

**Lewisville Town Council**  
**Briefing and Action Meeting Agenda**  
**August 6, 2020 - 6:00 p.m.**

**Digitally originating in Council Chambers 1<sup>st</sup> floor - Lewisville Town Hall**  
**6510 Shallowford Road**

1. **Call to Order:**
  - a. Roll Call
  - b. Adoption of Agenda
2. **Guests, Introductions, Recognitions and Presentations for August 6, 2020**
3. **Items That Require Council Direction**
  - a. [Options](#) to be included in the final contract for the new Community Center
  - b. New Community Center funding considerations
  - c. Finalize RFP for the Comprehensive Plan
4. **Items Requiring Action at Briefing**
  - a. [Ordinance 2020028 Amended](#) - Zoning Docket L-095 adding the metes and bounds to the ordinance legal description as requested by Winston-Salem Planning Department
5. **Unfinished Business:**
  - a. None.
6. **Administrative Reports:**
  - a. Manager's Report
    - i. Update on *Pedestrian Crossing Treatments Policy* - Public Safety Advisory Committee review
  - b. Staff Reports
    - i. Attorney
    - ii. Public Works
    - iii. Planning
    - iv. Finance
    - v. Clerk
7. **Agenda Items for Regular Meeting on [August 13, 2020](#)**
  - a. Tentative Agenda
    - i. **Consent Agenda**
      - (1) [Resolution 2020057](#) - Acceptance and Approval of preliminary Monthly [Financials for the twelve months ending June 30, 2020](#)
      - (2) Approval of Council Debt Issuance Meeting Approval [Minutes - July 23, 2020](#)
    - ii. **Introductions, Recognitions, Presentations and/or Proclamations**
      - (1) I'm One of the Reasons Lewisville Is A Great Place to Live
    - iii. **Appointments**

**Lewisville Town Council**  
**Briefing and Action Meeting Agenda**  
**August 6, 2020 - 6:00 p.m.**

**Digitally originating in Council Chambers 1<sup>st</sup> floor - Lewisville Town Hall**  
**6510 Shallowford Road**

- (1) [Appointment Order 2020005](#) - appointing members to the Student Leadership Committee for school year 2020-2021
- (2) [Appointment Order 2020006](#) - appointing Ronald H. Morris, Jr. to the Lewisville Public Safety Advisory Committee

iv. **Public Hearings**

- (1) [Ordinance 2020042](#) - Special Use District Permit for PINS 5875-97-8451 and 5875-97-7671

v. **New Business**

- (1) [Resolution 2020049](#) - disposition of public records
- (2) [Resolution 2020052](#) - adopting the 2020 Northern Piedmont Regional Hazard Mitigation Plan
- (3) [Resolution 2020053](#) - authorizing the interlocal agreement with Forsyth County for the grant of Coronavirus Relief Funds
- (4) [Ordinance 2020038](#) - updating the Lewisville Unified Development Ordinances by adding **Supplement 10** (Ordinance 2019044 - UDO L-160 to provide for additional notifications to property owners on zoning cases) and **Supplement 11** (Ordinance 2020014 - UDO L-159 adding Community Center to definitions, the Permitted Use Table and providing for off-street parking)
- (5) New Community Center
  - (a) [Ordinance 2020039](#) - amending the Capital Project Ordinance Community Center in the amount of \$4,325,599.<sup>00</sup>
  - (b) [Ordinance 2020040](#) - amending Budget Ordinance 2020001 in the amount of \$997,788.<sup>00</sup> to transfer funds from the Municipal Buildings/Land Capital Reserve to the Community Center Capital Project to fund completion of the new Community Center construction
  - (c) [Ordinance 2020041](#) - amending Budget Ordinance 2020001 in the amount of \$1,327,811.<sup>00</sup> to transfer funds from the General Fund to the Community Center Capital Project to fund completion of the new Community Center construction
  - (d) [Resolution 2020054](#) - awarding construction contract to **xxx** for construction of the new Community Center in the amount of **xxx**
  - (e) [Resolution 2020055](#) - awarding contract to **xxxx** in the amount of **xxxx** to conduct materials testing and special inspections as required
  - (f) Set groundbreaking date
  - (g) Officially name the new Community Center
- (6) [Resolution 2020056](#) - granting a sidewalk easement to the Lewisville Historical Society from the Town Hall Annex rear parking lot to the Nissen House

**Lewisville Town Council  
Briefing and Action Meeting Agenda  
August 6, 2020 - 6:00 p.m.**

**Digitally originating in Council Chambers 1<sup>st</sup> floor - Lewisville Town Hall  
6510 Shallowford Road**

- b. Approval of Tentative Agenda for regular meeting on [August 13, 2020](#)
  
- 8. **For the Good of the Order:**
  - a. Council Discussion
  
- 9. **Adjournment**

## Community Center Options

08-04-2020

1	Rear canopy outside of multi purpose rooms		\$115,312.00
2	Sidewalks in entry circle		\$39,803.00
3	Site lighting		\$55,001.00
4	Acoustical wall treatments		\$19,398.00
5	Interior finish upgrades		\$32,329.00
6	Power shades in multi purpose rooms		\$16,378.00
7	Faux wood soffits at front and rear porches		\$14,734.00
8	Natural gas generator		\$36,873.00
9	Enhanced landscaping plan		\$7,551.00

**TOWN OF LEWISVILLE**  
**ORDINANCE 2020028 AMENDED**  
**AMENDING THE TOWN OF LEWISVILLE ZONING ORDINANCE**  
**OF THE UNIFIED DEVELOPMENT ORDINANCES AND ZONING MAP OF THE**  
**TOWN OF LEWISVILLE, NORTH CAROLINA**

---

---

**(Zoning Docket L-095)**

**Re-zoning (Map Amendment) from HB-S (Highway Business) and RS-20 (Residential Single Family, Minimum Lot size 20,000 sq. ft.) PIN's 5885-70-8928 and PIN 5885-81-0388 to RS-9-S (Residential Single Family, minimum lot size of 9,000 sq. ft.)  
1138 Lewisville-Clemmons Road**

**WHEREAS**, Town of Lewisville published notification of this pending re-zoning on Sunday, May 24, 2020 and Sunday, May 31, 2020; and

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

**WHEREAS**, sign posting of the property occurred on February 25, 2020; and

**WHEREAS**, these procedures have been performed and certified by Town Staff in accordance with North Carolina land use regulations found in N. C. §160A-384; and

**WHEREAS**, the Lewisville Town Council accepts the Staff Report; and

**WHEREAS**, the Lewisville Planning Board held its public hearing on March 11, 2020 prior to the approval of Session Law 2020-3 that required an additional 24 hours following the public hearing to receive written comments; and

**WHEREAS**, the Lewisville Planning Board has favorably recommended the rezoning request to the Town Council with no suggested conditions.

**NOW THEREFORE BE IT ORDAINED** that the Lewisville Town Council finds that the proposed rezoning amendment is consistent with and conforms to the goals and recommendations of the 2015 Lewisville Comprehensive Plan and the Forsyth County Legacy Plan. Further, we find that the action to be taken is reasonable and in the public interest and therefore approve the amendment.

**BE IT FURTHER ORDAINED AS FOLLOWS:**

**Section 1.** The Town of Lewisville Zoning Ordinance of the Unified Development Ordinances and the Official Zoning Map of the Town of Lewisville, North Carolina are hereby amended by changing the zoning classification, i.e. HB-S (Highway Business) and RS-20 (minimum lot size 20,000 sq. ft.) to RS-9-S Residential Single Family (minimum lot size 9,000 sq. ft.).

**Legal Description**

The property is 13.57 acres, PIN 5885-70-8928, owned by Kaplan Partners, and PIN 5885-81-0388, owned by Lou Ann and Marvin Yow, as shown on the attached map incorporated herein.

**TOWN OF LEWISVILLE**  
**ORDINANCE 2020028 AMENDED**  
**AMENDING THE TOWN OF LEWISVILLE ZONING ORDINANCE**  
**OF THE UNIFIED DEVELOPMENT ORDINANCES AND ZONING MAP OF THE**  
**TOWN OF LEWISVILLE, NORTH CAROLINA**

---

---

**Section 2.** This ordinance shall be effective from and after its adoption.

**ADOPTED THIS THE 15<sup>th</sup> DAY OF JUNE, 2020 BY THE LEWISVILLE TOWN COUNCIL** after closing the public hearing on June 11, 2020 and allowing 24 hours after the close of the public hearing to receive written comment as authorized by Session Law 2020-3.

\_\_\_\_\_  
Mike Horn,  
Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker  
Town Clerk

**WHEREAS**, upon review by City-County Planning and Development Department, it was found that the description provided was insufficient with the map that was included.

**NOW THEREFORE BE IT ORDAINED** that Ordinance 2020028 is amended to include an updated map as attached showing the property being developed and the metes and bounds description for Longwood Village as described below.

**Legal Description**

LONGWOOD VILLAGE  
A PORTION OF PIN #5885-70-8928 (Kaplan Partners) and  
PIN #5885-81-0388 (Lou Ann & Marvin Yow)

Commencing at a point in the eastern line of Kaplan Partners, identified as subject Parcel No. 5885-70-8928, in Forsyth County Records, and identified on the Rezoning and Preliminary Subdivision Plan entitled "Longwood Village"; said point being in the western right of way line of Lewisville-Clemmons Road, and having North Carolina Grid Coordinates of N: 850,955.18 usft, E: 1,588,750.71 usft, said point also being the northeast corner of Parcel No. 5885-80-6714; thence, running from said point, northwest along the western right of way line of Lewisville-Clemmons Road and the eastern property line of subject Parcel No. 5885-70-8928, N41°56'08"W 550.10' to a point in the western right of way line of Lewisville-Clemmons Road, said point being the northeast property corner of subject Parcel No. 5885-70-8928; thence, running northeast from said point, N49°32'09"E 9.97' to a point in the western right of way line of Lewisville-

**TOWN OF LEWISVILLE**  
**ORDINANCE 2020028 AMENDED**  
**AMENDING THE TOWN OF LEWISVILLE ZONING ORDINANCE**  
**OF THE UNIFIED DEVELOPMENT ORDINANCES AND ZONING MAP OF THE**  
**TOWN OF LEWISVILLE, NORTH CAROLINA**

---

---

Clemmons Road, said point being the southeast property corner of subject Parcel No. 5885-81-0388; thence, running from said point, northwest along the western right of way line of Lewisville-Clemmons Road and the eastern property line of subject Parcel No. 5885-81-0388, the next two calls N41°22'40"W 146.87'; thence N41°32'45"W 129.95' to a point, in the western right of way line of Lewisville-Clemmons Road, said point being the northeast property corner of subject Parcel No. 5885-81-0388; thence, running from said point, in a southwest direction, the next two calls S70°00'55"W 459.17'; thence S69°59'55"W 202.65' to a point, said point marking the new northwest property corner of "Longwood Village Subdivision", also, said point being in the southern property line of Parcel No. 5885-71-4582 and the northern property line of subject Parcel No. 5885-70-8928; thence, running from said point, south along a new proposed zoning line, through subject Parcel No. 5885-70-8928 the next three calls S21°54'31"E 345.80'; thence S37°33'54"E 80.67'; thence S37°33'54"E 378.26' to a point within subject Parcel No. 5885-70-8928, said point marking the new southwest property corner of "Longwood Village Subdivision"; thence, continuing from said point, northeast along a new proposed zoning line, through subject Parcel No. 5885-70-8928, N69°10'37"E 354.28' to a point in the new proposed zoning line, said point also being the northwest corner of Parcel No. 5885-80-6714; thence, continuing along proposed zoning line, also being the northern property line of Parcel No. 5885-80-6714, N69°10'37"E 455.03' to the POINT AND PLACE OF BEGINNING, containing 13.60 acres more or less.

**ADOPTED THIS THE 6<sup>th</sup> DAY OF AUGUST, 2020 BY THE LEWISVILLE TOWN COUNCIL**

\_\_\_\_\_  
Mike Horn,  
Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker  
Town Clerk

**RESOLUTION 2020057 OF THE LEWISVILLE TOWN COUNCIL  
PERTAINING TO  
ACCEPTANCE AND APPROVAL OF MONTHLY DISBURSEMENTS**

---

---

**WHEREAS**, the Finance Officer has presented the Town Council with the *preliminary* Revenue Statement Summary and the Encumbrances and Expenditure Statement Summary of figures for the twelve months ending May 31, 2020; and

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

**NOW, THEREFORE, BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL** accepts the preliminary monthly Revenue Statement Summary and the Encumbrances and Expenditure Statement Summary for the ten months ending June 30, 2020 and incorporated herein.

**Resolved and effective upon adoption, this the 13<sup>th</sup> Day of August, 2020 by the Lewisville Town Council.**

\_\_\_\_\_  
Mike Horn,  
Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker  
Town Clerk

**Town of Lewisville**  
**Financial Budget to Actual Report - General Fund**  
**Year Ended June 30, 2020 (Preliminary)**

**General Fund**

Revenues	Budget	Revenue Year to Date	Uncollected	Percentage Collected
Property Tax Collections	\$ 2,413,350.00	\$ 2,453,310.10	\$ (39,960.10)	101.66%
Sales Tax Revenue	840,890.00	784,887.28	56,002.72	93.34%
Other Revenues	1,326,580.00	1,233,065.51	93,514.49	92.95%
Total	4,580,820.00	\$ 4,471,262.89	\$ 109,557.11	97.61%
Appropriation from Fund Balance	558,134.43			
	<u>\$ 5,138,954.43</u>			

Departments	Budget	Expenditures Year to Date	Encumbrances Year to Date	Unencumbered and Unspent Balance	Percentage of Budget Spent or Encumbered
Governing Body	\$ 292,286.00	\$ 227,225.74	\$ -	\$ 65,060.26	77.74%
Administration	627,403.43	538,519.07	337.50	88,546.86	85.89%
Student Leadership	1,675.00	975.00	-	700.00	58.21%
Finance	225,508.00	211,684.60	-	13,823.40	93.87%
Debt Service	202,400.00	202,378.77	-	21.23	99.99%
Planning & Zoning	230,528.00	162,688.08	-	67,839.92	70.57%
Beautification	57,245.00	51,305.91	-	5,939.09	89.63%
Community Policing	652,045.00	474,034.43	-	178,010.57	72.70%
Public Safety	9,450.00	5,407.50	-	4,042.50	57.22%
Public Works	372,894.00	292,138.47	-	80,755.53	78.34%
Streets	251,320.00	161,548.58	-	89,771.42	64.28%
Powell Bill	398,115.00	356,338.82	-	41,776.18	89.51%
Storm Water	173,907.00	117,858.94	-	56,048.06	67.77%
Solid Waste	811,941.00	761,949.82	-	49,991.18	93.84%
Recycling	2,255.00	1,587.34	-	667.66	70.39%
Parks and Recreation	224,982.00	131,741.09	-	93,240.91	58.56%
Transfers to Capital Projects	200,000.00	-	-	200,000.00	0.00%
Transfers to Capital Reserves	405,000.00	405,000.00	-	-	100.00%
Total	<u>\$ 5,138,954.43</u>	<u>\$ 4,102,382.16</u>	<u>\$ 337.50</u>	<u>\$ 1,036,234.77</u>	79.84%

General Fund Balance 7/1/2019	\$ 6,681,115.98
Year-to-Date Increase (Decrease)	368,880.73
General Fund Balance 5/31/2020	<u>\$ 7,049,996.71</u>

**Town of Lewisville**  
**Financial Budget to Actual Report - Willow Run Municipal Service District**  
**Year Ended June 30, 2020 (Preliminary)**

***Willow Run Municipal Service District***

<b>Revenues</b>	<b>Budget</b>	<b>Revenue Year to Date</b>		<b>Uncollected</b>	<b>Percentage Collected</b>
Revenues	\$ 31,760.00	\$ 34,580.68	\$ (2,820.68)		108.88%
Total	<u>\$ 31,760.00</u>	<u>\$ 34,580.68</u>	<u>\$ (2,820.68)</u>		108.88%
Appropriation from Fund Balance	\$ 28,280.00				
	<u>\$ 60,040.00</u>				

	<b>Budget</b>	<b>Expenditures Year to Date</b>	<b>Encumbrances Year to Date</b>	<b>Unencumbered and Unspent Balance</b>	<b>Percentage of Budget Spent or Encumbered</b>
Expenditures	\$ 60,040.00	\$ 46,077.64	\$ -	\$ 13,962.36	76.74%
Total	<u>\$ 60,040.00</u>	<u>\$ 46,077.64</u>	<u>\$ -</u>	<u>\$ 13,962.36</u>	76.74%

MSD Fund Balance 7/1/2019	\$ 176,708.50
Year-to-Date Increase (Decrease)	<u>(11,496.96)</u>
MSD Fund Balance 5/31/2020	<u>\$ 165,211.54</u>

**Town of Lewisville  
Other Funds  
June 30, 2020**

**Capital Reserves Funds**

---

Storm Water Capital Reserve	\$ 534,480.95
GWR ROW/Construction Capital Reserve	934,222.11
Sidewalks, Bike Paths, and Greenways Capital Reserve	98,148.68
Municipal Buildings/Land Capital Reserve	827,888.71
<b>Total Capital Reserve Fund Balances</b>	<u><u>\$ 2,394,740.45</u></u>

**Capital Projects Funds**

---

GWR ROW/Construction Capital Project	\$ 734,648.56
JWP Maintenance Facility/Playground Expansion Capital Project	20,624.21
Gateway Project Capital Project	228,829.85
Heritage Drive Regional Storm Water Pond #1 Capital Project	8,164.93
Community Center Capital Project	116,191.10
Roundabout at Lewisville-Vienna Road and Robinhood Road Capital Project	257,550.25
<b>Total Capital Projects Fund Balances</b>	<u><u>\$ 1,366,008.90</u></u>

**DRAFT**  
**Lewisville Town Council**  
**Debt Issuance Minutes Approval Meeting Agenda**  
**July 23, 2023 - 6:00 p.m.**  
**Digitally originating in Council Chambers 1<sup>st</sup> floor - Lewisville Town Hall**  
**6510 Shallowford Road**

1. **Call to Order:**

- a. Mayor Horn opened the meeting being simultaneously streamed electronically at 6:00 p.m. Council members attending electronically were Jeanne Marie Foster, Fred Franklin, Melissa Hunt, Ken Sadler, David Smitherman and Jane Welch. Also attending electronically were Town Manager Hank Perkins, Attorney Bo Houff, Finance Director Pam Orrell, and Town Clerk Joyce Walker.
- b. Adoption of Agenda
  - i. Council Member Hunt moved to approve the agenda. The motion was seconded by Council Member Franklin and approved unanimously with a roll call vote of ayes from Council Members Foster, Franklin, Hunt, Sadler, Welch and Mayor Horn.

2. **Approval of Minutes**

- a. Council Debt Issuance Public Hearing Meeting Minutes - [July 16, 2020](#)
  - i. Council Member Welch moved to approve the July 16, 2020 minutes. The motion was seconded by Council Member Sadler and approved unanimously with a roll call vote of ayes from Council Members Foster, Franklin, Hunt, Sadler, Welch and Mayor Horn.
- b. Council Meeting Minutes allowing 24 hours following the close of the Public Hearing to receive written comments - [July 20, 2020](#)
  - i. Council Member Sadler moved to approve the July 20, 2020 minutes. The motion was seconded by Council Member Franklin approved unanimously with a roll call vote of ayes from Council Members Foster, Franklin, Hunt, Sadler, Welch and Mayor Horn.

3. **For the Good of the Order:**

- a. Council Discussion
  - i. Council Member Franklin acknowledged that the Council had met five times this month (electronically) and that it was a unique way to meet the new members of Council. He also thanked everyone.
  - ii. Mayor Horn announced that the bid opening date for the new Community Center will be on July 29<sup>th</sup> and that it might be through Zoom.

4. **Adjournment**

- a. Having no other business to discuss, Council Member Foster moved to adjourn the meeting at 6:07 p.m. The motion was seconded by Council Member Welch and approved unanimously with a roll call vote of ayes from Council Members Foster, Franklin, Hunt, Sadler, Welch and Mayor Horn.

\_\_\_\_\_  
Mike Horn, Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

**DRAFT**  
**Lewisville Town Council**  
**Debt Issuance Minutes Approval Meeting Agenda**  
**July 23, 2023 - 6:00 p.m.**  
**Digitally originating in Council Chambers 1<sup>st</sup> floor - Lewisville Town Hall**  
**6510 Shallowford Road**

**TOWN OF LEWISVILLE  
MEMBERSHIP APPOINTMENT 2020005  
STUDENT LEADERSHIP COMMITTEE FOR SCHOOL YEAR 2020-2021**

---

---

**WHEREAS**, the Student Leadership Committee was chartered in December 1999 and appointment terms are for one school year; and

**WHEREAS**, some students have asked to be reappointed; and

**WHEREAS**, other students have become eligible for membership or have taken an interest in the mission of the Committee and have asked to be appointed; and

**WHEREAS**, other students have graduated from high school and are now away in college or have asked not to be reappointed.

**NOW THEREFORE BE IT RESOLVED BY THE LEWISVILLE TOWN COUNCIL** that the following reappointments are made:

Ballus, Reed	980 Ridge Gate Dr	3 <sup>rd</sup> year
Brumagin, Bailey	920 Williams Road	4 <sup>th</sup> year
Giulumian, Gabriela	948 Ridge Gate Dr	3 <sup>rd</sup> year
Horner, Sarina	8325 Tuscany Drive	5 <sup>th</sup> year
Martin, Payton	928 Cotinus Circle	3 <sup>rd</sup> year
Shelton, Ada	1627 S. Marblehead Road	4 <sup>th</sup> year
Shelton, Rami	1627 S. Marblehead Road	5 <sup>th</sup> year

**BE IT FURTHER RESOLVED BY THE LEWISVILLE TOWN COUNCIL** that the following resignations are accepted:

**Adopted this 13<sup>th</sup> Day of August, 2020 by the Lewisville Town Council.**

\_\_\_\_\_  
Mike Horn,  
Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker

**TOWN OF LEWISVILLE  
MEMBERSHIP APPOINTMENT 2020005  
STUDENT LEADERSHIP COMMITTEE FOR SCHOOL YEAR 2020-2021**

---

---

Town Clerk

**TOWN OF LEWISVILLE**  
**MEMBERSHIP APPOINTMENT 2020006**  
**Lewisville Public Safety Advisory Committee**

---

---

**WHEREAS**, Lewisville Town Council has established the *Lewisville Public Safety Advisory Committee* to address safety needs in the town;

**NOW, THEREFORE, BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL** appoints

**RONALD H MORRIS, JR**

to the Lewisville Public Safety Advisory Committee for a term expiring March 31, 2022.

**Appointed this 13<sup>th</sup> Day of August, 2020**

---

Mike Horn  
Mayor

---

---



TOWN OF LEWISVILLE  
 PO BOX 547  
 LEWISVILLE, NC 27023  
 (O) 336-945-5558 (F) 336-945-5531

**APPLICATION FOR LEWISVILLE BOARD/COMMITTEE**

**Full Name:** Ronald H. Morris, Jr.

**Address:** 6037 Fairfield Oaks Lane

**City/State/Zip:** Pfafftown, NC 27040

**Day Phone:** 601-668-4717 **Evening Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Email:** ronhmorris@gmail.com

**I am interested in serving on the following Board/Committee:** Public Safety Advisory Committee

**EMPLOYMENT AND EDUCATION**

<b>Employer:</b> <u>ACS Benefit Services</u> <b>Address:</b> <u>5660 University Parkway</u> <u>Winston-Salem, NC 27105</u> <b>Phone:</b> <u>336-865-3711</u> <b>Email:</b> <u>rmorris@acsbenefitservices.com</u> <b>Occupation:</b> <u>General Counsel</u>	<b>Graduate? Y/N Major</b> <b>High School:</b> <u>Corinth High School</u> <b>College:</b> <u>University of Mississippi</u> <b>Graduate School:</b> <u>MC School of Law</u> <b>Other:</b> _____
---	--

**Are you a current board/committee member?** Yes  No

**Board/Committee:** \_\_\_\_\_ **Original Appointment Date:** \_\_\_\_\_

**Are you requesting reappointment?** Yes  No

Please submit a separate application for each board/committee appointment requested.

Please refer to attached Resolution 2005015: Policy - Application process for boards and Committees

**Signature:** \_\_\_\_\_ **Date:** 7/30/2020

Please attach a brief resume with information detailing why you wish appointment to the board or committee and return to: Town Clerk, Town of Lewisville, PO Box 547, Lewisville, NC 27023 or fax to 945-5531 Attention: Town Clerk.

**FOR OFFICE USE ONLY**

**Date Received:** \_\_\_\_\_ **Interview Required:** Yes  No

**Interview Date:** \_\_\_\_\_ **Appointed:** Yes  No

**Recommendation:** \_\_\_\_\_

## Profile

---

Top-performing legal professional and business executive with a strong track record of success delivering the key leadership, legal expertise, and operational strategies that maximize organizational legal compliance and take business performance to new levels of success. Excel at building, leading, and optimizing the performance of large teams that continually exceed organizational expectations. Tireless and fearless in protecting business and client legal interests while ensuring all operations within key legal parameters. Adept at partnering with stakeholders across all levels to build consensus for unified approaches to achieve business and financial objectives.

## Professional Experience

---

ACS Benefit Services, LCC – Winston-Salem, NC

### General Counsel, March 2020 to Present

I provide legal guidance, interpretation, advice and recommendations for action to internal stakeholders and senior management regarding federal and state regulations in the healthcare industry. I am responsible for ensuring client compliance with federal healthcare laws and regulations through the creation of plan documents, summary plan descriptions and other necessary documents. My position serves as a trusted legal advisor and in-house counsel, working closely with the senior leadership of the company on core strategic priorities and initiatives, and supervises the compliance and audit department.

### Select Contributions:

- Preparation of all legal documents required under HIPAA, ERISA and the Affordable Care Act for all self-funded clients
- Ensure company compliance with HIPAA and CMS regulatory issues and provide counsel, both internally and externally, when necessary
- Provide impactful legal counsel that requires extensive research of statutes, regulations or court decisions in complex areas of law
- Responsible for internal auditing procedures as well as the DEA line of business
- Interpret and explain policies, rules, regulations and laws to employer clients when requested
- Negotiate or review proposed contracts and agreements with clients, vendors, suppliers, distributors, federal and state agencies, the parent company and other organizational entities prior to such contracts or other agreements being signed or otherwise approved
- Implement policies to minimize litigation; advise CEO on litigation matters; act as liaison to outside counsel when necessary
- Direct efforts of the Compliance staff and related support personnel while utilizing legal expertise to ensure all corporate policies are consistent with applicable state and federal laws and regulations
- Draft and distribute legal communications and guidance to appropriate individuals within the enterprise on a timely basis and ensure all staff is appropriately educated from a legal and enterprise view.

RevClaims, LLC – Jackson, MS

**Senior Supervising Attorney, September 2012 to March 2020**

Acted as an executive-level strategic business partner for the company CEO with full ownership of legal strategies/representation, business strategic planning, high-level client management, and profit & loss (P&L) management among other areas. Instrumental in the company expanding from 13 hospitals to 144 hospitals and delivered record revenues since taking responsibility for P&L management after coming onboard.

**Select Contributions:**

- Optimized the performance of an 80+ member team that has, to date, successfully recovered over \$285M in revenue in complex accounts network-wide.
- Oversaw all ongoing recovery/dispute investigations and assist with identifying available coverages.
- Delivered expert counsel to stakeholders throughout the healthcare network, helping to members navigate insurance benefit issues, legal compliance, and a wide range of other critical legal matters.
  - ❖ Assumed lead point handling complex liability claims, worker compensation issues, and Veterans Administration accounts for member hospitals.
- Successfully litigated & enforced lien rights, insurance collections, and proof of claims in probate matters on behalf of members and negotiated settlements whenever possible to provide swift and effective resolutions.
- Employed legal and healthcare industry expertise to ensure all components of organizational handbooks fully comply with EEOC, FMLA, and other key federal and state statutes.
- Enforced strict organizational compliance with FDCPA, HIPAA, ADA, and other relevant regulations.
- Drafted and submitted expert legal memoranda to members highlighting critical issues related to healthcare law, liability insurance law, and health insurance benefits.

*Prior experience as **General Practice Attorney** (2011-2012), The Stone Law Firm, Tazewell, TN.*

## **Education & Credentials**

---

**Doctor of Jurisprudence**, Mississippi College School of Law, Jackson, MS (2011)

**Bachelor of Science in Criminal Justice**, University of Mississippi, University, MS (2008)

**Bar Licenses:** Colorado, Georgia, Mississippi, Missouri, Oklahoma, Texas, Tennessee

**Certifications:** Digital Marketing, Google (February 2018)

**Publications**

**Medicare Secondary Payer Rules**, Healthcare Financial Management Association (November 2013)

**Obstacles in Leadership Communication and My Tools to Overcome**, Pulse (April 2018)

**2019: Three Areas of Focus for Business Development**, Becker's Business (November 2018)

**Honors & Awards**

Claiborne County Bar Association: **YOUNG LAWYER OF THE YEAR** (2012)

Mississippi Business Journal: **LEADERSHIP IN LAW** (2014)

**TOWN OF LEWISVILLE ORDINANCE 2020042**  
**AMENDING THE TOWN OF LEWISVILLE ZONING ORDINANCE**  
**SPECIAL USE DISTRICT PERMIT**  
**ISSUED BY THE LEWISVILLE TOWN COUNCIL FOR ZONING CASE L-096**

---

---

**WHEREAS**, in March 2000, the Lewisville Town Council approved a rezoning of Block 4442 Lot 17 from RS-20 to PB-S; and

**WHEREAS**, this approval shows a zoning map change to PB-S; and

**WHEREAS**, a Special Use District Permit was issued for Combined Use Multi-Family along with this approval; and

**WHEREAS**, the approved Special Use District Permit was accompanied by a site plan; and

**WHEREAS**, this property is located in the northern right-of-way of the Great Wagon Road; and

**WHEREAS**, said property consisted of approximately 0.749± acres more or less; and

**WHEREAS**, the owner did not develop the approved site plan; and

**WHEREAS**, under Chapter b, Article VII, Section 7.5-4 of the Unified Development Ordinances (UDO), site plans that have not been developed within two (2) years of approval are considered sunset; and

**WHEREAS**, any new site plan must be approved by the Lewisville Town Council; and

**WHEREAS**, under new ownership, a request has been received for approval of a new site plan that includes property for additional parking; and

**WHEREAS**, the new request will remain as *PB-S* (Pedestrian Business) zoning *Combined Use Multi-Family* and will include a residential building, multifamily, and restaurant without drive through with a new site plan being submitted; and

**WHEREAS**, this plan consists of Block 4442 Lot 17, PIN 5875-97-8451 fronting the Great Wagon Road and Block 4612D Lot 036A, PIN 5875-97-7671 fronting North Street, approximately 1.56 acres; and

**WHEREAS**, Chapter B, Article III, Section 3.3-4 of the UDO provides that multifamily parking in a residential district shall be allowed only if said lot abuts for a distance of not less than twenty-five (25) feet upon the zoning lot to which such parking would be accessory; and

**WHEREAS**, this site plan supports designs fronting the Great Wagon Road as described in the Lewisville Downtown Design Guidelines approved by the Lewisville Town Council in September 2014 for properties to the north of the Great Wagon Road, described as transitional urban residential comprised of lower density live work units and/or multi-family and is within the Downtown Overlay District; and

**WHEREAS**, this site plan meets the height restrictions in the Downtown Overlay of no more than 48 feet; and

**TOWN OF LEWISVILLE ORDINANCE 2020042**  
**AMENDING THE TOWN OF LEWISVILLE ZONING ORDINANCE**  
**SPECIAL USE DISTRICT PERMIT**  
**ISSUED BY THE LEWISVILLE TOWN COUNCIL FOR ZONING CASE L-096**

---

---

**WHEREAS**, Chapter B, Article II, Section 2-1.6 (H)(3)(e) states that for proposals requiring site plan review but not rezoning or zoning map amendment, the Planning Board shall recommend approval and the Elected Body shall approve any plans that meet all requirements of this Downtown Overlay District and the UDO or consistent with the alternative compliance provision in DTO 3(c).

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

**Section 1.** The Lewisville Town Council issues this Special Use District Permit for the site shown on the site plan map included in this zoning petition of Solomon Development, LLC c/o Jeff Zenger in accordance with Chapter B, Article II, Section 2-1.6 (H)(3)(e) which states that for proposals requiring site plan review but not rezoning or zoning map amendment, the Planning Board shall recommend approval and the Elected Body shall approve any plans that meet all requirements of this Downtown Overlay District and the UDO or consistent with the alternative compliance provision in DTO 3(c).

**Section 2.** This Special Use District Permit is being issued for a Multi-Family residential building, restaurant with sidewalk seating without drive through, and parking.

**Section 3.** The properties included in the site plan consists of 1.56 acres, attached herein, and include:  
PIN 5875-97-8451, Block 4442 Lot 17 fronting the Great Wagon road (PB-S)  
and  
PIN 5875-97-7671, Block 4612D Lot 036A fronting North Street (RS-20)

**Section 4.** The location and character of the use must be developed in accordance with the requirements of the PB-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, other applicable laws, and according to the application and plan submitted and approved.

**Section 5.** The following conditions must be met:

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- A. Developer shall obtain a driveway permit from the Town of Lewisville; additional improvements may be required prior to issuance of driveway permit.
- B. An Environmental Grading and Erosion Sedimentation Control Plan must be submitted and approved before the permit can be issued.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- A. Developer shall record a final plat in the office of the Register of Deeds.
- B. On-site fire hydrant locations shall be approved by the County Fire Department in writing to the Inspections Division.
- C. Town Driveway permits are to be submitted to the Public Works Director when applying for building permits.

**TOWN OF LEWISVILLE ORDINANCE 2020042**  
**AMENDING THE TOWN OF LEWISVILLE ZONING ORDINANCE**  
**SPECIAL USE DISTRICT PERMIT**  
**ISSUED BY THE LEWISVILLE TOWN COUNCIL FOR ZONING CASE L-096**

---

---

1. Approval of driveway permit is a condition of receiving the Certificate of Occupancy (CO).

**PRIOR TO THE SIGNING OF FINAL PLATS:**

- A. Any required fire hydrants shall be installed in accordance with the County Fire Department.
- B. If the developer chooses to install lighting, the developer shall be responsible for the cost and maintenance of said lighting and shall meet the requirements of the Town of Lewisville's Lighting Ordinance.

**OTHER REQUIREMENTS:**

- A. One free standing sign shall be permitted along the frontage of the Great Wagon Road, shall conform to the Town's permanent sign regulations, and shall be permitted by the Inspections Division.
- B. The Dumpster will be screened with wood, vinyl, or brick materials.
- C. All mechanical and electrical units must be screened from views from the street.
- D. All lighting greater than 12' in height shall be of "shoe box" type or otherwise shielded to prohibit direct light onto adjacent properties.

**Section 6.** This ordinance shall take effect from and after its adoption.

This ordinance is effective upon its adoption this the **17<sup>th</sup> day of August, 2020** after closing the public hearing on **Thursday, August 13, 2020** and allowing 24 hours after the close of the public hearing to receive written comment as authorized by Session Law 2020-3.

The motion to adopt this ordinance was made by xxxxxxxxx, seconded by xxxxxxxxx and **passed/not passed** by a roll call vote of **x to x**.

\_\_\_\_\_  
Mike Horn, Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

## **STAFF REPORT**

### **Zenger\_Shallowford Square**

**DOCKET:** L-096  
**STAFF:** Stacy Tolbert, Town Planner

**Petitioner:** Jeff Zenger, Solomon Development LLC  
**Ownership:** Solomon Development, LLC

#### **REQUEST OF AMENDMENT:**

**Zoning:** PB-S (Pedestrian Business)  
**Uses Allowed:** Combined Use Multi-Family  
**PIN#:** 5875-97-7671 & 5875-97-8451  
**Acreage:** 1.56 Acres

#### **LOCATION:**

**Street:** Great Wagon Road  
**Jurisdiction:** Town of Lewisville

#### **PROPERTY SITE/IMMEDIATE AREA:**

Existing Structures on Site: The site is currently vacant.

#### Adjacent uses:

- \* North - Single family residence, 204 North St, zoned RS-20
- \* East - Single family residences, 196 Will Austin Ct & 135 Belnette Dr, zoned RS-20
- \* South - property fronts Great Wagon Rd and Shallowford Square
- \* West - Single family residence, 155 Belnette Dr, zoned RS-20

#### **GENERAL AREA:**

Character/Maintenance: This area is located in the Downtown Overlay District which includes residential, commercial and recreational uses.

#### **PHYSICAL FEATURES:**

Topography: The site slopes gently from the south to west but is predominately flat.

Vegetation/habitat: The property is covered with natural vegetation including grasses and some trees.

Impact on Existing Features: Impacts are to be expected, However the main building is to be placed on the front property where there are not many trees.

#### **WATER AND SEWER FACILITIES:**

Public water and sewer are available to the site.

#### **TRANSPORTATION:**

Direct Access to Site: Great Wagon Road and North Street, to be accessed off North Street.

Street Classification(s): Local arterial

Average Daily Traffic Count/Estimated: Closest measurement is Shallowford Rd at 10,000 adt (source: NCDOT AADT 2017)

## **HISTORY/RELEVANT ZONING CASES:**

- \* L-083; RS-9 to RM-12-S (Multi Family Residential) approved 05/10/2018; west side of Styers Ferry Rd adjacent to this property for Phase I of this same project including an apartment complex of 60 units; Planning Board and staff recommended approval.

## **CONFORMITY TO PLANS:**

*Lewisville Unified Development Ordinance (UDO)* - There are a few instances in the UDO where some regulations do not support other regulations throughout the ordinance. For instance, the property is located within the Downtown Overlay District where properties zoned PB are not required to have any building setbacks. However, in other parts of the UDO, bufferyard and building setback requirements differ from that of the Downtown Overlay and if applied, would make the properties downtown un-buildable. These requirements include 15 foot landscaped bufferyards and 40 ft building setbacks from residential properties. As staff, I do not feel these regulations support the intent of the Downtown Overlay. Staff's interpretation of the ordinance is to allow properties in the Downtown Overlay that are zoned PB to maintain the zero build-to line and to install plantings around the perimeter of the property to accomplish a separation between existing uses. In the Downtown Overlay, landscape requirements are mentioned which include plantings along the front facade of buildings but no specific requirements are detailed for side and rear property lines. Elevations have been submitted for the project and are included in the packet material. The applicant meets the elevation requirements including building height in the Downtown Overlay of 48 feet, color scheme and roof pitch. Overall, the proposal meets the requirements of the UDO.

*Lewisville Comprehensive Plan Update 2015* - The Plan describes this area as being where higher density uses are appropriate, particularly where sewer is available. This area is located in the downtown area of Lewisville where it is recommended by the Comprehensive Plan to have a mixture of office, retail and residential uses. This area would be suitable for a multifamily mixed-use development to include a restaurant due to ease of access to surrounding complementary uses.

The Plan also contains a number of "Recommended Actions." In the chapter on Land Use, recommendations include; support of design standards in the development of downtown, allow for higher density zoning surrounding the downtown area, and require parking for multi-family to be to the rear of the structures or screened from the road.

*Legacy Development Guide* - *Legacy* encourages a mixture of office, retail and housing along Growth Corridors that do not contribute to "strip development." The property is located in Growth Management Area 2 but abuts Growth Management Area 1 which is Town Centers. In Town Centers, it is encouraged to have more residential development at higher densities while promoting deck parking over surface parking.

## **ANALYSIS:**

This property was zoned PB-S in 2000 and was zoned for combined use - multi family. In the Unified Development Ordinance, the definition of a combined use is a principle building which is used for any combination of dwelling units(s), including single family, duplex and multifamily, and any other use(s) permitted in the zoning district. This particular request is to amend the site plan that was originally approved to allow for a multifamily mixed-use development and a restaurant on the main floor of the building. A restaurant without drive-thru service is a use allowed by right in the PB (Pedestrian Business) zoning district.

PB is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of municipalities.

Town staff is of the opinion that the request is consistent with the Town's *Comprehensive Plan* and the Forsyth County Legacy Plan for the area and complements the uses in the downtown overlay district.

**FINDINGS:**

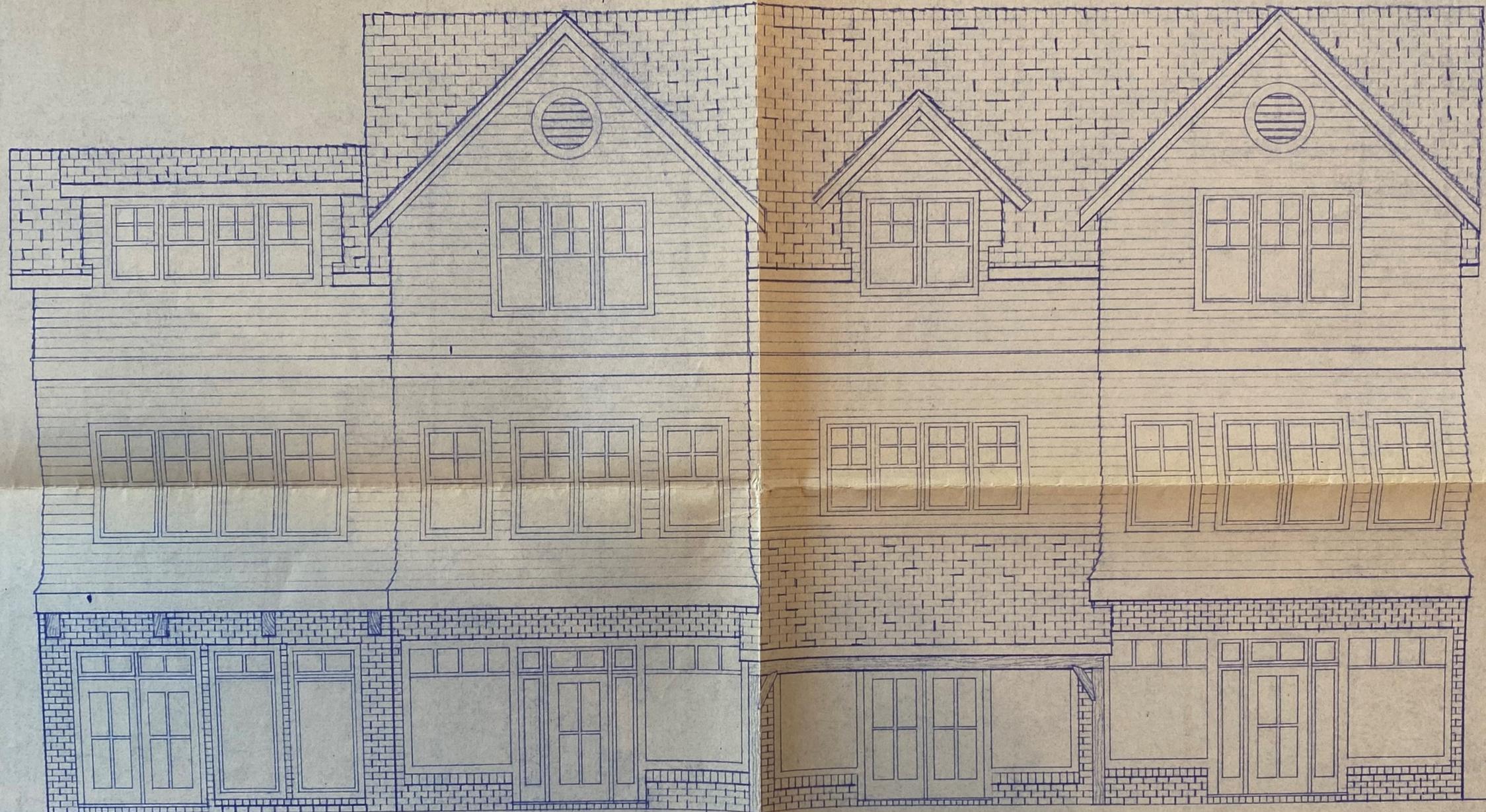
1. The request is for site plan amendment; a preliminary draft site plan has been submitted and the uses are allowed under the current zoning of PB-S, combined use.
2. The underlying zoning will not change for the property. The original site plan approved will change if the site plan amendment is approved.
3. The site plan amendment allows for uses already approved for this property and the proposal meets the requirement of the downtown overlay district and other non-residential development standards.
4. The proposed zoning district would not introduce a use(s) or density of development incompatible with the existing nearby residential development.

**RECOMMENDATION:**

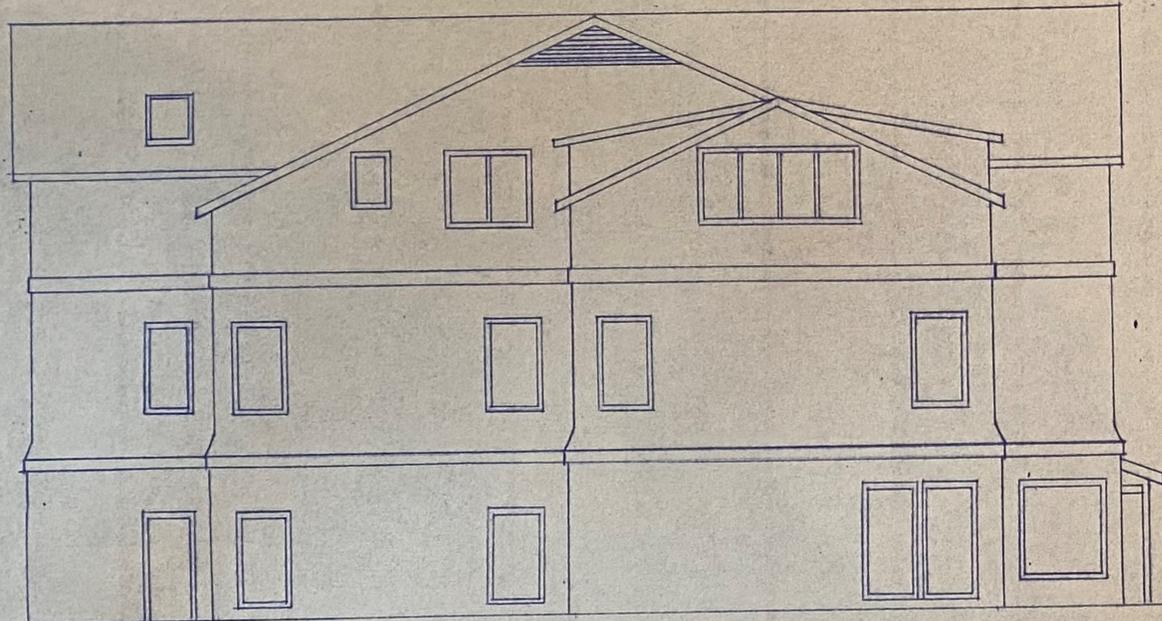
The site has available infrastructure to support the density of development that is being proposed. Statements found in both the *Lewisville Comprehensive Plan* and *Forsyth County Legacy Plan* encourages higher residential density that promotes pedestrian connectivity and availability in a downtown center. Given these findings and other supporting information found in this report, staff recommends approval of the amendment to the Planning Board.

**TOWN COUNCIL RECOMMENDATION:**

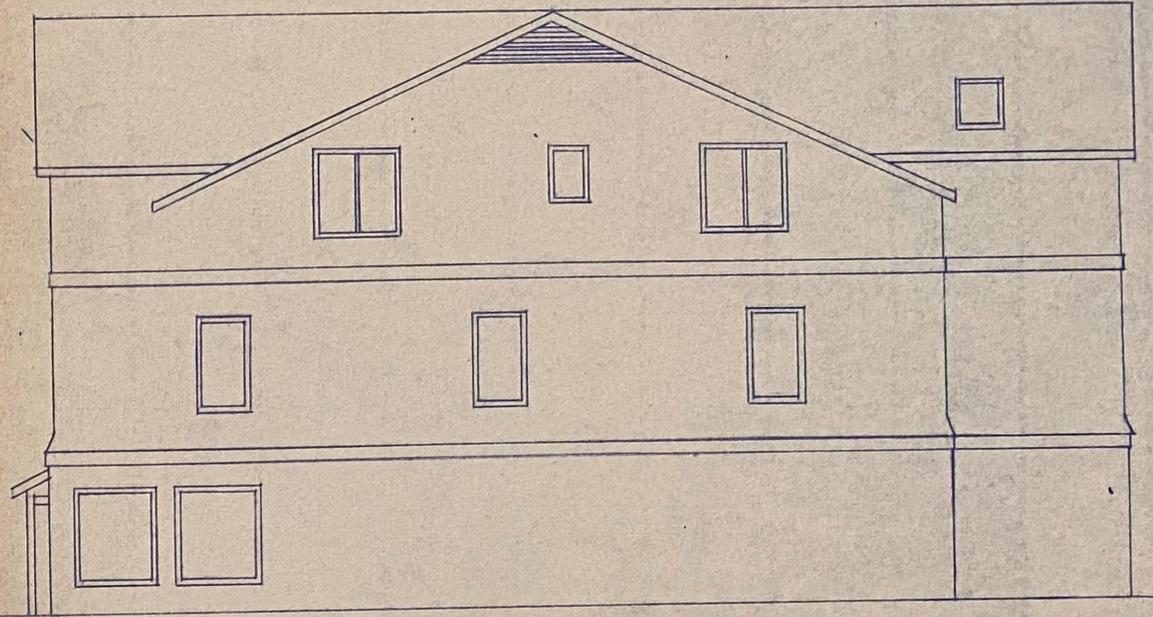
The Planning Board voted 6-1 to recommend denial of the request to the Town Council.



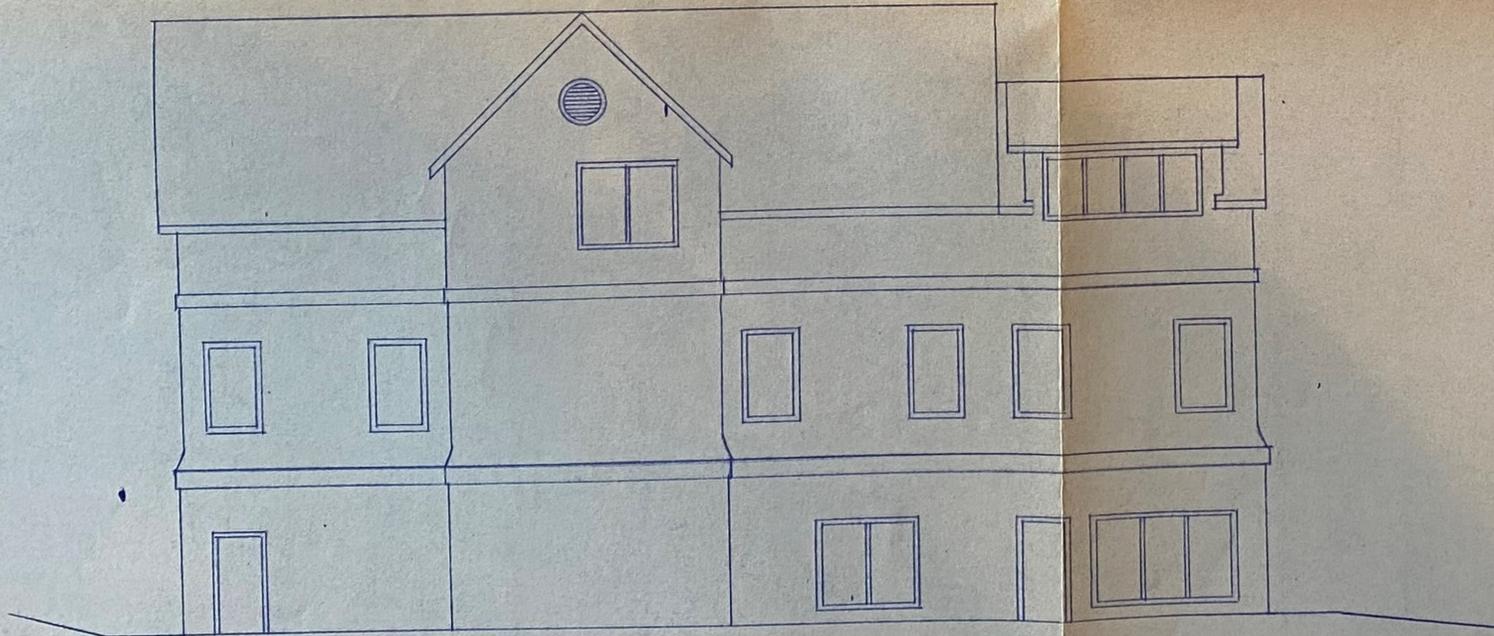
L.L. WILCOX CONST. CO., INC.		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 01-07-00		REVISED:
GREAT WAGON ROAD BUILDING		
		DRAWING NUMBER



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

L.L. WILCOX CONSTR. CO., INC.		
SCALE: 1/8" = 1'	APPROVED BY:	DRAWN BY:
DATE: 01-10-00		REVISED:
GREAT WAGON ROAD BUILDING		
ELEVATIONS		DRAWING NUMBER

PATRICK & DARA VANGUILDER  
204 NORTH STREET  
LEWISVILLE, NC 27023  
BLOCK 4612D LOT 36

RS-20

BARBARA W. HEPLER  
155 BELNETTE DR  
LEWISVILLE, NC 27023  
BLOCK 4442 LOT 18

HOBART & PENNY GROSE  
135 BELNETTE DR  
LEWISVILLE, NC 27023  
BLOCK 4442 LOT 16

RS-20

RS-20

BELNETTE DRIVE (60' PUBLIC R/W)

TOM VOSS AVE. (60' PUBLIC R/W)

WATERSHED - YADKIN RIVER WS-IV

WATERSHED CALCULATIONS:	ACRES	SF	%
TOTAL SITE AREA	.749	32,623.2	100%
EXISTING IMPERVIOUS AREA	.131	5,707	17.5%
LANDSCAPE MAINTENANCE	.618	26,916.2	82.5%
TO BE ADDED (70% OF REMAINDER)	.433	18,841.3	57.1%
EXISTING IMPERVIOUS	.131	5,707	17.5%
TOTAL ALLOWABLE IMPERVIOUS	.564	24,548.3	75.2%

IMPERVIOUS AREA CALCULATION:

PERCENTAGE TO LAND:	43.0%
PERCENTAGE TO BUILDING:	13.1%
TOTAL IMPERVIOUS:	56.1%

ATTACHMENT A  
SPECIAL USE DISTRICT PERMIT  
FOR FB-S (COMBINED USE MULTI-FAMILY)  
APPROVED BY THE LEWISVILLE TOWN COUNCIL  
ON THE 9<sup>TH</sup> DAY OF MARCH 2000

The attached site plan on the 9<sup>th</sup> Day of March 2000 provided the property is developed in accordance with the provisions of the Zoning Ordinance of the Unified Development Ordinances as adopted by the Town of Lewisville, North Carolina, on the 10<sup>th</sup> Day of March 2000, and (4) the following additional conditions:

**PERMITS**  
A water management study submitted for review by the Public Works Department of the City of Lewisville, North Carolina, shall be completed and approved by the Town of Lewisville.

**EROSION CONTROL PERMITS**  
An erosion control permit shall be obtained from the erosion control officer.

**FIRE DEPARTMENT PERMITS**  
All fire department permits shall be approved by the County/City Fire Department in writing to the Inspections Division.

**SMOKE ALARMS**  
Smoke detectors shall be installed in accordance with the County Fire Department. All smoke detectors shall be installed in accordance with the County Fire Department.

**PRIVACY FENCE**  
A 6' tall vinyl privacy fence, with 2" diameter brick columns 6' on center, along the southern portion of the site plan. The length of this fence will measure approximately 60'.

**PEDESTRIAN CONNECTIONS**  
The site plan shall grant a 25' cross access easements along the northern property line for future alley.

**LIGHTING**  
As shown on the site plan to provide pedestrian connections from the building to the new public line @ The Great Wagon Road also being installed by this developer.

**LIGHT PLACEMENT**  
Light placement and style with the Town of Lewisville per a letter of approval from the Town of Lewisville.

**PALETTE**  
The color palette adopted in the Downtown Master Plan per a letter of approval from the Town of Lewisville.

**ATERIALS AND COLORS**  
Materials and colors.

John A. Whitson  
John A. Whitson  
Town Manager

PB-S

TOWN OF LEWISVILLE  
PO BOX 547  
LEWISVILLE, NC 27023  
BLOCK 4422A LOT 2

RS-20



SITE DATA

ZONING:  
EXISTING = RS20  
PROPOSED = FB-S  
PROPOSED USE:  
COMBINED USE MULTI-FAMILY  
SITE SIZE:  
TOTAL PARCEL ACREAGE: .749 +/- AC

PARKING CALCULATIONS:  
A BALANCE BETWEEN THE ULTIMATE SELECTED USES AND ACTUAL BUILDING SQUARE FOOTAGE WILL BE ACHIEVED IN ORDER TO MEET THE TOTAL PARKING REQUIREMENTS FOR THE SITE.

POTENTIAL PARKING SCENARIO:

1ST FLOOR RETAIL	= 2,100 GLA / 500 = 6
1ST FLOOR RESTAURANT	= 1200 GLA / 75 = 16
2ND FLOOR OFFICE	= 3,444 GLA / 300 SF = 12
3RD FLOOR CONDOS	= (see breakdown below)
2 - 3 BEDROOM	= 2 X 2.00 = 4
1 - 2 BEDROOM	= 1 X 1.75 = 2

SUB-TOTAL = 40  
30% DISCOUNT ALLOWED IN FB ZONE = -12  
REQUIRED SPACES = 28  
SPACES PROVIDED = 29

INFRASTRUCTURE:  
WATER: PUBLIC  
SEWER: PUBLIC  
STREETS: N/A

BUFFER YARD:  
ADJOINING ZONING: FB-S ADJOINING ZONING: RS-20  
TYPE REQUIRED: N/A TYPE REQUIRED: TYPE II  
WIDTH PROVIDED: N/A WIDTH PROVIDED: 15'  
FENCE OPTION: N/A FENCE OPTION: N/A

STREET YARDS:  
TYPE REQUIRED: N/A  
TYPE PROVIDED: N/A

SURVEY BY:  
BOUNDARY INFORMATION TAKEN FROM SURVEY BY CAVANAUGH & ASSOCIATES, P.A. - DATED 9/9/98

TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY CITY/COUNTY PLANNING BOARD AERIAL TOPO MAPPING, SHEET NO. 576254

NOTE:  
BUILDING MATERIALS:  
1ST FLOOR - BRICK (FINEHALL OLD HAMPTON OVERSIZED TUMBLER)  
2ND FLOOR & ABOVE - GREY VINYL SHINGLE SIDING  
ROOF - CERTAINTED "HORIZON" ARCHITECTURAL WEATHER WOOD COLOR  
EXTERIOR TRIM AND WINDOW MULLIONS - WHITE

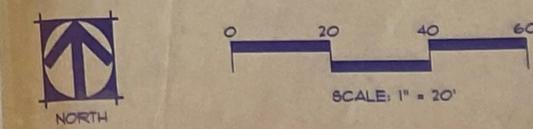
WILCOX-LEWISVILLE

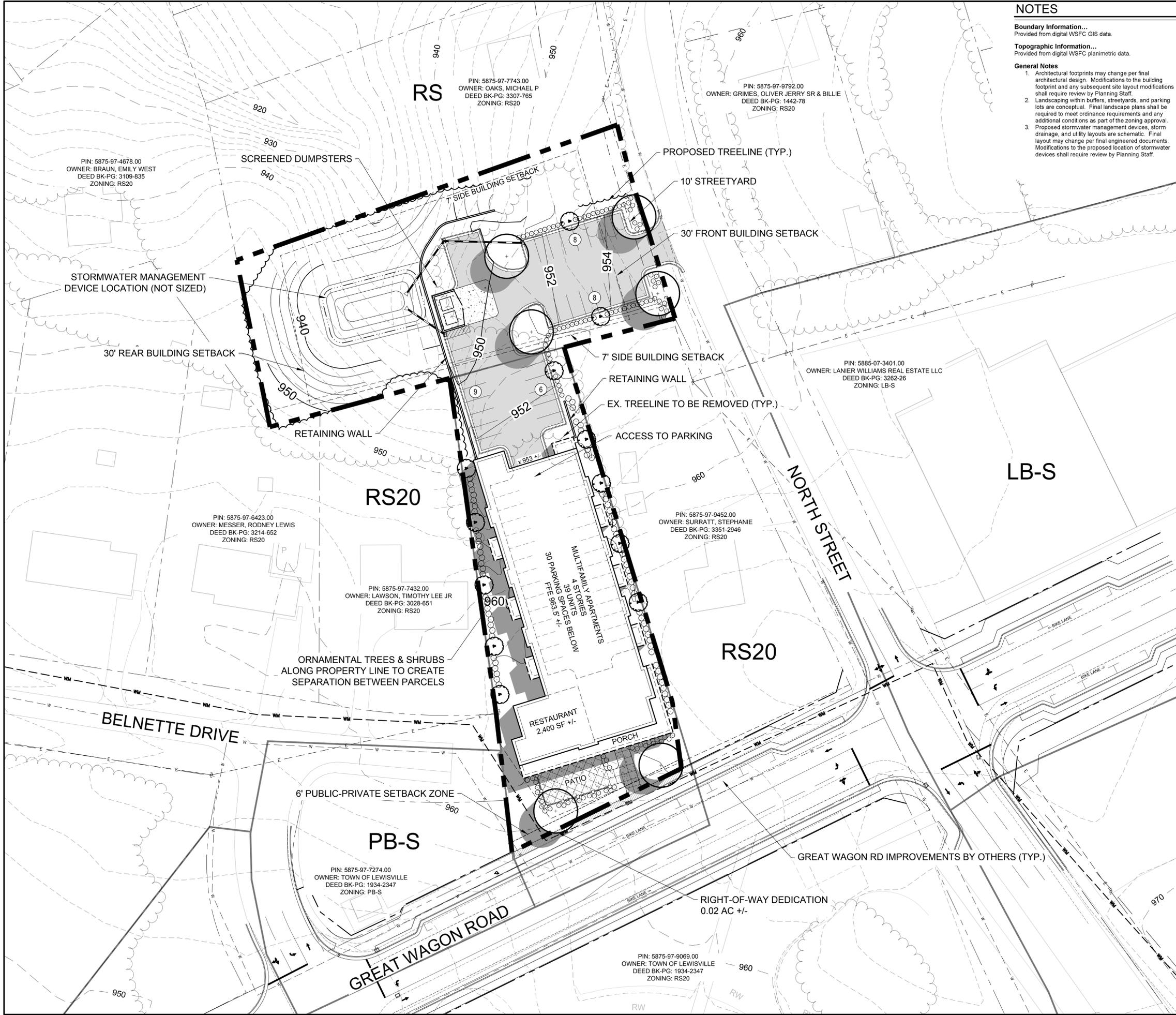
OWNER/PETITIONER:

TAX BLOCK 4442 LOT 17  
WILCOX CONSTRUCTION CO., INC.  
PO BOX 153  
LEWISVILLE, NC 27023  
TEL: (336) 714-1760

LANDSCAPE ARCHITECTS/  
LAND PLANNERS/  
CIVIL ENGINEERS:

STIMMEL ASSOCIATES, P.A.  
LANDSCAPE ARCHITECTURE • LAND PLANNING • CIVIL ENGINEERING  
305 WEST FOURTH ST., SUITE 1-A WINSTON-SALEM, NC 27101  
PHONE (336) 723-1067 FAX (336) 723-1069

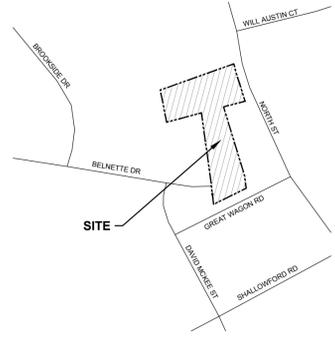




**NOTES**

- Boundary Information...**  
Provided from digital WSFC GIS data.
- Topographic Information...**  
Provided from digital WSFC planimetric data.
- General Notes**
1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
  2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
  3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.

**VICINITY MAP**



**SITE DATA**

**Jurisdiction**  
Lewisville, NC

**Purpose Statement**  
The purpose of this request is for a Site Plan Amendment to amend the PB-S zoned tract.

**Zoning**  
Existing Zoning: PB-S, RS20  
Existing Zoning Overlay: DTO - DCA  
Proposed Zoning: PB-S, RS20

**Site Acreage**  
Parcel Acreage: 1.58 Acres +/-  
Right-Of-Way Dedication: 0.02 Acres +/-  
Total Site Acreage: 1.56 Acres +/-

**Watershed Data**  
The site is located within the Yadkin River WS-IV-P water supply watershed district.

Maximum Impervious Area Permitted:	N/A %
Building to Land:	0.39 Acres +/- 25.00 %
Pavement to Land:	0.34 Acres +/- 21.79 %
Open Space:	0.83 Acres +/- 53.21 %
Parcel Total:	1.56 Acres +/- 100.00 %

**Total Impervious:** 0.73 Acres +/- 46.79 %

**Infrastructure**

Water:	Public
Sewer:	Public
Road:	N/A

**Building Data**

Max. Building Height:	48'
Total Building Size:	58,896 SF +/- (4 stories)
Residential Units:	39 Units
Unit Density:	25.00 Units per Acre

**Parking Calculations**

**Residential Parking**  
(Residential Building, Multifamily - 1.5 spaces per 1 bedroom unit, 1.75 spaces per 2 bedroom unit, 2 spaces per 3 bedroom unit):  
1.75 x 39 = 69 spaces

Parking Required:	69 Spaces
30% PB Reduction:	21 Spaces
Total Required:	48 Spaces
Parking Provided:	48 Spaces +/-

(Restaurant without Drive-Through Service - 1 space per 75 SF GFA): 2,400 / 75 = 32 spaces

Parking Required:	32 Spaces
30% PB Reduction:	10 Spaces
Total Required:	22 Spaces
Parking Provided:	24 Spaces +/- (includes 11 on-street)

**Total Parking Required:** 71 Spaces  
**Total Parking Provided:** 72 Spaces +/-

**Building Setbacks**

Front:	30' (RS20), N/A (PB-S)
Rear:	30' (RS20), N/A (PB-S)
Side:	7' (RS20), N/A (PB-S)
Street:	20' (RS20), N/A (PB-S)
DTO:	6' Public-Private Setback Zone
Other Note:	PB-S 40' adjacent to residential zoning N/A within the DTO

**Bufferyards**  
Type Required: N/A

**Streetyards**  
Type Required: Minimum 10'  
Type Provided: 10'

**stimmel**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING  
601 N. TRADE STREET, SUITE 200  
WINSTON-SALEM, NC 27101  
P: 336.723.1067 F: 336.723.1069  
E: frontdesk@stimmelpa.com  
www.stimmelpa.com

SEALS:

**PRELIMINARY DRAWING**  
**NOT APPROVED FOR CONSTRUCTION**

PROJECT NAME & LOCATION:

**SOLOMON DEVELOPMENT  
- SHALLOWFORD SQUARE  
LEWISVILLE, NC**

**PLANS FOR:**

- PRE-SUBMITTAL
- SUBMITTAL
- REVISED SUBMITTAL

**CLIENT:**  
Solomon Development  
6614 Shallowford Rd, Suite 200  
Lewisville, NC 27023  
(336) 945-9033  
jeff@ishacustombuilders.com

05/22/2020	PER TOWN COMMENTS
05/18/2020	PER TOWN COMMENTS

DATE	DESCRIPTION
SUBMITTAL DATE:	03/04/2020
PROJECT NO:	19-234
DRAWN BY:	BR
© STIMMEL ASSOCIATES, P.A.	
SHEET TITLE:	

**Site Plan  
Amendment  
SPA-1**

**SOLOMON DEVELOPMENT  
- SHALLOWFORD SQUARE  
OWNERS/PETITIONERS:**

PIN#: 5875-97-8451.000, 5875-97-7671.000  
Deed Bk-Pg: 2461-26, 3432-3661  
Zoning: PB-S, RS20  
Owner: Solomon Development LLC  
6614 Shallowford Rd  
Lewisville, NC 27023

PREPARED BY:  
 **stimmel**  
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING  
601 N. TRADE STREET, SUITE 200  
WINSTON-SALEM, NC 27101  
www.stimmelpa.com 336.723.1067  
frontdesk@stimmelpa.com

F:\19-234\19-234\Drawings\Zoning\19-234\_SPA.dwg, 24/06/2020 10:08am

# Zenger - Shallowford Square Project

**LEGEND**

-  Property of Request
-  Zoning
-  Parcels
-  Centerline
-  Yadkin River WS-IV Watershed
-  Streams
-  500 ft Buffer

PIN #(s): 5875-97-8451  
5875-97-7671



1 inch = 375 feet



This map and analysis are provided "As Is" without warranty of any kind, either express or implied. The information contained in this map is for informational purposes only and was not prepared for, and is not suitable for legal, engineering, or surveying purposes. Use of these materials constitutes acceptance of this disclaimer of liability.

Created by: Stacy Tolbert

**PB PEDESTRIAN BUSINESS**

Z	Residential Building, Single Family	Z	Club or Lodge
Z	Boarding or Rooming House	Z	College or University
Z	Combined Use	Z	Government Offices
Z	Fraternity or Sorority	Z	Library, Public
Z	Arts and Craft Studio	Z	Museum or Art Gallery
Z	Food or Drug Store	Z	Neighborhood Organization
Z	Furniture and Home Furnishings Store	Z	Nursing Care Institution
Z	General Merchandise Store	Z	Police or Fire Station
Z	Hardware Store	Z	Post Office
Z	Micro-brewery or Micro-distillery	Z	Postal Processing Facility
Z	Nursery, Lawn and Garden Supply Store, Retail	Z	School, Vocational or Professional
Z	Restaurant (without drive-through service)	Z	Stadium, Coliseum, or Exhibition Building
Z	Retail Store, Speciality or Miscellaneous	Z	Broadcast Studio
Z	Shopping Center	Z	Park and Shuttle Lot
Z	Banking and Financial Services	Z	Parking, Commercial
Z	Bed and Breakfast	Z	Terminal, Bus or Taxi
Z	Building Contractors, General	Z	Utilities
Z	Funeral Home	P	Townhouse
Z	Health Services, Miscellaneous	P	Multifamily
Z	Hotel or Motel	P	Congregate Care Facility
Z	Medical or Dental Laboratory	P	Family Group Home B
Z	Medical and Surgical Offices	P	Family Group Home C
Z	Non-Store Retailer	P	Life Care Community
Z	Offices, Miscellaneous	P	Adult Day Care Center
Z	Professional Office	P	Child Care Institution
Z	Services, Business A	P	Child Care (Sick Children)
Z	Services, Business B	P	Child Day Care Center
Z	Services, Personal	P	Correctional Institution
Z	Storage Services, Retail	P	Group Care Facility A
Z	Veterinary Services	P	Group Care Facility B
Z	Recreation Services, Indoor	P	Habilitation Facility C
Z	Recreation Services, Outdoor	P	School, Private or Charter
Z	Recreation Facility, Public	P	School, Public
Z	Shooting Range, Indoor	E	Access Easement, Private Off-Site
Z	Swimming Pool, Private	A	Dirt Storage
Z	Theater, Indoor	A	Borrow Site
Z	Academic Medical Center	A	Helistop
Z	Adult Day Care Home		
Z	Child Care (Drop-In)		
Z	Child Day Care, Small Home		
Z	Church or Religious Institution, Community		
Z	Church or Religious Institution, Neighborhood		

**RESOLUTION 2020049 OF THE LEWISVILLE TOWN COUNCIL  
RELATED TO DISPOSITION OF PUBLIC RECORDS**

---

---

**WHEREAS**, the Lewisville Town Council has established, by Resolution 1999058, a Public Records Retention System; and

**WHEREAS**, without a retention program, public records can accumulate, causing the need for additional storage space; and

**WHEREAS**, the town staff maintains a listing of all public records with the appropriately assigned required retention date; and

**WHEREAS**, the attached list of records shows all public records currently eligible for removal from the file system to be properly disposed;

**NOW, THEREFORE, BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL** authorizes the destruction of the records listed in the attached schedule after a 30-day public inspection period.

**Adopted this 13<sup>th</sup> day of August, 2020 by the Lewisville Town Council.**

ATTEST

\_\_\_\_\_  
Mike Horn, Mayor

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

---

---

**RESOLUTION 2020052 OF THE LEWISVILLE TOWN COUNCIL  
ADOPTING THE 2020 NORTHERN PIEDMONT REGIONAL HAZARD MITIGATION  
PLAN**

---

---

**WHEREAS**, the citizens and property within the Town of Lewisville are vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

**WHEREAS**, the Town of Lewisville desires to seek ways to mitigate situations that may aggravate such circumstances; and

**WHEREAS**, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

**WHEREAS**, it is the intent of the Lewisville Town Council to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

**WHEREAS**, it is also the intent of the Lewisville Town Council to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the Town of Lewisville; and

**WHEREAS**, Town of Lewisville, in coordination with Caswell, Davie, Forsyth, Rockingham, Stokes, Surry and Yadkin Counties and the participating municipalities within those Counties has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

**WHEREAS**, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency are reviewing the Northern Piedmont Regional Hazard Mitigation Plan for legislative compliance and will approve the plan pending the completion of local adoption procedures.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of Town of Lewisville hereby:

1. Adopts the Northern Piedmont Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

**Adopted this the 13<sup>th</sup> Day of August, 2020 by the Lewisville Town Council.**

\_\_\_\_\_  
Mike Horn, Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

**RESOLUTION 2020053 OF THE LEWISVILLE TOWN COUNCIL  
AUTHORIZING INTERLOCAL AGREEMENT WITH FORSYTH COUNTY  
FOR THE GRANT OF CORONAVIRUS RELIEF FUNDS**

---

---

**WHEREAS**, Session Law 2020-80, enacted by the General Assembly, provided for the distribution of \$150 million in funds to be distributed to municipalities by counties; and

**WHEREAS**, Forsyth County has received \$13,889,626.<sup>00</sup> in Coronavirus Relief Fund (CRF) from the General Assembly; and

**WHEREAS**, any entity receiving CRF funds may use such funds only for uses authorized by P.L. 116-136, section 601(d) of the Social Security Act; and

**WHEREAS**, requirements of the use are set forth in Session Law 2020-4 as amended by Session Law 2020-80.

**NOW, THEREFORE, BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL** authorizes the interlocal agreement between Town of Lewisville and Forsyth County for the grant of Coronavirus Relief Funds and authorizes the Town Manager to execute the agreement herein attached and incorporated into this resolution.

**Adopted this the 13<sup>th</sup> Day of August, 2020 by the Lewisville Town Council.**

\_\_\_\_\_  
Mike Horn, Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

**STATE OF NORTH CAROLINA**

**INTERLOCAL AGREEMENT FOR THE  
GRANT OF CORONAVIRUS RELIEF FUNDS**

**FORSYTH COUNTY**

**THIS AGREEMENT**, made and effective this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between Forsyth County, North Carolina (the "County"), and **Town of Lewisville** (the "Grantee");

**WHEREAS**, Congress enacted P.L. 116-136 on March 27, 2020, which established the federal Coronavirus Relief Fund ("CRF") and distributed funds to States and localities with populations over 500,000, including North Carolina and 4 North Carolina local governments;

**WHEREAS**, on May 4, 2020, the North Carolina General Assembly enacted Session Law 2020-04, which established a \$150 million fund to be distributed to the 97 counties that did not receive direct CRF funds;

**WHEREAS**, on July 1, 2020, the North Carolina General Assembly enacted Session Law 2020-80, which amended Session Law 2020-04 and increased to \$300 million the CRF funds to be distributed to the 97 counties that did not receive direct CRF funds and required each such county to allocate at least 25 percent of such funds for use by municipalities within the county for allowable uses;

**WHEREAS**, Forsyth County received \$13,889,626 in CRF funds from the General Assembly, and is required to share such funds with municipalities; and

**WHEREAS**, any entity receiving CRF funds may use such funds only for uses authorized by P.L. 116-136, section 601(d) of the Social Security Act, and the requirements set forth in Session Law 2020-04, as amended by Session Law 2020-80;

**NOW, THEREFORE**, for the purpose and subject to the terms and conditions hereinafter set forth, the County and the Grantee agree as follows:

**1. Services.** The Grantee shall expend Grant funds to provide services to citizens of Forsyth County in response to COVID-19. The Grant funds are from the Coronavirus Relief Fund established by North Carolina Session Law 2020-04, as amended by Session Law 2020-80, Section 3.3(2), and are subject to requirements of Session Laws 2020-04 and 2020-80, P.L. 116-136, and section 601(d) of the Social Security Act. The Grant funds are restricted to the following uses: medical expenses; public health expenses; payroll expenses for public safety, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency; expenses of actions to facilitate compliance with COVID-19-related public health measures; expenses associated with the provision of economic support in connection with the COVID-19 public health emergency; and any other COVID-19-related expenses necessary to the function of government that satisfy the CRF's eligibility criteria. The Grantee shall use the Grant funds exclusively for the particular purposes set forth in its plan which is attached hereto as Exhibit A and incorporated herein by reference. If the Grantee does not complete its plan and submit it to the County by September 1, 2020, this Agreement will immediately terminate, the Grantee shall return any Grant funds to the County, and the County may use the Grant funds for any use allowed for CRF funds. The Grantee may not use Grant funds for any expense that has been reimbursed by another grant.

**2. Term.** The services of the Grantee shall begin on March 1, 2020, and, unless sooner terminated by mutual consent or as hereinafter provided, shall be provided until December 30, 2020, and all Grant funds must be expended no later than December 30, 2020. Any unexpended funds must be repaid to the County.

**3. Grant.** As full compensation for the Grantee's services, the County agrees to pay the Grantee a grant in the sum of \$147,591.<sup>00</sup>.

**4. Independent Contractor.** The Grantee shall operate as an independent contractor, and the County shall not be responsible for any of the Grantee's acts or omissions.

The Grantee, its employees, and subcontractors shall not be treated as an employee with respect to the services performed hereunder for federal or state tax, unemployment or workers' compensation purposes. Neither federal, state, nor payroll tax of any kind shall be withheld or paid by the County on behalf of the Grantee or the employees of the Grantee. The Grantee is fully responsible for the payment of any and all taxes arising from the payment of monies under this Agreement. The Grantee shall comply with the North Carolina Workers' Compensation Act and shall ensure that its subcontractors also comply. The Grantee shall not be treated as an employee with respect to the services performed hereunder for purposes of eligibility for, or participation in, any employee pension, health, or other fringe benefit plan of the County. The Grantee has no authority to enter into contracts or agreements on behalf of the County. The County shall not be liable to the Grantee for any expenses paid or incurred by the Grantee unless otherwise agreed in writing. The Grantee shall supply, at its sole expense, all equipment, tools, materials, and/or supplies required to provide contracted services unless otherwise agreed in writing.

**5. Reports.** Beginning October 1, 2020, and then quarterly thereafter, the Grantee shall report to the County and to the North Carolina Office of State Budget and Management on the use of Grant funds until all funds are expended and accounted for. Grantee shall also comply with any reporting requirements set forth by the State of North Carolina or by the CARES Act or other federal requirement. When the Grantee has completed its Services, but in no event later than December 30, 2020, the Grantee shall provide a complete Report containing a summary of its Services completed, the amounts expended, and their impact on the community. Failure to provide any required Report shall constitute a breach of this Agreement.

**6. Records, Audit.** The Grantee agrees that it will supply such records, information or verification relating to expenditures of the funds or the operations of the Grantee as may reasonably be requested by the County. The Grantee agrees that the County shall have access to the records and premises of the Grantee at all reasonable times, and the Grantee agrees to submit such reports as the County shall request pertaining to the funds granted herein or the operation of the Grantee. The Grantee shall maintain a written accounting and documentation of all of its receipts and disbursements relating to the grant funds which are the subject of this Agreement. The County reserves the right to require a certified audit pertaining to the use of the grant funds, or may perform the audit through the use of its staff. The Grantee shall furnish to the County a copy of its audit report performed by a certified public accountant as soon as such becomes available to the Grantee.

**7. Termination.** The County may terminate this Agreement for any violation thereof by Grantee. In the event of termination, the Grantee shall promptly remit any payments received which the County deems to have been paid in violation of this Agreement. The County may terminate the Agreement based upon, but not limited to, the following reasons, which shall be determined in the sole discretion of the County:

- a. Improper use of grant funds;
- b. Failure to comply with the terms of this Agreement;
- c. Submission to the County of reports which are incorrect or incomplete in any material respect;

- d. Any circumstance rendering the completion of the Services improper, illegal, or infeasible;  
or
- e. Failure to make satisfactory progress in completion of the Services.

**8. Indemnification.** The Grantee agrees to indemnify, defend, and hold the County harmless from and against any and all claims, expenses (including attorney fees), costs or liability for acts or omissions of the Grantee relating to this Agreement, the use of CRF funds, or services provided pursuant to it. If the federal government or the State of North Carolina, or any agency of either, determines that the Grantee has expended Grant funds in an illegal or disallowed manner, Grantee shall reimburse the County for the amount of such disallowed expenses.

**9. Notice.** All notices permitted or required to be given by one party to the other party shall be addressed and delivered in writing as follows:

**For the County:**

J. Dudley Watts, Jr.  
County Manager  
201 North Chestnut St.  
Winston-Salem, NC 27101

**For the Grantee:**

William H. Perkins, Jr.  
Town Manager  
PO Box 547  
Lewisville, NC 27023

**10. Assignment.** The Grantee may not assign its obligations under this Agreement unless it has received prior written approval from the County, which may be withheld at the sole discretion of the County.

**11. Waiver.** No action or failure to act by the County shall constitute a waiver of any of its rights or remedies or as approval or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

**12. Governing Law.** This Agreement shall be governed by North Carolina law, except that provisions regarding conflicts of laws shall not apply. The venue for any legal proceeding shall be in Forsyth County, North Carolina.

**13. Survival of Provisions.** All obligations arising prior to termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the parties shall survive the completion of services and termination of this Agreement.

**14. Modification.** This Agreement may only be modified in writing and signed by both the Grantee and by the County Manager or other authorized County official.

**15. Conflict with Attachments.** In the event of any conflict between the provisions in this Agreement and any provisions in an attachment thereto, the provisions in this Agreement shall take precedence over any provision in an Attachment.

**16. Miscellaneous.** The Grantee shall comply with all applicable laws and regulations including but not limited to federal, state and local laws regarding business permits, certificates, and licenses that may be required to carry out the services to be performed under this Agreement and all federal immigration laws in its hiring and contracting practices. Grantee and its subcontractors shall comply with Article 2 of Chapter 64 of the North Carolina General Statutes relating to the required use of the federal E-Verify program to verify the work authorization of newly hired employees. Failure of the Grantee to comply with this provision or failure of its subcontractors to comply could render this contract void under North Carolina law. Grantee hereby certifies that it is not on the North Carolina State Treasurer's lists of persons engaging in business activities in Sudan (Darfur), Iran, or boycotting Israel, prepared pursuant to NCGS §§ 147-86.43, 147-86.58, and 147-86.81, nor will Grantee utilize for this Agreement any subcontractor on such lists. This agreement is intended for the benefit of the County and the Grantee and not for any other party. If any provision of this Agreement shall be unenforceable, the remainder of the Agreement shall be enforceable to the extent allowed by law.

**17. Future Grants.** The County has limited resources and must prioritize its obligations required by law. This Grant does not guarantee that the County will fund the Grantee in future years.

**18. Superseder.** This Agreement supersedes all prior agreements between the parties regarding the Services.

**IN WITNESS WHEREOF**, the authorized officials of the County and the Grantee have set their hands and seals as of the day and year first above written.

**FORSYTH COUNTY, NORTH CAROLINA**

(SEAL)

By: \_\_\_\_\_  
J. Dudley Watts, Jr., County Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Ashleigh M. Sloop, Clerk to the Board

Date: \_\_\_\_\_

GRANTEE

**FORSYTH COUNTY, NORTH CAROLINA**

(SEAL)

By: \_\_\_\_\_  
William H. Perkins, Jr. Town Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

Date: \_\_\_\_\_



# North Carolina Pandemic Recovery Office Coronavirus Relief Fund (CRF) Municipality Plan

EXHIBIT A

## Instructions

1. This document is to be used by municipalities to document the planned use of the CRF monies allotted in Session Law 2020-4.

4. Under Categories, Please aggregate the amount of all expenses for that specific category. Example amounts should be removed and you can enter the municipality amounts. The total must agree with your allotment.

**The Municipality is responsible for maintaining adequate documentation to support expenditures. If estimates are being used the methodology must be documented and defensible. The Municipality is responsible for following the Federal *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* promulgated by the United States Office of Management and Budget unless the US Treasury publishes guidance stating otherwise.**

## Municipality Information

Name of Municipality: Town of Lewisville

Person Submitting: Pam Orrell

Title: Finance Officer

Email: [finance@lewisvillenc.net](mailto:finance@lewisvillenc.net)

Phone Number: 336-945-5558 ext 1027

Planned Expenditures	
Categories	Amount
<p><b>1. Medical expenses such as:</b></p> <ul style="list-style-type: none"> <li>• COVID-19-related expenses of public hospitals, clinics, and similar facilities.</li> <li>• Expenses of establishing temporary public medical facilities and other measures to increase COVID-19 treatment capacity, including related construction costs.</li> <li>• Costs of providing COVID-19 testing, including serological testing.</li> <li>• Emergency medical response expenses, including emergency medical transportation, related to COVID-19.</li> <li>• Expenses for establishing and operating public telemedicine capabilities for COVID-19 related treatment.</li> </ul>	\$ -
<p><b>2. Public health expenses such as:</b></p> <ul style="list-style-type: none"> <li>• Expenses for communication and enforcement by State, territorial, local, and Tribal governments of public health orders related to COVID-19.</li> <li>• Expenses for acquisition and distribution of medical and protective supplies, including sanitizing products and personal protective equipment, for medical personnel, police officers, social workers, child protection services, and child welfare officers, direct service providers for older adults and individuals with disabilities in community settings, and other public health or safety workers in connection with the COVID-19 public health emergency.</li> <li>• Expenses for disinfection of public areas and other facilities, e.g., nursing homes, in response to the COVID-19 public health emergency.</li> <li>• Expenses for technical assistance to local authorities or other entities on mitigation of COVID-19-related threats to public health and safety.</li> <li>• Expenses for public safety measures undertaken in response to COVID-19.</li> <li>• Expenses for quarantining individuals.</li> </ul>	\$ -
<p><b>3. Payroll expenses</b> for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency.</p>	\$ 147,591.00
<p><b>4. Expenses of actions to facilitate compliance with COVID-19-related public health measures, such as:</b></p> <ul style="list-style-type: none"> <li>• Expenses for food delivery to residents, including, for example, senior citizens and other vulnerable populations, to enable compliance with COVID-19 public health precautions.</li> <li>• Expenses to facilitate distance learning, including technological improvements, in connection with school closings to enable compliance with COVID-19 precautions.</li> <li>• Expenses to improve telework capabilities for public employees to enable compliance with COVID-19 public health precautions.</li> <li>• Expenses of providing paid sick and paid family and medical leave to public employees to enable compliance with COVID-19 public health precautions.</li> <li>• COVID-19-related expenses of maintaining state prisons and county jails, including as relates to sanitation and improvement of social distancing measures, to enable compliance with COVID-19 public health precautions.</li> <li>• Expenses for care for homeless populations provided to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions.</li> </ul>	\$ -

<p><b>5. Expenses associated with the provision of economic support in connection with the COVID-19 public health emergency, such as:</b></p> <ul style="list-style-type: none"> <li>• Expenditures related to the provision of grants to small businesses to reimburse the costs of business interruption caused by required closures.</li> <li>• Expenditures related to a State, territorial, local, or Tribal government payroll support program.</li> <li>• Unemployment insurance costs related to the COVID-19 public health emergency if such costs will not be reimbursed by the federal government pursuant to the CARES Act or otherwise.</li> </ul>	\$ -
<p><b>6. Any other COVID-19-related expenses reasonably necessary to the function of government that satisfy the Fund's eligibility criteria.</b></p>	\$ -
<p><b>7. Grants to municipalities and nonprofits. List each planned subaward. (add more rows if necessary)</b></p>	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	
k.	
l.	
m.	
n.	
o.	
<p><b>Grand Total</b></p>	\$ 147,591.00

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**ORDINANCE 2020038 OF THE LEWISVILLE TOWN COUNCIL  
UPDATING THE LEWISVILLE UNIFIED DEVELOPMENT ORDINANCES  
BY ADDING SUPPLEMENTS 10 and 11**

---

---

**WHEREAS**, the proposed updates for the Lewisville Unified Development Ordinances have been presented to the Lewisville Town Council for consideration, adoption, and enactment; and

**WHEREAS**, these approved amendments were placed on the Municipal Code Corporation web site link for access; and

**WHEREAS**, it is prudent to update the loose leaf copies of the Town's Unified Development Ordinances (UDO) in compliance with §160A-77.

**NOW, THEREFORE, BE IT ORDAINED BY THE LEWISVILLE TOWN COUNCIL** that the Lewisville Unified Development Ordinances book is hereby updated to include the following:

**SUPPLEMENT S-10**

**Section 1.**      **ORDINANCE 2019044** - UDO L-160 to update the Unified Development Ordinances (UDO) to provide for additional notifications to property owners on zoning cases; approved 11-14-2019

**SUPPLEMENT S-11**

**Section 1.**      **ORDINANCE 2020014** - UDO L-159 Text Amendment adding a community center to definitions, amending the Permitted Use Table, and providing for off-street parking requirements

**Adopted this 13<sup>th</sup> day of August, 2020 by the Lewisville Town Council.**

\_\_\_\_\_  
Mike Horn,  
Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker  
Town Clerk

**ORDINANCE 2020039 OF THE LEWISVILLE TOWN COUNCIL  
AMENDING CAPITAL PROJECT ORDINANCE  
COMMUNITY CENTER**

---

---

**WHEREAS**, the Lewisville Town Council established the Capital Project Ordinance 2019023 for the construction of a new community center building; and

**WHEREAS**, the Town of Lewisville engaged ADW Architects of Charlotte to conduct a pre-design study to assess the size, placement, cost estimations, and programming of a new community center; and

**WHEREAS**, appropriations were made in the amount of \$16,000 for this project; and

**WHEREAS**, the Lewisville Town Council, at their meeting on October 10, 2019, approved moving forward to the next phase of design work with ADW Architects and amended Sections 3 and 4 in an amount of \$379,000.<sup>00</sup>; and

**WHEREAS**, additional information has been received that requires an additional amendment to Sections 3 and 4 of the Community Center Capital Project Ordinance; and

**WHEREAS**, in November 2019, Sections 3 and 4 amended Ordinance 2019023 in the amount of \$28,200.<sup>00</sup> to appropriate funds for design; and

**WHEREAS**, funds will need to be appropriated in order to move to the construction phase of this project.

**NOW THEREFORE BE IT ORDAINED** that the following appropriations are being made by amendment to Sections 3 and 4 to Ordinance 2019023 to complete this project:

**Section 3.** The following amounts are appropriated to complete this project:

Design/Engineering	52-00-4110-6000	\$ 67,750
Construction	52-00-4110-6001	\$ 3,780,092
Furniture & Equipment	52-00-4110-6002	\$ 288,757
Contingency	52-00-4110-6003	<u>\$ 189,000</u>
	<b>Total Expenditures</b>	<u><b>\$ 4,325,599</b></u>

**Section 4.** The following revenues are anticipated to be available to complete this project:

Transfer from Municipal Buildings/Land		
Capital Reserve Fund	52-00-3980-0001	\$ 997,788
Truist Bank Loan Proceeds	52-00-3800-0000	\$ 2,000,000
Transfer from General Fund	52-00-3980-0000	<u>\$ 1,327,811</u>
	<b>Total Revenues</b>	<u><b>\$ 4,325,599</b></u>

**Section 5.** The Finance Officer is hereby directed to maintain within the Capital Projects Fund sufficient detailed accounting records to satisfy the requirements of the contract agreements and state regulations.

**Section 6.** The Finance Officer is directed to report, on a monthly basis, on the financial status of this project.

**ORDINANCE 2020039 OF THE LEWISVILLE TOWN COUNCIL  
AMENDING CAPITAL PROJECT ORDINANCE  
COMMUNITY CENTER**

---

---

**Section 7.** Copies of this capital projects ordinance shall be furnished to the Clerk of the Governing Body, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

**Adopted this the 13<sup>th</sup> day of August, 2020 by the Lewisville Town Council.**

APPROVED: \_\_\_\_\_

Mike Horn, Mayor

—  
ATTEST: \_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

Town of Lewisville

**Budget Amendment Ordinance 2020040  
Amending Budget Ordinance 2020001**

<b>Finance Department Use Only</b>
<i>Budget Amendment Number: # 6</i>
<i>Finance Officer: PAM ORRELL</i>

<i>DEBIT</i>			<i>CREDIT</i>		
<i>CODE</i>	<i>ACCOUNT DESCRIPTION</i>	<i>AMOUNT</i>	<i>CODE</i>	<i>ACCOUNT DESCRIPTION</i>	<i>AMOUNT</i>
24-00-9820-4994	Municipal Building/Land Capital Reserve - Transfer to Community Center Capital Project Fund	\$997,788.00	24-00-3990-9000	Municipal Building/Land Capital Reserve - Fund Balance Appropriated	\$997,788.00

To transfer funds from the Municipal Buildings/Land Capital Reserve to the Community Center Capital Project to fund completion of the Community Center construction

---

---

---

---

RECOMMENDED By: Pam Orrell  
Town Finance Officer

**Approved and effective upon adoption, this the 13<sup>th</sup> day of August, 2020 by the Lewisville Town Council.**

APPROVED: \_\_\_\_\_  
Mike Horn, Mayor

ATTEST: \_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

**Town of Lewisville**

**Budget Amendment Ordinance 2020041  
Amending Budget Ordinance 2020001**

<b>Finance Department Use Only</b>
<i>Budget Amendment Number: # 7</i>
<i>Finance Officer: PAM ORRELL</i>

<i>DEBIT</i>			<i>CREDIT</i>		
<i>CODE</i>	<i>ACCOUNT DESCRIPTION</i>	<i>AMOUNT</i>	<i>CODE</i>	<i>ACCOUNT DESCRIPTION</i>	<i>AMOUNT</i>
	General Fund			General Fund	
10-00-4110-4994	Governing Body - Transfer to Community Center Capital Project Fund	\$1,327,811.00	10-00-3990-9000	Fund Balance Appropriated	\$1,327,811.00

To transfer funds from the General Fund to the Community Center Capital Project to fund completion of the Community Center construction

---



---



---

RECOMMENDED By: Pam Orrell  
Town Finance Officer

**Approved and effective upon adoption, this the 13<sup>th</sup> day of August, 2020 by the Lewisville Town Council.**

APPROVED: \_\_\_\_\_  
Mike Horn, Mayor

ATTEST: \_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

**RESOLUTION 2020054 OF THE LEWISVILLE TOWN COUNCIL  
AWARDING CONTRACT FOR  
NEW COMMUNITY CENTER CONSTRUCTION**

---

---

**WHEREAS**, the Town of Lewisville has received bids to construct a new Community Center; and

**WHEREAS**, bid submissions have been reviewed and verified by ADW Architects and town staff; and

**WHEREAS**, the low bid for this project is in the amount of \$**xxxx**;

**NOW, THEREFORE, BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL** accepts and approves the bid from **xxxxxx** to construct the new Community Center for an amount not to exceed **xxxx**.<sup>00</sup> and authorizes and directs the Town Manager to execute the contract attached hereto.

**BE IT FURTHER RESOLVED THAT** the Town Manager is also authorized to execute the contract with BB&T Bank for financing this project in the amount of \$**xxxx**.<sup>00</sup>.

**Adopted this the 13<sup>th</sup> day of August, 2020 by the Lewisville Town Council.**

—

ATTEST:

\_\_\_\_\_  
Mike Horn, Mayor

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

---

---

**RESOLUTION 2020055 OF THE LEWISVILLE TOWN COUNCIL  
AWARDING CONTRACT FOR  
MATERIALS TESTING AND SPECIAL INSPECTIONS**

---

---

**WHEREAS**, there is a need for oversight of material quality for the new Community Center; and

**WHEREAS**, the services of **xxxx** has been selected to do materials testing and special inspections; and

**WHEREAS**, the Town has received an Agreement herein incorporated detailing the scope of work to be performed.

**NOW, THEREFORE, BE IT RESOLVED THAT THE LEWISVILLE TOWN COUNCIL:**

1. Accepts the proposal submitted by the firm of **xxxxx** ; and
2. Authorizes and directs the Town Manager to execute, on behalf of the Town Council, all necessary documents pertaining to the services hereto attached.

**Adopted this the 13<sup>th</sup> day of August, 2020 by the Lewisville Town Council.**

—

ATTEST:

\_\_\_\_\_  
Mike Horn, Mayor

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk

---

---

**RESOLUTION 2020056 of the Lewisville Town Council  
Granting a Sidewalk Easement to the Lewisville Historical Society  
for the Nissen House**

**WHEREAS**, the Town conveyed the Nissen House by Non-Warranty Deed to the Lewisville Historical Society under the requirements of NCGS Section 160A-279 in November 2019; and

**WHEREAS**, the Lewisville Historical Society continues to make improvements to the property located at 213 Arrow Leaf Drive; and

**WHEREAS**, as a safety improvement, the Lewisville Historical Society is requesting that an easement be granted for a sidewalk between the Lewisville Town Hall Annex rear parking lot and the Nissen House front entrance using the metes and bounds of: Commencing at a  $\frac{3}{4}$ " pipe being the northeast corner of the Lewisville Historical Society as recorded in DB 3493 PG 1651 and also being the southeast corner of the Town of Lewisville as recorded in DB 1788 PG 1368, thence along the common line between the Historical Society and the Town of Lewisville S 68 degrees 41 minutes 28 seconds W 78.22 feet to the POINT of BEGINNING, said point being in the centerline of the proposed sidewalk, thence along a curve to the right having a radius of 16.80 feet a chord bearing of N 10 degrees 01 minutes 05 seconds W a chord distance of 10.18 feet to a point, thence N 07 degrees 36 minutes 43 seconds E 7.71 feet to a point on the back of the curb in the town's parking lot, the terminus of the proposed sidewalk. Said easement to be 4 feet in width.

**NOW THEREFORE, BE IT RESOLVED** that the Lewisville Town Council authorizes the Town Manager to execute the easement requested by the Lewisville Historical Society.

---

Mike Horn,  
Mayor

ATTEST:

---

Joyce C. McWilliams Walker  
Town Clerk



## Nissen House Preservation

Lewisville Historical Society, Inc.  
P.O. Box 242  
Lewisville, NC 27023

July 27, 2020

Hank Perkins  
Lewisville Town Manager  
Lewisville, N.C.

Dear Mr. Perkins,

The Lewisville Historical Society would like to request a permanent easement across town property to construct a 4-ft wide concrete sidewalk connecting between the Town Hall Annex parking lot and steps leading up to the front entrance of the historic Nissen House. Enclosed is our surveyor's plat for the walkway and a written description of where the walkway would be located. We hope this request can be presented to Council at the upcoming August 6 and 13 Town Council meetings.

If you have any questions, please contact either one of us at the indicated numbers. Many thanks for your help with this important project.

Best regards,

Mary Gaines (336-766-8256)  
Susan Linker (336-945-5123)  
Co-Chairs, Nissen House Steering Committee  
Lewisville Historical Society

*The mission of the historic George Elias Nissen House is to be an educational, cultural, social and historic resource serving Lewisville, the Piedmont Triad and beyond.*

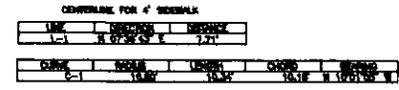
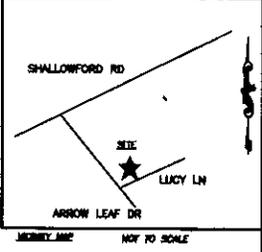
TOWN OF LEWISVILLE  
 DB 1788 PG 1388  
 PIN 5885-08-0564.00

WINSTON-SALEM/FORSYTH COUNTY  
 BOARD OF EDUCATION  
 PIN 5885-08-2549.00

LEWISVILLE HISTORICAL SOCIETY  
 DB 3463 PG 1851  
 PIN 5885-08-0486.00

LEWISVILLE HISTORICAL SOCIETY  
 DB 3463 PG 1851  
 PIN 5885-08-0486.00

JERRY O. SHEETS  
 DB 1837 PG 3182  
 PIN 5885-08-1257.00



ARROW LEAF DR.  
 60' PUBLIC R/W

LUCY LANE  
 PUBLIC R/W



KENNETH L. FOSTER, PLS. Certify that this map was drawn by me from an original survey made under my supervision ( description attached to this sheet Page 1851 ) that the value of penalties on scheduled amounts is \$10,000 that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina ( 21 NCAC 06A .0800 ). Witness my original signature, registration number and seal.

Signature: \_\_\_\_\_ License Number: L-2552  
 Professional Land Surveyor License Number: \_\_\_\_\_  
 Title: \_\_\_\_\_ Day of: \_\_\_\_\_ 2020  
 FORSYTH COUNTY-NORTH CAROLINA

PRELIMINARY SITE PLAN FOR SIDEWALK

SKETCH FOR	
<b>LEWISVILLE HISTORICAL SOCIETY</b>	
Reference Deed: DB 3463 PG 1851 213 ARROW LEAF DRIVE, LEWISVILLE, NC	
BEING PIN # 5885-08-0486.00	
TOWN OF LEWISVILLE / FORSYTH COUNTY, N.C.	
DATE: JULY 21, 2020 SCALE: 1" = 20'	
TOTAL ACRES BY CO-ORDINATE COMP. = .14	
<b>KENNETH L. FOSTER &amp; ASSOCIATES, PA</b> PROFESSIONAL LAND SURVEYORS - PLANNERS ( C-1300 ) 156 MAPLE TREE LANE MOCKSVILLE, NORTH CAROLINA 27028 TELEPHONE: 336 / 763-8800 EMAIL: kfooster@kfooster.net	
SHEET 1 OF 1	JOB NO: 3828-20C

- |   |   |
|---|---|
| <p>PROPERTY LINE<br/>         RIGHT OF WAY LINE<br/>         LINE FROM DEED OR PLAN</p> <p>R/W<br/>         SEE BOOK<br/>         TIME<br/>         PER<br/>         BEARER MENTION DISTANCE<br/>         CL<br/>         CENTERLINE<br/>         PROPERTY LINE<br/>         RIGHT OF WAY<br/>         ELEV.<br/>         CORR &amp; OFFSET<br/>         FINISHED FLOOR ELEVATION<br/>         OR ( UNDER CLEAR-OUT )<br/>         TELEPHONE POLE / PER</p> | <p>SP ( EXISTING SIGN FOUND )<br/>         TWP ( NEW SIGN SET )<br/>         FOUN ( NO SIGNAGE/REMARK SET )<br/>         EXHIBIT MARK<br/>         NEW PA SPRIG<br/>         WATER METERS<br/>         UTILITY POLE<br/>         LIGHT POLE<br/>         SIGNPOST BEARER HANDLE<br/>         FIRE HYDRANT<br/>         OR ( CHURCH MARK )<br/>         M ( YARD MARK )<br/>         HOLLY BARRIER</p> |
|---|---|

