

**2015
COMPREHENSIVE
PLAN**



A Citizens' Vision of the Future

October 2015

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FORWARD

This document encompasses the efforts of many Lewisville residents who have contributed substantially to a year-long effort to refine and update Lewisville's Comprehensive Plan. This document contains the guidelines that address community issues such as land use, transportation, natural environment, community character, housing, neighborhoods, community facilities, community services, governance, health, safety and wellness, commercial districts and citizen engagement.

This Comprehensive Plan is designed to provide direction to the Town for the next five years. Findings and recommendations within this document may serve as the basis for possible new ordinances, regulations and policies that will be used to shape our community.

In reviewing these proposed changes, four themes are prevalent throughout the document: fiscal responsibility, sustainable growth, livable design and the overall health, safety and well-being of the Town and its citizens.

This document is intended to be dynamic in nature and flexible enough to adapt to the changes that are inevitable in a growing community.

The Mayor and Council of the Town of Lewisville acknowledge with gratitude the work of the numerous residents who participated on the various Citizen Input meetings and citizen surveys associated with the development of this document.

STATEMENT OF PHILOSOPHY

From its first days as a community where rugged pioneers loaded Nissen wagons with provisions preparing to cross the Shallow Ford as they embarked on a great adventure westward, Lewisville has embodied, in its very essence, a sense of community, a spirit of independence and a determination to guide its own future.

It was from this foundation of community spirit and involvement that residents, in 1991, took steps to incorporate the town. The goal was not to keep Lewisville from being annexed by another municipality, but rather it was so our residents could guide our future, manage our growth and preserve our unique character that was being threatened by unplanned, often irresponsible development.

In developing our Town Charter, our founding residents held three principles as the foundation for our community.

First was the unwavering belief that governing begins with our residents, not dictated to them from elected officials. That's why today Lewisville has a number of committees and boards that are specifically created to develop and review policy recommendations for the elected Council to consider. In those instances when issues come before the Council for consideration independent of the committee/board process, the Council will generally refer them to a committee or board for review or recommendation prior to taking any action. Participation on committees and boards is open to all residents and, like during our earliest days as a community, it is volunteers who share a genuine concern for our town, who are helping to chart our community's future. Lewisville is truly unique in this respect.

The second principle is the almost sacred commitment to retain and preserve as much of Lewisville's small town character and charm as possible. Our community has some of the most demanding requirements for development of any community in North Carolina. We are very specific about what types of development we will allow and how we will allow that development to occur. One of the very first tasks we tackled as a community was to develop our Comprehensive Plan setting the vision for our future. Guided by community volunteers the plan serves as our blueprint for growth and is revised every five years with significant community engagement.

From this plan we have developed a number of innovative tools to manage growth including our Lewisville Downtown Overlay, Vienna Business District and our Rural Overlay. Each is crafted to allow growth yet preserve the natural character and "essence" of our community.

The third principle our founders had in mind was a limited government – one that was empowered only to manage the essential services desired by our residents. Land planning, road and facility maintenance, public safety, solid waste collection, recycling and parks & recreational activities for our citizens are among those services that our residents deem appropriate to be provided by the town. Others may be added in the future, but only after they receive a critical review and recommendation by our citizen committees and boards.

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

Adopted 2010

GOVERNMENT DIRECTORY

TOWN OF LEWISVILLE

6510 Shallowford Road

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Lewisville, N. C. 27023

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336-945-5531 (fax)

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ELECTED OFFICIALS

Dan R. Pugh

Mayor

Sandra Mock

Mayor Pro Tem

Council Members

Robert Greene

Mike Horn

Ken Sadler

Ed Smith

Jeff Zenger

TOWN STAFF

William H. Perkins, Jr., ICMA-CM

Town Manager

Kathy Bruce

Assistant Town Manager/Finance Director

Joyce Walker, MMC, NCCMC

Town Clerk

J. Martin Myers, AICP

Planner

Lynn W. Hall

Public Information Officer/Events Programming Supervisor

Anastasia Howard

Receptionist

Sheron Church

Accounting Clerk

George Hauser III

Public Works Director

David Matthews

Maintenance Technician

Ryan Moser

Maintenance Technician

M. J. Williams

Laborer

PROJECT TEAM

Lewisville Planning Board

Chair

Jeanne Marie Foster

Paul Hari Katherine Heath
Randolph C. Henning Tom Lawson
Chester Patterson Michael Prince

Town Attorney

Bowen Houff

Planner

J. Martin Myers, AICP

Town Manager

William H. Perkins, Jr., ICMA-CM

Town Clerk

Joyce M. Walker, MMC, NCCMC

Project Facilitators

Piedmont Triad Regional Council
Paul Kron
Elizabeth Jernigan

Demographics

Piedmont Triad Regional Council
Malinda Ford
Elizabeth Jernigan

Mapping

Lynn Ruscher, AICP, GISP - City/County Planning
Malinda Ford, GISP - Piedmont Triad Regional Council

Photography

Lynn W. Hall - Public Information Officer

DEMOGRAPHIC & ECONOMIC STATISTICS

Town of Lewisville, North Carolina

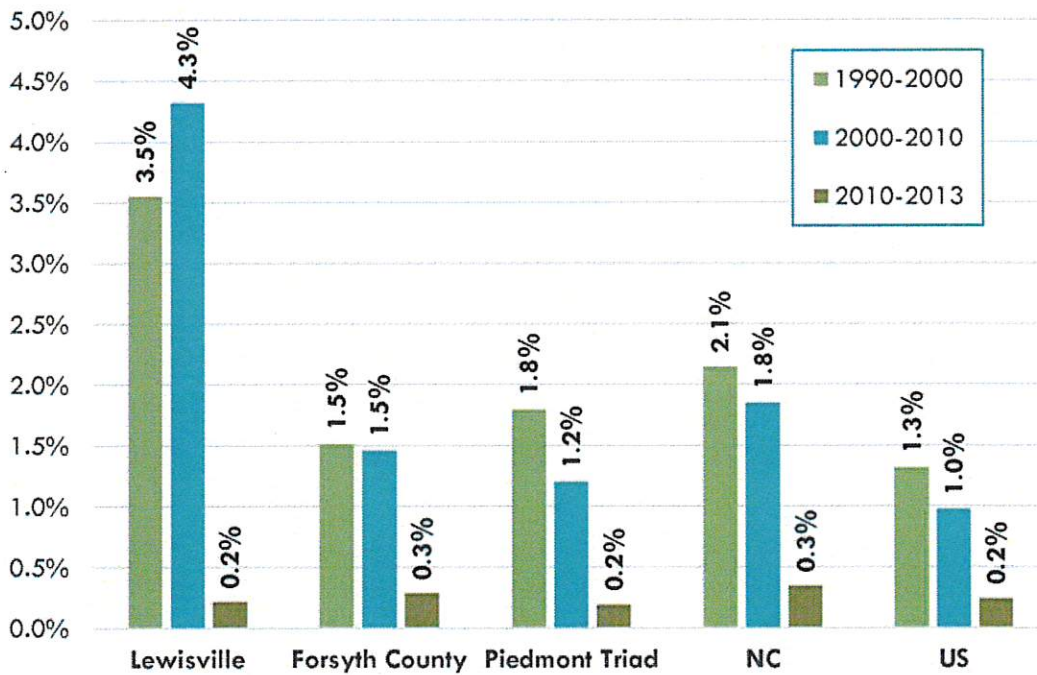
Updated by PTRC - January 2015

Town of Lewisville Population



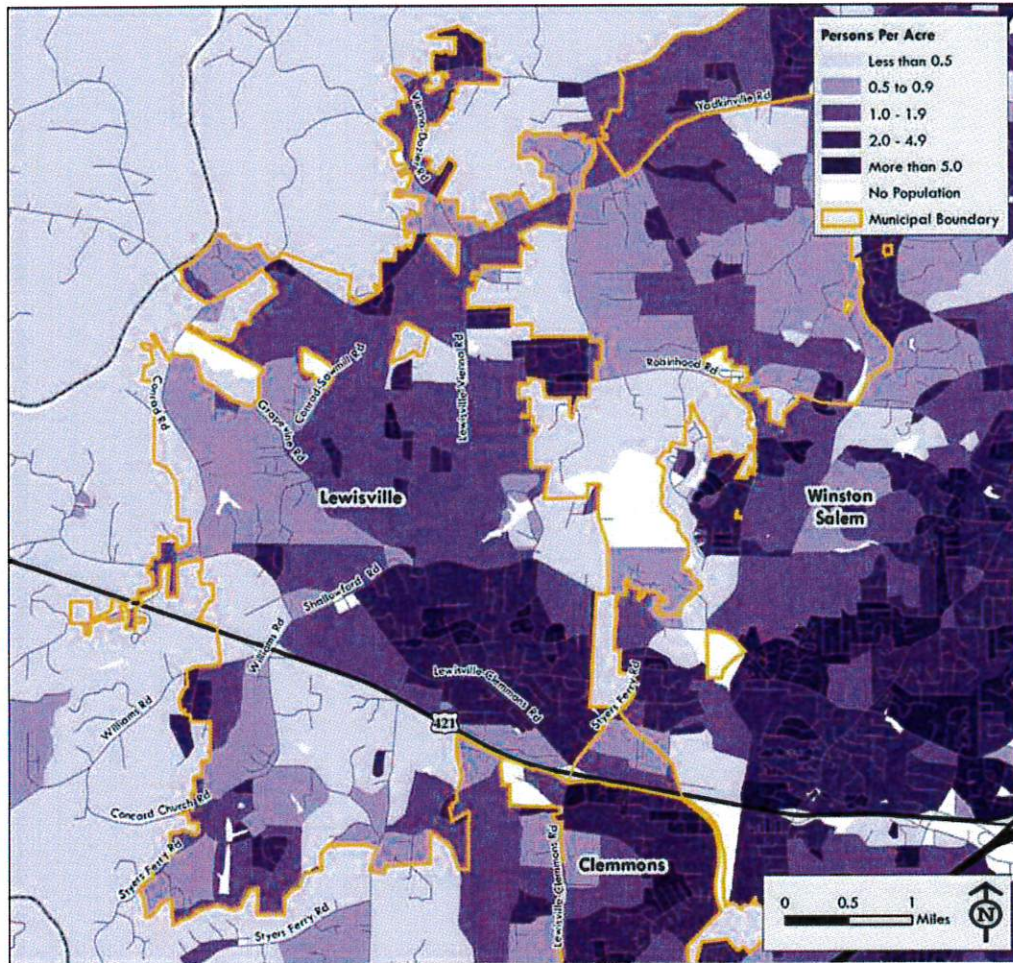
Source: US Census Bureau Decennial Census of Population & Housing; NC State Demographer Population Estimates

Annualized Population Growth Rate Comparison



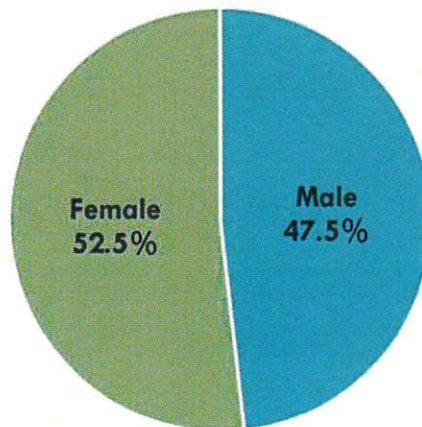
Source: US Census Bureau Decennial Census of Population & Housing; NC State Demographer Population Estimates

Population Density



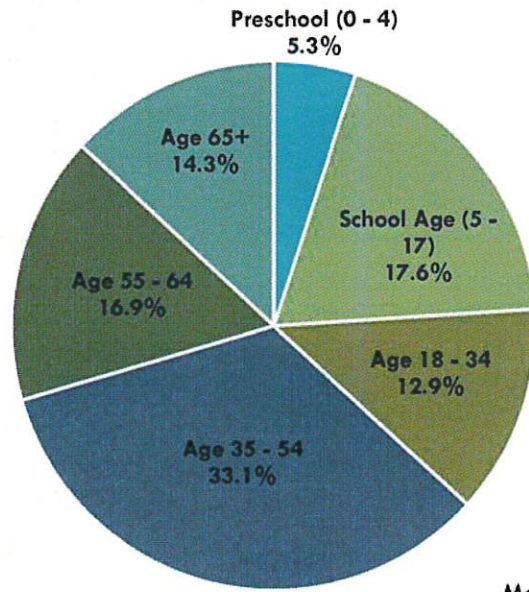
Source: US Census Bureau Census of Population & Housing (2010)

Population by Gender



Source: American Community Survey, 2009-2013 5-year Estimates

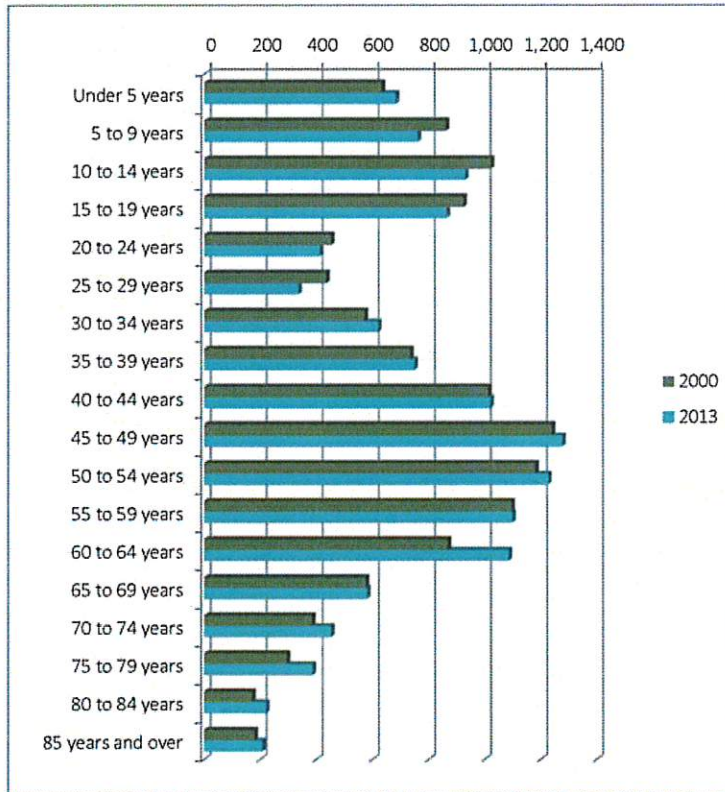
Population by Age Range



Median Age – 45.3

Source: American Community Survey, 2009-2013 5-year Estimates

Population Change by Age Group



Source: US Census Bureau, 2010 Decennial Census and the American Community Survey, 2009-2013 5-year Estimates

Population Growth Rate by Age Group

Age Group	Population			Annualized Growth Rate	
	2000	2010	2013	2000-2010	2010-2013
Age 0 - 17	2,366	3,155	2,955	3.3%	-2.1%
Age 18 - 34	1,561	1,747	1,660	1.2%	-1.7%
Age 35 - 54	3,373	4,167	4,275	2.4%	.9%
Age 55 - 64	806	1,963	2,178	14.4%	3.7%
Age 65+	720	1,607	1,845	12.3%	4.9%

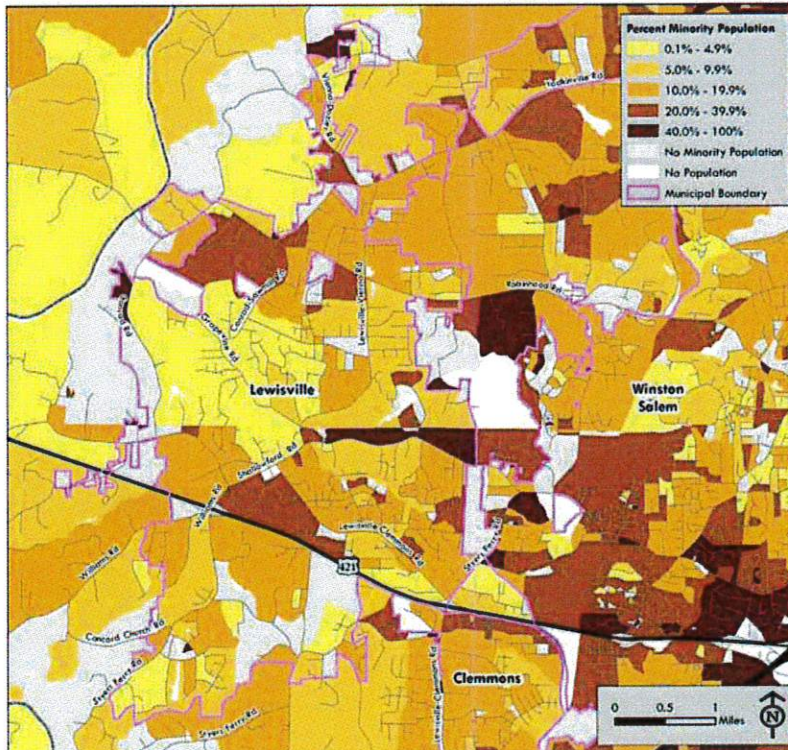
Source: US Census Bureau Decennial Census American Community Survey, 2009-2013 5-year Estimates

Population Growth by Race & Ethnic Origin

Race/Ethnicity	Population			Annualized Growth Rate	
	2000	2010	2013	2000-2010	2010-2013
White	8,160	11,162	11,305	3.7%	0.4%
Black/African American	366	631	1,036	7.2%	21.4%
Asian	118	214	157	8.1%	-8.9%
Hispanic	109	429	252	29.4%	-13.8%
Other	73	201	163	17.5%	-6.3%

Source: US Census Bureau Decennial Census of Population & Housing;
American Community Survey, 2009-2013 5-year Estimates

Minority Population



Source: US Census Bureau Decennial Census of Population & Housing (2010)

Lewisville Households - Characteristics

Households by Type	
Families	76.0%
Married Couple Families with Children Under 18	25.3%
Married Couple Families without Children	38.2%
Single Householder, with Children Under 18	3.8%
Non-Families	24.0%
Persons Living Alone	20.8%
Other Non-Family Households	3.2%

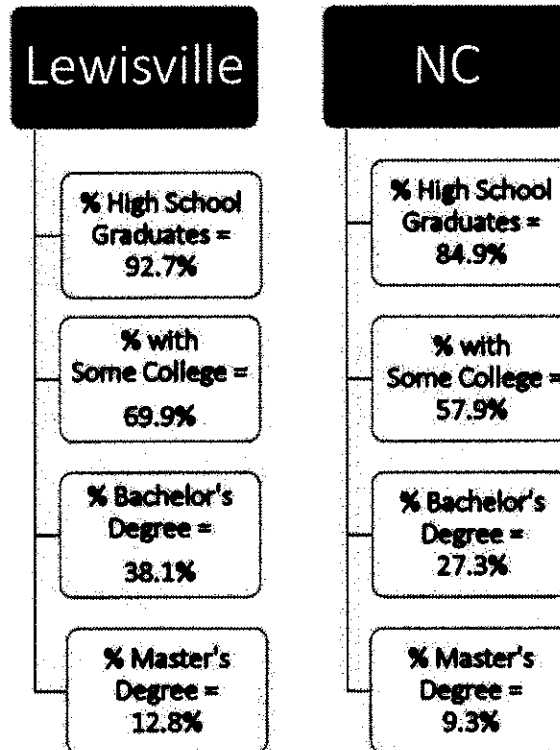
Source: US Census Bureau; American Community Survey, 2009-2013 5-year Estimates

Household Comparison Data

	4,943	3,715,565	115,610,216
	2.61	2.53	2.63
	76.0%	66.6%	66.4%
	34.6%	32.7%	32.9%
	23.8%	24.6%	25.5%
	20.8%	27.8%	27.5%

Source: US Census Bureau; American Community Survey, 2009-2013 5-year Estimates

Educational Attainment Comparison

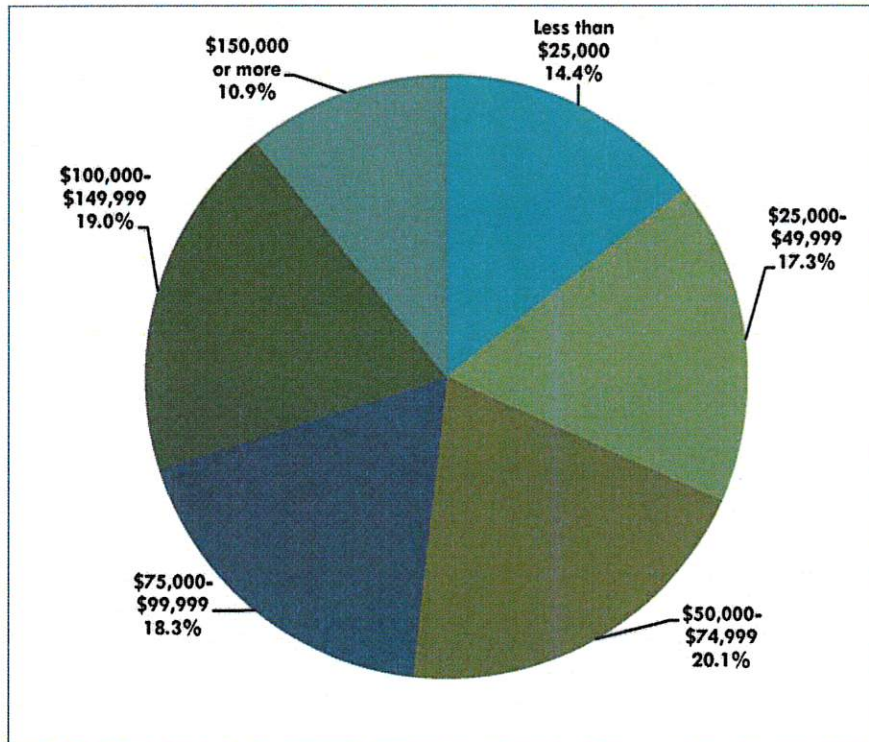


Source: US Census Bureau; American Community Survey, 2009-2013 5-year Estimates

Median Household Income = \$ 72,825

Average Household Income = \$ 87,971

Household Income by Income Range

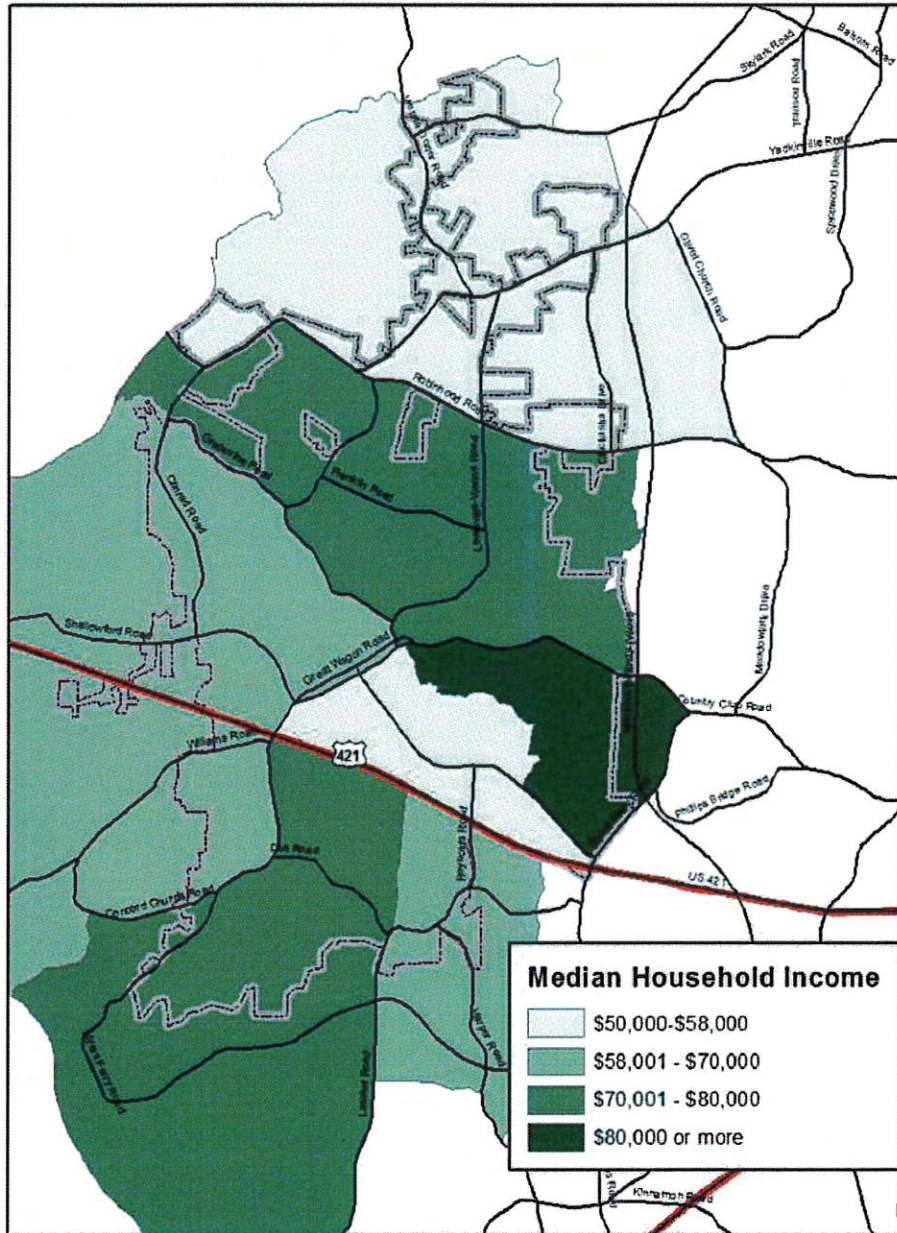


Income Comparison Data

	Median Household Income	Median Family Income	Per Capita Income
Lewisville	\$ 72,825	\$ 87,971	\$ 34,550
NC	\$ 46,334	\$ 56,928	\$ 25,284
US	\$ 53,046	\$ 64,719	\$ 28,155

Source: US Census Bureau; American Community Survey, 2009-2013 5-year Estimates

Income within Lewisville



Source: US Census Bureau, American Community Survey, 2009-2013; data mapped at a block group level.

Poverty by Selected Demographic Groups

Overall	8.9%
Children Under the Age of 18	11.6%
Persons 65 and Older	2.4%
Persons age 18 - 64	9.4%
All Families	6.4%
Families with Children	10.6%

Source: US Census Bureau; American Community Survey, 2009-2013 5-year Estimates.

Poverty Rate Comparison Data

	Overall	Children (< 18)	Elderly (65+)
Lewisville	8.9%	11.6%	2.4%
NC	17.5%	24.9%	10.0%
US	15.4%	21.6%	9.4%

Source: US Census Bureau; American Community Survey, 2009-2013 5-year Estimates.

Housing Facts

Total Housing Units	5,468
Households (Occupied Units)	4,943
% Vacant Housing Units	9.6%
% Owner Occupied	89.3%
% Single Family Detached Units	90.4%
% Multi-Family	7.2%
Median Value, Owner Occupied Homes	\$ 186,100
Median Rental Cost	\$ 815

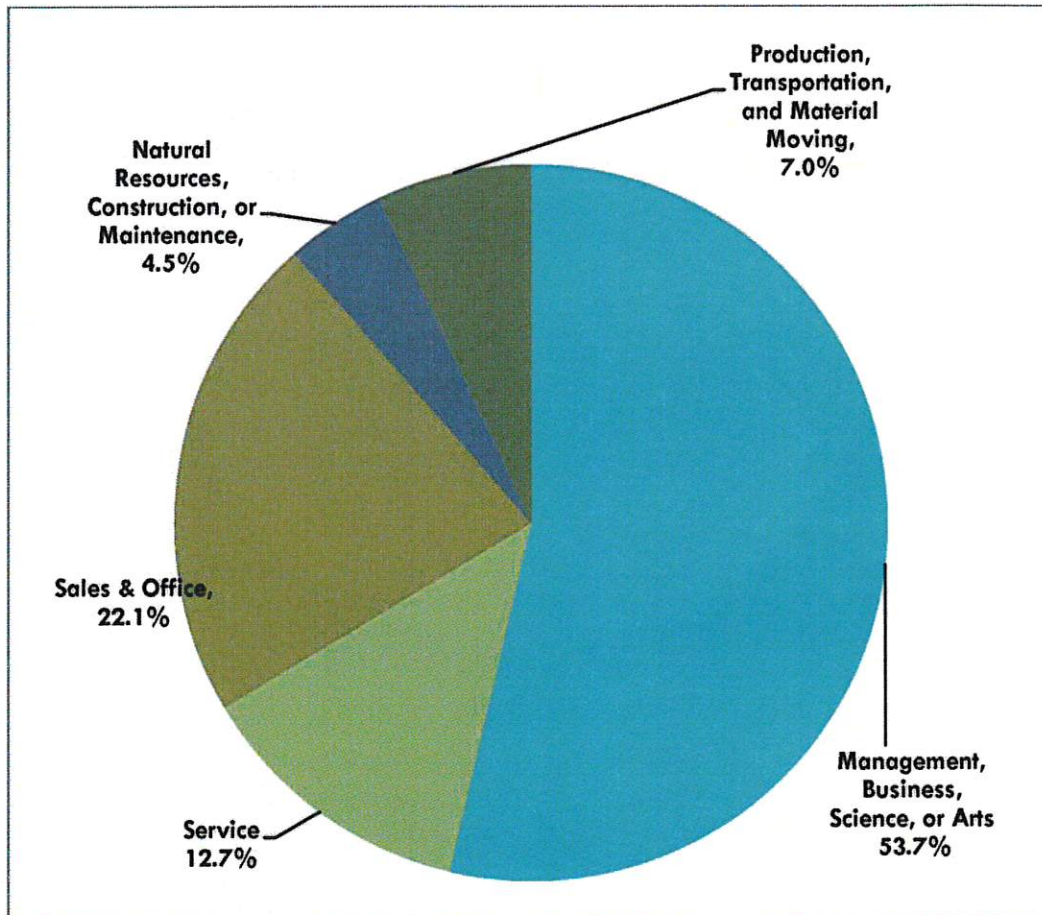
Comparison Housing Statistics

	Lewisville	NC	US
% Vacant	9.6%	14.6%	12.5%
% Owner Occupied	89.3%	66.4%	64.9%
Median Value	\$186,100	\$153,400	\$176,700
% Single Family	90.4%	65.4%	61.7%
% Multi-Family	7.2%	17.2%	26.0%
Median Rent	\$815	\$776	\$904
% less than 25 years old	37.0%	42.0%	29.2%

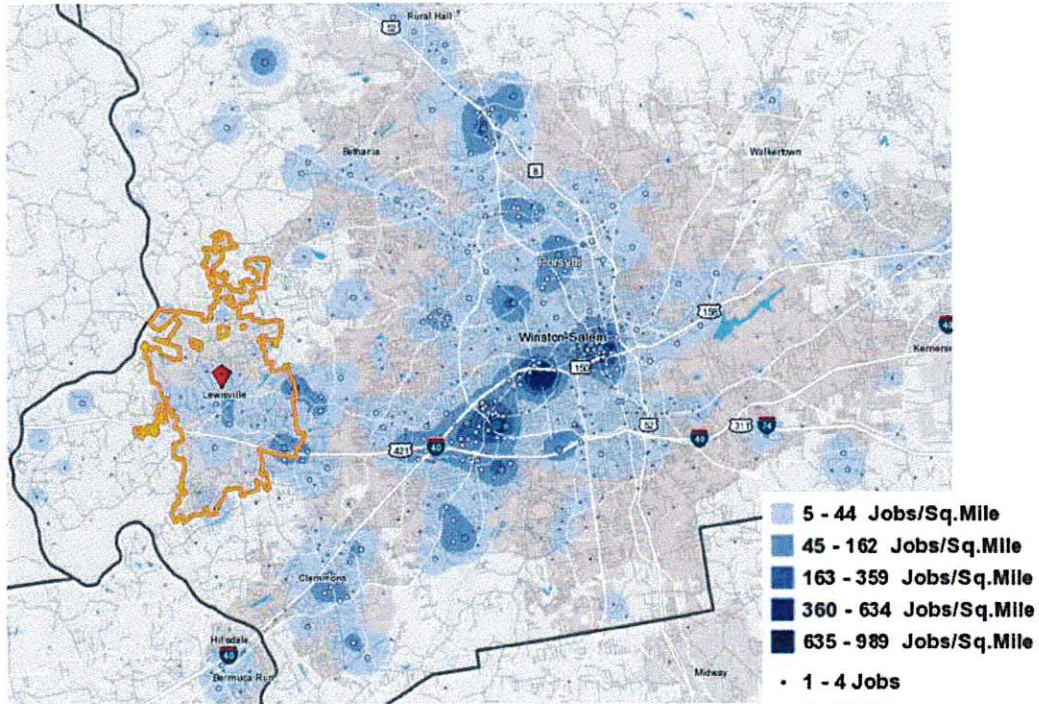
Labor Force Quick Facts

Total Labor Force	6,666
Unemployment Rate	8.0%
% of Adults(16 or older) in the Labor Force	64.4%
Median Earnings per Worker	\$ 40,019
Residents Commuting Out of Lewisville to work	87.0%

Workers by Occupation



Where Lewisville Residents Work



Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - Primary Jobs 2011		
	Count	Share
All Places (Cities, CDPs, etc.)	8,517	100.0%
Winston-Salem city, NC	2,918	34.3%
Charlotte city, NC	886	10.4%
Raleigh city, NC	543	6.4%
Greensboro city, NC	495	5.8%
Durham city, NC	198	2.3%
Clemmons village, NC	182	2.1%
Lewisville town, NC	173	2.0%
High Point city, NC	126	1.5%
Asheville city, NC	98	1.2%
Wilmington city, NC	92	1.1%
All Other Locations	2,806	32.9%

Source: US Census Bureau, Local Employer/Household Dynamics Program, 2011

INTRODUCTION

Lewisville has demonstrated its commitment to visionary thinking in its short history as an organized town. Incorporated in 1991, the first Comprehensive Plan was adopted shortly thereafter in December of 1992. The plan provided the essential guidance and framework for the young town. It assessed the town's strengths and weaknesses, opportunities, values and goals, and set forth policies by which strategic decisions were made for shaping the town.

Continuing its visionary trend, community officials recognized the need to update the town's policy statement for its future every five years. Key recommendations of the first comprehensive plan were fully embraced by the town. The town square project and the Downtown Overlay District were two of the most notable.



1997 Land Use Subcommittee work on community goals.

A community survey was conducted in the summer of 1996 to gain fresh insight into community desires and needs. Then, in the fall of 1996, Lewisville citizens were asked to help update the town's future plans. A 40-member Task Force of community volunteers took on the job. Lewisville's planning staff from the City-County Planning Board (CCPB) provided professional guidance.

Visioning was the process used for updating existing policies and developing new recommendations. The visioning process allowed citizens to collaboratively decide what they wanted their community to become, and then to set the course on how to get there. Their emphasis was on preserving what they liked about Lewisville in the face of community changes and challenges.

The 1997 Process

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Visioning was the process used for updating existing policies and developing new recommendations. The visioning process allowed citizens to collaboratively decide what they wanted their community to become, and then to set the course on how to get there. Their emphasis was on preserving what they liked about Lewisville in the face of community changes and challenges.

Meetings were held in November and December to present background information. Then, in January 1997 a public forum, a telephone hotline, and a visioning workshop were held to gather ideas to determine what Lewisville should be in the year 2015. The ideas generated during those events and the community survey were used to produce a long-range vision which expressed the ideals of the community. This vision provided the framework to update the plan. In all, 164 people were involved in preparing the next iteration of the Comprehensive Plan.

Over the next several months, the Task Force worked in subcommittees to revise, update and develop new policies to help achieve the community vision. Developing a vital downtown, while preserving the rural, pastoral character of Lewisville were the essential elements of the citizens' vision for 2015.

The 2000 Process

The next update to the Comprehensive Plan was undertaken by the Lewisville Planning Board as part of their annual plan of work. Their goal was to:

- review each item in the plan;
- determine whether it had been completed or whether it was in the process of being completed;

- determine whether the completion goal was still the same;
- determine whether the action should be referred to another town board or committee; and/or
- determine whether an item should be added.

Results of the 1997 survey were also used as background information for this update.

The 2005 Process

Three Task Forces were formed in the summer of 2004 to review and revise the 20-year Comprehensive Plan. Each Task Force consisted of citizens, supported by staff, who utilized the results of a town-wide survey as one of the resources.

Plan Organization



Citizen Task Force reviews plan.

The Comprehensive plan Update for 2005 contained three main sections:

1. Introduction with process, plan organization, community profile and community vision.
2. Nine chapters which presented action plans covering topics facing Lewisville at that time:
 - Land Use
 - Transportation
 - Downtown
 - Natural Environment
 - Community Character
 - Housing and Neighborhoods
 - Community Facilities and Services
 - Governance
 - Health, Safety and Wellness (New chapter for 2005)

Each chapter was organized around a specific vision statement on the topic. Then background, goals and recommended actions were presented.

At the end of each of these chapters was an Implementation Program. This section stated specific action steps for achieving the recommended actions and ultimately the community vision. Timing of implementation steps is a critical component of long-range planning. The highest priority recommendations were those indicated by the specific year for implementation or by defining it as short term. This plan assumed that short term implementation should occur within five years. Long term implementation should occur within a five to ten year period. Additionally, many recommendations were to be implemented on an ongoing basis. The Implementation Program also assigned responsibilities to specific agencies capable of carrying out the recommended actions.

3. An appendix was attached with additional information on specific subjects.

The recommendations of the task forces were sent to the Comprehensive Plan Review Committee which took these recommendations and created the final draft of the new Comprehensive Plan. The Plan was forwarded to the Town Council for approval.

The 2010 Process

The Planning Board prepared a plan for the 2010 update. It consisted of a Stakeholders Committee, Coordinating Committee, Task Forces (4), and a Review Committee.



2010 Comprehensive Plan Kick-off meeting

The Stakeholders consisted of Town Council Members, Planning Board members, chairs of the town's boards and committees, the town attorney and various staff members. The chapter titled Downtown was changed to Chapter 7 Commercial Districts; and a new chapter titled Chapter 10 Citizen Engagement was added. The Chapter 6 Land Use was expanded to include the Vienna Business District and Rural Overlay areas. The committee

suggested the members of the Coordinating Committee and Review Committee. (Task Force members were volunteers who had attended the public kick-off meeting.) A proposed time line for completion was approved.

The Coordinating Committee was responsible for providing Task Force oversight, management, guidance, background information, conflict resolution, and the process for completing their assigned chapters.

The Task Forces were charged with reviewing their assigned chapters and updating as necessary.



2010 Task Force at work

The Review Committee was established to review the work of the Task Forces so that the completed document would be uniform and consistent.



2010 Review Committee

The 2015 Process

In early spring of 2014, the Planning Board determined that the first step in updating and informing the 2015 Comprehensive Plan process would be to review and

assess the 2010 process. Specifically, the goals were to reinforce past successes and modify future actions based on lessons learned. The Planning Board reviewed the 2011 After Action Report, solicited input from previous Plan participants and had robust discussions and brainstorming. Three key goals emerged from the assessment: 1) To ensure consistent and equal review across chapters; 2) To maximize public input utilizing multiple methods and tools; and 3) To tap relevant reference documents gathered, published, adopted, and/or engaged over the past 5 years. Based on those imperatives, the Planning Board outlined a procedure with timeline for 2014/2015; submitted it to Town Council; and began its update in the fall of 2014.

Although the Planning Board served as the primary review committee, its key responsibility was to advocate for and collate the wishes and desires of the public based upon feedback received over the previous five years. Public priorities were gathered based on the results of the 2014 Town Survey, as well as three separate Citizen Input Sessions held February through April of 2015.



Citizen Input Session being led by consultant Paul Kron

The Citizen Input Sessions were very well attended with most meetings having over sixty (60) participants. Each session was facilitated by a representative of the Piedmont Triad Council of Governments (PTRC). Prior to the beginning of each session, participants were asked to complete a mini-survey covering key topics to be discussed.

This information, along with the responses given at the session, were indexed by PTRC staff and was used to create a matrix of all available information that could be used to update the Comprehensive Plan. Other information used within this matrix was from WS/FC Legacy Plan, Lewisville Greenway and Pedestrian

Connection Plan, Citizen Survey and the EPA Downtown Workshop results.

Additionally, the Planning Board reached out to existing boards and committees to gather any specific input from their various perspectives. Content experts, stakeholders, relevant documents, and town staff provided ongoing input and expertise.

In early May, 2015, the Planning Board began a detailed chapter by chapter review, inserting this information into the 2010 text as well as updating other statistical information found within the document. Final formatting and the addition of new pictures, maps and other graphics were completed in August of 2015.

Changes made for this document were:

- moving the Vision statement to the end of each chapter;
- combining Housing & Neighborhoods and Commercial Districts into Land Use;
- renumbering the chapters to accommodate the chapter changes;
- expanding demographics; and
- amending the Environmental Quality and Sustainability in the Appendix to reference chapters in this Plan, Legacy, and the UDO.

The final draft was submitted to the Town Council for their review in September 2015.

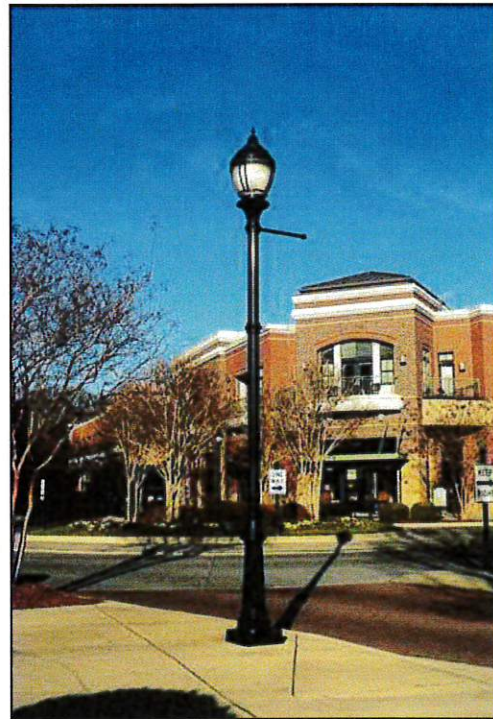


Our Community Vision of the Future

Lewisville in the year 2035 will continue to be a desirable place to live, work and recreate. Lewisville's rural landscape, featuring woodlands, open fields, lakes, rolling hills and small streams, has been

preserved through conscientious conservation efforts in the face of growth pressures. Quality of life will be enhanced through efforts by the town, citizens and businesses by managing growth and will be guided by citizen-developed long-range plans. Development will be carefully managed to minimize impacts on the environment and costs to the community and will continue to enhance the character of the town. Cooperative relationships with Winston-Salem, Clemmons, Tobaccoville and other surrounding communities will continue to benefit Lewisville. Downtown's small-town atmosphere will continue to reflect the town's rich heritage, and its diverse and dynamic spirit. Our transportation system will provide a wide variety of transportation options, resulting in advantages which include improved traffic flow and air quality, safety, health and well-being. Lewisville will continue its commitment to improving the quality of protecting its pastoral character and maintaining strong, diverse housing and neighborhoods while sustaining a low overall tax rate for community residents.

This vision will guide decision makers into the future.



1

GOVERNANCE

The Town of Lewisville incorporated in 1991 with a council-manager form of government. The town is governed by a mayor and six council members who oversee the management of the town. (See Town of Lewisville Organization Chart and Board and Committee Chart.)



Mayor, Council and staff members

In order to be more actively involved in town planning, the Lewisville Planning Board was established in 1994 and the Zoning Board of Adjustment in 1995. The establishment of these boards gives citizens more direct input into the oversight, control and guidance of future growth and development of the town. The Planning Board has increased in size from five members to seven as the town has expanded its boundaries. The town hired a full time planner in 2004.

Lewisville currently contracts most of the services it provides its residents, such as traffic engineering, road maintenance, sanitation, recycling, police and emergency management, social and housing services, and some planning services. This plan recommends that the town continually evaluate its service contracts in order to continue to provide cost-effective services. The town must also evaluate the cost of service provision in light of the desire of residents to maintain the lowest possible tax rate.



Contracted services for streetside recycling

The town's charter limits expansion to the east and south without the approval of the City of Winston-Salem and the Village of Clemmons, respectively. In 2003, a 20-year annexation agreement with the City of Winston-Salem was reached. (See Map 3 Annexation Agreement Map.) Expansion in this manner would demonstrate a logical, orderly and desirable expansion of the town.



2015 Comprehensive Plan Citizen Input Session

Every five years, citizens participate in the review and update of the Town's Comprehensive Plan and make recommendations for the Town's Comprehensive Plan. These dedicated citizens give their time to ensure that as

Lewisville develops, the quality of life is not compromised, but enhanced. Volunteer boards and committees were established to keep citizens actively involved in governance of the town. Citizen volunteers should continue to assist in improving the physical, social and economic well-being of Lewisville. Following is a current list of Lewisville's standing boards and committees:



Zoning Board of Adjustment reviewing a case



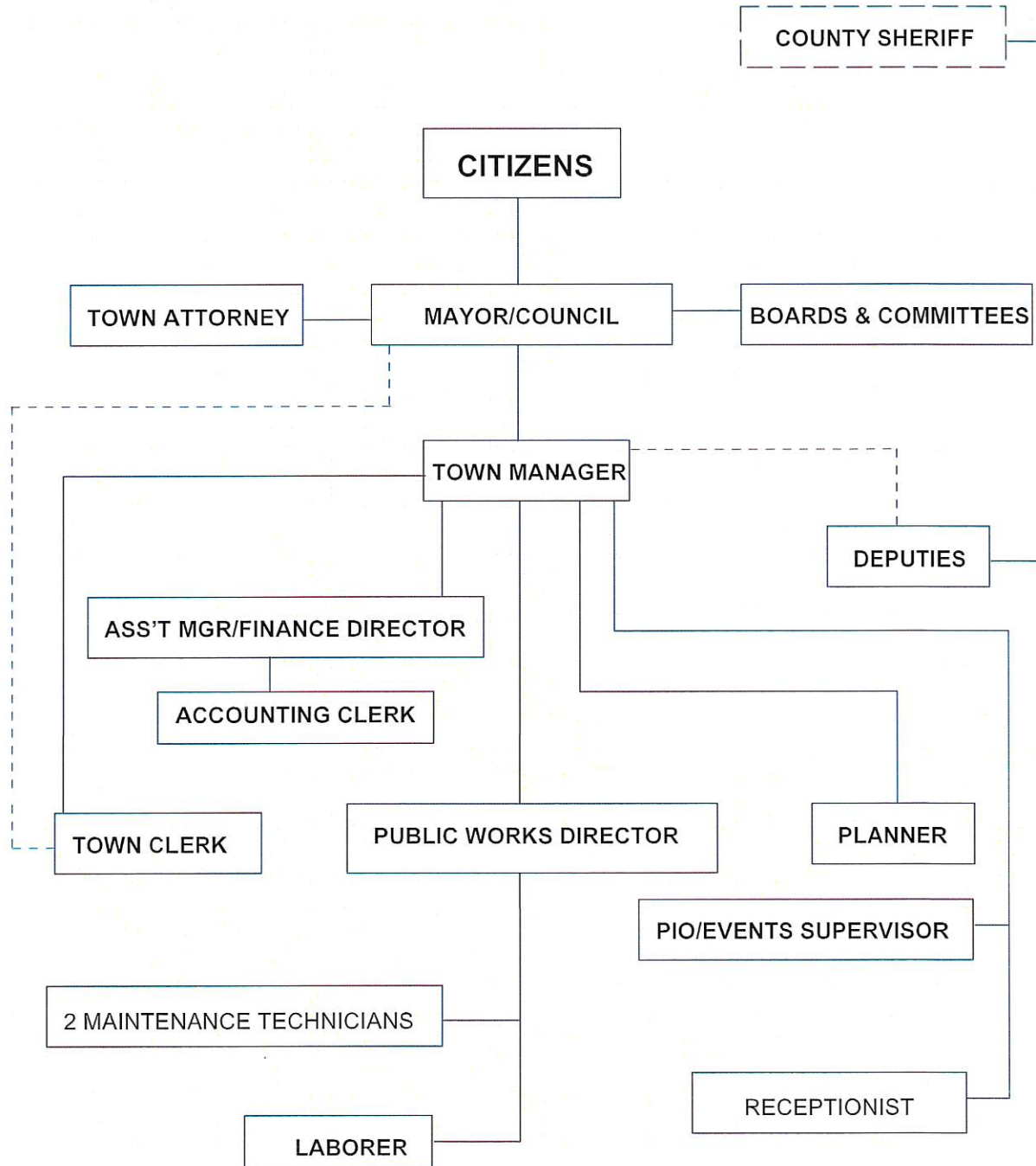
Members of Student Leadership Committee

- Parks, Recreation and Cultural Development Board (PRCD)
- Planning Board (PB)
- Willow Run Municipal Service District Board (WRMSD)
- Zoning Board of Adjustment (ZBOA)
- Beautification Committee (LBC)
- Lewisville Utilities Committee (LUC)
- Public Safety Advisory Committee (PSAC)
- Recycling Committee (RC)
- Stormwater Advisory and Education Committee (SAEC)
- Student Leadership Committee (SLC)

Vision

Lewisville, in the year 2035, will provide its citizens with the necessary services to maintain a vibrant quality of life for both residents and businesses. The Town will maintain an appropriate tax rate while providing the benefits and services to the population it serves, while also making the community attractive to prospective new residents and businesses. The council-manager form of government and its own citizen boards and committees serve to provide Lewisville residents with a voice in government.

Town of Lewisville Organizational Chart



Implementation Program

Recommended Action	Action Steps	Responsible Agency	Time Frame
Goal - Maintain a participatory government that is accessible and responsive to citizens.			
G1 - Continue to hold public meetings and forums to solicit public input.	<ul style="list-style-type: none"> * Advertise and post meeting notices. * Enhance Town Council communications. 	TC Staff	Ongoing
G2 - Continue bimonthly publication of the Lewisville citizen, and prepare special issues when appropriate.	<ul style="list-style-type: none"> * Publish 6 issues per year. 	Staff	Ongoing
G3 - Continue to use traditional notifications and social media to inform the public about issues in Lewisville and to compile opinions from the public. Utilize the town's website, email, Blackboard Connect (reverse 911), and cable access television channel to assist in informing the citizens and to solicit their input through surveys and polls.	<ul style="list-style-type: none"> * Compile for publication. * Utilize social media for dissemination of information. * Explore the redesign of web site to improve efficiency and functionality. * Update website and cable access with current information. * Develop surveys and polls as needed. 	Staff Staff Staff Staff	Ongoing Immediate Ongoing Immediate Ongoing Short Term Ongoing
G4 - Ensure that governance provides for effective and fair representation of the residents of the town.	<ul style="list-style-type: none"> * Solicit public input. * Review governance structure. 	TC	Ongoing Annually
Goal - To provide effective and efficient government services.			
G5 - Continue private sector involvement in providing services.	<ul style="list-style-type: none"> * Contract services where appropriate. 	TC Staff	Ongoing
G6 - Annually review the contracts for service.	<ul style="list-style-type: none"> * Perform annual review. 	Staff	Annually
G7 - Solicit community feedback to measure effectiveness of services.	<ul style="list-style-type: none"> * Create feedback mechanisms. * Review results. 	TC. Staff	Immediate Annually
G8 - Enhance communications across town boards and committees.	<ul style="list-style-type: none"> * Explore the possibility of creating joint meetings of town board and committee leadership to develop their program of work. 	TC	Annually
Goal - To provide responsible and efficient governmental financial administration.			
G9 - Continue to invest funds as the Finance Director has directed.	<ul style="list-style-type: none"> * Review quarterly investment statements. 	Staff	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
G10 - Continually evaluate ways to maintain an appropriate tax rate.	* Explore new ideas.	TC Staff	Ongoing
G11 - Offer opportunities for citizen participation at the front end of the budgeting process.	* Hold public budget forums and solicit citizen input using traditional and social media.	TC Staff	Annually
G12 - Maintain highly qualified, productive and service oriented staff.	* Compensate employees appropriately. * Continue to provide a professional and stimulating work environment. * Provide professional development opportunities for town staff. * Monitor employee satisfaction at least twice yearly. * Develop appropriate tools to measure staff efficiency and responsiveness.	TC Town Manager Staff	Ongoing
G13 - Ensure appointed boards and committees are incorporated into fiscal year budgeting process.	* Solicit input from boards and committees in budget process.	TC	Annually
Goal - To have local control over planning and zoning issues.			
G14 - Continue to provide comments on county zoning cases within the town's area of consideration.	* Review the City/County Planning Board zoning case schedule. * Maintain ongoing communications with city/county staff. * Comment as necessary.	TC PB Staff	Ongoing
G15 - Continue to diligently and objectively review all planning and zoning cases for their ability to comply with the Unified Development Ordinances (UDO) and applicable commercial area. (See Chapter 5 Land Use.)	* Review planning and zoning cases as needed.	TC PB Technical Review Committee (TRC) Staff	Ongoing
G16 - Enforce the existing ordinances and required procedures.	* Adhere to regulations in existing and future ordinances.	TC PB TRC ZBOA Staff	Ongoing
Goal - To carefully consider voluntary expansion of the town's limits.			

Recommended Action	Action Steps	Responsible Agency	Time Frame
G17 - The town should consider expansion as appropriate.	<ul style="list-style-type: none"> * Research land use in subject area(s). * Work with City/County Utilities (CCUC) to monitor water and sewer extensions within the town's area of consideration. * Encourage residents and neighborhoods that share the town's goals and values to consider voluntary annexation into the town. 	TC PB LUC Staff	Ongoing
Goal - To hold all elected and appointed officials accountable to the town's citizens.			
G18 - Provide ethics training to elected officials as provided in state statutes	* Continue to provide ethics training after each municipal election per State statutes.	TC	Ongoing
<p>Time Frame: Immediate = directly - without delay Annually = once each year Short Term = within 5 years Long Term = within 5-10 years Ongoing = continuous</p>			

2

COMMUNITY CHARACTER

Although Lewisville incorporated in 1991, it has functioned as a community longer than most residents can remember. A small town, steeped in rich history, Lewisville's roots date back to the mid 1700s when men the likes of Daniel Boone migrated from Pennsylvania to this area's Bryan Settlement, finally settling in the Yadkin Valley and blazing the famous "Wilderness Road" to Kentucky. In 1753, the Moravians came to Salem and in 1754, completed this area's portion of the Great Philadelphia Wagon Road which ran from Pennsylvania to Georgia. Because of this area's fertile land and abundant game, early pioneers used this vicinity as a stopover or rest area before crossing the Shallow Ford of the Yadkin River. Other pioneers settled in the area and homes of many original settlers are still standing and inhabited by direct descendants.

In the 19th century, this area was settled by Lewis Case Laugenour. In 1857, after returning from California, Mr. Laugenour acquired land and in 1860 completed building the brick house which still stands today on Shallowford Road. In addition, he also sold property to Lewisville Baptist Church, Lewisville United Methodist Church and New Hope A. M. E. Zion Church at very reasonable prices. Because of his generosity, he was honored by having the town named after him. During this era, a number of small businesses flourished; however, the area remained mostly rural and residential.

This plan continues to recommend identifying and preserving significant symbols of this heritage. A 1979 Forsyth County inventory included historic homes and other buildings in Lewisville. Most of these houses and churches were constructed in the mid to late 1800s. The Roller Mill was the only commercial structure documented. There are also a number of significant sites in need of protection which do not have a standing structure. In 2010, the Forsyth County Historic Commission updated the information.



Laugenour House

Open space preservation and design guidelines are in place to continue to maintain the town's pastoral, small town character.



Local Historian's List of Significant Sites & Historic Roads in and around Lewisville

Site of Conrad's Ferry	c. 1804
"River John" Conrad house (River View)	1804
Alexander Conrad, Sr. house site	c. 1850
Max Conrad House	c. 1900
Ruins of Frederick Miller house	
Frederick Millers's Mill site	1798
Eugene Conrad mill	1856
Kirby-Stimson house site	c. 1800
Davenport Church Mill Chase	
New Hope AME Zion Church	founded 1883
Anne Ogburn house / Sunny Acres site	
Spaugh-Kiger House	c. 1900
Laugenour and Nissen Sawmill site	c. 1860
Lewisville Academy site	
Lewisville Baptist Church	founded 1881
Site of Indian Tree (cut down in 1964)	
Lewisville Brick	1935-1940
Lewisville Tavern site	
Indian Spring	
"Old Dutch Meeting House" site	founded 1774
"Old Dutch Meeting House" Cemetery	
Potts-Slater house	

Source: Kyle Stimson, Lewisville Resident

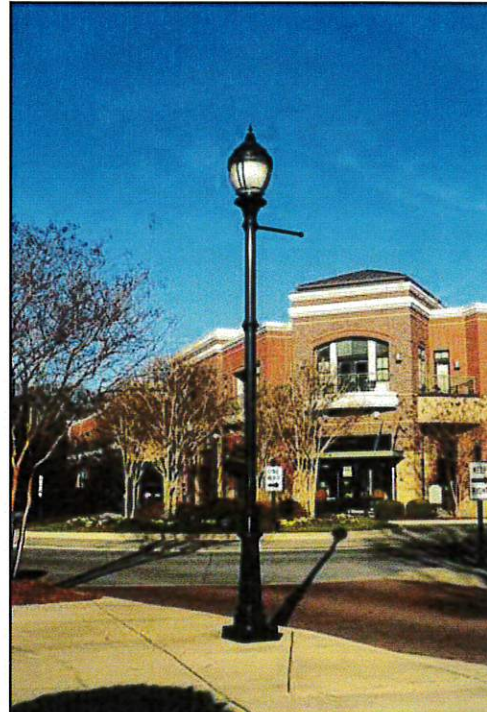
See Historic Properties in Appendix and Map 4 for Lewisville Historic Markers



Historic Nissen Wagon Museum



Example of mixed use development



Vision

Lewisville in the year 2035 will remain a pedestrian friendly town. We will continue to encourage the completion of the Great Wagon Road and the further development of unique commercial ventures in downtown in a thoughtful and historically respectful manner while preserving Lewisville's, small town character for future generations. The town will promote well designed development and redevelopment that creates a pleasing, healthy, livable and sustainable community. Lewisville will continue to maintain its pastoral, small town feeling throughout the 21st century.

Implementation Program

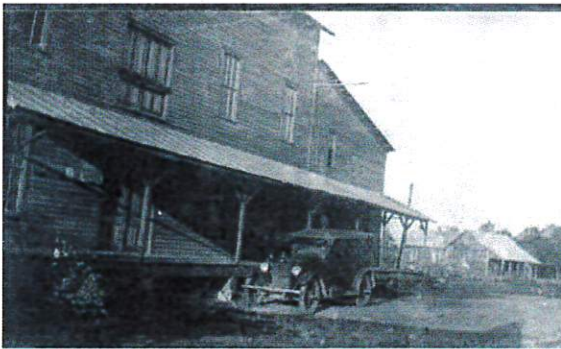
Recommended Action	Action Steps	Responsible Agency	Time Frame
C1 - Continue to encourage the designation of local landmarks under the Forsyth Historic Properties Commission.	<ul style="list-style-type: none"> * Identify sites. * Assist property owners. 	Historical Properties Commission (HPC) Lewisville Historical Society (LHS)	Ongoing
C2 - Educate the public on historic resources and protection mechanisms including tax credit opportunities for historic buildings.	<ul style="list-style-type: none"> * Develop brochures, videos, etc. 	HPC LHS	Ongoing
C3 - Identify threatened properties.	<ul style="list-style-type: none"> * List funding sources. * Work with property owners. * Explore methods for preserving historical properties. 	HPC LHS	Ongoing
C4 - Identify historic properties that may be suited for adaptive reuse.	<ul style="list-style-type: none"> * List suitable properties. * Develop incentives. * Produce listing. 	LHS HPC PB Staff	Ongoing
C5 - Identify significant sites that do not have standing structures.	<ul style="list-style-type: none"> * List sites. * "Plaque" sites. 	LHS PB TC	Ongoing
C6 - Identify sites eligible for the National Register of Historic Places.	<ul style="list-style-type: none"> * List sites. * Work with property owners. * Work with National Register. 	LHS HPC	Ongoing
C7 - Consider acquisition of key sites.	<ul style="list-style-type: none"> * List sites. * Conduct property assessment. * Secure funding sources. 	LHS	Ongoing
C8 - Continue a "plaquing" program initiated by the Lewisville Historical Society to mark historically significant sites and structures (within Lewisville town limits).	<ul style="list-style-type: none"> * Select sites. * Determine cost/financing. * Seek funding. * Approval/implementation. 	LHS HPC TC	Ongoing
C9 - Encourage the repair and reuse of historic properties and landmarks.	<ul style="list-style-type: none"> * Promote the adaptive reuse of existing and historic properties (See Downtown Guidelines) * Encourage the owners of historic properties to keep the property maintained 	LHS Staff	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
C10 - Investigate developing a tourism program focusing on historic sites in Lewisville and surrounding area (e.g. the Shallow Ford, Great Wagon Road). See also Chapter 8 Citizen Engagement.	<ul style="list-style-type: none"> * Establish a committee to study potential. * List historic assets. * Determine costs/benefits. * Adopt/run program. 	LHS TC	Ongoing
Goal - Promote design standards that enhance community appearance and maintain the town's unique sense of place.			
C11 - Identify scenic vistas and catalogue.	<ul style="list-style-type: none"> * List possible sites. * Research/implement regulations, tools for protection. * Consider land conservation of key sites. * Work with property owners on land preservation and/or acquisition. 	Various Government Agencies TC PB Staff LBC	Ongoing
C12 - Support design standards in the development of the downtown area.	<ul style="list-style-type: none"> * Continue to monitor, update, and enforce design regulations. * Encourage updating and revitalization of commercial properties consistent with the UDO and appearance guidelines. 	TC PB Staff	Ongoing
C13 - Continue to pursue appealing gateway signs, which include the town logo, at secondary points into Lewisville.	<ul style="list-style-type: none"> * List secondary gateways. * Fund. * Build and landscape. 	TC LBC Staff	Ongoing
C14 - Use public art to enhance and beautify the town as well as create and maintain a sense of place and a vibrant living environment.	<ul style="list-style-type: none"> * Solicit artists to donate public art to the town for public areas. 	TC PRCD Arts Council of W-S LAAC	Short Term Ongoing
C15 - Initiate roadway landscaping improvement plans.	<ul style="list-style-type: none"> * List corridors. * Create design plans. * Fund and implement. 	TC LBC North Carolina Department of Transportation (NCDOT)	Ongoing
C16 - Require landscaped entrances to residential developments. (Also see Chapter 5 Land Use for additional information.)	<ul style="list-style-type: none"> * Develop standards. * Adopt standards. * Enforce. 	TC PB LBC	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
C17 - Continue to encourage landscaping in apartment complexes. (Also see Chapter 5 Land Use for additional information.)	<ul style="list-style-type: none"> * Find funding/donors. * Select site. * Advertise for volunteers. 	LBC	Short Term
C18 - Support the use of native plant species for landscaping in public and private developments.	<ul style="list-style-type: none"> * See Chapter 3 Natural Environment. * See "A Gardener's Guide to Landscaping & Plants" available at Town Hall written by LBC and UDO Landscaping Standards. 	LBC Staff	Ongoing
Goal - Develop regulations to preserve and enhance Lewisville's character: pastoral, "small town", quiet, and residential. (See Chapter 3 Natural Environment, Chapter 5 Land Use, and Chapter 6 Transportation)			
C19 - Keep natural resource protection in the forefront of planning - open space, parks, woodlands, natural resources.	<ul style="list-style-type: none"> * Research/implement regulations, tools for protection. * Consider land conservation of key sites. * Work with property owners on land preservation and/or acquisition. 	Staff	Ongoing
C20 - Preserve the form and function of rural character in the town by encouraging comparatively designed residential and commercial area development.	<ul style="list-style-type: none"> * Develop standards. * Update the Downtown Guidelines. * Update the Lewisville Rural Overlay (LRO) as needed. * Create Small Area Plans. 	Staff	Ongoing
<p>Time Frame: Immediate = directly - without delay Annually = once each year Short Term = within 5 years Long Term = within 5-10 years Ongoing = continuous</p>			

Then and Now in Lewisville

The Roller Mill



The Roller Mill



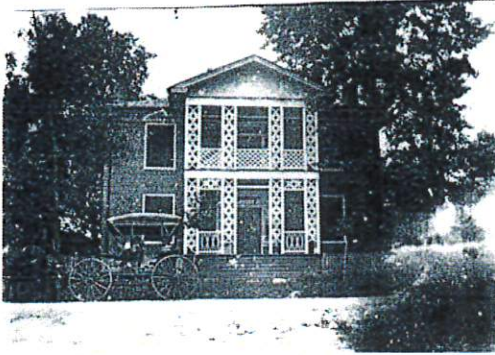
Reich's Garage



Lewisville Volunteer Fire Department



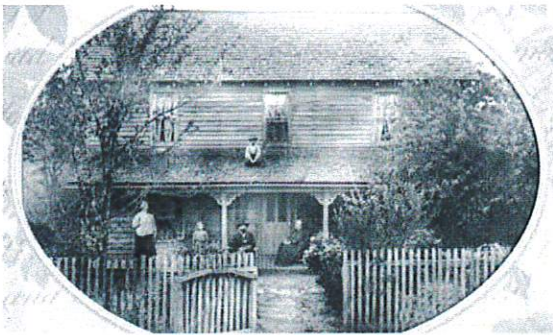
The Lewis Case Lagenour House



The George Elias Nissen House



The Phillip T. Mock Home now the site of Joanie Moser Park



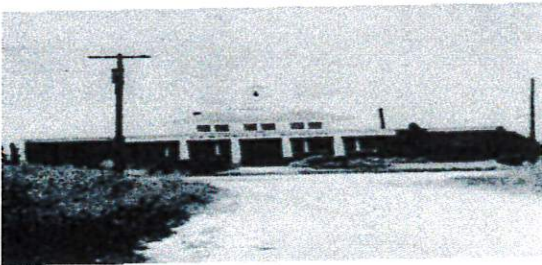
Sunny Acres now the site of the Oaks Shopping Center



Lewisville Post Office



Lewisville School



The Lawrence-Fulk Home now the site of Jack Warren Park



3

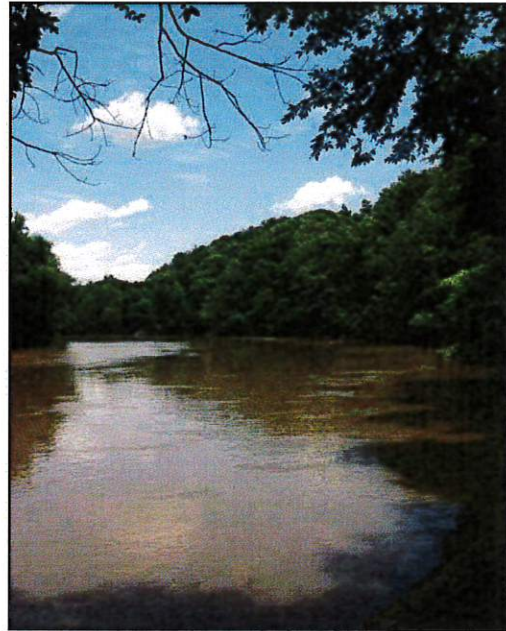
NATURAL ENVIRONMENT

The natural environment and resources define Lewisville's community character. Scenic vistas, stands of tall trees, creeks, small lakes and quaint country lanes illustrate this character.

This document speaks to the continued protection of these elements; however, the natural environment is due to change as a result of existing state development regulations and accepted practices. Examples of negative impacts of development include degradation of local air quality due to increasing traffic volumes, pollution of water bodies due to runoff from building sites, and the loss of woodlands and open space to make room for development.

There are a few natural barriers to development in Lewisville. State regulations restrict development of wetlands and floodplains, however, these areas are usually unsuitable for development anyway. State watershed regulations do restrict the intensity of development where they apply. Other areas of importance to Lewisville include existing woodlands and open space, located just outside the town's jurisdiction, which are not protected by state or county regulations. Without protection, these areas might be lost due to development.

Lewisville is situated at the headwaters of a number of small streams, many of which drain into larger waterways, such as the Yadkin River. The western portion of the town is classified as a WS-IV watershed by the North Carolina Division of Environmental Management. That classification limits the amount of development that can occur on a lot in order to protect water quality. The goal is to protect the Yadkin River so that it can be used for drinking water without endangering public health. (See Map 5 Environmental Constraints.) In addition, many of the town's neighborhoods are interspersed with small lakes. Improper construction practices and existing development causes sedimentation and erosion of stream and lake banks, which degrade water quality and the visual appearance of the lakes. This plan seeks to preserve water quality by directing development away from streams and lakes.



Yadkin River

The plan also recommends that woodlands be preserved, especially around streams, to minimize erosion and protect water quality. Stands of trees also help define the Lewisville landscape, providing a patchwork of woodlands between open fields and subdivisions. Moreover, these forests are home to local wildlife and help reduce air pollution by absorbing carbon monoxide and producing oxygen.

The North Carolina Wildlife Commission provides a Green Growth Toolkit that can help the town understand where important wildlife areas are located, create land use plans and policies that balance future development with natural resource protection and help design development projects that protect wildlife habitat alongside built areas.

This plan promotes the use of native tree species. Native plant materials are generally longer lived, better

acclimated and more consistent with the visual character of the established community.

Open pastures are essential to the town’s character, however, they are the most difficult natural feature to protect because they are well suited for development. This plan seeks to preserve pasture lands and the scenic vistas they afford through policies that create an open space network. An example of this is the use of Planned Residential Developments (PRD’s) which minimizes the impact of new residential development by clustering it away from known view sheds or other environmentally sensitive areas. Not all development can or should be prevented, but development can and should be designed in accord with the natural environment.

Currently, there is a need for alternative transportation such as bike lanes, greenways, and sidewalks. Most trips within Lewisville are made by car. This plan calls for bike lanes, a network of greenways, and additional sidewalks. As more trips are made on foot or by bike, the corresponding reduction in vehicular travel will help to reduce air quality problems by lowering automobile carbon monoxide emissions. (See Chapter 7 Health, Safety and Wellness.) Drainage and stormwater has become an issue in the town. While Lewisville does not currently have a major problem with stormwater, it has become an issue because of increased development and mandated federal stormwater management requirements. Lewisville manages its stormwater management program through the enforcement of a federal National Pollution Discharge Elimination System (NPDES) “Phase II” stormwater permit.

The town is actively engaged in the development of new stormwater management facilities as well as the maintenance of existing stormwater facilities town wide to remove harmful sediments and other pollutants. These measures will help to mitigate the rate of runoff into existing drainage ways. These facilities help to reduce the potential and risk of flooding downstream properties within the town. Solutions which use natural drainage patterns instead of hardened, engineered systems will help protect the environment.

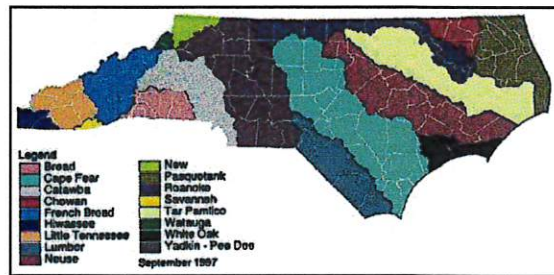
Vision

Lewisville in the year 2035 will protect and preserve the natural environment and will be good stewards of the public lands and private property. To do this, planners and citizens will value sustainability, therefore provide open space, wildlife habitats and woodlands. Air quality

and water resources such as streams, lakes and watershed are protected by using sound environmental principals in planning and development. The town will focus on these things to protect native species, to preserve natural resources for the enjoyment of our citizens, and to maintain a rural feeling for the community.



Use of natural resources



North Carolina River Basins

Implementation Program

Recommended Action	Action Steps	Responsible Agency	Time Frame
Goal - Provide and encourage environmental sustainability.			
NE1 - (See Environmental Sustainability in the Appendix.)	* Study environmental sustainability in Lewisville.	TC PB	Immediate Ongoing
Goal - Encourage the town to find ways to preserve open spaces including natural habitats, scenic vistas, and environmentally sensitive areas.			
NE2 - Cluster residential uses, encourage PRDs.	* Revise or improve the Planned Residential Development (PRD) ordinance. * Educate officials and citizens on advantages.	TC PB Staff	Ongoing
NE3 - Preserve open spaces adjoining existing institutions / parks for future expansion.	* Identify desired properties. * Determine tools for protection including regulation, donation, purchase.	PB PRCB Staff	Ongoing
NE4 - Maximize open space dedication for residential development, include in subdivision regulations. (For additional recommendations see Chapter 5 Land Use.)	* Amend Unified Development Ordinances (UDO).	TC PB Staff	Ongoing
NE5 - Use Piedmont Land Conservancy to prioritize and protect significant natural and scenic areas, wildlife habitat, and farm land.	* Obtain copy of study. * Prioritize sensitive areas. * Determine means of preservation. * Continue to work with partners such as Forsyth County, Piedmont Land Conservancy, State of North Carolina, and property owners to identify and prioritize and go about protecting them through this program. * Encourage participation in the program by educating property owners and citizens through the town newsletter/public access channel/etc.	Property Owners Piedmont Land Conservancy State of NC Forsyth County TC Staff	Ongoing (See Legacy Plan Forsyth County Long Range Plan)
NE6 - Preserve open space by acquiring land or easement dedication to the town or a qualified land trust.	* Identify key sites. * Work with property owners. * Solicit donations or obtain funding.	TC PB Staff	Long Term Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
NE7 - Educate community and provide for them information explaining 1) tax credits for conservation easement, 2) county tax deferral programs, and 3) appropriate landscaping species. (See UDO Landscaping Standards and LBC's "A Gardener's Guide to Landscaping & Plants".)	* Gather information. * Develop brochure. * Distribute brochure.	TC PB LBC Staff	Ongoing
Goal - Form a network of interconnected open spaces.			
NE8 - Promote open space connections through PRD and site plan review.	* Encourage use of PRDs. * Require open space provisions on site plans. * Increase minimum open space requirements for PRDs.	TC PB Staff	Ongoing
NE9 - Identify potential greenway trails, sidewalks and bikepaths and implement them (See Chapter 4 Facilities and Services).	* Continue to fund the Capital Reserve. See Map 11 Transportation Facilities with Proposed Improvements for additional information.	TC PB Staff WSDOT	Immediate Long Term Ongoing
NE10 - Coordinate with the county greenway system.	See Chapter 4 Facilities and Services.	TC PB Staff WSDOT	Immediate Long Term Ongoing
NE11 - Require dedication of greenway and/or conservation easements through the zoning and subdivision processes.	See Chapter 4 Facilities and Services.	TC PB Staff	Immediate Long Term Ongoing
NE12 - Educate the community about the benefits of a greenway program and open space connections. (See Health, Safety and Wellness Chapter 7 for additional information.)	* Presentations to public and officials.	Staff PB PRCD	Immediate Short Term Long Term Ongoing
Goal - Protect and promote preservation of existing farms, woodlands and undeveloped rural areas.			

Recommended Action	Action Steps	Responsible Agency	Time Frame
NE13 - Encourage agri-tourism consistent with Lewisville's vision and values. (See Legacy for more information.)	<ul style="list-style-type: none"> * Research possible incentives (include existing incentives). * Provide farmers with information. * Promote Forsyth County Farmland Preservation Program. * Provide information for farmers to retain agricultural land, such as a farmland preservation program. 	CCPB Staff Forsyth County Tax Assessor Agriculture Extension TC	Ongoing
NE14 - Identify and protect mature and specimen trees during development. (See UDO Landscaping Standards.)	<ul style="list-style-type: none"> * Include in regulations site clearance standards. 	TC PB Staff	Ongoing
NE15 - Encourage use of native plants, non-invasive species, and xeriscaping for landscaping in private and public areas.	<ul style="list-style-type: none"> * Research native species. * Educate community through newsletters/public access channel/etc. * See LBC's "A Gardener's Guide to Landscaping & Plants". * See UDO Landscaping Standards. 	Staff PB LBC	Ongoing
NE16 - Protect with the thought to preserve the natural topography of land.	<ul style="list-style-type: none"> * Continue to amend the UDO to include evolving standards related to developmental practices. 	TC PB Staff	Immediate Ongoing
NE17 - Draft a "tree protection ordinance."	<ul style="list-style-type: none"> * Develop ordinance. * Continue to amend the UDO to include evolving standards related to developmental practices. 	TC PB Staff	Immediate
NE18 - Apply for status as a "bird sanctuary" or "Tree City USA".	<ul style="list-style-type: none"> * Contact responsible agency. * Complete paper work. 	TC Staff	Immediate
Goal - Conserve water and protect its quality in streams, lakes, aquifers and water supply watersheds.			
NE19 - Continue to conserve water and protect water quality.	<ul style="list-style-type: none"> * Utilize UDO and Town Code to achieve goals. 	TC	Ongoing
NE20 - Allow only low density/intensity development along the Yadkin.	<ul style="list-style-type: none"> * Support Yadkin River District in UDO. 	CCPB TC PB	Ongoing
NE21 - Limit construction and/or removal of trees from steep slopes, floodplains, and stream buffers.	<ul style="list-style-type: none"> * Continue to amend the UDO to include evolving standards related to construction within environmental sensitive areas. 	TC PB	Short Term Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
NE22 - Use conservation easements to retain natural vegetation along waterways.	* Educate public on benefits of preserving surface waters (streams/creeks/lakes and ponds) (See NE7).	TC PB	Short
NE23 - Comply with all state and county erosion control regulations.	* Enforce erosion control regulations.	Inspections	Ongoing
NE24 - Be mindful of protecting our wetlands given their environmental importance.	* Enforce current regulations which limit wetlands development. * Educate citizens on value of wetlands.	USAC of E DENR PB Inspections Staff	Ongoing
NE25 - Farmers should use Best Management Practices to limit erosion and point source pollution.	* Work with Agriculture Extension.	Agriculture Extension	Ongoing
NE26 - Encourage residents to contact the Lewisville Stormwater Department as well as the Inspections Department concerning possible infractions of regulations.	* Educate citizens on environmental regulations and regulatory responsibilities through newsletters/public access channel/etc. * Ensure adequate inspections process.	Staff Inspections	Ongoing
NE27 - Provide information which identifies native trees, bushes and shrubs, and contains landscaping requirements for Lewisville. See LBC's "A Gardener's Guide to Landscaping & Plants" and UDO Landscaping Standards.	* Assemble information on native trees and plantings, and landscaping requirements. * Educate community through newsletters/public access channel/etc.	Staff LBC State Arborist	Ongoing
Goal - Promote good air quality.			
NE28 - Provide facilities to encourage walking, biking and use of other non-motorized vehicles.	See Chapter 6 Transportation.		
NE29 - Provide for better traffic flow through Lewisville.	See Chapter 6 Transportation.		
NE30 - Encourage commercial development that is pedestrian friendly.	See Chapter 5 Land Use.		
NE31 - Retain existing vegetation to the extent possible.	See NE14-NE18.		
NE32 - Encourage the adoption of regulations to improve air quality.	* See Chapter 4 Facilities and Services. * See Chapter 7 Health, Safety and Wellness.	TC Staff	Short Term Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
NE33 - Encourage environmental friendly lawn care and lawn care equipment maintenance practices.	* Educate and encourage the community to follow EPA Air Quality Guidelines.	Staff	Immediate Ongoing
NE34 - Encourage and promote regional transportation to improve air quality	Educate community of availability. * See Chapter 6 Transportation. * See Chapter 7 Health, Safety and Wellness.	PART WSTA Staff	Immediate Ongoing
Goal - Preserve and enhance natural drainage flows and functions for stormwater control.			
NE35 - Require storm water control plans.	* Comply with federal and state regulations.	Private consultants Staff Inspections	Ongoing
NE36 - Conduct a comprehensive stormwater study for all of Lewisville.	* Follow UDO standards and continue to amend the UDO to include evolving standards related to construction/development within environmentally sensitive areas.	Private consultants Staff Inspections	Short Term Ongoing
NE37 - Support adoption of stormwater runoff regulations.	* Follow UDO standards and continue to amend the UDO to include evolving standards related to construction/development within environmentally sensitive areas.	Private consultants Staff Inspections	Short Term Ongoing
NE38 - Promote the use of natural drainage patterns and bio-engineered stream stabilization methods instead of hardened engineered solutions.	* Follow UDO standards and continue to amend the UDO to include evolving standards related to construction/development within environmentally sensitive areas.	Private consultants Staff Inspections	Short Term Ongoing
NE39 - Provide education on developing land with natural drainage patterns.	* Follow UDO standards and continue to amend the UDO to include evolving standards related to construction/development within environmentally sensitive areas.	Private consultants Staff Inspections	Short Term Ongoing
NE40 - Limit impervious surface coverage.	* Follow UDO standards and continue to amend the UDO to include evolving standards related to construction/development within environmentally sensitive areas.	Private consultants Staff Inspections	Short Term Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
NE41 - Encourage adoption of Low Impact Development (LID) for new subdivisions.	* Follow UDO standards and continue to amend the UDO to include evolving standards related to construction/development within environmentally sensitive areas.	TC Staff PB Private consultants	Ongoing
<p>Time Frame: Immediate = directly - without delay Annually = once each year Short Term = within 5 years Long Term = within 5-10 years Ongoing = continuous</p>			

4

FACILITIES & SERVICES

Lewisville's list of community facilities and services continues to grow. Today the town is responsible for solid waste collections which consists of household garbage and recycling. In addition, the town provides an avenue for the disposal of building and demolition materials, household hazardous waste and bulky items via a Bulky Item Disposal Permit which can be obtained from Town Hall (see Bulky Item Permit on page 31 and Bulky Item Disposal Locations on page 32) and curbside pickup. The town is also responsible for the maintenance of roads, downtown street lamps, sidewalks, downtown streetscapes, the G. Galloway Reynolds Community Center, Shallowford Square, Jack Warren Park, community policing, the Veterans' Monument, Town Hall, Town Hall Annex and recreational and entertainment activities for residents. Town administration includes stormwater control and planning and zoning functions. The City-County Inspections Division provides enforcement services on a contractual basis.

Several City-County governmental agencies operate within Forsyth County providing services and facilities for municipalities and the county. Public schools, sewer and water service, tax collections, fire prevention and emergency services, and elections all operate under this collaborative system. Additionally, Forsyth County manages the public library system, and regional parks and recreational facilities. Maintaining strong relationships with these agencies is, and will continue to be, an important aspect of community management and services.

One of the highest priority needs for Lewisville in 2005 was the building of a larger public library, which was completed in 2008 following the town's donation of the land to Forsyth County. This new facility provided more space, more books, more amenities, more equipment and more meeting space to better serve Lewisville residents (See Map 6 Community Facilities).



Forsyth County Library Lewisville Branch

Additionally, the Community Center is widely used by the town, church and civic organizations, schools, Scouts and other non-profit groups, and residents indicating the need for additional recreational space for community activities. The large meeting room on the first floor has a capacity of 48 persons and the small meeting room on the second floor has a capacity of 19. Additionally, there is a senior exercise room on the second floor for use free of charge to any Lewisville senior over the age of 60.



G. Galloway Reynolds Community Center

An important issue facing Lewisville is the provision of sanitary sewer service for all residents. Sanitary sewer service is a function of the City-County Utilities Commission for Forsyth County. Lewisville is located within the water/sewer service district of the City-County Utilities Commission. Presently, only a portion of the community is serviced by a sanitary sewer system as shown on Map 7 Sewer Utilities. Eighty percent of households in Lewisville still depend on septic systems. Failure of septic systems within the town is, and will continue to be, an issue for many residents. Proper maintenance of septic systems could help extend their life and residents are encouraged to actively maintain their systems.

A special task force was appointed by the Council in December 2001 and recommended at that time that the town move forward with a sewer system. In order to proactively address this issue, a Sanitary Sewer Feasibility Study was updated in September 2003 by Cavanaugh & Associates with the assistance of a citizen committee to determine the potential for extending sewer service throughout the community including the proposed (at the time of the study) annexed area of Vienna. Map 7A shows the proposed sewer plan. Because of topographic features and constraints and land use patterns, the cost for providing community-wide service was determined to be prohibitive.

Many residents were and remain, however, extremely concerned about the potential expense of developing a town-wide sanitary sewer system in Lewisville in terms of both monetary, environmental and unintended developmental costs.

Sewer has been installed on Shallowford Road with a pumping station behind the Oaks Shopping Center. However, the Lewisville Town core has limited sewer availability. Properties facing Shallowford Road have access to an existing line located within the roadway. Service is restricted to only those parcels that adjoin Shallowford Road due to the line's depth and lack of capacity. This line and others that serve several nearby residential neighborhoods are owned and maintained by the CCUC Department. These lines connect to their main outfall system located along Muddy Creek being just east of the Town. Due to the price of providing the sewer for the rest of the town, consideration has been on hold.

In the spring of 2010, a new study of the sewer system was due from CCUC but was not completed until 2013. In 2014, the Town completed an agreement with CCUC

and the City of Winston-Salem for CCUC to provide future extensions of water and sewer services. In addition, the Town is participating with CCUC in the Harper Road Lift Station which is intended to provide service to residents in the area south of HWY 421. This agreement will allow Lewisville to have access to 750,000 gallons per day of sewer treatment out of this lift station. Additionally, the Town of Lewisville is developing a plan to extend sewer capacity town wide.

Unfunded federally mandated regulations implemented by the Clean Water Act have had a significant impact on local governments. In compliance with these regulations, Lewisville has a Phase II Stormwater Permit which requires the Town to maintain a Stormwater Management Program. This permit was first received in 2004 and is applied for every five years.

Law enforcement is provided through the Forsyth County Sheriff's Office. Six Community Policing Officers are assigned to Lewisville. In addition, Lewisville residents receive policing service from the County zone officers. Fire and emergency medical service (EMS) are provided by the Lewisville Volunteer Fire Department and the Vienna Volunteer Fire Department through contracts with the county.



Community Policing patrol car

Residents of Lewisville can determine in which public school zone they reside by visiting the Winston-Salem Forsyth County School's web site or by calling the student assignment office. While Lewisville Elementary School is the only public school located within Lewisville, other elementary schools in the area include Vienna, Southwest, and Meadowlark. Area middle schools include Jefferson and Meadowlark. West Forsyth

High School and Ronald Reagan High School are within the Lewisville District. Several private schools are also located in the area including Forsyth Country Day School located within the town limits.



Lewisville Elementary School

In 2015, parks, greenways and recreational facilities were identified during the most recent citizen input sessions held, to update this plan as being very important to Lewisville residents. Currently there are four parks available to Town residents.

Shallowford Square, operated by the Town of Lewisville, currently provides amenities for outdoor events including concerts, theatrical productions, community celebrations, arts and crafts fairs, and church and civic events.



Shallowford Square Park

Another park operated by the Town of Lewisville is Jack Warren Park on Lewisville-Clemmons Road. The fifteen acres of land was donated by Mary Alice Warren in memory of Jack Warren. Phase I has bocci ball courts, horse shoe pits, a covered pavilion, children’s play park, walking trails, a ten (10) station par course, rest rooms and an open field for recreational activities.



Operated by the Forsyth County Department of Recreation and Parks, Joanie Moser Park offers Lewisville residents a variety of recreational opportunities. This facility has a softball field, tennis courts, a tot lot and a covered picnic area.

421 River Park on Old Yadkinville Road, outside the Town limits, is county-operated. It has volleyball courts, horse shoes, picnic areas and river access for canoes and kayaks.

Greenways are often defined as linear parks. They can be used for open space, recreation or traveling to a specific destination. Forsyth County already has a Greenway Plan and a long-range goal of expanding the system throughout the county. The aim is to form a system connecting parks, open space, neighborhoods and employment centers. Lewisville residents have expressed a desire to be a part of this system. They noted special emphasis on connecting downtown to Lewisville’s neighborhoods, and for connecting open space and environmentally significant lands. (See Chapter 3 Natural Environment for more information on greenways.)

A long-range greenway plan for Lewisville has been accepted but not adopted and is shown on Map 11 Transportation Facilities with Proposed Improvements. Greenways are proposed primarily along creeks where future sewer extension may occur. This plan suggests obtaining greenway easements when and where sewer lines are to be developed, thereby providing a more economical use of land and funds.

Air quality regulations will not allow open burning during Code Orange, Red, and Purple conditions. Fire department officials desire stricter enforcement of these regulations, or a ban on open burning for greater fire protection and safety.

Vision

Lewisville in the year 2035 will be responsive to the community service needs and objectives of Lewisville residents. All services will be provided in a timely, cost-effective and environmentally sensitive manner. Citizens have been, and will continue to enjoy, and widely support, quality public facilities, enhancing their sense of community life.



Lewisville Town Hall

RESIDENT EXAMPLE
 6510 SHALLOWFORD RD
 LEWISVILLE NC 27023
 (336) 945-5558

NCDL Number Required for Identification:
1234567890

Questions call: 336-945-5558

**Lewisville
 Disposal Permit**

Permit Number:
101307

Issued by and date:
03/30/2011

Permit expires:
03/29/2012

Instructions for City of Winston-Salem:
 Enter amount of charge: _____
 Maximum Reimbursement \$9.50
 Date received: _____
 Permit Expires One Year after issuance.
 Mail Monthly Billing Statement to:
 FINANCE OFFICER
 TOWN OF LEWISVILLE
 PO BOX 547
 LEWISVILLE NC 27023-0547

The Lewisville Resident named to the left who resides at the address shown is entitled by the Town of Lewisville to dispose of solid waste, yard waste or demolition & construction waste.

Vehicles Permitted

Only ½ Ton Cargo Vehicles; Single Axle Trailers not more than 8 feet long; Cars or Vans (Non-Commercial).

Items Permitted

Residential Solid Waste
 Old Furniture
 Mattresses Yard Waste
 Carpet
 Toys
 Grills (no propane tanks)
 No permit is required for appliances, recyclables and tires (no more than 5 per property owner per year-no wheels)

Recycling Bins are available at Town Hall for:

Corrugated Cardboard
 Aluminum Cans
 Plastic Soda Bottles and Milk Jugs
 Scrap Metal/Appliances
 Glass (separated by color)
 Newspaper/Office Paper/Magazines
 Junk Mail

Building & Demolition Materials

Lumber, shingles, concrete and drywall may be taken to the Old Salisbury Road Demolition Landfill or Hanes Mill Road.

Household Hazardous Waste

Old paint, insecticides, fertilizers, glues, strippers, solvents, vehicle fluids, electronics and TV's may be disposed of free at 3RC-The Envirostation, 1401 Martin Luther King, Jr. Drive. For hours and more information call 336-784-4300.

BULKY ITEM DISPOSAL AND SPECIAL RECYCLING EVENTS

The town uses a voucher system that will provide residents with three vouchers per fiscal year (July 1 thru June 30) which may be used to take large items to the **landfill at 325 Hanes Mill Road** at no cost. White goods may be taken at any time and disposal for these items is free. No voucher is needed. In addition, the Town holds three curbside bulky item events a year.

Vouchers are available by request only. You may contact Town Hall (6510 Shallowford Road) in person, via email (reception@lewisvillenc.net), via the web site (www.lewisvillenc.net select SERVICES, GARBAGE & RECYCLING), or by telephone (336-945-5558). You must provide your name, address, telephone number and driver's license number in order for the voucher to be issued. This information will confirm that you are a Lewisville resident.

The Town also provides announced Recycling Day events.

RECYCLING CONTACTS AND LOCATIONS

Contact	Hours	General Re-cycling	Bulky Items	Yard Waste	Constr & Demolition	Hazard Mat
Solid Waste Administration 336-727-8000						
Recycling Hot Line 336-723-2784 Recycling Administration 336-727-8000						
325 Hanes Mill Road (exit 116 off HWY 52) Winston-Salem 336-727-8000	M-F 7a-4:30p Sat 8a-12n	X white goods incl water heaters & microwaves	X		X	
6328 Yadkinville Road Pfafftown 336-723-2784	T-S 8a-5p	X				
1001 Old Milwaukee Lane Winston-Salem 336-784-1615	M-F 7a-5p Sat 8a-4p			X wooden pallets		
3336 Old Salisbury Road Winston-Salem 336-727-8000 (call for quotes on charges)	M-F 7a-5p Sat 8a-4p				X	
3RC-The EnviroStation 1401 Martin Luther King Jr. Drive Winston-Salem 336-784-4300	T-F 9a-2p Sat 9a-12n					X incl TV's

General Recycling: Aluminum beverage cans; aluminum and steel food/beverage cans; glass food/beverage containers; brown, clear and green glass; junk mail; newspaper; magazines; all plastic containers; telephone directories; cardboard; and chipboard.

Hazardous Materials: Metal polish; oven cleaners; rug shampoos; insect sprays; rat bait; pesticides; gasoline; fuel oil; antifreeze; brake fluid; car batteries; glues; paint strippers, thinners, solvents; mercury batteries; unmixed photographic chemicals; and other poisonous flammable, corrosive products, electronics, oils and paints. **NO AMMUNITION, EXPLOSIVES, RADIOACTIVE OR INFECTIOUS MATERIALS.**

Implementation Program

Recommended Action	Action Steps	Responsible Agency	Time Frame
Goal - Provide community facilities and services in a cost-effective manner.			
FS1 - Create a rolling five-year Capital Improvements Program to plan for services desired by the community, with a yearly review and assessment of current levels of service.	<ul style="list-style-type: none"> * Research needs. * Prepare program. * Adopt. * Fund projects. * Implement plans. 	TC PB Staff	Annually
FS2 - Work actively with other appropriate governmental agencies to ensure the equitable and cost-effective provision of necessary community facilities and services.	* Maintain cooperative working relationships.	TC PB Staff	Ongoing
FS3 - Develop specific strategies as necessary to effectively plan and manage services and facilities.	<ul style="list-style-type: none"> * Evaluate needs. * Develop plans and strategies. * Adopt plans. 	TC Staff Other agencies, committees, and boards as necessary	Ongoing
Goal - Provide desired municipal services with appropriate taxes or assessments.			
FS4 - Continue to monitor the need and evaluate all available financing options for the provision of sanitary sewer service.	<ul style="list-style-type: none"> * Research and evaluate financing options. * Adopt strategy and implement. 	TC PB CCUC LUC Staff	Ongoing
FS5 - Plan for sewer to facilitate growth that fits in with adopted development plans for sewer to existing neighborhoods with failing septic systems.	<ul style="list-style-type: none"> * Research and evaluate financing options. * Adopt strategy and implement. (See Chapter 6 Land Use and Chapter 7 Health, Safety & Wellness.) 	TC PB CCUC LUC Staff	Short Term Ongoing
FS6 - Continue to encourage citizen volunteer groups to provide needed community services (e.g. Friends of the Lewisville Library).	* Support current citizen volunteer groups.	TC Staff	Ongoing
FS7 - Continue to encourage senior programs provided to citizens by various organizations.	* Support senior programs provided by citizen volunteer and other groups.	TC Staff Other agencies	Ongoing
FS8 - Encourage the placement of utilities underground.	<ul style="list-style-type: none"> * Work with utility companies to move existing overhead utilities underground. * Improve communication among all responsible agencies. 	TC PB Staff	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
FS9 - Support the extension of natural gas lines throughout the community.	<ul style="list-style-type: none"> * Determine priority locations. * Educate the public. * Communicate. 	TC Staff PNG	Ongoing
FS10 - Develop community parks for team sports and recreational activities.	<ul style="list-style-type: none"> * Identify planned needs. * Determine accessible sites. * Devise financing options. * Allocate funding. * Acquire land and develop. 	TC Staff PB PRCD	Ongoing
FS11 - Coordinate with Forsyth County greenway planning efforts to develop and establish greenway trails throughout the community.	<ul style="list-style-type: none"> * Follow requirements in UDO for developing greenway easements as identified on the Greenway Plan. * Seek funding sources. * Work with neighborhoods and developers to create plans. * Promote greenways locally. 	TC Staff PB PRCD	Short Term
FS12 - Explore the possibility of providing a community center and offering activities for all age groups.	<ul style="list-style-type: none"> * Survey to determine community desires/needs. * Develop strategy. * Investigate existing sites/facilities. 	TC Staff PRCD	Ongoing
FS13 - Investigate the feasibility of leaf and limb pickup. (See Chapter 7 Health, Safety and Wellness.)	<ul style="list-style-type: none"> * Survey to determine community desires/needs. * Develop strategy. * Study possible options. 	TC Staff PSAC FD	Annually Ongoing
FS14 - Explore the placement of street lights at intersections throughout the town to enhance public safety. (See Chapter 7 Health, Safety and Wellness.)	<ul style="list-style-type: none"> * Survey to determine community desires/needs. * Develop strategy. * Study possible options. 	TC Staff PSAC	Immediate Ongoing
<p>Time Frame: Immediate = directly - without delay Annually = once each year Short Term = within five years Long Term = within 5-10 years Ongoing = continuous</p>			

5

LAND USE

Land use plans establish the long range direction for communities. Map 9 Preferred Land Use in the map section shows the ideal form Lewisville should take over the next 20 years. This plan reflects the desires of citizens to preserve the town's rural residential nature as the predominant land use feature of the community. Retail and office development are strongly favored for the current designated commercial districts.

This plan was prepared in the context of a changing environment. Several key policies and future plans were considered during the development of these guidelines. The Northern Beltway and subsequent potential development around the anticipated schools at Robinhood Road and Lewisville-Vienna Road, sewer extensions, stormwater/impervious surface regulations, watershed regulations, growth management, existing land use patterns and the potential for annexation were all important factors in developing the future land use plan for Lewisville.

The recommendations shown on Map 9 Preferred Land Use are intended to help the town, property owners and residents make zoning and development decisions that are in the best interest of the community. Other policies created by the Town Council should be consistent with this plan.



Downtown Small Businesses

Lewisville existed as a rural community long before the 1991 incorporation as a small town, and the land use patterns seen today still reflect those early provincial

roots. As the Map 8 Existing Land Use shows, residential uses are the predominant feature in the landscape. Small scale commercial and institutional uses are and should be clustered in the town's designated commercial districts.



Small scale business



Satellite commercial area

Satellite commercial areas will continue to be located at US 421/Lewisville-Clemmons Road interchange and the Vienna Business District. A small pocket of industrial uses is located behind the Roller Mill along Jennings Road. There are other commercial locations in the town

that were existing prior to incorporation that the town does not wish to further develop or expand.

Home-based, nonresidential land uses dot Lewisville's residential landscape. These "home-grown" uses predated incorporation and exemplify Lewisville's rural heritage. The community acknowledges and respects the unique diversity these business services provide and wishes to protect their continued viability.

There is a common desire to have Lewisville remain a residential community. This plan goes beyond the 1992 land use recommendations and envisions diversifying Lewisville's residential land use patterns in several different ways. These include the possibility of increasing density in certain areas, encouraging clustering options, and expanding multifamily districts as sewer availability increases. (See Map 8 Existing Land Use, Map 9 Preferred Land Use and Map 7 Sewer Utilities.)



Example of cluster home subdivision

Areas generally outside the watershed, where sewer exists or can be extended, and where existing development patterns based on current zoning already allow slightly higher density development are recommended for more intense development than indicated in the previous Plan. All lands within the Lewisville Rural Overlay (LRO) area shall be eligible to receive both water and/or sewer services if the owner chooses to be annexed into the Town of Lewisville.

Clustering homes using enhanced Planned Residential Development (PRD) standards can be a useful method for preserving open space and gaining additional amenities for residents. (See Chapter 3 Natural Environment and Housing and Neighborhoods in this chapter for more on clustering.) Residents have indicated an interest in seeing clustered housing located near the downtown as a way of

increasing activity in the area while also preserving the open space character.

Housing and Neighborhoods

In 1996 there were 3,147 households in Lewisville. With the annexation of the northern area, the number of households increased from 3,147 to 4,992 which increased the population to more than 12,500.

This newly annexed area consisted of a mix of larger working farms and lower density residential subdivisions approved under county zoning subdivision regulations. These regulations required a minimum lot size of 20,000 square feet for homes with septic tanks. There are also several established mobile home parks located within the area along Robinhood Road and individual mobile homes on scattered sites throughout the planning area.



Newly annexed low density subdivision

The Winston-Salem/Forsyth County Schools have purchased more than 72 acres along Robinhood Road to construct potential new schools. As proposed, a new sewer line is to be built having additional capacity that will allow undeveloped land(s) immediately around the school site to be developed to densities not permitted by conventional septic tanks. Existing residences may benefit also by the location of this line allowing property owners to convert from their residential septic systems to public sewer.

The Preferred Land Use Plan (see Map 9 Preferred Land Use) recommends increasing residential density around the downtown by encouraging clustering design. The plan also recommends maintaining the large lot patterns for the remaining portions of the community where existing development patterns are firmly established and where sewer may not be practical or attainable. Future plans to

sewer other basins by CCUC or the town could, however, significantly change the overall residential density and lotting patterns.



Multi-family housing near downtown

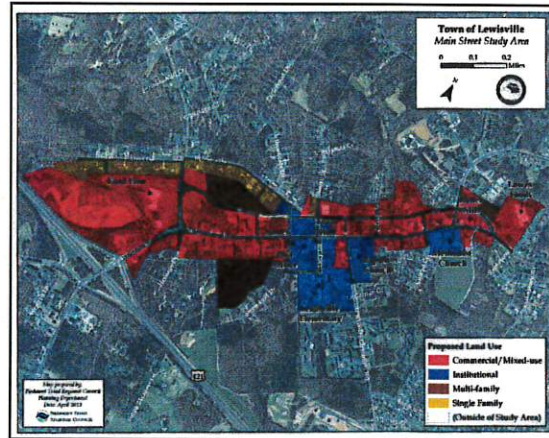
The character of Lewisville depends greatly on its open, pastoral nature. To control sprawl and preserve open space and environmentally significant land, this plan encourages the clustering of housing (PRDs) and sets mandatory open space requirements within subdivisions. (See Figures 1 & Figure 2.) These policies, combined with landscaping standards found in the UDO, will help ensure that the character and identity of Lewisville are not compromised.

The clustering of housing units will also help provide for a variety of housing types, making Lewisville's housing stock more available and more affordable to a variety of residents.

Commercial Districts

Recognizing the opportunity for increasing the intensity of development within the downtown, this Plan recommends that a mix of office, retail and residential uses be established.

Since the first Comprehensive Plan was adopted in 1992, many projects have been undertaken to create an attractive, traditional downtown commercial area in keeping with the vision of Lewisville citizens. The downtown is now formally defined as the stretch of road between Williams and Shallowford Roads from US 421 on the west and Lowes Foods Drive to the east which encompasses approximately 177 acres. This area is considered the focal point or heart of Lewisville.



Downtown district

Lewisville's desire for an attractive downtown led the town to adopt additional regulations for governing new development. These guidelines are intended to enhance and protect Lewisville's unique, small town character. (Refer to Map 8 Existing Land Use.) These standards provide guidance on the style and character of new development and help to assure an aesthetically pleasing environment.

A prior critique of these standards reaffirmed the community's position that aesthetically pleasing design is critical to creating a successful downtown. The ideals of the community are reflected in the objectives of the Overlay District standards. (See the Lewisville Unified Development Ordinances.) The group stressed that site design, compatible scale, landscaping and other amenities are as important as the type of land use. Residents do not want strip development in downtown Lewisville. This plan reinforces the commitment of this community for consistent design by recommending additional standards for public space in downtown and that downtown standards be applied to other commercial areas in Lewisville.

This mixed-use development pattern is also proposed for the Vienna Business District.

The Lewisville 2015 Plan, originally prepared in 1997, and renamed the Parallel Road Plan in 2005, set forth a vision for improving Shallowford Road and developing a new parallel street to Shallowford Road. The new road, named the Great Wagon Road, and the proposed cross street extensions were proposed to be developed in phases as warranted by increased activity in the area. The

Parallel Road Plan calls for providing pedestrian sidewalks when the roads are improved and developed. Sidewalks are an important feature in any vital downtown and are strongly desired by residents. This plan provides the physical framework for ensuring orderly downtown growth and achieving adequate traffic circulation patterns throughout Lewisville.



Great Wagon Road Streetscape behind Roller Mill

The downtown needed a catalyst and Shallowford Square provided the needed focus to spur additional development. Surveys show that residents would like to see development oriented to the Square, with street landscaping, and pedestrian amenities, all shaping the center of town.



Shallowford Square Park

Update 2000 built upon existing plans, policies and the desires of this community for a strong downtown. During the public visioning process, residents expressed desires for increasing retail, office, entertainment, and housing. Making downtown accessible and safe for pedestrians is also a top priority. Further extension of sidewalks would be especially valuable in the downtown area.

A review by the Planning Board in 2014 created the Downtown Development Guidelines that create/ establish an expectation on behalf of the town of what the (1)

downtown should look like and (2) how the district should expand and look given certain architectural preferences.

The major goals embodied in the Parallel Road Plan and Update 2000 have been reaffirmed as presented in this Comprehensive Plan. Because of this, the 2015 Parallel Road Plan is still viable and will be extended to the year 2035.

A critical aspect of land use planning centers around future commercial development in Lewisville. The merits of expanding commercial areas outside the downtown commercial district, particularly at the eastern end of Shallowford Road where an interchange of the Northern Beltway is proposed, was debated as well as expansion of the Vienna Business District. Commercial development is appropriate for these types of locations; however, Lewisville is determined to set a different standard in order to preserve its residential character, avoid strip development and support a mixed use downtown. As Map 9 Preferred Land Use shows, commercial development is slated only for downtown and the VBD and is slightly expanded at the existing satellite areas.

While the Land Use Plan recommends some appropriate zoning districts, each development proposal must be considered on its own merit. Compatible or lower-intensity uses will be encouraged.

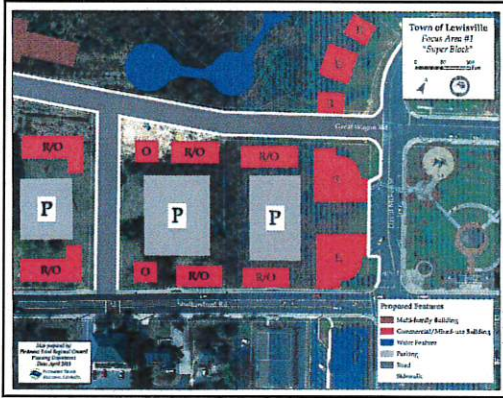
Vision

Lewisville in the year 2035 will continue to be committed to preserving and enhancing its character as a residential community. A variety of land uses will work together in a harmonious and sustainable fashion providing citizens with needed services for achieving a high quality of life.

Lewisville will continue to provide a variety of attractive, quality residential areas for all income levels and age groups. Open space, which defines the community's character, is preserved through environmentally sensitive development models which balance the health and well being of all of its citizens.

Downtown Lewisville will continue to be the heart of the community. Downtown will be pedestrian friendly and will offer a variety of retail and entertainment attractions. The parcels neighboring Shallowford Square within and surrounding the Downtown Core and downtown corridor have been designated as special emphasis areas, given

their proximity and importance to their relationship to the Town's center. Appropriate and sensitive development continues to be encouraged within these areas, with an emphasis on respecting and supporting the town's core value as a historically unique small town with an articulated pedestrian oriented character and scale.



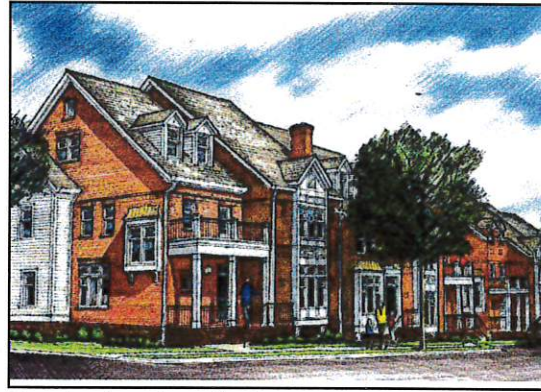
Vision of parcels adjoining Shallowford Square

Lewisville's Downtown Core will be comprised of those parcels bounded by Tom Voss Street, the Great Wagon Road, the extension of Lewisville-Clemmons Road to the Great Wagon Road and Shallowford Road. Shallowford Square, although not physically located in the exact center of Lewisville, will continue to be considered the heart of the town's core. Lewisville's downtown corridor will be comprised of parcels on either side of Shallowford Road and the future Great Wagon Road between the Oaks Shopping Center to the west and the extension of Lewisville-Clemmons Road to the Great Wagon Road to the east.

Lewisville's downtown core, the parcels generally to the east of Shallowford Square to the future extension of Lewisville-Clemmons Road to the Great Wagon Road, will continue to be the extent of cultural, governmental, entertainment and open space uses. The Laugenour House will continue to be a critical component to remain extant within this area, re-purposed as an historic property, a symbol of the genesis of our town. With the closing of a portion of North Street, Shallowford Square has been extended to include the Laugenour House with the placement of a walkway and the inclusion of a water feature.

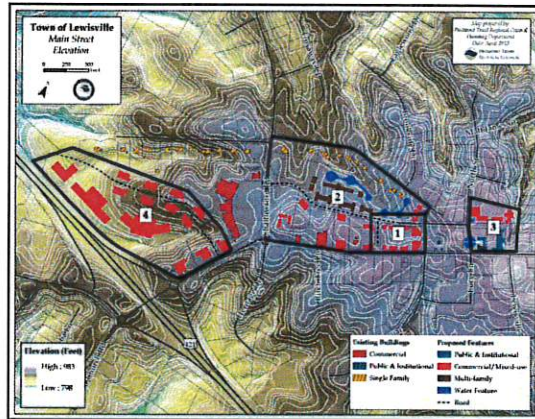
The parcels to the west of Shallowford Square are mixed use commercial and business, comprised of assorted retail shops, offices and restaurants in a compact and contiguous single development.

The parcels to the north of the Great Wagon Road from Shallowford Square west to Shallowford Road are transitional urban residential, comprised of lower density live/work units and/or multi-family, either as a contiguous single development or a phased project.



Example of town home development

The parcels to the south of Shallowford Road from Shallowford Square west to Shallowford Road are a continuation of the development of small office uses within a new or re-purposed development.



Special Emphasis Areas within the downtown core

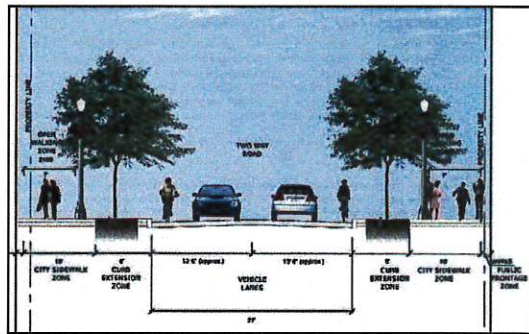
Truly unique to Lewisville's downtown is its use as a staging point for area cyclists, both recreational as well as the more experienced riders. The Town of Lewisville recognizes its responsibility as the chosen cycling hub with the larger context of connectivity with Forsyth, Davie and Yadkin counties and encourages a more synergistic alliance between the town and the riders.

Owing to a strong sense of place and history, the Vienna Business District will become a focal point for commercial activity in the northern area of the town.

The commercial area located at the interchange of Styers Ferry Road/Lewisville-Clemmons Road/US 421, will continue to be an important addition to commerce in Lewisville. Visitors from surrounding areas will continue to be attracted to Lewisville's charming small town businesses and village-like atmosphere.



Lewisville Corners Shopping Center at US Hwy 421



Suggested Great Wagon Road Streetscape



Shallowford Road streetscape

LAND USE TERMINOLOGY

Residential

Conservation

This residential land use classification calls for preserving the pastoral character of Lewisville by recommending a minimum lot size of three (3) acres. The Conrad Road area and areas along the Yadkin River are designated as the only locations for this designation. These areas epitomize the rural, agrarian character which defines Lewisville. The community strongly desires to preserve this feeling as much as possible.



Conrad Road Corridor

Rural

This classification preserves the large lot residential patterns for outlying sections of town which cannot be easily served by sanitary sewer. The minimum lot size is two (2) acres, one (1) acre if clustered and 20% of the site is left in open space. These areas are not served by sewer, and lie within the Yadkin River watershed.



Large lot development off Concord Church & Dull Roads

Low Density Single Family

This classification includes primarily low density single family housing with a minimum lot size of 20,000 sq. ft., 10,000 sq. ft. if clustered with 30% of the site left in open space. The overall maximum allowable density is 2.2 units per acre. Sewer service is expected where the clustering option is utilized.



Low Density Single Family Development

Medium Density Single Family

This classification is intended to include existing single family residential neighborhoods where sewer is already available or is proposed in the near future. The minimum lot size is 9,000 sq. ft. with a density of 4.8 units per acre. Cluster housing options (Planned Residential Development - PRD) are appropriate for this area. Affordable housing is desirable here. Generally, sewer service and lack of watershed restrictions in most areas make this more appropriate for higher density development.



Medium Density Single Family dwellings

High Density/Multifamily

The multifamily classification is located on the edge of downtown where higher density housing is appropriate

due to existing multifamily developments, the availability of sewer and the desire for more activity around the downtown. Appropriate uses include condominiums, duplexes, twin homes and townhouses, with a maximum density of eight (8) units per acre (UDO districts RM5 and RM8 are allowable). RSQ, which allows slightly higher density, may be appropriate as infill near or in the downtown on sites less than one acre size. Clustering is appropriate here.



High Density/Multifamily

Mixed Use Residential/Office

This classification has been developed for those areas where residential structures are predominant, but would also be appropriate for limited office and institutional uses, especially since residents have expressed the need for low cost retirement facilities. Duplexes, twin homes, townhouses and low intensity office and institutional uses are desired, with a maximum density of 12 units per acre. UDO districts RSQ on lots less than one acre, RM5, RM8 and RM12, NO and LO are appropriate. Building size restrictions are needed to ensure that the scale of new development is compatible with the established residential character of the area. Clustering is also an option.



Mixed Use Residential/Office

Commercial

Commercial/Office

This plan recommends maintaining several primary commercial areas outside of the downtown mixed use commercial area each with specific classifications.

1. South of US 421/Concord Church Road Satellite

Located within the Downtown Gateway Area (DGA), design standards appropriate for vehicle dependent highway uses should be utilized to create projects that are convenient to and serve both local and highway traffic.



Commercial area at HWY 421 and Concord Church Road

2. Corner of Lewisville-Clemmons Rd./Styers Ferry Rd./HWY 421 Satellite

This area is suitable for more intense commercial and office development. The existing HB zoning is satisfactory in this location. Additional development activity is expected to occur as properties are developed.



Shopping Center at Lewisville-Clemmons Road/Styers Ferry and HWY 421

3. Vienna Business District (VBD)

The Vienna Business District encompasses the area between Glenn Ferry and Needham Road off Yadkinville Road. The VBD is a compact business district located around the historic crossroad area of Lewisville-Vienna Road and Yadkinville Road (Old US 421) and offers a mix of retail and other institutional uses.



Vienna Business District area

Mixed Use

Downtown Commercial/Office/Residential

This category promotes the desire to have a diverse mix of uses in Lewisville's downtown.

Institutional

Included in this classification are public and private schools, governmental agencies and facilities, and religious institutions.



Private school athletic field entrance

Open Space

This classification includes public parks and open space.



The pavilion at Jack Warren Park

Site Development Checklist

This checklist provides additional development standards to regulations and guidelines found in the Unified Development Ordinances (UDO) and *Downtown Overlay District Planning Guide* to guide certain aspects of site development, such as design and landscaping. These standards will ensure that the town's character is protected and enhanced in accordance with the goals and objectives of the comprehensive plan.

These standards are intended to be used by developers, land owners, and planning staff when designing, preparing, and reviewing zoning requests and development proposals. These criteria will be applicable to special use zoning requests.

LANDSCAPING/TREE PRESERVATION

(See the UDO for specific details)

Encourage the use of native species trees and plants, especially for buffering and landscaping requirements.

Prohibit the removal of trees in restricted areas of floodplains and wetlands.

Development plans should incorporate into their designs identified woodlands, mature, and existing specimen trees.

Encourage the protection and replanting of native tree specimens.

Discourage the removal of specimen trees within required setbacks and buffers.

Encourage the preservation of mature and specimen trees elsewhere.

Where feasible, protect mature and specimen trees in non-buildable areas of a site, including setback areas, by fencing-off during site preparation and construction.

Discourage clear cutting of trees from construction and development sites where feasible.

It shall be the property owners responsibility to abide by stormwater management regulations and principles.

Encourage landscaping at the entrance to residential developments.

SITE DESIGN

All new on-site infrastructure street, curb and gutter, water, sanitary sewer, and stormwater management and extensions to the site shall be provided by the developer.

Place utilities underground where possible.

Prohibit construction that negatively impacts streams, lakes or wetlands.

Prohibit development within floodplains.

Develop stormwater management plans to minimize runoff volumes and pollutants. These should be prepared in conjunction with site plans.

Design in accord with natural drainage systems. Promote the use of grassy swales and other bioengineering techniques for stormwater management.

Encourage development guidelines for environmental protection.

Minimize cut and fill in developments by working with terrain and using sensitive, topographically responsive building architecture.

Encourage the protection of identified scenic views and vistas.

Discourage development from encroaching on any mapped route.

Encourage residential development where homes are clustered to preserve open space.

Encourage the identification and marking of historical sites throughout Lewisville.

Site all parking to the rear or side of the buildings whenever possible.

Seek greenway easements in new developments where designated on the Greenway and Pedestrian Plan.

Encourage the use of vegetative screens rather than solid, constructed fencing.

Screen mechanical equipment and commercial solid waste disposal containers from general public view.

Install exterior lighting at a height of more than 8 feet above the finished grade. All lighting in excess of 12 feet shall be "shoebox" style.

BUILDING DESIGN

Infill construction shall be complimentary to existing buildings of the same classification.

Limit building height to 48 feet (height of the Roller Mill) except churches and municipal buildings. (For development in the downtown area, refer to height guidelines in the Downtown Overlay District Planning Guide.)

Maintain human scale in building size and spacing.

Discourage structures with exposed metal or CMU walls.

TRANSPORTATION/CIRCULATION

Developers shall be required to repair or pay for damage to roads caused by construction.

Discourage transportation network improvements, water, sewer, gas and cable extensions in environmentally sensitive areas to those which are required to protect the general public safety.

Implementation Program

Recommended Action	Action Steps	Responsible Agency	Time Frame
<p>Goal - Facilitate land use patterns that offer a variety of housing and land use choices and convenient access to neighborhood shopping and other services; protect property owners from incompatible land uses; make efficient use of Lewisville's limited land capacity; and coordinate land uses with infrastructure needs.</p>			
<p>LU1 - Develop Lewisville in accordance with Map 9 Preferred Land Use.</p>	<ul style="list-style-type: none"> * Apply land use policies in zoning & development policies. * Apply the standards of the Site Development Checklist contained within this chapter to ensure the vision and goals of this plan are achieved. 	<p>TC PB Staff</p>	<p>Ongoing</p>
<p>LU2 - Encourage the preservation of the natural character of the Yadkin River/Conrad Road corridor.</p>	<ul style="list-style-type: none"> * Make land use decisions to preserve natural character. 	<p>TC PB Staff</p>	<p>Ongoing</p>
<p>LU3 - Conduct an ongoing review of Map 9 Preferred Land Use to ensure responsiveness to outside influences and community changes such as annexation, annexation agreements and roadway improvements and sewer and water extensions.</p>	<ul style="list-style-type: none"> * Review. * Revise. * Adopt. 	<p>TC PB Staff</p>	<p>Ongoing</p>
<p>LU4 - Encourage responsible commercial development in the downtown and other established commercial areas.</p>	<ul style="list-style-type: none"> * Follow Map 9 Preferred Land Use and adopted policies. 	<p>TC PB Staff</p>	<p>Ongoing</p>
<p>LU5 - All new construction will comply with Stormwater Management Plan.</p>	<ul style="list-style-type: none"> * Plan review and approval by responsible agency. 	<p>TC PB Stormwater Administrator</p>	<p>Ongoing</p>
<p>LU6 - Support design standards in the development of the downtown area.</p>	<ul style="list-style-type: none"> * Continue to monitor, update and enforce design regulations. * Utilize the Downtown Development Guidelines in reviewing future projects. * Apply the standards of the Site Development Checklist contained within this chapter to ensure the vision and goals of this plan are achieved. 	<p>TC PB Staff</p>	<p>Ongoing</p>

Recommended Action	Action Steps	Responsible Agency	Time Frame
LU7 - Ensure that existing home-based businesses and services located in residential areas are compatible with surrounding development.	* Review/enforce UDO home-base business provisions.	TC PB Staff Inspections	Ongoing
LU8 - Develop a lighting ordinance to control outdoor light pollution and protect Lewisville's rural night sky.	* Research similar regulations. * Develop criteria. * Hold public hearing/adopt guidelines. * Promote and educate developers and citizens.	TC PB Staff	Immediate
LU9 - Encourage development of bikeways and walkways. (See Chapter 6 Transportation, Map 11 Transportation Facilities with Proposed Improvements and Greenway and Pedestrian Plan.)	* Research regulations. * Develop criteria. * Hold public hearings/adopt guidelines. * Promote and educate developers and citizens.	TC PB Staff	Immediate
Goal - Ensure that standards for quality housing are met.			
LU10 - Continue to require enforcement of codes for construction of new units and maintenance of existing structures.	* Continue to contract with the WS/FC Inspections Department for NC Building Code and zoning enforcement.	Staff Inspections	Ongoing
Goal - Identify areas and zone appropriately to support higher density housing in some parts of town.			
LU11 - Allow for higher density zoning surrounding the downtown area, such as town homes.	* Zone to facilitate higher density housing in identified locations as supported by infrastructure such as sewer. * Determine implementation opportunities.	TC PB Staff	Ongoing
LU12 - Allow for higher density developments in designated areas while preserving the character of the town.	* Define additional standards developers can meet. * Amend UDO to allow performance standard/density trade-off performance standard.	TC PB Staff	Ongoing
LU13 - Encourage higher density development around the proposed schools to be built along Robinhood Road that is well connected to the school campus and nearby neighborhoods.	* Utilize MU-S zoning to create new residential development that is unique to the area having varied densities and housing types.	TC PB Staff	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
Goal - Preserve open space, as well as existing flora and fauna in new developments. (See also Chapter 3 Natural Environment and Chapter 5 Land Use and UDO Landscaping Standards for additional information)			
Goal - Encourage the development of high quality neighborhoods that foster a greater sense of community through enhanced connectivity.			
LU14 - Continue to require neighborhood street connections but design traffic plans to minimize negative cut through traffic.	* Apply appropriate design standards and ordinances to ensure safe and effective connections between residential develops.	LTC PB Staff	Ongoing
Goal - Require high standards for appearance of residential developments.			
LU15 - Require increased rear yard and side yard setbacks along major thoroughfares and restrict or have limited access to major thoroughfares.	* Research. * Determine setbacks. * Amend UDO.	TC PB Staff	Ongoing
LU16 - Emphasize the need for high quality trees that enhance the quality of life by providing economic and environmental benefits to the neighborhood and community at large.	* Utilize the landscaping standards in the UDO.	TC PB Staff LBC	Ongoing
LU17 - Require parking for multi-family to be to the rear of the structures or screened from the road.	* Amend UDO to require.	TC PB Staff	Ongoing
LU18 - Provide additional landscaping and higher appearance standards for residential developments, especially multi-family developments.	* Review standards and amend the UDO as required.	TC PB Staff	Ongoing
LU19 - Encourage housing and neighborhoods that are developed consistent with environmental and sustainability standards.	* Town planner will assess, develop and implement standards for traditional neighborhood development (TND) model to be integrated into the town plan as deemed appropriate. * Town planner will evaluate the appropriateness of MU-S zoning in creating a mixed use TND type project.	PB Staff	Long Term

Recommended Action	Action Steps	Responsible Agency	Time Frame
Goal - The downtown establishes a community focus and identity for Lewisville.			
LU20 - Explore public school bus stops and safe routes to school in new developments.	* Meet with school system representatives to discuss opportunities.	Staff PB TC	Ongoing
LU21 - Enhance visual quality in the downtown. Continue to monitor architectural standards in all applicable commercial districts.	* Utilize the downtown development guidelines in reviewing future projects.	Staff PB TC LBC	Ongoing
LU22 - Maintain the Downtown Banner program.	* Maintain the program by purchasing additional banners and consider the expansion of the program to the Vienna Business District.	LBC	Ongoing
Goal - The downtown is vibrant and active with commercial, office, entertainment and residential development.			
LU23 - Explore ways to encourage public and private partnerships where appropriate that support the planned development and marketing of downtown. Build strong public/private partnerships with community business leaders.	* Undertake program to work with local business association and civic groups. * Explore the creation of an economic development committee comprised of public/private leadership.	Staff TC	Ongoing
LU24 - Encourage work/live development in all commercial districts	* Support continued mixed use housing in all suitable districts.	Staff PB TC	Ongoing
LU25 - Actively investigate and apply for grants to serve as funding sources for implementing desired programs.	* Identify grant programs. * Apply for desired program funding.	Staff TC Experienced Grant Specialist(s)	Ongoing
LU26 - Encourage the preservation and conversion of existing homes to new uses as appropriate	* Rezone as needed.	Staff PB TC LHS	Ongoing
LU27 - Review and revise the applicable downtown district as necessary to implement the vision of the community for quality development.	* Review/revise downtown development standards as necessary. * Place on Planning Board work session agendas	PB TC Staff	Ongoing
Goal - Downtown Lewisville offers a comfortable, safe, and interesting pedestrian environment.			

Recommended Action	Action Steps	Responsible Agency	Time Frame
<p>LU28 - Follow design guidelines for the public spaces identified in the applicable downtown district. Public space guidelines would address design elements to help create unity and a pedestrian-friendly environment. Elements to be addressed may include: utilities, sidewalks, streetlights, furniture, decorations, trash cans, planters/flower pots, trees/landscaping, banners, fences, signage (directional and street signs), and other special features of choice.</p>	<ul style="list-style-type: none"> * Fund and implement improvements. * Monitor future needs. * Utilize the Downtown Development Guidelines in reviewing future projects. 	<p>Staff TC PB LBC</p>	<p>Ongoing</p>
<p>Goal - Developing the area around Shallowford Square is a primary objective of the community.</p>			
<p>LU29 - Apply applicable downtown district design guidelines and recommendations when developing the core of downtown around the Shallowford Square. (Also see Figure 2.)</p>	<ul style="list-style-type: none"> * Apply during rezoning process. * Verify site plan compliance. * Retain and preserve the town's unique character with an emphasis on creating an active and livable town center that reflects its rich heritage. 	<p>TC PB Staff</p>	<p>Ongoing</p>
<p>Goal - Encourage development in the Vienna Business District</p>			
<p>LU30 - Review the Vienna Small Area Plan to determine implementation opportunities.</p>	<ul style="list-style-type: none"> * Encourage the application of VBD guidelines and zoning within the business district. * Conduct periodic community meetings within the district to discuss goals and implementation. * Assess the feasibility of recreational opportunities in the Vienna area. 	<p>PB Staff</p>	<p>Ongoing</p>
<p>Time Frame: Immediate = directly - without delay Annually = once each year Short Term = within 5 years Long Term = within 5-10 years Ongoing = continuous</p>			

6

TRANSPORTATION

Development in Lewisville is expected to continue to increase. Land in and around Lewisville is regarded as one of the most desirable areas to develop single-family homes. *Vision 2005* (the countywide comprehensive plan) and its update, *Legacy*, state that this trend will continue. Additional traffic is a natural outgrowth of development, and Lewisville is experiencing its share. Residents are now realizing the need to balance and diversify Lewisville's transportation system. They also understand that countywide transportation needs must be met through the implementation of the Thoroughfare Plan (see Map 10 Thoroughfare Plan), of which Lewisville is a critical component due to the town's location adjacent to the proposed Northern Beltway.

Since its incorporation, Lewisville has been a member of the Winston-Salem/Forsyth County Transportation Advisory Committee (TAC). The TAC consists of elected officials from each governmental jurisdiction in Forsyth County and one member representing the North Carolina Board of Transportation. Their charge is to provide continuing, comprehensive and coordinated transportation planning throughout the county. The Town of Lewisville has been a valuable member of the TAC and continues to be a member.

Over the years, Lewisville has received over \$2 million dollars from the MPO for street and sidewalk projects.

Residents of Lewisville are interested in enhancing the visual character of the town while providing a safe, efficient and diverse transportation system. All roadway improvements recommended in this plan propose landscaped medians and/or street trees or landscaping.

Residents of Lewisville recognize that transportation choices can affect the quality of their health, the health of the environment, and traffic congestion. The Lewisville Greenway and Pedestrian Connection Plan was completed in 2011 and was received but not adopted by Town Council.

The citizens of Lewisville have expressed a desire to study how alternative modes of transportation, such as

safe bicycling, can be accommodated. On any given day, there are numerous bicyclists and pedestrians traveling the streets of Lewisville. There are no bike lanes in Lewisville. The citizens propose that thoroughfare improvements should be considered and consistent with *Complete Streets* during road improvements. Map 11 Transportation Facilities with Proposed Improvements shows proposed sidewalks and bike lanes.

The town recognizes that there may be a need to encourage public transportation in the future. Public transportation could help improve air quality by decreasing pollution as well as reduce congestion. A number of options are available and should be evaluated for suitability to Lewisville's needs. These options include Park and Ride lots, and bus and van service to the hospitals, Hanes Mall, and other shopping and employment destinations.

In the future, Lewisville may have improved access to the countywide transportation network. The proposed Northern Beltway, located just east of the town limits, and US 421 will provide more convenient access to shopping, and employment centers throughout the county and the Triad. Map 11 Transportation Facilities with Proposed Improvements shows proposed road improvements.

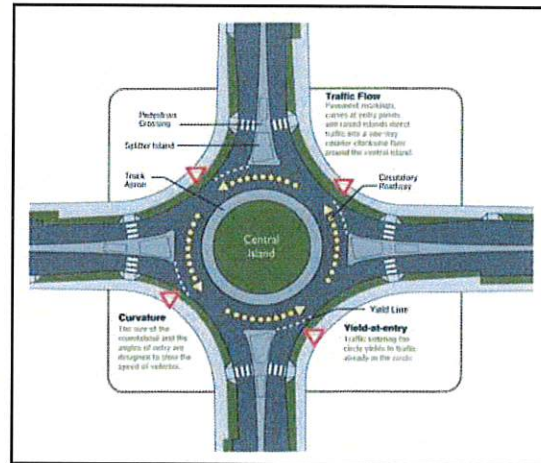
Vision

Lewisville in the year 2035 will continue to enjoy a transportation system which meets the needs and desires for access to people and places within and outside the town. The transportation system will be safe, economical, reliable, comfortable, convenient, and environmentally friendly. It will provide for the movement of people and the movement of goods and services. Because this vision is consistent with the Complete Streets concept being implemented as appropriate throughout the state of North Carolina, the residents of Lewisville desire consistency with these principles to ensure that transportation planners and engineers consistently design and operate the entire roadway with all users in mind - including

bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.

There is now a greater recognition that our transportation system needs to go beyond single-function roads and become a multimodal network, providing people with integrated transportation choices.

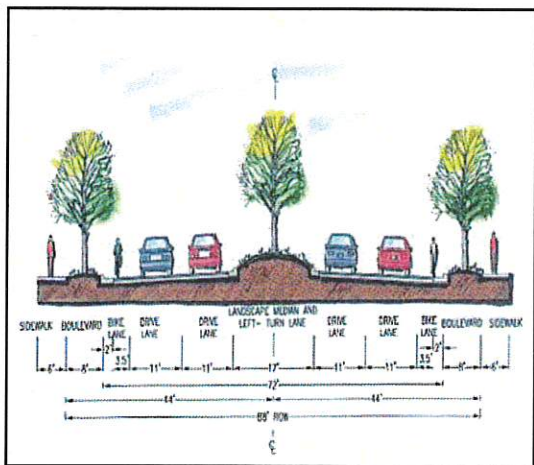
In addition to being multimodal, we also now recognize that our transportation system needs to be highly connected: streets need to be connected to other streets as well as other modes, providing a connected network of transportation options. Benefits of connectivity include decreased traffic on arterial streets, fuel efficiency and shorter travel distances, more direct routes that encourage walking and bicycling, quicker emergency vehicle response times, and more efficient trash and recycling collection.



Roundabout



Complete Street in use



Complete Streets concept

Implementation Program

Recommended Action	Action Steps	Responsible Agency	Time Frame
Goal - Create an integrated land use and transportation network. (See Legacy Land Use and Transportation chapters for additional information)			
T1 - Coordinate Transportation decisions with other municipalities within the MPO Map 9 Preferred Land Use.	<ul style="list-style-type: none"> * Review the land use plan when updating Map 10 Thoroughfare Plan. * Promote integrated development patterns and transportation networks that work together to support mixed-use, pedestrian friendly neighborhoods and active modes of transportation. 	TC PB Staff/TRC NCDOT	Ongoing
T2 - Consider opportunities to reduce travel demand when making land use development decisions.	<ul style="list-style-type: none"> * Monitor and review zoning and site plan proposals through enforcement of the town's access management program by: <ul style="list-style-type: none"> - Limiting and separating driveways. - Creating shared access. - Keeping driveways from being too close to intersections. - Encouraging the cross-connection of parking areas. 	TC PB Staff/TRC	Ongoing
T3 - Promote transportation network improvements to preserve and enhance the town's visual character.	* Seek assistance from NCDOT/transportation consultants.	NCDOT PART TC PB Staff/TRC	Ongoing
T4 - Ensure that transportation network additions and improvements are environmentally sensitive. (See Chapter 7 Health, Safety and Wellness.)	<ul style="list-style-type: none"> * Seek assistance from NCDOT/transportation consultants. * Design streets and highways that are safe and efficient for motor vehicles while accommodating other modes of transportation and limiting negative environmental impacts. (See Chapter 7 Health, Safety and Wellness and Chapter 3 Natural Environment.) 	TC PB Staff/TRC NCDOT MPO	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
T5 - Coordinate transportation planning activities with the Map 10 Thoroughfare Plan.	<ul style="list-style-type: none"> * Consult with MPO staff. * Ensure compliance with local planning initiatives. * Support development patterns and transportation networks that promote healthy lifestyles and increase active transportation options. 	TC PB Staff/TRC NCDOT TAC	Ongoing
T6 - Ensure the design of the Great Wagon Road Project meets the needs of the citizens and the town as the project moves forward.	<ul style="list-style-type: none"> * Add R-O-W to be protected to the local Map 10 Thoroughfare Plan. * Ensure during site plan review process. * Acquire street rights-of-way in the downtown area to develop the Great Wagon Road with sufficient width to handle future needs. 	TC NCDOT PB Staff/CCPB	Ongoing
T7 - Consider a variety of traffic calming measures to reduce speeds and improve safety on town maintained roads. <i>(See Chapter D of the UDO)</i>	<ul style="list-style-type: none"> * Ensure compliance with subdivision regulations. * Evaluate and be responsive to traffic calming requests. 	TC PB Staff/TRC PSAC NCDOT TAC	Ongoing
Goal - Create a plan for alternative modes of transportation. (See Legacy Land Use and Transportation chapters for additional information.)			
T8 - Continue to develop pedestrian facilities such as sidewalks, foot bridges, overhead bridges and off-road trails as needed.	<ul style="list-style-type: none"> * Adopt, prioritize and implement the Greenway and Pedestrian Connection Plan. * Fund and develop. * Continue to plan future needs. 	TC PB Staff/TRC NCDOT TAC	Immediate Ongoing
T9 - Require pedestrian ways on residential collector streets in all new subdivisions.	<ul style="list-style-type: none"> * Ensure compliance with subdivision regulations. 	TC PB Staff	Ongoing
T10 - Developers of new subdivisions must design traffic calming measures to reduce speeds and improve safety within the subdivisions.	<ul style="list-style-type: none"> * Ensure compliance with subdivision regulations. 	TC Staff PB PSAC CCPB NCDOT TAC	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
T11 - Continue to require neighborhood street connections, but design traffic plans to minimize negative impact to cut through traffic.	* Apply appropriate design standards and ordinances to ensure safe and effective connections between residential develops.	TC PB Staff	Ongoing
T12 - Ensure that transportation network additions and improvements are sensitive to needs of the physically handicapped.	* Ensure compliance with Subdivision Regulations. * Ensure compliance with the Americans with Disabilities Act.	PB Staff/TRC TC NCDOT	Ongoing
T13 - Develop a community plan to provide non-vehicular linkages for residents throughout the Town.	* Create a safe and effective network that is an integral part of the transportation network. * Work with the NCDOT in their development of bike lanes for the Lewisville area. (See Chapter 7 Health, Safety and Wellness.)	TC PB Staff/TRC NCDOT MPO TAC	Short Term Ongoing
T14 - Undertake an educational campaign about bicycle safety.	* Encourage local organizations to participate in educational sessions with their members to gain an understanding of cycling. * Promote events to demonstrate an interest in, and support for, cycling in the community.	TC Local organizations Staff	Short Term Ongoing
Goal - Provide public transportation options. (See Legacy Land Use and Transportation chapters for additional information)			
T15 - Study the need for Park and Ride lot(s).	* Request to WSTA. * Request to PART.	WSTA PART Staff	Ongoing
T16 - Encourage residents and employers to use Vanpool and Ridesharing programs.	* Request to WSTA. * Request to PART. * Educate public as needed.	WSTA PART Staff	Ongoing
T17 - Support policies and programs to reduce vehicle miles traveled, single-occupancy vehicle use, congestion, and pollutant emissions. (See Health, Safety and Wellness Chapter 7.)	* Request to WSTA. * Request to PART. * Educate public as needed See Legacy chapter on Transportation.	WSTA PART Staff	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
T18 - Improve access to nearby land and provide mobility options	* Ensure compliance with subdivision regulations.	TC PB Staff	Ongoing
Goal - Properly maintain the roadway network.			
T19 - Improve and repair roads as necessary through a combination of state, local and/or other funding.	* Follow a strategic paving plan which includes a yearly review of paving needs.	Staff	Ongoing
T20 - Continue to require developers to meet Town of Lewisville/NC Department of Transportation construction standards for all new subdivisions.	* Review construction plans.	Staff	Ongoing
T21 - Ensure town has input into design of transportation planning.	* Participate in MPO activities.	TC Staff PB NCDOT	Ongoing
Goal - Create a comprehensive and efficient transportation network which provides mobility within and throughout the town.			
T22 - Identify impact on existing collector streets and the need for future collector streets as subdivision plans are submitted for approval.	* Identify during subdivision plan review. * Identify and eliminate gaps in the roadway system to increase connectivity.	Staff PB	Ongoing
T23 - Support Countywide Thoroughfare Plan. (See T21.)	* Adopt the Thoroughfare Plan and its amendments.	TC Staff PB	Ongoing
T24 - Request transportation network improvements to improve safety and traffic flow that are pedestrian friendly for all ages and abilities and support the development of complete streets in design.	* Continue participation in the MPO regional transportation process to identify and pursue future transportation needs.	TC NCDOT WSDOT MPO Staff	Ongoing
T25 - Ensure that roads are adequate for use by emergency vehicles and vehicles needed for delivery of goods and services. Prevent use of bicycle and foot paths by inappropriate vehicles.	* Provide good design, proper maintenance, and adequate enforcement.	TC PB TRC Fire Department	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
<p>Time Frame: Immediate = directly - without delay Annually = once each year Short Term = within 5 years Long Term = within 5-10 years Ongoing = continuous</p>			

7

HEALTH, SAFETY & WELLNESS

Important to any community is the health, safety and well-being of its citizens. Throughout the history of Lewisville, multiple organizations and civic entities have provided and continue to provide services to raise awareness for and promote public health, safety, and community hygiene.



Community Health Fair

Since the adoption of this chapter in 2005, the Lewisville Comprehensive Plan continues to reflect the important link between issues of public health, safety, and wellness to the overall quality of life of town residents. Recent polling reflects resident interest in facilities and services that support a safe, healthy and active lifestyle.



Par Course at Jack Warren Park

Prioritizing and weighing the competing goals of having a low tax rate against services and infrastructural needs required for safe, active, and healthy lifestyles is a challenge. Leadership and dialogue is key to finding the balance between town/residents' needs for fiscal moderation and an investment in health and well-being. Efficiencies and economies of scale may be gained through the mutual reinforcement across land use and transportation decisions.

The intent of this chapter is to address how new and existing services and infrastructure may be continually enhanced to promote resident health, safety, wellness and town well-being.

Vision

Lewisville in the year 2035 will continue to actively promote the health, safety and well-being of our residents and town. This will be accomplished by connecting community planning goals across departments, boards, committees and Council to consider what efforts and/or initiatives are needed to create a more healthy and complete community. Examples of items for inclusion will be area plan recommendations, rezoning decisions, facility planning and adaptive reuse efforts.

The residents of Lewisville understand that the long term robustness, viability and general well being of the town is dependent upon the overall health, safety and quality of life enjoyed by its residents. Key to safe, healthy and active lifestyles is ensuring equal access to services, facilities, natural environments and infrastructure.

As such, future land development codes shall encourage smart growth land use codes to serve as a catalyst for neighborhood revitalization, environmental protection and economic vitality. These new practices will provide opportunities to improve the built environment and increase physical activity by promoting healthier communities.

Implementation Program

Recommended Action	Action Steps	Responsible Agency	Time Frame
Goal - Integrate Comprehensive Health, Safety and Welfare goals into Planning.			
HSW1 - All community planning will consider overall health, safety and well-being of the town and its residents.	<ul style="list-style-type: none"> * All boards and committees should consider how their actions affect health, safety and wellness. 	TC PB Staff Boards Committees	Ongoing
Goal - Individual Accountability: For Lewisville residents to assume individual accountability for their personal, familial, residential and community obligations.			
HSW2 - Lewisville residents are encouraged to store, accumulate, maintain, collect, transport, dispose, and recycle waste in a manner consistent with town requirements and the vision and goals as set forth in this document.	<ul style="list-style-type: none"> * Continue to provide landfill vouchers. * Continue to review and improve solid waste and recycling services contract. * Continue to review and improve recycling programs by studying current barriers to recycling. * Publicize availability of a second free recycling container and options for those who cannot do curbside recycling. 	TC Recycling Committee Staff	Ongoing
HSW3 - Lewisville residents are encouraged to voluntarily stop the open burning of yard waste in order to maintain and improve air quality and respect the rights of neighbors, and follow all applicable county codes and ordinances regarding outdoor burning.	<ul style="list-style-type: none"> * Educate citizens on alternatives to dispose of yard waste. * See Chapter 3 Natural Environment. * Explore alternative to open burning of yard waste and educate citizens on these. * Research town wide leaf and limb program. * Explore laws relative to curbside pickup of leaf and limb, and advocate with county and state concerning changes to these laws. 	TC Staff PSAC	Ongoing Annually
HSW4 - Lewisville residents are encouraged to respect the rights of their neighbors to minimize behaviors which contribute to public nuisance.	<ul style="list-style-type: none"> * Provide information on the town's web site, newsletter, cable television, and other media. * Develop ordinances and provide resource information. 	TC PSAC Staff	Ongoing
Goal - Community Accountability: For the Town of Lewisville to continue to develop and maintain policies, facilities, programs and services which ensure public health, safety, and community hygiene and support the personal wellness of Lewisville and its residents.			

Recommended Action	Action Steps	Responsible Agency	Time Frame
HSW5 - The Town of Lewisville should continue to support policies and programs to reduce pollutant emissions. (See Chapter 3 Natural Resources and Chapter 6 Transportation.)	* Monitor federal and state regulations for compliance. * Update Town Code and/or UDO as needed.	TC Staff	Ongoing
HSW6 - Neighborhood watches will be encouraged and coordinated with local law enforcement agents/representatives.	* Foster and increase participation in neighborhood watch programs.	Community Policing Officers	Ongoing
HSW7 - The Town of Lewisville should continue to insure the prompt removal of snow and ice from all town maintained sidewalks and roads as necessary.	* Keep snow and ice removal contracts current.	Staff	Ongoing
HSW8 - The Town of Lewisville should periodically review the adequacy of the service of the community policing program. Triggers for these periodic reviews should include but not be limited to: - Geographic growth. - Population changes. - Consistent complaints and patterns of slow response. - The update of the Comprehensive Plan. - An increase in reported crimes.	* Monitor factors that trigger service needs.	PSAC Staff	Ongoing
HSW9 - The Town of Lewisville should continue to ensure its compliance with all governmental mandated stormwater regulations.	* Comply with requirements of the NCDENR permit. * Include information on how to dispose of different household wastes that cannot be recycled (e.g. car oil, batteries) on easy to access places (e.g. stickers that are adhered to recycling bins or on refrigerator magnets).	TC PB Phase II Stormwater Education Committee Staff	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
<p>HSW10 - The Town of Lewisville will continue to review and update the sanitary services plan to keep it current. Triggers for these periodic reviews should include but not be limited to:</p> <ul style="list-style-type: none"> - Geographic growth. - Population shifts. - Accelerating rates of septic system failures. - Update of the Comprehensive Plan including waste water removal. (See Chapter 4 Facilities & Services.) 	<p>* As appropriate, review sanitary services plan to keep current as public health issues arise.</p>	<p>Staff LUC</p>	<p>Ongoing</p>
<p>HSW11 - Residents are encouraged to exercise.</p>	<p>* A link to an online site will be developed where residents can register new and existing walking, biking and other exercise groups for each Lewisville neighborhood. * Opportunities for neighborhood exercise will be posted on the Lewisville web site and Facebook pages with contact information of leaders (as available). * Seniors are encouraged to utilize the exercise room at the G. Galloway Reynolds Community Center.</p>	<p>PIO Citizens</p>	<p>Ongoing</p>
<p>HSW12 - Lewisville will increase health and fitness organizations in order to improve opportunities for personal health maintenance.</p>	<p>* The YMCA will continue to be encouraged to build a facility in Lewisville area. * Citizens will be encouraged to contact the YMCA leadership to advocate for a Lewisville YMCA.</p>	<p>TC PRCD Staff</p>	<p>Ongoing</p>
<p>HSW13 - The Town of Lewisville should encourage improved access to locally grown vegetables and fruits.</p>	<p>* Encourage citizens to plant their own gardens. * Encourage community members to form community gardens and farmer's markets.</p>	<p>TC</p>	<p>Ongoing</p>
<p>HSW14 - Encourage local growers to create cooperatives to provide locally grown fruits and vegetables.</p>	<p>* Support local farmers.</p>	<p>Local growers TC Staff</p>	<p>Ongoing</p>

Recommended Action	Action Steps	Responsible Agency	Time Frame
<p>HSW15 - Continue to review major intersection locations outside the downtown for lighting to provide safety for walkers and motorists. (See Chapter 4 Facilities and Services.)</p>	<ul style="list-style-type: none"> * Survey locations. * Develop and implement a plan as needed. 	<p>TC Staff PSAC</p>	<p>Immediate Ongoing</p>
<p>HSW16 - The Town of Lewisville should encourage communication and integration between health and safety service providers, civic groups and non profit organizations in targeting high risk issues to maximize public awareness and the possibility of behavior change.</p>	<ul style="list-style-type: none"> * Provide public information. * Encourage community participation. * Raise awareness and encourage appropriate organizations or agencies to offer programs aimed at the following: <ul style="list-style-type: none"> - Cardiopulmonary resuscitation and basic life support training. - Smoking cessation and prevention. - Fire and home safety, smoke/carbon monoxide detector inspections. - Child safety seat and seat belt usage. - Water safety. - Bike safety and road/path usage for adults and children. - Issues of abuse risk prevention: <ul style="list-style-type: none"> * Alcohol/substance. * Domestic. * Sexual. * Animal. * School bullying. 	<p>TC PSAC Fire Departments Community Policing Officers Staff</p>	<p>Ongoing</p>
<p>HSW17 - Promote bike safety events (See Chapter 8 Citizen Engagement and Chapter 6 Transportation.)</p>	<ul style="list-style-type: none"> * Provide education on recreational bicycle safety. 	<p>TC PSAC Fire Departments Community Policing Officers Staff</p>	<p>Ongoing</p>
<p>HSW18 - The Town of Lewisville should continue to utilize the traffic mediation policy and update as necessary.</p>	<ul style="list-style-type: none"> * Respond to requests for traffic mediation. * During subdivision plan review, place traffic mediation devices where appropriate. 	<p>TC PB PSAC Staff</p>	<p>Ongoing</p>

Recommended Action	Action Steps	Responsible Agency	Time Frame
HSW19 - The Town of Lewisville shall regularly revise and educate citizens on local disaster preparedness plan (severe storm conditions, ice, tornado, flooding, etc.) at the earliest possible time.	* Regularly review local disaster preparedness plan.	PSAC Staff	Ongoing
HSW20 - Lewisville will continue its commitment to health and fitness.	* The town will sponsor a contest to choose a health and fitness town slogan (e.g. Lewisville fit, fun and green!) that shows the community's value on a healthy environment and population. * Place this slogan on Lewisville curb-side banners and use in rotation with other town banners.	TC PRCD Staff	Ongoing
Goal - Promote Health: To promote activities which enhance the public health and safety of the community, the environment and the personal wellness of Lewisville residents.			
HSW21 - Encourage area businesses, organizations, etc. to partner in promotional ventures which support wellness projects such as Adopt a Street/Lake/Creek and other such projects.	* Encourage community participation.	PSAC LBC	Ongoing
HSW22 - Encourage area businesses, organizations, etc. to partner in promotional ventures which support wellness similar but not limited to the following ways: - Increasing exercise groups, clubs and facilities. - Smoking cessation and prevention. - Weight loss opportunities. - Healthy diet education promotion. - Health fairs for disease prevention and early detection. - Blood drives.	* Encourage community participation. * Coordinate with Safe Routes to School.	PSAC	Ongoing

Recommended Action	Action Steps	Responsible Agency	Time Frame
<p>HSW23 - The Town of Lewisville should continue to maintain and develop sidewalks, pathways, bike lanes and recreation spaces which support resident wellness and disease prevention through cardiovascular exercise.</p>	<ul style="list-style-type: none"> * Continue participation in county greenway planning efforts. * Research sidewalk needs. * Fund sidewalk CIP. * Explore areas where low-cost (e.g. dirt, split-rail) sidewalk alternatives that encourage walking and biking could be developed. * Encourage neighborhood organizations, scouts, and citizens to construct these sidewalk alternatives. (See Chapter 6 Transportation.) 	<p>TC PB PRCD Staff</p>	<p>Ongoing</p>
<p>HSW24 - Cyclists in Lewisville will be educated on the rules of the road. (See Chapter 6 Transportation.)</p>	<ul style="list-style-type: none"> * Welcome and rules signs will be posted in places where cyclists congregate in order to ensure that all cyclists understand the rules of the road. 	<p>TC PRCD PSAC Staff</p>	<p>Ongoing</p>
<p>HSW25 - Encourage the NCDOT to provide additional cycling trails in the Lewisville area.</p>	<ul style="list-style-type: none"> * Seek opportunities to create bike paths and trailways when possible. (See Chapter 6 Transportation.) 	<p>NCDOT Regional Chamber of Commerce</p>	<p>Ongoing</p>
<p>Time Frame: Immediate = directly - without delay Annually = once each year Short Term = within 5 years Long Term = within 5-10 years Ongoing = continuous</p>			

8

CITIZEN ENGAGEMENT

Lewisville's uniqueness and charm is displayed in part in its desire to engage its citizens in a welcoming way that is both entertaining and inventive. This desire to be a community that truly embraces its citizens sets Lewisville apart and positions it as a flagship model for towns across America. In so doing, Lewisville gives its citizens a purpose for being involved, as well as a sense of belonging and shared ownership in their community. This feeling of propriety leaves them with the overwhelming feeling that Lewisville is the "place to be." Citizen Engagement remains at the very heart of Lewisville's Comprehensive Plan and has existed so since its inception.

Design and fund-raising efforts of residents and the town have paid off — Shallowford (Town) Square received tremendous community support. The design for this park provides a variety of interesting amenities for residents of all ages. Shallowford Square also gained state-wide recognition and has received grant money from the state **P**arks and **R**ecreation **T**rust **F**und (PARTF). The project received acclaim for its uniqueness and the value it affords the community.

Soon after incorporation, Lewisville set aside tax dollars for programming and functions in the Town Square. These events not only serve to entertain the citizens of Lewisville, but also to educate and build social capital, exposing citizens of all age groups and social strata to a variety of enriching experiences. Past and present events have included musical plays, 4th of July celebrations, movie nights, musical presentations, family fun days, and special seasonal events, such as Street Party, Shalloween and Christmas Tree lighting ceremony.



Christmas Tree Lighting at Shallowford Square

To produce these events and celebrations, the Town has wisely partnered with local non-profits, further enhancing their desire for building social capital, as well as supporting goal-oriented and hard working local citizens. Such groups include the the Lewisville Civic Club, the Lewisville Area Arts Council, the Lewisville Historical Society, the American Legion and many other local, registered non-profits.



Movie Nite at Shallowford Square

In the future, events will continue to be funded by the town and new events added or deleted as demand changes.

In keeping with the standard established in 1991, the Town annually reviews the current per citizen rate designed to cover costs of funded events, and adjusts accordingly. The standard is based on the "going rate" of the average movie ticket, established at that time as \$5.50 per citizen. Since the 2015 average movie ticket price is \$8.50, this review is needed in order to maintain the current level of events and new opportunities.

To further engage its citizens and in conjunction with funded events, the Town has developed an array of communication means designed to reach all of its current and projected citizens, keeping the Town current with modern technology, informing them of proposed upcoming events, and offering them maximum opportunities for citizen engagement. Examples of these communications are Time Warner cable channel 6 (Lewisville's local news and information channel), a

YouTube channel, Facebook, Twitter and the Town's phone notification system. In addition to media, the Town also provides the *Lewisville Citizen* newsletter, centrally located bulletin boards, banners, sandwich boards announcing upcoming events, flyers, posters and a dedicated telephone line with event information.

Vision

Lewisville, in the year 2035, will continue to provide entertaining, educational and comprehensive means of engaging Lewisville's citizens.

Implementation Program

Recommended Action	Action Steps	Responsible Agency	Time Frame
Goal - Embrace and encourage citizens through involvement in various activities and shared ownership of the community.			
CE1 - Continue to sponsor and fund entertaining, educational, cultural and social events in Lewisville for citizens of all ages.	<ul style="list-style-type: none"> * Continue funding thru tax dollars. * Review past and present events for appropriateness. 	TC PRCD Staff	Ongoing
CE2 - Consider expanding events as needs arise and funding becomes available.	<ul style="list-style-type: none"> * Explore other possible event ideas to engage Lewisville citizens. * Support a locally produced and written historical play to be performed for citizens. 	TC PRCD Staff Civic Groups	Ongoing
Goal - Develop an advertising campaign to further educate and engage Lewisville citizens, providing maximum opportunities for citizen engagement.			
CE3 - Continue to use various types of media to communicate with the citizens to create a better awareness of the events and opportunities available.	<ul style="list-style-type: none"> * Continue to use existing media sources. * Consider additional electronic media methods. * Continue to utilize and expand the use of cable TV network Channel 6 as a prime media source for broadcasting the message of Lewisville and the opportunities available to its citizens and improve the audio quality. * Review methods and procedures for updating public information and ensure that contact is timely. * Utilize the phone notification system to provide information to citizens. * Redesign the town's web site. * Utilize Facebook as a way to engage citizens. 	TC PRCD Staff	Ongoing
CE4 - Review the current per resident rate to ensure support of existing events and the possibility of additional events.	<ul style="list-style-type: none"> * Review comparable movie rates and adjust as budget allows. * Continue to review event costs. 	TC PRCD Staff	Annually
Goal - Develop a better awareness of the rich history and heritage of Lewisville. (Also see Chapter 2 Community Character for additional information.)			

Recommended Action	Action Steps	Responsible Agency	Time Frame
CE5 - Further encourage the ongoing efforts of the Lewisville Historical Society to make the Nissen House into an educational, cultural, social and historic resource serving Lewisville, the Piedmont Triad and beyond.	* Visit comparable facilities in other towns.	TC LHS	Ongoing
Goal - Explore the possibility of Lewisville establishing Wi-Fi throughout the town limits.			
CE6 - Explore the technical aspects, cost, logistics and benefits of implementing Wi-Fi technology in the community.	* Consult with the Council of Governments on the feasibility of Wi-Fi.	TC Staff	Short Term
<p>Time Frame: Immediate = directly - without delay Annually = once each year Short Term = within 5 years Long Term = within 5-10 years Ongoing = continuous</p>			

ACRONYMS

CCI	City/County Inspections (Inspections)
CCPB	City/County Planning Board
CCUC	City/County Utilities Commission
DENR	Department of Environment and Natural Resources
EPA	Environmental Protection Agency
HPC	Historic Properties Commission
LBC	Lewisville Beatification Committee
LHS	Lewisville Historical Society
LUC	Lewisville Utilities Committee
MPO	Metropolitan Planning Organization
NCDOT	Division 9 of the North Carolina Department of Transportation
NPDES	National Pollution Discharge Elimination System
PART	Piedmont Area Rapid Transit
PB	Lewisville Planning Board
PNG	Piedmont Natural Gas
PRCB	Parks, Recreation & Cultural Development Board
PRD	Planned Residential Development
ROW	Right of Way
TAC	Technical Advisory Committee
TC	Lewisville Town Council
TRC	Technical Review Committee
USAC of E	United States Army Corp of Engineers
VBD	Vienna Business District
WSDOT	Winston-Salem Department of Transportation
WSTA	Winston-Salem Transit Authority

DEFINITIONS

Ambient Air Quality - The general air quality surrounding buildings or other structures.

Bikeway - A bicycle path, in the form of a special reserved lane on a street or separate facility, such as in connection with a greenway.

Bufferyard - The portion of a yard where special plantings may be required by an Ordinance to separate and partially screen adjacent land uses providing more compatibility between uses.

Built Environment - One's surroundings, including any alterations to the natural environment other than those due to natural processes.

Capital Improvements Program (CIP) - A detailed schedule of capital improvements that the local government expects to undertake within a given period (five years is a usual period).

Clustered Development - As it refers to subdivisions, a clustered development is one where building lots are grouped together through a transfer of allowable density within the subdivided tract. Lots smaller than those allowed in a regular subdivision are allowed, provided the remaining land is reserved as open space. Such a layout provides for more efficient provision of public services and infrastructure, and preserves open space.

Collector Streets - Streets within neighborhoods which collect traffic from local streets and channel it into the arterial system. Collector streets should be designed so as not to be used as shortcuts by non neighborhood traffic.

Complete Streets - A complete street is a road that is designed to be safe for drivers; bicyclists; transit vehicles and users; and pedestrians of all ages and abilities. The complete streets concept focuses not just on individual roads but on changing the decision-making and design process so that all users are routinely considered during the planning, designing, building and operating of all roadways. It is about policy and institutional change.

Comprehensive Plan - Compiled policies adopted by the Town Council, related to various aspects of the town, including: land use, housing, transportation, water/sewer, community facilities, natural environment, etc. Comprehensive Plan policies are used by the Council, boards and committees, developers and land owners, to guide the growth and development of the community.

Conservation Easement - The granting of a limited interest in property rights to achieve conservation objectives.

Critical Root Zone - The area under a tree which includes all land within the drip-line of the tree. The drip-line is measured by a vertical line extending from the outermost portion of the tree's canopy to the ground. The critical root zone is that area where the roots of the tree must be maintained or protected for the tree's survival.

Development Standards - Criteria to guide certain aspects of site development, such as architecture and landscaping, to ensure that the town's character is protected and enhanced in accordance with the goals and objectives of the Comprehensive Plan.

Downtown Banner Program - A program in which the town periodically places banners on light posts in the downtown. These banners help delineate the downtown area and improve community identity.

Downtown Gateway Area (DGA) - That portion of the downtown lying west of the Downtown Core and centered on the US 421/Williams Road interchange.

Floodplains - The channel and area abutting a watercourse, which would be covered with water during the one hundred year flood as designated by reports and data provided by the Federal Emergency Management Agency.

Forsyth County Historic Properties Commission - The public body which reviews and designates local historic properties. This body also issues certificates of appropriateness for structural/architectural changes to designated properties.

Gateway - An entrance into an area or region.

Greenways - An open space network or pedestrian trail often located along streams connecting residential areas with parks and commercial centers. These may be developed as walking/bicycle paths or left as open space.

Growth Management - Is a concept describing community policies which influence the quality, quantity, location, timing, intensity, and character of Lewisville's new development and existing open space.

Housing Density - The number of dwelling units allowed per acre of land.

Impervious Surface Cover - Any structure or material which significantly reduces or prevents natural absorption of stormwater into the soil. Impervious surface cover includes any built upon area including, but not limited to, buildings or other surfaces with roofs, sidewalks, driveways, parking lots, streets, and any concrete, stone, brick, asphalt, or gravel surface.

Inspections - City County Inspections Division works to ensure that the construction, alteration, or repair of structures in Forsyth County, Winston-Salem and other jurisdictions in the county adhere to the established building codes and standards.

Local Streets - Roads that provide neighborhoods with access to the collector and arterial road system. Local streets are intended to provide access into and out of neighborhoods, not through them.

Locally Designated Landmarks - Landmarks designated by the Town Council to be of historic value.

Low Density Residential Development - Is defined in this plan as a ratio of 0 to 4.8 housing units per acre of land.

Low Impact Development (LID) - is a term used to describe a land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality.

Manufactured Housing - Housing units built at a site other than where the units will be located.

Minimum Housing Code - A set of standards that define a community's minimum requirements for decent, safe, and sanitary housing.

Mixed Use Development - Areas where residential structures are predominant, but would also be appropriate for limited office and institutional type uses, and in which creates greater choices in living and working conditions.

Natural Environment - Soil, air, and water resources relatively undisturbed by people.

Open Space - The land used for recreation, resource protection, amenity, and/or bufferyards. Open space may include, but is not limited to, lawns, farmland, walkways, active recreation areas, playgrounds, wooded areas, greenways, vistas, wetlands.

Ordinance - An authoritative decree or law; a municipal regulation (Webster).

Overlay District - A zoning district placed over areas with standards for design, landscaping, or other regulations that are in addition to the underlying zoning classification.

Park and Ride Facilities - Outlying parking lots developed along public transit routes, to which commuters will drive in order to use public transit. These facilities encourage individuals to make fewer automobile trips to the Central Business District or employment centers.

Pedestrian Scale - A built environment whose atmosphere, size, and architectural detail, make it conducive to conducting one's daily affairs by foot or bicycle. Public amenities and facilities usually associated with pedestrian scale include sidewalks, small plazas, and benches.

Piedmont Land Conservancy - An organization funded by the state and private donations which permanently protects important lands to conserve our region's rivers and streams, natural and scenic areas, wildlife habitat, and farm land for present and future generations.

Planned Residential Development (PRD) - A residentially zoned area, planned and developed as a unit, which is characterized by environmentally sensitive design through the use of flexible development standards.

Planning Board - The appointed body whose purpose is to make recommendations to the Elected Body regarding land use matters.

Preferred Land Use Plan - Preferred Land Use Map adopted by Town of Lewisville.

Setback - The minimum required horizontal distance between a structure and the lot line or street centerline.

Single Family Detached Unit - A home built on its site that shares no common walls with another unit.

Site Plan - A drawing of the development of a particular tract of land. Usually included are the size of structures and their orientation on the lot, lot size and configuration, topography and grading, paving areas, parking and landscaping.

Solid Waste - Commonly known as trash or garbage, is a waste type consisting of everyday items we consume and discard. It predominantly includes food wastes, yard wastes, containers and product packaging, and other miscellaneous inorganic wastes from residential, commercial, institutional, and industrial sources. Examples of inorganic wastes are appliances, newspapers, clothing, food scrapes, boxes, disposable tableware, office and classroom paper, furniture, wood pallets, rubber tires, and cafeteria wastes. The collection is performed by the municipality or its contractor within a given area.

Solid Waste Disposal - The final placement of refuse that is not salvaged or recycled.

Special Intense Development Allocation (SIDA) - Also known as the 10/70 Rule. This watershed regulation allows the town to designate 10% of its land area within the Yadkin River Watershed IV to be developed at an impervious surface coverage of 70%, rather than the standard requirements of 24% or 36% allowable impervious surface coverage for watershed lands. (See Water Supply Watershed Regulations below for more information.)

Specimen Tree - Any tree that is determined to be of high value to the community because of its species, size, age, health or other professionally defined criteria.

Stormwater Management Program - A program, including structural design guidelines and regulation, designed to lessen the negative impacts of runoff from urban surfaces, such as roads and parking lots, that result from precipitation.

Stream Buffer - The strip of land adjacent to a lake or natural watercourse, the width of which is measured from the edge of the water to the nearest edge of the developed area. Often, the outer 25% of the stream buffer contains natural or artificial means of confining visible siltation.

Stub Out Streets - Temporary "dead-end" streets which could be opened to provide access to adjoining properties.

Thoroughfares - An existing or proposed freeway/expressway, major thoroughfare, or minor thoroughfare as shown on the Forsyth County Thoroughfare Plan.

Thoroughfare, Major - A category of streets identified on the Forsyth County Thoroughfare Plan, which functions as the primary traffic arteries of the community. These arteries function to move intra-city and inter-city traffic, yet they may also provide access to abutting property. Major thoroughfares range from two-lane streets carrying minor traffic volumes to major thoroughfares with four or more traffic lanes.

Thoroughfare, Minor - A category of streets identified on the Forsyth County Thoroughfare Plan, which collect traffic from collector and local streets and carry it to the major thoroughfares. They may supplement major thoroughfares by facilitating minor traffic movements. These streets may also provide access to abutting property.

Thoroughfare Plan - A map adopted by each municipality, Forsyth County, the Transportation Advisory Committee, and the North Carolina Department of Transportation, contained in Vision 2005 as subsequently amended and showing the location of existing and proposed freeways/expressways, major thoroughfares and minor thoroughfares. The Thoroughfare Plan map is on file in the office of the Winston-Salem Department of Transportation.

Transit Corridor - An area of land on either side of fixed bus or fixed guideway transit service. The width of this corridor varies depending upon the type of transit service and is defined as the area in which transit service influences a number of factors, including land use and individual travel patterns.

Tree Protection Ordinance - Local regulations intended to conserve and protect trees, vegetation, and woodlands for environmental and/or aesthetic objectives. This ordinance may include tree planting and reforestation requirements. Such ordinances may apply to public and/or private lands.

Unified Development Ordinances (UDO) - The compilation of regulations that affect land use including the Zoning Ordinance, the Environmental Ordinance, and the Subdivision Ordinance/Regulations. Lewisville has adopted the UDO as its regulatory authority.

USAC of E - U. S. Army Corps of Engineers

Water Supply Watershed - An area from which water drains to a point of impoundment, and the water is then used principally as a source for a public water supply.

Water Supply Watershed Regulations - Watersheds are regulated by the State of North Carolina and/or by local jurisdictions. Watershed regulations restrict such things as density and impervious surface cover for land within the designated watershed area. A large portion of Lewisville is in the Yadkin River Watershed IV, which is controlled by local watershed regulations. (See SIDA above for more information on Lewisville's watershed regulations.)

Wetlands - Areas inundated or saturated by surface or ground water at a frequency and duration able to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Xeriscaping - The use of landscaping and gardening with drought tolerant plants that minimizes water usage.

Zoning Board of Adjustment - A quasi-judicial board charged with hearing appeals from the Zoning Administrator's decisions; granting in specified circumstances special exceptions, special-use permits or conditional-use permits under the zoning ordinance; and issuing variances under the zoning ordinance, all pursuant to provisions of Part 3 of Article 19 of Chapter 160A of the General Statutes and the zoning ordinance.

ENVIRONMENTAL QUALITY AND SUSTAINABILITY

Goal: Preserve, enhance, and protect our environmental resources to produce a high quality of life and a sustainable development framework for the future.

Objectives:

1. Land Preservation, Open Space, and Critical Habitats - Protect high-quality natural areas as well as sites and habitats with rare plants and animals, high-quality soils, tree canopy, and/or critical habitats.
2. Water Quality and Conservation - Protect watersheds, wetlands, and streams by reducing pollution runoff, soil erosion, and flooding. Provide clean, high-quality water to meet the domestic, economic, and recreational needs of the community. Use water resources efficiently and sustainably.
3. Environmentally Sensitive and Sustainable Development - Develop and redevelop land in a manner that will meet future needs while protecting natural areas and resources. Enhance the quality of the built environment.
4. Air Quality - Improve air quality to protect the health of our citizens and enhance the economic development potential of the community.
5. Energy Conservation, Efficiency and Alternatives - Increase energy conservation and efficiency in all sectors of development to promote a sustainable energy future.
6. Light and Noise Pollution - Reduce the levels of light and noise pollution within the town.
7. Waste Management - Promote a comprehensive and cost-effective solid waste management program that protects public health and the environment, promotes recycling, and reduces the amount of solid waste.
8. Environmental Regulations - Encourage the creation and enforcement of science-based and cost-effective environmental regulations.
9. Environmental and Sustainability Awareness - Increase community understanding of the area's natural systems and related environmental and sustainability issues.
10. Sustainable Development Practices - Continue to develop our serviceable land area while protecting the environment. By following sustainable development practices and making wiser and more efficient use of our limited resources, we can put our Town in the best position to accommodate future growth while maintaining an excellent quality of life.

See Winston-Salem/Forsyth County *Legacy 2030; 2015 Comprehensive Plan Chapter 3 Natural Environment, Chapter 4 Facilities and Services, Chapter 5 Land Use, Chapter 6 Transportation, Chapter 7 Health, Safety and Wellness*; and various chapters in the Unified Development Ordinances (UDO) for additional information.

HISTORIC PROPERTIES

IN LEWISVILLE, N.C. AND VICINITY
STANDING STRUCTURES AND EXISTING PROPERTIES

Updated March 2011

PROPERTY	LOCATION	HISTORIC MARKER
BETHLEHEM A. M. E. ZION CHURCH	Yadkinville Road	
FREDERICK BINKLEY HOUSE	Binkley Woods Drive	
BLACK FAMILY CEMETERY	River Path Road	
BLACKBURN SCHOOL	Styers Ferry Road	
BLACKBURN SCHOOL & JONES HOUSE	Styers Ferry Road	
BROOKSTOWN UNITED METHODIST CHURCH & CEMETERY	Yadkinville Road	
BROWN-LASLEY HOUSE	Lasley Road	
CLINGMAN FAMILY CEMETERY	Williams Road	
CONCORD METHODIST EPISCOPAL CHURCH	Concord Church Road	✓
AUGUSTINE EUGENE CONRAD HOUSE "Hilltop House"	Conrad Road	
"RIVER JOHN" CONRAD HOUSE "River View House"	Conrad Road	
OMER CARLESS & FANNIE FULK CONRAD HOUSE	Shallowford Road	
RICHARD CRAFT LOG HOUSE	Dull Road	
E. G. DAVIS STORE	Yadkinville Road	
ODELL DOUB HOUSE	Styers Ferry Road	
DOUBLE SPRINGS A. M. E. ZION CEMETERY	Double Springs Road	
DULL LOG HOUSE	Peak Road	
HENDERSON DULL LOG HOUSE	Dull Road	
JOHN WESLEY DULL HOUSE	Concord Church Road	
FINCH-HOLDER HOUSE	Concord Church Road	
FINCH-KIMEL HOUSE	Concord Church Road	
GREAT PHILADELPHIA WAGON ROAD	Shallowford Square	✓
GRIFFITH FAMILY CEMETERY	Concord Church Road	

PROPERTY	LOCATION	HISTORIC MARKER
HARMONY GROVE UNITED METHODIST CEMETERY	Styers Ferry Road	
HARMONY GROVE UNITED METHODIST CHURCH	Styers Ferry Road	
OLD HARMONY GROVE CHURCH CEMETERY	Marty Lane	
JOEL BENJAMIN HAUSER CABIN	Williams Road	
PINKNEY EVANS HAUSER HOUSE	Yadkinville Road	
ALEXANDER HEGE LOG HOUSE	Shallowford Road	
HICKS-PHILLIPS HOUSE	Shallowford Road	
HOWARD-BRANN SCHOOL	West Bend community	
FELIX & CLARICE HUFFMAN FARM	Conrad Road	
FIELDEN HALE JENNINGS HOUSE	Shallowford Road	
JONES FARM	Styers Ferry Road	
JONES STORE	Shallowford Road	✓
JOSEPH S. & AUGUSTA JONES HOUSE	Shallowford Road	
WILLIAM ASBURY JONES HOUSE	Concord Church Road	
LEWIS CASE LAUGENOUR HOUSE	Shallowford Road	✓
ALBERT W. "SID" LAWRENCE HOUSE	Warren Park Drive	
LEWISVILLE BAPTIST CHURCH & CEMETERY	Lewisville-Clemmons Road	✓
LEWISVILLE FURNITURE STORE	Shallowford Road	
LEWISVILLE ROLLER MILL & MILL HOUSE	Shallowford Road	✓
LEWISVILLE ACADEMY SITE AT LEWISVILLE ELEMENTARY SCHOOL	Lucy Lane	✓
LEWISVILLE UNITED METHODIST CHURCH & CEMETERY	Shallowford Road	✓
NICK & SARAH WILLIAMS LILLINGTON HOUSE "Panther Creek"	Double Springs Road	
AVERY LUPER HOUSE	Marty Lane	
JESSE MARSHALL HOUSE	Lewisville-Vienna Road	
METHODIST CHURCH PARSONAGE/VOGLER HOUSE	Shallowford Road	✓
GEORGE MOCK HOUSE	Shallowford Road	✓
MOSER-MARTIN HOUSE	Shallowford Road	

PROPERTY	LOCATION	HISTORIC MARKER
J. HOWARD MOSER STORE	Shallowford Road	
NEW HOPE A. M. E. ZION CHURCH	Shallowford Road	✓
GEORGE ELIAS NISSEN HOUSE (Relocated from 6570 Shallowford Road)	213 Arrow Leaf Drive	
MICHAEL NORMAN HOUSE	Shallowford Road	
OLD YADKIN RECTIFIER OF SPIRITS DISTILLERY (W. W. Jones, Sr. Property)	Williams Road	
PEAK HOUSE	Peak Road	
L. A. REYNOLDS HOUSE	Reynolds Road	
ROMINGER-LEIGHT HOUSE	Hollydale Road	
THE "SHALLOW FORD" IN THE YADKIN RIVER	South of Shallowford Road bridge	
SHARON UNITED METHODIST CHURCH & CEMETERY	Sharon Church Road	
SHILOH LUTHERAN CHURCH & CEMETERY	Lewisville-Vienna Road	✓
SHORE HOUSE	Grapevine Road	
JOHN & CORA TAYLOR SLATER HOUSE	Slater Farm Road	
CHARLES L. SPAUGH HOUSE	Shallowford Road	✓
C. O. SPRINKLE HOUSE	Williams Road	
UNION UNITED METHODIST CHURCH & CEMETERY	Shallowford Road	
WAGNER CABIN	Reynolds Road area	
BERT JACOB WARNER HOUSE	Reynolds Road	
HOMER & LORENA WARNER HOUSE	Styers Ferry Road	
JACOB IRVIN WARNER LOG HOUSE	Lasley Road	
WILLIAM THOMAS & ELIZABETH JARVIS WARNER HOUSE	Styers Ferry Road	
WARNER-TUTTLE-HOLDER HOUSE	Lasley Road	
WEST BEND ACADEMY & MASONIC HALL	Shallowford Road	
WEST BEND BAPTIST CHURCH & CEMETERY	Shallowford Road	

HISTORIC PROPERTIES

IN LEWISVILLE, N.C. AND VICINITY
DEMOLISHED STRUCTURES AND PROPERTIES

Updated March 2011

PROPERTY	LOCATION	HISTORIC MARKER
JOSEPH ELIAS BINKLEY HOUSE	Reynolds Road	
BLACK'S SCHOOL	Williams Road	
BROOKSTOWN SCHOOL	Brookstown community	
EUGENE CONRAD'S MILL	Davenport Creek near Grapevine Road	
CONRAD'S FERRY	Conrad Road at Yadkin River	
THOMAS ALBERT CRAFT HOUSE	Shallowford Road	
RICHARD CRAFT'S MILL	Ellison Creek near Dull Road	
DAVENPORT CREEK MILL	Davenport Creek near Mill Chase & Grapevine Road	
CHARLES B. DOUB HOUSE	Shallowford Road	
DOUBLE SPRINGS A. M. E. ZION CHURCH	Double Springs Road	
T. WAKE FULK STORE 1	Yadkinville at Conrad Roads	
T. WAKE FULK STORE 2	NE side of Shallowford Road at Lewisville-Vienna Road	
THOMAS WILLIAM FULK BLACKSMITH SHOP	Shallowford Road	
THOMAS WILLIAM & MARY MILLIS FULK HOUSE	Shallowford Road	
ALFRED GLENN HOUSE	Glenn Road	
ROBERT GOSLEN HOUSE	Lowe's Foods Drive	
GRAPEVINE SCHOOL	Grapevine community	
HAUSER-HEGE-VEST HOUSE	Shallowford Road	
GEORGE A. HAUSER HOUSE	Hauser Road	

PROPERTY	LOCATION	HISTORIC MARKER
EDWARD HUGHES' MILL	Ellison Creek near Styers Ferry Road	
JONES-TESH HOUSE	Strupe Road	
JACK KIGER HOUSE	Williams Road	
LAUGENOUR-NISSEN SAWMILL	Town Square on Shallowford Road	
LEWISVILLE BRICK COMPANY	Shallowford Road	
LEWISVILLE CAFÉ	Shallowford Road	
LEWISVILLE SCHOOL	Williams Road at Hwy. 421	
LEWISVILLE TAVERN	Shallowford Road	
C. F. MICKLE STORE	Lewisville-Vienna Road at Yadkinville Road	
MILLER HOUSE	Holler Farm Road	
FREDERICK MILLER HOUSE	Mill Creek near Grapevine Road & Conrad Road	
FREDERICK MILLER'S MILL	Mill Creek near Grapevine Road & Conrad Road	
PHILIP TURNER MOCK HOUSE (Site of Joanie Moser Park)	Lewisville-Clemmons Road	
MOSER HOUSE	Lake Cottage Road	
S. T. MOSER STORE & HOUSE	SW side of Shallowford Road at Lewisville-Vienna Road	
JACK MURPHY LOG HOUSE	Doub Road	
NADING'S FERRY	Scott Road at Yadkin River	
REICH'S GARAGE 1	Shallowford Road at Lewisville-Vienna Road	
REICH'S GARAGE 2	Williams Road	
FRED & MARGARET BLACK REICH HOUSE	Concord Church Road	
DAVE & BAYARD REYNOLDS HOUSE	Styers Ferry Road	

PROPERTY	LOCATION	HISTORIC MARKER
L. A. REYNOLDS NURSERY	Reynolds Road	
WILL RIDING HOUSE	Luperville Drive	
BENNETT SPAUGH HOUSE	Shallowford Road	
STIMSON GOLD MINE	Dorse Road near Yadkin River	
STIMSON LUMBER COMPANY	Conrad Road & Shallowford Road area	
STIMSON TALC MINE	Shallowford Road between Conrad Road & Pilot View Drive	
ABE STYER'S MILL & STYERS FERRY	Yadkin River near Styers Ferry Road	
SUNNY ACRES	Shallowford Road	✓
DAVID TODD HOUSE	Marty Lane	
VIENNA LUMBER COMPANY	Lewisville-Vienna Road at Yadkinville Road	
VIENNA SCHOOL	Vienna Community	
WARNER'S SCHOOL	???	
WEST BEND SCHOOL	West Bend School Road	
J. R. WHITMAN STORE	Shallowford Road	
WHITMAN-MOSER HOUSE	Country Lane	
WILLIAMS' DISTILLERY (Williams, N. C. 1903-1908)	Panther Creek near Williams Road	
EUGENE H. WRIGHT STORE	Shallowford Road at Styers Street	

HISTORIC PROPERTIES

IN LEWISVILLE, N.C. AND VICINITY STANDING STRUCTURES AND EXISTING PROPERTIES
DEMOLISHED STRUCTURES AND PROPERTIES

Updated March 2011

by the LEWISVILLE HISTORICAL SOCIETY

DARLA JOHNSON AND SALLY JONES

IN CONJUNCTION WITH THE FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

RESOURCES

- ▶ Research of Gwynne Stephens Taylor published as "From Frontier to Factory" in 1981
- ▶ Research of Heather Fearnbach who is currently updating "From Frontier to Factory"
- ▶ Forsyth County Historic Resources Commission
- ▶ Lewisville Historical Society Archives
- ▶ Research by Lewisville Historical Society Preservation Committee Members
- ▶ Research of Kyle Stimson
- ▶ "Images of America: Lewisville" by Lewisville Historical Society (Arcadia Publishing, 2010)
- ▶ "Shallow Ford Country" by G. Galloway Reynolds (1992)
- ▶ Darla Johnson - Lewisville Historical Society
- ▶ Sally Jones - Lewisville Historical Society

Contact Information:

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Winston-Salem, N. C. 27101
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MAPS

