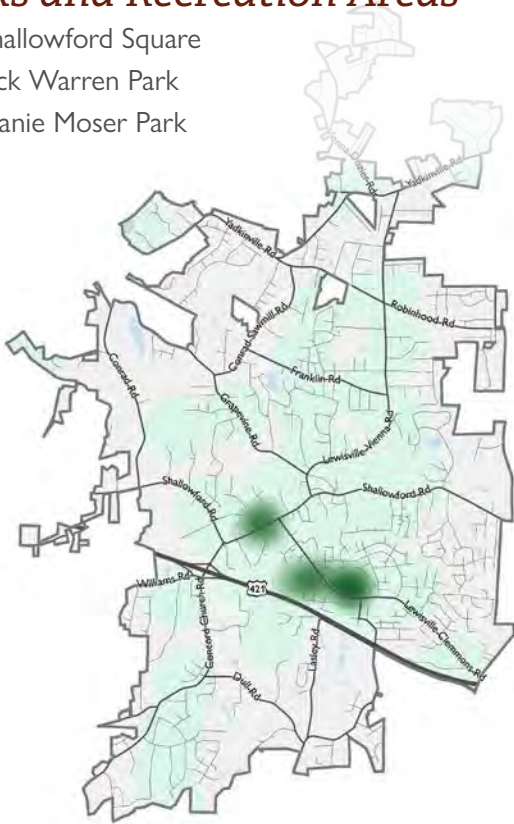
Opportunity Areas

- » Developing Shallowford Road
- » Yadkin River recreation opportunities
- » Sidewalks and bike lanes



Parks and Recreation Areas

- » Shallowford Square
- » Jack Warren Park
- » Joanie Moser Park



VISION AND THEMES

Crucial to the success of Lewisville Tomorrow is it’s relevance and relation to the community itself. The Comprehensive Plan establishes a vision and set of planning themes that ultimately guided the progress and process of the plan by informing the growth strategies. The vision statement and planning themes were created and influenced by public input and vetted by the Steering Committee. The Land Use Principles guide the creation of the growth strategy, and by extension, the Future Land Use Map and framework plans.

Vision

*“The Town of Lewisville is defined by its strong sense of community. The Town is a place of neighbors, a place of values, and a place to call home. Lewisville Tomorrow will preserve this distinctive small-town character by encouraging balanced growth that enhances opportunities and enriches community connections.”*

Planning Themes



Place Making

Lewisville should have a vibrant and active core that hosts events to encourage a sense of place and community.



Mobility

The active transportation network of sidewalks and bicycle facilities should be expanded to encourage neighborhood connectivity and access to Downtown.



Activity Hubs

Lewisville should provide the goods and services residents need by encouraging more shops and restaurants in targeted locations.



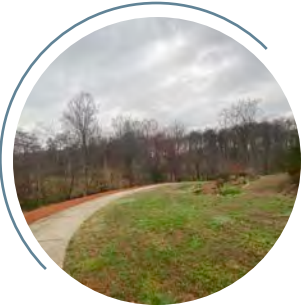
Housing Portfolio

The housing opportunities in Town should preserve established neighborhood characteristics while providing additional options to attract young families.



Key Corridors

Roadway corridors should safely and efficiently connect people to their destinations.



Open Space

Open places and natural spaces should be conserved to protect habitats and allow for outdoor recreation opportunities.



# 4. GROWTH STRATEGY

The purpose of this section is to showcase the framework for future development in Lewisville. This growth strategy builds from the foundational information presented in the previous chapter to create a strategy for future growth that culminates in the Future Land Use Map.

- » Strategy Identification
- » Conceptual Growth
- » Preferred Growth Strategy



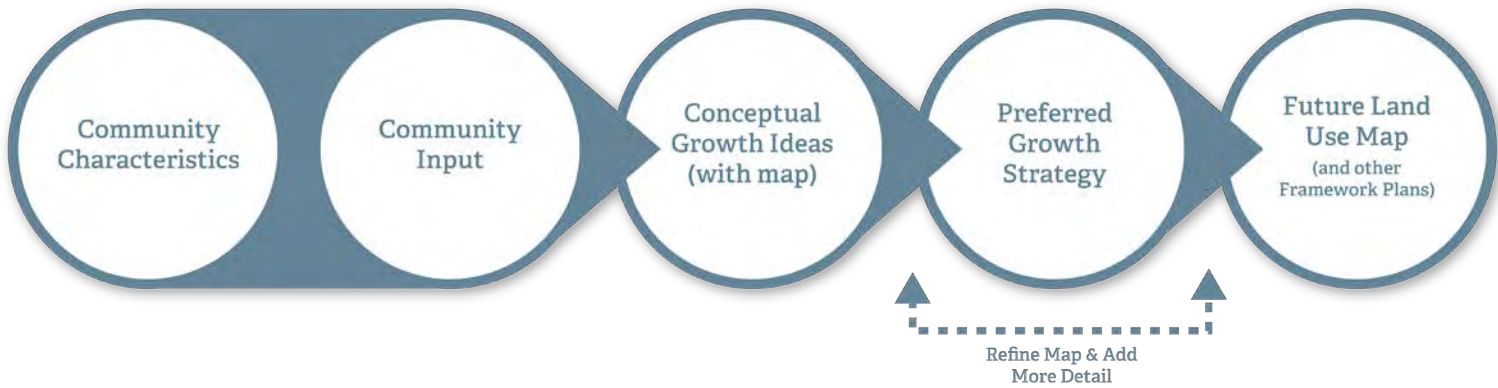
# STRATEGY IDENTIFICATION

Identifying a growth strategy is critically important. It offers the Town a greater opportunity to achieve goals established in previous plans and reinforced during the Lewisville Tomorrow process. A growth strategy helps steer future change in a way that intentionally contributes to the creation of quality places. This section highlights the elements that make up the growth strategy for Lewisville Tomorrow which will eventually lead to the creation of the Future Land Use Map.

## Overview

The growth strategy was developed by combining the takeaways from the community characteristics analysis with feedback from the public and stakeholders. These three elements create the foundation for the growth strategy, as will be shown in this chapter.

### Path to the Future Land Use Map



### What We Heard

Key takeaways and themes from Phase Two outreach included:

#### Agreement that the Preferred Growth Strategy:

- » Reflects the needs and priorities of Lewisville.
- » Addresses the Conceptual Growth Ideas.
- » Provides appropriate guidance for creating the Future Land Use Map.

The most popular Planning Themes were **Activity Hubs** and **Open Space**.

### The Framework Plans should:

- » Encourage diverse small business development
- » Ensure that growth matches the feel of Lewisville
- » Promote a more walkable Downtown
- » Support building more greenways

## Phase Two Outreach

As part of Phase Two Outreach, the project team met with the Steering Committee and held a public workshop. Key takeaways from those events are outlined below.

### Steering Committee

Steering Committee members were presented with the Conceptual Growth Map and two Growth Alternatives for consideration.

- » **Current Plans:** maintain the priorities of current plans.
- » **Corridors and Gateways:** maintain the priorities of current plans, but include a few new centers of activity and designate key corridors.

The Steering Committee expressed a general preference for the Corridors and Gateways Growth Alternative, which was then refined by the project team into the Preferred Growth Strategy.

### Public Workshop

The second public workshop was held in-person at the Pavilion at Shallowford Square. Participants could view and comment on the Preferred Growth Strategy and provide comments to be considered in the Framework Plans.



### Example Comments:

- » “I am a large fan of the ideas of improving our parks, making more bike lanes/sidewalks, walking trails, public art, and...introducing smaller businesses.”
- » “Maintain and highlight sense of history and community.”
- » “To maintain the small-town feel, I would favor single-family homes.”
- » “Encourage small business development... Create better foot traffic in commercialized/public areas.”



Growth Strategy Feedback | On a scale of 1 to 5, how much do you agree with the following statements?

- 100%** Rated 4 or 5: “The Preferred Growth Strategy embraces the small-town character that is uniquely Lewisville.”
- 100%** Rated 4 or 5: “The Preferred Growth Strategy directs growth in the locations that make the most sense.”
- 70%** Rated 4 or 5: “The Preferred Growth Strategy helps to promote a livelier Downtown.”
- 64%** Rated 4 or 5: “The Preferred Growth Strategy connects people and places throughout Lewisville.”



# CONCEPTUAL GROWTH

Using community feedback and the understanding of existing conditions as a foundation, a list of growth strategy ideas was created. Those ideas were then visually translated into the Conceptual Growth Map on the following page.

## Conceptual Growth Ideas

The Conceptual Growth Ideas and supporting map were developed as an interim step to creating a growth strategy. This step helped ensure the Growth Strategy would respond to current and projected conditions in Lewisville as well as community feedback from the stakeholders and the public. The five guiding ideas are described below.

- » Embrace the small-town character that is uniquely Lewisville.
- » Find the opportunities that come with being intentional about how we grow.
- » Grow in a way that promotes a livelier Downtown.
- » Connect people and places through sidewalks, trails, and bike paths.
- » Tie parks, open spaces, and events to how people experience Lewisville.

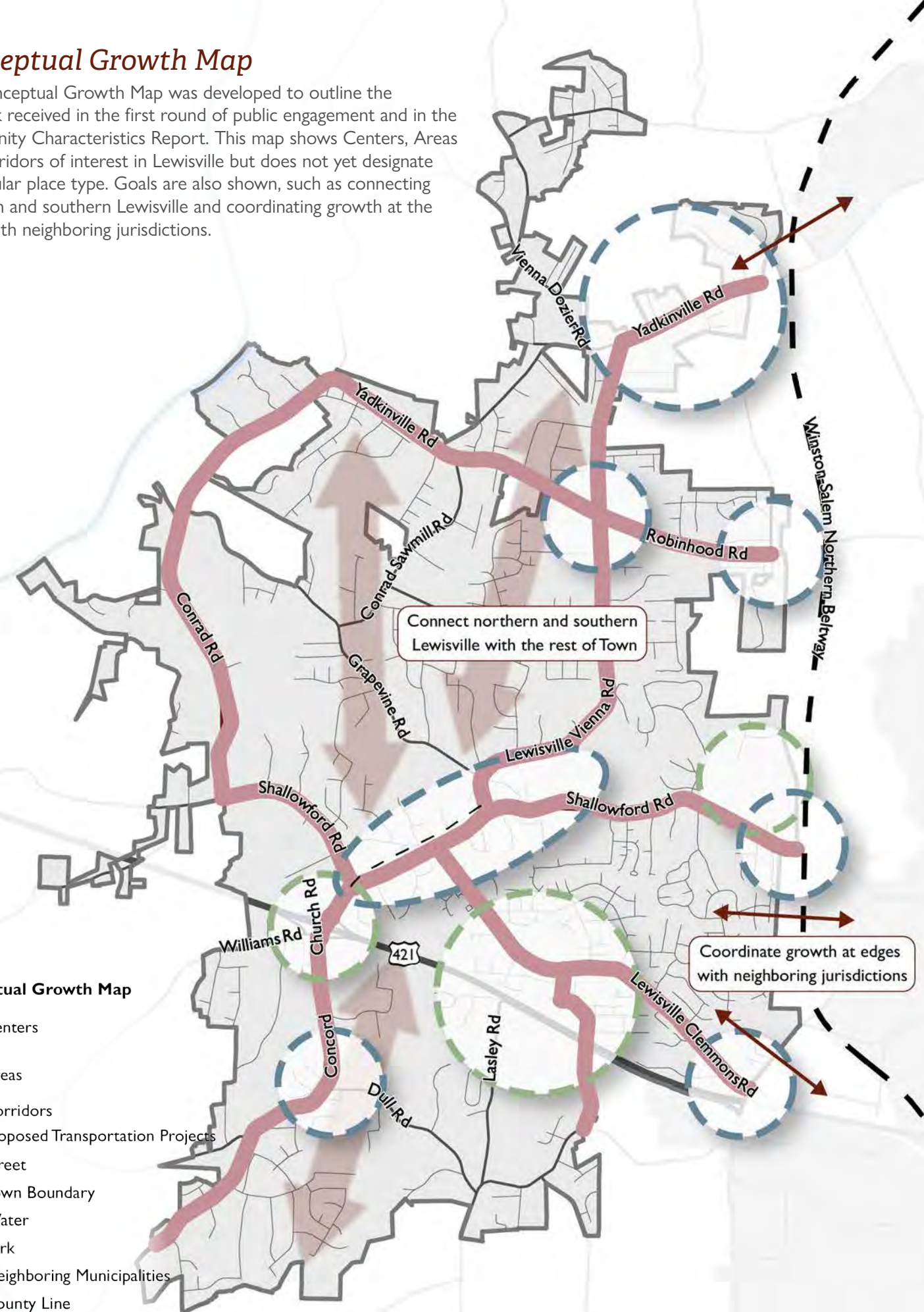


## Conceptual Growth Map

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.

### Conceptual Growth Map

- Centers
- Areas
- Corridors
- Proposed Transportation Projects
- Street
- Town Boundary
- Water
- Park
- Neighboring Municipalities
- County Line





# PREFERRED GROWTH STRATEGY

The Preferred Growth Strategy is organized around a set of high-level character types (Centers, Corridors, and Areas) that influence the land use of a particular area. The character types were further defined into more specific place types for use in the Future Land Use Map.

## Centers

- Downtown Core**  
Downtown Core is a mixed-use area with special emphasis on supporting the Town's core value as a historically unique small town with an articulated pedestrian-oriented character and scale.
- Neighborhood Activity Center**  
Neighborhood Activity Centers are compact, mixed-use, pedestrian-oriented areas featuring existing and appropriate new retail, institutional, office, residential, and recreational uses.
- Other Center**  
These centers, shown near the Town limits and at the front door to Downtown, welcome those arriving in Lewisville. Visual markers delineate the Town and define the community.

## Corridors

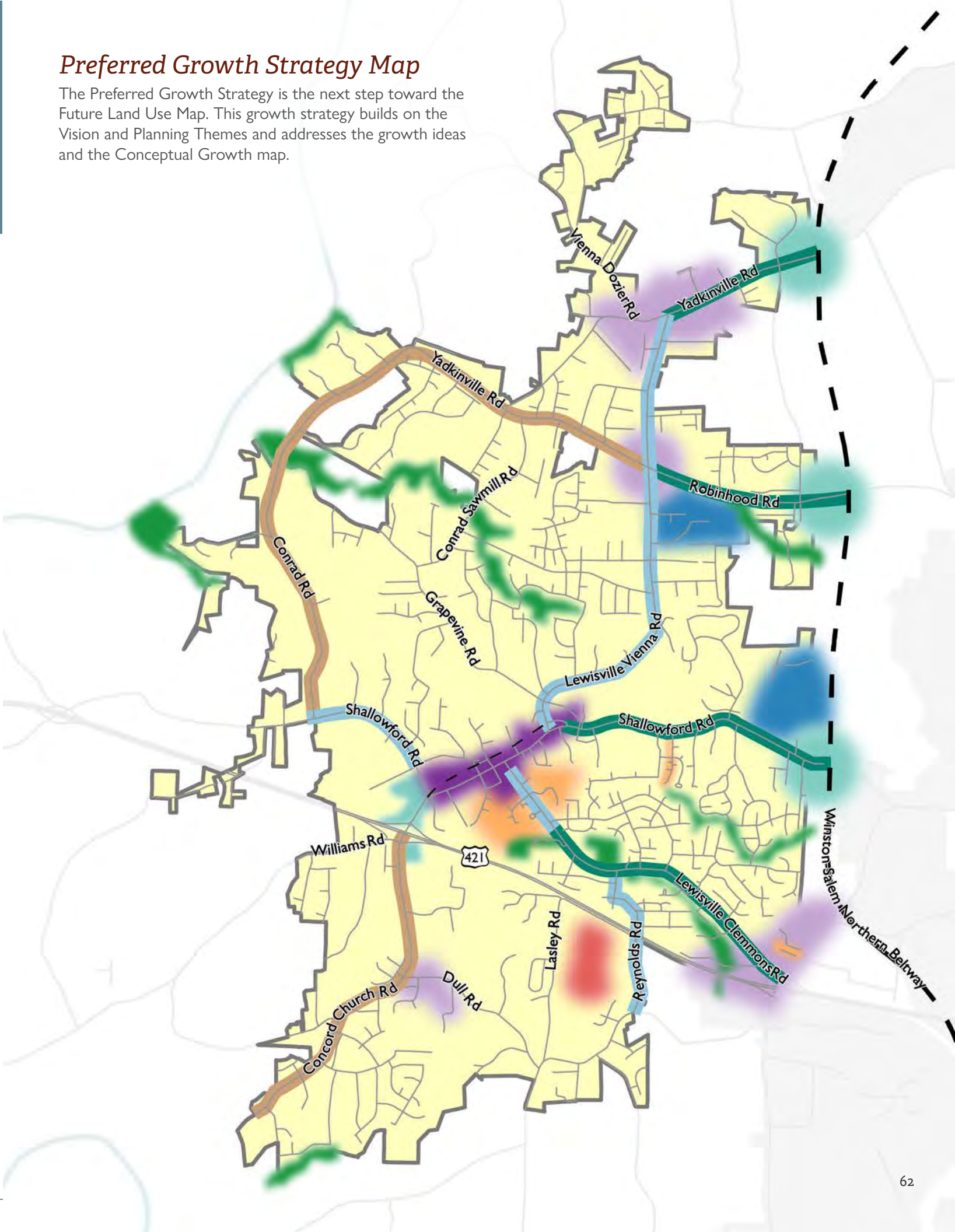
- Gateway Corridor**  
Gateway Corridors tend to stem from Other Centers to extend the community identity through and further into the heart of the Town.
- Community Corridor**  
Community corridors are the Town's connectors by flowing from Neighborhood Activity Centers to the Downtown Core and providing transitions between different context areas in Lewisville.
- Heritage Corridor**  
Heritage Corridors preserve and promote the historic, scenic, and culturally important roads that epitomize Lewisville's rural small-town charm.

## Areas

- Residential (Single Family)**  
Lewisville is defined by its collection of strong, vibrant neighborhoods and pastoral homes. These areas are made possible by appropriate low density and expansive single-family neighborhoods that make up a majority of the Town's land use.
- Residential (Multifamily)**  
Multifamily residential areas are envisioned to be of appropriate scale, context, and design to support the small-town vision for Lewisville and compliment surrounding land uses.
- Commercial**  
Commercial areas—including restaurants, retail stores, and offices—support the economic health of the small town by encouraging right-sized shopping and employment opportunities at appropriate locations that can house restaurants, retail stores, office buildings, and various commercial uses.
- Campus**  
Campus areas represent existing places in Lewisville that provide education services on established campus areas.
- Parks/Open Space**  
Parks, open spaces, and environmental resource areas are vitally important because of the recreational and public health benefits they provide. The value of these areas are conserved by balancing both the use and protection of them.

## Preferred Growth Strategy Map

The Preferred Growth Strategy is the next step toward the Future Land Use Map. This growth strategy builds on the Vision and Planning Themes and addresses the growth ideas and the Conceptual Growth map.





# 5. PLACE TYPES

The identification of the preferred growth strategy lays the groundwork for the development of the Future Land Use Map. The Future Land Use Map is made up of a variety of different place types, which are designed to communicate land use character as well as specific uses.



# PLACE TYPES

This section provides an overview of the place types as well as in-depth look at the characteristics for each place type and where they are located within the study area on the Future Land Use Map.

The place types are the building blocks for the Future Land Use Map and help guide growth in four important ways.

- 1 Represent different land use types and development patterns existing in or envisioned for Lewisville.
- 2 Help communicate the look or feel of a place.
- 3 Have unique settings, development patterns, and visual qualities.
- 4 Help convey development characteristics such as density, building heights, land use mix, and transportation.

The Future Land Use Map for Lewisville incorporates eleven different place types that capture the future character and feel of Lewisville. These are listed below:

- Downtown*
- Commercial*
- Beltway Center*
- Campus*
- Neighborhood Center*
- Gateway Corridor*
- Compact Residential*
- Community Corridor*
- Neighborhood Residential*
- Heritage Corridor*
- Rural Residential*

The pages that follow show the location of each place type on a map and describe it with a brief narrative and summary of intent. This information is supplemented with simple diagrams that show the appropriateness of different land uses and illustrate various characteristics related to the mixture of uses, density, lot design, transportation, and open space.





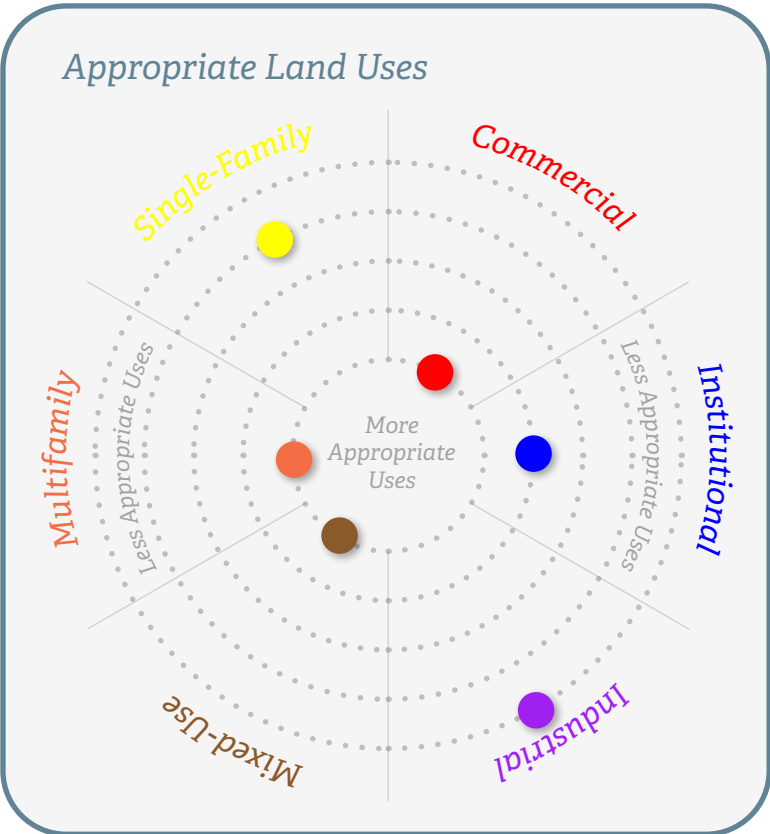
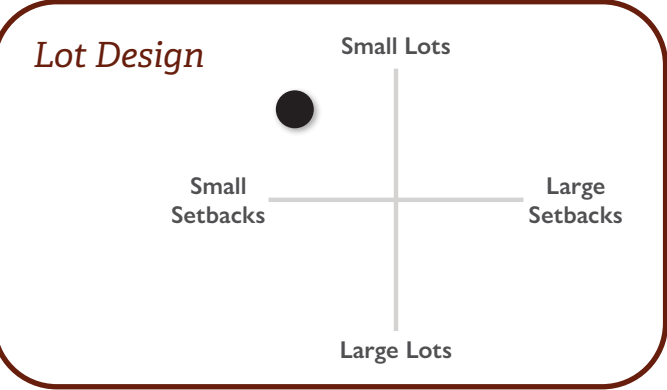
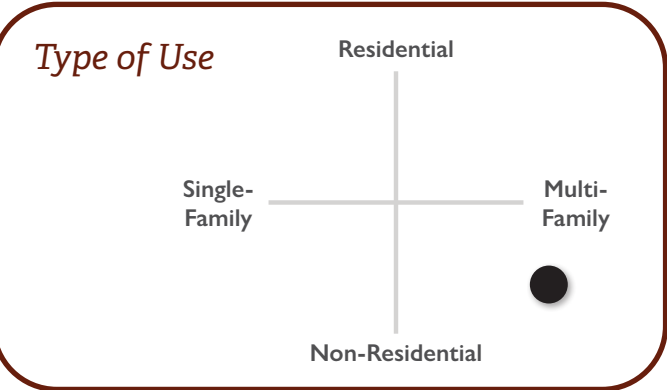
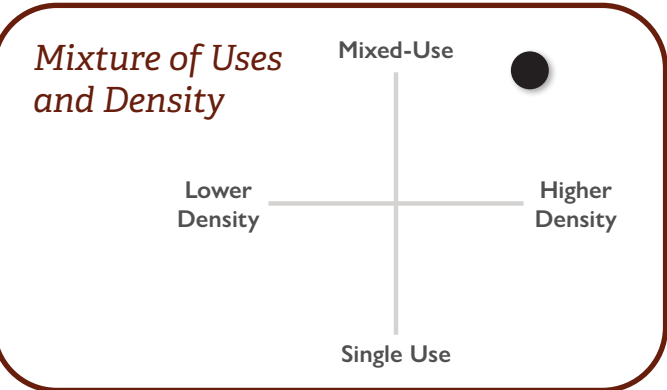
# Downtown

The Downtown area consists of unique commercial ventures with thoughtful respect to the historic, small town character of Lewisville. This area is intended to combine small-town urban characteristics by blending civic uses, retail and entertainment attractions, employment opportunities, open space, and mixed-use residential areas in intentional ways. The buildings in this area should reflect pedestrian-scale streets and adaptively reuse existing historic properties.

## Intent

- » Preserve historic character by retrofitting existing buildings, avoiding strip development, and creating design standards that encourage a mixture of uses.
- » Promote development of vacant lots.
- » Support multi-family residential and mixed-use development at appropriate scales.
- » Reinforce Shallowford Square as the heart of Downtown Lewisville.
- » Create a grid street network and provide multimodal options that connect to surrounding residential areas.
- » Continue to support the use of native plants for streetscaping on and around developments.

## Characteristics





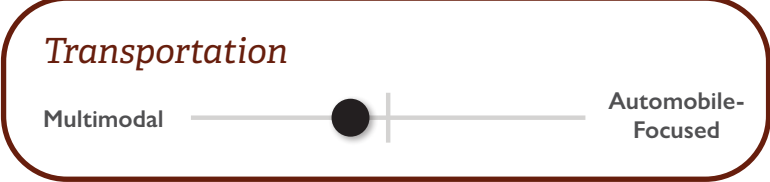
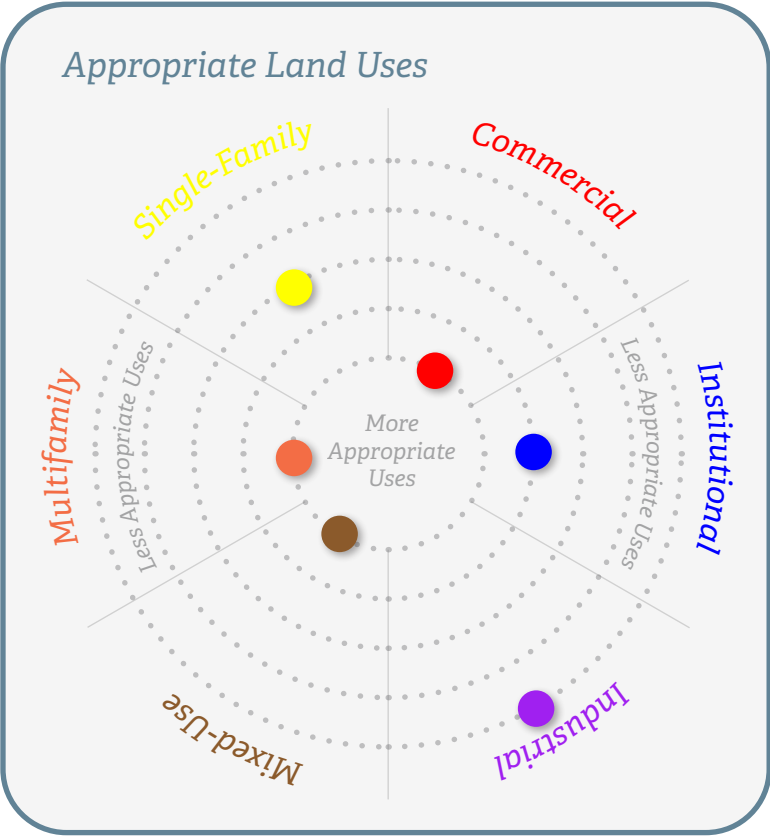
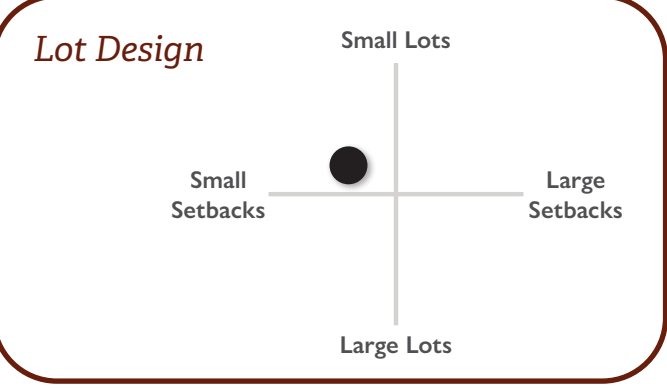
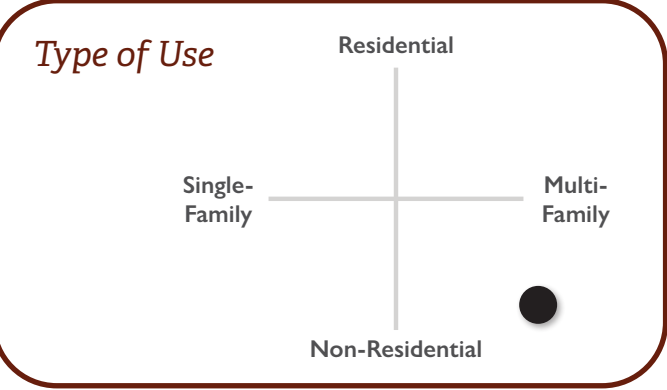
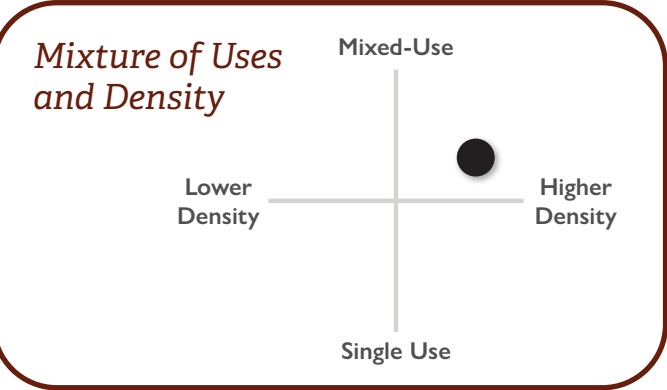
# Beltway Center

The Beltway Centers are mixed-use activity areas that promote integrated development at key entryways at the edge of Lewisville near the future Beltway. These centers serve as a welcoming point as people, particularly drivers, enter the Town. Over time, each of the three designated Beltway Centers should cultivate a unique identity through a mixture of land uses such as office, retail, and residential. A sense of arrival to Lewisville will be supported through design cues along the transportation corridors and within adjacent development.

## Intent

- » Provide an initial sense of place upon entry into Lewisville through design cues and variety in land uses.
- » Offer opportunities for more walkable mixed-use spaces at the edge of Lewisville.
- » Encourage additional connections between adjacent land uses for bicyclists, pedestrians, and vehicles.

## Characteristics





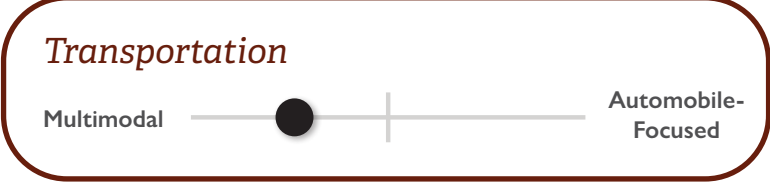
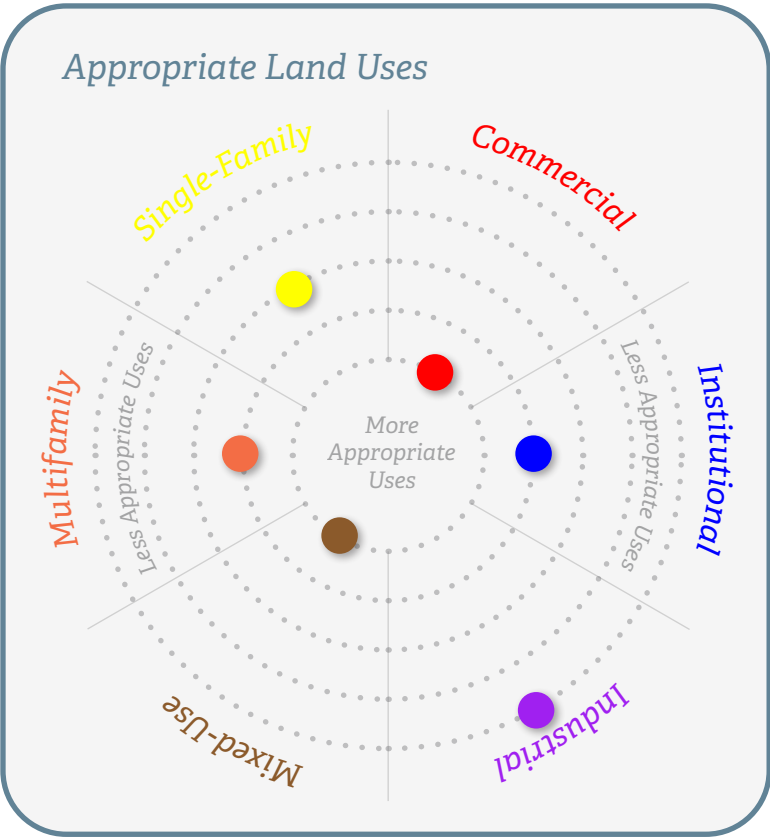
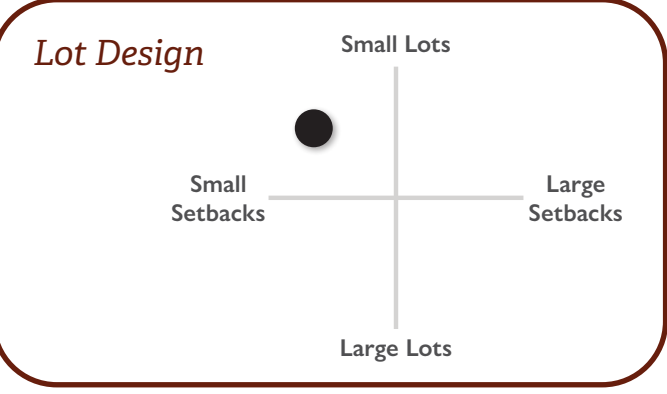
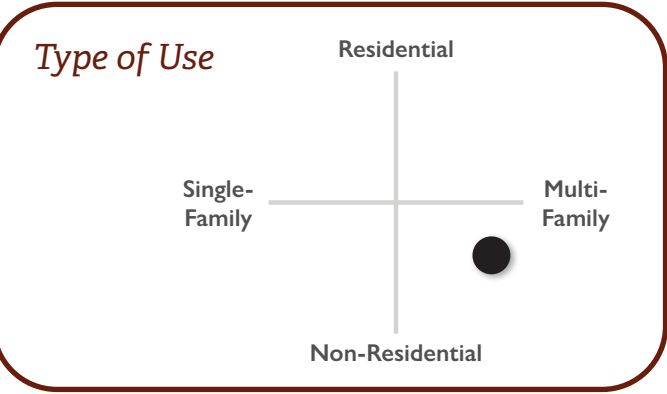
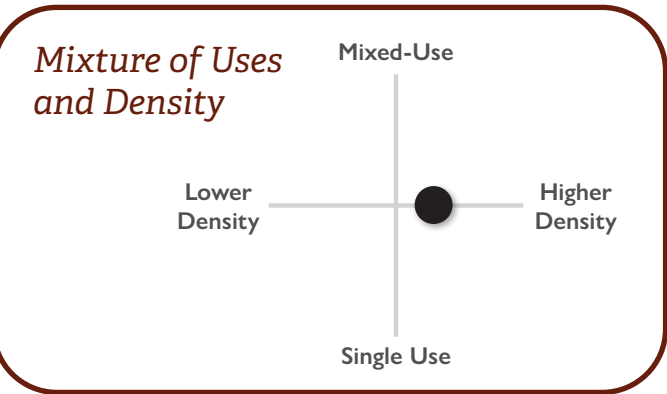
# Neighborhood Center

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





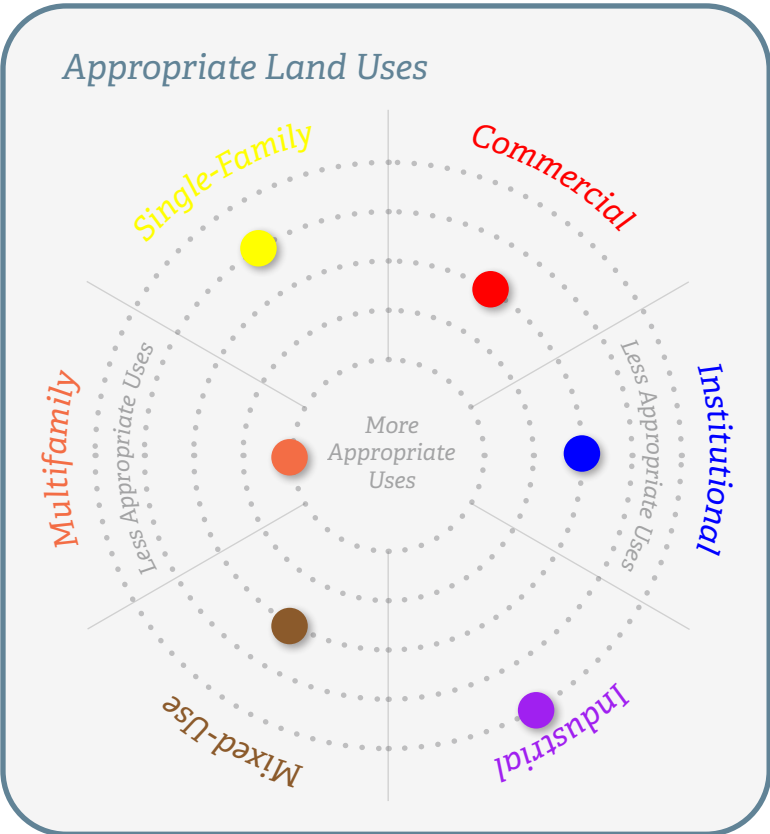
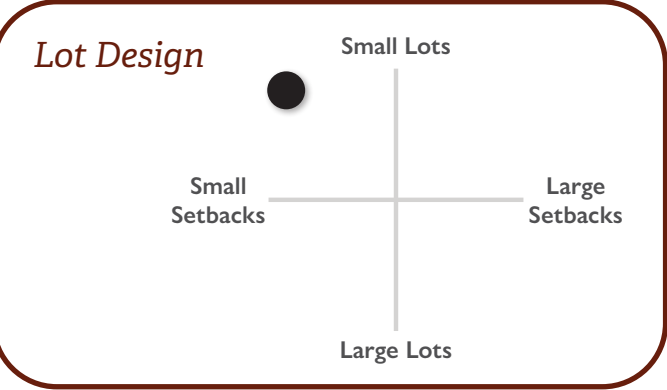
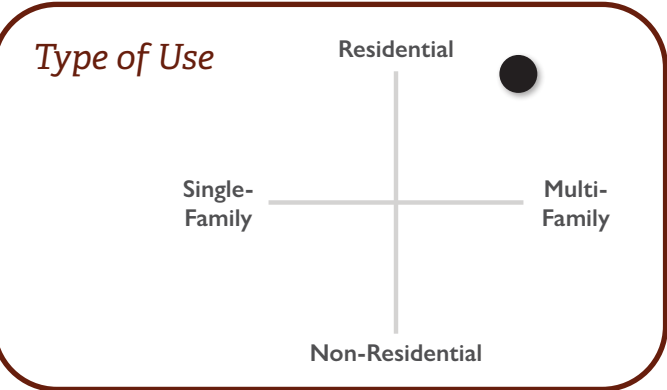
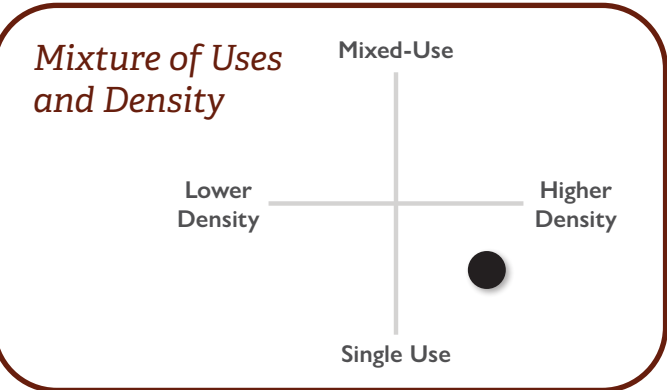
# Compact Residential

Compact Residential provides a variety of housing types at higher densities compared to Neighborhood Residential areas. Higher density housing is mostly located near Downtown due to existing multifamily developments, the availability of sewer, and the desire for more activity near Downtown. Compact Residential neighborhoods should have a walkable block pattern with integrated amenities such as open space.

## Intent

- » Promote community vibrancy by encouraging a mixture of housing types with multimodal connections to Downtown and Neighborhood Centers.
- » Leverage and enhance established neighborhoods by maintaining their unique character while supporting appropriate diversification of housing types and increases in density.
- » Allow for diversification of housing including affordable housing units.

## Characteristics





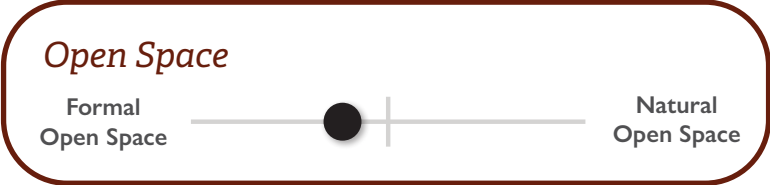
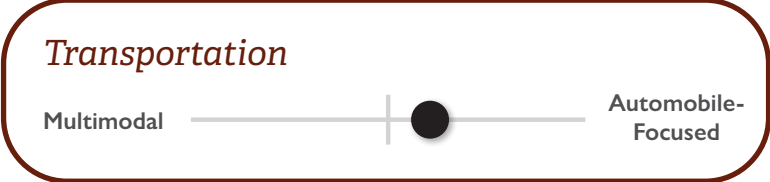
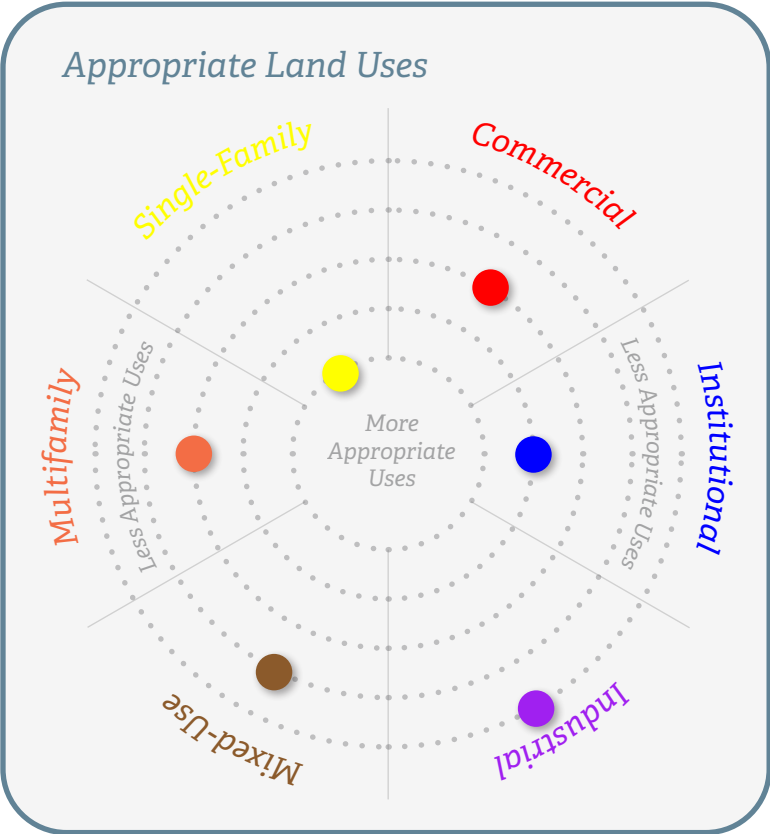
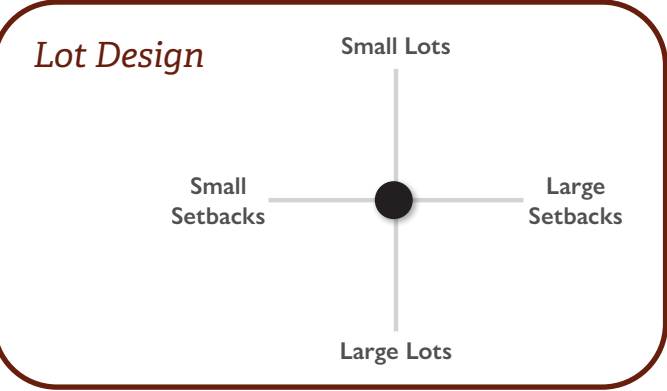
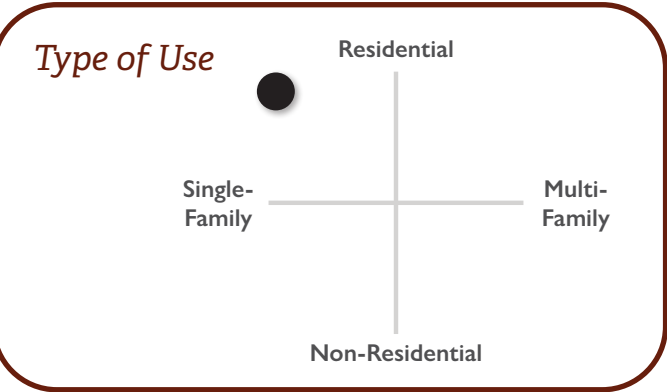
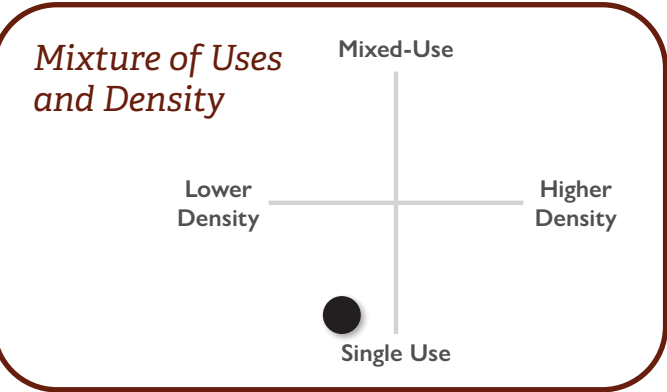
# Neighborhood Residential

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





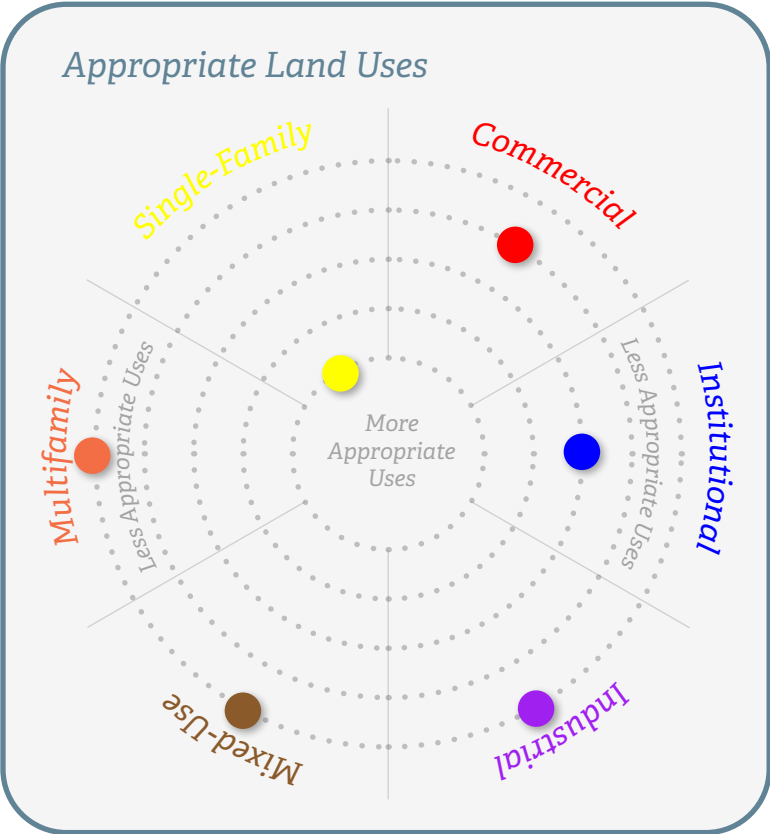
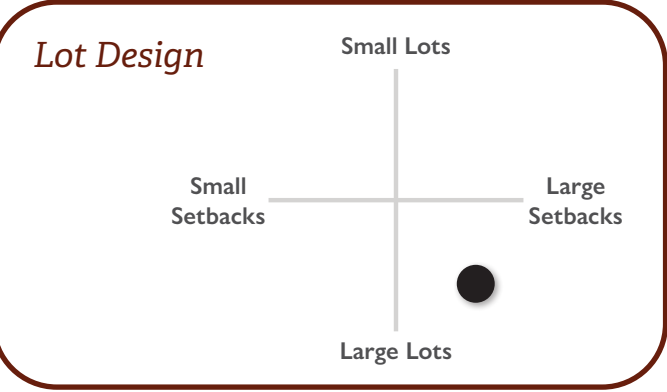
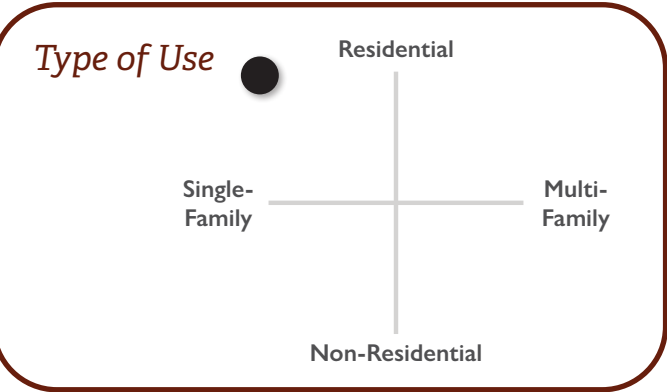
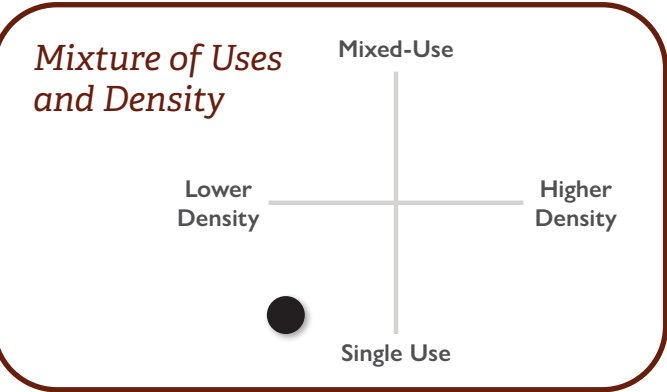
# Rural Residential

Rural Residential areas include mostly residential land uses and abundant open space. The limited infrastructure (utilities and streets), low-density development pattern, and occasional agricultural activities in these areas contribute to their rural character and, for many people, help define Lewisville. While homes may be widely separated with larger lots, cluster developments or conservation-based subdivisions that set aside large areas for permanent open space may be appropriate to minimize environmental impacts and disruption of the landscape. Special consideration should be given to protect areas covered by the Yadkin River Conservation District.

## Intent

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

## Characteristics





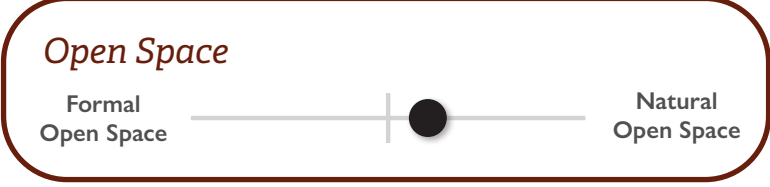
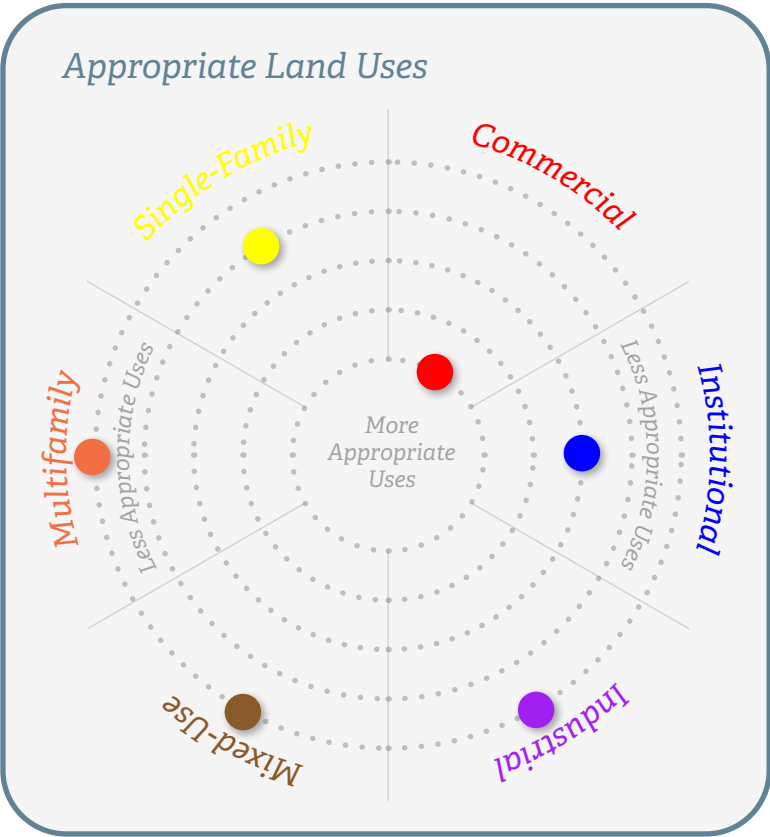
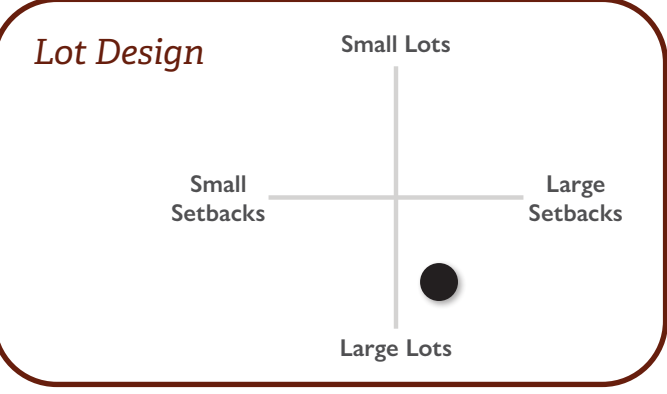
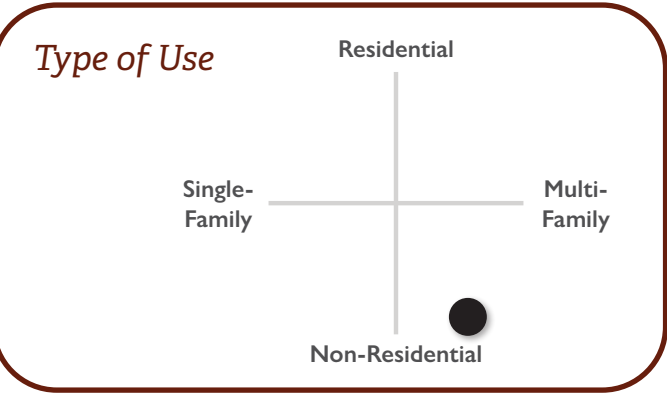
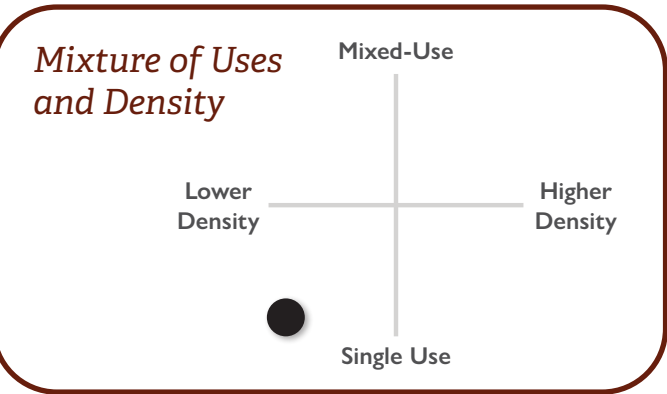
# Commercial

The Commercial designation is included to maintain existing commercial development that occurs outside of the Downtown Core, Beltway Centers, and Neighborhood Centers. As these areas transition over time, they should balance commercial interests with surrounding residential areas to preserve the Town's character. As is the case throughout Lewisville, Commercial areas should avoid future strip development.

## Intent

- » Encourage commercial development that is pedestrian friendly.
- » Promote intensity of development in concentrated areas within the Downtown.
- » Maintain the attractive, traditional Downtown area through building design standards and landscaping.
- » Encourage connectivity between surrounding mixed-use or multi-family development.

## Characteristics





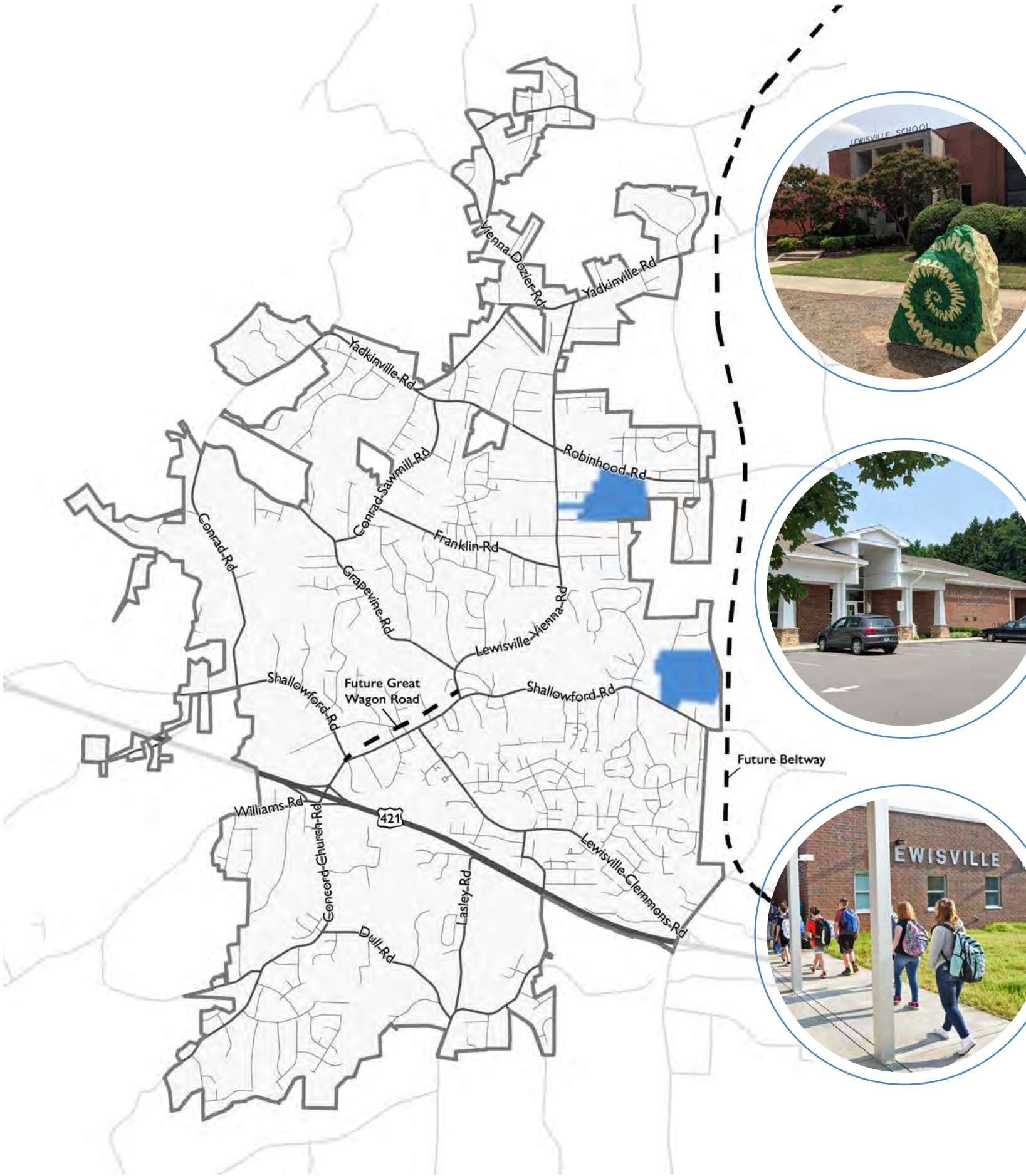
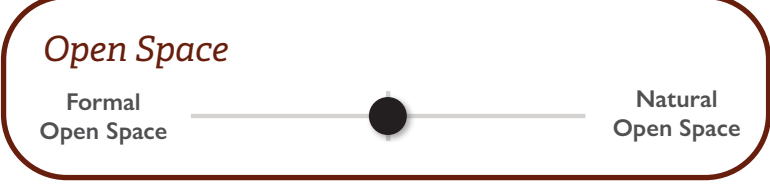
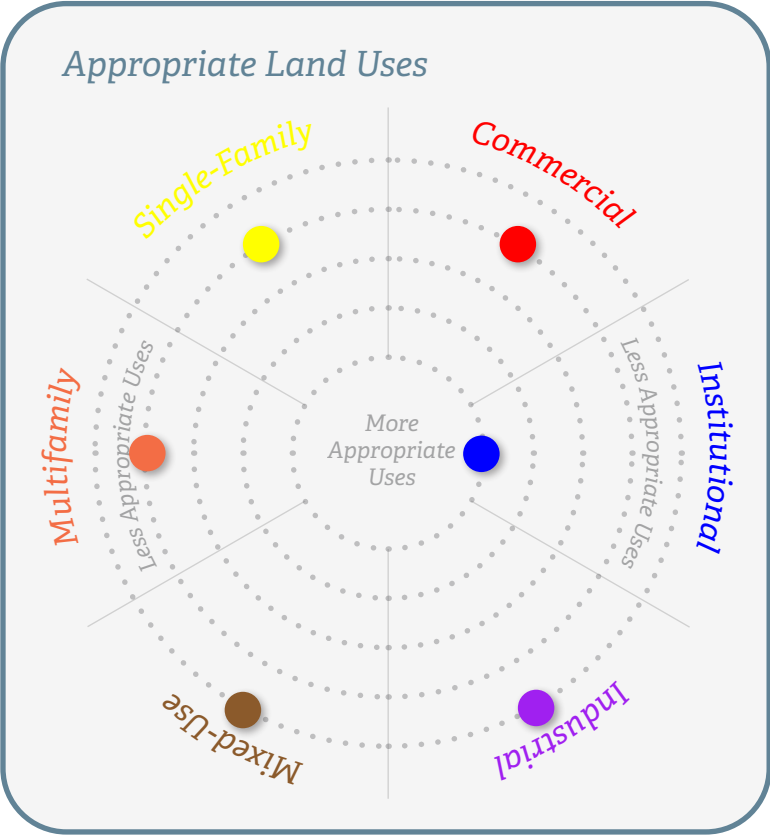
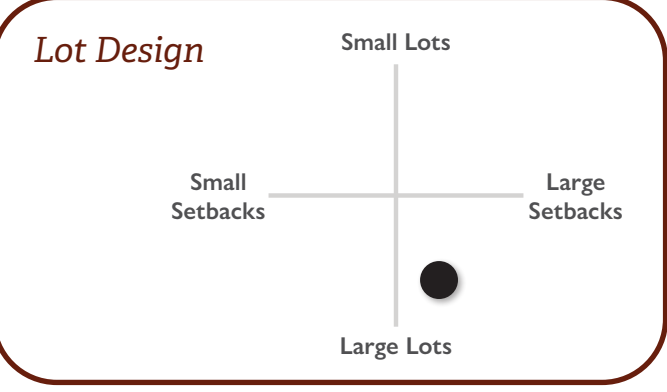
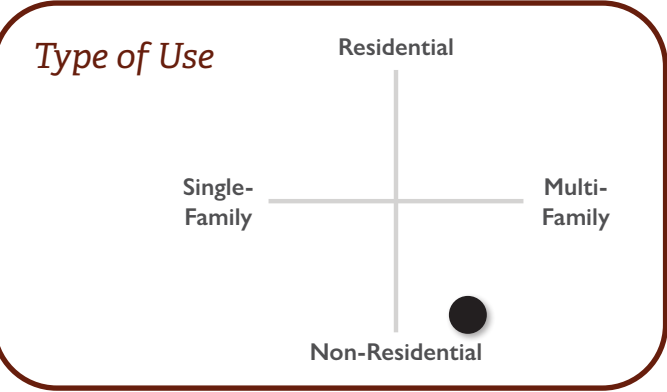
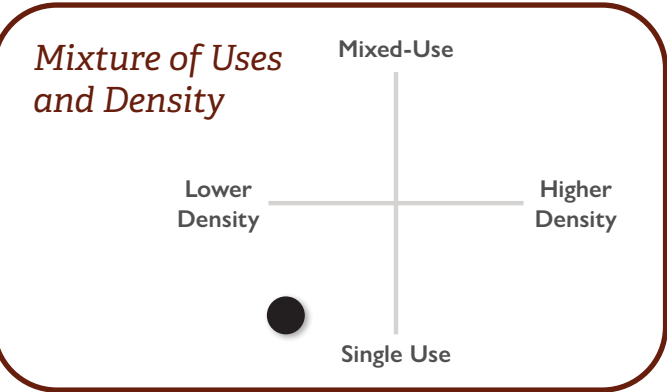
# Campus

Campus areas represent existing places in Lewisville that host educational institutions, including public and private schools with major footprints (Lewisville Middle School and Forsyth Country Day School). While schools can and should exist in other place types, a standalone category is provided to maintain existing school uses in Lewisville. Future development within and adjacent to campus areas should promote connectivity and cohesive design.

## Intent

- » Maintain existing schools that service the Town.
- » Leverage campus areas to promote job growth.
- » Provide safe multimodal connections to other areas of the Town especially via greenway.

## Characteristics





# Gateway Corridor

The Gateway Corridors promote a sense of place and capture the small-town charm of Lewisville upon entry. These corridors mostly stem from the Beltway Centers and visually extend the defined community identity into the heart of the Town. As they travel a Gateway Corridor, residents and visitors should be greeted by distinct and intentional designs that are unique to the Town. The sense of place should be reinforced through signage, street design, and the transition in the types of uses and urban design that front the streets as you near the Downtown Core.

# Community Corridor

Community Corridors serve as connections to the Downtown Core by linking local destinations and neighborhoods together. These corridors should be designed in a way that provides appropriate transitions between different context areas in Lewisville while also addressing surrounding land use contexts. Special consideration should be given at key intersections, particularly those that occur within a designated center or where a Community Corridor intersects a Gateway or Heritage Corridor. Street design should be balanced between land access and multimodal facilities.

# Heritage Corridor

The Heritage Corridors are identified to preserve and promote the historic, scenic, and culturally important roads that convey the essence of Lewisville’s rural small-town charm. For these corridors, roadway characteristics and surrounding streetscape should be maintained to protect the pastoral character that define the outlying areas of Lewisville. Street design should continue to focus on a two-lane swale section and native plants and tree canopies should be protected.





# 6. FRAMEWORK PLANS

This chapter showcases the seven framework plans of Lewisville Tomorrow. These framework plans are designed to guide decision-making on future growth in the critical areas that are vital to community success.

- » Land Use
- » Economic Development
- » Housing
- » Transportation and Mobility
- » Infrastructure and Services
- » Resiliency and Sustainability
- » Parks, Recreation, and Culture



# FRAMEWORK PLANS

The seven framework plans respond to and build off of the preferred growth strategy and the Future Land Use Map. These topical plans are layered together to support the preferred growth strategy and provide comprehensive guidance for growth and change in Lewisville.

Each framework plan focuses on a critical part of the community and provides supporting narrative, a descriptive map, and recommended objectives and strategies for achieving community goals. The seven framework plans are highlighted below with brief descriptions. Subsequent pages detail each plan.

## *Land Use*

Uses the Place Types palette to describe the full future land use goals of Lewisville.

**Map** | [Future Land Use](#)

## *Economic Development*

Identifies economic opportunities suitable for Lewisville based on market conditions and community preferences.

**Map** | [Economic Opportunity Areas](#)

## *Housing*

Provides guidance on housing supply and variety goals based on the preferred growth strategy.

**Map** | [Housing Diagnostic](#)

## *Transportation and Mobility*

Provides a transportation and mobility blueprint for the Town based on previous plans and development priorities.

**Map** | [Future Network](#)

**Map** | [Greenways](#)

## *Infrastructure and Services*

Determines physical improvements needed to promote desired community growth. Aligns utility, fire, and service needs with the preferred growth strategy.

**Map** | [Infrastructure Tiers](#)

**Map** | [Community Services Tiers](#)

## *Resiliency and Sustainability*

Outlines methods for Lewisville to pursue sustainable growth and protect its natural resources.

**Map** | [Sensitive Areas](#)

## *Parks, Recreation, and Culture*

Summarizes the recommendations of the PARC Plan and provides strategies for the preservation of culture and heritage.

**Map** | [Park Recommendations](#)

**Map** | [Community Resources](#)





# LAND USE

This framework plan refines the preferred growth strategy into a Future Land Use Map. The map (with associated narrative and place type palette) communicates a well-organized and market-supportive allocation of land uses intended to preserve Lewisville’s assets and pursue its most beneficial opportunities.

## Objective

Lewisville will use the Future Land Use Map as a tool to preserve what residents love about Lewisville, concentrate commercial and mixed-use activity in centers and along specific corridors, and generally manage growth. Although this map (unlike zoning) is non-binding, its development may influence future regulations in Lewisville.

## Map Overview

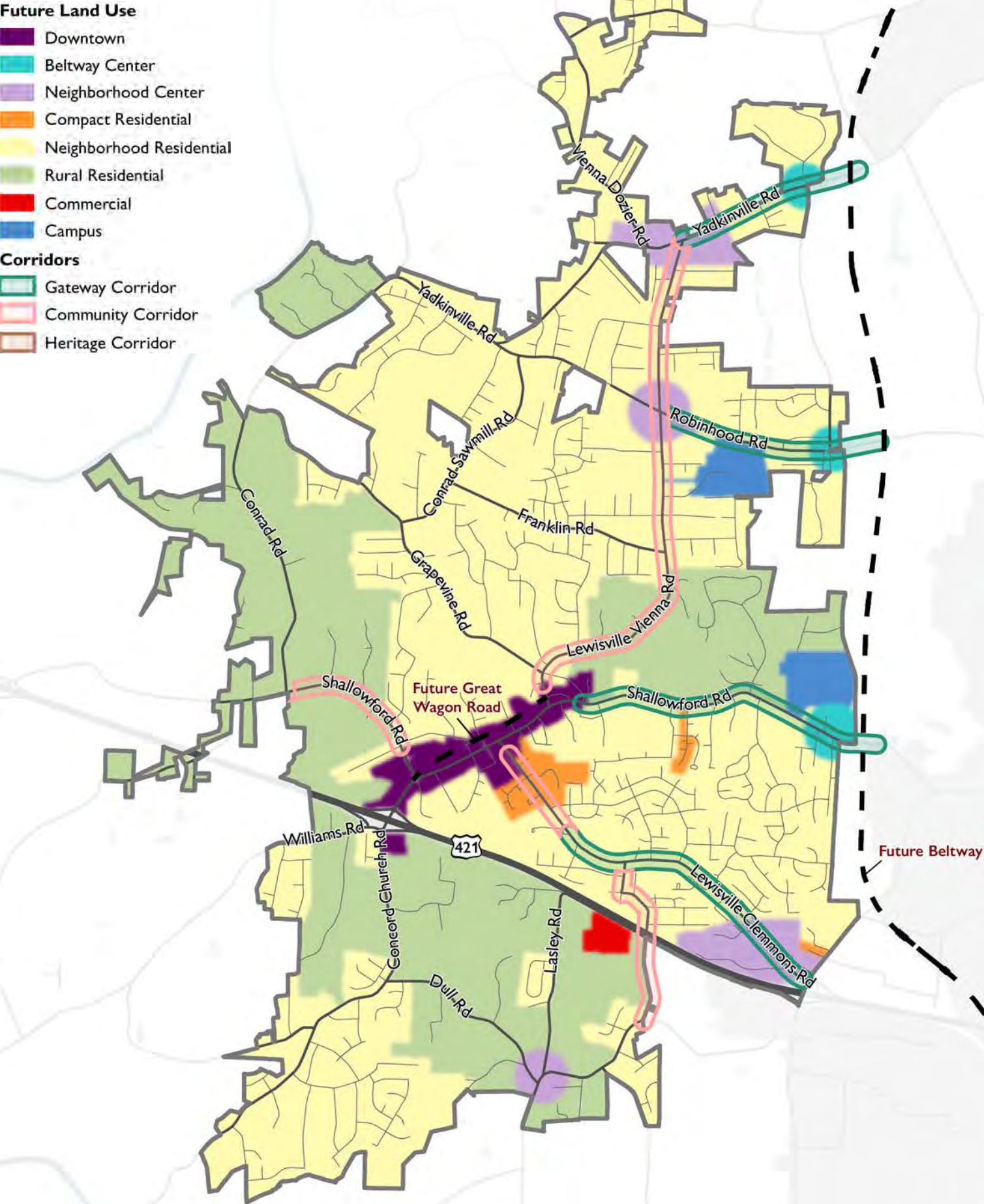
The map at right includes all the place types presented in the previous section. When overlaid, the place types paint a picture of where development should be concentrated and limited in Lewisville and which types of development are preferable. See the previous chapter for detailed descriptions of each place type.

The table below showcases the current development status for properties within each place type. Refer to page 23 for more information about development status and how it is calculated.

## Development Status by Place Type

PLACE TYPE	Developed	Underdeveloped	Undeveloped	Parks/Other	Unknown Value
Downtown	32%	19%	14%	2%	33%
Beltway Center	56%	16%	11%	0%	17%
Neighborhood Center	40%	32%	21%	0%	7%
Compact Residential	50%	0%	10%	0%	40%
Neighborhood Residential	54%	9%	12%	1%	24%
Rural Residential	40%	17%	15%	0%	28%
Commercial	0%	58%	0%	0%	42%
Campus	1%	21%	18%	0%	60%

## Future Land Use Map





# Land Use Strategies

**Objective 1** | *Encourage land use patterns that allow convenient access to neighborhood amenities and protect property owners from incompatible land uses.*

Strategy 1.1	Apply the place types in the Future Land Use Map to shape land use policies and regulations. Revisit the Future Land Use Map on an annual basis for any revisions.
Strategy 1.2	Encourage small-scale, neighborhood-scale commercial development outside Downtown and in Neighborhood Centers. Ensure that these areas are accessible to nearby neighborhoods but that existing housing is appropriately protected from commercial activity.
Strategy 1.3	Limit density and development in areas classified as Rural Residential or Heritage Corridors to preserve the character of Lewisville’s scenic countryside.

**Objective 2** | *Develop Downtown Lewisville as a center of community identity, encouraging small businesses and a mix of housing types.*

Strategy 2.1	Review and revise the applicable Downtown district development standards as necessary to implement the vision of the community for quality development.
Strategy 2.2	Use the Downtown Design Guidelines to review future projects. Projects in the Downtown area should meet these guidelines to ensure community compatibility.
Strategy 2.3	Explore ways to encourage public and private partnerships to support the planned development of Downtown. Undertake program to work with local business associations and civic groups. Explore the creation of an Economic Development Committee composed of public/private leadership.

**Objective 3** | *Create a new Unified Development Ordinance to encourage development that matches the goals of the Future Land Use Map.*

Strategy 3.1	Reflect the desire of the community to concentrate growth in designated activity centers (Downtown, Beltway Centers, Neighborhood Centers) by permitting non-residential uses in these areas. Develop appropriate permitted densities.
Strategy 3.2	Update the Unified Development Ordinance (UDO) to provide flexibility in building placement, required yards, lot coverage, and building height in designated activity centers. Outside these areas, standards should generally promote neighborhood-style and rural-style development patterns.





# ECONOMIC DEVELOPMENT

This framework plan considers current and projected market conditions to help communicate potential economic development opportunities. These opportunities will help Lewisville become a more economically resilient community while maintaining its small-town charm.

## Objective

Lewisville will seek ways to promote the growth of independent businesses, creating a thriving small-town Downtown and other appropriately-scaled commercial areas. These efforts will allow residents to have the option to live and work in Lewisville, as well as have more goods and services available within Town limits.

## Map Overview

This map reflects the areas and corridors from the Future Land Use Map that are designated as economic opportunity areas and corridors. These include Downtown, Beltway Centers, Neighborhood Centers, Gateway Corridors, and Community Corridors. Residents expressed a preference for concentrated, intentional development rather than scattered development throughout Town. Retail and office development should be encouraged in these areas because this pattern:

- » Allows residents to combine trips, i.e. stopping at the grocery store and the hair salon in one trip rather than driving to two separate locations
- » Promotes the key community goal of increased walkability, especially Downtown and in Neighborhood Centers
- » Helps preserve the neighborhood and rural character of Lewisville that residents know and love

## Economic Opportunity Areas



### Downtown

Appropriate uses include mixed-use, commercial, and multifamily residential. Promote a walkable character.



### Beltway Center

Appropriate uses include mixed-use, commercial, and multifamily residential. Lot sizes are somewhat larger than Downtown.

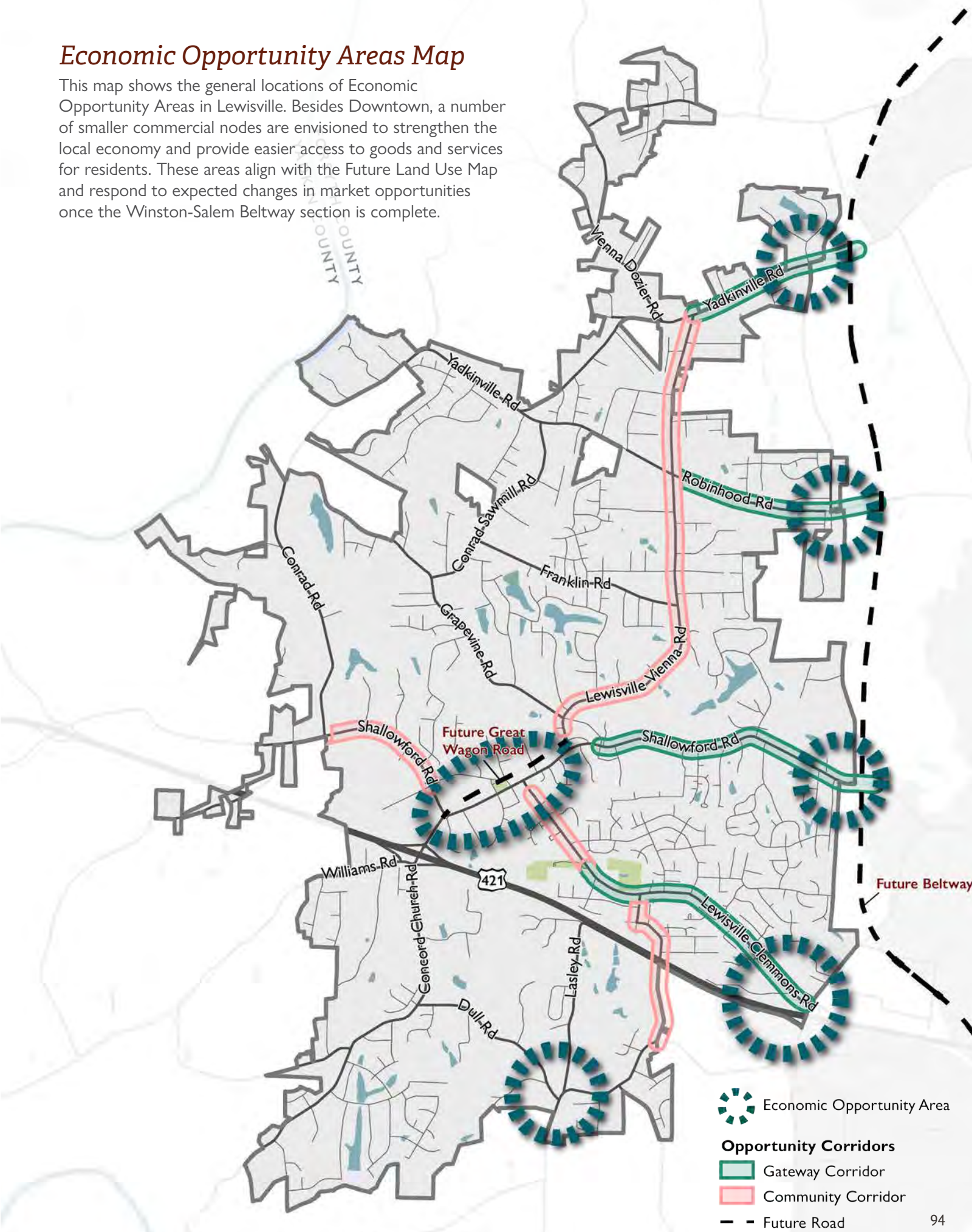


### Neighborhood Center

Appropriate uses include smaller-scale mixed-use and commercial.

## Economic Opportunity Areas Map

This map shows the general locations of Economic Opportunity Areas in Lewisville. Besides Downtown, a number of smaller commercial nodes are envisioned to strengthen the local economy and provide easier access to goods and services for residents. These areas align with the Future Land Use Map and respond to expected changes in market opportunities once the Winston-Salem Beltway section is complete.



- Economic Opportunity Area
- Opportunity Corridors**
- Gateway Corridor
- Community Corridor
- Future Road



# Economic Development Strategies

**Objective 1** | Develop a livelier Downtown and other small commercial areas that enhance walkability and fit seamlessly with Lewisville’s small-town character.

Strategy 1.1	Identify critically important development sites, such as those with access to the future Great Wagon Road. Designate these areas for intentional development and/or special programs.
Strategy 1.2	Ensure the appropriate scale and density of commercial development in all areas as defined by the Place Types and Future Land Use Map.
Strategy 1.3	Require ADA-accessible pedestrian connections between proximate businesses to enhance walkability near Downtown.
Strategy 1.4	Implement the Downtown Design Guidelines for all new development in the Downtown Overlay. Limit setbacks and locate parking in the side or rear of businesses to promote pedestrian-friendly entrances.
Strategy 1.5	Explore membership in Main Street America and leverage their approach and resources for creating a vibrant Downtown and local economy.

**Objective 2** | Coordinate strategically with businesses and developers to ensure that any economic development serves to enhance the Town’s character and prosperity.

Strategy 2.1	Continue to leverage the Town’s existing assets, including its historic character, to promote the Town’s businesses to residents and non-residents.
Strategy 2.2	Coordinate with developers and businesses to preserve sites in key locations.
Strategy 2.3	Promote local hiring practices among area employers, including workforce recruitment and training.

**Objective 3** | Support the Town’s existing businesses and encourage new appropriately-scaled enterprises to locate in Lewisville.

Strategy 3.1	Actively market Lewisville and recruit new independent businesses through supportive initiatives, such as exploring the potential to partner with Forsyth County Economic Development.
Strategy 3.2	Assist with the development of a business group to unite and promote the Town’s businesses, including the planning of events.
Strategy 3.3	Establish a grant program to support new and existing businesses in the Downtown area. Matching funds may be used to support permanent structural and aesthetic improvements.
Strategy 3.4	Locate varied housing densities near Downtown and Neighborhood Centers to support employees. Concentrate compact housing types near commercial areas.
Strategy 3.5	Consider creating a small business/entrepreneurship grant program and pursue NC IDEA funding, a nonprofit foundation aimed to foster sustainable economic development in North Carolina.





# HOUSING

This framework plan aligns the needs and considerations of housing to the preferred growth strategy and Future Land Use Map. The Town’s preferred housing portfolio is highlighted below.

## Objective

The Town of Lewisville should encourage a diverse portfolio of housing types that appeal to various income levels, ages, and types of families. These housing types should provide safe and connected neighborhoods that cultivate unique identities within the Town.

## Map Overview

The map highlights opportunities to diversify the study area’s housing portfolio based on housing age, value, development status, and future land use considerations. The “Transitional Opportunity” within the “Housing Portfolio Emphasis Areas,” represent the best opportunities for housing diversification. The table below highlights the opportunities into categories.

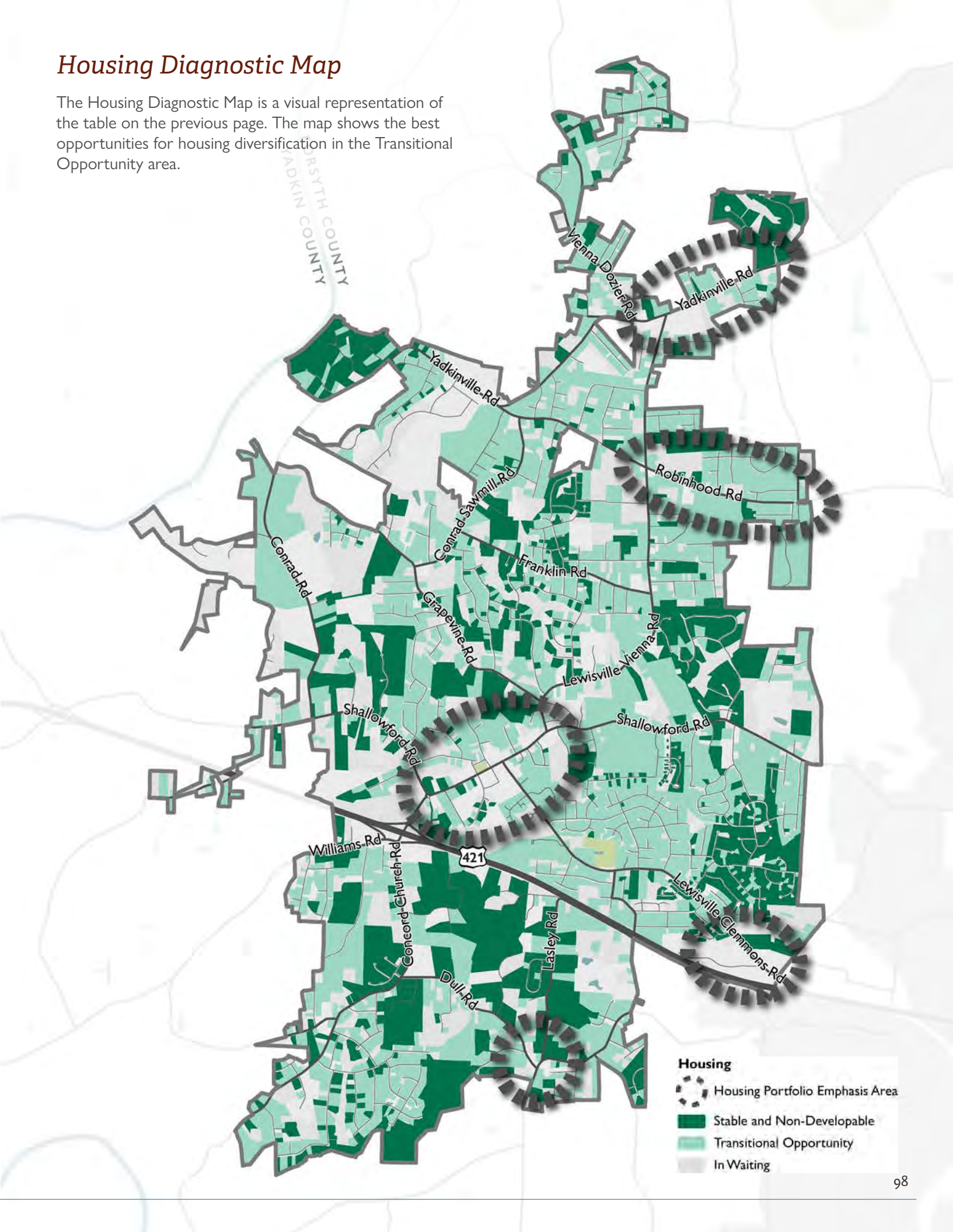
Characteristics	Stable	Transitional Opportunity	In Waiting
Housing Age	Built after 2000	Built between 1950 - 2000	N/A
Housing Value	Less than \$300,000		
Development Status	Developed	Underdeveloped	Undeveloped
Future Land Use	Neighborhood Residential,	Downtown, Beltway Center, Neighborhood Center, Compact Residential, Commercial, Campus	Rural Residential

## Aging in Place

A critical consideration when thinking about long-term planning is considering vulnerable populations. Typically, in more rural settings, mobility challenges are more apparent for older adults. The term “aging in place” highlights this phenomenon and is a crucial consideration when understanding the interrelated challenges of housing and transportation. While all residential areas should have adequate connection to community services like healthcare, social services, or open spaces, planning multimodal transportation choices for the aging populations can present challenges. By making intentional land use and design decisions like mixed-use areas with a variety of mode choices to bolster community resiliency, the Town can better prepare to support vulnerable populations.

## Housing Diagnostic Map

The Housing Diagnostic Map is a visual representation of the table on the previous page. The map shows the best opportunities for housing diversification in the Transitional Opportunity area.





# Housing Strategies

## Objective 1 | *Preserve the residential character of Lewisville.*

Strategy 1.1	Maintain single-family as the prominent housing type in the Town by concentrating other types of development in areas more suitable for higher-density uses. Use the Future Land Use Map and Place Types as a guide to do so.
Strategy 1.2	Use previously developed planning tools to manage growth including the Rural Overlay, Vienna Business District, Lewisville Downtown Overlay, and the Northeast Area Plan.
Strategy 1.3	Continue to take proactive measures to preserve the Town's rural landscapes despite development pressures. Ensure that the rural and community feel is maintained.

## Objective 2 | *Evaluate zoning and development standards to allow for new development to occur where appropriate.*

Strategy 2.1	Cluster residential uses by encouraging Planned Residential Developments (PRDs), and educate officials and residents on the advantages of this development type.
Strategy 2.2	Re-evaluate height restrictions, setbacks, dwellings per acre, and lot sizes. Increased flexibility may help decrease the number of undeveloped and underdeveloped parcels (as identified on page 24).

## Objective 3 | *Maintain an adequate supply of housing that varies in size and style.*

Strategy 3.1	Preserve stable neighborhoods, enhance areas in transition, and restore declining neighborhoods to create a more resilient community.
Strategy 3.2	Provide design standards that encourage a mixture of lot sizes, housing types, and price points.
Strategy 3.3	Evaluate the requirements for multifamily or affordable housing periodically and update as appropriate.

## Objective 4 | *Pursue housing investment in and near Downtown.*

Strategy 4.1	Promote compact housing options in locations within walking distance to Downtown. This would provide a greater connection between Downtown businesses and residents.
Strategy 4.2	Appeal to a diverse portion of the population by creating a more walkable community.





# TRANSPORTATION AND MOBILITY

The transportation and mobility framework map illustrates a mobility blueprint for Lewisville. This framework plan considers the vision and recommendations of previous plans within the context of the preferred growth strategy and Future Land Use Map.

## Statement of Objective

The Town of Lewisville will create a multimodal transportation system with enhanced mobility connections throughout the area with an emphasis on maintaining a sense of place along specific corridors.

## Map Overview

The transportation recommendations in this section propose potential future cross-sections based on NCDOT standards. The blend of transportation and land use recommendations should be cohesive to fulfill the vision of the Town.

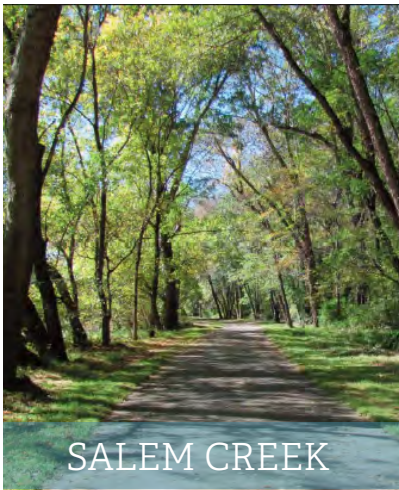
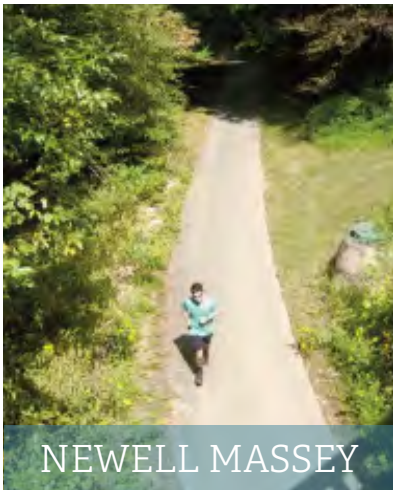
### Street Recommendations

Street recommendations focus on enhancing mobility choices throughout the Town within street rights-of-way, making sure the needs of vehicles, bicycles, and pedestrians are all considered. By making it easier to walk or bike, residents and visitors may become less dependent on personal vehicles. Residential areas will be better-connected to other areas like the Downtown Core or Neighborhood Centers.

The Town should also consider enhancing access management, consolidating driveways, updating parking provisions, and modifying street grids where appropriate. The transportation recommendations outlined in this framework plan attempt to balance safety, access, and connectivity throughout Lewisville.

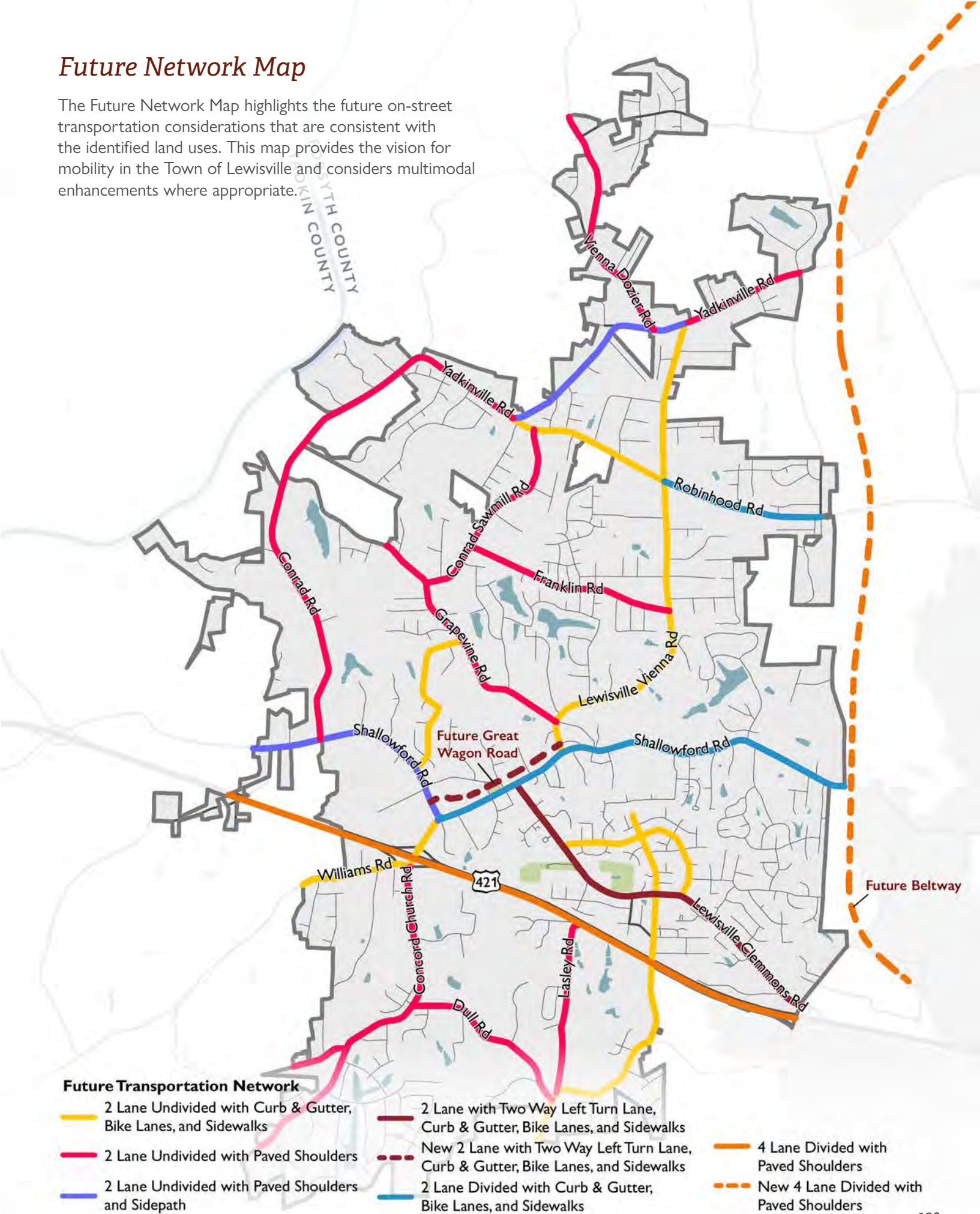
### Off-Street Recommendations

Connectivity throughout the Town is further supplemented by off-street recommendations. Greenways or multiuse paths provide safe, dedicated spaces for bicycle and pedestrian mobility and recreation. Typically, greenways leverage surrounding environmental or natural features to create pathways for people of all ages and abilities. The Town has identified existing and proposed greenways in the Lewisville Greenway and Pedestrian Connections Plan (2011). By leveraging and revisiting the previous work that has already been completed, the Town can continue to expand its greenway network. The Greenway Map can be found on page 105.



## Future Network Map

The Future Network Map highlights the future on-street transportation considerations that are consistent with the identified land uses. This map provides the vision for mobility in the Town of Lewisville and considers multimodal enhancements where appropriate.





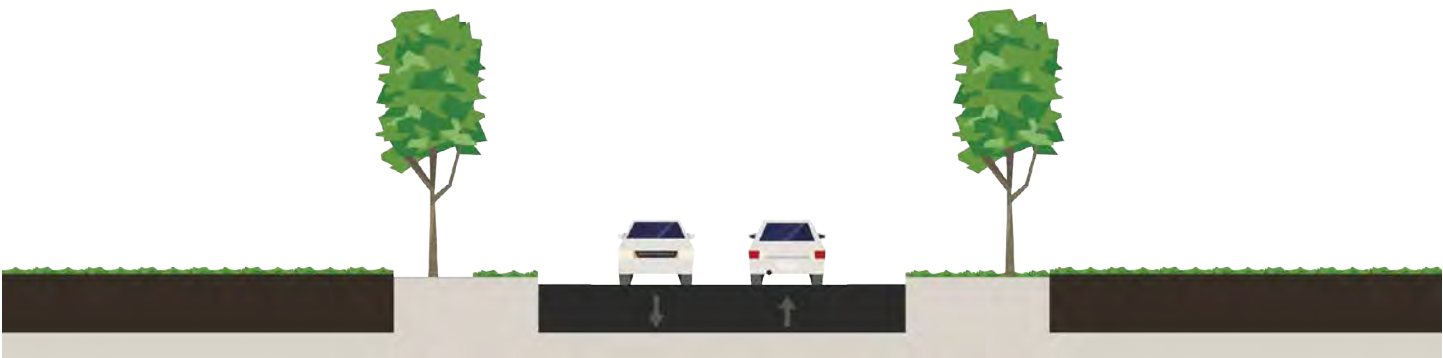
# Project List by NCDOT Cross-Section

The following tables provide specific project details on the proposed transportation and mobility network. Each table is organized by proposed NCDOT cross-section with an illustrative rendering following each table. The proposed cross-sections provide guidance on how to balance roadway capacity with surrounding land use designations. This information is an important way to show the Town’s preference for the design of streets should they need to be improved by NCDOT or as part of a new development. For more information and a complete guide to the NCDOT cross-sections, see [connect.ncdot.gov/projects/roadway](https://connect.ncdot.gov/projects/roadway).

## 2-Lane Undivided with Paved Shoulders

- » **2A** (for posted speed of 55 mph)
- » **2B** (for posted speeds of 45 mph or less)
- » **2C** (for posted speeds of 25 to 35 mph)

Illustrative rendering of 2 Lane Undivided with Paved Shoulders



Road Name	To	From	NCDOT Cross-Section
Concord Church Rd	Town Limits	Williams Rd	2A
Conrad Rd	Town Limits	Shallowford Rd	2A
New Rd	Town Limits	Existing Conrad Rd	2A
Dull Rd	Styers Ferry Rd	Concord Church Rd	2A
Lasley Rd	Reynolds Rd	Styers Ferry Rd	2A
Conrad-Sawmill Rd	Robinhood Rd	Grapevine Rd	2B
Franklin Rd	Lewisville Vienna Rd	Conrad-Sawmille Rd	2B
Yadkinville Rd	Robinhood Rd	Town Limits	2C
Styers Ferry Rd	Concord Church Rd	Town Limits	2C
Yadkinville Rd	Wellsprings Dr	Lewisville-Vienna Rd	2C
Grapevine Rd	Lewisville-Vienna Rd	Town Limits	2C
Vienna-Dozier Rd	Town Limits	Yadkinville Rd	2C

## 2-Lane Undivided with Curb & Gutter, Bike Lanes, and Sidewalks

» **2E** (for posted speed of 25 to 45 mph)

Illustrative rendering of 2 Lane Undivided with Curb & Gutter, Bike Lanes, and Sidewalks



Road Name	To	From	NCDOT Cross-Section
Deverow Ct	Grapevine Rd	Pepperidge Rd	2E
Lewisville-Vienna Rd	Yadkinville Rd	Shallowford Rd	2E
Williams Rd	Shallowford Rd	Town Limits	2E
Sequoia Dr	Lewisville-Clemmons Rd	Lewisville-Clemmons Rd	2E
Robinhood Rd	Lewisville-Vienna Rd	Yadkinville Rd	2E
Pepperidge Rd	Deverow Ct	Shallowford Rd	2E
Bebb Willow Ln	End of Road	Lewisville-Clemmons Rd	2E
New Rd	Lewisville-Clemmons Rd	Styers Ferry Rd	2E
Styers Ferry Rd	Reynolds Rd	Town Limits	2E
Robinhood Rd	Town Limits	Lewisville-Vienna Rd	2E
Shallowford Rd	Oak Grove Ave	Williams Rd	2E
Shallowford Rd	Town Limits	Oak Grove Ave	2E

## 2-Lane Undivided with Paved Shoulders and Sidepath

» **2M** (for posted speed of 55 mph)

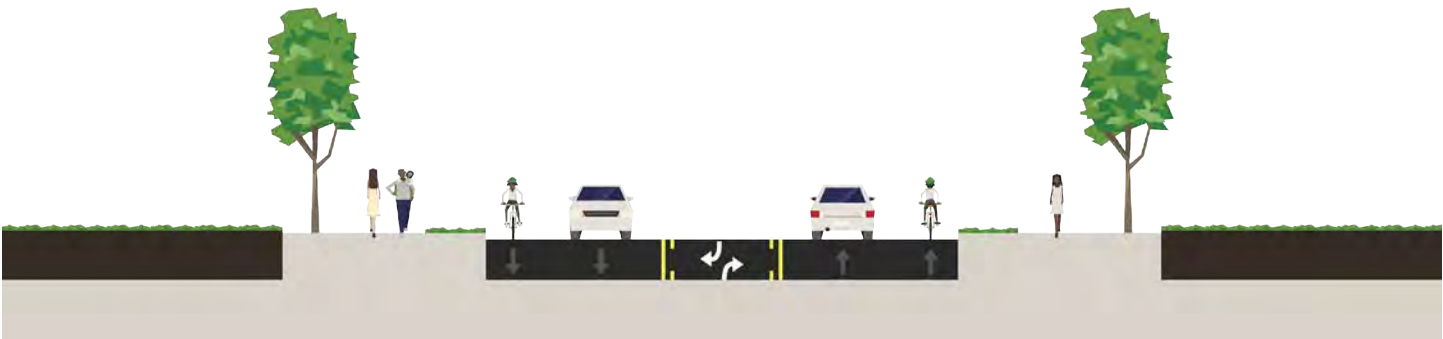
Road Name	To	From	NCDOT Cross-Section
Shallowford Rd	Town Limits	Williams Rd	2M
Yadkinville Rd	Lewisville-Vienna Rd	Yadkinville Rd at Robinhood Rd	2M



2-Lane with Two Way Left Turn Lane, Curb & Gutter, Bike Lanes, and Sidewalks

» 3C (for posted speed of 25 to 45 mph)

Illustrative rendering of 2 Lane with Two way Left Turn Lane, Curb & Gutter, Bike Lanes, and Sidewalk

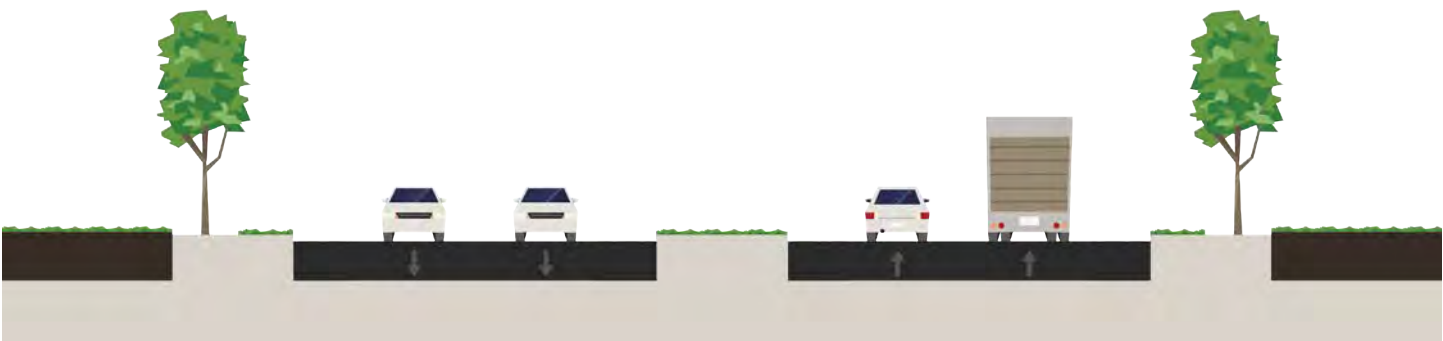


Road Name	To	From	NCDOT Cross-Section
Lewisville-Clemmons Rd	Shallowford Rd	Town Limits	3C
New Rd (Great Wagon)	Lewisville-Vienna Rd	Williams Rd	3C

4-Lane Divided with Paved Shoulders

» 4A (for posted speed of 45 to 70 mph)

Illustrative rendering of 4 Lane Divided with Paved Shoulders



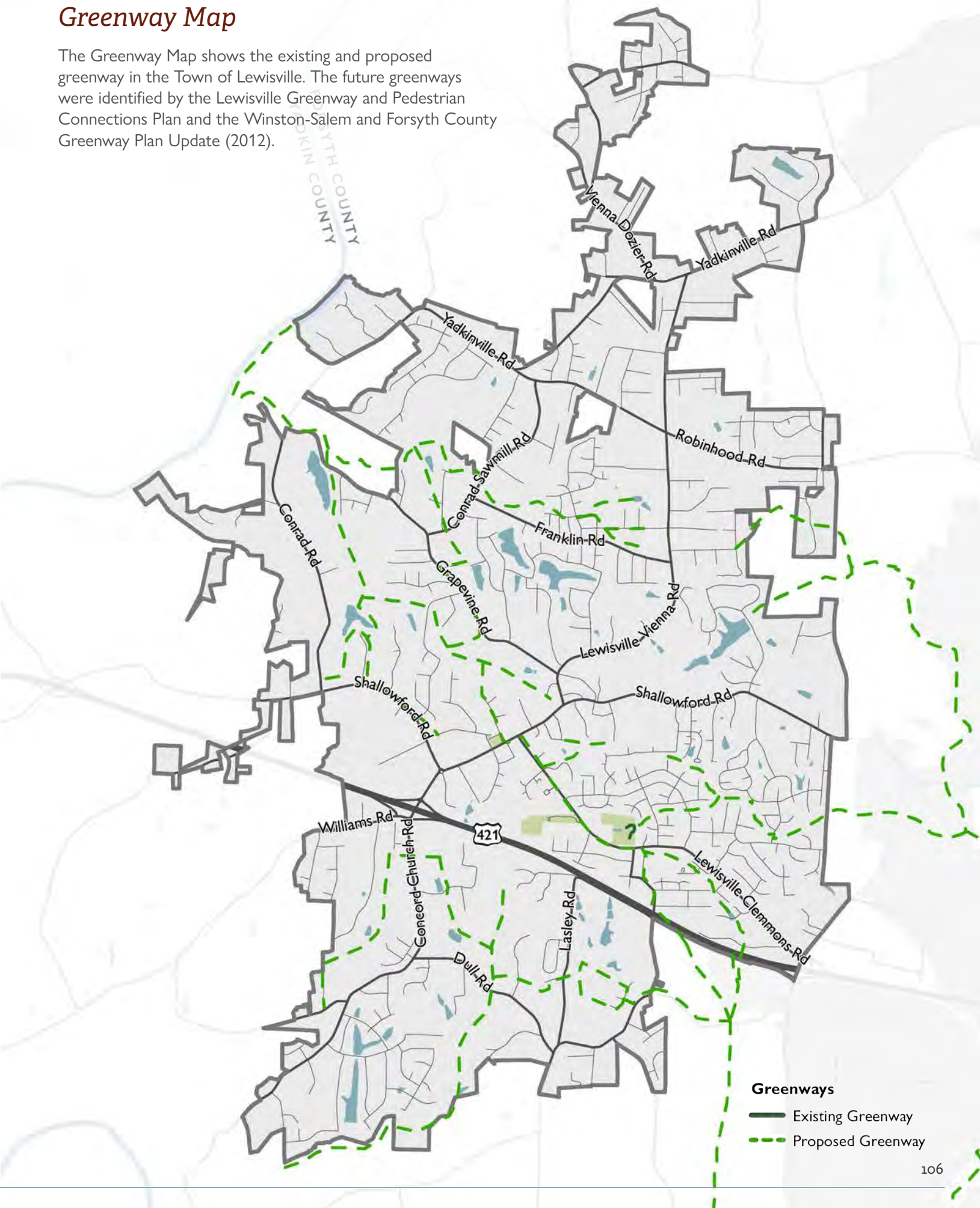
Road Name	To	From	NCDOT Cross-Section
SB 421	Town Limits	Town Limits	4A
New Rd (NC 452)	Robinhood Rd	NC 67	4A
New Rd (NC 452)	US 421	Robinhood Rd	4A

The State Transportation Improvement Program (STIP) is a ten-year state- and federally-mandated plan that identifies construction funding for transportation projects throughout the state. In the 2020-2029 STIP, there are four projects in and around the Town of Lewisville:

- » Lewisville-Clemmons Road (U-6189): Widen the road to three lanes with bicycle and pedestrian accommodations
- » Great Wagon Road (U-5536): Construct a new roadway with bicycle and pedestrian accommodations
- » Future NC 452, or Winston-Salem Northern Beltway will begin construction in 2028.

Greenway Map

The Greenway Map shows the existing and proposed greenway in the Town of Lewisville. The future greenways were identified by the Lewisville Greenway and Pedestrian Connections Plan and the Winston-Salem and Forsyth County Greenway Plan Update (2012).





# Corridors

There are several major corridors that run through the Town of Lewisville. As the Town continues to grow and change, planning for the future is essential. As part of Lewisville Tomorrow, three corridors types were identified. Each corridor type has general considerations to help guide growth and maintain the rural charm of the Town. Below, a summary of the three corridors outlines a description and considerations for integration between transportation and land use.

## Community Corridor

The Community Corridors serve as the primary connections to the Downtown Core by linking local destinations and neighborhoods together. These corridors should be designed in intentional ways to provide appropriate transitions between the various context areas. Special consideration should be given at key intersections, particularly those that are within a designated center or at the intersection with another corridor. The street design should be balanced between land access and multimodal facilities.

The intent of these corridors should be to:

- » Provide commercial uses including grocery stores, restaurants, shops, and services to serve surrounding neighborhoods
- » Promote small-scale development that enhances the Town’s rural character
- » Balance design with enhanced access and mobility options

## Gateway Corridor

The Gateway Corridors promote a sense of place and capture the small-town charm of Lewisville upon entry. These corridors mostly stem from the Beltway Centers and visually extend the defined community identity into the heart of the Town. As they travel a Gateway Corridor, residents and visitors should be greeted by distinct and intentional designs that are unique to the Town. The sense of place should be reinforced through signage, street design, and the transition in the types of uses and urban design that front the streets as you near the Downtown Core.

As the primary entryway into the Town, the intent of these corridors should be to:

- » Provide sense of place upon entry through signage, a mixture of uses, and distinct building types
- » Promote existing streetscaping characteristics including native plants and trees

## Heritage Corridor

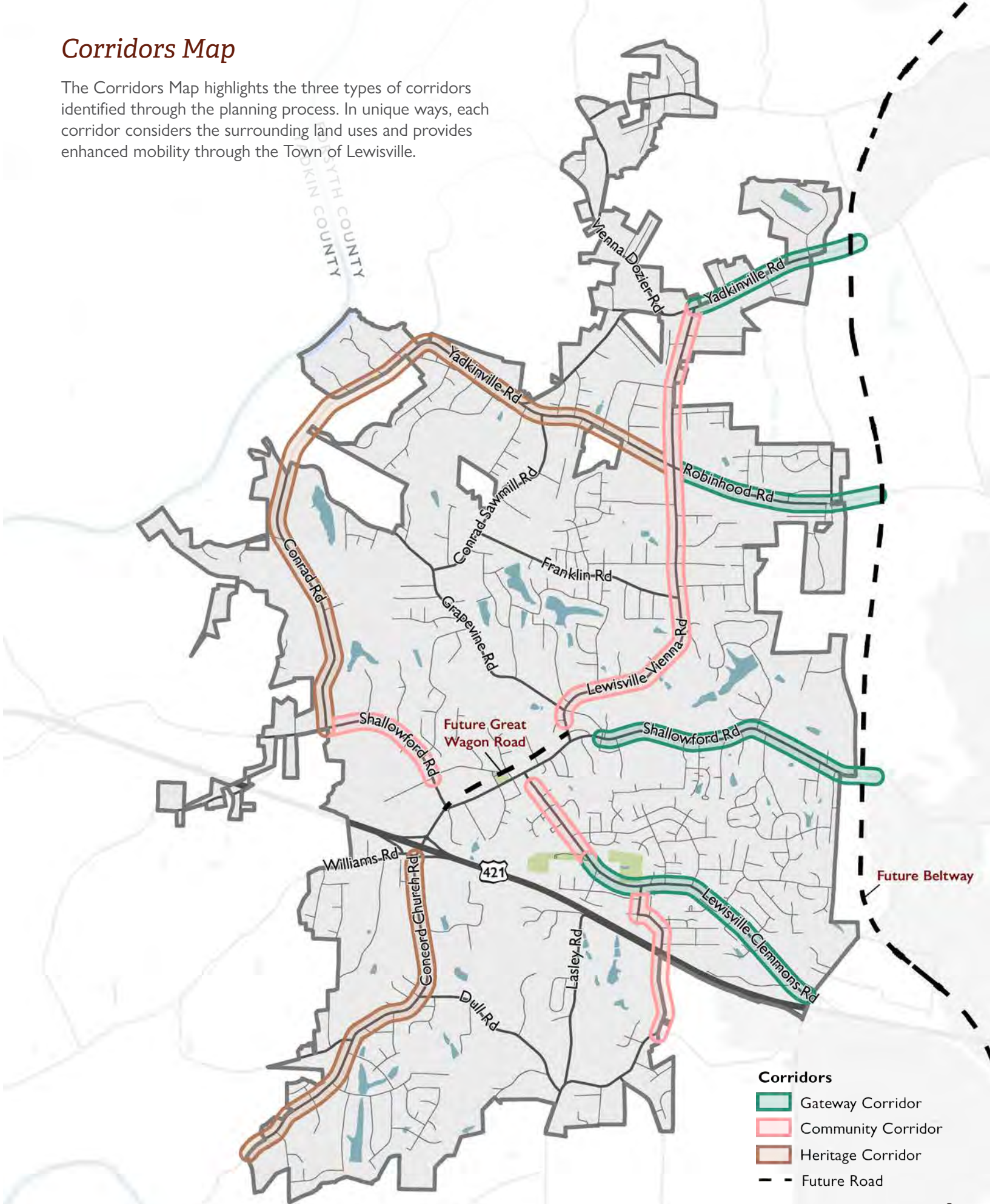
The Community Corridor serves as the primary connections to the Downtown Core by linking major employers, local destinations, and neighborhoods together. These corridors should be designed in intentional ways to provide appropriate transitions between the various context areas. Special consideration should be given at key intersections, particularly those that are within a designated center or at the intersection with another corridor. The street design should be balanced between land access and multimodal facilities.

To maintain the sense of place, the intent of these corridors should be to:

- » Protect the rural characteristics of streets along these designated corridors
- » Promote existing streetscaping characteristics including native plants and trees
- » Consider shared lane markings and “Share the Road” signs where appropriate to enhance accessibility and promote safety for non-vehicular users

# Corridors Map

The Corridors Map highlights the three types of corridors identified through the planning process. In unique ways, each corridor considers the surrounding land uses and provides enhanced mobility through the Town of Lewisville.





Transportation and Mobility Strategies

Objective 1 | Provide transportation infrastructure that fulfills existing needs and supports preferred future land use.

Strategy 1.1	Coordinate transportation decisions with other municipalities (Forsyth County, WSUAMPO, NCDOT, City of Winston-Salem, etc.).
Strategy 1.2	Promote integrated development patterns that work together to support mixed-use, pedestrian-friendly neighborhoods and active modes of transportation. Use the Future Network Map to plan appropriate transportation projects.
Strategy 1.3	Reduce traffic congestion and promote safety by monitoring zoning and site plan proposals. Enforce the Town’s access management program by: (1) limiting and separating driveways; (2) creating shared access; (3) keeping driveways from being too close to intersections; and (4) encouraging the cross-connection of parking areas.
Strategy 1.4	Use transportation projects as opportunities to enhance the Town’s visual character and limit negative environmental consequences. Seek assistance from NCDOT and/or consultants.
Strategy 1.5	Consider a variety of traffic calming measures to reduce speeds and improve safety on Town-maintained roads.

Objective 2 | Plan for all modes of transportation, emphasizing increased bicycle and pedestrian accessibility and safety.

Strategy 2.1	Update the 2011 Lewisville Greenway and Pedestrian Connections Plan to evaluate need and priorities for sidewalks, greenways, and pedestrian crossings in Lewisville. Emphasize the accessibility of parks, schools and other key destinations.
Strategy 2.2	Continue to require sidewalks on all residential collector streets in new subdivisions. Require traffic calming measures within subdivisions to improve safety.
Strategy 2.3	Ensure all new pedestrian facilities are ADA compliant and develop a plan to transition existing facilities to compliance.

Objective 3 | Ensure a well-connected and well-maintained street network.

Strategy 3.1	Improve and repair streets as necessary through a combination of state, local, and/or other funding. Participate in WSUAMPO transportation planning processes.
Strategy 3.2	Continue to require neighborhood street connections between residential developments while minimizing negative impacts of cut-through traffic. Evaluate the need for new collector streets as subdivision plans are submitted for approval.
Strategy 3.3	Continue to require developers to meet Town of Lewisville/NCDOT construction standards for all new subdivisions.



Strategy Highlight | Traffic Calming

Traffic calming entails a combination of measures to reduce the negative impacts of automobile use, change the behavior of drivers, and improve conditions for non-motorized users (pedestrians and bicyclists). While enforcement, signals/signage, and speed limits are also important, traffic calming focuses on physical design elements to reduce speeds and improve safety. Examples of traffic calming measures include:

- » “Road diets”: A reduction in width of vehicular travel lanes to reallocate space for other uses (i.e. bicycle lanes, crossing islands, turn lanes, or parking)
- » Speed humps, speed tables, and raised intersections
- » Horizontal shifts, chicanes, and mini roundabouts
- » Closures to prevent cut-through traffic (i.e. median barriers)

More information on traffic calming strategies can be found via the Institute of Transportation Engineers: [ite.org/technical-resources/traffic-calming/](https://www.itpe.org/technical-resources/traffic-calming/)





# INFRASTRUCTURE AND SERVICES

This framework plan addresses the strategic growth of infrastructure and services in Lewisville. The maintenance and expansion of services influences where and when a community grows, and Lewisville’s approach should mirror the patterns in the Future Land Use Map to target development in certain areas and discourage it in others.

## Objective

Lewisville will invest in infrastructure and services that support desired growth patterns as envisioned in the Future Land Use Map. The Town will continue to analyze cost return on investment to make infrastructure decisions beneficial to all residents. Lewisville will ensure that existing levels of service are maintained or improved.

## Infrastructure and Services in Lewisville

### Water

Lewisville’s water infrastructure currently serves most Town residents. A few areas lack water infrastructure, such as some more rural areas south of US 421 and in western Lewisville along Conrad Road. Expanding water service where appropriate to serve these areas would require investment, but would be streamlined by the existing high level of service.



### Sewer

Sewer service is much more limited in Lewisville. Most sewer infrastructure is heavily concentrated near Downtown as well as in the Sequoia, Bradford Place, Arbor Run, and Crafton Creek neighborhoods in southeast Lewisville. Elsewhere in Lewisville, septic systems are required. A pump station on the western edge of Lewisville will allow an expansion of sewer service, particularly to neighborhoods in western Lewisville between Shallowford Road and US 421.



### Electricity

Electric service is provided to all homes and businesses in Lewisville by Duke Energy. Access should be expanded as any new development occurs.



### Waste Pickup

Lewisville currently provides trash and recycling pickup to all residents. The Town may consider the feasibility of leaf and limb pickup for all residents.



### Emergency Services

Fire and disaster response is provided to all areas by the Lewisville Fire Department and by the Vienna Volunteer Fire Department in northern Lewisville. Lewisville’s Community Policing Program, under contract with the Forsyth County Sheriff, provides public safety services with six officers assigned to Lewisville full-time. Ambulance services are provided by Forsyth County EMS.



### Schools

Lewisville is served by Winston-Salem/ Forsyth County Schools. A public elementary and new middle school are within the Town limits, and Vienna Elementary School is just across the northeast border. Forsyth Country Day School, a private K-12 institution, also serves area families.



### Library

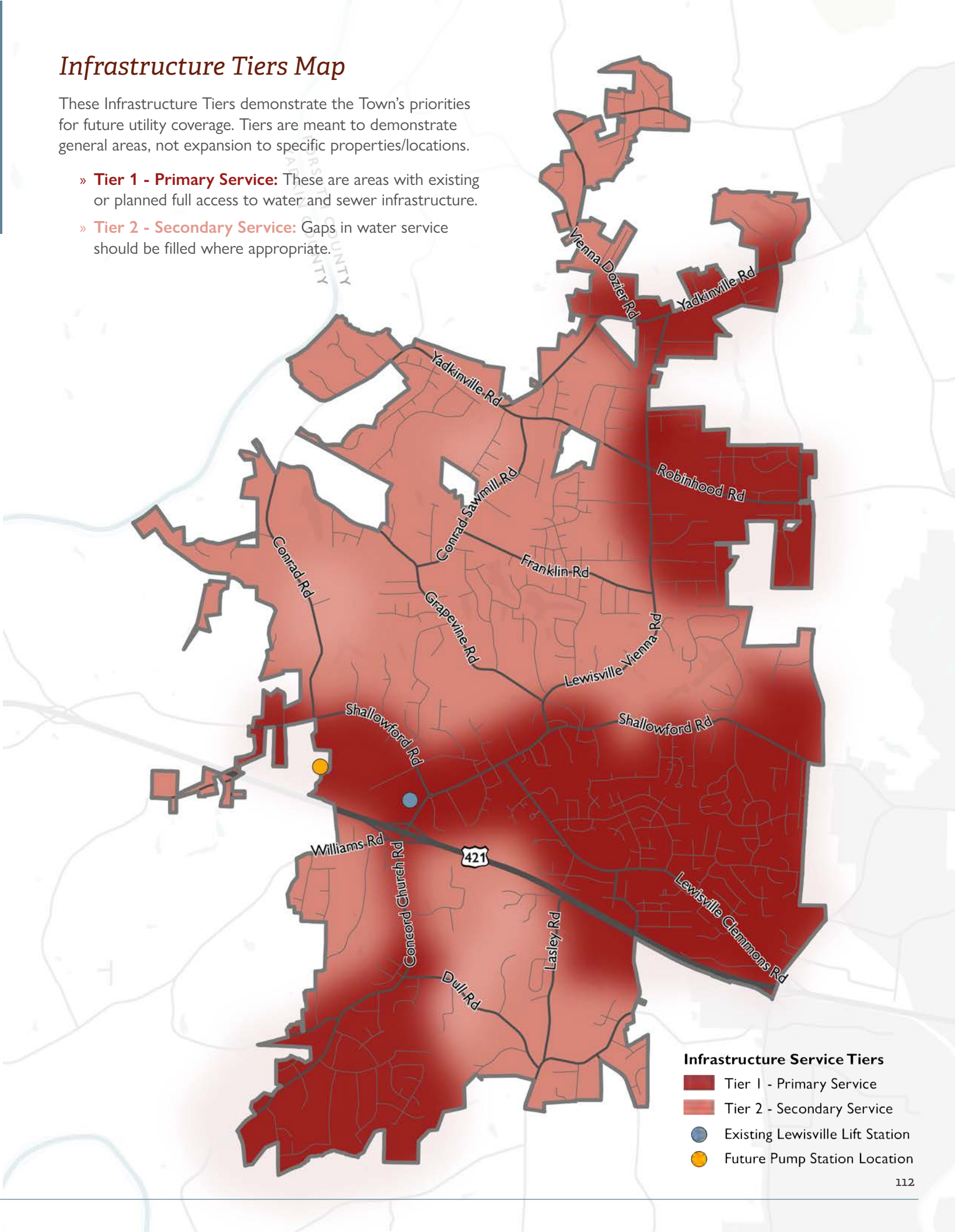
The Lewisville Branch of the Forsyth County Library serves Town residents and is located Downtown.



## Infrastructure Tiers Map

These Infrastructure Tiers demonstrate the Town’s priorities for future utility coverage. Tiers are meant to demonstrate general areas, not expansion to specific properties/locations.

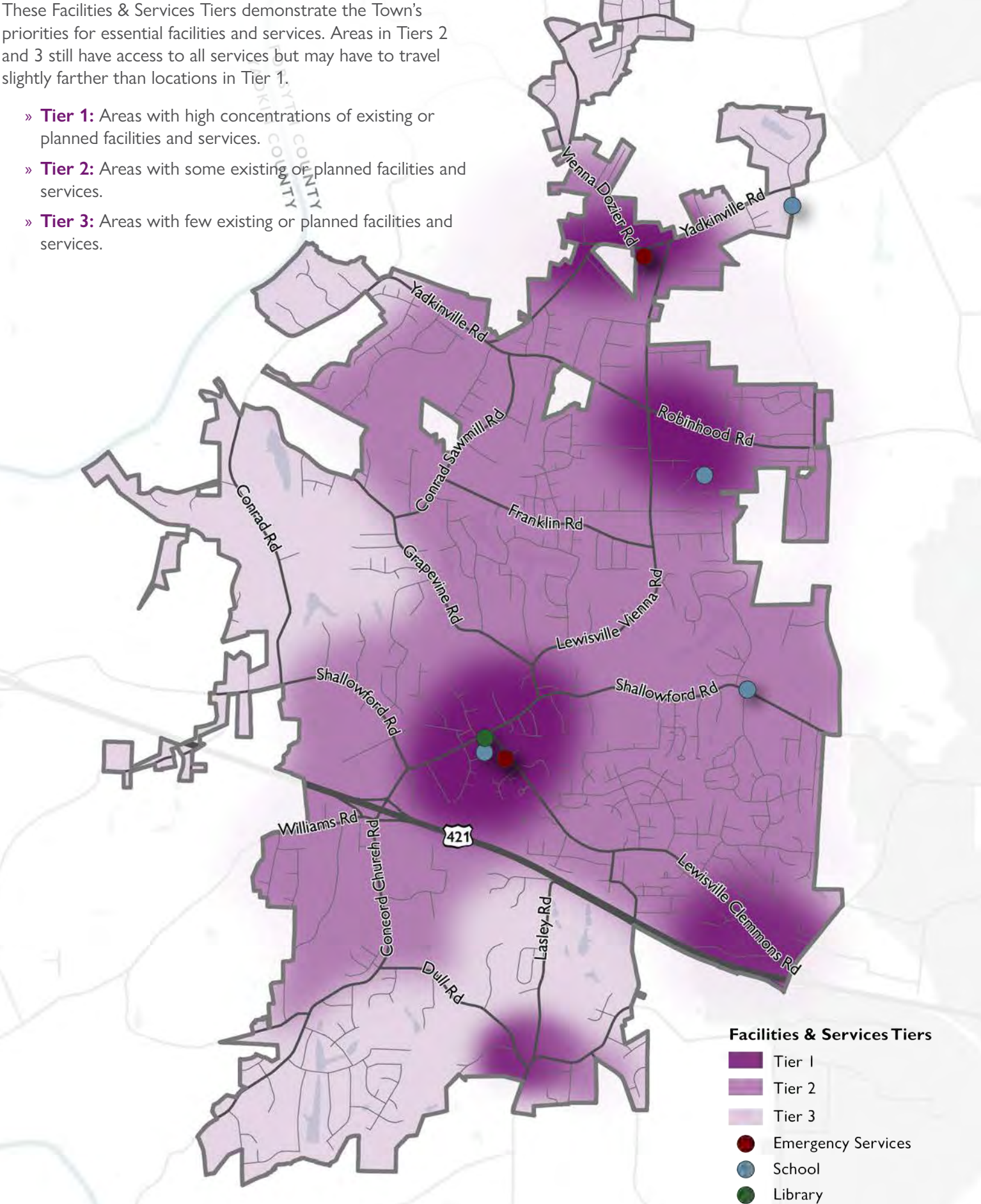
- » **Tier 1 - Primary Service:** These are areas with existing or planned full access to water and sewer infrastructure.
- » **Tier 2 - Secondary Service:** Gaps in water service should be filled where appropriate.



- Infrastructure Service Tiers**
- Tier 1 - Primary Service
  - Tier 2 - Secondary Service
  - Existing Lewisville Lift Station
  - Future Pump Station Location



Facilities & Services Tiers Map



Infrastructure and Services Strategies

**Objective 1** | Maintain existing utility infrastructure and expand into new areas of Lewisville by considering community goals and securing sustained funding sources.

Strategy 1.1	Create a rolling five-year Capital Improvements Program to plan for services desired by the community, with an annual review and assessment of current levels of service and maintenance needs.
Strategy 1.2	Consider the Place Types and the Future Land Use Map when studying water and sewer expansions. Utility expansion should support neighborhood-style and center-style development. A lack of sewer infrastructure can be leveraged as a preservation measure for rural areas.
Strategy 1.3	Continue to monitor the need and evaluate all available funding sources for the provision of sanitary sewer service outside its current limits.
Strategy 1.4	Continue to encourage the placement of existing and future utilities underground to preserve community character.
Strategy 1.5	Support the extension of natural gas lines through the community.
Strategy 1.6	Investigate the feasibility of leaf and limb pickup.

**Objective 2** | Advocate on behalf of Lewisville residents with surrounding jurisdictions to ensure the Town's needs are met. Pursue greater Town sovereignty where appropriate.

Strategy 2.1	Coordinate with Forsyth County to ensure that Lewisville's school, library, and public safety needs are adequately met as the Town's population grows and changes.
Strategy 2.2	Where feasible and beneficial, bring services provided by the County or by Winston-Salem under Town jurisdiction. Lewisville should maintain its connection to the region and become more autonomous where appropriate.





# RESILIENCY AND SUSTAINABILITY

This framework plan outlines strategies for creating a more sustainable Lewisville, including sustainable growth and environmental preservation.

## Statement of Objective

The Town of Lewisville should actively encourage sustainable growth while also preserving the natural systems unique to the Town.

### Resiliency

In this context, resiliency can be thought of as the ability of the community to overcome unforeseen environmental, economic, political, or cultural changes or disturbances.

The Town of Lewisville already has strategies in place to preserve the rural charm while supporting new economic growth areas. The Unified Development Ordinance outlines several types of districts to protect areas of cultural and natural significance. One area intended to preserve the community’s main water supply is the Yadkin River (YR) Conservation District. The district outlines the guidelines and allowed uses in these designated areas.

Other areas protected by the Town’s zoning ordinance are the Neighborhood Conservation Overlay District and the Historic Overlay District. The Town should continue to protect the Town’s natural and built environment through the zoning ordinance. Protecting these areas will promote diversity of uses both economic and recreational. This will ensure the preservation of the Town’s rural charm and sustainable management of environmental resources.

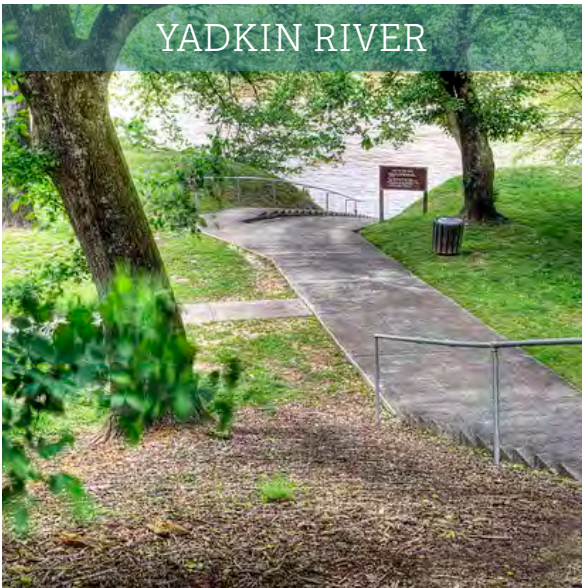
### Sustainability

A community like Lewisville may face a variety of challenges. The Town should create strategies to promote adaptability. While all the Framework Plans address complex issues, this Framework Plan is a cross-cutting topic. Creating a sustainable community could include the Town promoting the use of solar energy or continuing to host special recycling events. Sustainability could also be creating multimodal facilities to provide all members of the community with opportunities to bike or walk rather than depending on a personal vehicle.

With the help of Lewisville’s Environmental Conservation & Sustainability Committee, the Town can tailor specific solutions that meet the needs of the Town. Continuing to promote sustainability and resiliency will be a challenge that supersedes the lifetime of this plan.

## Map Overview

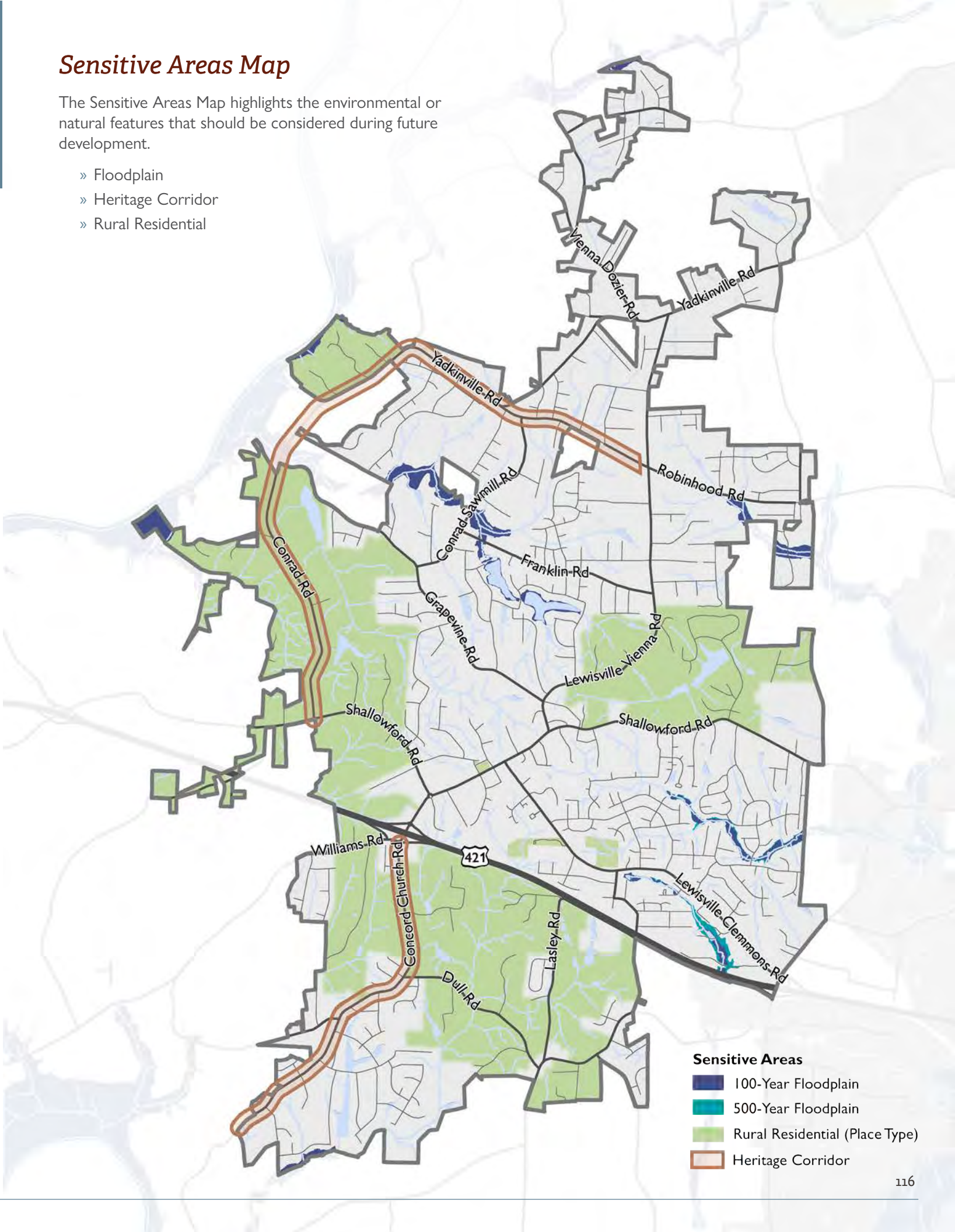
The map highlights key environmental and natural features that should be considered during the development process.



## Sensitive Areas Map

The Sensitive Areas Map highlights the environmental or natural features that should be considered during future development.

- » Floodplain
- » Heritage Corridor
- » Rural Residential





# Resiliency and Sustainability Strategies

## Objective 1 | Commit to conservation by protecting Lewisville’s natural resources.

Strategy 1.1	Conserve and protect the Town’s lakes, creeks, and streams. Prevent erosion by preventing removal of trees from steep slopes, floodplains, and buffers.
Strategy 1.2	Encourage the use of low-impact development (LID) and green building practices in public and private projects. Include interpretive signage to increase community awareness.
Strategy 1.3	Encourage the use of native plants, non-invasive species, and xeriscaping (irrigation-free methods) for landscaping in public and private areas.
Strategy 1.4	Provide facilities to encourage walking and bicycling to promote good air quality and reduce vehicle travel (see Transportation and Mobility Framework Plan). Connect parks with a network of greenways.

## Objective 2 | Promote smart growth patterns that preserve open spaces and sensitive areas.

Strategy 2.1	Plan for growth according to the areas and corridors described in the Future Land Use Map in order to minimize sprawl and preserve Lewisville’s most important assets (see Land Use Framework Plan).
Strategy 2.2	Continue to limit development in sensitive areas such as along the Yadkin River, in wetlands, floodplains, stream buffers, and along steep slopes. Intentionally limit development in Rural Residential areas to conserve farmland, biodiversity, and scenery. Enforce UDO overlay standards to protect these areas.
Strategy 2.3	Preserve open spaces adjoining existing park and Town-owned facilities for future expansion, particularly those described in the PARC Plan.

## Objective 3 | Create, retain, and educate the public about policies and programs that support environmental conservation.

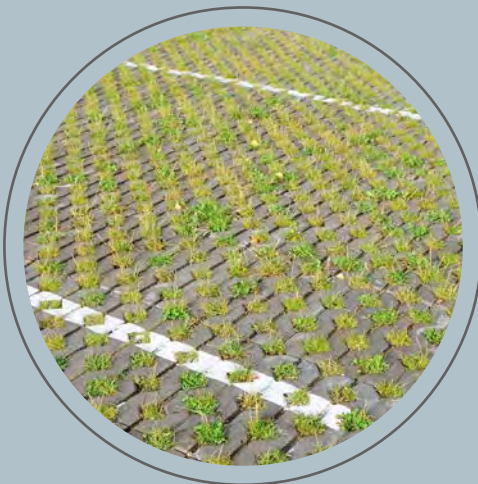
Strategy 3.1	Retain bimonthly meetings of the Environmental Conservation & Sustainability Committee.
Strategy 3.2	Educate Lewisville residents about tax credits available for conservation easements, the county tax deferral program, and appropriate landscaping species.
Strategy 3.3	Pursue funding to incentivize property owners to protect significant natural and scenic areas in collaboration with the Piedmont Land Conservancy, the County, and the State.
Strategy 3.4	Encourage household-level actions that can reduce energy and water usage such as recycling, home gardens, stormwater catchment plantings, composting, and recycling.

## Strategy Highlight | Low-Impact Development (LID)

Low-impact development (and more generally, green infrastructure) is a category of systems for stormwater management that mimic natural processes in order to preserve water quality and benefit habitats. This approach to land development or redevelopment aims to manage stormwater as close to its source as possible, thereby limiting runoff and the spread of pollutants. These methods help to decrease the negative environmental consequences of growth. Specific methods include:

- » Bioretention facilities
- » Rain barrels
- » Rain gardens
- » Permeable pavement
- » Green/vegetated rooftops

For more information about LID methods and practices, see the EPA website: [epa.gov/nps/urban-runoff-low-impact-development](https://epa.gov/nps/urban-runoff-low-impact-development)



Permeable pavement



Bioswale under construction



Green roof





# PARKS, RECREATION, AND CULTURE

This framework plan carries forward the vision and recommendations of the Lewisville Parks, Recreation, and Cultural Development (PARC) Plan created alongside the Comprehensive Plan. This plan integrates land use priorities into the parks system and recognizes how the City’s parks and open spaces contribute to broader community initiatives.

## Objective

Lewisville will develop a vibrant and community-focused future park system. By pursuing the vision outlined in the PARC Plan, the Town will create a system that is more equitable and accessible to all, comprised of high-quality and sustainable facilities, with a capacity for use by all Lewisville residents.

## Map Overview and Recommendations

The map at right is based on key recommendations from the Town’s recently completed PARC Plan. The map shows existing parks, walking and driving distance from these parks, potential neighborhood park locations, town-owned parcels, and private fitness facilities.

### Proposed New Parks

- » **New community park** in north central Lewisville in an easily accessible area. This new community park should include a community center, shelters and seating, a playground or other creative play areas, sports facilities, and a water element.
- » **New neighborhood parks** should be strategically located in areas farther from Downtown, including the south, northwest, north central, and northeast parts of Lewisville. These should include a shelter or gathering space, seating, accessible walking paths, a playground, lighting/safety measures, and at least one active facility (i.e. tennis court).
- » **Mini parks**, as small as half an acre, are most successfully created when specifically advocated for by a group of residents. Mini parks should be encouraged and designed to accommodate community needs.



Creative play areas in a community park

### Proposed Park Improvements

- » **Jack Warren Park:** Develop a connection between park facilities and the new community center, upgrade the fitness equipment, upgrade seating to ADA compliance, and renovate the multi-use field.
- » **Shallowford Square:** Upgrade play equipment; install permanent bike racks; commission a parking study to facilitate better access and traffic flow during events at the park.
- » **Joanie Moser Park\*:** Establish better pedestrian access between areas of the park; renovate volleyball court; create wayfinding signage. *\*In partnership with Forsyth County*

See map for potential neighborhood park locations



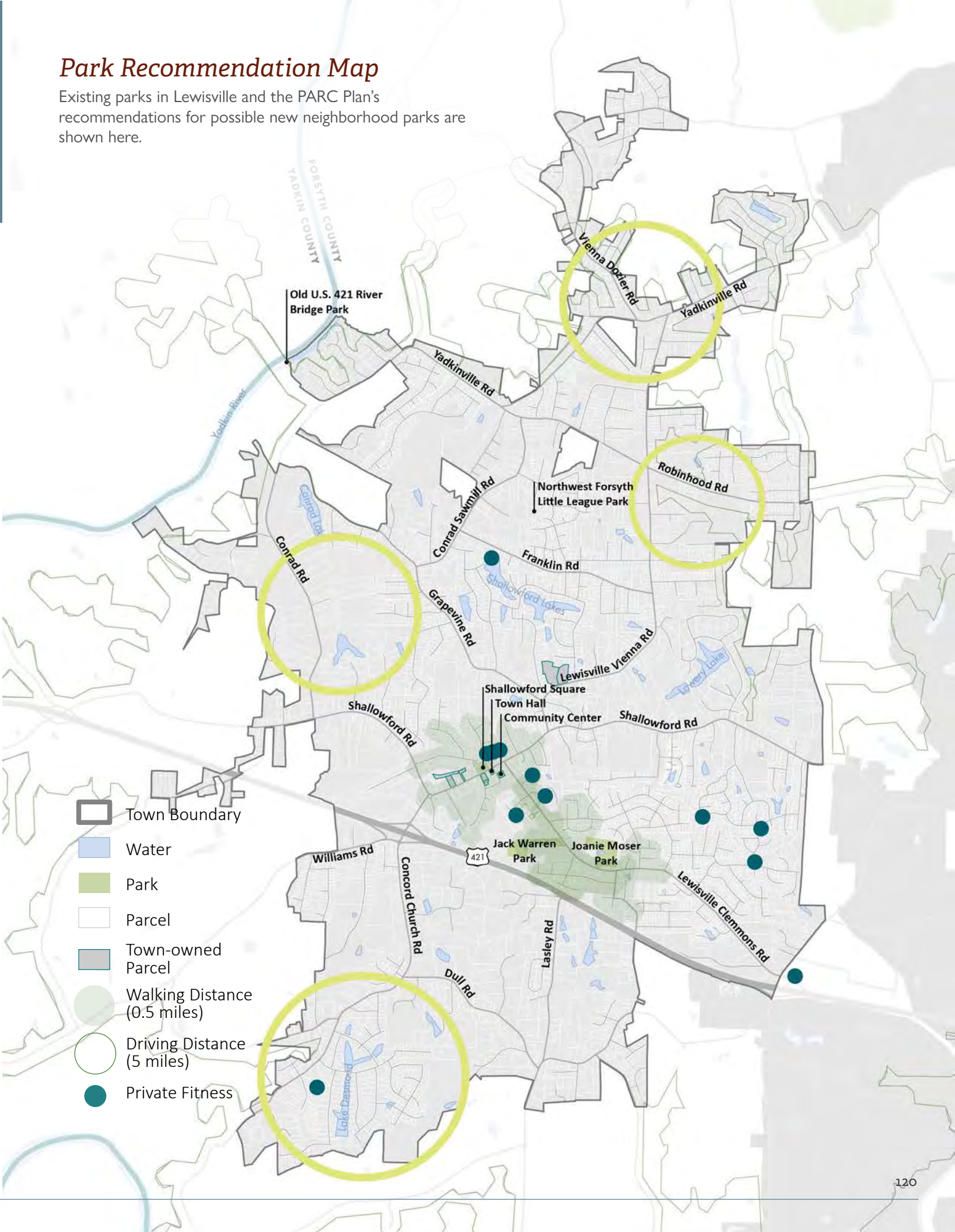
Shallowford Square



Pollinator Garden

## Park Recommendation Map

Existing parks in Lewisville and the PARC Plan’s recommendations for possible new neighborhood parks are shown here.

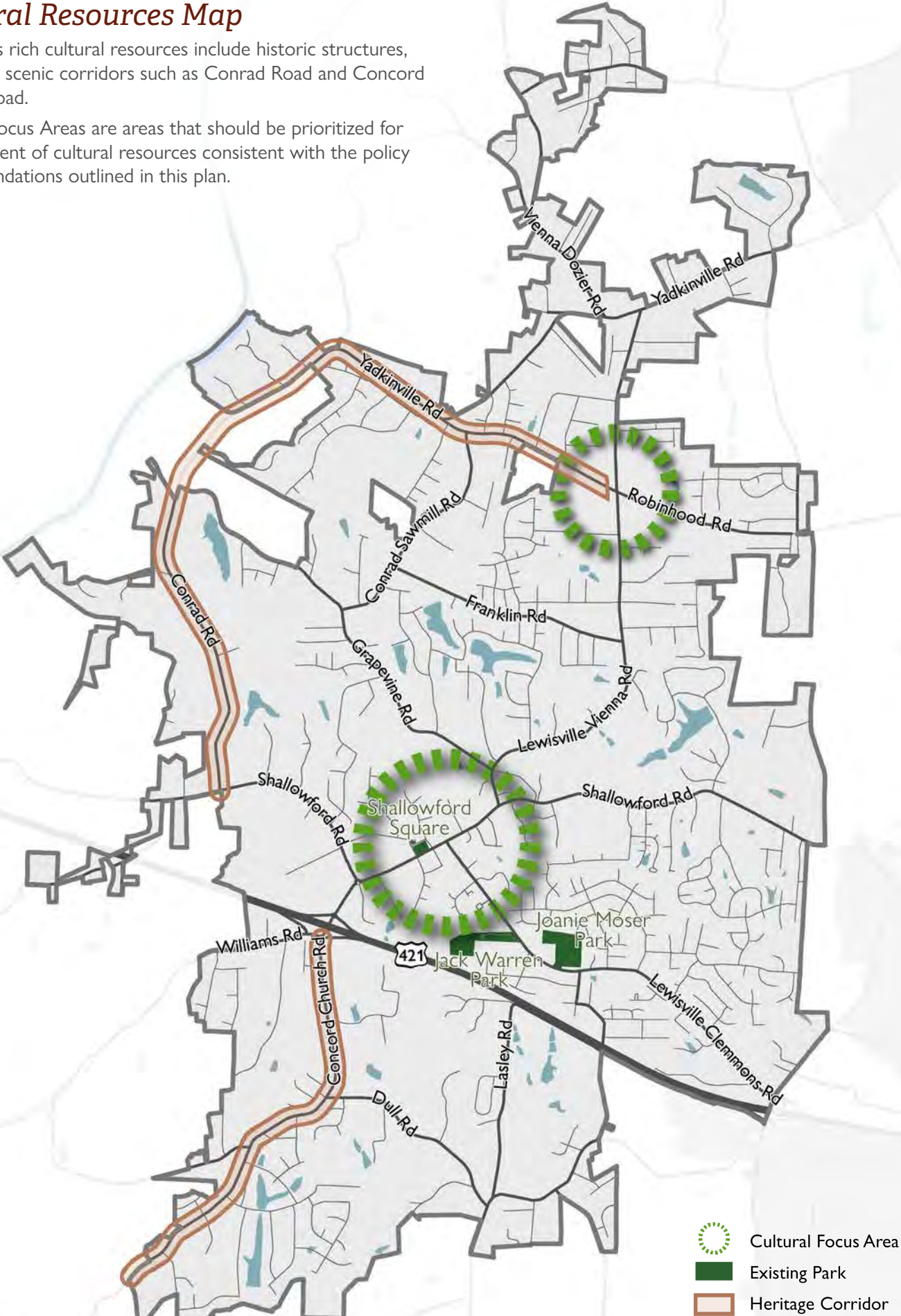




Cultural Resources Map

Lewisville’s rich cultural resources include historic structures, parks, and scenic corridors such as Conrad Road and Concord Church Road.

Cultural Focus Areas are areas that should be prioritized for enhancement of cultural resources consistent with the policy recommendations outlined in this plan.



Parks, Recreation, and Culture Strategies

The following objectives and strategies reflect the recommendations of the Lewisville PARC Plan, adopted December 2021.

Objective 1 | Upgrade and maintain existing parks and recreation facilities to meet community needs.

Strategy 1.1	Improve facilities at Jack Warren Park, Shallowford Square, and Joanie Moser Park. See page 119 and the PARC Plan for proposed improvements.
Strategy 1.2	Implement park safety improvements such as lighting, enhanced park borders and street connections, fencing for access control at night, and emergency personnel access.

Objective 2 | Establish new parks at various scales to expand Town-wide and neighborhood-scale recreation accessibility.

Strategy 2.1	Establish a new community park in north-central Lewisville.
Strategy 2.2	Establish neighborhood parks in parts of Lewisville farther from Downtown.
Strategy 2.3	Establish mini parks (as small as half an acre) in locations with limited park accessibility.

Objective 3 | Provide more recreational, athletic, and cultural amenities that support all Lewisville residents.

Strategy 3.1	Provide recreational facilities that can be enjoyed by more ages, such as walking trails, picnic shelters, disc golf, splash pads, and tennis courts. Facilities should be as accessible as possible.
Strategy 3.2	Use public art to improve the aesthetics of the Town, including murals, memorials, large sculptures, and interactive art in high-visibility areas throughout Lewisville.
Strategy 3.3	Provide a greater number and variety of community events throughout the year, possibly including a food truck festival, art festival, holiday programs, running races, or movie nights.

Objective 4 | Improve the efficiency and effectiveness of the parks and recreation system.

Strategy 4.1	Hire staff to support the goals of this plan; a parks and recreation director to implement the plan and maintenance staff to service new park land.
Strategy 4.2	Promote sustainability in the Town’s park offerings using strategies such as minimizing energy use, installing solar panels, using rain barrels and rain gardens, and/or using native and drought tolerant plantings. See Framework Plan X.
Strategy 4.3	Update policies and guidelines to align with the goals of this plan.



# 7. ACTION PLAN

The Action Plan completes the plan by focusing on the implementation of the recommendations proposed in Lewisville Tomorrow. This chapter includes a complete list of all the policies from the document and provides guidance on how to implement each policy. The Action Plan is outlined into the following sections:

- » Call to Action
- » Action Plan
- » Framework Plan Policies
- » Featured Actions
- » Conclusion



# CALL TO ACTION

Lewisville’s legacy of proactive planning resulted in previous efforts that included clear visions and supportive strategies to preserve its small-town charm, reinforce its sense of community, and build upon its economic assets. These efforts served as building blocks in the creation of Lewisville Tomorrow. The Comprehensive Plan clarifies how the Town’s built and natural environment can continue to have a positive effect on how people experience life in Lewisville.

## Introduction

Lewisville Tomorrow shows how the Town can fulfill a renewed vision for Lewisville. The plan is the product of collaboration with town staff, community members, town leadership, and the plan’s steering committee. The success of the plan hinges on the continued collaboration among the community to implement the plan’s recommendations. While completing the plan is a crucial first step, specific actions are needed to guide the plan’s implementation. This section outlines some of these coordination steps.

*“The Town of Lewisville is defined by its strong sense of community. The Town is a place of neighbors, a place of values, and a place to call home. Lewisville Tomorrow will preserve this distinctive small-town character by encouraging balanced growth that enhances opportunities and enriches community connections.”*



## Connection to Upcoming Plans and Initiatives

Lewisville Tomorrow relates to other plans—some already in place and some still to come—in a variety of ways. These efforts range from local initiatives to those that stretch across the region. Numerous existing plans were reviewed at the outset of the planning process and provided the necessary building blocks for the strategies recommended in the Comprehensive Plan. As a Foundation for the Future, Lewisville Tomorrow also provides an important first step for upcoming plans and initiatives. Lewisville Tomorrow should serve as a guide for future strategic planning efforts and the upcoming rewrite of the Town’s Unified Development Ordinance to reinforce a coordinated vision for Lewisville.

### Lewisville Strategic Plan

A clear distinction exists between a Comprehensive Plan (such as Lewisville Tomorrow) and a Strategic Plan (which the Town would benefit from). The Comprehensive Plan is a policy-focused that broadly guides future decisions surrounding growth and development. Lewisville Tomorrow establishes a long-range view with general goals and policies for elements of the community such as land use, economic development, housing, transportation, infrastructure, and service. Meanwhile the Town’s Strategic Plan should address specific community needs, many of which that were likely identified in the Comprehensive Plan. The Strategic Plan should have a shorter horizon (e.g., five years) to better understand the opportunities and constraints that will affect implementation.

Comprehensive Plan		Strategic Plan
Long-range plan (~20-year timeframe)		Short-term strategy (~5-year timeframe)
Provides a framework for future actions based on assumptions of future opportunities and constraints	VS	Communicates specific actions that can be completed given a clear understanding of available resources
Does not specifically allocate resources (time and money) to implement specific actions		Sets expectations for the amount and timing of resources over the five-year horizon

### Unified Development Ordinance (UDO)

The Comprehensive Plan provides guidance as land use decisions are considered in the future. It builds on the vision created from previous plans and refined as part of Lewisville Tomorrow activities. A full rewrite to the Town’s Unified Development Ordinance is the logical next step in making future development more predictable, functional, and intentional. The Town’s UDO will be the regulatory instrument to advance the land use vision outlined in Lewisville Tomorrow. The continuity from the Comprehensive Plan to the UDO will align expectations for allowable uses, densities and intensities, building sizes and design features, transportation standards, and a host of other considerations. The UDO will create a legally binding way to enforce the future land use vision.





# Strategy Board

The timing of implementing Lewisville Tomorrow will depend on numerous factors including market conditions, available resources such as staff time and money, and the ability of the Town and private interests to work together. The Action Plan offers a way to track progress and prepare for future improvements with the flexibility to pivot as circumstances change. Lewisville Tomorrow tries to address specific challenges—both known and anticipated—and position the Town to capitalize on opportunities associated with likely growth areas in the years to come. Having a way to effectively track progress will allow the Town to modify programs and policies to build on progress or respond to new challenges. The Action Plan provides a framework for achieving the Town’s future vision and goals by giving more structure to the strategies introduced in the Framework Plans. Referred to as the Strategy Board, the pages that follow show the responsible entities, identify whether the strategy is standalone or ongoing, and give a general sense of the resources (time and money) required for implementation.

## Responsible Entities

Lewisville Tomorrow requires close coordination among various groups, including elected officials, departments, existing committees, and new groups that can be formed to support implementation. Likewise, private developers will play a role in achieving the vision for Lewisville by actively participating in supportive development practices. The Action Plan identifies who needs to take the lead on a particular strategy with the understanding that other groups will need to support these efforts.

Departments	Administration ( <b>AD</b> )   Planning & Zoning ( <b>P&amp;Z</b> )   Public Works ( <b>PW</b> )
Boards and Committees	Beautification Committee ( <b>BC</b> )   Environmental Conservation & Sustainability Committee ( <b>ECSC</b> )   Parks, Recreation and Cultural Development Board ( <b>PRCDB</b> )   Planning Board ( <b>PB</b> )   Public Safety Advisory Committee ( <b>PSAC</b> )
Other Groups	Town Council ( <b>TC</b> )   Private Development ( <b>PD</b> )

## Duration

Many of the strategies will be ongoing initiatives, while a few are standalone strategies that will be implemented at a particular time in the future.

## Resources

The Strategy Board features more than 70 individual actions. With the understanding that the people tasked with implementation face competing priorities for their time and available funding is limited, the Strategy Board provides a general sense of the resources necessary for each action.

# Funding Sources

While not called out specifically in the Strategy Board, funding sources will play a critical role in achieving some of the actions. In particular, funding needs are associated with many of the transportation and park construction projects. The competition for public resources is intense, and implementation will require Town revenue sources, grant applications, public-private partnerships, and state or federal funds. The following list provides a glimpse of potential funding sources.

**Capital Improvement Program.** The Town of Lewisville’s five-year Capital Improvement Program (CIP) assigns funding for equipment and facilities for the town.

**General Fund.** Some actions can be funded through the existing budgets and departmental responsibilities and therefore do not add the operating expenses of the town.

**Grants.** A variety of grants are available to advance implementation. While some grants will require a local match, positioning the town to be competitive for funding opportunities is critical. Another consideration is that staff time will be necessary to apply for and administer grants.

**Public-Private Partnerships.** The type of financing uses private financing to build public infrastructure, transportation projects, and public amenities like parks.

**Transportation Funding.** Competitive federal and state funding programs through Winston-Salem Urban Area Metropolitan Planning Organization (WSUMAPO) can provide additional funding for transportation improvements and planning processes.

## Strategy Legend

Refer to this legend while reading the strategies in the tables on the following pages.

Objective/Strategy	Lead	Support	Participate	Duration	Time	Cost
Refers to the strategy number as included in the Framework Plans chapter	See table under <i>Responsible Entities</i> on previous page for abbreviations			Standalone = Strategy implementation is an isolated action Ongoing = Strategy implementation is a continuous process	L = Low M = Medium H= High	





## Land Use

Objective/ Strategy	Title	Lead	Support	Participate	Duration	Time	Cost
1	Encourage land use patterns that allow convenient access to neighborhood amenities and protect property owners from incompatible land uses.						
1.1	Place Type Application	P&Z	PB   TC		Ongoing	L	L
1.2	Small-Scale Commercial	P&Z	PB   TC	PD	Ongoing	L	L
1.3	Rural Preservation	P&Z	PB   TC		Ongoing	L	L
2	Develop Downtown Lewisville as a center of community identity, encouraging small businesses and a mix of housing types.						
2.1	Downtown Development	P&Z	PB		Standalone	M	L
2.2	Downtown Design Guidelines	P&Z	PB   TC	PD	Ongoing	L	L
2.3	Public/Private Partnerships for Downtown.	TC	P&Z		Standalone	M	L
3	Create a new Unified Development Ordinance to encourage development that matches the goals of the Future Land Use Map.						
3.1	Activity Center Development	P&Z	PB   TC	PD	Ongoing	L	L
3.2	Activity Center Design Guidelines	P&Z	PB		Standalone	H	M

See full strategy descriptions on page 90.



## Economic Development

Objective/ Strategy	Title	Lead	Support	Participate	Duration	Time	Cost
1	Develop a livelier Downtown and other small commercial areas that enhance walkability and fit seamlessly with Lewisville's small-town character.						
1.1	Downtown Development	P&Z			Standalone	M	L
1.2	Downtown Density	P&Z	PB	PD	Ongoing	L	L
1.3	Downtown Accessibility	P&Z	PW		Ongoing	L	L
1.4	Downtown Urban Design	P&Z	PB   TC			L	L
1.5	Main Street America Membership	AD	TC		Standalone	L	L
2	Coordinate strategically with businesses and developers to ensure that any economic development serves to enhance the Town's character and prosperity.						
2.1	Leveraging Local Assets	AD	TC		Ongoing	L	L
2.2	Economic Development Sites	P&Z	AD   TC	PD	Ongoing	M	L
2.3	Local Hiring Practices	AD	TC		Ongoing	M	L
3	Support the Town's existing businesses and encourage new appropriately-scaled enterprises to locate in Lewisville.						
3.1	Economic Development Marketing	AD	P&Z   TC		Ongoing	H	M
3.2	Downtown Lewisville Organization	AD			Ongoing	H	M
3.3	Downtown Grant Program	TC			Standalone	M	H
3.4	Supportive Housing Development	P&Z	PB   TC		Ongoing	L	L
3.5	Entrepreneurship Program	TC			Standalone	H	H

See full strategy descriptions on pages 94-95.





## Housing

Objective/ Strategy	Title	Lead	Support	Participate	Duration	Time	Cost
<b>1</b>	Preserve the residential character of Lewisville.						
1.1	Single-Family Neighborhood Preservation	P&Z	PB   TC	PD	Ongoing	L	L
1.2	Planning Tool Application	P&Z	PB   TC		Ongoing	L	L
1.3	Rural Preservation	P&Z	PB   TC		Ongoing	L	L
<b>2</b>	Evaluate zoning and development standards to allow for new development to occur where appropriate.						
2.1	Residential Clusters	P&Z	PB   TC	PD	Ongoing	L	L
2.2	Requirement Flexibility	P&Z	PB   TC		Standalone	M	L
<b>3</b>	Maintain an adequate supply of housing that varies in size and style.						
3.1	Neighborhood Preservation	P&Z	PB   TC		Ongoing	L	L
3.2	Neighborhood Design Standards	P&Z	PB   TC		Standalone	M	L
3.3	Multifamily Housing Standards	P&Z	PB   TC		Standalone	M	L
<b>4</b>	Pursue housing investment in and near Downtown.						
4.1	Downtown-Supportive Housing	P&Z	PB   TC		Ongoing	L	L
4.2	Walkability	P&Z	PB   TC	PD	Ongoing	L	L

See full strategy descriptions on page 98.



## Transportation & Mobility

Objective/ Strategy	Title	Lead	Support	Participate	Duration	Time	Cost
<b>1</b>	Provide transportation infrastructure that fulfills existing needs and supports preferred future land use.						
1.1	Transportation Coordination	P&Z	PW		Ongoing	M	L
1.2	Pedestrian-Friendly Design	P&Z	PB   TC		Ongoing	L	L
1.3	Access Management	P&Z	PB   TC		Ongoing	L	L
1.4	Streetscaping	PW	TC		Ongoing	L	H
1.5	Traffic Calming	PW			Ongoing	M	H
<b>2</b>	Plan for all modes of transportation, emphasizing increased bicycle and pedestrian accessibility and safety.						
2.1	Greenway and Pedestrian Plan Update	P&Z	TC		Standalone	M	M
2.2	Sidewalk Requirements	P&Z	PB   TC	PD	Ongoing	L	L
2.3	ADA Compliance	PW	P&Z		Ongoing	L	L
<b>3</b>	Ensure a well-connected and well-maintained street network.						
3.1	Street Maintenance	PW			Ongoing	M	H
3.2	Street Connectivity	P&Z	PB   TC	PD	Ongoing	L	L
3.3	Street Design Standards	P&Z	PB   TC	PD	Ongoing	L	L

See full strategy descriptions on page 108.





## Infrastructure and Services

Objective/ Strategy	Title	Lead	Support	Participate	Duration	Time	Cost
1	Maintain existing utility infrastructure and expand into new areas of Lewisville by considering community goals and securing sustained funding sources.						
1.1	Capital Improvements Plan	AD	PW   TC		Ongoing	M	H
1.2	Water/Sewer Capacity	P&Z	PB   TC		Ongoing	L	L
1.3	Sewer Service Area	AD	TC		Ongoing	L	L
1.4	Underground Utilities	AD			Ongoing	L	L
1.5	Natural Gas Lines	AD	PW   TC		Ongoing	L	L
1.6	Leaf and Limb Pickup	AD	PW		Standalone	L	L
2	Advocate on behalf of Lewisville residents with surrounding jurisdictions to ensure the Town's needs are met. Pursue greater Town sovereignty where appropriate.						
2.1	County Coordination	P&Z	PB   TC		Ongoing	L	L
2.2	Infrastructural Autonomy	TC	PW   P&Z		Ongoing	M	H

See full strategy descriptions on page 113.



## Resiliency & Sustainability

Objective/ Strategy	Title	Lead	Support	Participate	Duration	Time	Cost
1	Commit to conservation by protecting Lewisville's natural resources.						
1.1	Natural Resource Conservation	ECSC			Ongoing	L	L
1.2	Low-Impact Development	P&Z	PB   TC		Ongoing	L	L
1.3	Native Plants and Non-Invasive Species	P&Z	PB   TC		Ongoing	L	L
1.4	Active Transportation	PW	P&Z   TC		Ongoing	M	H
2	Promote smart growth patterns that preserve open spaces and sensitive areas.						
2.1	Smart Growth	P&Z	PB   TC		Ongoing	L	L
2.2	Limited Development in Sensitive Areas	P&Z	PB   TC		Ongoing	L	L
2.3	Open Space for Park Expansion	P&Z	PB   TC		Ongoing	M	M
3	Create, retain, and educate the public about policies and programs that support environmental conservation.						
3.1	Environmental Conservation & Sustainability Committee	ECSC			Ongoing	M	L
3.2	Conservation Tax Credits	ECSC			Ongoing	M	L
3.3	Conservation Collaboration	TC	BC		Ongoing	M	M
3.4	Household Actions	ECSC	PW		Ongoing	M	M

See full strategy descriptions on page 116.





Parks, Recreation, and Culture

Objective/ Strategy	Title	Lead	Support	Participate	Duration	Time	Cost
1	Upgrade and maintain existing parks and recreation facilities to meet community needs.						
1.1	Park Facilities	PW	PRCDB		Ongoing	M	M
1.2	Park Safety Improvements	PW	PRCDB		Standalone	L	M
2	Establish new parks at various scales to expand Town-wide and neighborhood-scale recreation accessibility.						
2.1	Community Park	TC	PRCDB		Standalone	H	H
2.1	Neighborhood Parks	TC	PRCDB		Standalone	H	H
2.3	Mini Parks	TC	PRCDB	PD	Ongoing	L	L
3	Provide more recreational, athletic, and cultural amenities that support all Lewisville residents.						
3.1	Recreation Facilities	AD	PRCDB		Ongoing	M	H
3.2	Public Art	BC	PRCDB		Ongoing	M	M
3.3	Community Events	AD	PRCDB		Ongoing	H	M
4	Improve the efficiency and effectiveness of the parks and recreation system.						
4.1	Additional Staff	TC	PRCDB		Ongoing	L	M
4.2	Sustainable Practices	ECSC	PRCDB   PSAC		Ongoing	M	M
4.3	Guideline Updates	TC	PRCDB   P&Z   PB   TC		Standalone	M	L

See full strategy descriptions on page 121.

## Conclusion

Lewisville Tomorrow establishes a Foundation for the Future. It builds upon previous efforts, including the Town’s 2015 Comprehensive Plan and other efforts such as 2018 Northeast Area Plan. It resets our understanding of underlying demographics in the Town and the natural and built characteristics that gives shape to Lewisville. It brings in the many voices that call Lewisville home or a place to work or somewhere to recreate. And it blends that information into a new approach to growth and distills that approach into a series of strategies organized around topics that matter—from land use and transportation to economic development and parks. The future of Lewisville rests in our willingness to maintain focus, provide strong leadership, and carefully and collectively consider how we prioritize the limited resources we have on hand to enact change. Success means Lewisville continues to embrace its unique small-town character, that it finds opportunities that come with being intentionally about growth, that its Downtown blossoms. And most importantly, that its people are more connected to each other and the place they call home.





LEWISVILLE TOMORROW  
*Foundation for the Future*

COMPREHENSIVE PLAN

