AGENDA

REGULAR MEETING OF THE BOARD OF ALDERMEN
TUESDAY, JULY 7, 2026 AT 6:30 PM
KERNERSVILLE MUNICIPAL COUNCIL CHAMBERS
134 EAST MOUNTAIN STREET
MEETING MAY ALSO BE VIEWED AT
HTTPS://TOKNC.COM/YOUTUBE

- **CALL TO ORDER**
- **INVOCATION BY**
  - Pastor D.A. Brown, The Way Fellowship of the Triad
- **PLEDGE OF ALLEGIANCE**

The Board of Aldermen adopted the following policy on December 2, 2025.

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the Board of Aldermen regarding the item under consideration, those speaking in favor speaking first and those against speaking second. Proponents and opponents shall each be given twenty (20) minutes of time to speak and may choose to allow one speaker to utilize that time or choose to allocate the time among different speakers. In the event that either proponents or opponents have not designated a speaker or speakers to represent that view, the Mayor shall divide the twenty (20) minutes by the number of speakers wishing to address the Board of Aldermen and each such speaker shall be allowed that given time within which to express his or her comments, ideas, and concerns.

The Town of Kernersville holds all public meetings in accessible rooms. Any individual with a disability that needs an interpreter or other auxiliary aids or services for this meeting should call 336-992-0404 (voice) or 336-993-0196 (TDD) at least 48 hours before the scheduled meeting. Questions concerning agenda items should be directed to the Town Clerk at 336-992-0404.

1 **PUBLIC HEARINGS**

A. **PUBLIC HEARING: (REZONING CONTINUED FROM JUNE 2)**
Stephen Owen, Agent for Owners**,** Congress Gardens Inc., Garden Towers Limited Partnership, and FN PRESTIGE WORLDWIDE LLC for properties located Southwest of the intersection of East Mountain Street and Snow Bridge Lane and West of Dudley Products Boulevard, being all of PINs 6886-71-4292, 6886-71-8080, and 6886-80-3893 and a portion of PIN 6886-90-4663, containing 31.51 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GI-S (General Industrial – Special Use) and HB-S (Highway Business – Special Use) to GI-C (General Industrial - Conditional). **Zoning Docket K-388.A2**.

Requested Use(s): Manufacturing A, Manufacturing B

A-1. Consideration of an ordinance rezoning said property.

B. **PUBLIC HEARING: (REZONING)**

MOC Kernersville 2, LLC, Owner**,** for property located on the northeast corner of Glennview Drive and Rosewater Avenue, being all of PIN 6874-27-2164 and containing 2.59 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GB-C (General Business - Conditional) to GB-C. **Zoning Docket K-654.A2**.

Requested Use(s): Child Daycare Center; Medical & Surgical Office

B-1. Consideration of an ordinance rezoning said property.

C. **PUBLIC HEARING: (TEXT AMENDMENT)**

Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to Article 6 of the Unified Development Ordinance removing time limits on resubmittals of denied legislative and quasi-judicial applications per S.L. 2025-94, clarify notice requirements for neighborhood meetings, and clarify language regarding submittals for Board of Adjustment. **KT-283**

C-1. Consideration of an ordinance adopting said text amendment.

D. **PUBLIC HEARING: (TEXT AMENDMENT)**

Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to Article 3 of the Unified Development Ordinance adding language about on-street parking within the TND zoning district. **KT-284**

D-1. Consideration of an ordinance adopting said text amendment.

E. **PUBLIC HEARING: (TEXT AMENDMENT)**

Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to Article 9 of the Unified Development Ordinance to reflect updates to the adopted North Carolina Flood Insurance Rate Maps. **KT-285**

E-1. Consideration of an ordinance adopting said text amendment.

2 **PUBLIC SESSION**

A. SPEAKERS FROM THE FLOOR

B. Consideration of Approval of Non-Profit Funding Contracts from the General Fund.

C. Consideration of Approval of Non-Profit Funding Contracts from the Occupancy Tax Fund.

3 **CONSENT AGENDA:**

All of the following matters are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will be no separate discussion unless a Board member or citizen so requests, in which event the matter will be removed from the Consent Agenda and considered under the following item.

A. Approval of Minutes for May 26, 2026 Special Session.

B. Approval of Minutes for May 27, 2026 Regular Meeting.

C. Approval of Minutes for June 2, 2026 Regular Meeting.

D. Consideration of a Resolution to Convey a Surplus Fire Truck to the Piney Grove Fire and Rescue Department.

4 **ITEMS REMOVED FROM CONSENT AGENDA.**

5 **TOWN MANAGER'S REPORT AND MISCELLANEOUS.**

6 **MATTERS TO BE PRESENTED BY THE TOWN ATTORNEY.**

7 **MATTERS TO BE PRESENTED BY THE MAYOR, BOARD OF ALDERMEN.**

8 **ADJOURNMENT.**

Planning Board Report

To: Mayor Dawn Morgan and the Board of Aldermen

Cc: Curtis Swisher, Town Manager

Agenda Item Number: K-388.A2

Planning Board Date: 5/11/26

A. PUBLIC HEARING:
Stephen Owen, Agent for Owners**,** Congress Gardens Inc., Garden Towers Limited Partnership, and FN PRESTIGE WORLDWIDE LLC. for properties located Southwest of the intersection of East Mountain Street and Snow Bridge Lane and West of Dudley Products Boulevard, being all of PINs 6886-71-4292, 6886-71-8080, and 6886-80-3893 and a portion of PIN 6886-90-4663, containing 31.51 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GI-S (General Industrial – Special Use) and HB-S (Highway Business – Special Use) to GI-C (General Industrial - Conditional). **Zoning Docket K-388.A2**.

Staff Recommendations and Planning Board Actions

Board Members Present: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, & Fentress Gerald.

Board Members Absent: Scott Sapp

Staff Present: Catherine Garner, Community Development Director; Brad Rentz, Community Development Manager; Jordan Caudle, Planner II; Anna Gwyn, Planner I; and Beth Price, Deputy Clerk

Staff Absent: None

Staff Recommendation:

Approval of Rezoning
Approval of Site Plan

Planning Board Recommendations:

Motion made by **Tom McDaniel** to approve the Rezoning and Site Plan as recommended by Staff.
Motion seconded by **Russell Parmele.**
Vote: (8:0) Motion Approved

For: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, & Fentress Gerald.

Against: None

Community Development Director/Date: *Catherine Garner 5/11/2026*

STAFF REPORT
CONDITIONAL USE DISTRICT REZONING

ZONING DOCKET:
K-388.A2

PLANNING BOARD:
May 11, 2026

PETITIONER:
Stephen Owen, Agent for Owners

OWNER(S):
FN Prestige Worldwide, LLC., Garden Towers Limited Partnership, & Congress Gardens, Inc.



PROPOSED ZONING AMENDMENT:
From: *General Industrial – Special* (GI-S) & *Highway Business – Special* (HB-S)

To: *General Industrial – Conditional* (GI-C)

PROPOSED USES:
Manufacturing A, Manufacturing B

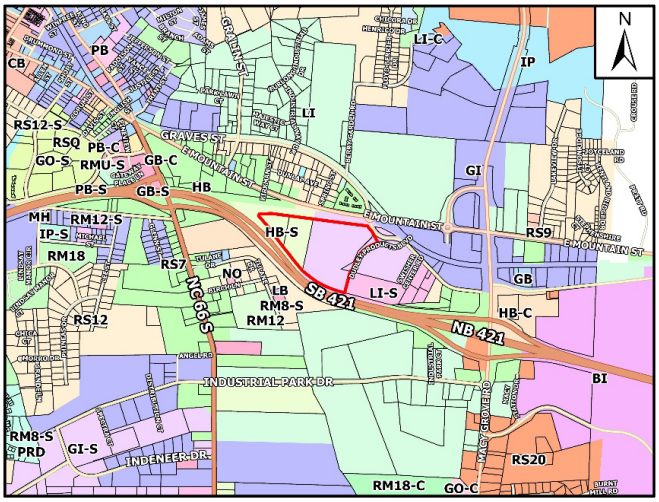
ACREAGE:
31.51 ±

LOCATION OF PROPERTY AND RELATION TO EXISTING ZONING DISTRICTS:

The properties to be rezoned are located southwest of the intersection of E. Mountain St. and Snow Bridge Ln. The properties consist of all of PINs 6886-71-4292, 6886-71-8080, and 6886-80-3893 and a portion of PIN 6886-90-4663.

Surrounding properties are zoned as follows:

- North (across E. Mountain St.): *Highway Business* (HB)
- East (Adjacent): *Limited Industrial - Special* (LI-S)
- East (across Dudley Products Blvd.):



1

LI-S

- South (across U.S. 421/Salem Pkwy.):
  Single Family Residential; 12,000 Square Foot Minimum Lot Size (RS-12)
- West (across U.S. 421/Salem Pkwy.):
  Highway Business - Conditional (HB-C)

PURPOSE OF REZONING:
The purpose of this request is to change the zoning designation of the subject parcels from GI-S and HB-S to GI-C adopting a site plan and zoning conditions that allow for redevelopment of the site and construction of a facility capable of hosting *Manufacturing A* and *Manufacturing B* uses.

ZONING DISTRICT REQUIREMENTS:
Section 3.7.1 – General Dimension Requirements for Industrial Districts

Zoning District	Min. Zoning Lot		Min. Contiguous Site Area (ac)	Minimum Setbacks[1, 4]				Max. Impervious Surface Cover (%)	Max. Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
GI	43,560	150	5	40	20	0.5/12[3]	20	--	70/unlimited[2]

1. No side or rear setback shall be required if property abuts a railroad right-of-way, public or private. A minimum twenty (20) foot setback shall be required if projects abut a street or highway.
2.There is no height limit unless adjacent to property zoned RS, RM (except RM-U), AG, or H. Height of the structure above seventy (70) feet may be increased by one foot for each foot of additional setback above the minimum required, if adjacent to property zoned RS, RM (except RM-U), AG, or H, unless the RS district contains a habitable residential single-family unit located within 150' of an LI property line, then the maximum height shall be 40' for the adjacent LI zoning lot. Height of the structure above forty (40) feet may be increased by one foot for each foot of additional setback above the minimum required, if adjacent to property zoned RS, RM (except RM-U), AG, or H, but in no case shall the structure be high than fifty (50) feet.
3. Side yards are not required, however any side yard provided adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space not less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.
4.Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.

Section 3.7.2.C GI General Industrial District Intent
The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties.

Uses
The proposed rezoning requests *Manufacturing A* & *Manufacturing B* as uses for this development. These uses are defined by the Article 11 of the Unified Development Ordinance as:

> **Manufacturing A.** A manufacturing establishment engaged in the fabrication or assembly of products from prestructured materials or components whose operations, including

storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs completely within an enclosed building. Because of the nature of its operations and products, Manufacturing A produces little or no noise, odor, vibration, glare, and/or air and water pollution, and, therefore, has minimal impact on surrounding properties. Notwithstanding the previous requirements, NAICS groups only permitted in Manufacturing C shall not be permitted in Manufacturing A.

Manufacturing B. A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs completely within an enclosed building. Noise, odor, dust, or vibration from the manufacturing process may result in only minor impacts on adjacent properties. Notwithstanding the previous requirements, NAICS groups only permitted in Manufacturing C shall not be permitted in Manufacturing B.

Site Plan

The applicant is proposing one 275,700± square foot industrial building to be developed in two phases: an initial phase with a 200,700± square foot building and a 75,000± square foot expansion. The western façade features one external loading dock door and five drive in loading areas accessed from the adjacent drive aisle. The use requires 77 parking spaces and provides 134 spaces including 8 ADA spaces. The additional provided spaces will ensure that future expansion remains in conformance for parking count. Additionally, 63 spaces sufficient to park vehicles manufactured at this facility have been provided.

Vehicular and pedestrian access to the site is provided from Dudley Products Blvd. Access from E. Mountain St. will be vehicular in nature only and require modification of the existing site access. This modification will require approval of an NCDOT driveway permit at time of civil construction plans and will also result in the addition of a crosswalk connection over the aisle that does not currently exist.

Two stormwater control measures are proposed to help control the flow rate for the water collected on site and are shown to the rear and side of the site to be designed to provide sufficient level of service to accommodate the site at build out.

Overlay Districts

This site is subject to the requirements of the Highway Corridor Overlay District (HCOD) due to frontages along both E. Mountain St. and U.S. 421/Salem Pkwy. This means that additional regulations as established by Unified Development Ordinance Sections 3.10.4 and 3.10.7 as detailed below are applicable.

A 22’ streetyard with a 3’ berm is provided along the E. Mountain St. frontage where motor vehicle surface area (MVSA) is located within 100’ of the right-of-way (ROW). A 50’ streetyard is provided along the U.S. 421/Salem Pkwy. frontage. Both of these streetyards are in conformance with HCOD requirements.

Sidewalks are provided along Dudley Products Blvd. as well as internally along facades with customer accesses as required by the general overlay district requirements. Crosswalks located interior to the site are shown as being of a different material than the surrounding driving surface meeting overlay requirements.

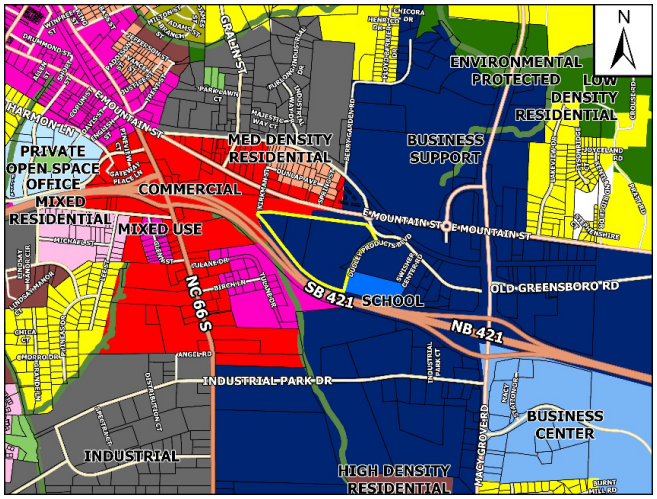
HCOD requirements state that 25% of the off-street parking must be provided either to the rear or side of the development. The proposed site, as shown, meets this requirement by providing 35% of the off-street parking located to the side of the primary structure.

Lastly, the HCOD establishes requirements for architectural design, material composition, and coloration of elevations located within the overlay. Doorways, windows, material changes, and texture changes meet the design requirements of the overlay as shown in Appendix B. Windows shown are recessed and include visually prominent trim. Materials requirements are met through the use of brick for 75% of the non-glass wall of surface for facades visible from the ROW and through the use of pre-cast concrete, brick, and metal for facades not visible from the ROW. Color requirements are met through the use of low reflectance gray with highlight areas in blue and a low-reflectance neutral white.

Kernersville Development Plan

This location is designated as Industrial by the Kernersville *Land Use Plan* (*LUP*). Industrial is defined by the *LUP* as follows:

"Industrial areas have been established to provide areas for manufacturing, distribution, office, and business service provider uses. The areas also provides locations for business and office parks. The majority of the industrial boundaries follow roads and streams to assist in buffering industrial uses from adjacent properties."



This location is also a part of the Triad Business Park & East Mtn. Street Corridor which identifies this location as being an "*area for manufacturing, distribution, office, and commercial service uses*" with overlay district standards being applied to help promote redevelopment of the area.

The proposed zoning designation is in conformance with the existing *LUP* designation and with the goals of the Triad Business Park & East Mtn. Street Corridor as the proposal is for an industrial user redeveloping an existing lot to meet overlay district standards.

Watershed and Floodplain

The property is located within the West Fork Deep River Watershed. There is no regulated floodplain on the property.

The proposed development will be utilizing the high-density stormwater development option. High-density stormwater development is development that has added greater than 24% regulated built-upon area (BUA) and must install engineered stormwater control measures (SCMs) to treat stormwater prior to discharging from the site. The proposed development will discharge stormwater to a new bioretention cell.

The proposed regulated BUA is 28.92%. The total proposed constructed BUA is 39.76%. A detailed stormwater management plan will be required by the Town's Watershed and Stormwater Regulations.

The proposed SCMs (two wet ponds) will discharge to the west and south.

STAFF SUMMARY

The request is to change the zoning from HB-S and GI-S to GI-C for 31.51± acres and to adopt a site plan and elevations to allow for the development of an industrial building for use as *Manufacturing A* or *Manufacturing B*. Site access will be provided from E. Mountain St. for vehicular traffic. Dudley Products Blvd. will provide for both pedestrian and vehicular traffic.

The goals of the Triad Business Park & East Mtn. Street Corridor are achieved through redevelopment of an existing location for *"manufacturing"* and through implementation of the *"enhanced design standards"* of the HCOD. Further, the *LUP* designation of Industrial is facilitated through the use of the General Industrial base zoning district which meets the stated goal of placing industrial development along *"roads and streams to assist in buffering industrial uses from adjacent properties."*

RECOMMENDATION

Rezoning: Approval of the following motion:

Move to recommend amending the Unified Development Ordinance of the Town by rezoning the property in case K-388.A2 from HB-S and GI-S to GI-C. The said rezoning being consistent with the Town's Comprehensive Plan, *Kernersville Development Plan*, and further being both reasonable and in the public interest because of the following facts.

1. The proposal is consistent with the *Land Use Plan* Industrial designation; and
2. The proposal is consistent with the goals and objectives of the *Triad Business Park & East Mtn. Street Corridor* designation; and
3. The proposal results in the redevelopment of a vacant parcel in a manner that brings the site into conformance with current UDO standards and requirements.

Site Plan: Approval with the following conditions:

Land Uses

1. *Manufacturing A; Manufacturing B*

Environmental

2. Developer shall adhere to all State, Federal and Local Government environmental regulations.

Lighting

3. Lighting plans shall be required at the time of civil construction review. The lighting for the project shall be designed to provide adequate pedestrian lighting and dissipate at the property line. Light fixtures shall be downward directed fully shielded.

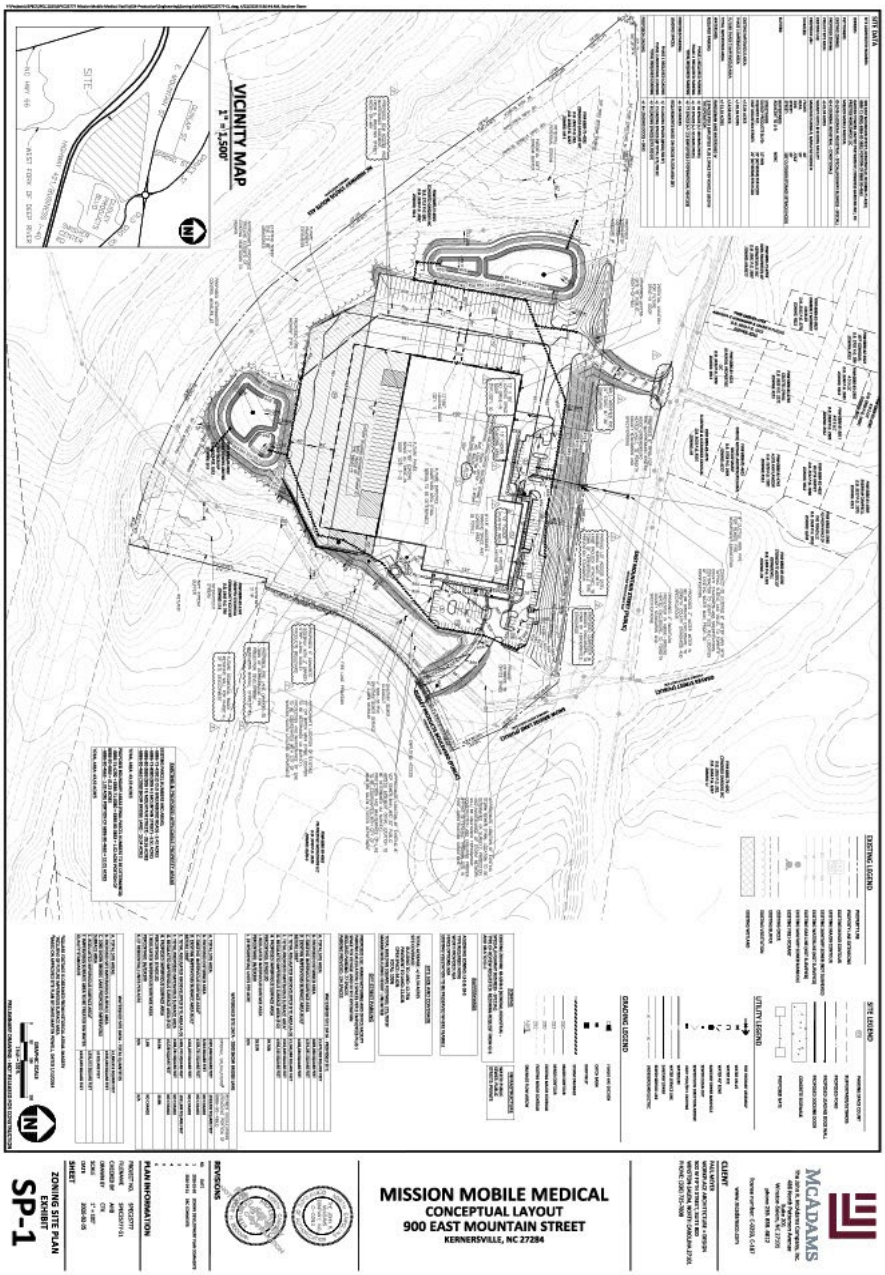
Landscaping, Bufferyards, and Streetyards

4. A full landscaping plan shall be provided and planting requirements verified at the time of civil construction document submittal.

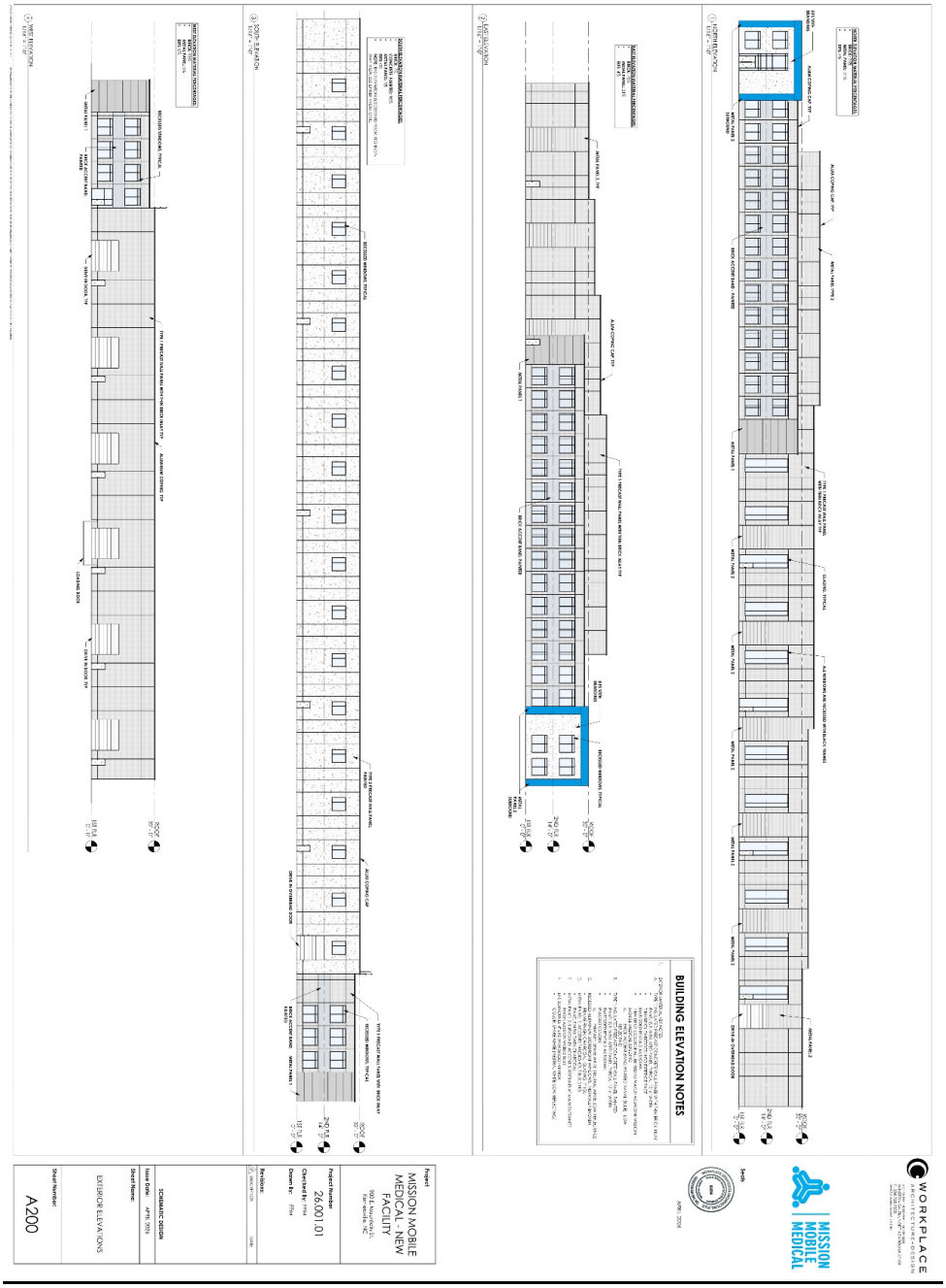
Site Plan

5. A civil construction plan shall be submitted for review and approval matching the zoning plan prepared by McAdams, entitled "Mission Mobile Medical", dated February 5, 2026, as shown in Appendix A.

Appendix A - Site Plan



Appendix B - Elevations



Town Ordinance
Zoning Petition of Stephen Owen, Agent for Owners
Zoning Docket K-388.A2

ORDINANCE NO. O-2026-__
AN ORDINANCE AMENDING THE
KERNERSVILLE ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
TOWN OF KERNERSVILLE, NC

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville as follows:

SECTION 1. The Kernersville Zoning Map be amended by changing from GI-S (General Industrial – Special) and HB-S (Highway Business – Special) to GI-C (General Industrial - Conditional) for properties located southwest of the intersection of East Mountain Street and Snow Bridge Lane.

Requested uses: Manufacturing A, Manufacturing B

Approved for properties located southwest of the intersection of East Mountain Street and Snow Bridge Lane, being all of PIN#(s) 6886-71-4292.000, 6886-71-8080.000, and 6886-80-3893.000 and a portion of PIN# 6886-90-4663.000 containing a total of 31.51 +/- acres as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, being further described as follows:

BEING KNOWN AND DESIGNATED as properties located southwest of the intersection of East Mountain Street and Snow Bridge Lane, being all of PIN#(s) 6886-71-4292.000, 6886-71-8080.000, and 6886-80-3893.000 and a portion of PIN# 6886-90-4663.000 containing a total of 31.51 +/- acres as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina with PIN# 6886-90-4663.000 being further described as below:

BEING THAT PROPERTY SITUATE IN FORSYTH COUNTY EASTERLY LOCATED ALONG THE WESTERLY RIGHT OF WAY OF DUDLEY PRODUCTS BOULEVARD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT NCGS MONUMENT “PILGRIM” (N:861,411.721 , E:1,688,410.383)(NAD83, 2011), THENCE SOUTH 64°12'06" EAST A DISTANCE OF 767.48 FEET TO AN IRON PIPE SET AND THE TRUE POINT OF BEGINNING, SAID PIPE BEING A NORTHEASTERLY CORNER OF THAT PROPERTY OWNED BY GARDEN TOWERS LIMITED PARTNERSHIP AS DESCRIBED IS DEED BOOK 2963, PAGE 1013 PER THE FORSYTH COUNTY REGISTER OF DEEDS, SAID PIPE ALSO BEING A WESTERLY CORNER OF THAT PROPERTY OWNED BY FN PRESTIGE WORLDWIDE LLC (DEED BOOK 3760, PAGE 3326) SAID PIPE ALSO BEING LOCATED ON THE SOUTHERLY RIGHT OF RIGHT OF WAY OF SNOW BRIDGE LANE; THENCE WITH THE WESTERLY LINE OF FN PRESTIGE WORLDWIDE LLC SOUTH28°41'06" EAST A DISTANCE OF 181.94 FEET TO AN IRON PIPE SET, SAID PIPE BEING LOCATED ON THE WESTERLY RIGHT OF WAY OF DUDLEY PRODUCTS BOULEVARD; THENCE WITH THE WESTERLY RIGHT OF WAY OF DUDLEY PRODUCTS BOULEVARD THE FOLLOWING THREE COURSES:
SOUTH 65°22'29" WEST A DISTANCE OF 128.36 FEET TO A POINT;
THENCE WITH AN ARC TO THE LEFT WITH A RADIUS OF 505.32’, A CHORD BEARING OF SOUTH 42°21'58" WEST AND A CHORD DISTANCE OF 395.03 FEET;
THENCE SOUTH 19°21'28" WEST A DISTANCE OF 157.25 FEET
TO AN IRON PIPE SET, SAID PIPE BEING ON THE NORTHERLY LINE OF THAT PROPERTY OWNED BY FORSYTH TECHNICAL COMMUNITY COLLEGE (DEED BOOK 1845, PAGE 798); THENCE NORTH 75°10'26" WEST A DISTANCE OF 18.13 FEET TO AN IRON PIPE, SAID PIPE BEING A CORNER OF THAT PROPERTY OWNED BY GARDEN TOWERS LIMITED PARTNERSHIP (DEED BOOK 2963, PAGE 1013);

THENCE NORTH76°00'36" WEST A TOTAL DISTANCE OF 160.63 FEET TO A SANITARY MANHOLE WITH AN IRON PIPE SET AT 150.63 FEET; THENCE WITH THE EASTERLY LINE OF GARDEN TOWERS LIMITED PARTNERSHIP NORTH 59°45'38" EAST A TOTAL DISTANCE OF 227.77 FEET TO A SANITARY MANHOLE WITH IRON PIPES SET AT 10 AND 217.77 FEET; THENCE NORTH 22°56'14" EAST A TOTAL DISTANCE OF 202.39 FEET WITH IRON PIPES SET AT 10 AND 192.39 FEET; THENCE NORTH 44°37'48" EAST A TOTAL DISTANCE OF 326.33 WITH IRON PIPES SET AT 10 AND 316.33 FEET; THENCE NORTH 11°55'32" EAST A TOTAL DISTANCE OF 78.21 FEET TO AN IRON PIPE, SAID IRON PIPE BEING THE POINT OF BEGINNING WITH AN IRON PIPE SET AT 10 FEET.
CONTAINING:
54,146 SQUARE FEET
OR 1.243 ACRES, MORE OR LESS.

SECTION 2. This ordinance is adopted after approval of and upon condition of compliance with the site plan entitled "Appendix A" and elevations entitled "Appendix B" of the Conditional Use District issued by the Board of Aldermen the 7th day of July, 2026 to Stephen Owen, Agent for Owners.

SECTION 3. The Board of Aldermen hereby directs the issuance of a Conditional Use District pursuant to Chapter 19 of the Town code for the Town of Kernersville. Said Conditional Use District attached hereto and incorporated herein.

SECTION 4. This Ordinance shall be effective from and after its adoption.

Adopted this the 7th day of July, 2026.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk

Town Ordinance
Zoning Petition of Stephen Owen, Agent for Owners
Zoning Docket K-388.A2

CONDITIONAL USE DISTRICT
Issued by
Board of Aldermen of the Town of Kernersville

The Board of Aldermen of the Town of Kernersville has issued a Conditional Use District for the site shown on the site plan map included in this zoning petition of Stephen Owen, Agent for Owners. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription "Appendix A" and elevations entitled “Appendix B” for Stephen Owen approved by the Board of Aldermen the 7th day of July, 2026 and signed, provided the property is developed in accordance with requirements of the GI-C zoning district of Chapter 19 of the Town Code and all other applicable laws permitted.

Site Plan: Approval with the following conditions:

Land Uses

1. *Manufacturing A; Manufacturing B*

Environmental

2. Developer shall adhere to all State, Federal and Local Government environmental regulations.

Lighting

3. Lighting plans shall be required at the time of civil construction review. The lighting for the project shall be designed to provide adequate pedestrian lighting and dissipate at the property line. Light fixtures shall be downward directed fully shielded.

Landscaping, Bufferyards, and Streetyards

4. A full landscaping plan shall be provided and planting requirements verified at the time of civil construction document submittal.

Site Plan

5. A civil construction plan shall be submitted for review and approval matching the zoning plan prepared by McAdams, entitled “Mission Mobile Medical”, dated February 5, 2026, as shown in Appendix A.

_____ _____
Catherine Garner, Community Development Director Date

Written Consent to Conditions

_____ _____
Stephen Owen, Agent for Owners Date

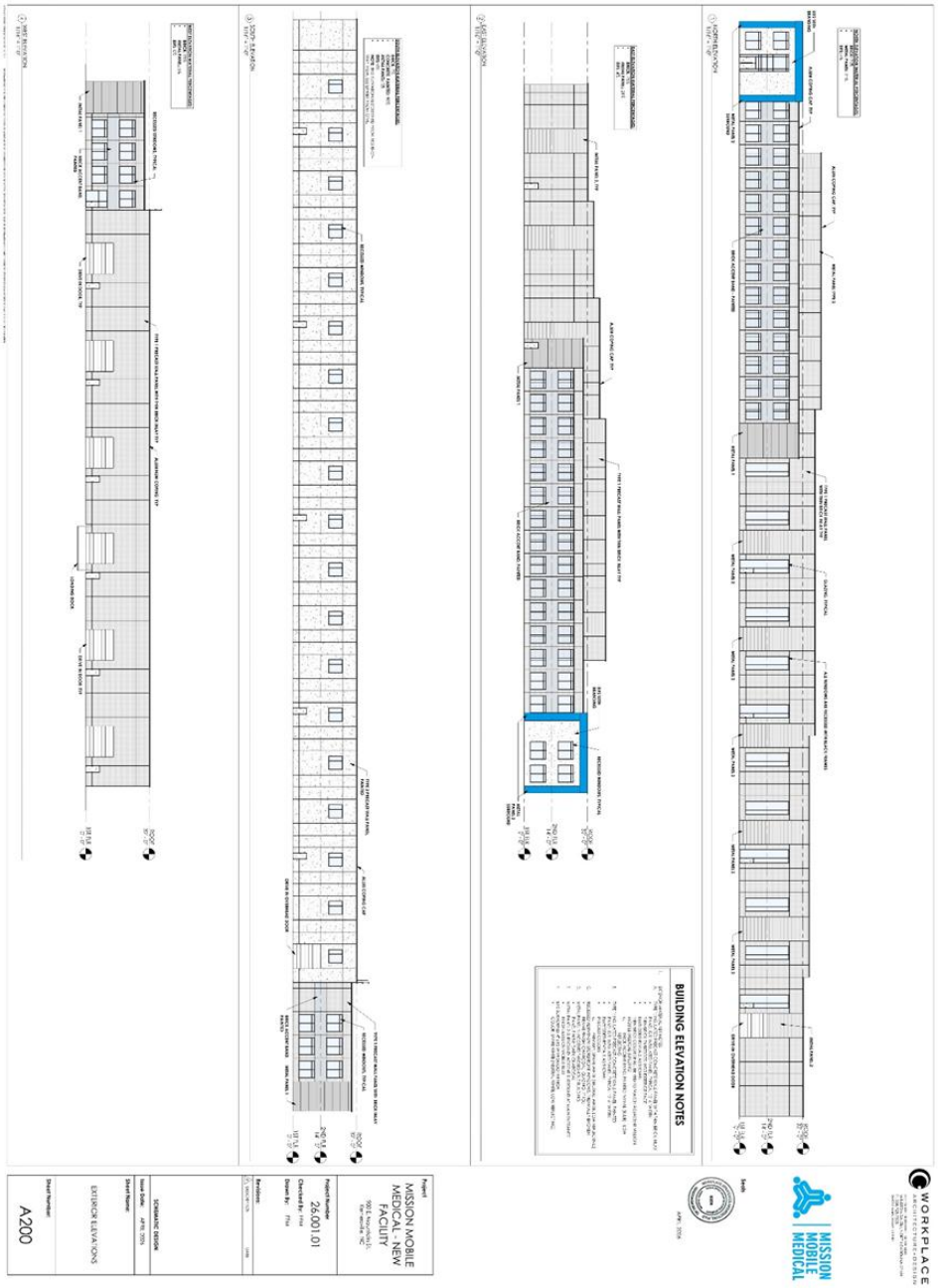
Town Ordinance
Zoning Petition of Stephen Owen, Agent for Owners
Zoning Docket K-388.A2

Appendix A - Site Plan



Town Ordinance
Zoning Petition of Stephen Owen, Agent for Owners
Zoning Docket K-388.A2

Appendix B - Elevations



Town of KERNERSVILLE
North Carolina

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

Telephone: (336) 996-3121
www.toknc.com

Date: May 13, 2026
To: Kernersville Board of Aldermen

Stephen Owen, Agent for Owners**,** Congress Gardens Inc., Garden Towers Limited Partnership, and FN PRESTIGE WORLDWIDE LLC. for properties located Southwest of the intersection of East Mountain Street and Snow Bridge Lane and West of Dudley Products Boulevard, being all of PINs 6886-71-4292, 6886-71-8080, and 6886-80-3893 and a portion of PIN 6886-90-4663, containing 31.51 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GI-S (General Industrial – Special Use) and HB-S (Highway Business – Special Use) to GI-C (General Industrial - Conditional). **Zoning Docket K-388.A2**.

This is to certify that I, Keith Hooker, have had mailed at my direction, on the 13th day of May, 2026, from the offices of the Town of Kernersville, 134 East Mountain Street, Kernersville, North Carolina 27284 by first class United States Postal Service, notices of the above petitioned request and the time and place of the public hearing regarding the same to the persons at the address as follows:

Congress Gardens, Inc.
2101 Rhode Island Avenue NE
Washington, DC 20018
PIN# 6886-71-4292.00
PIN# 6886-71-8080.00

W. Avalon Potts Revocable Trust
Philip & W. Avalon Potts, Trustees
3201 Centre Park Boulevard
Winston-Salem, NC 27107
PIN# 6886-90-7003.00
PIN# 6886-90-8385.00

Stonegate Association of Kernersville
935 E Mountain Street
Suite J
Kernersville, NC 27284
PIN# 6886-81-6700.00

Garden Towers Limited Partnership
2101 Rhode Island Avenue NE
Washington, DC 20018
PIN# 6886-80-3893.00

Laura Tribble
636 Rosa Taylor Drive
Macon, GA 31204
PIN# 6896-00-0549.00

Alexander & Florencia Carvajal
6111 Auburndale Drive
Greensboro, NC 27410
PIN# 6886-81-3576.00

FN Prestige Worldwide, LLC
1080 Snow Bridge Lane
Kernersville, NC 27284
PIN# 6886-90-4663.00

OSI 1024 E Mountain Street, LLC
800 Brickell Avenue
Suite 1105
Miami, FL 33121
PIN# 6896-00-0974.00

Amanda Hammond
Marie Puccio
828 Dunlap Avenue
Kernersville, NC 27284
PIN# 6886-81-0765.00

JR Rental Properties
PO Box 1102
Kernersville, NC 27285
PIN# 6886-81-1625.00

Forsyth Tech Community College
2100 Silas Creek Parkway
Winston-Salem, NC 27103
PIN# 6886-90-1142.00

Town of Kernersville
134 E Mountain Street
Kernersville, NC 27284
PIN# 6886-91-1433.00

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis. - Chris Thompson

Town of KERNERSVILLE
NORTH CAROLINA

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

Telephone: (336) 996-3121
www.toknc.com

Phoenix Nirvana, LLC
3203 Alder Way
Greensboro, NC 27407
PIN# 6886-71-4616.00

Triad Lodging, LLC
PO Box 687
Kernersville, NC 27285
PIN# 6886-61-4061.00

HM Hospitality, LLC
393 S Swing Road
Greensboro, NC 27409
PIN# 6886-61-9798.00

KVSH Properties of
Kernersville, LLC
PO Box 793
Kernersville, NC 27285
PIN# 6886-71-8754.00

Magnolia Properties of the
Carolinas, Inc.
811 E Mountain Street
Kernersville, NC 27284
PIN# 6886-71-6886.00

Marguerite B York Revocable Trust
Peter & Jonathan York, Trustees
3750 Peachtree Road NE
Apt. 610
Atlanta, GA 30319
PIN# 6885-79-6698.00

This further certifies that the persons listed above are all of the adjacent property owners to that property subject to the rezoning request above set forth according to the Tax Office of Forsyth County and that the addresses are those listed in said office for the purpose of tax listing. This certification is made in accordance with the provisions of N.C.G.S. 160D-601 and N.C.G.S. 160D-602, this 13th day of May, 2026.

Keith Hooker
Town Clerk

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis. - Chris Thompson

Town of KERNERSVILLE
North Carolina

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

Telephone: (336) 996-3121
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NOTICE OF PENDING REZONING ACTION

A petition to amend the Zoning Map of Kernersville has been filed by **Stephen Owen,** Agent for Owners, Congress Gardens Inc., Garden Towers Limited Partnership, and FN PRESTIGE WORLDWIDE LLC. for properties located Southwest of the intersection of East Mountain Street and Snow Bridge Lane and West of Dudley Products Boulevard, being all of PINs 6886-71-4292, 6886-71-8080, and 6886-80-3893 and a portion of PIN 6886-90-4663, containing 31.51 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GI-S (General Industrial – Special Use) and HB-S (Highway Business – Special Use) to GI-C (General Industrial - Conditional). **Zoning Docket K-388.A2**.

Requested Use(s): Manufacturing A, Manufacturing B

The Kernersville Board of Aldermen will hold a public hearing regarding this petition on **June 2, 2026, at 6:30 PM** in the Kernersville Municipal Council Chamber at Town Hall, 134 East Mountain Street, behind the Chamber of Commerce.

This notice is being sent to you because your property is either included in this request or it abuts or is located directly across a street or road from the property proposed for a zoning classification amendment. This notice is provided in pursuant to N.C. General Statute 160D-601 and 160D-602.

The purpose of the public hearing is to gather citizen comments. For those citizens that cannot attend, written comments are encouraged. The Board of Aldermen's policy is to limit the time of public comments with the total time allocation for both those in favor and those in opposition being twenty (20) minutes per side.

If you have any questions concerning this petition, please contact the Kernersville Community Development Department by mail at 134 East Mountain Street, Kernersville, NC 27284; at (336) 992-0605; by email at cd@toknc.com; or visit Staff at Town Hall.

Keith Hooker
Town Clerk

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis - Chris Thompson

K-388.A2

1080 Snow Bridge Ln

Application Type:
Single-Phase Rezoning

TAX PIN #(S)
6886-71-4292
6886-71-8080
6886-80-3893
6886-90-4663 (portion of)

Existing Zoning:
GI-S & HB-S

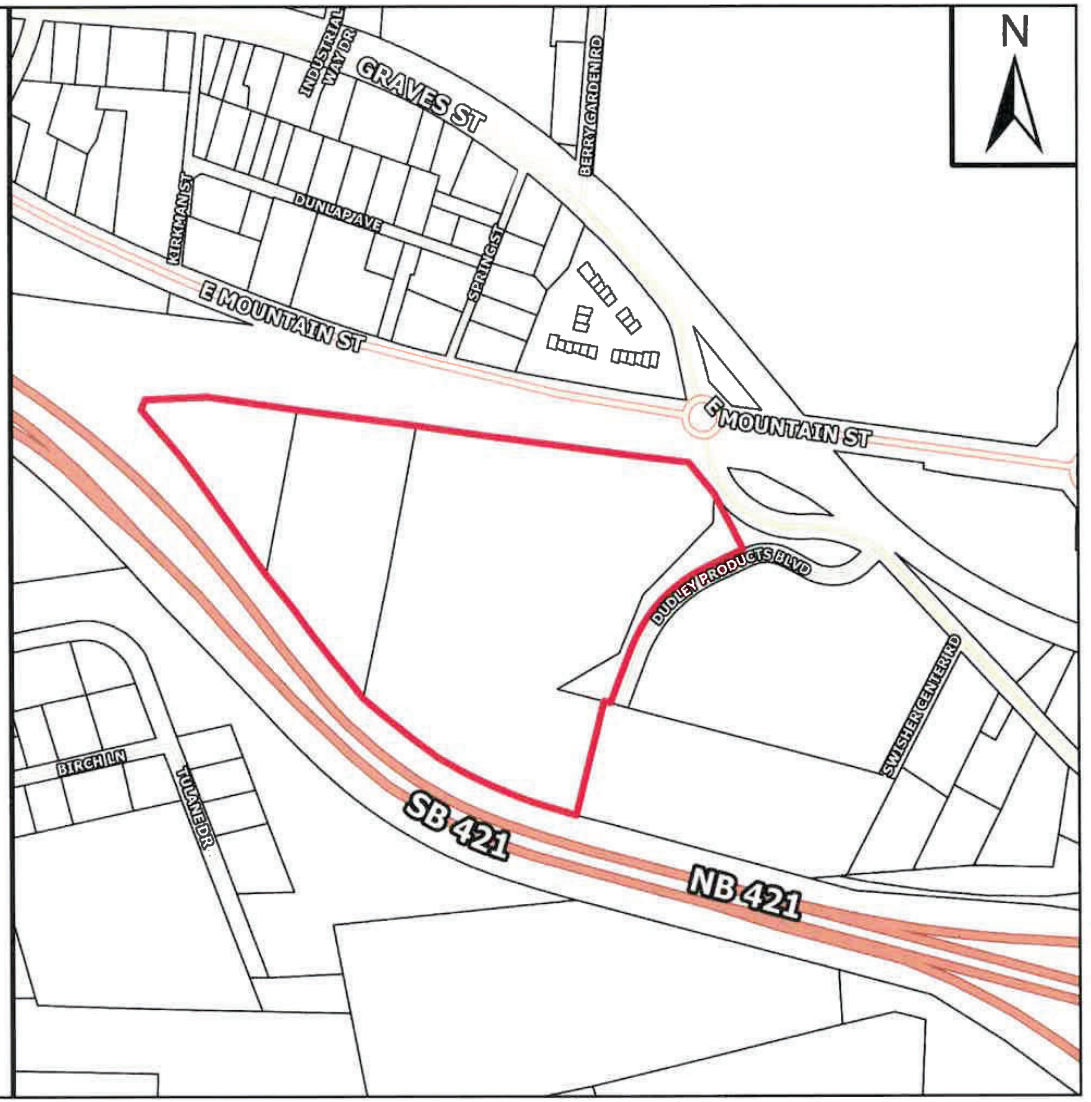
Proposed Zoning:
GI-C

Acreage:
31.51 +/-

Petitioner(s):
Travis LaFever
Cornelius C Dudley

Owner:
FN Prestige Worldwide LLC
Garden Tower, LLP
Congress Gardens, Inc

Town of Kernersville
Community Development Dept.
(336)992-0605



Town of KERNERSVILLE
North Carolina

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

Telephone: (336) 996-3121
www.toknc.com

Date: June 18, 2026
To: Kernersville Board of Aldermen

Stephen Owen, Agent for Owners, Congress Gardens Inc., Garden Towers Limited Partnership, and FN PRESTIGE WORLDWIDE LLC. for properties located Southwest of the intersection of East Mountain Street and Snow Bridge Lane and West of Dudley Products Boulevard, being all of PINs 6886-71-4292, 6886-71-8080, and 6886-80-3893 and a portion of PIN 6886-90-4663, containing 31.51 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GI-S (General Industrial – Special Use) and HB-S (Highway Business – Special Use) to GI-C (General Industrial - Conditional). **Zoning Docket K-388.A2**.

This is to certify that I, Keith Hooker, have had mailed at my direction, on the 18th day of June, 2026, from the offices of the Town of Kernersville, 134 East Mountain Street, Kernersville, North Carolina 27284 by first class United States Postal Service, notices of the above petitioned request and the time and place of the public hearing regarding the same to the persons at the address as follows:

Congress Gardens, Inc.
2101 Rhode Island Avenue NE
Washington, DC 20018
PIN# 6886-71-4292.00
PIN# 6886-71-8080.00

W. Avalon Potts Revocable Trust
Philip Fuller &
W. Avalon Potts, Trustees
3201 Centre Park Boulevard
Winston-Salem, NC 27107
PIN# 6886-90-7003.00
PIN# 6886-90-8385.00

Stonegate Association of Kernersville
935 E Mountain Street
Suite J
Kernersville, NC 27284
PIN# 6886-81-6700.00

Garden Towers Limited Partnership
2101 Rhode Island Avenue NE
Washington, DC 20018
PIN# 6886-80-3893.00

Laura Tribble
636 Rosa Taylor Drive
Macon, GA 31204
PIN# 6896-00-0549.00

Alexander & Florencia Carvajal
6111 Auburndale Drive
Greensboro, NC 27410
PIN# 6886-81-3576.00

FN Prestige Worldwide, LLC
1080 Snow Bridge Lane
Kernersville, NC 27284
PIN# 6886-90-4663.00

OSI 1024 E Mountain Street, LLC
800 Brickell Avenue
Suite 1105
Miami, FL 33121
PIN# 6896-00-0974.00

Amanda Hammond
Marie Puccio
828 Dunlap Avenue
Kernersville, NC 27284
PIN# 6886-81-0765.00

JR Rental Properties
PO Box 1102
Kernersville, NC 27285
PIN# 6886-81-1625.00

Forsyth Tech Community College
2100 Silas Creek Parkway
Winston-Salem, NC 27103
PIN# 6886-90-1142.00

Town of Kernersville
134 E Mountain Street
Kernersville, NC 27284
PIN# 6886-91-1433.00

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis. - Chris Thompson

Town of KERNERSVILLE
NORTH CAROLINA

Dawn H. Morgan, Mayor
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134 East Mountain Street
Kernersville, NC 27284

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Phoenix Nirvana, LLC
3203 Alder Way
Greensboro, NC 27407
PIN# 6886-71-4616.00

Triad Lodging, LLC
PO Box 687
Kernersville, NC 27285
PIN# 6886-61-4061.00

HM Hospitality, LLC
393 S Swing Road
Greensboro, NC 27409
PIN# 6886-61-9798.00

KVSH Properties of
Kernersville, LLC
PO Box 793
Kernersville, NC 27285
PIN# 6886-71-8754.00

Magnolia Properties of the
Carolinas, Inc.
811 E Mountain Street
Kernersville, NC 27284
PIN# 6886-71-6886.00

Marguerite B York Revocable Trust
Peter & Jonathan York, Trustees
3750 Peachtree Road NE
Apt. 610
Atlanta, GA 30319
PIN# 6885-79-6698.00

This further certifies that the persons listed above are all of the adjacent property owners to that property subject to the rezoning request above set forth according to the Tax Office of Forsyth County and that the addresses are those listed in said office for the purpose of tax listing. This certification is made in accordance with the provisions of N.C.G.S. 160D-601 and N.C.G.S. 160D-602, this 18th day of June, 2026.

Keith Hooker
Town Clerk

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis. - Chris Thompson

Town of KERNERSVILLE
North Carolina

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

Telephone: (336) 996-3121
www.toknc.com

NOTICE OF PENDING REZONING ACTION (CONTINUED FROM JUNE 2)

A petition to amend the Zoning Map of Kernersville has been filed by **Stephen Owen,** Agent for Owners, Congress Gardens Inc., Garden Towers Limited Partnership, and FN PRESTIGE WORLDWIDE LLC. for properties located Southwest of the intersection of East Mountain Street and Snow Bridge Lane and West of Dudley Products Boulevard, being all of PINs 6886-71-4292, 6886-71-8080, and 6886-80-3893 and a portion of PIN 6886-90-4663, containing 31.51 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GI-S (General Industrial – Special Use) and HB-S (Highway Business – Special Use) to GI-C (General Industrial - Conditional). **Zoning Docket K-388.A2**.

Requested Use(s): Manufacturing A, Manufacturing B

The Kernersville Board of Aldermen will hold a public hearing regarding this petition on **July 7, 2026, at 6:30 PM** in the Kernersville Municipal Council Chamber at Town Hall, 134 East Mountain Street, behind the Chamber of Commerce.

This notice is being sent to you because your property is either included in this request or it abuts or is located directly across a street or road from the property proposed for a zoning classification amendment. This notice is provided in pursuant to N.C. General Statute 160D-601 and 160D-602.

The purpose of the public hearing is to gather citizen comments. For those citizens that cannot attend, written comments are encouraged. The Board of Aldermen's policy is to limit the time of public comments with the total time allocation for both those in favor and those in opposition being twenty (20) minutes per side.

If you have any questions concerning this petition, please contact the Kernersville Community Development Department by mail at 134 East Mountain Street, Kernersville, NC 27284; at (336) 992-0605; by email at cd@toknc.com; or visit Staff at Town Hall.

Keith Hooker
Town Clerk

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis - Chris Thompson

K-388.A2

1080 Snow Bridge Ln

Application Type:
Single-Phase Rezoning

TAX PIN #(S)
6886-71-4292
6886-71-8080
6886-80-3893
6886-90-4663 (portion of)

Existing Zoning:
GI-S & HB-S

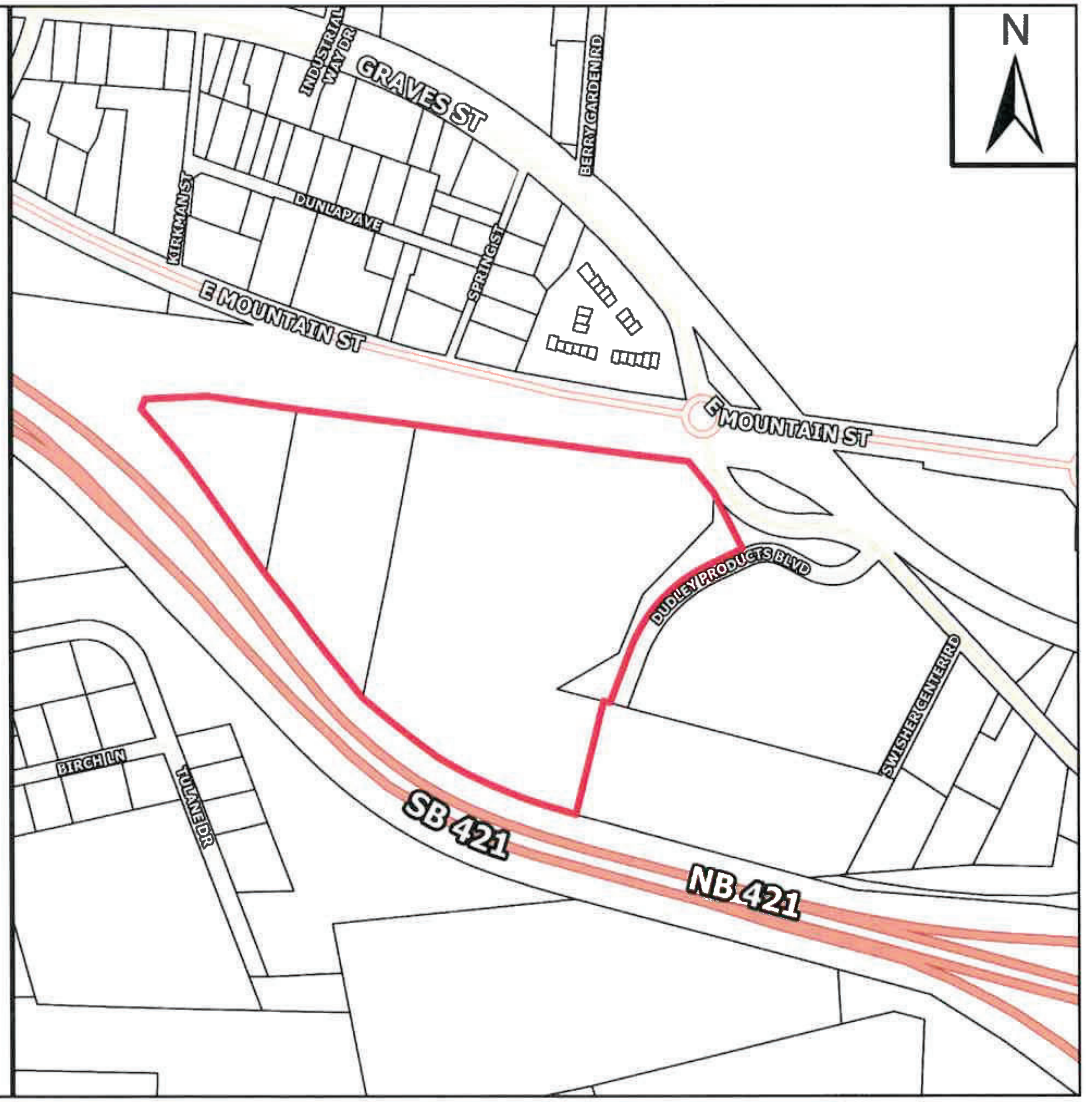
Proposed Zoning:
GI-C

Acreage:
31.51 +/-

Petitioner(s):
Travis LaFever
Cornelius C Dudley

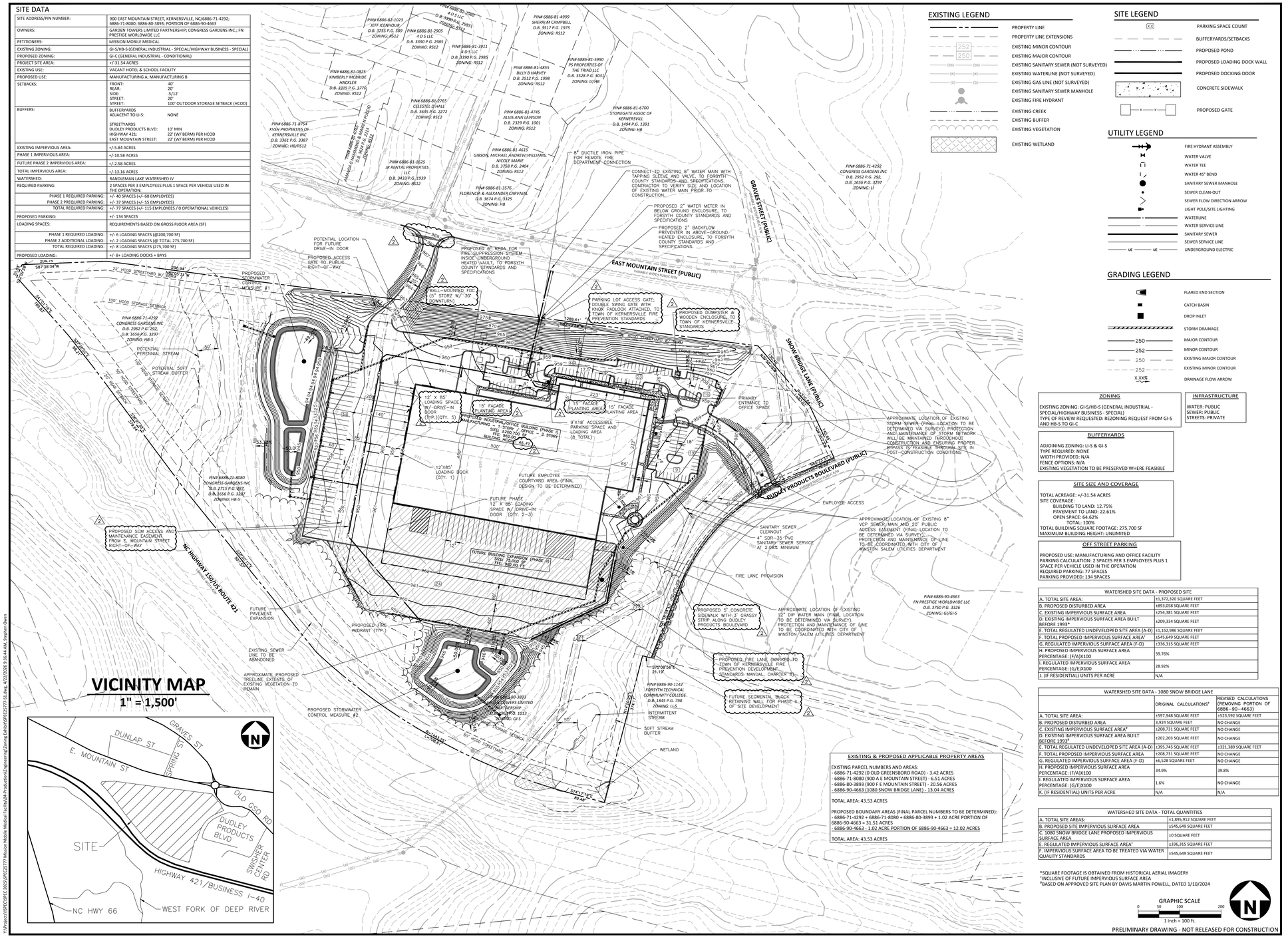
Owner:
FN Prestige Worldwide LLC
Garden Tower, LLP
Congress Gardens, Inc

Town of Kernersville
Community Development Dept.
(336)992-0605



SITE DATA

SITE ADDRESS/PIN NUMBER:	900 EAST MOUNTAIN STREET, KERNERSVILLE, NC/6886-71-4292; 6886-71-8080; 6886-80-3893; PORTION OF 6886-90-4663
OWNERS:	GARDEN TOWERS LIMITED PARTNERSHIP; CONGRESS GARDENS INC ; FN PRESTIGE WORLDWIDE LLC
PETITIONERS:	MISSION MOBILE MEDICAL
EXISTING ZONING:	GI-S/HB-S (GENERAL INDUSTRIAL - SPECIAL/HIGHWAY BUSINESS - SPECIAL)
PROPOSED ZONING:	GI-C (GENERAL INDUSTRIAL - CONDITIONAL)
PROJECT SITE AREA:	+/-31.54 ACRES
EXISTING USE:	VACANT HOTEL & SCHOOL FACILITY
PROPOSED USE:	MANUFACTURING A; MANUFACTURING B
SETBACKS:	FRONT: 40' REAR: 20' SIDE: 5/13' STREET: 20' STREET: 100' OUTDOOR STORAGE SETBACK (HCOD)
BUFFERS:	BUFFERYARDS ADJACENT TO LI-S: NONE STREETYARDS DUDLEY PRODUCTS BLVD: 10' MIN HIGHWAY 421: 23' (W/ BERM) PER HCOD EAST MOUNTAIN STREET: 23' (W/ BERM) PER HCOD
EXISTING IMPERVIOUS AREA:	+/-5.84 ACRES
PHASE 1 IMPERVIOUS AREA:	+/-10.58 ACRES
FUTURE PHASE 2 IMPERVIOUS AREA:	+/-2.58 ACRES
TOTAL IMPERVIOUS AREA:	+/-13.16 ACRES
WATERSHED:	RANDLEMAN LAKE WATERSHED IV
REQUIRED PARKING:	2 SPACES PER 3 EMPLOYEES PLUS 1 SPACE PER VEHICLE USED IN THE OPERATION:
PHASE 1 REQUIRED PARKING:	+/- 40 SPACES (+/- 60 EMPLOYEES)
PHASE 2 REQUIRED PARKING:	+/- 37 SPACES (+/- 55 EMPLOYEES)
TOTAL REQUIRED PARKING:	+/- 77 SPACES (+/- 115 EMPLOYEES / 0 OPERATIONAL VEHICLES)
PROPOSED PARKING:	+/- 134 SPACES
LOADING SPACES:	REQUIREMENTS BASED ON GROSS FLOOR AREA (SF)
PHASE 1 REQUIRED LOADING:	+/- 6 LOADING SPACES (@200,700 SF)
PHASE 2 ADDITIONAL LOADING:	+/- 2 LOADING SPACES (@ TOTAL 275,700 SF)
TOTAL REQUIRED LOADING:	+/- 8 LOADING SPACES (275,700 SF)
PROPOSED LOADING:	+/- 8+ LOADING DOCKS + BAYS



VICINITY MAP

1" = 1,500'

EXISTING LEGEND

- PROPERTY LINE
- PROPERTY LINE EXTENSIONS
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SANITARY SEWER (NOT SURVEYED)
- EXISTING WATERLINE (NOT SURVEYED)
- EXISTING GAS LINE (NOT SURVEYED)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING CREEK
- EXISTING BUFFER
- EXISTING VEGETATION
- EXISTING WETLAND

SITE LEGEND

- PARKING SPACE COUNT
- BUFFERYARDS/SETBACKS
- PROPOSED POND
- PROPOSED LOADING DOCK WALL
- PROPOSED DOCKING DOOR
- CONCRETE SIDEWALK
- PROPOSED GATE

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER TEE
- WATER 45° BEND
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- LIGHT POLE/SITE LIGHTING
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER SERVICE LINE
- UNDERGROUND ELECTRIC

GRADING LEGEND

- FLARED END SECTION
- CATCH BASIN
- DROP INLET
- STORM DRAINAGE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE FLOW ARROW

ZONING

EXISTING ZONING: GI-S/HB-S (GENERAL INDUSTRIAL - SPECIAL/HIGHWAY BUSINESS - SPECIAL)
TYPE OF REVIEW REQUESTED: REZONING REQUEST FROM GI-S AND HB-S TO GI-C

INFRASTRUCTURE

WATER: PUBLIC
SEWER: PUBLIC
STREETS: PRIVATE

BUFFERYARDS

ADJOINING ZONING: LI-S & GI-S
TYPE REQUIRED: NONE
WIDTH PROVIDED: N/A
FENCE OPTIONS: N/A
EXISTING VEGETATION TO BE PRESERVED WHERE FEASIBLE

SITE SIZE AND COVERAGE

TOTAL ACREAGE: +/-31.54 ACRES
SITE COVERAGE:
BUILDING TO LAND: 12.75%
PAVEMENT TO LAND: 22.61%
OPEN SPACE: 64.62%
TOTAL: 100%
TOTAL BUILDING SQUARE FOOTAGE: 275,700 SF
MAXIMUM BUILDING HEIGHT: UNLIMITED

OFF STREET PARKING

PROPOSED USE: MANUFACTURING AND OFFICE FACILITY
PARKING CALCULATION: 2 SPACES PER 3 EMPLOYEES PLUS 1 SPACE PER VEHICLE USED IN THE OPERATION
REQUIRED PARKING: 77 SPACES
PARKING PROVIDED: 134 SPACES

WATERSHED SITE DATA - PROPOSED SITE	
A. TOTAL SITE AREA:	±1,372,320 SQUARE FEET
B. PROPOSED DISTURBED AREA	±893,058 SQUARE FEET
C. EXISTING IMPERVIOUS SURFACE AREA	±254,381 SQUARE FEET
D. EXISTING IMPERVIOUS SURFACE AREA BUILT BEFORE 1993*	±209,334 SQUARE FEET
E. TOTAL REGULATED UNDEVELOPED SITE AREA (A-D)	±1,162,986 SQUARE FEET
F. TOTAL PROPOSED IMPERVIOUS SURFACE AREA^	±545,649 SQUARE FEET
G. REGULATED IMPERVIOUS SURFACE AREA (F-D)	±336,315 SQUARE FEET
H. PROPOSED IMPERVIOUS SURFACE AREA PERCENTAGE: (F/A)X100	39.76%
I. REGULATED IMPERVIOUS SURFACE AREA PERCENTAGE: (G/E)X100	28.92%
J. (IF RESIDENTIAL) UNITS PER ACRE	N/A

WATERSHED SITE DATA - 1080 SNOW BRIDGE LANE		
	ORIGINAL CALCULATIONS*	REVISED CALCULATIONS (REMOVING PORTION OF 6886-90-4663)
A. TOTAL SITE AREA:	±597,948 SQUARE FEET	±523,592 SQUARE FEET
B. PROPOSED DISTURBED AREA	3,924 SQUARE FEET	NO CHANGE
C. EXISTING IMPERVIOUS SURFACE AREA#	±208,731 SQUARE FEET	NO CHANGE
D. EXISTING IMPERVIOUS SURFACE AREA BUILT BEFORE 1993*	±202,203 SQUARE FEET	NO CHANGE
E. TOTAL REGULATED UNDEVELOPED SITE AREA (A-D)	±395,745 SQUARE FEET	±321,389 SQUARE FEET
F. TOTAL PROPOSED IMPERVIOUS SURFACE AREA	±208,731 SQUARE FEET	NO CHANGE
G. REGULATED IMPERVIOUS SURFACE AREA (F-D)	±6,528 SQUARE FEET	NO CHANGE
H. PROPOSED IMPERVIOUS SURFACE AREA PERCENTAGE: (F/A)X100	34.9%	39.8%
I. REGULATED IMPERVIOUS SURFACE AREA PERCENTAGE: (G/E)X100	1.6%	NO CHANGE
K. (IF RESIDENTIAL) UNITS PER ACRE	N/A	N/A

WATERSHED SITE DATA - TOTAL QUANTITIES	
A. TOTAL SITE AREAS:	±1,895,912 SQUARE FEET
B. PROPOSED SITE IMPERVIOUS SURFACE AREA	±545,649 SQUARE FEET
C. 1080 SNOW BRIDGE LANE PROPOSED IMPERVIOUS SURFACE AREA	±0 SQUARE FEET
E. REGULATED IMPERVIOUS SURFACE AREA^	±336,315 SQUARE FEET
F. IMPERVIOUS SURFACE AREA TO BE TREATED VIA WATER QUALITY STANDARDS	±545,649 SQUARE FEET

EXISTING & PROPOSED APPLICABLE PROPERTY AREAS

EXISTING PARCEL NUMBERS AND AREAS:
- 6886-71-4292 (0 OLD GREENSBORO ROAD) - 3.42 ACRES
- 6886-71-8080 (900 A E MOUNTAIN STREET) - 6.51 ACRES
- 6886-80-3893 (900 F E MOUNTAIN STREET) - 20.56 ACRES
- 6886-90-4663 (1080 SNOW BRIDGE LANE) - 13.04 ACRES

TOTAL AREA: 43.53 ACRES

PROPOSED BOUNDARY AREAS (FINAL PARCEL NUMBERS TO BE DETERMINED):
- 6886-71-4292 + 6886-71-8080 + 6886-80-3893 + 1.02 ACRE PORTION OF 6886-90-4663 = 31.51 ACRES
- 6886-90-4663 - 1.02 ACRE PORTION OF 6886-90-4663 = 12.02 ACRES

TOTAL AREA: 43.53 ACRES

*SQUARE FOOTAGE IS OBTAINED FROM HISTORICAL AERIAL IMAGERY
^INCLUSIVE OF FUTURE IMPERVIOUS SURFACE AREA
#BASED ON APPROVED SITE PLAN BY DAVIS MARTIN POWELL, DATED 1/10/2024

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
486 North Patterson Avenue
Suite 201
Winston-Salem, NC 27101
phone 239. 839. 6612
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

PAUL MEYER
WORKPLACE ARCHITECTURE + DESIGN
500 W FIFTH STREET, SUITE 800
WINSTON-SALEM, NORTH CAROLINA 27101
PHONE: (336) 725-7808

MISSION MOBILE MEDICAL
CONCEPTUAL LAYOUT
900 EAST MOUNTAIN STREET
KERNERSVILLE, NC 27284

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION — THE JOHN R. McADAMS COMPANY, INC. C-0293

NORTH CAROLINA PROFESSIONAL SEAL 031253 ENGINEER ANDREW H. BOGMAN — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	2026-03-30	ZONING DEVELOPMENT PLAN COMMENTS
2	2026-04-21	DRC COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	SPEC25777
FILENAME	SPEC25777-S1
CHECKED BY	AHB
DRAWN BY	CTK
SCALE	1" = 100'
DATE	2026-02-05

SHEET

ZONING SITE PLAN EXHIBIT

SP-1

I:\Projects\SPEC\SPEC 2025\SPEC25777 Mission Mobile Medical Facility\04-Production\Engineering\Zoning 1\Exhibit\SPEC25777 S1.dwg, 4/23/2026 9:36:44 AM, Stephen Owen

Planning Board Report

To: Mayor Dawn Morgan and the Board of Aldermen

Cc: Curtis Swisher, Town Manager

Agenda Item Number: K-654.A2

Planning Board Date: 6/8/26

A. PUBLIC HEARING:
MOC Kernersville 2, LLC, Owner**,** for property located on the northeast corner of Glennview Drive and Rosewater Avenue, being all of PIN 6874-27-2164 and containing 2.59 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GB-C (General Business - Conditional) to GB-C. **Zoning Docket K-654.A2**.

Requested Use(s): Child Daycare Center; Medical & Surgical Office

Staff Recommendations and Planning Board Actions

Board Members Present: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, Scott Sapp, & Fentress Gerald.

Board Members Absent: None

Staff Present: Catherine Garner, Community Development Director; Brad Rentz, Community Development Manager; Jordan Caudle, Planner II; Nate Pressley, Planner I; Beth Price, Deputy Clerk; and Marcus Woodell, Intern

Staff Absent: Anna Gwyn, Planner I

Staff Recommendation:

Approval of Rezoning
Approval of Site Plan

Planning Board Recommendations:

Motion made by **Steve Hutchins** to approve the Rezoning and Site Plan as recommended by Staff.
Motion seconded by **Scott Sapp.**
Vote: (9:0) Motion Approved

For: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, Scott Sapp, & Fentress Gerald.

Against: None

Community Development Director/Date: *Catherine Garner 6/8/2026*

STAFF REPORT
CONDITIONAL USE DISTRICT REZONING

ZONING DOCKET:
K-654.A2

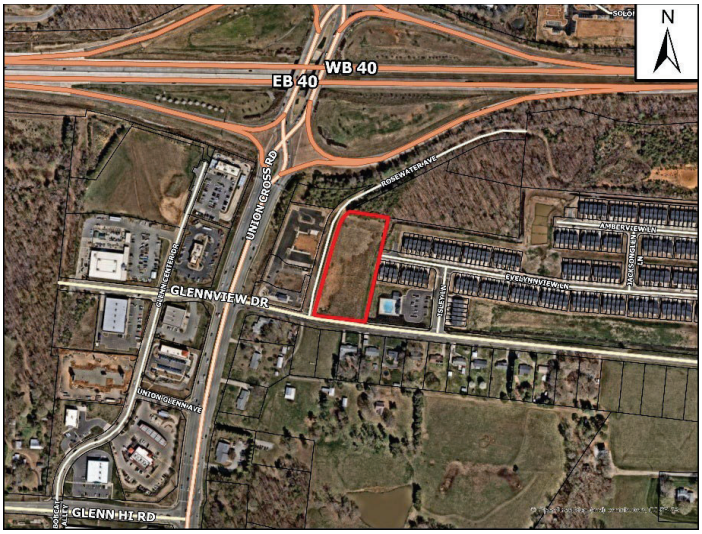
PLANNING BOARD:
June 8, 2026

PETITIONER/OWNER:
MOC Kernersville 2, LLC

PROPOSED ZONING AMENDMENT:
From: *General Business – Conditional* (GB-C)
To: GB-C

PROPOSED USES:
Child Day Care Center, Medical & Surgical Offices

ACREAGE:
2.59 ±

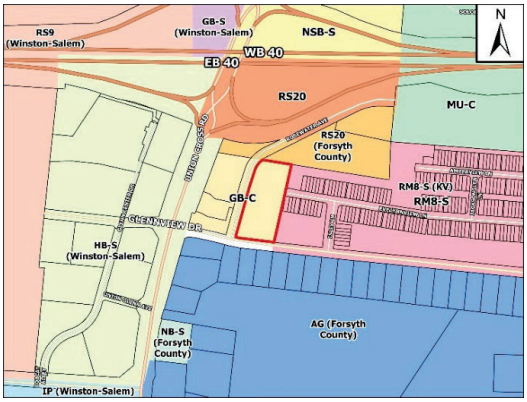


LOCATION OF PROPERTY AND RELATION TO EXISTING ZONING DISTRICTS:

The property to be rezoned is located on the northeast corner of Glennview Dr. and Rosewater Ave. The property consists of all of PIN 6874-27-2164.

Surrounding properties are zoned as follows:

- North: *Forsyth County Residential Single Family 20,000 Square Foot Minimum Lot Size* (RS-20)
- East: *Residential Multi-Family Eight (8) Units per Acre Maximum-Special* (RM8-S)
- West (across Rosewater Ave.): GB-C
- South (across Glennview Dr.): *Forsyth County Agricultural* (AG)



PURPOSE OF REZONING:
The purpose of this request is to allow the *Child Day Care Center* and *Medical & Surgical Offices* uses at this site and to adopt an associate site plan and elevations. If approved, this petition would replace the previously approved *Hotel or Motel* use, site plan, and elevations approved through K-

635.A1. The newly proposed site plan can be found as Appendix A of this staff report and the associated elevations can be found as Appendix B.

ZONING DISTRICT REQUIREMENTS:
Section 3.6.1 – General Dimension Requirements for Commercial Districts

Zoning District	Min. Zoning Lot		Min. Contiguous Site Area (ac)	Minimum Setbacks[1, 4]				Max. Impervious Surface Cover (%)	Max. Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
GB[2]	10,000	175	--	20	--	--	20	--	60/unlimited[34]

1. Minimum area and width requirements may be reduced for the CPO, NSB, and CPI districts under Articles 3.5 through 3.9.
2. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater, unless the development conforms to the Land Use Plan and is a conditional zoning district, then a minimum setback of the Bufferyard (3-5 Bufferyard Standards) shall be considered for a setback.
3. There is no height limit unless adjacent to property zoned RS, RM (except RM-U), AG, or H.
4. Height of the structure above sixty (60) feet may be increased by one foot for each foot of additional setback above the minimum required, if adjacent to property zoned RS, RM (except RM-U), AG, or H.

Section 3.6.2.J GB General Business District Intent
The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district accommodates destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in activity centers.

Uses
The proposed rezoning requests *Child Day Care Center* and *Medical & Surgical Offices* as the only uses for this development. These uses are defined by Article 11 of the *Unified Development Ordinance* as:

> **CHILD DAY CARE CENTER.** A day care facility in which day care is provided for thirteen (13) or more children when any child is preschool-age, or sixteen (16) or more children when all children are school-age.
>
> **MEDICAL AND SURGICAL OFFICES.** An establishment primarily engaged in furnishing medical and surgical services to individuals and licensed for such practice by the State. This definition includes all uses in the following SIC groups:
> 801 Offices and Clinics of Medical Doctors
> 802 Offices and Clinics of Dentists
> 803 Offices of Osteopathic Physicians
> 804 Offices of Other Health Practitioners.

Site Plan
The applicant is proposing one 7,000 ± square foot building to be utilized as a *Medical & Surgical Offices* on the southern side of the property and a 12,595 ± square foot building to be utilized as a *Child Day Care Center* to the north. The overall lot is proposed to be subdivided upon final plat, and the parking lot will contain a public access and maintenance easement for public use of the entire lot for either establishment. The site provides 69 parking spaces, including four (4) ADA spaces and an additional 11 loading/unloading spaces which satisfy the requirements for both requested uses. The parking calculation breakdown can be seen in Appendix A of this staff report.

Vehicular and pedestrian primary access to the site is provided from Rosewater Ave. and an additional pedestrian access is provided along Glennview Dr. to connect the nearby Glennview residential community. The sidewalks will be provided on private property and will thus be included within a public access easement. A NCDOT driveway permit along Rosewater Ave. will be required prior to approval of civil construction drawings.

The development proposes streetyards along Glennview Dr. and Rosewater Ave. to meet requirements of UDO Section 5.3 and bufferyards along the northern and eastern property lines to meet requirements of UDO Section 5.4.

One stormwater control measure is proposed to help control the flow rate for the water collected on site and is shown to the south and east of the rezoning area and will be designed to provide sufficient level of service to accommodate the site at build out.

Overlay Districts
This site is not subject to any overlay requirements.

Building Design
The petitioner has proposed adoption of architectural elevations as a part of their submittal. These can be found as Appendix B of this staff report. There are no specific design requirements at this location as this site is not within an overlay district. However, the provided elevations present high-quality design proposals that will complement each other through the use of consistent material types and will pair well with the buildings across Rosewater Ave. which do meet the Highway Corridor Overlay District standards. The submitted elevations provide ample architectural design elements such as designed windows, arcades, and prominent entry ways and utilize multiple material types to break up the length of long walls.

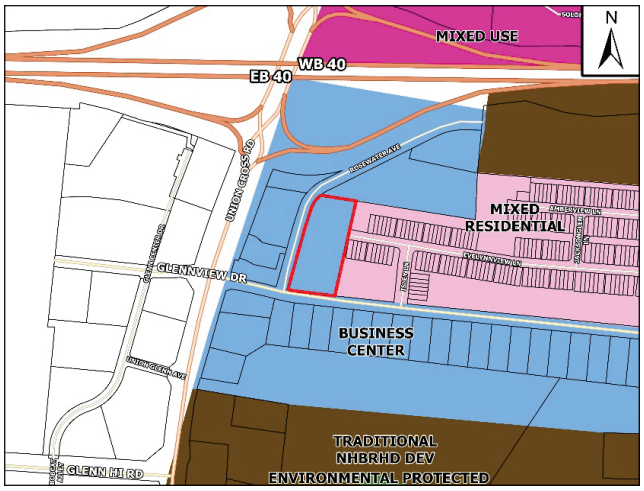
UDO Use-Specific Requirements
UDO Section 4.4.16 provides use specific requirements for the use *Child Day Care Center*. The proposal as submitted by the petitioner meets or exceeds all of the requirements, including: providing at least 25 square feet of inside space for each child enrolled, outdoor play area provided at a rate of at least 100 square feet per child enrolled, the play area being enclosed by a minimum four (4) foot tall security fence and at least one off-street passenger loading/unloading space separate from parking has been provided for each 20 children enrolled. The provisions of UDO Section 4.4.16 request of staff and the approving authorities to give special consideration to

internal traffic circulation and safety of children on-site. Staff has reviewed this plan to meet minimum requirements of the Town of Kernersville UDO and finds that the site plan meets all requirements.

Kernersville Development Plan

Thoroughfare & Street Plan

No road improvements are proposed or required with this development. Additionally, the adopted *Thoroughfare Plan* shows that eventually Rosewater Ave., formally known as State Road 4312, will connect to Teague Ln. through a connection with a future road through Caleb's Creek.



Land Use Plan

The current *Land Use Plan* designation for this site is Business Center. Business Center is defined in the Kernersville *Land Use Plan* as:

> *"Intended to accommodate a wide variety of employment uses such as office, research, corporate park, and institutional and related uses. It requires a unified design scheme, including enhanced facades on the buildings, substantial surrounding landscaping, restrictive lighting and signage, full screening of loading areas, and permits no outdoor storage ."*

The uses proposed for this site meet the intent of the Business Center district by providing an office and institutional use. The proposed site plan shows screening elements that will reduce possible adverse effects such as noise or light from adjacent properties. Staff has proposed a condition to further limit any negative effects of site lighting on adjacent properties by requiring that lighting for the project be designed to dissipate at the property line and that light fixtures shall be downward directed fully shielded. The requested uses and proposed elevations meets the intention of the *Land Use Plan* designation Business Center by providing institutional and office employment opportunities which restrict lighting and provide screening to reduce adverse effects on neighboring properties.

This site is also within the I-40/Union Cross Interchange Southeast Quadrant small area plan as detailed in the *Land Use Plan*. This small area plan describes the recent history of this area as a high-quality development supporting the nearby residential areas through commercial, institutional and office park style areas. The plan states, "To promote the business park and to protect current residential property owners, the area is designated for high quality business park or institutional uses and supporting commercial services." The proposed *Child Day Care Center* and *Medical & Surgical Offices* uses embody the goal of the small area plan by providing commercial and institutional uses in a manner which protect nearby residential areas through screening devices.

The proposed architectural elevations ensure a high-quality design will be implemented to further encourage the intent of the small area plan.

Watershed and Floodplain

The property is located within the Lower Abbots Creek Watershed.

The proposed development will be utilizing the high-density development option. High-density development is development that has added greater than 24% built-upon area (BUA) and must install engineered stormwater control measures (SCMs) to treat stormwater prior to discharging from the site. A bioretention basin is proposed to treat stormwater. Stormwater discharge to the NCDOT right of way for Glennview Drive.

Because Lower Abbotts Creek Watershed regulations allow up to 50% regulated BUA, the applicant has also applied for a Special Intensive Development Allocation (SIDA) which would allow up to 70% BUA on this parcel and the parcel located on the west side of Rosewater Avenue. The total proposed constructed BUAs for the western and eastern parcels are 69.86 and 49.59%, respectively. A detailed stormwater management plan will be required by the Town's Watershed and Stormwater Regulations.

STAFF SUMMARY

The request is to change the zoning from GB-C to GB-C for 2.59± acres and to adopt a site plan and elevations to allow for the development of two buildings for the uses of *Child Day Care Center* and *Medical & Surgical Offices*. Site access will be provided from Rosewater Ave. for vehicular and pedestrian traffic with an additional pedestrian connection provided on Glennview Dr.

The goals of the I-40/Union Cross Interchange Southeast Quadrant small area plan are achieved through high-quality design of commercial and institutional uses established near residential developments. The utilization of screening to shield any adverse effects of the development further meet the goals of this small area plan. The *LUP* designation of Business Center is satisfied through the requested use types, as the designation is "Intended to accommodate a wide variety of employment uses such as office, research, corporate park, and institutional and related uses."

RECOMMENDATION

Rezoning: Approval of the following motion:

Move to recommend amending the Unified Development Ordinance of the Town by rezoning the property in case K-654.A2 from GB-C to GB-C. The said rezoning being consistent with the Town's Comprehensive Plan, *Kernersville Development Plan*, and further being both reasonable and in the public interest because of the following facts.

1. The proposal is consistent with the *Land Use Plan* designation; and
2. The proposal is consistent with the goals and objectives of the I-40/Union Cross Interchange Southeast Quadrant small area plan; and
3. The petition proposes adoption of elevations that ensure high quality development that will

not cause adverse impacts on neighboring properties.

Site Plan: Approval with the following conditions:

Land Uses

1. *Child Day Care Center; Medical & Surgical Offices*

Environmental

2. Developer shall adhere to all State, Federal and Local Government environmental regulations.

Lighting

3. Lighting plans shall be required at the time of civil construction review. The lighting for the project shall be designed to provide adequate pedestrian lighting and dissipate at the property line. Light fixtures shall be downward directed and fully shielded.

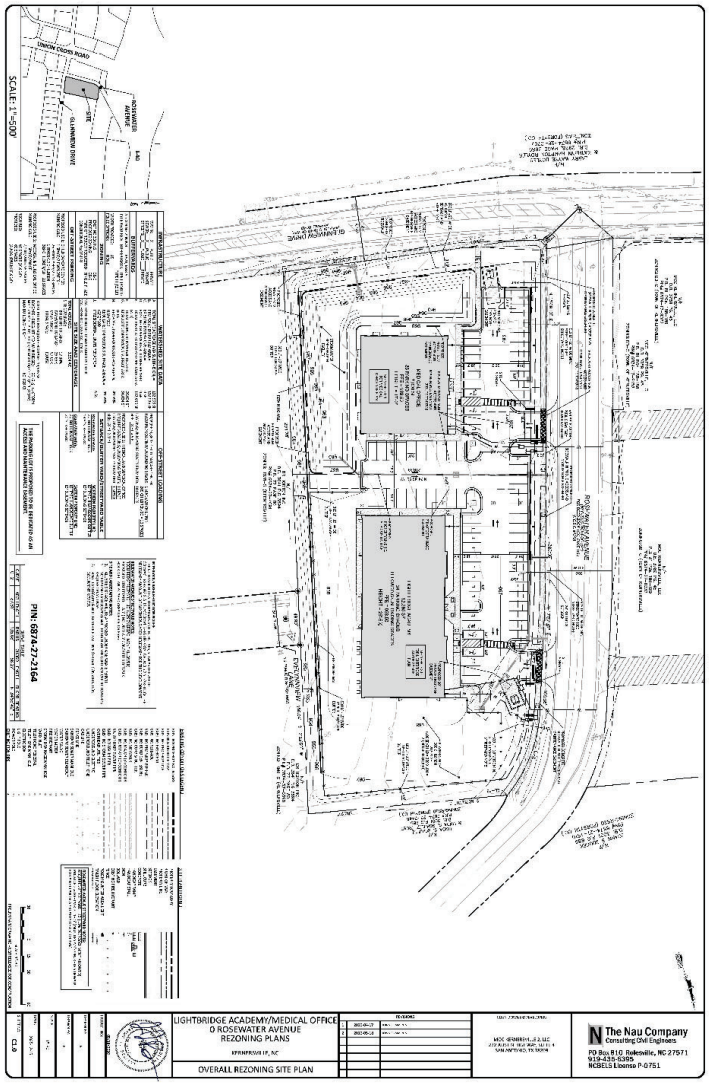
Landscaping, Bufferyards, and Streetyards

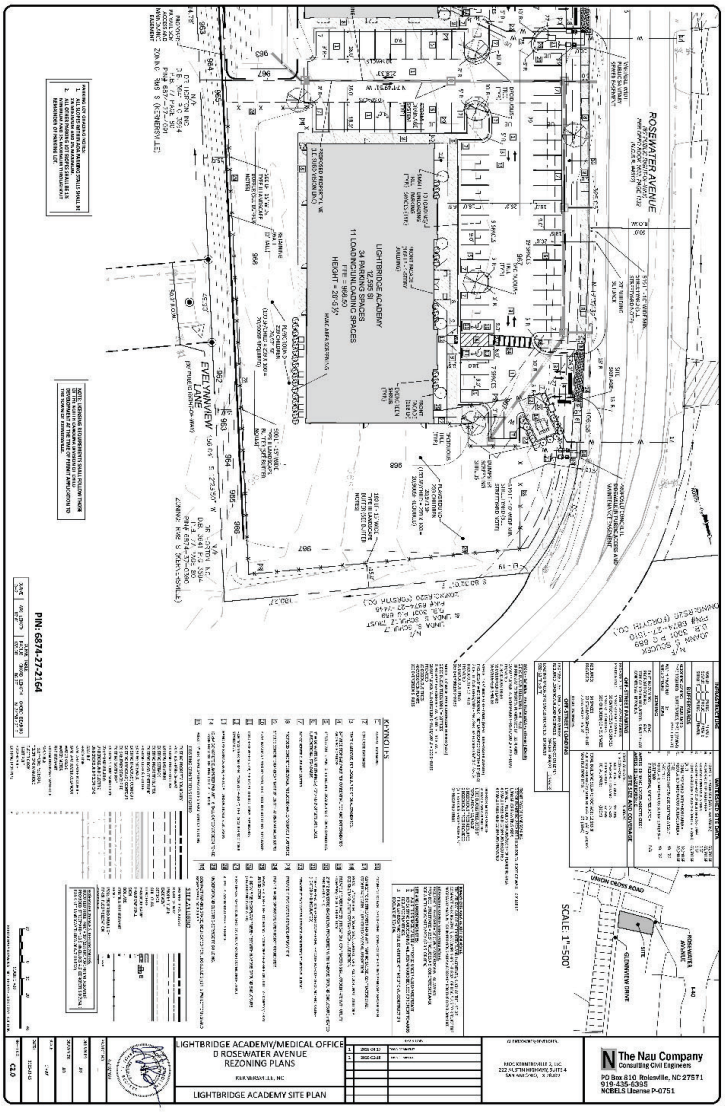
4. A full landscaping plan shall be provided and planting requirements verified at the time of civil construction document submittal.

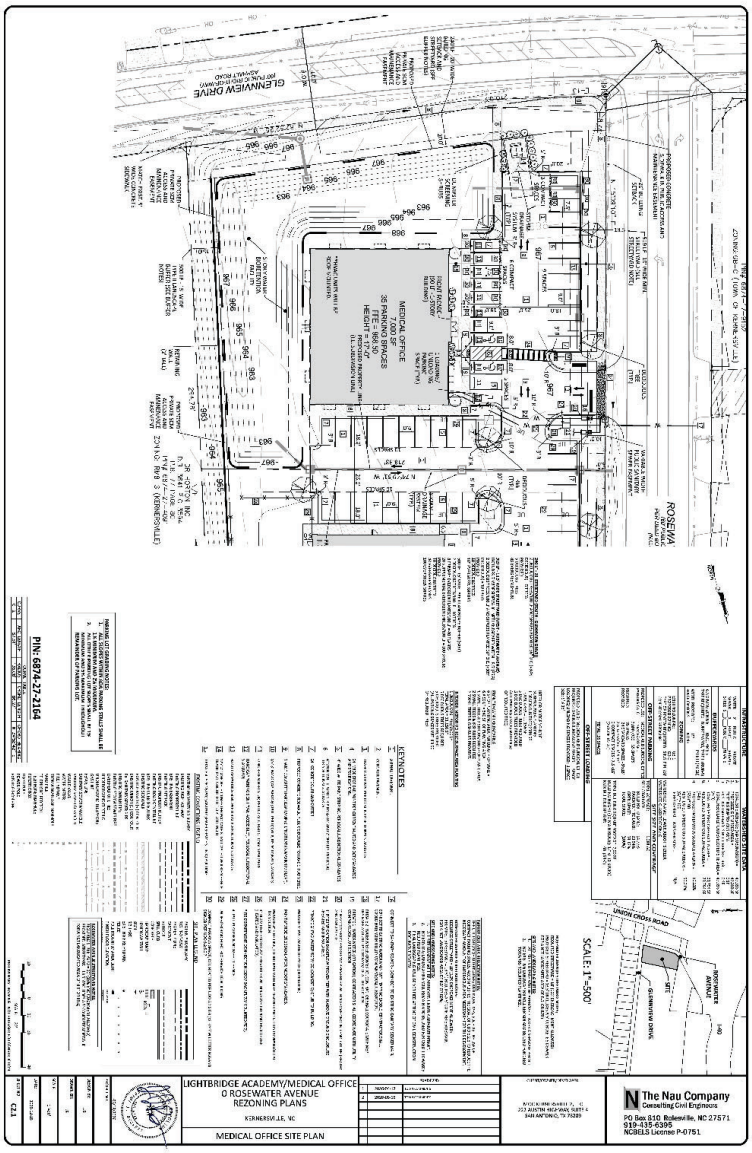
Site Plan

5. A civil construction plan shall be submitted for review and approval matching the zoning plan prepared by The Nau Company, entitled "Lightbridge Academy/Medical Office", dated December 15, 2025, as shown in Appendix A.
6. Buildings shall be constructed in conformance with elevations prepared by J.A. Malik, titled LIGHTBRIDGE ACADEMY and by FRANZ architects, titled PROJECT as shown in Appendix B.

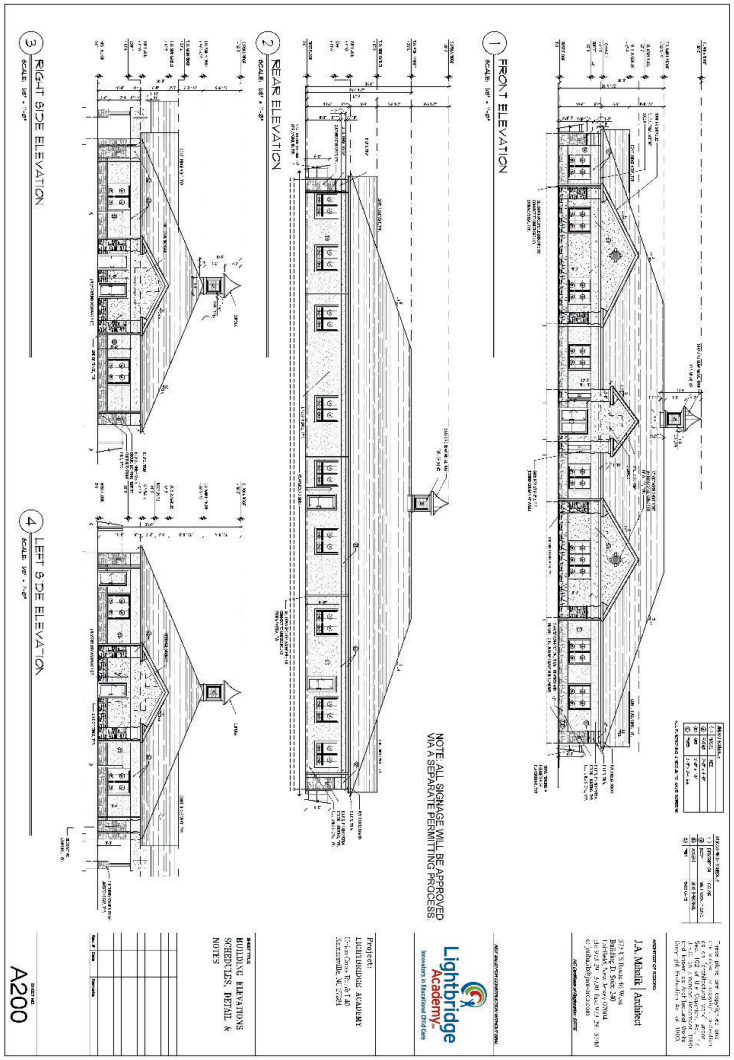
Appendix A - Site Plan




ROSEWATER AVENUE
EVELYN AVE LANE
LIGHTBRIDGE ACADEMY
34 PARKING SPACES
11 LOADING/UNLOADING SPACES
HEIGHT = 39'-0"
PIN: 6874272164
SCALE 1"=50'
LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
LIGHTBRIDGE ACADEMY SITE PLAN
The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-0358
NCBELS License P-0751


LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
KERNERSVILLE, NC
MEDICAL OFFICE SITE PLAN
The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751
SCALE: 1"=500'
PIN: 6874-27-2164

Appendix B – Elevations




4 EAST ELEVATION
3 SOUTH ELEVATION
2 WEST ELEVATION
1 NORTH ELEVATION
NOTE: ALL SIGNAGE WILL BE APPROVED VIA A SEPARATE PERMITTING PROCESS
FINISH LEGEND
EXTERIOR FINISH SCHEDULE
A2.0
PROJECT
TBD ROSEWATER AVENUE
KERNERSVILLE, TX
FRANZ architects
PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

Town Ordinance
Zoning Petition of MOC Kernersville 2, LLC, Owner
Zoning Docket K-654.A2

ORDINANCE NO. O-2026-__
AN ORDINANCE AMENDING THE
KERNERSVILLE ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
TOWN OF KERNERSVILLE, NC

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville as follows:

SECTION 1. The Kernersville Zoning Map be amended by changing from GB-C (General Business – Conditional) to GB-C (General Business – Conditional) for property located northeast of the intersection of Glennview Drive and Rosewater Avenue.

Requested uses: Child Day Care Center, Medical and Surgical Offices

Approved for property located northeast of the intersection of Glennview Drive and Rosewater Avenue, being all of PIN# 6874-27-2164.000 containing a total of 2.59 +/- acres as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, being further described as follows:

BEING KNOWN AND DESIGNATED as property located northeast of the intersection of Glennview Drive and Rosewater Avenue, being all of PIN# 6874-27-2164.000 containing a total of 2.59 +/- acres as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina.

SECTION 2. This ordinance is adopted after approval of and upon condition of compliance with the site plan entitled "Appendix A" and building elevations entitled "Appendix B" of the Conditional Use District issued by the Board of Aldermen the 7th day of July, 2026 to MOC Kernersville 2, LLC Agent for Owners.

SECTION 3. The Board of Aldermen hereby directs the issuance of a Conditional Use District pursuant to Chapter 19 of the Town code for the Town of Kernersville. Said Conditional Use District attached hereto and incorporated herein.

SECTION 4. This Ordinance shall be effective from and after its adoption.

Adopted this the 7th day of July, 2026.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk

Town Ordinance
Zoning Petition of MOC Kernersville 2, LLC, Owner
Zoning Docket K-654.A2

CONDITIONAL USE DISTRICT
Issued by
Board of Aldermen of the Town of Kernersville

The Board of Aldermen of the Town of Kernersville has issued a Conditional Use District for the site shown on the site plan map included in this zoning petition of MOC Kernersville 2, LLC, Owner. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription "Appendix A" and building elevations entitled "Appendix B" for MOC Kernersville 2, LLC, approved by the Board of Aldermen the 7th day of July, 2026 and signed, provided the property is developed in accordance with requirements of the GB-C zoning district of Chapter 19 of the Town Code and all other applicable laws permitted.

Site Plan: Approval with the following conditions:

Land Uses

1. *Child Day Care Center; Medical & Surgical Offices*

Environmental

2. Developer shall adhere to all State, Federal and Local Government environmental regulations.

Lighting

3. Lighting plans shall be required at the time of civil construction review. The lighting for the project shall be designed to provide adequate pedestrian lighting and dissipate at the property line. Light fixtures shall be downward directed and fully shielded.

Landscaping, Bufferyards, and Streetyards

4. A full landscaping plan shall be provided and planting requirements verified at the time of civil construction document submittal.

Site Plan

5. A civil construction plan shall be submitted for review and approval matching the zoning plan prepared by The Nau Company, entitled "Lightbridge Academy/Medical Office", dated December 15, 2025, as shown in Appendix A.
6. Buildings shall be constructed in conformance with elevations prepared by J.A. Malik, titled LIGHTBRIDGE ACADEMY and by FRANZ architects, titled PROJECT as shown in Appendix B.

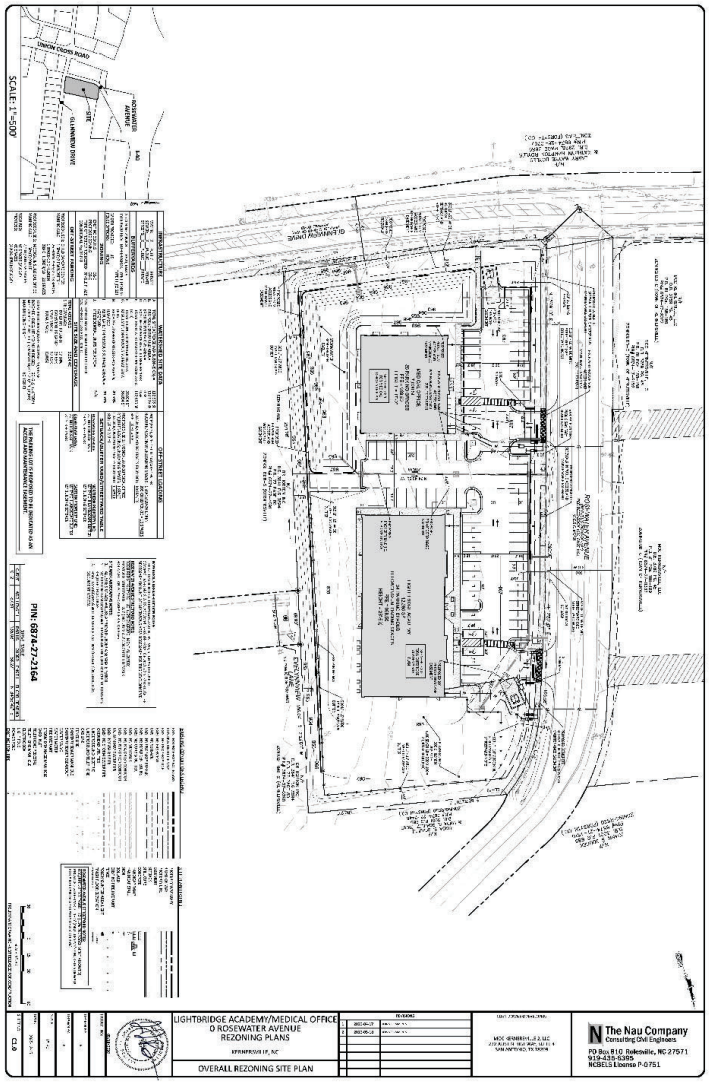
_____ _____
Catherine Garner, Community Development Director Date

Written Consent to Conditions

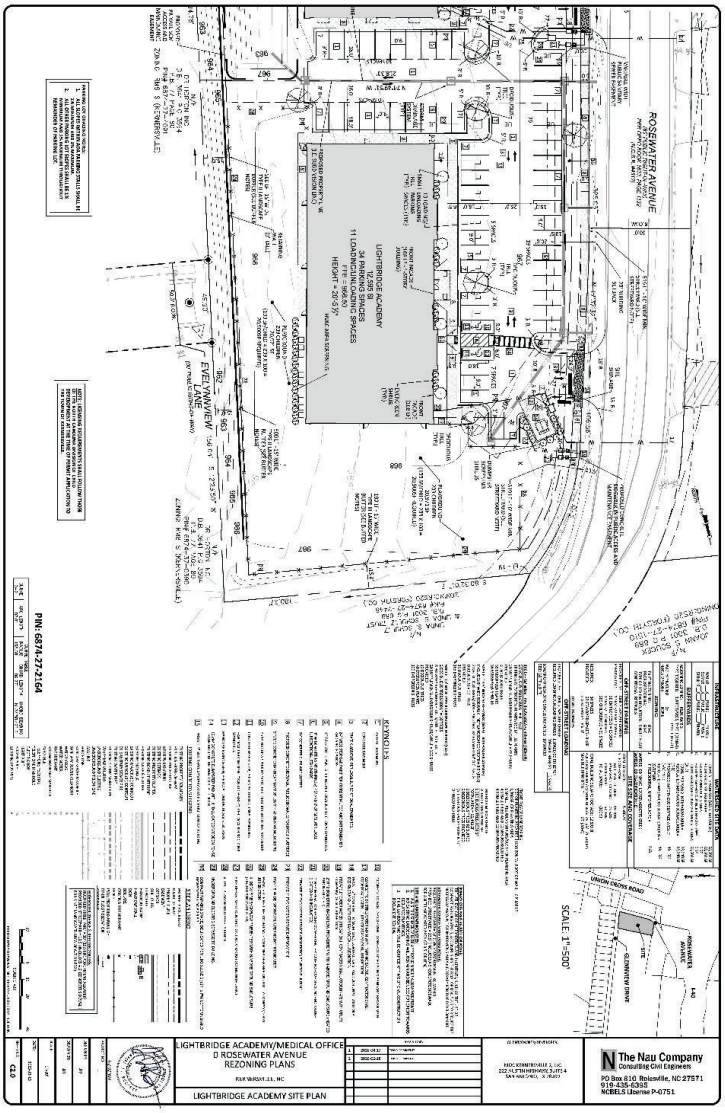
_____ _____
MOC Kernersville 2, LLC, Owner Date

Town Ordinance
Zoning Petition of MOC Kernersville 2, LLC, Owner
Zoning Docket K-654.A2

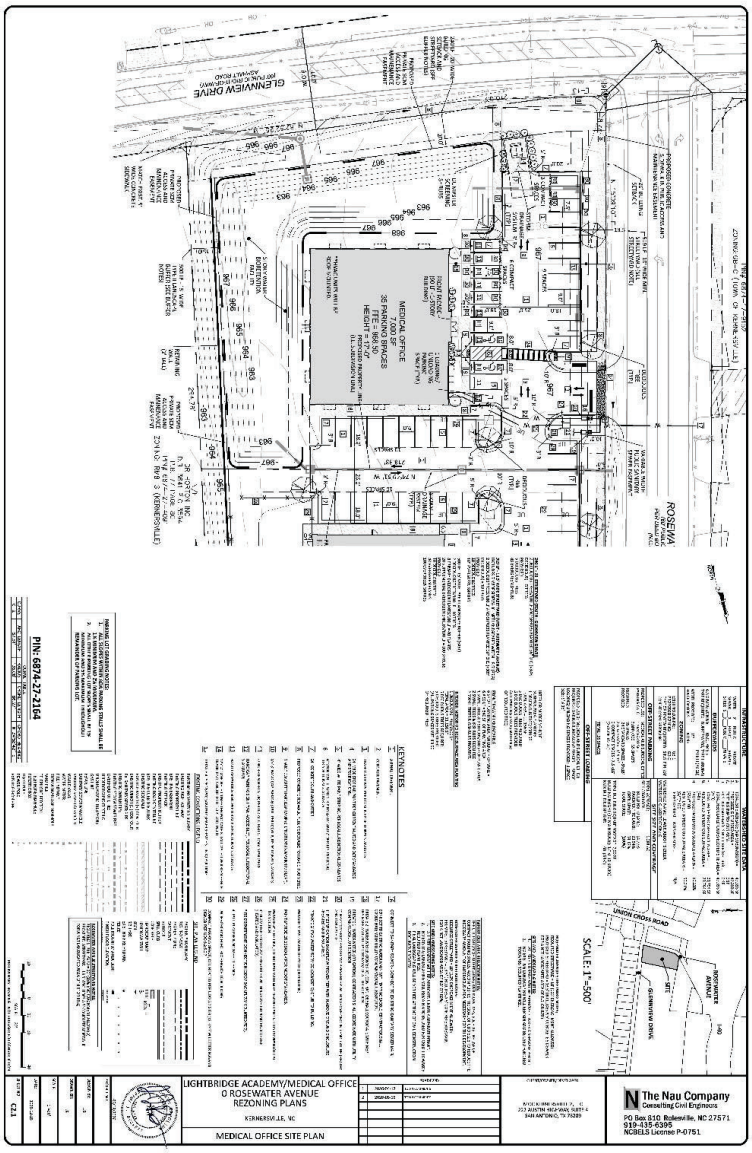
Appendix A - Site Plan



Town Ordinance
Zoning Petition of MOC Kernersville 2, LLC, Owner
Zoning Docket K-654.A2

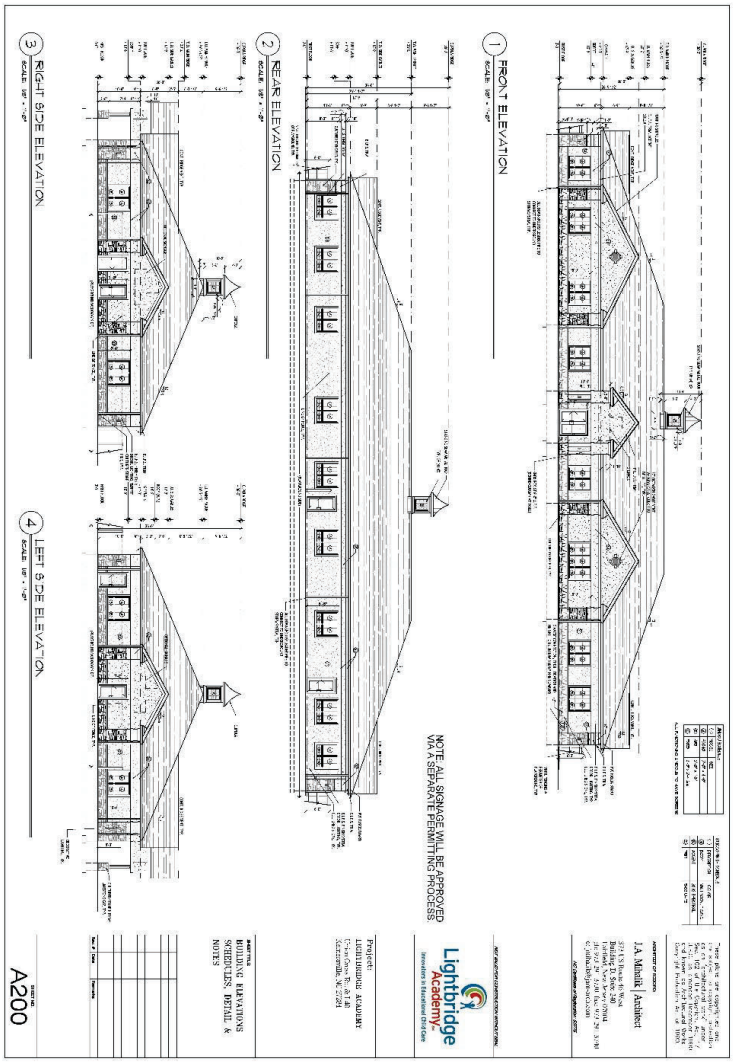


Town Ordinance
Zoning Petition of MOC Kernersville 2, LLC, Owner
Zoning Docket K-654.A2



Town Ordinance
Zoning Petition of MOC Kernersville 2, LLC, Owner
Zoning Docket K-654.A2

Appendix B – Elevations



Town Ordinance
Zoning Petition of MOC Kernersville 2, LLC, Owner
Zoning Docket K-654.A2



Town of KERNERSVILLE
NORTH CAROLINA

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

Telephone: (336) 996-3121
www.toknc.com

Date: June 15, 2026
To: Kernersville Board of Aldermen

MOC Kernersville 2, LLC, Owner, for property located on the northeast corner of Glennview Drive and Rosewater Avenue, being all of PIN 6874-27-2164 and containing 2.59 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GB-C (General Business - Conditional) to GB-C. **Zoning Docket K-654.A2.**

This is to certify that I, Keith Hooker, have had mailed at my direction, on the 15th day of June, 2026, from the offices of the Town of Kernersville, 134 East Mountain Street, Kernersville, North Carolina 27284 by first class United States Postal Service, notices of the above petitioned request and the time and place of the public hearing regarding the same to the persons at the address as follows:

MOC Kernersville 2, LLC
500 6th Street
San Antonio, TX 78215
PIN# 6874-27-2164.000
PIN# 6874-27-0332.000
PIN# 6874-17-9152.000
PIN# 6874-17-9022.000

DR Horton, Inc.
2000 Aerial Center Parkway
Suite 110
Morrisville, NC 27506
PIN# 6874-27-4091.000
PIN# 6874-37-0390.000

Treva Boyles
1569 Union Cross Road
Kernersville, NC 27284
PIN# 6874-16-8752.000

Michael Todman
Mashayla Kennedy Campbell
1104 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-4126.000

Melody Money
1124 Glennview Drive
Kernersville, NC 27284
PIN# 6874-26-3762.000

Julia Aten
Leah Litaker
1110 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-5105.000

Kevin Turner
1128 Glennview Drive
Kernersville, NC 27284
PIN# 6874-26-4761.000

Rioma, Inc.
315 Old Thomasville Road
High Point, NC 27260
PIN# 6874-27-4107.000

JoAnn Soucek
c/o Linda Baker
4961 Old Hunt Trail
Kernersville, NC 27284
PIN# 6874-27-7448.000
PIN# 6874-27-1510.000

Madhavi & Naveen Naara
7584 Fintry Drive
Greensboro, NC 27409
PIN# 6874-27-4146.000

Three Dogs Living Trust
Craig & Colleen Ohare, Trustees
5511 Sandbirch Way
Lake Worth, FL 33463
PIN# 6874-27-4166.000

Marlow Allen
1112 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-5125.000

David Grafton
1120 Glennview Drive
Kernersville, NC 27284
PIN# 6874-26-2763.000

Larry & Kathryn Boyles
1575 Union Cross Road
Kernersville, NC 27284
PIN# 6874-16-8886.00
PIN# 6874-26-0767.00
PIN# 6874-26-1765.00

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis. - Chris Thompson

Town of KERNERSVILLE
NORTH CAROLINA

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

Telephone: (336) 996-3121
www.toknc.com

Dron & Kalpana Bhandari
3802 Eagle Downs Way
Summerfield, NC 27358
PIN# 6874-27-5144.000

Barbara Klem
1116 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-5164.000

Zelda Stanfield
1117 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-5295.00

Rachel Spencer
1111 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-5236.000

ARKA Services, Inc.
2409 Dawning Court
Greensboro, NC 27410
PIN# 6874-27-5275.000

Bless Home USA, LLC
PO Box 121
Oak Ridge, NC 27310
PIN# 6874-27-6214.000

A2 Property Investments, LLC
1118 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-5184.000

Kendra Moore
Josiah Bausum
1109 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-5206.000

Mackenzie Greenly
Lennon Barrier
1113 Evelynnview Lane
Kernersville, NC 27284
PIN# 6874-27-5255.000

This further certifies that the persons listed above are all of the adjacent property owners to that property subject to the rezoning request above set forth according to the Tax Office of Forsyth County and that the addresses are those listed in said office for the purpose of tax listing. This certification is made in accordance with the provisions of N.C.G.S. 160D-601 and N.C.G.S. 160D-602, this 15th day of June, 2026.

Keith Hooker
Town Clerk

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis. - Chris Thompson

Town of KERNERSVILLE
North Carolina

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

Telephone: (336) 996-3121
www.toknc.com

NOTICE OF PENDING REZONING ACTION

A petition to amend the Zoning Map of Kernersville has been filed by **MOC Kernersville 2, LLC,** Owner**,** for property located on the northeast corner of Glennview Drive and Rosewater Avenue, being all of PIN 6874-27-2164 and containing 2.59 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GB-C (General Business - Conditional) to GB-C. **Zoning Docket K-654.A2**.

Requested Use: Child Daycare Center; Medical & Surgical Office

The Kernersville Board of Aldermen will hold a public hearing regarding this petition on **July 7, 2026, at 6:30 PM** in the Kernersville Municipal Council Chamber at Town Hall, 134 East Mountain Street, behind the Chamber of Commerce.

This notice is being sent to you because your property is either included in this request or it abuts or is located directly across a street or road from the property proposed for a zoning classification amendment. This notice is provided in pursuant to N.C. General Statute 160D-601 and 160D-602.

The purpose of the public hearing is to gather citizen comments. For those citizens that cannot attend, written comments are encouraged. The Board of Aldermen's policy is to limit the time of public comments with the total time allocation for both those in favor and those in opposition being twenty (20) minutes per side.

If you have any questions concerning this petition, please contact the Kernersville Community Development Department by mail at 134 East Mountain Street, Kernersville, NC 27284; at (336) 992-0605; by email at cd@toknc.com; or visit Staff at Town Hall.

Keith Hooker
Town Clerk

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis - Chris Thompson

K-654.A2

Glennview Dr and
Rosewater Ave

Application Type:
Single-Phase Rezoning

TAX PIN #(S)
6874-27-2164

Existing Zoning:
GB-C

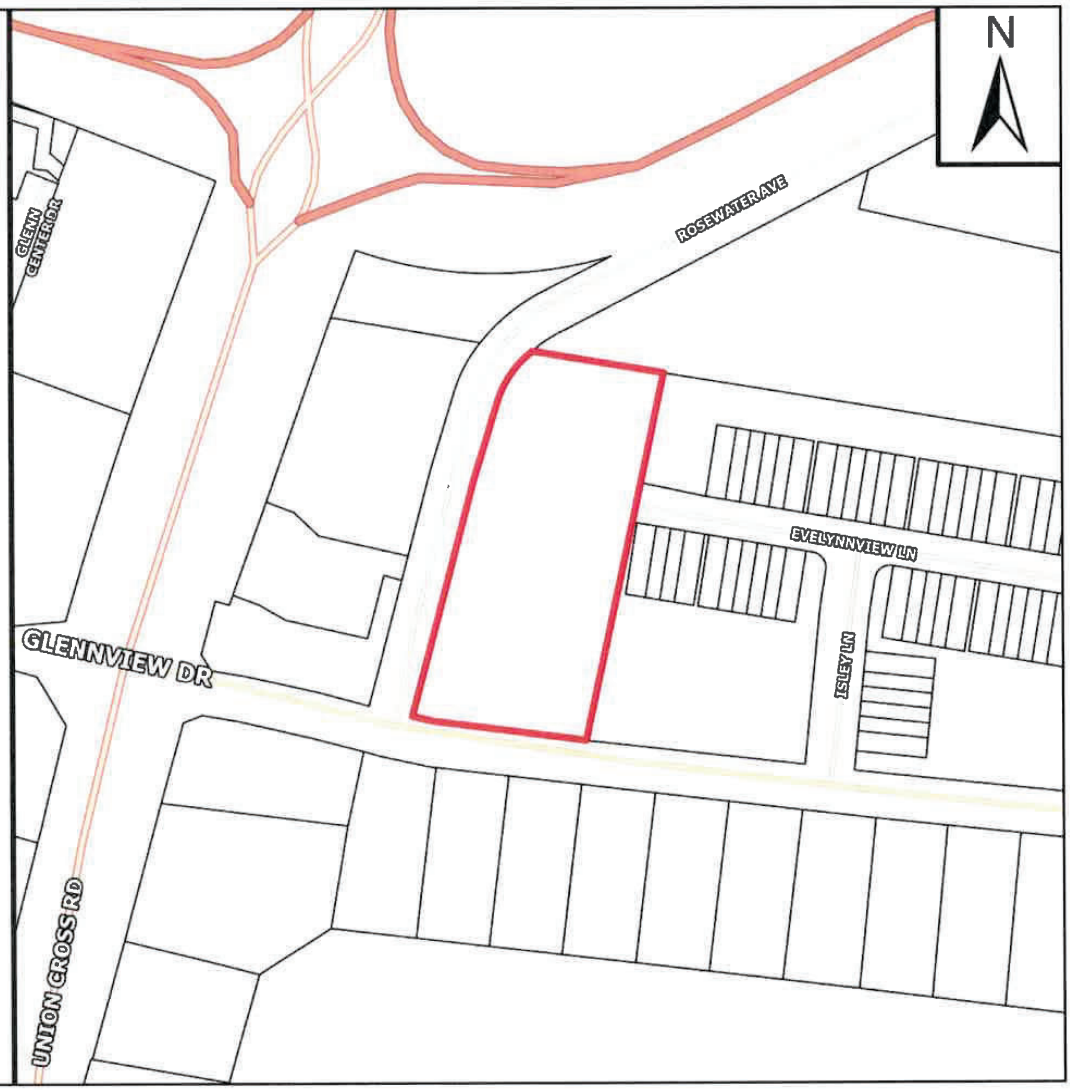
Proposed Zoning:
GB-C

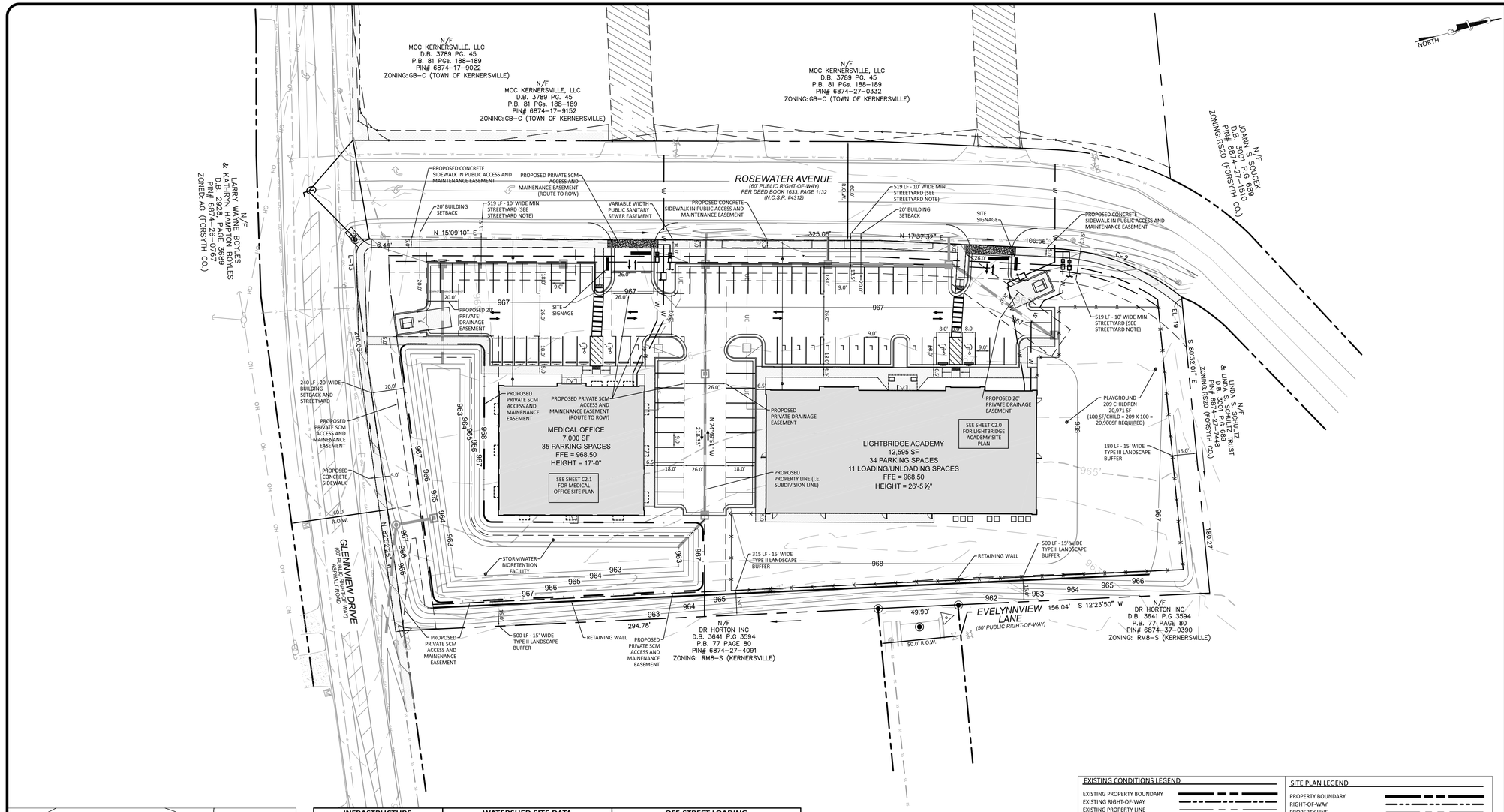
Acreage:
2.59 +/-

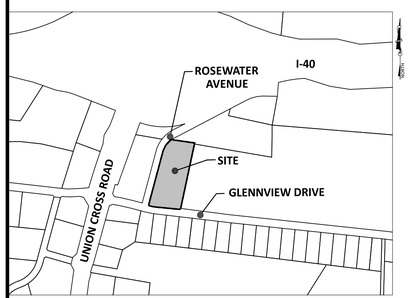
Petitioner(s):
Chris Clayton
Johnathan Coe

Owner:
MOC Kernersville 2, LLC

Town of Kernersville
Community Development Dept.
(336)992-0605







SCALE: 1"=500'

INFRASTRUCTURE

WATER:___X___PUBLIC_____PRIVATE
SEWER:___X___PUBLIC_____PRIVATE
STREETS:___X___PUBLIC_____PRIVATE

BUFFERYARDS

ADJOINING ZONING: RS20, RM8-S
TYPE REQUIRED: BUFFERYARDS, TYPE II (RM8-S) TYPE III (RS-20)
WIDTH PROVIDED: 15'
FENCE OPTIONS: NONE

ZONING

EXISTING ZONING: GB-C
PROPOSED ZONING: GB-C
TYPE OF REVIEW REQUESTED: SINGLE PHASE CONDITIONAL REZONING

OFF-STREET PARKING

PROPOSED USE 1: CHILD DAYCARE CENTER
PARKING CALC: 1 SPACE/2 EMPLOYEES = 26 EMPLOYEES/2 = 13 SPACES
1 SPACE/10 CHILDREN
209 CHILDREN/10 = 21 SPACES

PROPOSED USE 2: MEDICAL & SURGICAL OFFICE
PARKING CALC: 1 SPACE/200 SF = 7,000 /200 = 35 SPACES
REQUIRED: 69 SPACES (9' X 18')
PROVIDED: 69 SPACES (4 ADA SPACES 8' X 18')

WATERSHED SITE DATA

A.	TOTAL SITE ACREAGE (VIA SUBDIVISION) =	112,995 SF
B.	PROPOSED DISTURBED AREA =	112,995 SF
C.	EXISTING IMPERVIOUS AREA =	0 SF
D.	EXISTING IMPERVIOUS BUILT BEFORE 1993 =	0 SF
E.	TOTAL REGULATED UNDEVELOPED SITE AREA = (A-D)	112,995 SF
F.	TOTAL PROPOSED IMPERVIOUS AREA =	56,034 SF
G.	REGULATED IMPERVIOUS SURFACE AREA = (F-D)	56,034 SF
H.	PROPOSED IMPERVIOUS SURFACE AREA % = (F/A)*100	49.59%
I.	REGULATED IMPERVIOUS SURFACE AREA % = (G/E)*100	49.59%
J.	IF RESIDENTIAL, UNITS PER ACRE =	N/A

WATERSHED NAME: LOWER ABBOTTS CREEK
WATERSHED CLASSIFICATION: C

SITE SIZE AND COVERAGE

TOTAL ACREAGE: 2.594 AC
SITE COVERAGE:
BUILDING TO LAND: 17.34%
PAVEMENT TO LAND: 25.65%
OPEN SPACE: 57.01%
TOTAL SPACE: (100%)

TOTAL BUILDING SQUARE FOOTAGE: 19,595 SF
DAYCARE - BLDG. HT. (TO MAIN RIDGE): 20'-5 ½" (1-STORY)
MED. OFFICE - BLDG. HT. (TO MAIN RIDGE): 17'-0" (1-STORY)
MAX BUILDING HEIGHT: 60' (GB-C)

OFF-STREET LOADING

PROPOSED USE 1: CHILD DAYCARE CENTER
REQUIRED LOADING/UNLOADING SPACES: 1 SPACE/20 CHILDREN
209 CHILDREN/20 = 10 SPACES
LOADING/UNLOADING SPACES PROVIDED: 10 SPACES
SIZE: 18 FT. x 9 FT.

PROPOSED USE 2: MEDICAL AND SURGICAL OFFICE
REQUIRED LOADING/UNLOADING SPACES: 1 SPACE
LOADING/UNLOADING SPACES PROVIDED: 1 SPACE
SIZE: 18 FT. X 9 FT.

SETBACK/BUFFER YARD/STREETYARD TABLE

ROSEWATER AVENUE:
20' BUILDING SETBACK
13.5' STREETYARD

GLENNVIEW DRIVE:
20' BUILDING SETBACK
20' STREETYARD

NORTHERN PROPERTY LINE:
15' TYPE III LANDSCAPE BUFFER
15' BUILDING SETBACK

EASTERN PROPERTY LINE:
15' TYPE II LANDSCAPE BUFFER
15' BUILDING SETBACK

THE PARKING LOT IS PROPOSED TO BE DEDICATED AS AN ACCESS AND MAINTENANCE EASEMENT.

IMPERVIOUS AREA REDUCTION NOTES:
THE UTILIZATION OF ALTERNATIVES AND INCENTIVES, SUCH AS THE USE OF COMPACT PARKING STALLS, ACCOMPLISHES THE GOAL OF UDO 5.2.5 TO REDUCE THE NECESSARY AMOUNT OF IMPERVIOUS AREA NECESSARY FOR THIS DEVELOPMENT.

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

SITE AND LANDSCAPING NOTES:
1. ALL SITE SIGNAGE WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. NO EXISTING LANDSCAPING WILL REMAIN AND BE USED FOR CREDIT TOWARDS REQUIRED PLANTINGS.
3. FINAL LANDSCAPING WILL BE VERIFIED AT TIME OF CIVIL CONSTRUCTION DOCUMENT REVIEW.

PIN: 6874-27-2164

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C–2	87.81'	135.08'	86.27'	N 34°58'42" E

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING SETBACK
EXISTING PROPERTY BUFFER
EXISTING ROAD CENTERLINE
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING MAJOR (5') CONTOUR
EXISTING MINOR (1') CONTOUR
EX. SANITARY SEWER PIPE
EXISTING WATER PIPE
EXISTING STORM SEWER PIPE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
GAS LINE
FENCE LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
STORM DRAINAGE MANHOLE
YARD INLET
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
EXISTING IRON PIPE

SITE PLAN LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
PROPERTY LINE
EASEMENT
SETBACK
SPILL CURB
CONCRETE
HANDICAP RAMP
HANDICAP STALL
SIGN
BOLLARD
EXISTING FIRE HYDRANT
FENCE
POLE MOUNTED AREA LIGHT
FINISH FLOOR ELEVATION

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

30 0 15 30 60
SCALE: 1"=30'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT/OWNER/DEVELOPER:
MOCK KERNERSVILLE 2, LLC
222 AUSTIN HIGHWAY, SUITE 4
SAN ANTONIO, TX 78209

REVISIONS

1	2026-04-17	TOWN COMMENTS
2	2026-05-18	TOWN COMMENTS

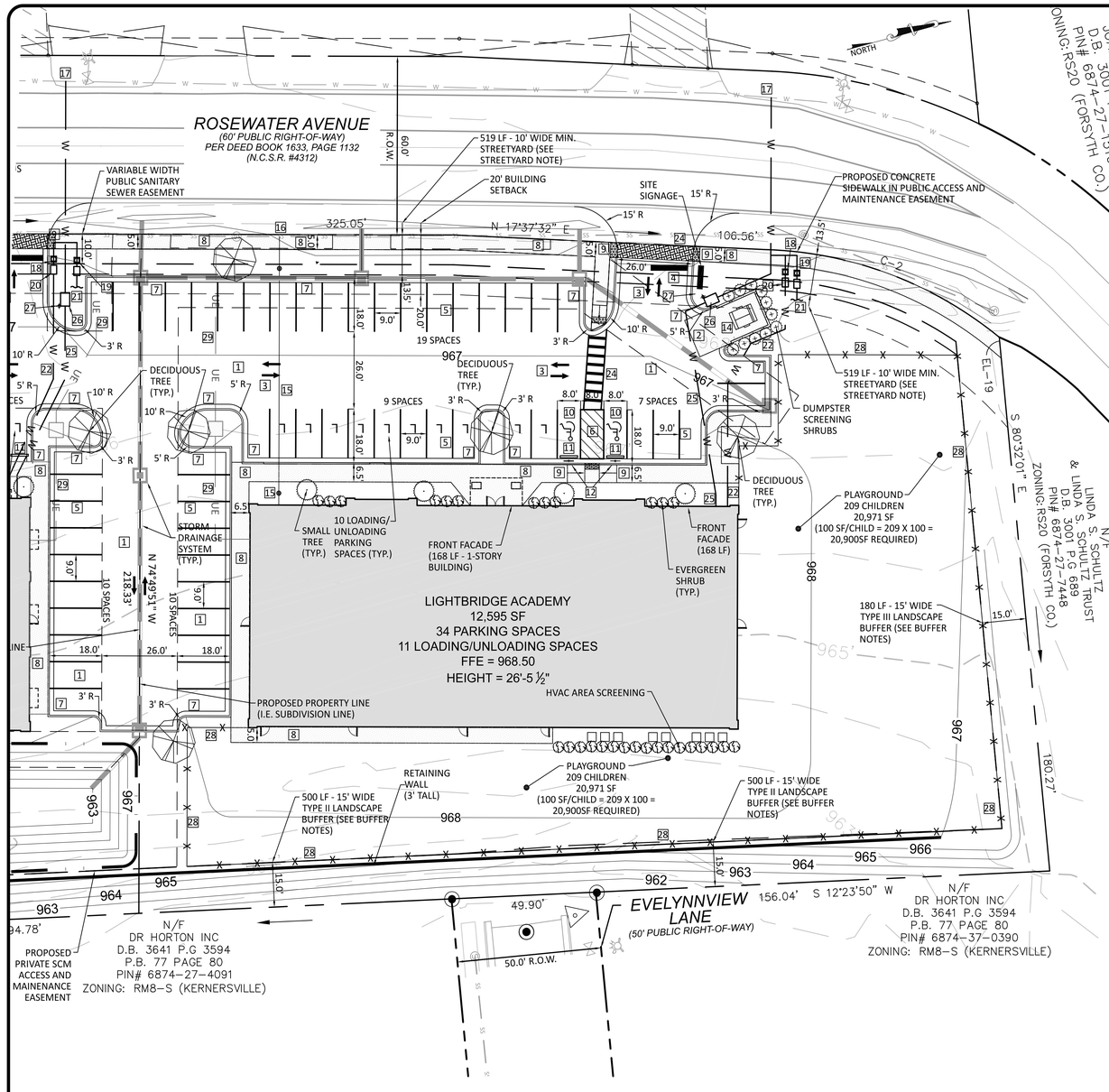
LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
KERNERSVILLE, NC

OVERALL REZONING SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047141 BRENT T. BECKETT

05/18/2026

PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: JJB
SCALE: 1"=30'
DATE: 2025-12-15
SHEET NO: C1.0



INFRASTRUCTURE

WATER:	X	PUBLIC	PRIVATE
SEWER:	X	PUBLIC	PRIVATE
STREETS:	X	PUBLIC	PRIVATE

BUFFERYARDS

ADJOINING ZONING: RS20, RM8-S
TYPE REQUIRED: BUFFERYARDS, TYPE II (RM8-S) TYPE III (RS-20)
WIDTH PROVIDED: 15'
FENCE OPTIONS: NONE

ZONING

EXISTING ZONING: GB-C
PROPOSED ZONING: GB-C
TYPE OF REVIEW REQUESTED: SINGLE PHASE CONDITIONAL REZONING

OFF-STREET PARKING

PROPOSED USE: CHILD DAYCARE CENTER
PARKING CALC: 1 SPACE/2 EMPLOYEES = 26 EMPLOYEES/2 = 13 SPACES
1 SPACE/10 CHILDREN = 209 CHILDREN/10 = 21 SPACES

REQUIRED: 34 SPACES
PROVIDED: 32 STANDARD SPACES - 9'x18'
2 ADA SPACES - 8'x18'

TOTAL: 24 SPACES

OFF-STREET LOADING

PROPOSED USE: CHILD DAYCARE CENTER
REQUIRED LOADING/UNLOADING SPACES: 1 SPACE/20 CHILDREN
209 CHILDREN/20 = 10 SPACES

LOADING/UNLOADING SPACES PROVIDED: 10 SPACES
SIZE: 18 FT. x 9 FT.

WATERSHED SITE DATA

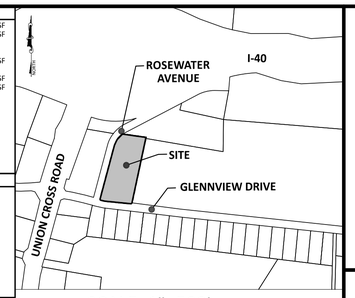
A.	TOTAL SITE ACREAGE (VIA SUBDIVISION) =	65,601 SF
B.	PROPOSED DISTURBED AREA =	65,601 SF
C.	EXISTING IMPERVIOUS AREA =	0 SF
D.	EXISTING IMPERVIOUS BUILT BEFORE 1993 =	0 SF
E.	TOTAL REGULATED UNDEVELOPED SITE AREA = (A-D)	65,601 SF
F.	TOTAL PROPOSED IMPERVIOUS AREA =	32,240 SF
G.	REGULATED IMPERVIOUS SURFACE AREA = (F-D)	32,240 SF
H.	PROPOSED IMPERVIOUS SURFACE AREA % = (F/A)*100	49.15%
I.	REGULATED IMPERVIOUS SURFACE AREA % = (G/E)*100	49.15%
J.	IF RESIDENTIAL, UNITS PER ACRE =	N/A

WATERSHED NAME: LOWER ABBOTTS CREEK
WATERSHED CLASSIFICATION: C

SITE SIZE AND COVERAGE

TOTAL ACREAGE:		1.506 AC
SITE COVERAGE:		
	BUILDING TO LAND:	19.20%
	PAVEMENT TO LAND:	23.54%
	OPEN SPACE:	57.26%
	TOTAL SPACE:	(100%)

TOTAL BUILDING SQUARE FOOTAGE: 12,595 SF
BUILDING HEIGHT (TO MAIN RIDGE): 26'-5 ½" (1-STORY)
MAX BUILDING HEIGHT: 60' (GB-C)



SCALE: 1"=500'

180 LF - 15' WIDE TYPE III LANDSCAPE BUFFER (NORTH)
2 DECIDUOUS TREES/100 LF = 4 TREES
18 PRIMARY EVERGREEN PLANTS/100 LF = 33 PLANTS
20 SUPPLEMENTAL EVERGREEN SHRUBS/100 LF = 36 SHRUBS PROVIDED -
4 DECIDUOUS TREES
33 EVERGREEN PLANTS
36 EVERGREEN SHRUBS

519 LF - 13.5' WIDE STREETYARD (WEST - ROSEWATER AVENUE)
INCLUDES 5' WIDE SIDEWALK - NET LANDSCAPED WIDTH = 8.5' (85%)
2 DECIDUOUS TREES/100 LF AND SHRUBS PLANTED 36" O.C. (<30% DECIDUOUS) = 10 TREES PROVIDED
10 DECIDUOUS TREES
165 EVERGREEN SHRUBS

500 LF - 15' WIDE TYPE II LANDSCAPE BUFFER (EAST)
2 DECIDUOUS TREES/100 LF = 10 TREES
8 PRIMARY EVERGREEN PLANTS/100 LF = 40 PLANTS
20 SUPPLEMENTAL EVERGREEN SHRUBS/100 LF = 100 SHRUBS PROVIDED
10 DECIDUOUS TREES
40 EVERGREEN PLANTS
100 EVERGREEN SHRUBS

FRONT FACADE LANDSCAPING
6 SF OF PLANTING AREA PER 1 HORIZONTAL FOOT OF WALL = 6 X 168 LF = 1,008 SF OF PLANTING AREA
1 SMALL TREE AND 3 SHRUBS/300 SF OF PLANTING AREA
4 SMALL TREES AND 12 SHRUBS REQUIRED
4 SMALL TREES AND 12 SHRUBS PROVIDED

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTING
1 DECIDUOUS TREE/2500 SF
TOTAL AREA = 15,443 SF
6 DECIDUOUS TREES REQUIRED
6 DECIDUOUS TREES PROVIDED
(ALL PARKING SPACES WITHIN 50' OF REQUIRED TREE)

IMPERVIOUS AREA REDUCTION NOTES:
THE UTILIZATION OF ALTERNATIVES AND INCENTIVES, SUCH AS THE USE OF COMPACT PARKING STALLS, ACCOMPLISHES THE GOAL OF UDO 5.2.5 TO REDUCE THE NECESSARY AMOUNT OF IMPERVIOUS AREA NECESSARY FOR THIS DEVELOPMENT.

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

SITE AND LANDSCAPING NOTES:
1. ALL SITE SIGNAGE WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. NO EXISTING LANDSCAPING WILL REMAIN AND BE USED FOR CREDIT TOWARDS REQUIRED PLANTINGS.
3. FINAL LANDSCAPING WILL BE VERIFIED AT TIME OF CIVIL CONSTRUCTION DOCUMENT REVIEW.

KEYNOTES

1. ASPHALT PAVEMENT.
2. CONCRETE PAVEMENT.
3. TRAFFIC ARROWS, PER LOCAL JURISDICTIONAL STANDARDS.
4. 24" WIDE STOP BAR PAINT PER CURRENT MUTCD AND DOT STANDARDS AND SPECIFICATIONS.
5. 4" WIDE WHITE PAINT STRIPING, PER LOCAL JURISDICTIONAL STANDARDS.
6. 4" WIDE WHITE PAINT STRIPING @ 45° AND 2' OFFSETS, PER LOCAL JURISDICTIONAL STANDARDS.
7. 24" CONCRETE CURB AND GUTTER.
8. PROPOSED CONCRETE SIDEWALK. PUBLIC SIDEWALKS TO HAVE 1' FLAT VERGE.
9. 5' WIDE CONCRETE HANDICAP RAMP (6' LENGTH AT 8% MAXIMUM SLOPE).
10. 8'x18' HANDICAP PARKING STALL, PER LOCAL JURISDICTIONAL STANDARDS.
11. CONCRETE WHEEL STOP, PER LOCAL JURISDICTIONAL STANDARDS.
12. HANDICAP PARKING SIGN ("VAN ACCESSIBLE"), PER LOCAL JURISDICTIONAL STANDARDS.
13. HANDICAP PARKING SIGN, PER LOCAL JURISDICTIONAL STANDARDS.
14. 12'x14' CONCRETE DUMPSTER PAD WITH 8' TALL GATED WOODEN FENCE TRASH ENCLOSURE. PER T.O.K. STD. 900-B.
15. PRIVATE 4" SDR 26 PVC SANITARY SEWER SERVICE STUB TO BUILDING.
16. CONNECT TO SANITARY SEWER - CONNECT TO EXISTING SANITARY SEWER MAIN.
17. CONNECT TO EXISTING WATER MAIN WITH TAPPING SADDLE, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY/LOCAL JURISDICTION.
18. PRIVATE 2" WATER METER (DOMESTIC), CONTRACTOR SHALL COORDINATE WITH MEP DESIGNER AND UTILITY COMPANY/LOCAL JURISDICTION.
19. PRIVATE 1" WATER METER (IRRIGATION), CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY/LOCAL JURISDICTION.
20. 2" RPZ DOMESTIC BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
21. 1" RPZ IRRIGATION BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
22. PRIVATE 2" PVC WATER SERVICE (DOMESTIC) STUB TO BUILDING.
23. PRIVATE 1" PVC WATER SERVICE (IRRIGATION).
24. PAINT 6' WIDE CROSSWALK PER NCDOT STANDARDS.
25. PRIVATE 4" FIRE LINE, COORDINATE WITH MEP DESIGNER AND UTILITY COMPANY/LOCAL JURISDICTION.
26. 4" DDCV FIRE BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
27. FIRE DEPARTMENT CONNECTION (DDCV BACKFLOW MOUNTED FDC).
28. 4' TALL PLAYGROUND SAFETY FENCE.
29. UNDERGROUND ELECTRIC SERVICE TO BUILDING.
30. COMPACT PARKING SPACE, DELINEATED PER UDO 5.2.5.E.6 (12"H x 7"W LETTERING) AND SIGNED PER UDO 5.2.5.E.7.

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING SETBACK
EXISTING PROPERTY BUFFER
EXISTING ROAD CENTERLINE
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING MAJOR (5') CONTOUR
EXISTING MINOR (1') CONTOUR
EX. SANITARY SEWER PIPE
EXISTING WATER PIPE
EXISTING STORM SEWER PIPE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
GAS LINE
FENCE LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
STORM DRAINAGE MANHOLE
YARD INLET
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
EXISTING IRON PIPE

SITE PLAN LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
PROPERTY LINE
EASEMENT
SETBACK
SPILL CURB
CONCRETE
HANDICAP RAMP
HANDICAP STALL
SIGN
BOLLARD
EXISTING FIRE HYDRANT
FENCE
POLE MOUNTED AREA LIGHT
FINISH FLOOR ELEVATION
CROSSWALK

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

PARKING LOT GRADING NOTES:
1. **ALL SLOPES WITHIN ADA PARKING STALLS SHALL BE 1% MINIMUM AND 2% MAXIMUM.**
2. **ALL OTHER PARKING LOT SLOPES SHALL BE 1% MINIMUM AND 5% MAXIMUM THROUGHOUT REMAINDER OF PARKING LOT.**

NOTE: LICENSING REQUIREMENTS SHALL FOLLOW THOSE OF THE NORTH CAROLINA DIVISION OF CHILD DEVELOPMENT AT THE TIME OF PERMIT APPLICATION TO THE TOWN OF KERNERSVILLE.

PIN: 6874-27-2164

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-2	87.81'	135.08'	86.27'	N 34°58'42" E

SCALE: 1"=20'
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT/OWNER/DEVELOPER:
MOCK KERNERSVILLE 2, LLC
222 AUSTIN HIGHWAY, SUITE 4
SAN ANTONIO, TX 78209

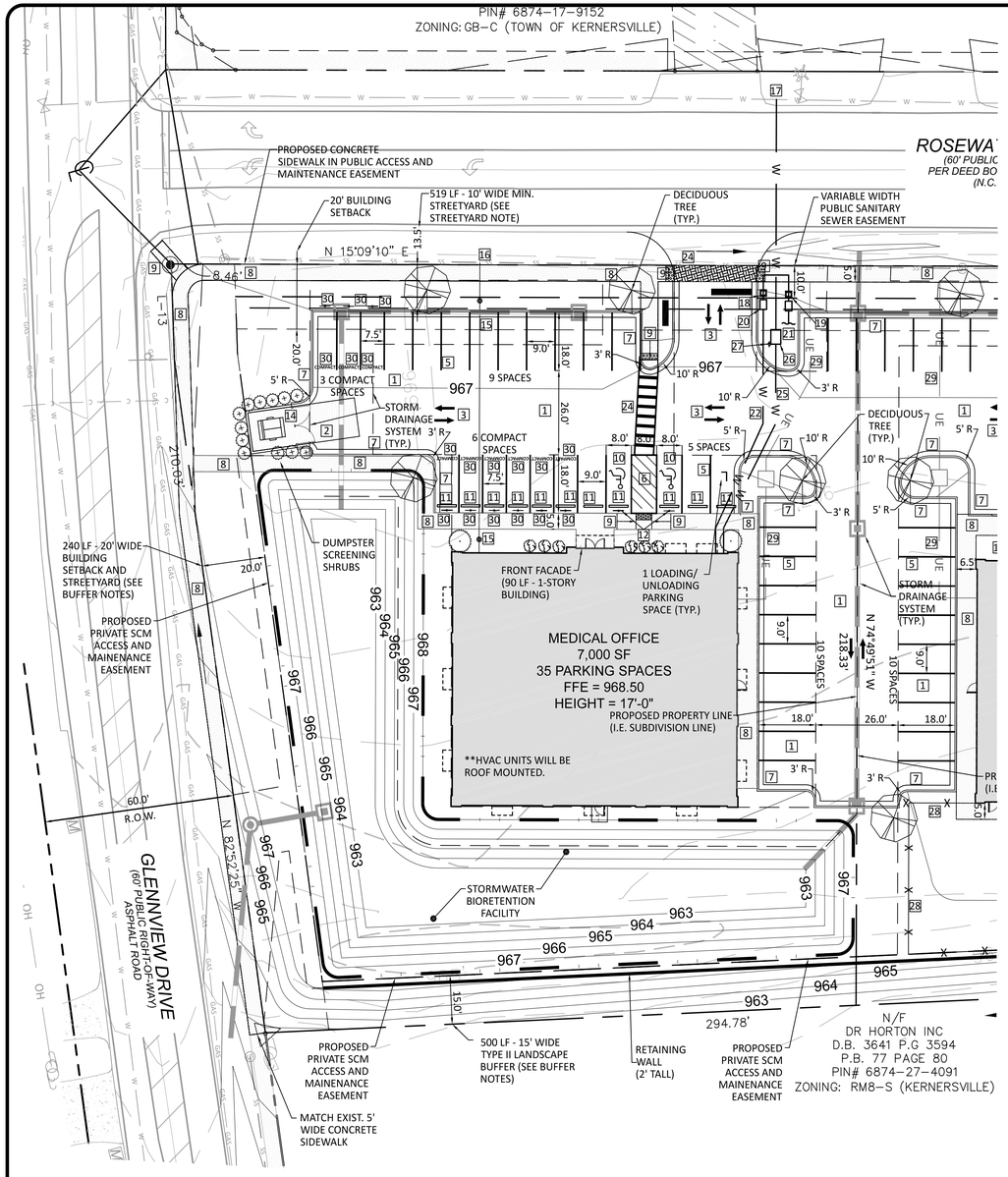
REVISIONS		
1	2026-04-17	TOWN COMMENTS
2	2026-05-18	TOWN COMMENTS

LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
KERNERSVILLE, NC

LIGHTBRIDGE ACADEMY SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049141 JEREMY J. BECKETT
05/18/2026

PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: JJB
SCALE: 1"=20'
DATE: 2025-12-15
SHEET NO: C2.0



INFRASTRUCTURE		
WATER:	X PUBLIC	PRIVATE
SEWER:	X PUBLIC	PRIVATE
STREETS:	X PUBLIC	PRIVATE

BUFFERYARDS	
ADJOINING ZONING:	RS20, RM8-S
TYPE REQUIRED:	BUFFERYARDS, TYPE II (RM8-S) TYPE III (RS-20)
WIDTH PROVIDED:	15'
FENCE OPTIONS:	NONE

ZONING	
EXISTING ZONING:	GB-C
PROPOSED ZONING:	GB-C
TYPE OF REVIEW REQUESTED:	SINGLE PHASE CONDITIONAL REZONING

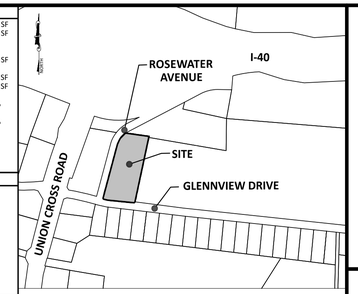
OFF-STREET PARKING	
PROPOSED USE:	MEDICAL AND SURGICAL OFFICE
PARKING CALC:	1 SPACE/200 SF = 7,000 /200 = 35 SPACES
REQUIRED:	35 SPACES
PROVIDED:	24 STANDARD SPACES - 9'x18' 2 ADA SPACES - 8' X 18' 9 COMPACT SPACES - 7.5'x18' (25% OF TOTAL)
	TOTAL: 35 SPACES

OFF-STREET LOADING
PROPOSED USE 2: MEDICAL AND SURGICAL OFFICE
REQUIRED LOADING/UNLOADING SPACES: 1 SPACE
LOADING/UNLOADING SPACES PROVIDED: 1 SPACE
SIZE: 9' X 18'

WATERSHED SITE DATA		
A.	TOTAL SITE ACREAGE (VIA SUBDIVISION) =	47,393 SF
B.	PROPOSED DISTURBED AREA =	47,393 SF
C.	EXISTING IMPERVIOUS AREA =	0 SF
D.	EXISTING IMPERVIOUS BUILT BEFORE 1993 =	0 SF
E.	TOTAL REGULATED UNDEVELOPED SITE AREA = (A-D)	47,393 SF
F.	TOTAL PROPOSED IMPERVIOUS AREA =	23,794 SF
G.	REGULATED IMPERVIOUS SURFACE AREA = (F-D)	23,794 SF
H.	PROPOSED IMPERVIOUS SURFACE AREA % = (F/A)*100	50.21%
I.	REGULATED IMPERVIOUS SURFACE AREA % = (G/E)*100	50.21%
J.	IF RESIDENTIAL, UNITS PER ACRE =	N/A

WATERSHED NAME: LOWER ABBOTTS CREEK
WATERSHED CLASSIFICATION: C

SITE SIZE AND COVERAGE	
TOTAL ACREAGE:	1.088 AC
SITE COVERAGE:	
BUILDING TO LAND:	14.77%
PAVEMENT TO LAND:	23.54%
OPEN SPACE:	59.12%
TOTAL SPACE:	(100%)
TOTAL BUILDING SQUARE FOOTAGE:	7,00 SF
BUILDING HEIGHT (TO MAIN RIDGE):	17'-0" (1-STORY)
MAX BUILDING HEIGHT:	60' (GB-C)



SCALE: 1"=500'

240 LF - 20' STREETYARD (SOUTH - GLENNVIEW DRIVE))
2 DECIDUOUS TREES/100 LF AND SHRUBS PLANTED 36" O.C. (<30% DECIDUOUS) = 5 TREES
PROVIDED
5 DECIDUOUS TREES
85 EVERGREEN SHRUBS

519 LF - 13.5' WIDE STREETYARD (WEST - ROSEWATER AVENUE)
INCLUDES 5' WIDE SIDEWALK - NET LANDSCAPED WIDTH = 8.5' (85%)
2 DECIDUOUS TREES/100 LF AND SHRUBS PLANTED 36" O.C. (<30% DECIDUOUS) = 10 TREES
PROVIDED
10 DECIDUOUS TREES
165 EVERGREEN SHRUBS

500 LF - 15' WIDE TYPE II LANDSCAPE BUFFER (EAST)
2 DECIDUOUS TREES/100 LF = 10 TREES
8 PRIMARY EVERGREEN PLANTS/100 LF = 40 PLANTS
20 SUPPLEMENTAL EVERGREEN SHRUBS/100 LF = 100 SHRUBS
PROVIDED
10 DECIDUOUS TREES
40 EVERGREEN PLANTS
100 EVERGREEN SHRUBS

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTING
1 DECIDUOUS TREE/2500 SF
TOTAL AREA = 11,156 SF
5 DECIDUOUS TREES REQUIRED
5 DECIDUOUS TREES PROVIDED
(ALL PARKING SPACES WITHIN 50' OF REQUIRED TREE)

FRONT FACADE LANDSCAPING
6 SF OF PLANTING AREA PER LENGTH OF WALL =
6 X 90 LF = 540 SF OF PLANTING AREA
1 SMALL TREE & 3 SHRUBS/300 SF OF PLANT. AREA
2 SMALL TREES & 6 SHRUBS REQUIRED
2 SMALL TREES & 6 SHRUBS PROVIDED

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTING
1 DECIDUOUS TREE/2500 SF
TOTAL AREA = 11,156 SF
5 DECIDUOUS TREES REQUIRED
5 DECIDUOUS TREES PROVIDED
(ALL PARKING SPACES WITHIN 50' OF REQUIRED TREE)

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

SITE AND LANDSCAPING NOTES:
1. ALL SITE SIGNAGE WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. NO EXISTING LANDSCAPING WILL REMAIN AND BE USED FOR CREDIT TOWARDS REQUIRED PLANTINGS.

IMPERVIOUS AREA REDUCTION NOTES:
THE UTILIZATION OF ALTERNATIVES AND INCENTIVES, SUCH AS THE USE OF COMPACT PARKING STALLS, ACCOMPLISHES THE GOAL OF UDO 5.2.5 TO REDUCE THE NECESSARY AMOUNT OF IMPERVIOUS AREA NECESSARY FOR THIS DEVELOPMENT.

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

SITE AND LANDSCAPING NOTES:
1. ALL SITE SIGNAGE WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. NO EXISTING LANDSCAPING WILL REMAIN AND BE USED FOR CREDIT TOWARDS REQUIRED PLANTINGS.
3. FINAL LANDSCAPING WILL BE VERIFIED AT TIME OF CIVIL CONSTRUCTION DOCUMENT REVIEW.

KEYNOTES

1. ASPHALT PAVEMENT.
2. CONCRETE PAVEMENT.
3. TRAFFIC ARROWS, PER LOCAL JURISDICTIONAL STANDARDS.
4. 24" WIDE STOP BAR PAINT PER CURRENT MUTCD AND DOT STANDARDS AND SPECIFICATIONS.
5. 4" WIDE WHITE PAINT STRIPING, PER LOCAL JURISDICTIONAL STANDARDS.
6. 4" WIDE WHITE PAINT STRIPING @ 45° AND 2' OFFSETS, PER LOCAL JURISDICTIONAL STANDARDS.
7. 24" CONCRETE CURB AND GUTTER.
8. PROPOSED CONCRETE SIDEWALK. PUBLIC SIDEWALKS TO HAVE 1' FLAT VERGE.
9. 5' WIDE CONCRETE HANDICAP RAMP (6' LENGTH AT 8% MAXIMUM SLOPE).
10. 8'x18' HANDICAP PARKING STALL, PER LOCAL JURISDICTIONAL STANDARDS.
11. CONCRETE WHEEL STOP, PER LOCAL JURISDICTIONAL STANDARDS.
12. HANDICAP PARKING SIGN ("VAN ACCESSIBLE"), PER LOCAL JURISDICTIONAL STANDARDS.
13. HANDICAP PARKING SIGN, PER LOCAL JURISDICTIONAL STANDARDS.
14. 12'x14' CONCRETE DUMPSTER PAD WITH 8' TALL GATED WOODEN FENCE TRASH ENCLOSURE, PER T.O.K. STD. 900-B.
15. PRIVATE 4" SDR 26 PVC SANITARY SEWER SERVICE STUB TO BUILDING.
16. CONNECT TO SANITARY SEWER - CONNECT TO EXISTING SANITARY SEWER MAIN.
17. CONNECT TO EXISTING WATER MAIN WITH TAPPING SADDLE, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY/LOCAL JURISDICTION.
18. PRIVATE 2" WATER METER (DOMESTIC), CONTRACTOR SHALL COORDINATE WITH MEP DESIGNER AND UTILITY COMPANY/LOCAL JURISDICTION.
19. PRIVATE 1" WATER METER (IRRIGATION), CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY/LOCAL JURISDICTION.
20. 2" RPZ DOMESTIC BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
21. 1" RPZ IRRIGATION BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
22. PRIVATE 2" PVC WATER SERVICE (DOMESTIC) STUB TO BUILDING.
23. PRIVATE 1" PVC WATER SERVICE (IRRIGATION).
24. PAINT 6' WIDE CROSSWALK PER NCDOT STANDARDS.
25. PRIVATE 4" FIRE LINE, COORDINATE WITH MEP DESIGNER AND UTILITY COMPANY/LOCAL JURISDICTION.
26. 4" DDCV FIRE BACKFLOW PREVENTER WITHIN ABOVE GROUND ENCLOSURE (HEATED AND INSULATED).
27. FIRE DEPARTMENT CONNECTION (DDCV BACKFLOW MOUNTED FDC).
28. 4' TALL PLAYGROUND SAFETY FENCE.
29. UNDERGROUND ELECTRIC SERVICE TO BUILDING.
30. COMPACT PARKING SPACE. DELINEATED PER UDO 5.2.5.E.6 (12"H x 7"W LETTERING) AND SIGNED PER UDO 5.2.5.E.7.

PARKING LOT GRADING NOTES:
1. **ALL SLOPES WITHIN ADA PARKING STALLS SHALL BE 1% MINIMUM AND 2% MAXIMUM.**
2. **ALL OTHER PARKING LOT SLOPES SHALL BE 1% MINIMUM AND 5% MAXIMUM THROUGHOUT REMAINDER OF PARKING LOT.**

PIN: 6874-27-2164

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-2	87.81'	135.08'	86.27'	N 34°58'42" E

EXISTING CONDITIONS LEGEND

EXISTING PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING SETBACK
EXISTING PROPERTY BUFFER
EXISTING ROAD CENTERLINE
EXISTING CURB & GUTTER
EXISTING SIDEWALK
EXISTING MAJOR (5') CONTOUR
EXISTING MINOR (1') CONTOUR
EX. SANITARY SEWER PIPE
EXISTING WATER PIPE
EXISTING STORM SEWER PIPE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
GAS LINE
FENCE LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
STORM DRAINAGE MANHOLE
YARD INLET
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
EXISTING IRON PIPE

SITE PLAN LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
PROPERTY LINE
EASEMENT
SETBACK
SPILL CURB
CONCRETE
HANDICAP RAMP
HANDICAP STALL
SIGN
BOLLARD
EXISTING FIRE HYDRANT
FENCE
POLE MOUNTED AREA LIGHT
FINISH FLOOR ELEVATION
CROSSWALK

ROSEWATER AVENUE STREETYARD NOTES:
REQUIRED STREETYARD = 10' (15% ENCROACHMENT ALLOWED)
PROVIDED STREETYARD = 13.5' (INCLUDES A 5' CONCRETE SIDEWALK FOR A NET LANDSCAPED AREA OF 8.5' OR 85%)

20 0 10 20 40
SCALE: 1"=20'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT/OWNER/DEVELOPER:
MOCK KERNERSVILLE 2, LLC
222 AUSTIN HIGHWAY, SUITE 4
SAN ANTONIO, TX 78209

REVISIONS		
1	2026-04-17	TOWN COMMENTS
2	2026-05-18	TOWN COMMENTS

LIGHTBRIDGE ACADEMY/MEDICAL OFFICE
0 ROSEWATER AVENUE
REZONING PLANS
KERNERSVILLE, NC

MEDICAL OFFICE SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 JEREMY J. BECKETT

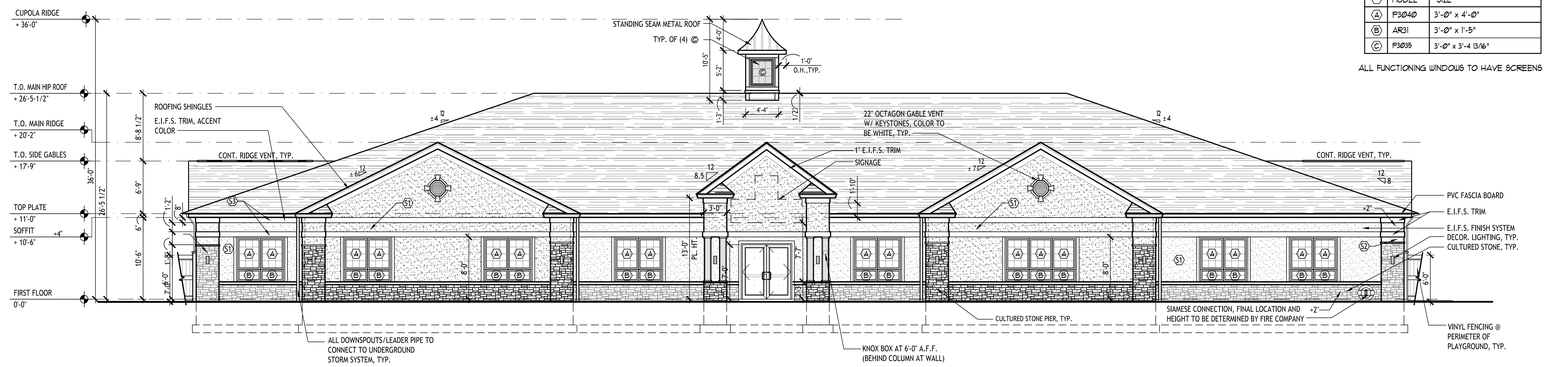
05/18/2026

PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: JJB
SCALE: 1"=20'
DATE: 2025-12-15
SHEET NO: C2.1

WINDOW SCHEDULE		
	MODEL	SIZE
A	P3040	3'-0" x 4'-0"
B	AR31	3'-0" x 1'-5"
C	P3039	3'-0" x 3'-4 13/16"

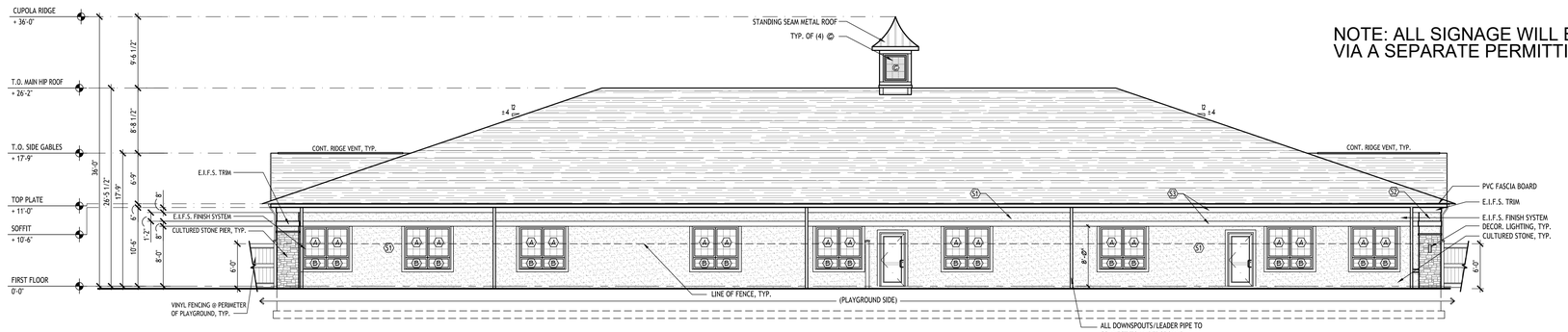
ALL FUNCTIONING WINDOWS TO HAVE SCREENS

STUCCO FINISH SCHEDULE		
	DESCRIPTION	COLOR
51	BODY	1061 MOONLIT SAND
52	ACCENT	3213 SPECTRAL
53	TRIM	9433 WHITE



1 FRONT ELEVATION

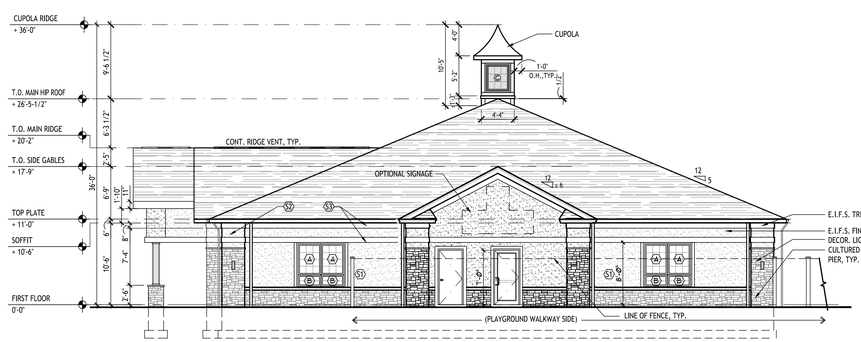
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION

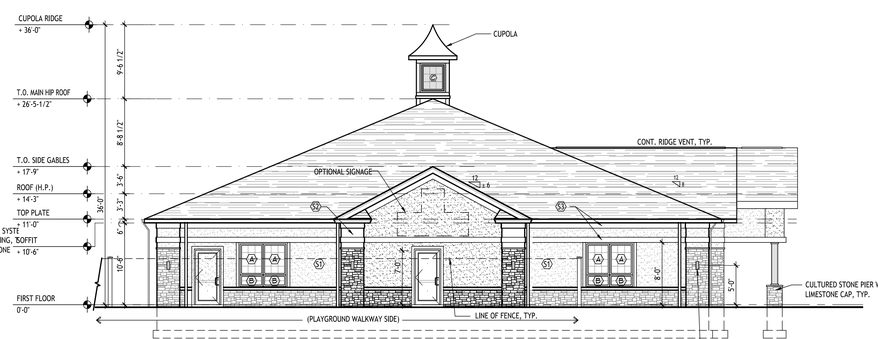
SCALE: 1/8" = 1'-0"

NOTE: ALL SIGNAGE WILL BE APPROVED VIA A SEPARATE PERMITTING PROCESS.



3 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990.

ARCHITECT OF RECORD:

J.A. Mihalik | Architect

373 US Route 46 West
Building D, Suite 240
Fairfield, New Jersey 07004
ph: 973-291-3730 fax: 973-291-3740
e: jmihalik@jam-arch.com

NC Certificate of Registration: 13775

NOT VALID FOR CONSTRUCTION WITHOUT SEAL

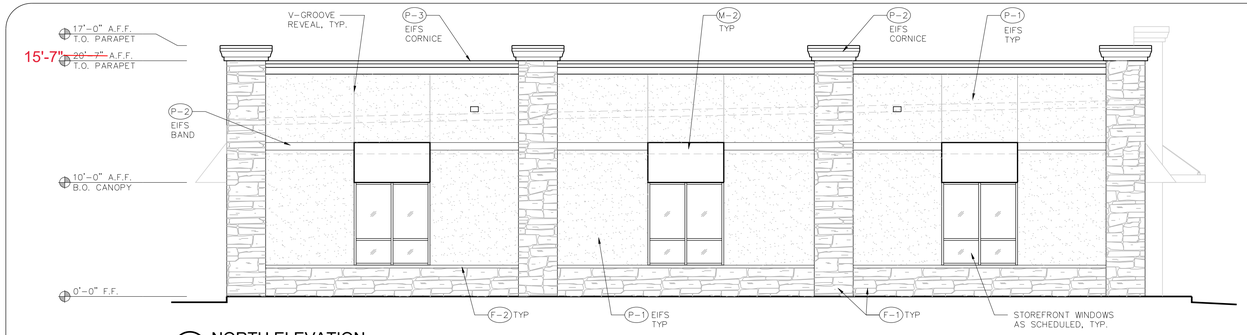
Lightbridge Academy℠
Innovators in Educational Child Care

Project:
LIGHTBRIDGE ACADEMY
Union Cross Rd. & I-40
Kernersville, NC 27284

SHEET TITLE:
BUILDING ELEVATIONS SCHEDULES, DETAIL & NOTES

Rev. #	Date	Remarks

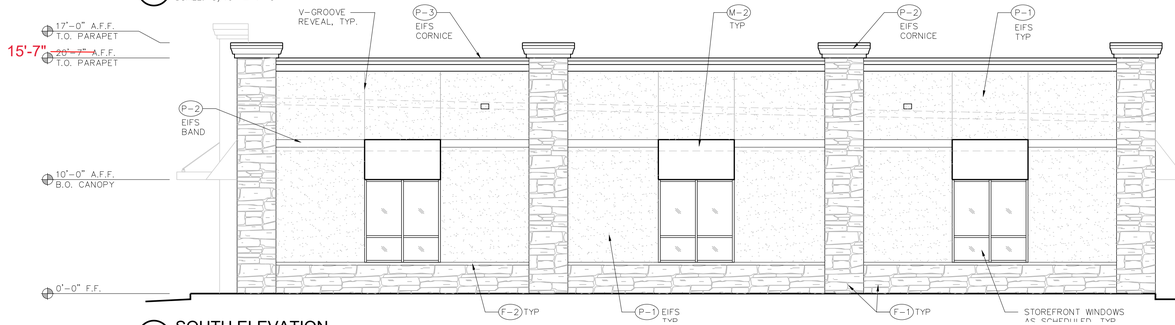
SHEET NO.
A200



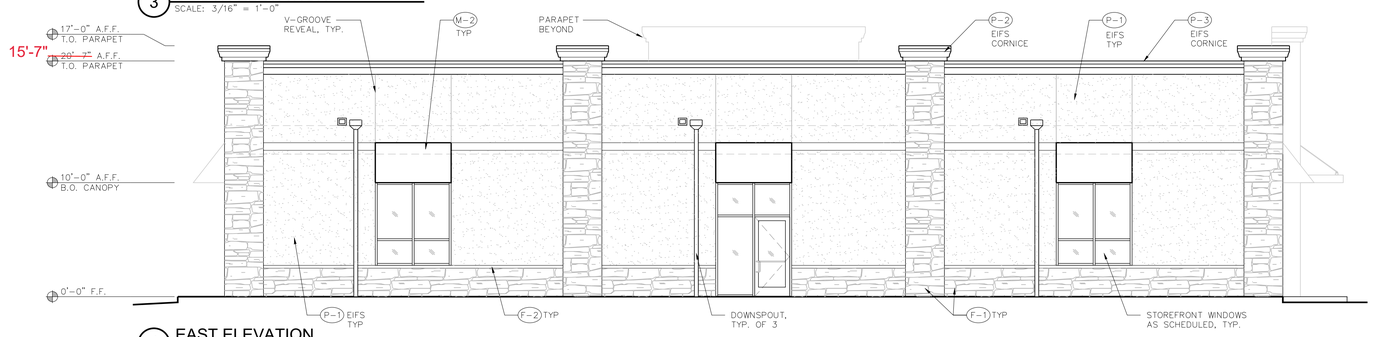
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



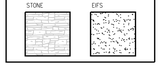
4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
P-1 THIN STONE	TBD	TBD	GROUT SPEC COLOR - TBD
P-2 STONE SILL	LIMESTONE	BEST SOURCE	-
P-1 PAINT FINISH	10611 MOONLIT SAND	STOCORP	-
P-2 PAINT FINISH	32132 SPECTRAL	STOCORP	-
P-3 PAINT FINISH	9433 STO WHITE	STOCORP	-
M-1 PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
M-2 PRE-ENGINEERED CANVAS AWNING	MED BRONZE	BEST SOURCE	-
M-3 METAL SIDING - FAUX WOOD	TBD	MAC METAL	-
EIFS	-	STOCORP - MEDIUM	-
STOREFRONT FRAMES	TBD	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	MATCH P-3	BEST SOURCE	-

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL
STONE TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM

FINISH LEGEND



NOTE: ALL SIGNAGE WILL BE APPROVED VIA A SEPARATE PERMITTING PROCESS.

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NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING OR
CONSTRUCTION

FRANZ architects
7608 Benbrook Parkway
Benbrook, Texas 76126
(817) 737-9922
www.Franzarchitects.com

PROJECT
TBD ROSEWATER AVENUE
KERNERSVILLE, TX

Revisions:

File Name: 26092- A2.0
Project No: 26092
Date: 03/19/26
Drawn By: JLB
Checked By: TI

SHEET
A2.0
EXTERIOR ELEVATIONS

Planning Board Report

To: Mayor Dawn Morgan and the Board of Aldermen

Cc: Curtis Swisher, Town Manager

Agenda Item Number: KT-283

Planning Board Date: 6/8/26

A. PUBLIC HEARING:

Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to Article 6 of the Unified Development Ordinance removing time limits on resubmittals of denied legislative and quasi-judicial applications per S.L. 2025-94, clarify notice requirements for neighborhood meetings, and clarify language regarding submittals for Board of Adjustment. **KT-283**

Staff Recommendations and Planning Board Actions

Board Members Present: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, Scott Sapp, & Fentress Gerald.

Board Members Absent: None

Staff Present: Catherine Garner, Community Development Director; Brad Rentz, Community Development Manager; Jordan Caudle, Planner II; Nate Pressley, Planner I; Beth Price, Deputy Clerk; and Marcus Woodell, Intern

Staff Absent: Anna Gwyn, Planner I

Staff Recommendation:

Approval of Text Amendment

Planning Board Recommendations:

Motion made by **Steve Hutchins** to approve the Text Amendment as recommended by Staff.
Motion seconded by **Fentress Gerald.**
Vote: (9:0) Motion Approved

For: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, Scott Sapp, & Fentress Gerald.

Against: None

Community Development Director/Date: *Catherine Garner 6/8/2026*

STAFF REPORT
UNIFIED DEVELOPMENT ORDINANCE
TEXT AMENDMENT

DOCKET: KT-283

PLANNING BOARD: June 8, 2026

PETITIONER: Curtis Swisher, Agent for the Town of Kernersville

REQUEST: Staff requests a text amendment to Article 6 of the Unified Development Ordinance removing time limits on resubmittals of denied legislative and quasi-judicial applications per S.L. 2025-94, clarify notice requirements for neighborhood meetings, and clarify language regarding submittals for Board of Adjustment.

BACKGROUND:
There are three main changes to Article 6 of the UDO as follows:

Change #1: Modify the language of UDO Article 6, Section 6.3.1.B.4 regarding neighborhood meetings.

When the requirement for a neighborhood meeting was first introduced, the intent was to mimic the mailed notice schedule that the Town uses in notifying neighbors of public hearings as adopted in NCGS. While we do not want to be that proscriptive, we do want to ensure that neighbors are getting as much notice as possible. There have been instances where applicants challenged the meaning of the language and when counting for the ten days began; therefore, staff proposes a modification to bring the notice requirements in line with those utilized by the Town to mail notice for public hearings.

Change #2: Eliminate UDO Article 6, Section 6.3.1.H.1 regarding limits on resubmittals in response to a change in NC General Statutes.

Adopted in 2025, S.L. 2025-94 prohibits an ordinance from "include[ing] waiting periods" preventing resubmittal of a "zoning map amendment, text amendment, development application, or request for developmental approval" after being withdrawn or denied. This change must be made to be in conformance with current adopted laws. The language will be retained so that it could be resubmitted for inclusion in the UDO if S.L. 2025-94 is repealed in the future. UDO Article 6, Section 6.3.1.H.2 will become the new Section H.

Change #3: Modify the language of UDO Article 6, Section 6.4.4.B.1 regarding timeframes for submittal of applications for appeals and interpretations.

For clarity and consistency across all quasi-judicial application processes, staff is proposing that the language of UDO Article 6.4.1.A be utilized for applications for appeals and interpretations. As proposed, all applications for the Board of Adjustment would follow the adopted submittal schedule that is published online.

ANALYSIS:
Staff finds these modifications seek to bring the UDO into conformance with adopted State Law as well as provide clarity of intention to other users of the UDO such that everyone understands the expectations of a timely application or neighborhood meeting and can plan accordingly. This will prevent unnecessary delays in processing applications by providing more clear instructions.

RECOMMENDATION: Staff recommends approval of the following ordinance.

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinance* (UDO) is hereby amended as follows:

Section 1. **Article 6; Section 6.3**

6.3.1 Procedures for all Map and Text Amendments

B. Required Neighborhood Meeting. Prior to an application for a rezoning petition, the applicant shall host a neighborhood meeting in which the applicant provides information about the rezoning. The purpose of the meeting is to gather input and address concerns of surrounding property owners before submitting a rezoning application. The applicant must comply with the following requirements:

1. The meeting shall not be held during the standard work day (M-F, 8-5) nor shall it be held on a holiday, holiday weekend, or the day immediately before or after a holiday.
2. The meeting shall be held within the Town limits, in reasonable proximity to the applicant's property.
3. The meeting shall be held within 3 months of application submission.
4. Notice of meeting shall be sent by first class mail to all property owners within a two hundred feet (200') radius of the subject parcel(s). Mailed notice shall be postmarked at least ten (10) but no more than twenty-five (25) days before the hearing. This calculation does not include the day of the meeting. ~~Notice of meeting shall be sent by first class mail no less than 10 days before the date of proposed meeting to all those within a two hundred feet (200') radius of the subject parcel(s).~~
5. Notice shall include contact information of the applicant, a stated purpose for the meeting including what will be discussed and what the applicant is proposing, a time for the meeting to be held, location of the meeting and an explanation why they are being given notice.
6. If a mobile home park falls within required radius, each tenant of the park shall be notified of meeting.
7. In addition to item (4), a sign announcing the neighborhood meeting shall be posted by applicant on the subject parcel(s) no less than 10 days before neighborhood meeting. Sign shall meet all of the following requirements:
   - **a.** Sign shall be made of sturdy material such as metal or wood.
   - **b.** Sign shall be between the dimensions of 22"-36" x 34"-36".
   - **c.** Sign shall be easily read by drivers in passing cars, using large font and easily seen coloring.
   - **d.** Sign shall include developer/company name, purpose, date of meeting, time, location, and a way to contact the developer for further information.
   - **e.** Sign shall be removed after the required neighborhood meeting has been concluded.

   Following the required neighborhood meeting, the applicant shall include a Neighborhood Meeting Report with their application for rezoning. The Neighborhood Meeting Report shall include a list of meeting attendees and their

contact information, summary of issues raised, how applicant will address concerns discussed at the meeting, copy of meeting notification, complete list of those notified, and copies of any materials distributed at the meeting.

Section 2. **Article 6; Section 6.3**

6.3.1 Procedures for all Map and Text Amendments

~~**H. Limits on Resubmittal**~~

~~**1. Previous Denial**. In the event that a petition to amend the text or the zoning maps is denied by the Board of Aldermen, a period of two (2) years must elapse before another petition for the same kind of change in the regulations or for the same zoning classification of land previously involved may be submitted. Further, a period of one year must elapse before a new petition for any change in zoning classification of land previously involved may be submitted. The one (1) or two (2) year period shall be measured from the date of recommendation of the previous petition for the change in regulations or in the classification of the land. The limitations on the filing of new petitions in this subparagraph shall not preclude the filing by a property owner or the acceptance of a new petition from a property owner within the one year or two (2) year waiting periods following the filing of a petition by a petitioner other than the owner of the property affected, if the owner of the property opposed rezoning at a public hearing before the Planning Board or expressed opposition to the proposed rezoning in writing to the Planning Board prior to the public hearing.~~

~~2.~~**H.** **Board of Aldermen Authority**. Nothing in this Section shall constitute a limitation upon the authority of the Board of Aldermen or the Planning Board to consider or reconsider, upon their own motion, any changes to the regulations or district boundaries of the Ordinance, or any zoning or rezoning of property. Further, nothing in this Article shall affect the validity or effectiveness of any recommendation made by the Planning Board prior to the effective date of this amendment, and the Board of Aldermen may lawfully act on the recommendation as if it had been made by the Planning Board subsequent to the effective date of this amendment. Any such consideration, reconsideration or act by the Board of Aldermen shall comply with the notice requirements for ordinance amendments contained in this Ordinance.

Section 3. **Article 6; Section 6.4**

6.4.4 Appeals and Interpretations

B. Procedure.

1. ~~Applications for appeals of legislative decisions, determinations or interpretations to be considered in any month by the Board of Adjustment shall be made by the property owner or the owner's authorized agent or any other party with standing to the Town Clerk not less than twenty (20) days prior to the established meeting date of that month.~~ Applications for appeals of legislative decisions, determinations or interpretations to be considered in any month by the Board of Adjustment shall be made by the property owner or the owner's authorized agent to the Community Development Director or designee according to the Submittal Calendar in the *Town of Kernersville Land Development Manual*. Each petition shall be accompanied by:

a. A fee as authorized in Section 6.1.3 of this Article Fees.

b. The written decision of the official that is the subject of the requested appeal or interpretation.

2. Decisions on appeals on interpretations shall be made according to a duly advertised public hearing ~~the~~ in the manner outlined in Section 6.4.1 of this Article Quasi-Judicial Procedures.

Section 4. This Ordinance shall be effective upon adoption.

Adopted this the _____ day of July, 2026.

_____
Dawn H. Morgan, Mayor

ATTEST:

_____
Keith Hooker, Town Clerk

KT-283

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

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2. The meeting shall be held within the Town limits, in reasonable proximity to the applicant's property.
3. The meeting shall be held within 3 months of application submission.
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Section 2. **Article 6; Section 6.3**

6.3.1 Procedures for all Map and Text Amendments

~~**H. Limits on Resubmittal**~~

~~**1. Previous Denial**. In the event that a petition to amend the text or the zoning maps is denied by the Board of Aldermen, a period of two (2) years must elapse before another petition for the same kind of change in the regulations or for the same zoning classification of land previously involved may be submitted. Further, a period of one year must elapse before a new petition for any change in zoning classification of land previously involved may be submitted. The one (1) or two (2) year period shall be measured from the date of recommendation of the previous petition for the change in regulations or in the classification of the land. The limitations on the filing of new petitions in this subparagraph shall not preclude the filing by a property owner or the acceptance of a new petition from a property owner within the one year or two (2) year waiting periods following the filing of a petition by a petitioner other than the owner of the property affected, if the owner of the property opposed rezoning at a public hearing before the Planning Board or expressed opposition to the proposed rezoning in writing to the Planning Board prior to the public hearing.~~

~~2.~~**H. Board of Aldermen Authority**. Nothing in this Section shall constitute a limitation upon the authority of the Board of Aldermen or the Planning Board to consider or reconsider, upon their own motion, any changes to the regulations or district boundaries of the Ordinance, or any zoning or rezoning of property. Further, nothing in this Article shall affect the validity or effectiveness of any recommendation made by the Planning Board prior to the effective date of this amendment, and the Board of Aldermen may lawfully act on the recommendation as if it had been made by the Planning Board subsequent to the effective date of this amendment. Any such consideration, reconsideration or act by the Board of Aldermen shall comply with the notice requirements for ordinance amendments contained in this Ordinance.

Section 3. **Article 6; Section 6.4**

6.4.4 Appeals and Interpretations

B. Procedure.

1. ~~Applications for appeals of legislative decisions, determinations or interpretations to be considered in any month by the Board of Adjustment shall be made by the property owner or the owner's authorized agent or any other party with standing to the Town Clerk not less than twenty (20) days prior to the established meeting date of that month.~~ Applications for appeals of legislative decisions, determinations or interpretations to be considered in any month by the Board of Adjustment shall be made by the property owner or the owner's authorized agent to the Community Development Director or designee according to the Submittal Calendar in the *Town of Kernersville Land Development Manual*. Each petition shall be accompanied by:

a. A fee as authorized in Section 6.1.3 of this Article Fees.

b. The written decision of the official that is the subject of the requested appeal or interpretation.

2. Decisions on appeals on interpretations shall be made according to a duly advertised public hearing ~~the~~ in the manner outlined in Section 6.4.1 of this Article Quasi-Judicial Procedures.

Section 4. This Ordinance shall be effective upon adoption.

Adopted this the 7th day of July, 2026.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk

Planning Board Report

To: Mayor Dawn Morgan and the Board of Aldermen

Cc: Curtis Swisher, Town Manager

Agenda Item Number: KT-284

Planning Board Date: 6/8/26

A. PUBLIC HEARING:

Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to Article 3 of the Unified Development Ordinance adding language about on-street parking within the TND zoning district. **KT-284**

Staff Recommendations and Planning Board Actions

Board Members Present: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, Scott Sapp, & Fentress Gerald.

Board Members Absent: None

Staff Present: Catherine Garner, Community Development Director; Brad Rentz, Community Development Manager; Jordan Caudle, Planner II; Nate Pressley, Planner I; Beth Price, Deputy Clerk; and Marcus Woodell, Intern

Staff Absent: Anna Gwyn, Planner I

Staff Recommendation:

Approval of Text Amendment

Planning Board Recommendations:

Motion made by **Russell Parmele** to approve the Text Amendment as recommended by Staff.
Motion seconded by **Fentress Gerald.**
Vote: (9:0) Motion Approved

For: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, Scott Sapp, & Fentress Gerald.

Against: None

Community Development Director/Date: *Catherine Garner 6/8/2026*

STAFF REPORT
UNIFIED DEVELOPMENT ORDINANCE
TEXT AMENDMENT

DOCKET: KT-284

PLANNING BOARD: June 8, 2026

PETITIONER: Curtis Swisher, Agent for the Town of Kernersville

REQUEST: Staff requests a text amendment to Article 3 of the Unified Development Ordinance adding language about on-street parking within the TND zoning district.

BACKGROUND:

Welden is zoned Traditional Neighborhood Design (TND), with a master plan outlining development pattern, architectural style, amenity types and distribution, and the other elements that are intended to give Welden a pedestrian friendly, traditional urban style and feel. Over the years, during Final Development Plan (FDP) reviews, on-street parking has been utilized toward the off-street parking requirements of UDO Section 5.2. The UDO does not list on-street parking as an acceptable alternative to providing the required spaces off-street. The developer and previous staff have stated that it was allowed per Condition #46 of the adopted rezoning ordinance (O-2015-08). Condition #46 states: "At the time of submittal the applicant may request a departure from the standards provided that the applicant presents at the time proposed findings of facts that the proposed development would implement the *NC 66/Old Salem Road Metro Activity Center Guidelines* more adequately than development which would meet the strict requirements of the adopted design elements."

We have obtained a copy of the *Metro Activity Center Guidelines* and do not find that it is very proscriptive regarding parking, and does not negate a zoning ordinance's requirement for off-street parking to serve the use(s) being established. Further, there is concern with taking a broad brush approach to this condition as it could be considered arbitrary and capricious. For these reasons, staff has researched alternatives that can be incorporated into the UDO for specific clarity on how on-street parking can be utilized for required off-street parking minimums for commercial development within the TND zoning district.

The research involved reaching out to other municipalities through the NCPlan Listserv. We received responses from more than 10 municipalities. A few community planners made comments like "off-street parking means off-street," though planners from 7 municipalities provided references in their Ordinances or Ordinances of communities they are aware of that allow for on-street parking to be counted for parking minimums. These 7 communities ranged in size and geography from Hendersonville to Charlotte to Leland.

With these other examples, staff has crafted draft Ordinance language that would allow for the parking minimums to consist of both off-street parking and adjacent on-street parking in commercial portions of TND zoning district only. This will not be available to single family residential properties, whether attached or detached. Consideration was given to ensure that these standards will not prevent the roads from becoming impassable; we are cognizant of the issues related to refuse collection in the existing neighborhood. The on-street parking spaces must also be marked so that there is adequate and consistent

spacing along the curb. Further, not every commercial development in Kernersville is suited for this kind of parking arrangement; thus, it has been recommended for the TND zoning regulations. If it is successful and then desired by other developers in other commercial districts, this would be looked at again and a new text amendment would be put forth.

As planners, staff understands that on-street parking serves an important purpose in creating a different urban feel rather than a suburban one, it creates safety for pedestrians by serving as an informal barrier from traffic, it dampens the perception of sound, and can be a means to slow through-traffic. We also recognize that by keeping off-street parking areas smaller, we're improving the visual aesthetics of our community, off-setting an urban heat island effect in this area, and putting less impervious surface on the ground that must be maintained. We hope that many residents will walk to these shops and amenities, and we know that practically, as Welden becomes a commercial destination, people from outside of Welden will drive and need a place to park. This text amendment is an attempt to thread a delicate balance between the need to provide for the vehicles that are still necessary for transportation in and around Welden and the greater area and creation of a built environment that mimics a robust central business district.

RECOMMENDATION: Staff recommends approval of the following ordinance.

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinance* (UDO) is hereby amended as follows:

Section 1. **Article 3; Section 3.9.2.B.2**

3.9 Special Purpose Zoning Districts – Intent and Regulations

B. TND-C Traditional Neighborhood Development – Conditional Zoning District

2. Additional Requirements Specific to TND-C Districts

h) **Alternative Parking**. On-street parking spaces may be counted toward the off-street parking requirements of Table 5.2 for commercial and multi-family uses subject to the following standards. On-street and off-street parking must be calculated and shown on all Final Development Plans and civil construction plans to verify that parking minimums are met.

The alternative parking approval shall be based on the following:

i. On-street parking must be accounted for in the roadway cross section on the street frontage(s) where on-street parking is to be utilized in lieu of the provision of additional off-street parking spaces;

ii. Layout and spacing of the on-street parking shall follow all applicable Town Ordinances in addition to the dimensional requirements established in the UDO;

iii. The on-street parking spaces shall be permanently marked following MUTCD standards. It is the developer's responsibility to install the on-street parking spaces prior to the issuance of any Certificates of Occupancy.

iv. Only those spaces directly adjacent to the parcel to be developed may be counted toward the total off-street parking requirement per Table 5.2. If a parking space is adjacent to more than one parcel, at least 50% of the length must be abutting the parcel to be counted toward the off-street parking requirements of the use(s) on the parcel. Parking spaces shall not be counted for more than one parcel, and may not be located across the street.

v. Each on-street parking space shall be counted as one (1) space. The cumulative total of on-street and off-street parking spaces must meet or exceed the minimum parking requirement of the use(s) on the parcel per Table 5.2. No additional reductions shall be given for utilizing on-street parking; however, the parking alternatives and incentives of Section 5.2.5 may be utilized.

vi. Spaces shall be available to the public 24 hours a day.

vii. On-street parking may not be utilized in lieu of off-street parking for single family detached and attached dwellings.

Section 4. This Ordinance shall be effective upon adoption.

Adopted this the _____ day of July, 2026.

_____
Dawn H. Morgan, Mayor

ATTEST:

_____
Keith Hooker, Town Clerk

KT-284

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinance* (UDO) is hereby amended as follows:

Section 1. **Article 3; Section 3.9.2.B.2**

3.9 Special Purpose Zoning Districts – Intent and Regulations

B. TND-C Traditional Neighborhood Development – Conditional Zoning District

2. Additional Requirements Specific to TND-C Districts

h) **Alternative Parking**. On-street parking spaces may be counted toward the off-street parking requirements of Table 5.2 for commercial and multi-family uses subject to the following standards. On-street and off-street parking must be calculated and shown on all Final Development Plans and civil construction plans to verify that parking minimums are met.

The alternative parking approval shall be based on the following:

i. On-street parking must be accounted for in the roadway cross section on the street frontage(s) where on-street parking is to be utilized in lieu of the provision of additional off-street parking spaces;

ii. Layout and spacing of the on-street parking shall follow all applicable Town Ordinances in addition to the dimensional requirements established in the UDO;

iii. The on-street parking spaces shall be permanently marked following MUTCD standards. It is the developer's responsibility to install the on-street parking spaces prior to the issuance of any Certificates of Occupancy.

iv. Only those spaces directly adjacent to the parcel to be developed may be counted toward the total off-street parking requirement per Table 5.2. If a parking space is adjacent to more than one parcel, at least 50% of the length must be abutting the parcel to be counted toward the off-street parking requirements of the use(s) on the parcel. Parking spaces shall not be counted for more than one parcel, and may not be located across the street.

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vi. Spaces shall be available to the public 24 hours a day.

vii. On-street parking may not be utilized in lieu of off-street parking for single family detached and attached dwellings.

KT-284

Section 4. This Ordinance shall be effective upon adoption.

Adopted this the 7th day of July, 2026.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk

Planning Board Report

To: Mayor Dawn Morgan and the Board of Aldermen

Cc: Curtis Swisher, Town Manager

Agenda Item Number: KT-285

Planning Board Date: 6/8/26

A. PUBLIC HEARING:

Curtis Swisher, Agent for the Town of Kernersville requests a text amendment to Article 9 of the Unified Development Ordinance to reflect updates to the adopted North Carolina Flood Insurance Rate Maps. **KT-285**

Staff Recommendations and Planning Board Actions

Board Members Present: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, Scott Sapp, & Fentress Gerald.

Board Members Absent: None

Staff Present: Catherine Garner, Community Development Director; Brad Rentz, Community Development Manager; Jordan Caudle, Planner II; Nate Pressley, Planner I; Beth Price, Deputy Clerk; and Marcus Woodell, Intern

Staff Absent: Anna Gwyn, Planner I

Staff Recommendation:

Approval of Text Amendment

Planning Board Recommendations:

Motion made by **Tom McDaniel** to approve the Text Amendment as recommended by Staff.
Motion seconded by **LuAnn Davis.**
Vote: (9:0) Motion Approved

For: Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Nathan Meyer, Russell Parmele, Steve Hutchins, LuAnn Davis, Scott Sapp, & Fentress Gerald.

Against: None

Community Development Director/Date: *Catherine Garner 6/8/2026*

STAFF REPORT
UNIFIED DEVELOPMENT ORDINANCE
TEXT AMENDMENT

DOCKET: KT-285

PLANNING BOARD: June 8, 2026

PETITIONER: Curtis Swisher, Agent for the Town of Kernersville

REQUEST: Staff requests a text amendment to Article 9 of the Unified Development Ordinance to reflect updates to the adopted North Carolina Flood Insurance Rate Map (FIRM).

BACKGROUND:
To participate in the National Flood Insurance Program (NFIP) and in order to best regulate the land within flood zones, this update to the UDO clarifies that the Town recognizes the most recently adopted NC FIRM for both Forsyth and Guilford Counties. Language was added to indicate that we also adopt any future amendments to these maps, as they are updated periodically. The Town's participation in the NFIP is dependent on our adoption of these maps; therefore, adding the language reflecting future amendments ensures we are in compliance.

ANALYSIS:
These modifications are necessary for regulatory purposes in order to protect the health, safety, and welfare of the community in flood zone areas.

RECOMMENDATION: Staff recommends approval of the following ordinance.

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinance* (UDO) is hereby amended as follows:

Section 1. **Article 9**

9.2.1 General Provisions

9.2.4 Basis For Establishing the Special Flood Hazard Areas. The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its Flood Insurance Study (FIS) and its accompanying Flood Insurance Rate Maps (FIRM), for Forsyth ~~County~~ and Guilford Counties dated August 21, 2026, and any revisions thereto ~~January 2, 2009~~, which are adopted by reference and declared to be a part of this Section.

The initial dates of the Flood Insurance Rate Maps for the jurisdictional areas are Town of Kernersville dated October 20, 1998, Forsyth County Unincorporated Area, dated September 1, 1972.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this the _____ day of July, 2026.

_____
Dawn H. Morgan, Mayor

ATTEST:

_____
Keith Hooker, Town Clerk

KT-285

ORDINANCE NO. O-2026-_____
AN ORDINANCE AMENDING
THE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinance* (UDO) is hereby amended as follows:

Section 1. **Article 9**

9.2.1 General Provisions

9.2.4 Basis For Establishing the Special Flood Hazard Areas. The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its Flood Insurance Study (FIS) and its accompanying Flood Insurance Rate Maps (FIRM), for Forsyth ~~County~~ and Guilford Counties dated August 21, 2026, and any revisions thereto ~~January 2, 2009~~, which are adopted by reference and declared to be a part of this Section.

The initial dates of the Flood Insurance Rate Maps for the jurisdictional areas are Town of Kernersville dated October 20, 1998, Forsyth County Unincorporated Area, dated September 1, 1972.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this the 7th day of July, 2026.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee**, Arts Council of Winston-Salem and Forsyth County ,** a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **750** from the Town's General Fund.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

8. Material Failure to Perform. The Town shall have no obligation to pay the Grant Award or any remaining portion thereof should Grantee fail to provide required financial reporting or should Grantee materially fail to comply with Exhibit A. In the event of such material failure, Grantee shall return the full amount of the Annual Grant Award.

9. Compliance with Laws. Grantee shall comply with all state and federal laws, ordinances, rules and regulations including but not limited to related to those laws governing discrimination, project implementation and the expenditure of funds. Grantees who do not comply with these regulations may be ineligible for future funding.

10. Operation Deficits. The Town shall not be responsible for nor liable for operating deficits of Grantee.

11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, unenforceable or invalid, such provision will be read out of this Agreement, and will not affect the validity of any other provision or give rise to any cause of action of the parties against the other, and the remainder of this Agreement will be valid and enforced to the fullest extent permitted by law.

12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure to take action with respect to any breach of any such term or condition, will not be deemed to be a waiver of the term or condition with regard to any subsequent breach of the term or condition, or of any other term or condition of the Agreement.

13. Modifications. This Agreement may be modified, altered or amended only by written agreement executed by the Town and Grantee.

14. Governing Law. This Agreement shall be governed in all respects, including as to validity, interpretation and effect, by the internal laws of the state of North Carolina, without giving effect to the conflict of laws and rules thereof. The language in all parts of this Agreement will be, in all cases, construed according to its fair meaning and not strictly for or against Town or Grantee.

15. Waiver of Jury Trial. The Parties waive trial by jury in any action, proceeding or counterclaim brought by or against the other with respect to any matter arising out of or in connection with this Agreement.

16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the parties shall be deemed to create any joint venture relationship or other partnership agreement between Grantee and Town.

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which counterparts collectively shall constitute one Agreement. Signatures may be exchanged by copy, or with original signatures to follow. Each party shall be bound by its own copied signature and shall accept the copied signature of the other party.

18. Performance of Government Function. Nothing contained in this Agreement shall be deemed or construed to estop, limit, or impair Town from exercising or performing any regulatory, legislative, governmental or other powers or functions.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal in Kernersville, North Carolina, as of the Effective Date.

Grantee Authorized Representative	Date	Federal Tax ID#

Town of Kernersville – Authorized Representative	Date

Town of Kernersville- Finance Officer	Date

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

"Exhibit A"

Katherine White

Shannon Henry

Submission Date	Feb 18, 2026 4:40 PM
Does your program operate in Kernersville?	Yes
Organization Name	Arts Council of Winston-Salem and Forsyth County
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	56-0526858
Does your organization have a Charitable Solicitation License from the State of North Carolina.	Yes
Charitable Solicitation License Expiration Date?	8/15/26
Year Organization Incorporated	1949
Physical Address	251 N. Spruce Street Winston-Salem, North Carolina, 27101
Upload IRS determination letter	501c3.pdf 54.96 KB
Upload most recent 990	The Arts Council 2023-24 Final 990 Public ….pdf 224.59 KB

Contact	Katherine White
Contact Title	Grants Contractor
Address	251 N. Spruce Street Winston-Salem, North Carolina, 27101
How long have you been in this position?	8 months
Phone Number	(336) 813-2690
E-mail	kwhite@intothearts.org
Chief Executive Full Name	Shannon Henry
Title	President and CEO
Phone Number	(336) 747-1410
E-mail	shenry@intothearts.org
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	20
Please upload a list of your current Board of Directors	Board of Trustees 2025-26.pdf 105.17 KB
Operating Budget $ (Organization)	shenry@intothearts.org
Fiscal Year Starting	10/01/2025
Fiscal Year Ending	9/30/2026

Government %	27
Individual Contributions %	25
Foundation Grants %	7
Fees / Earned Income %	25
Corporate Grants %	5
Other %	0
Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	$750
Number of clients or citizens served in 2024	81000
Number of clients or citizens served in 2025	83000
Number of volunteers in 2024	23
Total number of volunteer hours in 2025	350
Number of volunteers in 2024	20
Total number of volunteer hours in 2025	300
How will Town funds be used?	Operating Support
Amount of this request?	5000
How will Town funds be used (please use this space to explain)	In FY25, the Arts Council invested directly in Kernersville through the Arts in Education program, awarding $2,832 to the Kernersville Little Theatre, and local artist John Hebert received an Artist Support Grant of $1,858. These

investments highlight the town's growing role in the county's creative community.

With continued support from the Town of Kernersville, the Arts Council plans to expand arts education in local schools and cultural institutions. One planned initiative is Penelope Freeland's encaustic painting residency for fourth-grade students at Caleb's Creek Elementary. Using safe, hand-warmed dyed beeswax, students will learn encaustic techniques aligned with North Carolina Visual Arts Standards. Freeland will lead hands-on sessions during regular art classes, and each student will complete a 4x4 artwork.

The Arts Council will also support Kernersville Little Theatre's "Bring a Book to Life" program by helping produce The Phantom Tollbooth for all students at Kernersville Elementary. Each student will receive a copy of the book, and the program will include school-day performances, volunteer-supported set building, and coordinated logistics to strengthen reading engagement and arts participation.

To support these efforts, we request a $5,000 investment from the Town of Kernersville.

Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a word document below if you choose instead of using the space provided below.

The Arts Council of Winston Salem & Forsyth County respectfully submits this request for $5,000 and extends appreciation to the Town of Kernersville for its previous gift of $750. We value this partnership and welcome the opportunity to continue strengthening arts and cultural opportunities for Kernersville residents.

Mission and Impact
As the primary advocate for arts and culture in Winston Salem and Forsyth County, the Arts Council works to strengthen the creative sector through leadership, investment, and community engagement. In FY26, the Arts Council invested $646,097 in grants, subsidies, artist support, and arts education, supported by a $2,816,040 operating budget. A total of $268,152 in General Operating Support Grants helped cultural organizations deliver quality programming and reinforce long-term sustainability.

Additional investments in FY25-26 included $116,000 in Multicultural Grassroots Arts Grants, $101,945 in Arts for EveryBody grants for community projects, $30,000 in Artist Support Grants including $1,858 to Kernersville artist John J. Hebert, and $121,115 in Arts in Education grants, which provided $2,832 to the Kernersville Little Theatre. Support also included $35,000 in in-kind marketing, $103,253 in fiscal sponsorship activity, $9,130 for gallery programming, and a $95,097 facility subsidy for Sawtooth School for Visual Art.

Kernersville's Creative Presence and Opportunities for Growth
The Arts Council invested directly in Kernersville through arts education and artist grants in FY25. With continued town support, the Arts Council will expand arts education through Penelope Freeland's encaustic painting residency at Caleb's Creek Elementary and the Kernersville Little Theatre's Bring a Book to Life program, which will provide every student at Kernersville Elementary with a copy of The Phantom Tollbooth and a related live performance.

Request for Support
A $5,000 investment will expand arts programming, strengthen community partnerships, and ensure Kernersville remains an active part of the county's creative landscape.

You may upload a word document here that includes your mission statement and purpose, organizaitonal qualifications, history of accomplishments, and governances.	ACWSFC_Proposal_Kernersville_2026_F... .docx 39.17 KB
Please list any other financial or in-kind allowances received from the Town	In the FY23-24 and FY24-25 Funding Periods, we received $750 for each year to help support Kernersville-based arts organizations and individual artists.
	I agree that the insertion of data into the following fields constitutes an electronic signature.
	I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.
	I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.
	I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.
Name	Katherine White
Title	Grants Contractor
Date	2/18/26

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **The Kernersville Chamber of Commerce, Inc.** , a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **31,250.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

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11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, Severability and unenforceable or invalid, such provision will be read out of this Agreement, and will not affect unenforceabl the validity of any other provision or give rise to any cause of action of the parties against the the validity of other, and the remainder of this Agreement will be valid and enforced to the fullest extent other, and the rem permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law.

12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure Waiver. An to take action with respect to any breach of any such term or condition, will not be deemed to be to take acti a waiver of the term or condition with regard to any subsequent breach of the term or condition, a waiver of or of any other term or condition of the Agreement. or of any other term or condition of the Agreement. or o

13. Modifications. This Agreement may be modified, altered or amended only by written agreement Modificatio executed by the Town and Grantee. executed by the Town and Grantee. executed by the Town and Grantee.

14. Governing Law. This Agreement shall be governed in all respects, including as to validity, Governing Law. interpretation and effect, by the internal laws of the state of North Carolina, without giving effect interpretati to the conflict of laws and rules thereof. The language in all parts of this Agreement will be, in all to the con cases, construed according to its fair meaning and not strictly for or against Town or Grantee. cases, construe

15. Waiver of Jury Trial. The Parties waive trial by jury in any action, proceeding or counterclaim Waiver of Jur brought by or against the other with respect to any matter arising out of or in connection with this brought by Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreemer

16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the Relationship. parties shall be deemed to create any joint venture relationship or other partnership agreement parties shall b between Grantee and Town. between Grantee and Town. between Grantee and Town. between Grantee and

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed Counterparts an original but all of which counterparts collectively shall constitute one Agreement. Signatures an original may be exchanged by copy, or with original signatures to follow. Each party shall be bound by may be excha its own copied signature and shall accept the copied signature of the other party. its own copied signature an

18. Performance of Governmental Function. Nothing contained in this Agreement shall be deemed or construed to estop, limit, or impair Town from exercising or performing any regulatory, legislative, governmental or other powers or functions.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal in Kernersville, North Carolina, as of the Effective Date.

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

Chris Comer

Submission Date	Jan 5, 2026 2:57 PM
Does your program operate in Kernersville?	Yes
Organization Name	The Kernersville Chamber of Commerce Inc.
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	Other
Tax ID (EIN)	56-0934946
If not 501(c)(3), what is your tax status?	501 (c) 6
Does your organization have a Charitable Solicitation License from the State of North Carolina.	No
Year Organization Incorporated	1986
Physical Address	136 East Mountain Street Kernersville, North Carolina, 27284-2939
Upload IRS determination letter	PDF DeterminationLetter.pdf 839.75 KB On File in Finance Office
Upload most recent 990	PDF 2024KCC990.pdf 168.78 KB On File in Finance Office
Contact	Chris Comer

Contact Title	President/CEO
Address	136 East Mountain Street Kernersville, North Carolina, 27284-2939
How long have you been in this position?	12 years
Phone Number	(336) 993-4521
E-mail	chriscomer@kernersvillenc.com
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	16
Please upload a list of your current Board of Directors	2026 Board of Directors.pdf 122.88 KB "Exhibit A"
Operating Budget $ (Organization)	555,657
Fiscal Year Starting	01012026
Fiscal Year Ending	12312026
Government %	11.15
Individual Contributions %	30.57
Foundation Grants %	0
Fees / Earned Income %	10.85
Corporate Grants %	29.06
Other %	18.37

Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	31,250
Number of clients or citizens served in 2024	1337
Number of clients or citizens served in 2025	1337
Number of volunteers in 2024	206
Total number of volunteer hours in 2025	2904
Number of volunteers in 2024	206
Total number of volunteer hours in 2025	2904
How will Town funds be used?	Operating Support
Amount of this request?	31250
How will Town funds be used (please use this space to explain)	$23,750 salary, Downtown Economic progress as well as getting feet on the streets through Recycle Day, Spring Folly, Community Saturdays-June through October, Downtown Trick or Treat, Blooms to Bells, Veterans Parade, Christmas Parade, Music At Twilight.
Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a word document below if you choose instead of using the space provided below.	The funds are used $23,750 for salary towards the Director-Finance, Tourism, Downtown and Economic Progress as well as getting feet on the streets in the community through Recycle Day, Spring Folly, Community Saturdays (second Saturday June-October), Downtown Trick or Treat, Blooms to Bells, Veterans Parade and Christmas Parade Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a word document below if you choose instead of using the space provided below. Collaborative efforts allow the opportunities for our community to continue to strengthen. We appreciate working with Kernersville Little Theatre, The Shepherds Center of Kernersville, The Kernersville Family YMCA, The Paul J. Ciener Botanical Garden, Kernersville Parks and Recreation, Town of Kernersville Fire and Rescue, Town of Kernersville Police Department, and the Town of Kernersville Public Services. Without each of these collaborations the events and community opportunities could not be oered as they are today.
You may upload a word document here that includes your mission statement and purpose, organizaitonal qualifications, history of accomplishments, and governances.	Mission statement page.docx 35.22 KB "Exhibit B"

Please list any other financial or in-kind allowances received from the Town	Occupancy Tax $24,500

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name	Christine Guisewite Comer
Title	President/CEO
Date	1/5/2026

"Exhibit A"

2026 Kernersville Chamber of Commerce Board of Directors

President/CEO:
Chris Comer – Kernersville Chamber of Commerce
136 E. Mountain St., Kernersville, NC 27284
Email: chriscomer@kernersvillenc.com
(336) 993-4521

Chairman of the Board:
Dr. Mishi Jackson – Novant Health
1471 Jag Branch Blvd., Kernersville, NC 27284
Email: jmishi8@aol.com
(336) 515-7410

First vice Chair:
Natalie Babson – First National Bank
230 East Mountain St., Kernersville, NC 27284
Email: Babsonn@fnb-corp.com
(919) 971-3424

Second vice Chair:
Chris Booth – The Crossing Church
1130 N. Main Street, Kernersville, NC 27284
Chris.booth@thecrossingnc.com
(336) 996-7388

Third vice Chair:
Jeremiah Phillips-SECU
789 Stafford Centre Drive, Kernersville, NC 27284
Jeremiah.Phillips@ncsecu.org
(336) 992-1133
(336) 306-0400-cell

Vice Chair of HR:
Rita Bottoms-The Resource
1292 S. Stratford Road, Winston-Salem, NC 27103
Email: Rbottoms@theresource.com
(336) 785-5430

Vice Chair of Membership:
Rob Cook – Russell & Cook Insurance
P. O. Box 647- Kernersville, NC 27285
Email: rob@russellandcook.com
(336) 992-8765

Vice Chair of Small Business:
Tim Dixon-Solve IT
7213 Weatherstone Drive, Kernersville, NC 27284
Email: tim@solveitsecurity.com
(336) 701-5513

Secretary : Monte Long
311 S. Main Street, Kernersville, NC 27284
Email: Montelong@longinsurance.com
(336) 992-5864

Treasurer : Molly Barber
Fidelity Bank
163 South Main Street, Kernersville
Email: molly.barber@fidelitybanknc.com
(336) 544-3877

Past Chair Rishado Robinson
Robinson & Co., LLC
106 Boiling Springs Court, Whitsett, NC 27377
Email: Robinsonrv7@gmail.com
(336) 681-5835

Board Members Suzanna Malliett
Korners Folly Foundation
413 South Main Street, Kernersville, NC 27284
Email: Suzanna@kornersfolly.org
(336) 996-7982

DeJuan Nunez
State Employees Credit Union
130 Century Place Blvd, Kernersville, NC 27284
Email: DeJuan.Nunez@ncsecu.org
(336) 993-7884

Lt. Dan Wemyss
Kernersville Police Department
134 East Mountain Street, Kernersville, NC 27284
Email: DWemyss@toknc.com
(336) 996-7733

Adam Cardwell
Kernersville Family YMCA
1113 West Mountain Street, Kernersville, NC 27284
Email: A.Cardwell@ymcanwnc.org
(336) 996-2281

Alexis Plunkett
Jefferson Funeral & Cremation
213 West Mountain Street, Kernersville, NC 27284
Email: Alexis.Plunkett@piercejeffersonfh.com
(336) 993-2121

Donald Wyatt, Sedge Garden Elementary School
475 Sedge Garden Road, Kernersville, NC 27284
Email: dgwyatt@wsfcs.k12.nc.us
(336) 771-4571
(252) 474-2442

"Exhibit B"

KERNERSVILLE
CHAMBER OF COMMERCE

Vision Statement

“Connecting and working together for the premier business community in the Triad”

Mission Statement

“The Kernersville Chamber of Commerce is an organization of businesses and professionals working together to promote the economic progress of our community.”

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Crisis Control Ministry, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **15,000.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

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12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure Waiver. An to take action with respect to any breach of any such term or condition, will not be deemed to be to take acti a waiver of the term or condition with regard to any subsequent breach of the term or condition, a waiver of or of any other term or condition of the Agreement. or of any other term or condition of the Agreement. or o

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16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the Relationship. parties shall be deemed to create any joint venture relationship or other partnership agreement parties shall b between Grantee and Town. between Grantee and Town. between Grantee and Town. between Grantee and

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed Counterparts an original but all of which counterparts collectively shall constitute one Agreement. Signatures an original may be exchanged by copy, or with original signatures to follow. Each party shall be bound by may be excha its own copied signature and shall accept the copied signature of the other party. its own copied signature an

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IN WITNESS WHEREOF, the parties have executed this Agreement under seal in Kernersville, North Carolina, as of the Effective Date.

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

Ashley Edwards

Margaret Elliott

Submission Date	Jan 29, 2026 2:12 PM
Does your program operate in Kernersville?	Yes
Organization Name	Crisis Control Ministry, Inc.
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	23-7348168
Does your organization have a Charitable Solicitation License from the State of North Carolina.	Yes
Year Organization Incorporated	Yes
Physical Address	200 East Tenth Street Winston-Salem, North Carolina, 27101
Upload IRS determination letter	Crisis Control Ministry 501(c)3 IRS Deter... .pdf 420.43 KB
Upload most recent 990	990 9-30-24.pdf 172.62 KB
Contact	Ashley Edwards
Contact Title	Director of Philanthropy

Address	200 E Tenth Street Winston-Salem, North Carolina, 27101
How long have you been in this position?	6 months
Phone Number	(336) 724-7453
E-mail	aedwards@crisiscontrol.org
Chief Executive Full Name	Margaret Elliott
Title	Executive Director
Phone Number	(336) 724-7453
E-mail	melliott@crisiscontrol.org
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	23
Please upload a list of your current Board of Directors	CCM Board of Directors Roster.pdf 391.38 KB
Operating Budget $ (Organization)	$4,028,000
Fiscal Year Starting	10/1/2025
Fiscal Year Ending	09/30/2026
Government %	1
Individual Contributions %	60
Foundation Grants %	12
Fees / Earned Income %	0

Corporate Grants %	16
Other %	11
Past recipient of Town of Kernersville funding?	Yes
Number of clients or citizens served in 2024	23,700
Number of clients or citizens served in 2025	Unknown Currently
Number of volunteers in 2024	1,740
Total number of volunteer hours in 2025	31,448
Number of volunteers in 2024	Unknown Currently
Total number of volunteer hours in 2025	Unknown Currently
How will Town funds be used?	Operating Support
Amount of this request?	15,000
How will Town funds be used (please use this space to explain)	The Town funds will be utilized to aid Crisis Control Ministry in assisting people in crisis meet essential life needs. In partnership with the town of Kernersville, Crisis Control Ministry works to ensure individuals experiencing a crisis outside of their control has a safe and secure home, required medication, and never goes hungry. We welcome the opportunity to continue our partnership to care for the most vulnerable in Forsyth County and especially those we serve in the Kernersville community.
Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a word document below if you choose instead of using the space provided below.	The mission of Crisis Control Ministry is to assist people in crisis to meet essential life needs and to empower them toward greater stability and well-being.

You may upload a word document here that includes your mission statement and purpose, organizaitonal qualifications, history of accomplishments, and governances.

CCM Additional Information.pdf
250.11 KB

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name: Ashley Edwards

Title: Director of Philanthropy

Date: 1/29/2026

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Kernersville Auto Museum, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $**10,000.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

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Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

"Exhibit A"

Jim Taylor

Jim Taylor

Submission Date	Feb 1, 2026 4:00 PM
Does your program operate in Kernersville?	Yes
Organization Name	KERNERSVILLE AUTO MUSEUM
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	88-0845510
Does your organization have a Charitable Solicitation License from the State of North Carolina.	No
Year Organization Incorporated	2022
Physical Address	204 Holly Tree Drive Kernersville, North Carolina, 27284
Upload IRS determination letter	 IRS - 501C3 APPROVAL.jpg 637.74 KB  IRS APPROVAL 2022_2638.jpg 663.66 KB
Upload most recent 990	 990 TAX 2024 - 1_004.jpg 864.81 KB



IRS APPROVAL 2022_6346.jpg
663.66 KB



990 TAX 2024 - 1_000.jpg
904.35 KB

Contact	Jim Taylor
Contact Title	335 414 4072
Address	726 BLUFF SCHOOL RD., 726 Bluff School Rd. KERNERSVILLE, North Carolina, 27284
How long have you been in this position?	4 YRS
Phone Number	(3364144072) 336
E-mail	jtaylor28@triad.rr.com
Chief Executive Full Name	Jim Taylor
Title	PRESIDENT/CEO FOUNDER
Phone Number	(3364144072) 336
E-mail	jtaylor28@triad.rr.com
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	13
Please upload a list of your current Board of Directors	

BOARD OF DIR..jpg
599.27 KB

Operating Budget $ (Organization)	$46.000

Fiscal Year Starting	01/01/26
Fiscal Year Ending	12/31/26
Government %	0
Individual Contributions %	20%
Foundation Grants %	$1,000
Fees / Earned Income %	55%
Corporate Grants %	0
Other %	0
Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	$10,000
Number of clients or citizens served in 2024	APPROX 6,000
Number of clients or citizens served in 2025	4,000
Number of volunteers in 2024	13
Total number of volunteer hours in 2025	16
Number of volunteers in 2024	13
Total number of volunteer hours in 2025	16
How will Town funds be used?	Operating Support
Amount of this request?	10,000

How will Town funds be used (please use this space to explain)	GENERAL OPERATING EXPENSE, PROPERTY TAX, FIRE/LIABILITY INSURANCE, UTILITIES, ETC.
Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a word document below if you choose instead of using the space provided below.	mission statement "where memories and history come alive" offering free admission to over 15,000 people in less than 4 yrs. in time i believe the museum can be sustainable. we have a tv program produced weekly in the museum which give the museum great exposure "abc Triad Ad Today" out of 89 google reviews, we rate 4.9.the last review is typical. " people say this museum has a stunning collection of classic cars, including many rare unique pieces. they highlight the free no admission, relaxed environment and friendly knowledgeable volunteers, they also like the informative signs at each vehicle providing historical information context for each car. tremendous education to the young generation and memories for our senior citizens. we bring many people into town that us the resturams and lodging
Please list any other financial or in-kind allowances received from the Town	none

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name	jim a. taylor
Title	president - founder
Date	jan. 31, 2026

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Kernersville Historic Preservation Society, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **4,900.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

8. Material Failure to Perform. The Town shall have no obligation to pay the Grant Award or any Material Fail remaining portion thereof should Grantee fail to provide required financial reporting or should remaining po Grantee materially fail to comply with Exhibit A. In the event of such material failure, Grantee Grantee mate shall return the full amount of the Annual Grant Award. shall return the full amount of the Annual Grant Aw

9. Compliance with Laws. Grantee shall comply with all state and federal laws, ordinances, rules Compliance w and regulations including but not limited to related to those laws governing discrimination, and regulations i project implementation and the expenditure of funds. Grantees who do not comply with these project implen regulations may be ineligible for future funding. regulations may be ineligible for future funding. regulations

10. Operation Deficits. The Town shall not be responsible for nor liable for operating deficits of Operation Defic Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee

11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, Severability and unenforceable or invalid, such provision will be read out of this Agreement, and will not affect unenforceabl the validity of any other provision or give rise to any cause of action of the parties against the the validity of other, and the remainder of this Agreement will be valid and enforced to the fullest extent other, and the rem permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law.

12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure Waiver. An to take action with respect to any breach of any such term or condition, will not be deemed to be to take acti a waiver of the term or condition with regard to any subsequent breach of the term or condition, a waiver of or of any other term or condition of the Agreement. or of any other term or condition of the Agreement. or o

13. Modifications. This Agreement may be modified, altered or amended only by written agreement Modificatio executed by the Town and Grantee. executed by the Town and Grantee. executed by the Town and Grantee.

14. Governing Law. This Agreement shall be governed in all respects, including as to validity, Governing Law. interpretation and effect, by the internal laws of the state of North Carolina, without giving effect interpretati to the conflict of laws and rules thereof. The language in all parts of this Agreement will be, in all to the con cases, construed according to its fair meaning and not strictly for or against Town or Grantee. cases, construe

15. Waiver of Jury Trial. The Parties waive trial by jury in any action, proceeding or counterclaim Waiver of Jur brought by or against the other with respect to any matter arising out of or in connection with this brought by Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreemen

16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the Relationship. parties shall be deemed to create any joint venture relationship or other partnership agreement parties shall b between Grantee and Town. between Grantee and Town. between Grantee and Town. between Grantee and

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed Counterparts an original but all of which counterparts collectively shall constitute one Agreement. Signatures an original may be exchanged by copy, or with original signatures to follow. Each party shall be bound by may be excha its own copied signature and shall accept the copied signature of the other party. its own copied signature an

18. Performance of Governmental Function. Nothing contained in this Agreement shall be deemed or Performance construed to estop, limit, or impair Town from exercising or performing any regulatory, construed to estop, l legislative, governmental or other powers or functions. legislative, governmental or other powers or function

IN WITNESS WHEREOF, the parties have executed this Agreement under seal in IN WITNESS WHEF Kernersville, North Carolina, as of the Effective Date. Kernersville, North Carolina, as of the Effective Date. Kerne

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by "This instrument has been pre-audited in the manner the Local Government Budget and Fiscal Control Act." the Local Government Budget and Fiscal Control Act." the L

Samantha Cheek

Submission Date	Jan 31, 2026 5:24 PM
Does your program operate in Kernersville?	Yes
Organization Name	Kernersville Historic Preservation Society
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	56-1538590
Does your organization have a Charitable Solicitation License from the State of North Carolina.	Yes
Year Organization Incorporated	1982
Physical Address	P. O. Box 2523 Kernersville, North Carolina, 27285
Upload most recent 990	2024-2022 IRS 990-N e-postcards.pdf 34.41 KB
Contact	Samantha Cheek
Contact Title	KHPS - President
Address	1140 Whispering Pines Kernersville, North Carolina, 27284
How long have you been in this position?	1/20/2020

Phone Number	(336) 978-3550
E-mail	MandyCheekfnsd@gmail.com
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	9
Please upload a list of your current Board of Directors	XLSX 2026 Board Members.xlsx 9.08 KB
Operating Budget $ (Organization)	29,463.98
Fiscal Year Starting	01/21/2025 reporting start date
Fiscal Year Ending	12/15/2025 reporting end date
Government %	77%
Individual Contributions %	3%
Foundation Grants %	0
Fees / Earned Income %	0
Corporate Grants %	0
Other %	20%
Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	$4900.00
Number of clients or citizens served in 2025	estimated 2300 people

Total number of volunteer hours in 2025	estimated 300 hours for 75 volunteers
Total number of volunteer hours in 2025	duplicate question?
How will Town funds be used?	Operating Support
Amount of this request?	$4900.00
How will Town funds be used (please use this space to explain)	*Providing and/or sharing costs for lectures and events with other local organizations by printing brochures, paying rental fees and supplying food at the Schoolhouse, Korner's Folly, the Museum and Paddison Library. *Supply food, drinks and paper products for the annual Membership Picnic. *Grading and installing 140 tons of crushed rock over existing roadbed around St. Paul's Cemetery. Pay landscapers to clean the Cemetery when there are no volunteers and leaves are too dense. Cleaning fluid and repair of old tombstones. *Buy Wreaths Across America from DAR at Christmas for Veterans' gravesites. *Adopting a Christmas Tree from the Museum Foundation to decorate in the Old Village area. *Purchasing and installing large, outside storyboards to show the history of the Schoolhouse and St. Paul's Cemetery.
Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a word document below if you choose instead of using the space provided below.	Our mission is "Celebrating and caring for our Community's past." KHPS offers educational meetings every other month for the public. We have approximately 400 people that annually attend our meetings. We cooperate with Korner's Folly, the Kernersville Museum and the Town of Kernersville to support their missions and keep up St. Paul's Cemetery, the Piney Grove Schoolhouse and the Depot. KHPS has many local organizations that help with our projects. We are sure to be successful because of our wonderful Volunteers. *Scouts: at the St. Paul's Cemetery, we installed a new shed for storing supplies making it easier for volunteers to work independently on clean-ups. The shed was put together by a local Eagle Scout as part of his community project. He also built a platform for the shed to sit on. Two new benches and new planters were also built and installed by the Eagle Scout completing his final community project. *The Kernersville Women's Club adds wreaths and swags to the Cemetery for various holidays. * Volunteers in our Friends and Family monthly cleanups are the Rotary Club, the Piedmont Triad Regional Council, the DAR. *H&R Block, owners Pam Idol and Barbara Bull, have always done our taxes for free and we have Joe Coltrane to advise KHPS on legal issues pro bono. We measure progress and feedback from the Community with questionnaires and word-of-mouth. We currently have an active questionnaire about forming a historic alliance with other Kernersville non-profits.

Please list any other financial or in-kind allowances received from the Town	The Town has replaced the roof and will replace rotting window sills on the One-Room Schoolhouse. Parks and Rec help to keep the grounds and flowers nice at the Schoolhouse. The Kernersville Police Department patrols the St. Paul's Cemetery for us and helps with security at both locations that KHPS manages.
	I agree that the insertion of data into the following fields constitutes an electronic signature.
	I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.
	I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.
	I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.
Name	Wanda Kirkman Nelson
Title	Treasurer - Kernersville Historic Preservation Society
Date	01/31/2026

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Kernersville Little Theatre, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **11,000.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

8. Material Failure to Perform. The Town shall have no obligation to pay the Grant Award or any remaining portion thereof should Grantee fail to provide required financial reporting or should Grantee materially fail to comply with Exhibit A. In the event of such material failure, Grantee shall return the full amount of the Annual Grant Award.

9. Compliance with Laws. Grantee shall comply with all state and federal laws, ordinances, rules and regulations including but not limited to related to those laws governing discrimination, project implementation and the expenditure of funds. Grantees who do not comply with these regulations may be ineligible for future funding.

10. Operation Deficits. The Town shall not be responsible for nor liable for operating deficits of Grantee.

11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, unenforceable or invalid, such provision will be read out of this Agreement, and will not affect the validity of any other provision or give rise to any cause of action of the parties against the other, and the remainder of this Agreement will be valid and enforced to the fullest extent permitted by law.

12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure to take action with respect to any breach of any such term or condition, will not be deemed to be a waiver of the term or condition with regard to any subsequent breach of the term or condition, or of any other term or condition of the Agreement.

13. Modifications. This Agreement may be modified, altered or amended only by written agreement executed by the Town and Grantee.

14. Governing Law. This Agreement shall be governed in all respects, including as to validity, interpretation and effect, by the internal laws of the state of North Carolina, without giving effect to the conflict of laws and rules thereof. The language in all parts of this Agreement will be, in all cases, construed according to its fair meaning and not strictly for or against Town or Grantee.

15. Waiver of Jury Trial. The Parties waive trial by jury in any action, proceeding or counterclaim brought by or against the other with respect to any matter arising out of or in connection with this Agreement.

16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the parties shall be deemed to create any joint venture relationship or other partnership agreement between Grantee and Town.

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which counterparts collectively shall constitute one Agreement. Signatures may be exchanged by copy, or with original signatures to follow. Each party shall be bound by its own copied signature and shall accept the copied signature of the other party.

18. Performance of Governmental Function. Nothing contained in this Agreement shall be deemed or construed to estop, limit, or impair Town from exercising or performing any regulatory, legislative, governmental or other powers or functions.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal in Kernersville, North Carolina, as of the Effective Date.

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

Renee Rohrer

Brian Albrecht

Submission Date	Jan 30, 2026 3:13 PM
Does your program operate in Kernersville?	Yes
Organization Name	Kernersville Little Theatre
Is the name above the same as it appears on the IRS Letter of Determination?	No
If not, please explain.	The name on the original tax exempt letter is "The Kernersville Little Theatre."
Tax Status?	501(C)(3)
Tax ID (EIN)	59-1771526
Does your organization have a Charitable Solicitation License from the State of North Carolina.	Yes
Charitable Solicitation License Expiration Date?	01/01/27
Year Organization Incorporated	1977
Physical Address	130 E. Mountain Street Kernersville, North Carolina, 27284
Upload IRS determination letter	PDF 501C Tax Exempt Letter.pdf 9.49 MB
Upload most recent 990	PDF 2023_KLT Form 990.pdf 1.53 MB

Contact	Renee Rohrer
Contact Title	Board Member
Address	199 Transou Drive Lexington, North Carolina, 27295
How long have you been in this position?	6 months
Phone Number	(336) 413-6970
E-mail	reneeshipko@gmail.com
Chief Executive Full Name	Brian Albrecht
Title	President, Board of Directors
Phone Number	(336) 887-8866
E-mail	President@kltheatre.com
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	14
Please upload a list of your current Board of Directors	2025 KLT_Board Roster.pdf 183.17 KB
Operating Budget $ (Organization)	$90,090
Fiscal Year Starting	09/01/25
Fiscal Year Ending	08/31/26
Government %	15%
Individual Contributions %	59%

Foundation Grants %	5%
Fees / Earned Income %	2%
Corporate Grants %	0%
Other %	19%
Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	$15,000
Number of clients or citizens served in 2024	3138
Number of clients or citizens served in 2025	3030
Number of volunteers in 2024	150
Total number of volunteer hours in 2025	*we do not have this for 2025 yet
Number of volunteers in 2024	n/a
Total number of volunteer hours in 2025	n/a
How will Town funds be used?	Operating Support
Amount of this request?	$16,000
How will Town funds be used (please use this space to explain)	Kernersville Little Theatre is requesting operating support for costs associated with our 2026-2027 season.
Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a word document below if you	(please see uploaded document)

choose instead of using the space provided below.

You may upload a word document here that includes your mission statement and purpose, organizaitonal qualifications, history of accomplishments, and governances.

20260123 Narrative for Town of Kerner... .docx
20.1 KB

Please list any other financial or in-kind allowances received from the Town

The Town of Kernersville allows Kernersville Little Theatre to utilize rehearsal space in the basement of a town facility near town hall. Kernersville has always supported the Kernersville Little Theatre when called upon, and the board is grateful for that support.

If there is any other information that you believe the Town needs to know, please upload that information here.

Budget in Total.pdf
67.92 KB

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name: Renee Rohrer

Title: Board Member

Date: 01/30/26

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Krossroads Playhouse, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **2,000.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

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12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure Waiver. An to take action with respect to any breach of any such term or condition, will not be deemed to be to take acti a waiver of the term or condition with regard to any subsequent breach of the term or condition, a waiver of or of any other term or condition of the Agreement. or of any other term or condition of the Agreement. or o

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IN WITNESS WHEREOF, the parties have executed this Agreement under seal in IN WITNESS WHEF Kernersville, North Carolina, as of the Effective Date. Kernersville, North Carolina, as of the Effective Date. Kerne

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by "This instrument has been pre-audited in the manner the Local Government Budget and Fiscal Control Act." the Local Government Budget and Fiscal Control Act." the L

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Next Step Ministries**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **25,000.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

8. Material Failure to Perform. The Town shall have no obligation to pay the Grant Award or any Material Fail remaining portion thereof should Grantee fail to provide required financial reporting or should remaining po Grantee materially fail to comply with Exhibit A. In the event of such material failure, Grantee Grantee mate shall return the full amount of the Annual Grant Award. shall return the full amount of the Annual Grant Aw

9. Compliance with Laws. Grantee shall comply with all state and federal laws, ordinances, rules Compliance w and regulations including but not limited to related to those laws governing discrimination, and regulations i project implementation and the expenditure of funds. Grantees who do not comply with these project implen regulations may be ineligible for future funding. regulations may be ineligible for future funding. regulations

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11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, Severability and unenforceable or invalid, such provision will be read out of this Agreement, and will not affect unenforceabl the validity of any other provision or give rise to any cause of action of the parties against the the validity of other, and the remainder of this Agreement will be valid and enforced to the fullest extent other, and the rem permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law.

12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure Waiver. An to take action with respect to any breach of any such term or condition, will not be deemed to be to take acti a waiver of the term or condition with regard to any subsequent breach of the term or condition, a waiver of or of any other term or condition of the Agreement. or of any other term or condition of the Agreement. or o

13. Modifications. This Agreement may be modified, altered or amended only by written agreement Modificatio executed by the Town and Grantee. executed by the Town and Grantee. executed by the Town and Grantee.

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16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the Relationship. parties shall be deemed to create any joint venture relationship or other partnership agreement parties shall b between Grantee and Town. between Grantee and Town. between Grantee and Town. between Grantee and

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed Counterparts an original but all of which counterparts collectively shall constitute one Agreement. Signatures an original may be exchanged by copy, or with original signatures to follow. Each party shall be bound by may be excha its own copied signature and shall accept the copied signature of the other party. its own copied signature an

18. Performance of Governmental Function. Nothing contained in this Agreement shall be deemed or construed to estop, limit, or impair Town from exercising or performing any regulatory, legislative, governmental or other powers or functions.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal in Kernersville, North Carolina, as of the Effective Date.

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

"Exhibit A"

Alexandria Hicks

Submission Date	Jan 30, 2026 9:43 PM
Does your program operate in Kernersville?	Yes
Organization Name	Next Step Ministries
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	56-2074800
Does your organization have a Charitable Solicitation License from the State of North Carolina.	Yes
Charitable Solicitation License Expiration Date?	May 15th, 2026
Year Organization Incorporated	1998
Physical Address	210 N Main Street, Suite 238 Kernersville, North Carolina, 27284
Upload IRS determination letter	PDF NSM 501C3 Letter.pdf 86.24 KB
Upload most recent 990	PDF 990 Signed 2024.pdf 2 MB
Contact	Alexandria Hicks

Contact Title	Executive Director
Address	210 N Main Street, Suite 238 Kernersville, North Carolina, 27284
How long have you been in this position?	2 Years 9 Months
Phone Number	(336) 413-7054
E-mail	executivedirector@nextstepdv.org
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	11
Please upload a list of your current Board of Directors	Board List - Updated Jan 26.pdf 865.59 KB
Operating Budget $ (Organization)	910,570
Fiscal Year Starting	01/01/2026
Fiscal Year Ending	12/31/2026
Government %	14
Individual Contributions %	29
Foundation Grants %	8
Fees / Earned Income %	43
Corporate Grants %	1
Other %	5

Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	25,000
Number of clients or citizens served in 2024	321
Number of clients or citizens served in 2025	415
Number of volunteers in 2024	221
Total number of volunteer hours in 2025	9258
Number of volunteers in 2024	221
Total number of volunteer hours in 2025	9258
How will Town funds be used?	Operating Support
Amount of this request?	25,000
How will Town funds be used (please use this space to explain)	Town funds will support essential operational and direct client service costs that are critical to program sustainability and effective service delivery. Operational expenses include office and/or Safe House utilities, agency maintenance and repairs, supplies, and other routine day-to-day costs necessary to maintain safe, functional, and accessible spaces for survivors and staff. Direct client assistance will address the immediate safety, stability, and basic needs of survivors of domestic violence and sexual assault. Allowable expenses may include gas cards, meals, furniture and housing assistance, transportation support, New and Expectant Mothers program expenses, and other client-centered needs identified through individualized advocacy and safety planning. These supports reduce barriers to accessing services, enhance survivor stability, and promote long-term self-sufficiency. Funding will also support the House Coordinator position overseeing the Next Step Ministries Small Steps Safe House program. This role is critical to maintaining a safe, nurturing, and trauma-informed environment where children impacted by domestic violence can heal and engage in age-appropriate activities. Collectively, this funding ensures uninterrupted, confidential services and strengthens the community's response to domestic violence and sexual assault.
You may upload a word document here that includes your mission statement and purpose, organizaitonal qualifications, history of accomplishments, and governances.	NSM Narrative 26-27.docx 18.41 KB

If there is any other information that you believe the Town needs to know, please upload that information here.

Additional Information.docx
18.81 KB

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name	Alexandria Hicks
Title	Executive Director
Date	1/30/2026

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Salvation Army**, a Georgia non-profit corporation operating in Forsyth County, North Carolina ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **20,000.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

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IN WITNESS WHEREOF, the parties have executed this Agreement under seal in IN WITNESS WHEREOF, the parties have executed this Agreement under seal in Kernersville, North Carolina, as of the Effective Date. Kernersville, North Carolina, as of the Effective Date. Kernersville, North Carolina, as of the Effective Date. Kerne

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by "This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act." the Local Government Budget and Fiscal Control Act." the Local Government Budget and Fiscal Control Act." the L

Brandon McCann

Chuck Whiten

Submission Date	Jan 30, 2026 3:25 PM
Does your program operate in Kernersville?	Yes
Organization Name	The Salvation Army, A Georgia Corporation
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	58-0660607
Does your organization have a Charitable Solicitation License from the State of North Carolina.	No
Charitable Solicitation License Expiration Date?	The Charitable Solicitation Licensing Division of the NC Dept. of Secretary of State has determined that The Salvation Army meets the qualifications for exemption from the provisions of the Charitable Solicitation Act.
Year Organization Incorporated	1926
Physical Address	1255 North Trade Street Winston-Salem, North Carolina, 27101
Upload IRS determination letter	PDF 2025 IRS 501 c 3.pdf 749.69 KB
Upload most recent 990	PDF 990 Winston-Salem AC 9.30.2024.pdf 469.04 KB

Contact	Brandon McCann
Contact Title	Development Director
Address	1255 North Trade Street Winston-Salem, North Carolina, 27101
How long have you been in this position?	2 years and 3 months
Phone Number	(336) 245-2081
E-mail	brandon.mccann@uss.salvationarmy.org
Chief Executive Full Name	Chuck Whiten
Title	Area Commander
Phone Number	(336) 245-2070
E-mail	charles.whiten@uss.salvationarmy.org
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	9
Please upload a list of your current Board of Directors	BOT-List--06-23-2025.pdf 128.17 KB
Operating Budget $ (Organization)	5,517,911.00
Fiscal Year Starting	10/01/2026
Fiscal Year Ending	09/30/2027
Government %	9
Individual Contributions %	60

Foundation Grants %	15
Fees / Earned Income %	3
Corporate Grants %	2
Other %	11
Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	$20,000
Number of clients or citizens served in 2024	14,089 in 2024
Number of clients or citizens served in 2025	13,352 in 2025
Number of volunteers in 2024	1,826 in 2024
Total number of volunteer hours in 2025	3,721 in 2024
Number of volunteers in 2024	1,761 in 2025
Total number of volunteer hours in 2025	3,458 in 2025
How will Town funds be used?	Operating Support
Amount of this request?	20,000
How will Town funds be used (please use this space to explain)	The town's funds will support the Kernersville Food Pantry's operating expenses. We serve 350-400 families each week, totaling 1,000 to 1,200 Kernersville residents. We operate on Mondays, Tuesdays, and Thursdays, from 11:30 a.m. until 12:15 p.m. The pantry ensures low-income members of the Kernersville community have reliable access to food, which is based on income verification. The grant covers: $9,000 – Auto Insurance $4,000 – Vehicle maintenance $1,200 – Gasoline $2,200 – Supplies & materials $3,600 – Spanish interpreter professional services Vehicle expenses support the transportation needs of the food pantry

vehicles, enabling staff and volunteers to collect food donations from six Kernersville grocery partners, including Aldi, Food Lion, Lowe's Food, and Target. These funds will also cover the cost of a rental truck used to receive bulk food deliveries from the Second Harvest Food Bank.
Supplies and materials will support essential food purchases, equipment, cleaning supplies, and office needs required for daily pantry operations.
Funding for Spanish services will allow the pantry to provide an on-site interpreter for three hours each week, ensuring effective communication and equitable access to services for Spanish-speaking clients. 98% of those we serve are low-income residents, including SNAP, SSI, Medicaid, TANF, and NSLP benefit recipients.

Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a word document below if you choose instead of using the space provided below.

see attached

You may upload a word document here that includes your mission statement and purpose, organizaitonal qualifications, history of accomplishments, and governances.

PDF Strategies for Achieving the Mission_5603.pdf
165.08 KB

Please list any other financial or in-kind allowances received from the Town

Exterior building maintenance is provided through the rental lease agreement for the city-owned property occupied by The Salvation Army. In addition, the Kernersville Police Department and Town officials regularly support pantry operations by volunteering their time, particularly assisting with unloading food deliveries from Second Harvest Food Bank.

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name

Brandon W McCann

Title

Development Director

Date 1/30/2026

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Senior Services, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

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IN WITNESS WHEREOF, the parties have executed this Agreement under seal in Kernersville, North Carolina, as of the Effective Date.

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

"Exhibit A"

Jennie Anthony

T. Lee Covington

Submission Date	Jan 29, 2026 5:29 PM
Does your program operate in Kernersville?	Yes
Organization Name	Senior Services, Inc
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	56-1085968
Does your organization have a Charitable Solicitation License from the State of North Carolina.	Yes
Charitable Solicitation License Expiration Date?	5/15/2026
Year Organization Incorporated	1977
Physical Address	2895 Shorefair Drive Winston-Salem, North Carolina, 27105
Upload IRS determination letter	PDF Senior Services 501c3-Current.pdf 50.04 KB
Upload most recent 990	PDF Senior Services Inc. 2023 Final 990 Publi... .pdf 332.27 KB
Contact	Jennie Anthony

Contact Title	Development Associate
Address	2895 Shorefair Drive Winston-Salem, North Carolina, 27105
How long have you been in this position?	2.5 years
Phone Number	(336) 721-6964
E-mail	janthony@seniorservicesinc.org
Chief Executive Full Name	T. Lee Covington
Title	President and CEO
Phone Number	(336) 721-6902
E-mail	lcovington@seniorservicesinc.org
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	26
Please upload a list of your current Board of Directors	SSI Board List with affiliations 25-26.pdf 129.67 KB
Operating Budget $ (Organization)	$9,143,484
Fiscal Year Starting	07/01/2025
Fiscal Year Ending	06/30/2026
Government %	49
Individual Contributions %	21
Foundation Grants %	11

Fees / Earned Income %	9
Corporate Grants %	0
Other %	10
Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	$16,500.00
Number of clients or citizens served in 2024	2,431
Number of clients or citizens served in 2025	2,183
Number of volunteers in 2024	1,154 volunteers in 2024
Total number of volunteer hours in 2025	48,757 volunteer hours in 2024
Number of volunteers in 2024	1,127 volunteers in 2025
Total number of volunteer hours in 2025	53,290 volunteer hours in 2025
How will Town funds be used?	Specific Project
Amount of this request?	$20,000.00
How will Town funds be used (please use this space to explain)	Senior Services Nutrition Services programs (Meals-on-Wheels and Senior Lunch) combat food insecurity and reduce isolation for older adults. Meals-on-Wheels provides hot and nutritious home-delivered meals to older adults who are unable to leave their homes or obtain or prepare their own meals due to physical, health, or other constraints. Caring volunteers deliver meals Monday-Friday while providing social interaction and a regular safety check. Our Senior Lunch program provides lunch with a warm, friendly atmosphere for older adults three days a week. In addition to the meals, Senior Lunch offers health screenings, wellness information, socialization, arts and crafts, and music. Across our Nutrition Services programs in Kernersville, 126 participants have been served this fiscal year with 70 on the waiting list (a 50% increase from the previous year). The requested funds of $20,000.00 for our Nutrition Services programs serving Kernersville will benefit 8 older adults for an entire year, six (6) through Meals-on-Wheels and two (2) through Senior Lunch. Altogether, this provides more than 1,700 meals and opportunities for socialization.

You may upload a word document here that includes your mission statement and purpose, organizaitonal qualifications, history of accomplishments, and governances.	SSI-Town of Kville Section 5 Only 2026-27.pdf 212.5 KB
Please list any other financial or in-kind allowances received from the Town	N/A

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name	Jennie
Title	Anthony
Date	1/29/2026

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **The Shepherd's Center of Kernersville, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **35,000.00**.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

8. Material Failure to Perform. The Town shall have no obligation to pay the Grant Award or any Material Fail remaining portion thereof should Grantee fail to provide required financial reporting or should remaining po Grantee materially fail to comply with Exhibit A. In the event of such material failure, Grantee Grantee mate shall return the full amount of the Annual Grant Award. shall return the full amount of the Annual Grant Aw

9. Compliance with Laws. Grantee shall comply with all state and federal laws, ordinances, rules Compliance w and regulations including but not limited to related to those laws governing discrimination, and regulations i project implementation and the expenditure of funds. Grantees who do not comply with these project implen regulations may be ineligible for future funding. regulations may be ineligible for future funding. regulations

10. Operation Deficits. The Town shall not be responsible for nor liable for operating deficits of Operation Defic Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee

11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, Severability and unenforceable or invalid, such provision will be read out of this Agreement, and will not affect unenforceabl the validity of any other provision or give rise to any cause of action of the parties against the the validity of other, and the remainder of this Agreement will be valid and enforced to the fullest extent other, and the rem permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law.

12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure Waiver. An to take action with respect to any breach of any such term or condition, will not be deemed to be to take acti a waiver of the term or condition with regard to any subsequent breach of the term or condition, a waiver of or of any other term or condition of the Agreement. or of any other term or condition of the Agreement. or o

13. Modifications. This Agreement may be modified, altered or amended only by written agreement Modificatio executed by the Town and Grantee. executed by the Town and Grantee. executed by the Town and Grantee.

14. Governing Law. This Agreement shall be governed in all respects, including as to validity, Governing Law. interpretation and effect, by the internal laws of the state of North Carolina, without giving effect interpretati to the conflict of laws and rules thereof. The language in all parts of this Agreement will be, in all to the con cases, construed according to its fair meaning and not strictly for or against Town or Grantee. cases, construe

15. Waiver of Jury Trial. The Parties waive trial by jury in any action, proceeding or counterclaim Waiver of Jur brought by or against the other with respect to any matter arising out of or in connection with this brought by Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreemen

16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the Relationship. parties shall be deemed to create any joint venture relationship or other partnership agreement parties shall b between Grantee and Town. between Grantee and Town. between Grantee and Town. between Grantee and

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed Counterparts an original but all of which counterparts collectively shall constitute one Agreement. Signatures an original may be exchanged by copy, or with original signatures to follow. Each party shall be bound by may be excha its own copied signature and shall accept the copied signature of the other party. its own copied signature an

18. Performance of Governmental Function. Nothing contained in this Agreement shall be deemed or Performance construed to estop, limit, or impair Town from exercising or performing any regulatory, construed to estop, l legislative, governmental or other powers or functions. legislative, governmental or other powers or function

IN WITNESS WHEREOF, the parties have executed this Agreement under seal in IN WITNESS WHEF Kernersville, North Carolina, as of the Effective Date. Kernersville, North Carolina, as of the Effective Date. Kerne

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by "This instrument has been pre-audited in the manner the Local Government Budget and Fiscal Control Act." the Local Government Budget and Fiscal Control Act." the L

"Exhibit A"

Lisa Miller

Asheley Cooper

Submission Date	Jan 29, 2026 3:21 PM
Does your program operate in Kernersville?	Yes
Organization Name	The Shepherd's Center of Kernersville, Inc.
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	56-1471510
Does your organization have a Charitable Solicitation License from the State of North Carolina.	Yes
Charitable Solicitation License Expiration Date?	May 31, 2026
Year Organization Incorporated	1985
Physical Address	636 Gralin Street, PO Box 2044 Kernersville, North Carolina, 27285-2044
Upload IRS determination letter	PDF TSCK NonProfit Tax ID 501(c)3.pdf 85.42 KB On File in Finance Office
Upload most recent 990	PDF TSCK 990 Public.pdf 1002.67 KB On File in Finance Office
Contact	Lisa Miller

Contact Title	Operations Manager
Address	636 Gralin Street, PO Box 2044 Kernersville, North Carolina, 27285-2044
How long have you been in this position?	1 year
Phone Number	(336) 996-6696
E-mail	lisa@shepctrkville.com
Chief Executive Full Name	Asheley Cooper
Title	Executive Director
Phone Number	(336) 996-6696
E-mail	asheley@shepctrkville.com
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	17 Total = 16 Voting + 1 Emeritus
Please upload a list of your current Board of Directors	2026 Voting Board Member List.docx 47.89 KB Exhibit A
Operating Budget $ (Organization)	$621,404 (TSCK) $151,000 (Senior Center) $40,610 (The Rest Stop)
Fiscal Year Starting	07/01/2026
Fiscal Year Ending	06/30/2027
Government %	67
Individual Contributions %	17
Foundation Grants %	0

Fees / Earned Income %	0
Corporate Grants %	0
Other %	16
Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	$25,000.00
Number of clients or citizens served in 2024	3,297 (2025 SR CTR)
Number of clients or citizens served in 2025	3,285 (2024 SR CTR)
Number of volunteers in 2024	189 (2025 SR CTR)
Total number of volunteer hours in 2025	11,241 (2025 SR CTR)
Number of volunteers in 2024	229 (2024 SR CTR)
Total number of volunteer hours in 2025	10,718 (2024 SR CTR)
How will Town funds be used?	Operating Support
Amount of this request?	$35,000.00
How will Town funds be used (please use this space to explain)	$25,000 will be used to meet our program operating expenses for Senior Center Programs. $10,000 will be used to meet operating expenses of our RestStop Program. The Rest Stop is Kernersville's first group respite ministry, designed to provide meaningful relief for caregivers of individuals living with dementia and related conditions. Funding will help us offer a safe, joyful, and engaging environment where individuals with dementia can thrive through companionship and purposeful activity.
Include organizational mission statement and purpose, organizational qualifications, history of accomplishments, and governance. (If you work with other organizations, describe your work with other agencies) You may upload a	See uploaded Narrative Document

"Exhibit F""

word document below if you choose instead of using the space provided below.

You may upload a word document here that includes your mission statement and purpose, organizaitonal qualifications, history of accomplishments, and governances.

Narrative for Senior Center Town Grant F....pdf
265.75 KB
Exhibit B

Please list any other financial or in-kind allowances received from the Town

N/A

If there is any other information that you believe the Town needs to know, please upload that information here.

2025 TSCkville Impact Report.pdf
177.5 KB
Exhibit C

TSCK-SGUM The Rest Stop One Sheet.pdf
103 KB
Exhibit D

2025 Senior Center Year End Report.pdf
201.86 KB
Exhibit E

2025 Program Survey Summary Sr Ctr.pdf
104.61 KB
Exhibit F

2026 TSCK Services Sheet.pdf
142.42 KB
Exhibit G

2025 Satisfaction and Outcomes Survey ... .pdf
134.32 KB
Exhibit H

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town.

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public

disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name	Lisa Miller
Title	Operations Manager
Date	1/29/2026

"Exhibit A"

The Shepherd's Center of Kernersville 2026 Board of Directors

EXECUTIVE COMMITTEE MEMBERS

Name	Affiliation or Company
Taylor Mabe, President	Kernersville Elementary, Teacher
Amanda Ruark, 1st Vice President	Kernersville Chamber, Dir. Finance
Emily Farrell, 2nd Vice President	Thrivent Financial, Financial Advisor
Bill Dreshfield, Treasurer	AARP Tax Specialist, Retired, Dupont
Beth Johnson, Secretary	Community Member
Randall Jenkins, Past President	Fidelity Bank, Market Exec. Sr. V.P.

BOARD MEMBERS

Scott Alderman	Fire Chief, Kernersville Fire Rescue Department
Ken Crews	Lexington Home Brands, V.P. Human Resources
LaTonya Davidson	Icertis, Senior Functional Consultant
Susan Furmage	Community Member, Retired, Main Street UMC
Larry Redfearn	Edward Jones, Financial Advisor
Logan Robbins	State Farm Ins., Logan Robbins Agent
Mindy Grubbs, CHAM, CRCR, CAM	Novant Health, Patient Access Mgr.
Lisa Simmonds	US District Court, Deputy Clerk
Dr. Althea Taylor Jones	Retired, Winston Salem State University NC Senior Tar Heel Legislator for Forsyth County
Virginia Wilson	Options For Senior America, Market Development Director

BOARD MEMBERS EMERITUS (Active)

Sandra Jennings	Retired, Founding Member of The Shepherd's Center

"Exhibit B"

Narrative for 2026/2027
The Shepherd's Center of Kernersville
Kernersville Senior Enrichment Center

Mission:
The Shepherd's Center of Kernersville is an interfaith ministry of volunteers which champions and sustains adults who are aging or with disabilities.
The Kernersville Senior Enrichment Center, a volunteer-based service of The Shepherd's Center of Kernersville, provides life enriching, activities, services, and growth opportunities for senior and disabled adults.

The strategies used to achieve the mission that are measurably effective.

- Through partnerships and collaborations in the community with local churches, organizations, businesses, municipalities, governmental and legislative offices, and individual volunteers, we offer a wide variety of programming and services to a diverse group of participants and recipients.

- Our programs and services are promoted through monthly calendars of events, program guides, and newsletters. The newsletter is sent via e-mail to just over 2,100 individuals, is uploaded to our website, and is printed in-house and distributed in our lobby and meeting rooms. We also post information regarding upcoming programs and events to social media and the Kernersville News.

- Volunteers and staff distribute print copies of our publications at least quarterly throughout the community and surrounding area to local libraries, post offices, medical facilities and practices, doctors' offices, churches, social groups, outreach activities, events, and more.

Measurable Goals for these strategies:

Please note: Town funding will provide for 17% of Senior Center goals and 25% of The Rest Stop goals.

- Provide enrichment, caregiving support, health and wellness, arts, and socialization programs for aging adults in Kernersville.
  A) Provide Senior Center programs, services, and activities for 3,300 unduplicated older adults in Kernersville. Town funding would provide programming for 561 unduplicated older adults.
  B) Provide Senior Center programs, services and activities to generate 22,500 logged visits by participants and visitors to the Senior Center. Town funding would provide programming for 3,825 visits.

C) Provide 3,300 scheduled programs, activities, and services offered through the Senior Center. Town funding would provide for 561 programs for older adults.
Numbers will be tracked through our database tracking software, daily activity logs, attendance sheets, and monthly, quarterly, and annual attendance reports.

- Provide space for Caregiver Support Group meetings at our Gralin Location for caregivers of those with dementia in Kernersville and eastern Forsyth County. Provide 23 Caregiver Education and Support Group Sessions for Kernersville Area Caregivers to meet at minimum once a month and up to twice a month during the year. Town funding would provide 4 caregiver support group meetings. *Numbers will be tracked through our database tracking software, daily activity logs, attendance sheets, and monthly, quarterly, and annual attendance reports.*
- Provide health Screenings for aging adults in Kernersville. Provide health screenings for 90 aging adults. Town funding would provide health screenings for 15 older adults. *Health screening participants and attendance are tracked daily, weekly, and monthly using My Senior Center data management software*
- Provide AARP tax aid services for Kernersville residents and volunteer opportunities for tax aid volunteers. Provide tax services and volunteer opportunities for 900 aging residents. Town funding would provide tax services for 153 residents. *Volunteers, participants, and appointment attendance are tracked daily, weekly, and monthly using My Senior Center data management software*
- Provide a group respite program for caregivers of those with dementia related illness. Provide 100 Rest Stop (TRS) sessions for 10 dementia clients and caregivers. Conduct 8 TRS Caregiver support sessions. Town funding would provide for 25 Rest Stop (TRS) sessions for 3 dementia clients and caregivers and 2 TRS Caregiver support sessions. *Program sessions, volunteers, participants, caregiver support sessions, visits and attendance are tracked daily, weekly, and monthly using My Senior Center data management software.*

The Rest Stop Adult Day Respite Program:
The Shepherd's Center of Kernersville's (TSCK) The Rest Stop is Kernersville's first group respite ministry, designed to provide meaningful relief for caregivers of individuals living with dementia and related conditions. This innovative program offers a safe, joyful, and engaging environment where individuals with dementia can thrive through companionship and purposeful activity.
Over six million Americans are living with Alzheimer's and related dementias in the United States. That number is expected to double by 2050. New systems need to be implemented to provide a better quality of life for our friends and neighbors. Modeled after the nationally recognized Respite for All Foundation (www.respiteforall.org), The Rest Stop follows a faith-based, volunteer-driven, social model of care for group respite. This holistic approach supports everyone involved: the caregiver, the participant (referred to as a "friend"), and the dedicated volunteers.
The Rest Stop will start operating one day per week then evolve to operate two days per week, from 10:00 AM to 2:00 PM, at a cost of $40 per person-per session. Each day includes a variety of enriching activities such as music, brain

fitness, light physical movement, arts and crafts, service projects, and a shared, family-style lunch.
Most importantly, The Rest Stop group respite ministry fosters a vibrant, inclusive community where friendship, dignity, and joy are central. Through this ministry, we aim to provide not only rest for caregivers but also renewal and connection for all who participate.
Volunteers are trained in the social and relational aspects of caring for our friends living with differed forms of dementia, offering mental stimulation and socialization while developing relationships that fill people with a sense of well-being.

The organization has the capacity to be successful and sustainable.

The data from our 2025 Impact Report, combined with more than 40 years of continuous service, demonstrates The Shepherd's Center of Kernersville has both the capacity and infrastructure to successfully deliver programs, adapt to community needs, and sustain long-term impact. We have a proven track record of service delivery. For over four decades, our organization has provided reliable, high-quality services and programs that respond to the evolving needs of older adults, individuals with disabilities, and family caregivers. We provide consistent delivery of multiple, complex programs year after year. We can serve thousands of individuals annually across diverse service areas and we have long-standing trust and recognition within the community.

Our longevity reflects strong leadership, sound governance, and effective operational systems that support sustained impact.

Our Impact Report reflects a culture of measurement, accountability, and continuous improvement. This commitment to accountability ensures responsible stewardship of funding and ongoing program success. The combination of 40 years of service, demonstrated service scale, strong volunteer engagement, measurable outcomes, and operational efficiency confirms that our organization has the capacity to be successful and sustainable.

What programs are you offering (any new programs)

Overview of Programs and Services of The Shepherd's Center of Kernersville

Programs specifically tied to The Senior Enrichment Center are bold/italicized.

The Rest Stop: Group respite designed to provide meaningful relief for caregivers of individuals living with dementia and related conditions. Starting March 17, 2026
Transportation: Provide rides to and from medical appointments.
Friendly Caller: Weekday calls to homebound recipients for a "friendly hello".
Visitation: Provide short visits for socialization and/or longer visits for relieving family caregivers.
Personal Shopper: Pickup, fulfill, & deliver groceries, food pantry requests, and prescriptions.

Blessing Project: Procure, arrange, and deliver seasonal meals, gifts, goody bags and other necessities to our homebound service recipients.
Project Joy: Procure, arrange, and deliver donated flowers to those suffering illness or loss, celebrating milestones, or just needing a "lift".
Handy Person: Provide assistance with minor home repairs inside or outside the home.
Pastoral Counseling: Counseling sessions offered by appointment only with a certified volunteer counselor.
Senior Enrichment Programs: A full-time "Center of Excellence" offering a variety of life enriching activities and classes in arts, education and enrichment, fun and games, and health and wellness.
Medicare & Financial Care Counseling: In partnership with other organizations, provide financial & insurance support via phone and in-person appointments with a Financial or Certified SHIIP Counselor.
Legal Aide Consulting: In partnership with Legal Aid of NC, provide legal support with civil matters involving basic human needs such as safety, shelter, income, and more via phone and in-person appointments.
Bill Radisch Computer Center for Seniors: Offer one on one computer and other electronic device operational education and assistance.
Caregiver Support Group: Monthly meetings held for caregivers needing support.
Equipment Loan Program: Loan out durable medical equipment such as canes, walkers, and wheelchairs for short-term or long-term needs on a renewable basis.
Income Tax Preparation: Free annual income tax return preparation appointments February through mid-April in partnership with AARP Foundation Tax-Aide Program.
Advocacy: Provide meetings and events to raise awareness of elder abuse, neglect, and exploitation in conjunction with local law enforcement.
Information & Referrals: Provide a variety of resources for aging and/or disabled adults.

Current Senior Center On-Going Programs, Services, and Drop-In Activities

Arts & Creative

- Acrylic Painting Lessons ~ Offered periodically, call to express interest (fees apply)
- American Sewing Guild ~ 10:00 am, 3rd Wednesday (fees apply)
- Art Studio - Casual Creativity for Everyone ~ 1st and 3rd Fridays, 9:00 – 1:00 pm
- Basket Weaving ~ 1:00 pm, Wednesday ~ Everyone is welcome to visit, socialize, or showcase work. Lessons available on request. $5 per day plus basket kit fee.
- Bee Quilters ~ 9:30 am, Tuesday
- Open Paint Studio and Four Seasons Watercolor Club ~ 12:00 pm, Wednesday (Fees apply for Watercolor Club, Open Paint Studio is free)
- Needle Arts ~ 10:00 am, Thursday
- Rubber Stamping with Patti ~ 10:00 am, 2nd Friday, (kit fees apply)
- Sit-n-Stitch ~ 9:00 am - 3:00 pm, 3rd Friday
- Tatting ~ 1:00 pm, Monday (via ZOOM)
- Tedderbear Stamping ~ 4:00 pm, 2nd & 4th Thursday, YouTube Live
- Watercolor Lessons ~ Offered periodically, call to express interest (fees apply)

Education, Enrichment, Socialization

- Computer Lab/Learning Center ~ 9:00 -11:00 am, Wednesday & 10:00 - 1:00 pm, Friday By Appointment Only, One-on-one teaching and technical assistance. ($5.00 if we can help)
- American Sign Language Practice ~ 12:00 noon, Wednesday Added in 2025
- Books Ignite! Book Club ~ 1:00 pm, 3rd Tuesday
- Caregiver Support Group ~ 11:00 am, 2nd and 4th Monday
- Covered Dish Luncheons ~ 11:30 am, once a month on a Friday
- Movie Matinee ~ 1:00 pm, 2nd Friday, Call for Movie Title
- Music Jam Session ~ 10:00 am, Tuesday
- Ukulele Lessons ~ 2:30 pm, Monday offered periodically, call for schedule (fees apply)
- Ukelele Troupe ~ 1:00 pm, Monday ($40.00 for 8 weeks)
- Lectures on a variety of topics are offered monthly. Check Center calendar for schedule
- Low Vision Support Group ~ 4:30 pm, 3rd Tuesday Added in 2025

Health & Wellness

- Blood Pressure Screening ~ 3rd Tuesday 9:30 - 11:30 am
- Cardio Drumming ~ 10:00 am, Monday & 2:00 pm, Tuesday
- Chair Massage ~ 10:00 - 1:30 pm, 2nd & 4th Wed. by appointment ($10.00 for 10 minutes)
- Chair Yoga I ~ 1:00 pm, Thursday 1st class complimentary ($5.00 per session)
- Chair Yoga II ~ 1:00 pm, Monday 1st class complimentary ($5.00 per session)
- Line Dancing 12:00 pm, Monday ($6.00 per session)
- Pickleball Lessons ~ Offered periodically, call to express interest ($20.00 for 4 weeks)
- Square Dancing (Advanced) ~ 1:30 pm, Monday (Not a teaching Class, $6.00 per session)
- Stretch & Flex Exercise ~ 10:00 am, Monday, Tuesday & Thursday
- Tai Chi ~ 10:00 am, Wednesday ($5.00 per session)
- Walk with Williams ~ 10:00, Tuesday & Thursday (4th of July Park or Parks & Recreation Center depending on weather) Added in 2025

Fun & Games

- Board Games ~ Drop-in 8:00 am-4:00 pm, Monday – Friday
- Bingo ~ 10:00 am, Friday. *(Bring two prizes and win two prizes.)*
- Bowling ~ 1:30 pm, Wednesday, Countryside Bowling Lanes, 1005 Masten Dr., *($9.50 inc. shoe rental and 3 games)*
- Bridge, Advanced ~ 12:30 pm, Tuesday
- Bridge, Senior ~ 9:30 am, Monday
- Bridge Lessons ~ offered periodically, call for schedule *(fees apply)*
- Card Games Lessons ~ offered periodically, call for schedule Added in 2025
- Chess ~ 1:30, Monday Added in 2025
- Dominoes ~ 1:00 pm, Thursday Added in 2025

- Euchre ~ 10:00 am, Thursday
- Games & Conversation ~ 10:00 am, Wednesday
- Hand & Foot ~ 11:30 am, Tuesday & Friday
- Jigsaw Puzzle Library and Puzzle Table ~ Drop-in, 8:00 am - 4:00 pm, Monday - Friday
- Mah Jongg ~ 12:30 pm, Wednesday
- Pinochle ~ 12:00 noon, Monday
- Rummikub ~ 1:30 pm, Monday Added in 2025

Services

- Income Tax Preparation ~ Offered annually *(February through mid-April)* in partnership with AARP Foundation Tax Aide Income Tax Preparation Service
- Insurance Counseling (NC Senior Health Insurance Information Program) ~ SHIIP Insurance Counseling (Medicare) available by appointment through the Center. Call our office for more information.
- Information, Referral, and Assistance ~ We can provide information, referral, and assistance on a variety of aging related services and programs (housing information, in-home care, meals-on-wheels, legal assistance, Medicare, support groups, Social Security, and many more). If you need help, we will do our best to connect you with an agency or program to meet your needs.

Our current newsletter, calendar, and program guide can be found at:
https://shepctrkville.com/newsletters/

Are you getting feedback from your customer/clients? If so, how are you using that feedback?

Yes. We conduct two surveys annually of our Senior Center participants and volunteers. Feedback is used to evaluate current programming, develop new programs, and to determine overall satisfaction with the programs and services we offer, as well as outcomes generated by the programs and services we offer.

1) Program Interest Survey to generate and build interest in current programs and to develop new programming. (2025 Survey Summary Uploaded)
2) Satisfaction and Outcomes Survey to determine overall satisfaction with the programs and services we offer, as well as outcomes (how we have made an impact on someone's life) generated by the programs and services we offer. (2025 Survey Summary Uploaded)

What is your positive impact on our community?

Our organization has a **significant and lasting positive impact** on the community by improving quality of life, strengthening independence, and fostering connection for older adults, individuals

with disabilities, and family caregivers. For more than **40 years**, we have served as a trusted, reliable resource—meeting essential needs while adapting to changing community challenges.
Improving Independence, Health, and Safety: We help community members remain safely in their homes and connected to care. Residents experience greater mobility, fewer health barriers, reduced risk of injury, and the ability to age in place with dignity.
Reducing Isolation and Strengthening Social Connection: We combat loneliness and promote belonging—critical factors for physical and mental health. Individuals feel connected, valued, and supported, leading to improved emotional well-being and stronger community bonds.
Supporting Financial and Emotional Stability: Our targeted programs address stressors that threaten stability and well-being. Participants experience reduced stress, improved financial security, better mental health, and increased caregiver resilience.
Mobilizing Community Resources Through Volunteers: Volunteerism multiplies our reach and impact. Volunteer engagement strengthens civic participation, expands services, and reflects strong community trust and investment in our mission.
Overall Community Benefit: Our work delivers **measurable, high-value outcomes** that benefit not only individuals, but the community by:

- Reducing strain on healthcare and social systems
- Preventing costly crises through early intervention
- Strengthening community resilience and connection
- Creating a more age-friendly, compassionate community

Our sustained presence and proven results demonstrate that we are not only meeting immediate needs—but building a healthier, more connected community for the long term.

"Exhibit C"

2025 Impact Report

The Shepherd's Center of Kernersville impacted **4,561** individuals in 2025. Connecting **344 individuals** with fulfilling volunteer opportunities, delivering vital home-based services to **1,614 adults** who are aging or with disabilities and engaging **3,856 participants** through our Senior Center programs.

Transportation

4,358 1-way medical rides were scheduled, and **5** new volunteer drivers were added.

Personal Shopper & Errands

59 volunteers made **424 trips** to pick up and deliver medications, groceries, and food pantry orders.

Friendly Caller

Center volunteers made **4,669** Friendly Caller call**s** to check in and chat with **47** homebound service recipients.

Handy Persons

106 handyperson service requests were fulfilled for **76** recipients by **32** individual and group volunteers.

Visitation

15 isolated older adults were visited **355** times by **15** volunteers.

Blessing Project

222 Blessing Project gifts, holiday meals, and blessing boxes were delivered to **115** isolated adults in our community.

Project Joy

Over **583** floral bouquets and **850** cards were delivered to **1,274** individuals suffering illness or loss, celebrating milestones, or just needing a "lift."

Pastoral Counseling

114 mental health pastoral counseling appointments provided for **11** individuals by our pastoral counselor.

Durable Medical Equipment

417 pieces of durable medical equipment were loaned to **320** recipients to assist with safety, mobility, dignity, and comfort.

Senior Center Programming

3,856 individuals participated in **3,297** education and enrichment, health and wellness, arts and crafts, and social engagement programs.

Income Tax Preparation

Over **1,100** individuals were served with free tax returns prepared in partnership with the AARP Tax-Aide Foundation.

Bill Radisch Computer Learning Center

142 individuals learned to use tablets, smartphones, and personal computers or received technical assistance in our computer lab.

Caregiver Support Group

Our caregiver support group met **24** times, providing support for **35** family caregivers in our community.

Volunteer Engagement

344 volunteers provided **19,640** volunteer service hours for a value of **$767,997**.
39 new volunteers were added in 2025.

The Shepherd's Center of Kernersville is an interfaith ministry of volunteers which champions and sustains adults who are aging or with disabilities.

purpose life ENRICHMENT compassion hope

"Exhibit D"

THE REST STOP
DEMENTIA RESPITE
MINISTRY

A place where individuals living with dementia are embraced with the joy of companionship.

A Partnership Between The Shepherd's Center of Kernersville & Sedge Garden United Methodist Church

Launching: *Tuesday, March 17, 2026 (Saint Patrick's Day)*

Respite: A *short period of rest for those caring for individuals living with Alzheimer's disease and all other dementias*.

About the Program

The Rest Stop is a volunteer-driven, social-model respite program designed to support caregivers, individuals living with dementia, and the volunteers who serve them. Volunteers are trained in the social and relational aspects of dementia care, offering mental stimulation, socialization, and meaningful connection.

Mission

Rest Stop addresses isolation, meaning, and purpose. Our mission is to fill our friends with:

- Connection
- Meaning
- Joy

Who Is Eligible?

Individuals living with memory loss, Alzheimer's disease, or any other form of dementia who:

- Do not require medications or personal care assistance while attending
- Are able to be in a large-group setting
- Eat independently
- Are mobile (walkers welcome)

Schedule & Location

When: Tuesdays & Thursdays
Time: 10:00 AM – 2:00 PM
Where: Sedge Garden United Methodist Church
794 Sedge Garden Rd, Kernersville, NC 27284
Cost: $40 per session

THE REST STOP

DEMENTIA RESPITE MINISTRY

A place where individuals living with dementia are embraced with the joy of companionship.

Rest Stop Provides:

- Compassionate Volunteers
- Music, Art, & Physical Activities
- Brain Fitness
- Service Projects
- Laughter & Camaraderie
- Family-Style Meal & Snacks
- Safe, Structured Environment

Program Benefits

- Immediate solutions to isolation for participants and caregivers
- Inclusive, compassionate community
- Meaningful engagement for participants
- Restoration, respite, and support for caregivers
- Sustainable, faith-based, volunteer-led model
- Proven nationwide impact

Caregivers Receive:

- Connection to supportive community resources
- Peace of mind knowing loved ones are in caring hands

Volunteer Opportunities

- Flexible schedule
- Comprehensive training
- Meaningful, life-changing service work

Contact: *Asheley Cooper, Executive Director of The Shepherd's Center of Kernersville at 336-996-6696 or asheley@shepctrkville.com for more information.*

"Exhibit E"

Kernersville Senior Enrichment Center 2025 Year End Report*

Our Shepherd's Center Mission

The Shepherd's Center of Kernersville is an interfaith ministry of volunteers which champions and sustains adults who are aging or disabled.

Our Senior Center Mission

The Kernersville Senior Enrichment Center, a volunteer-based ministry of The Shepherd's Center of Kernersville, provides life-enriching activities, services, and growth opportunities for adults who are aging or disabled.

2025 Participants, Programs, Durable Medical Equipment, and Volunteers

- ✓ **3,856** program participants
- ✓ **3,297** programs, activities, trips, services, and special events.
- ✓ **189** senior center volunteers gave **10,718** hours of service.
- ✓ **417** pieces of durable medical equipment were loaned to **307** individuals to assist with safety, mobility, and comfort.
- ✓ **22,802** visits to the Senior Center for programs, activities, trips, special events, daily visitors, inquiries, rentals, and guests.

2025	2024	Actual Difference	Percentage Difference	Category
3,856	3,285	571	17%	Unduplicated Participants
22,802	21,778	1,024	5%	Visits to the Center *(Duplicated Participants and Visitors/Guests)*
3,297	3,433	(136)	(4%)	Scheduled Programs
320	307	13	4%	Durable Medical Equipment Loan: Persons Served
417	444	(27)	(6%)	Durable Medical Equipment Loan: Pieces Loaned
189	199	(10)	(5%)	Volunteers
11,241	10,718	523	5%	Volunteer Hours

** The figures listed here do not reflect all services offered by The Shepherd's Center of Kernersville, they only represent the Senior Enrichment Center program.*

"Exhibit F"

2025 Kernersville Senior Enrichment Center
Program Survey Summary Report

Date of Survey: Print Survey was distributed May 9 – June 20, 2025
Electronic Survey was open May 9 – June 10, 2025

Location of Survey: Print Copies on-site (lobby & meeting rooms), E-blast and Electronic through MailChimp

Type of Survey: Primary Annual Survey/Annual Program Interest Survey

Number of People who responded & Number Distributed

Returned Surveys		**Number Distributed**	
Print	50	Print Copies	200
Electronic	180	Electronic	2,869
Total:	**230**	**Total**	**3,069**

What Did We Learn? Many prefer in-person to virtual programs. Reasons why respondents do not visit include: a lack of knowledge, no transportation or being too busy. Preferred day was Wednesday and Tuesday. Preferred time to attend programs was 10:00 am – 12 noon and 12:00 – 2:00 pm.

Most popular program interests: creative arts and workshops, day trips, technology based focused classes, like basic computer skills, social media training and online safety (SCAM awareness).

What Action Will We Take?
Implement strategic plans to increase knowledge of existence of The Shepherd's Center of Kernersville (TSCK) programs and services that are available. Explore transportation resources that may be available to individuals who do not drive. Locate additional instructors for creative arts and workshops. Develop day trip programs and local attraction outings to enhance community engagement. Incorporate technology-focused classes like basic computer skills, social media training, and online safety courses to meet the needs of those interested in digital literacy.

Additional Comments:
Offer social and cultural activities such as live music, comedy nights, and themed dinner events to provide after hours programming.

"Exhibit G"

636 Gralin Street, Kernersville, NC 27284
PO Box 2044, Kernersville, NC 27285
336-996-6696
www.shepctrkville.com info@shepctrkville.com

Overview of Services and Programs

The Rest Stop: Group respite designed to provide meaningful relief for caregivers of individuals living with dementia and related conditions. (March 2026)
Transportation: Provide rides to and from medical appointments.
Friendly Caller: Weekday calls to homebound recipients for a “friendly hello”.
Visitation: Provide short visits for socialization and/or longer visits for relieving family caregivers.
Personal Shopper: Pickup, fulfill, & deliver groceries, food pantry requests, and prescriptions.
Project Joy: Procure, arrange, and deliver donated flowers to those suffering illness or loss, celebrating milestones, or just needing a "lift".
Blessing Project: Procure, arrange, and deliver seasonal meals, gifts, goody bags and other necessities to our homebound service recipients.
Handy Person: Assist with minor home repairs inside or outside the home.
Pastoral Counseling: Counseling sessions offered by appointment only with a certified volunteer counselor.
Medicare & Financial Care Counseling: In partnership with other organizations, provide financial & insurance support via phone and in-person appointments with a Certified Financial Counselor or a Certified SHIIP Counselor.
Legal Aide Consulting: In partnership with Legal Aid of NC, provide legal support with civil matters involving basic human needs such as safety, shelter, income, and more via phone and in-person appointments.
Senior Enrichment Programs: A full-time "Center of Excellence" offering a variety of life enriching activities and classes in: arts, education and enrichment, fun and games, and health and wellness.
Bill Radisch Computer Center for Seniors: Offer one on one computer and other electronic device operational education and assistance.
Caregiver Support Group: Monthly meetings held for caregivers needing support.
Equipment Loan Program: Loan out durable medical equipment such as canes, walkers, and wheelchairs for short-term or long-term needs on a renewable basis.
Income Tax Preparation: Free annual income tax return preparation appointments February through mid-April in partnership with AARP Foundation Tax-Aide Program.
Advocacy: Provide meetings and events to raise awareness of elder abuse, neglect, and exploitation in conjunction with local law enforcement.
Information & Referrals: Provide a variety of resources for aging and/or disabled adults.

The Shepherd’s Center of Kernersville is interfaith ministry of volunteers which champions and sustains adults who are aging and adults with disabilities.

purpose life ENRICHMENT compassion hope

"Exhibit H"

2025 Satisfaction and Outcomes Survey
Summary & Combined Tally (Print & Electronic)

Date of Survey: Print Survey was distributed May 9 – June 20, 2025
Electronic Survey was open May 9 – June 10, 2025

Location of Survey: Print Copies on-site (lobby & meeting rooms), E-blast and Electronic through MailChimp

Type of Survey: Primary Annual Survey/Annual Program Interest Survey

Number of People who responded & Number Distributed

Returned Surveys		**Number Distributed**	
Print	60	Print Copies	200
Electronic	95	Electronic	2,689
Total:	**155**	**Total**	**3,069**

What Did We Learn?

- The data from the 2025 Satisfaction Surveys highlights high engagement and positive feedback from participants, with most attending frequently (weekly or >1x week) and participating for multiple years (10+ years).
- Overall, the senior center programs are rated highly, with 92% rating the overall quality as excellent and many respondents expressing strong satisfaction and loyalty, such as recommending programs to others.
- Participants appreciate the friendly staff, variety of programs, and supportive environment, citing improvements in health, social connections, and happiness.
- Many respondents also value the community feeling, and helpfulness of staff and volunteers.
- Common suggestions include increasing class variety, more challenging classes, and convenient scheduling.
- Volunteer opportunities most frequently mentioned are volunteering at the front desk, card lessons, exercise, and the tax program. These opportunities allow participants to stay engaged, socialize, and contribute to the community.

What Action Will We Take?

- Expand program variety by adding more challenging classes
- Increase class scheduling flexibility to accommodate different schedules by offering evening offerings..
- Enhance communication and information about programs through social media and community outreach.
- Encourage more completed surveys, by spreading the word through newsletters, social media, and personal invites, emphasizing how feedback helps improve programs and offer incentives such as small prizes, recognition, or entry into a raffle.
- Ensure participants understand their feedback is valued and impactful can also boost response rates.
- Seek transportation options.

Additional Comments:

- Diversify program offerings
- Increase classes with more challenging subjects
- Offer more physical activities like gentle stretching or less strenuous exercises.
- Additionally, gather ongoing feedback from participants through individual program evaluations to better meet community needs.

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **The Kernersville Chamber of Commerce, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **24,500.00** from the Town's Occupancy Tax Fund.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

8. Material Failure to Perform. The Town shall have no obligation to pay the Grant Award or any Material Fail remaining portion thereof should Grantee fail to provide required financial reporting or should remaining po Grantee materially fail to comply with Exhibit A. In the event of such material failure, Grantee Grantee mate shall return the full amount of the Annual Grant Award. shall return the full amount of the Annual Grant Aw

9. Compliance with Laws. Grantee shall comply with all state and federal laws, ordinances, rules Compliance w and regulations including but not limited to related to those laws governing discrimination, and regulations i project implementation and the expenditure of funds. Grantees who do not comply with these project implen regulations may be ineligible for future funding. regulations may be ineligible for future funding. regulations

10. Operation Deficits. The Town shall not be responsible for nor liable for operating deficits of Operation Defic Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee

11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, Severability and unenforceable or invalid, such provision will be read out of this Agreement, and will not affect unenforceabl the validity of any other provision or give rise to any cause of action of the parties against the the validity of other, and the remainder of this Agreement will be valid and enforced to the fullest extent other, and the rem permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law.

12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure Waiver. An to take action with respect to any breach of any such term or condition, will not be deemed to be to take acti a waiver of the term or condition with regard to any subsequent breach of the term or condition, a waiver of or of any other term or condition of the Agreement. or of any other term or condition of the Agreement. or o

13. Modifications. This Agreement may be modified, altered or amended only by written agreement Modificatio executed by the Town and Grantee. executed by the Town and Grantee. executed by the Town and Grantee.

14. Governing Law. This Agreement shall be governed in all respects, including as to validity, Governing Law. interpretation and effect, by the internal laws of the state of North Carolina, without giving effect interpretati to the conflict of laws and rules thereof. The language in all parts of this Agreement will be, in all to the con cases, construed according to its fair meaning and not strictly for or against Town or Grantee. cases, construe

15. Waiver of Jury Trial. The Parties waive trial by jury in any action, proceeding or counterclaim Waiver of Jur brought by or against the other with respect to any matter arising out of or in connection with this brought by Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreemen

16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the Relationship. parties shall be deemed to create any joint venture relationship or other partnership agreement parties shall b between Grantee and Town. between Grantee and Town. between Grantee and Town. between Grantee and

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed Counterparts an original but all of which counterparts collectively shall constitute one Agreement. Signatures an original may be exchanged by copy, or with original signatures to follow. Each party shall be bound by may be excha its own copied signature and shall accept the copied signature of the other party. its own copied signature an

18. Performance of Governmental Function. Nothing contained in this Agreement shall be deemed or construed to estop, limit, or impair Town from exercising or performing any regulatory, legislative, governmental or other powers or functions.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal in Kernersville, North Carolina, as of the Effective Date.

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

Chris Comer

chriscomer@kernersvillenc.com

Submission Date	Jan 5, 2026 3:09 PM
Does your program operate in Kernersville?	Yes
Organization Name	The Kernersville Chamber of Commerce Inc.
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	Other
Tax ID (EIN)	56-0934946
If not 501(c)(3), what is your tax status?	501 (c) 6
Does your organization have a Charitable Solicitation License from the State of North Carolina.	No
Year Organization Incorporated	1986
Physical Address	136 East Mountain Street Kernersville, North Carolina, 27284-2939
Upload IRS determination letter	PDF DeterminationLetter.pdf 839.75 KB On File in Finance Office
Upload most recent 990	PDF 2024KCC990.pdf 168.78 KB On File in Finance Office
Contact/ Chief Operating Officer	Chris Comer

Contact Title	President/CEO
How long have you been in this position with this organization?	12 years
Address	136 East Mountain Street Kernersville, North Carolina, 27284-2939
Phone Number	(336) 993-4521
E-mail	chriscomer@kernersvillenc.com
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	16
Please upload a list of your current Board of Directors	2026 Board of Directors.pdf 122.88 KB "Exhibit A"
Operating Budget $ (Organization)	555,657
Fiscal Year Starting	01012026
Fiscal Year Ending	12312026
Government %	11.15
Individual Contributions %	30.57
Foundation Grants %	0
Fees / Earned Income %	10.85
Corporate Grants %	29.06
Other %	18.37

Past recipient of Town of Kernersville funding?	Yes
Amount of Town funding requested in FY 2025-2026	24,500
Number of visitors in 2024	208
Number of visitors 2025	208
Does this organization bring tourist from outside Kernersville?	yes
Does the organization bring tourist from outside Kernersville	Yes
If so, approximately how many?	208
Give a general listing of where tourist are from:	FL, MI, NC, PA, NY, CA, AZ, UT, IL
Number of advertising packets/info packets sent out in 2025	12
Number of Welcome Center/other venues where info packets are located	19
Number of community events in 2025	6
Average Attendance at program/events	223
Number of tour groups/school groups that toured last year	0
Amount ($) spent directly on advertising in 2024	26,049
Amount ($) spent with publications outside of Kernersville	258
Number of Volunteers in 2024	206
Number of Volunteers in 2025	206
Estimated # of volunteer hours in 2024	2904

Estimated # of volunteer hours in 2025	2904
List of special events held in 2025 (include any joint events with other organization in Town)	Recycle Day (KPD, TOK Public Services, Truliant, TRU Taekwondo, FedEx); Womens Conference (Paul J. Ciener Botanical Garden), Music At Twilight (PJCBG); Lunch with Leaders (PJCBG, FedEx, WSSU); Downtown Trick or Treat (KPD, KFRD, TOKPS, TOKPR TOK, local businesses); Blooms to Bells (KPD, TOKPR, KV Museum, Depot, Korners Folly, PJCBG), Spring Folly (TOK, TOKPS, KPD, KFRD, Korners Folly, KV Museum, KV Little Theatre,) Showcase (KV YMCA, Shepherd Center of KV, local businesses, Forsyth Tech), Downtown Sidewalk Saturdays, Eating for Education-17 local restaurants), Shopping for Education (21 local businesses), Christmas Parade (TOK, KPD, KFR, TOKPS local businesses), Veterans Parade (TOK, KPD, TOK PS, local businesses) Sidewalk Saturdays, Eating for Education-17 restaurants, Shopping for Education, Christmas Parade, Veterans Parade,
How will Town funds be used?	Operating Support
Amount of this request?	24,500
How will Town funds be used (please use this space to explain)	Advertising and getting feet on the streets
You may upload a word document here that includes your mission statement and purpose, organizational qualifications, history of accomplishments, and governances. If you work with other organizations, describe your work with other agencies. Please limit this document to 500 words.	Mission statement page.docx 35.22 KB "Exhibit B"
Please list any other financial or in-kind allowances received from the Town	General Fund Town of Kernersville: $31,250

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name	Christine Guisewite Comer
Title	President/CEO
Date	1/5/2026

"Exhibit A"

2026 Kernersville Chamber of Commerce Board of Directors

President/CEO:
Chris Comer – Kernersville Chamber of Commerce
136 E. Mountain St., Kernersville, NC 27284
Email: chriscomer@kernersvillenc.com
(336) 993-4521

Chairman of the Board:
Dr. Mishi Jackson – Novant Health
1471 Jag Branch Blvd., Kernersville, NC 27284
Email: jmishi8@aol.com
(336) 515-7410

First vice Chair:
Natalie Babson – First National Bank
230 East Mountain St., Kernersville, NC 27284
Email: Babsonn@fnb-corp.com
(919) 971-3424

Second vice Chair:
Chris Booth – The Crossing Church
1130 N. Main Street, Kernersville, NC 27284
Chris.booth@thecrossingnc.com
(336) 996-7388

Third vice Chair:
Jeremiah Phillips-SECU
789 Stafford Centre Drive, Kernersville, NC 27284
Jeremiah.Phillips@ncsecu.org
(336) 992-1133
(336) 306-0400-cell

Vice Chair of HR:
Rita Bottoms-The Resource
1292 S. Stratford Road, Winston-Salem, NC 27103
Email: Rbottoms@theresource.com
(336) 785-5430

Vice Chair of Membership:
Rob Cook – Russell & Cook Insurance
P. O. Box 647- Kernersville, NC 27285
Email: rob@russellandcook.com
(336) 992-8765

Vice Chair of Small Business:
Tim Dixon-Solve IT
7213 Weatherstone Drive, Kernersville, NC 27284
Email: tim@solveitsecurity.com
(336) 701-5513

Secretary : Monte Long
311 S. Main Street, Kernersville, NC 27284
Email: mlong@longinsurance.com
(336) 992-5864

Treasurer : Molly Barber
Fidelity Bank
163 South Main Street, Kernersville
Email: molly.barber@fidelitybanknc.com
(336) 544-3877

Past Chair Rishado Robinson
Robinson & Co., LLC
106 Boiling Springs Court, Whitsett, NC 27377
Email: Robinsonrv7@gmail.com
(336) 681-5835

Board Members Suzanna Malliett
Korners Folly Foundation
413 South Main Street, Kernersville, NC 27284
Email: Suzanna@kornersfolly.org
(336) 996-7982

DeJuan Nunez
State Employees Credit Union
130 Century Place Blvd, Kernersville, NC 27284
Email: DeJuan.Nunez@ncsecu.org
(336) 993-7884

Lt. Dan Wemyss
Kernersville Police Department
134 East Mountain Street, Kernersville, NC 27284
Email: DWemyss@toknc.com
(336) 996-7733

Adam Cardwell
Kernersville Family YMCA
1113 West Mountain Street, Kernersville, NC 27284
Email: A.Cardwell@ymcanwnc.org
(336) 996-2281

Alexis Plunkett
Jefferson Funeral & Cremation
213 West Mountain Street, Kernersville, NC 27284
Email: Alexis.Plunkett@piercejeffersonfh.com
(336) 993-2121

Donald Wyatt, Sedge Garden Elementary School
475 Sedge Garden Road, Kernersville, NC 27284
Email: dgwyatt@wsfcs.k12.nc.us
(336) 771-4571
(252) 474-2442

"Exhibit B"

KERNERSVILLE
CHAMBER OF COMMERCE

Vision Statement

“Connecting and working together for the premier business community in the Triad”

Mission Statement

“The Kernersville Chamber of Commerce is an organization of businesses and professionals working together to promote the economic progress of our community.”

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **The Kernersville Little League, Inc.,** a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **3,000.00** from the Town's Occupancy Tax Fund.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

8.8. Material Failure to Perform. The Town shall have no obligation to pay the Grant Award or any Material Fail remaining portion thereof should Grantee fail to provide required financial reporting or should remaining po Grantee materially fail to comply with Exhibit A. In the event of such material failure, Grantee Grantee mate shall return the full amount of the Annual Grant Award. shall return the full amount of the Annual Grant Aw

9.9. Compliance with Laws. Grantee shall comply with all state and federal laws, ordinances, rules Compliance w and regulations including but not limited to related to those laws governing discrimination, and regulations i project implementation and the expenditure of funds. Grantees who do not comply with these project implen regulations may be ineligible for future funding. regulations may be ineligible for future funding. regulations

10. Operation Deficits. The Town shall not be responsible for nor liable for operating deficits of Operation Defic Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee

11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, Severability and unenforceable or invalid, such provision will be read out of this Agreement, and will not affect unenforceabl the validity of any other provision or give rise to any cause of action of the parties against the the validity of other, and the remainder of this Agreement will be valid and enforced to the fullest extent other, and the rem permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law.

12. Waiver. Any waiver at any given time of any term or condition of this Agreement, or the failure Waiver. An to take action with respect to any breach of any such term or condition, will not be deemed to be to take acti a waiver of the term or condition with regard to any subsequent breach of the term or condition, a waiver of or of any other term or condition of the Agreement. or of any other term or condition of the Agreement. or o

13. Modifications. This Agreement may be modified, altered or amended only by written agreement Modificatio executed by the Town and Grantee. executed by the Town and Grantee. executed by the Town and Grantee.

14. Governing Law. This Agreement shall be governed in all respects, including as to validity, Governing Law. interpretation and effect, by the internal laws of the state of North Carolina, without giving effect interpretati to the conflict of laws and rules thereof. The language in all parts of this Agreement will be, in all to the con cases, construed according to its fair meaning and not strictly for or against Town or Grantee. cases, construe

15. Waiver of Jury Trial. The Parties waive trial by jury in any action, proceeding or counterclaim Waiver of Jur brought by or against the other with respect to any matter arising out of or in connection with this brought by Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreement. Agreemen

16. Relationship. The parties agree that neither any provision of this Agreement nor any act of the Relationship. parties shall be deemed to create any joint venture relationship or other partnership agreement parties shall b between Grantee and Town. between Grantee and Town. between Grantee and Town. between Grantee and

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed Counterparts an original but all of which counterparts collectively shall constitute one Agreement. Signatures an original may be exchanged by copy, or with original signatures to follow. Each party shall be bound by may be excha its own copied signature and shall accept the copied signature of the other party. its own copied signature an

18. Performance of Governmental Function. Nothing contained in this Agreement shall be deemed or Performance construed to estop, limit, or impair Town from exercising or performing any regulatory, construed to estop, l legislative, governmental or other powers or functions. legislative, governmental or other powers or function

IN WITNESS WHEREOF, the parties have executed this Agreement under seal in IN WITNESS WHEF Kernersville, North Carolina, as of the Effective Date. Kernersville, North Carolina, as of the Effective Date. Kerne

Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by "This instrument has been pre-audited in the manner the Local Government Budget and Fiscal Control Act." the Local Government Budget and Fiscal Control Act." the L

SUPPORT GRANT AGREEMENT

This Support Grant Agreement (the "Grant Agreement") entered into on this _____ of _____, 20_____ by and between TOWN OF KERNERSVILLE, a North Carolina municipal corporation ("Town"), and the following Grantee, **Körner's Folly Foundation, Inc.**, a North Carolina non-profit corporation ("Grantee").

WHEREAS, The Town is authorized, pursuant to The North Carolina Constitution and N.C.G.S.§160A-20.1 to support those carrying out a public purpose that benefits the citizens of the Town of Kernersville; and

WHEREAS, Grantee has applied to the Town for a Support Grant for the Town's fiscal year 2026-2027 by completing the Support Grant Application attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town has reviewed Grantee's grant application and awards to Grantee a grant award subject to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of the Parties and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Town and Grantee agree as follows:

1. Grant Award. The Town hereby grants to Grantee a Support Grant for fiscal year 2026-2027 in the amount of $ **115,000.00** from the Town's Occupancy Tax Fund.

2. Use of Grant Awards. Grant Awards are to be used by Grantee solely for those purposes more particularly described in the Support Grant Application submitted by Grantee, attached hereto as Exhibit A and incorporated herein by reference.

3. Funding Period. Each funding period for the Grant Award begins on July 1, 2026 and terminates on June 30, 2027 (the "Annual Funding Period").

4. Payment of Grant Award. The Grantee shall submit an invoice to the Town at the beginning of the Annual Funding Period. The Town shall pay the Grant Award to the Grantee in one (1) installment payment within thirty (30) days of receipt of the invoice.

5. Quarterly Reporting Requirements. Grantee shall submit to the Town quarterly reports no later ten (10) days after the last day of each quarter. Quarterly reports will be submitted to the Grants Manager, along with receipts, and a performance report as required by the Town.

6. Final Report. Grantee shall submit a Final Report to the Town no later than July 10, 2027. The Final Report shall describe with detail how the Grant Funds were expended with regards to the Support Grant Application.

7. Reporting Requirements. Grantee shall retain and keep safe financial and other records that corroborate the information contained in the Quarterly and Final Report (invoices, receipts, pay vouchers, etc.) for a period of no less than five years. The Town shall have the authority to review these financial records upon 30-days written request from the Town.

8.8. Material Failure to Perform. The Town shall have no obligation to pay the Grant Award or any Material Fail remaining portion thereof should Grantee fail to provide required financial reporting or should remaining po Grantee materially fail to comply with Exhibit A. In the event of such material failure, Grantee Grantee mate shall return the full amount of the Annual Grant Award. shall return the full amount of the Annual Grant Aw

9. Compliance with Laws. Grantee shall comply with all state and federal laws, ordinances, rules Compliance v and regulations including but not limited to related to those laws governing discrimination, and regulations i project implementation and the expenditure of funds. Grantees who do not comply with these project implen regulations may be ineligible for future funding. regulations may be ineligible for future funding. regulations

10. Operation Deficits. The Town shall not be responsible for nor liable for operating deficits of Operation Defic Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee. Grantee

11. Severability and Duration. If any provision of this Agreement is deemed or declared illegal, Severability and unenforceable or invalid, such provision will be read out of this Agreement, and will not affect unenforceabl the validity of any other provision or give rise to any cause of action of the parties against the the validity of other, and the remainder of this Agreement will be valid and enforced to the fullest extent other, and the rem permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law. permitted by law.

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Grantee Authorized Representative	**Date**	**Federal Tax ID#**
Town of Kernersville – Authorized Representative	**Date**	
Town of Kernersville- Finance Officer	**Date**	

"This instrument has been pre-audited in the manner required by "This instrument has been pre-audited in the manner the Local Government Budget and Fiscal Control Act." the Local Government Budget and Fiscal Control Act." the L

Suzanna Malliett

suzanna@kornersfolly.org

Submission Date	Jan 28, 2026 12:35 PM
Does your program operate in Kernersville?	Yes
Organization Name	Korner's Folly Foundation, Inc.
Is the name above the same as it appears on the IRS Letter of Determination?	Yes
Tax Status?	501(C)(3)
Tax ID (EIN)	561984048
Does your organization have a Charitable Solicitation License from the State of North Carolina.	Yes
Charitable Solicitation License Expiration Date?	2/15/2026
Year Organization Incorporated	1997
Physical Address	413 & 401 S Main Street Kernersville, North Carolina, 27284
Upload most recent 990	PDF 2023 KFF 990.pdf 367.19 KB On File in Finance Office
Contact/ Chief Operating Officer	Suzanna Malliett
Contact Title	Executive Director

How long have you been in this position with this organization?	3 years
Address	413 South Main Street Kernersville, North Carolina, 27284
Phone Number	(336) 996-7922
E-mail	suzanna@kornersfolly.org
Does Your Organization have a Board of Directors?	Yes
How many directors serve on your Board currently?	17
Please upload a list of your current Board of Directors	Folly Board Member Addresses & Terms (....pdf 172.56 KB Exhibit A
Operating Budget $ (Organization)	$360,700
Fiscal Year Starting	10/01/2025
Fiscal Year Ending	9/30/2026
Government %	28
Individual Contributions %	14
Foundation Grants %	5
Fees / Earned Income %	33
Corporate Grants %	7
Other %	13
Past recipient of Town of Kernersville funding?	Yes

Amount of Town funding requested in FY 2025-2026	$100,000.00
Number of visitors in 2024	2025 - 20,105
Number of visitors 2025	2025 - 20,105
Does this organization bring tourist from outside Kernersville?	Yes
Does the organization bring tourist from outside Kernersville	Yes
If so, approximately how many?	17,500
Give a general listing of where tourist are from:	- Greater Charlotte Area - Western NC including Wilkesboro, Boone, Blowing Rock, and Asheville - Eastern NC including Raleigh, Durham, Chapel Hill, and Cary - Visit Winston-Salem feeder markets: Greenville SC, Southern VA, Atlanta, and Washington DC - Along the I-85 corridor: AL, GA, SC, and VA - New York - Florida - Texas - Ohio - Michigan - California
Number of advertising packets/info packets sent out in 2025	Approximately 6,000
Number of Welcome Center/other venues where info packets are located	We maintain a delivery rotation for local hotels, attractions, convention centers, and welcome centers, plus a regular brochure swap with organizations and businesses in Forsyth County.
Number of community events in 2025	30
Average Attendance at program/events	340
Number of tour groups/school groups that toured last year	31
Amount ($) spent directly on advertising in 2024	$16,437.18
Amount ($) spent with publications outside of Kernersville	$14,325.00
Number of Volunteers in 2024	223
Number of Volunteers in 2025	223

Estimated # of volunteer hours in 2024	1,338
Estimated # of volunteer hours in 2025	1,338
List of special events held in 2025 (include any joint events with other organization in Town)	2025 Events & Programs 1. Saturday, January 18: Exhibit Launch Party 2. Saturday, February 1: A Taste of History – Black History Month 3. Saturday, February 15: St. Valentine's Family Celebration 4. Saturday, March 1: A Taste of History – Women's History Month 5. Monday, March 17: Homeschool Day: Museum-Behind-the-Scenes 6. Saturday, March 22: Scout Day: Patch Party 7. Saturday, April 5: A Taste of History – Victorian Tea Culture 8. Saturday, April 12: Spring Vintage Market 9. Monday, April 21: Körner's Folly 145th Birthday / Kernersville Community Day 10. Saturday, May 3: A Taste of History – Historic Preservation Month with Forsyth County Historic Resources Commission 11. Saturday, May 10: VPS – Jazz Club: Concert in Cupid's Park 12. Saturday, June 7: A Taste of History – Local Legends: Fact or Fiction? 13. Thursday, June 19: Juneteenth Celebration with Triad Cultural Arts 14. Saturday, June 21: Family Fun Day: Classic Games & Toys with Kernersville Museum 15. Saturday, July 19: VPS: Folly Flower Show 16. Saturday, August 2: A Taste of History – Classical Art of Körner's Folly 17. Sunday, August 24: Victorian Parlor Series: Needle & Thread: Hands-On Embroidery Workshop 18. Saturday, September 6: A Taste of History: NC's Military History 19. Saturday, September 13: Fall Vintage Market 20. Monday, September 29: Homeschool Family Day: Fun on the Farm 21. Saturday, October 4: 15th Annual Kernersville Oktoberfest 22. Wednesday, October 16: Annual Meeting / Board Reunion 23. Saturday, October 25: Scout Day: Scouting Through History with Paul J. Ciener Botanical Garden 24. Friday, October 31: Victorian Parlor Series: Spirited Halloween Ball 25. Saturday, November 8: A Taste of History – Native American Heritage Month 26. Monday, November 24: Member Christmas Reception 27. Tuesday, November 25: Victorian Christmas begins 28. Saturday, December 6: Christmas by Candlelight with Kernersville Litle Theatre 29. Saturday, December 13: Kernersville Yuletide, German Christmas Market, and Kernersville Yuletide Night Market at Harmon & Rotary Park 30. Saturday, December 20: Christmas by Candlelight with Kernersville Little Theatre
How will Town funds be used?	Operating Support
Amount of this request?	$115,000.00
How will Town funds be used (please use this space to explain)	Operating support funds will sustain the daily operation of the Körner's Folly Visitors Center, including staffing, facilities maintenance, utilities, visitor services, communications, and educational programming. As visitation and community use continue to grow, these funds ensure that increased demand is met with consistent public access, high-quality interpretation, and well-maintained facilities.

Operating support also allows the organization to responsibly promote Körner's Folly, the Visitors Center, and Kernersville's local attractions through coordinated communications and tourism outreach. This work protects the Town's investment by ensuring that growth remains manageable, aligned with community values, and supportive of local businesses, rather than straining staff or infrastructure.

Funds support the creation and delivery of educational programs offered at no or low cost to Kernersville residents, including the annual Community Day required under the Visitors Center lease. By integrating operations, communications, and programming, Körner's Folly serves as year-round cultural and tourism infrastructure, advocating for Kernersville as a welcoming destination while safeguarding the quality of the visitor experience.

You may upload a word document here that includes your mission statement and purpose, organizational qualifications, history of accomplishments, and governances. If you work with other organizations, describe your work with other agencies. Please limit this document to 500 words.

KFF Narrative FY27.docx
16.24 KB
Exhibit B

Please list any other financial or in-kind allowances received from the Town

The KFF received support through trash and recycling receptacles available to us at no cost for large-scale community events such as Oktoberfest and Spring and Fall Vintage Markets. As operators of the Town-owned Visitors Center, the KFF receives support for both the interior and exterior of the building, including repairs over $500, and maintenance of the exterior landscaping at 401 S. Main Street, and ice and snow clearing from pathways and parking lot. In 2025, Christmas decorations in the form of Blinkies lights were installed in front of the Visitors Center, adding a new layer of charm that is unique to Kernersville.

If there is any other information that you believe the Town needs to know, please upload that information here.

PRO-folly events brochure_2026 FINAL.pdf
7.93 MB
Exhibit C

I agree that the insertion of data into the following fields constitutes an electronic signature.

I understand that if I receive funding from the Town of Kernersville I will be required to submit funding reports as required by the Town

I understand that by submitting this application I certify that all statements and representations are true and correct. I understand that I may be held civilly and/or criminally liable under federal or state law for knowingly making false or fraudulent statements. I grant the Town of Kernersville or its agent, authority to verify records, public, and private, for the purpose of evaluating this request for financial assistance, and to physically inspect any funded project. Information provided to and obtained by the Town of Kernersville may be subject to public disclosure during deliberations of the Town of Kernersville at public meetings, in minutes of public meetings or under the North Carolina Public Records Act.

I certify that I am authorized by the Executive Director and / or Board of Directors to submit this proposal on behalf of the organization.

Name	Suzanna Ritz Malliett
Title	Executive Director
Date	1/28/26

"Exhibit A"

THE KÖRNER'S FOLLY FOUNDATION
Board of Directors, Staff
FY 2026

NAME/EMAIL	ADDRESS	START	TERM	FINISH	WORK #	HOME #	CELL #
Molly Barber molly.barber@fidelitybanknc.com	8512 Merriman Farm Road Oak Ridge, NC 27310	2025	1	2031	336-544-7587		336-414-3764
Tony Beddick – 2nd Vice President ajbeddick@yahoo.com	7005 Abington Court Kernersville, NC 27284	2025	1	2031			336-473-0828
Chris Booth chris.booth@thecrossingnc.com	2997 Mirasol Court Walkertown, NC 27051	2026	1	2029	336-996-7388		336-695-6736
Tammy Coulter events@gypsyroadbrewing.com	287 Weatherfield Lane Kernersville, NC 27284	2026	1	2029			336-413-7742
Susan Fradenburg – Past President Susan.Fradenburg@outlook.com sfradenburg@foxrothschild.com	320 Birchridge Drive Kernersville, NC 27284	2022	1	2028	336-378-5482		336-403-7567
Terry Griffin griffint57@gmail.com	1946 Longmont Drive Kernersville, NC 27284	2026	1	2029			919-610-8196
Jason Grubbs – President jtg@coltranegrubbs.com jtgrubbs@gmail.com	310 Birchridge Drive Kernersville, NC 27284	2022	1	2028	336-904-3000		336-340-6240
Betty Körner-Atkins – Secretary Bkatkins301@icloud.com	301 Oak Grove Church Rd. Winston-Salem, NC 27107	2020	2	2026	336-996-2742		336-407-7946
Monte Long montelong@long-insurance.com	188 Sonata Drive Lewisville NC 27023	2023	1	2029	336-992-5664		336-413-5664
Spencer McCall spencer.mccall@ymcagreensboro.org spenceremccall@gmail.com	2335 Bleeker Drive Winston-Salem, NC 27102	2025	1	2031	336-272-2131		336-473-8294
Neal Parnell NParnell@piedmontefederal.com nealparnell@gmail.com	5875 Loradale Drive Kernersville, NC 27284	2024	1	2030	336-770-1113		336-972-2248
Lynn Reneé Rogers – Treasurer rrogers@forsythtech.edu dr.l.renee2018@gmail.com	7107 Bonanza Drive Kernersville NC 27284	2021	2	2027	336-734-7919	336-993-3151	336-413-4958

Updated 1/13/2026

THE KÖRNER'S FOLLY FOUNDATION
Board of Directors, Staff
FY 2026

NAME/EMAIL	ADDRESS	START	TERM	FINISH	WORK #	HOME #	CELL #
Lizz Sanders Lizz.Sanders@edwardjones.com	115 N Main Street Kernersville NC 27284	2026	1	2029			336-682-9028
Kelly Sealey krsealey1@gmail.com	6820 Ashmont Forest Court Lewisville, NC 27023	2021	2	2027			336-575-3941
Pat Shaw – Vice-President mikiesp823@gmail.com	425 Savannah Lane Kernersville, NC 27284	2021	2	2027		336-993-3049	336-817-7801
Edwin Walker edwincwalker@gmail.com	202 South Cherry Street Kernersville, NC 27284-2710	2020	2	2026		919-280-9168	919-280-9168
Joe Williams knowtheledge23@gmail.com	9200 Smoke Hollow Rd Kernersville NC 27284-9066	2020	2	2026		336-643-7633	336-817-8093
STAFF							
Suzanna Ritz Malliett – Executive Director suzanna@kornersfolly.org	4445 Quail Hollow Road Clemmons, NC 27012	2018			336-996-7922		(336) 740-5867
Brittany Hendley – Community Engagement Manager brittany@kornersfolly.org	331 Pineview Road Apt. B16 Kernersville, NC 27284	2021			336-996-7922		(704) 995-1690
Brittany Williams – Operations Coordinator operations@kornersfolly.org	3295 Kittering Lane Winston-Salem, NC 27105	2022			336-996-7922		(336)242-4234
Allison Smith – Visitor Services Lead info@kornersfolly.org	100 Private Cooper Lane #20 Jamestown, NC 27282	2024			336-996-7922		(336) 338-1534
Rileigh Keeler – Visitor Services Associate info@kornersfolly.org	430 Overbrook Ct Kernersville, NC 27284	2023			336-996-7922		(336) 413-4349
Christie Brande – Visitor Services Associate info@kornersfolly.org	1814 Abbotts Creek Circle Kernersville, NC 27284	2024			336-996-7922		(336) 383-8095

Updated 1/13/2026

THE KÖRNER'S FOLLY FOUNDATION
Board of Directors, Staff
FY 2026

NAME/EMAIL	ADDRESS	START	TERM	FINISH	WORK #	HOME #	CELL #
Claire Smithers - Visitor Services Associate info@kornersfolly.org		2024			336-996-7922		(941) 228-1414
Kayley Mathe - Visitor Services Associate & Marketing Assistant marketing@kornersfolly.org		2024			336-996-7922		(843) 412-5778
Ryan Bullard – Visitor Services Associate info@kornersfolly.org		2025			336-996-7922		(336) 745-9794

Updated 1/13/2026

"Exhibit B"

Mission

The mission of the Körner's Folly Foundation (KFF) is to preserve and restore Körner's Folly, the home and headquarters of Kernersville native, visionary artist, and designer Jule Körner and his family, for the education and enjoyment of the public.

Strategies That Are Measurably Effective

Körner's Folly employs a set of integrated strategies that have proven effective over time: sustained public access through self-guided and guided tours; place-based interpretation grounded in the history, architecture, and collections of the home; consistent year-round programming; and coordinated communications that connect visitors to Kernersville's broader cultural and commercial offerings.

These strategies have resulted in measurable growth. Annual visitation has steadily increased from 2,371 visitors in 2003 to 15,770 visitors in 2024, and to 20,105 visitors in 2025. Program participation has expanded in both scale and thematic range, with strong repeat attendance and word-of-mouth referrals. Engagement is further reflected in growing memberships, donations, event attendance, and online interaction.

Organizational Capacity, Growth Protection, and Sustainability

With the opening of the John & Bobbie Wolfe Visitors Center, the organization has transitioned from a primarily project-based phase to stable, year-round operations. Körner's Folly is governed by an active Board of Directors and staffed by an Executive Director, Community Engagement Manager, part-time Operations Coordinator, and trained Visitor Services Associates, supported by dedicated volunteers. In 2025, the organization added specialized micro-roles – a Collections Specialist and a Marketing Assistant – to strengthen collections stewardship, communications capacity, and long-term sustainability.

Operating support protects the Town's investment by ensuring that increased visitation and programming are matched with appropriate staffing, facilities care, utilities, and communications capacity. This growth-protection approach allows Körner's Folly to manage success responsibly by maintaining safety, quality, and accessibility while supporting long-term sustainability through diversified revenue, partnerships, and sound internal systems.

Programs Offered (Including New Programs)

The KFF offers year-round self-guided and guided tours, field trips, rotating exhibits, and monthly programs for children, families, and adults. Programs emphasize local history, arts, architecture, and community traditions.

In 2025, the organization launched *Taste of History*, a monthly, free, fully accessible program that explores Kernersville and regional history through focused themes including local legends and folklore, African American history in Forsyth County, women's history, military history, hospitality, historic preservation, and classical art at Körner's Folly. Offered in the Visitors Center Community Room, the program strengthens community connection while expanding educational access.

Körner's Folly also offers no- or low-cost programs for Kernersville residents, including the annual free-admission Community Day set forth in the terms of the Visitors Center lease agreement.

Feedback and Continuous Improvement

The organization actively gathers and uses feedback through visitor surveys, program evaluations, informal conversations, online reviews, and social media engagement. Visitor ZIP codes, attendance, satisfaction indicators, and demographic data are tracked and reviewed to inform decisions related to hours and orientation, staffing levels, interpretation, and program development.

Positive Impact on the Kernersville Community

The Körner's Folly Foundation provides year-round cultural and tourism infrastructure for Kernersville. Through preservation and restoration, an irreplaceable historic resource is actively safeguarded for future generations. Educational programs serve residents of all ages, while coordinated communications and outreach bring thousands of visitors to Kernersville annually, supporting local businesses and economic activity.

Through our activities, the KFF fosters civic pride, community connection, and a welcoming sense of place for residents and visitors alike. In 2025, Körner's Folly hosted a full calendar of public programs and events, including exhibit launches, monthly *Taste of History* programs, family celebrations, Scout Days, homeschool programs, vendor markets supporting local businesses, concerts, seasonal festivals, and major community traditions such as Community Day, Juneteenth, Oktoberfest, and Christmas by Candlelight. Through these programmatic offerings, the KFF is dedicated to creating frequent, accessible opportunities for residents and visitors to gather, learn, and participate throughout the year.

"Exhibit C"

SEASONAL & SIGNATURE EVENTS







Holiday Tours

A spectacular showcase for the holiday season, featuring Victorian-inspired Christmas decorations in all 22 rooms of the house.
Closed Christmas Day and New Year's Day.

Member Preview & Reception

Monday, November 23, 5 - 7 pm

Season Open to the Public

Tuesday, November 24, 2026 -
Saturday, January 2, 2027

Piedmont Wind Symphony Holiday Brass Concert

Tuesday, December 8, 6 & 7:15 pm

Yuletide Celebration & German Christmas Market

Saturday, December 12, 10 am - 3 pm

Christmas by Candlelight

December 5 & 19, 5 - 9 pm

In collaboration with Kernersville Little Theatre, this evening event highlights the beauty and warmth of the Folly's holiday decorations, complete with Victorian carolers, readings of 'Twas the Night Before Christmas, and hot cider and cookies in the Community Room.
Advance tickets recommended for seasonal events.

401 South Main Street, Kernersville, NC 27284

kornersfolly.org | 336-996-7922



KÖRNER'S FOLLY
EST. 1880

postage



KÖRNER'S FOLLY
EST. 1880

2026 EVENTS & PROGRAMS

KÖRNER'S FOLLY 2026 EVENTS & PROGRAMS

FAMILY & YOUTH PROGRAMS

St. Valentine's Family Day
Saturday, February 14, 10 am - 2 pm

Homeschool Day: Conservation & Preservation
Monday, March 23, 10 am - 2 pm

Community Day: America's 250th - Kernersville's 155th - Körner's Folly's 146th Birthday Celebration
Saturday, April 11, 10 am - 4 pm

Scout Day: Patch Party!
Saturday, April 25, 10 am - 2 pm

Family Day: Night at the Museum
Saturday, June 13, 5 pm - 8 pm

Homeschool Day: Fun with Fiber
Monday, September 21, 10 am - 2 pm

Field Trips are offered year-round for students exploring local history, art, architecture, and practicing observation and critical thinking skills. For more information, reach out to brittany@kornersfolly.org.





ADULT EDUCATION & CULTURAL EVENTS

History of Perfume Tour with Poesie
Saturday and Sunday, February 21 & 22

Crafting with the Körners: Book Vase with Forage Joy Florals
Sunday, March 15, 1 - 4 pm

Piedmont Wind Symphony Residency Concert: Ragtime
Tuesday, March 31, 6 & 7:15 pm

Piedmont Wind Symphony Residency Concert: Salon Solos
Tuesday, May 19, 6 & 7:15 pm

Crafting with the Körners: High Tea & Floral Design with Idella's Garden
Sunday, May 31, 4 - 6 pm

4th Annual Folly Flower Show
Saturday and Sunday, July 18 & 19

Piedmont Wind Symphony Residency Concert: Harmoniemusik
Tuesday, August 18, 6 & 7:15 pm

Crafting with the Körners: Perfume Making with Poesie
Sunday, August 23, 1 - 4 pm

Spirited Halloween Ball
Friday, October 30 (21+)





COMMUNITY & PARTNER PROGRAMS AND EVENTS

Taste of History Series
Join us 10 - 11:30 am in the Visitors Center Community Room for fascinating guest speakers and light refreshments. Free Admission.

February 7 - **Black History Month with Triad Cultural Arts**

March 7 - **Women's History Month with DAR: Joseph Kerner Chapter**

April 4 - **Victorian Coffee Culture with Savage Roasters**

May 2 - **Historic Preservation Month with The Forgotten South**

June 6 - **Local Legends: Fact or Fiction?**

August 1 - **Interior Design History with Kista Mansell**

September 5 - **NC's Military History with CJ Idol**

November 7 - **Native American Heritage Month with Dr. Joe Candillo**

Spring & Fall Vintage Markets
April 18 & September 12, 10 am - 3 pm
Presenting handmade or vintage wares and gourmet creations from local businesses. Free admission.

16th Annual Kernersville Oktoberfest
Saturday, October 3, 3 - 6 pm
Annual fundraising event in the spirit of a German Oktoberfest featuring local brews and foodie favorites. Includes Körner's Folly tasting glass and tour of the house. Tickets and sponsorships available. (21+)

336-996-7922 | kornersfolly.org





Event details and times subject to change.

PRO-folly events brochure_2026.indd 2 1/21/26 4:15 PM

MINUTES OF THE BOARD OF ALDERMEN
TOWN OF KERNERSVILLE, N.C.
SPECIAL SESSION 3:00 PM MAY 26, 2026

The Board of Aldermen of the Town of Kernersville met in special session at 3:00 PM on the above date in the Municipal Council Chambers at the Municipal Building at 134 East Mountain Street.

Present: Mayor Dawn H. Morgan, Mayor Pro Tem J.R. Gorham
Aldermen Bill Apple, Randall Pegram, Sarah Sabanis, and Chris Thompson

Staff Present:
Curtis Swisher, Town Manager; Keith Hooker, Town Clerk; Edward L. Powell, Town Attorney

- **CALL TO ORDER**

Mayor Morgan called the meeting to order at 3:00 PM.

Mayor Pro Tem Gorham gave the invocation.

1. CLOSED SESSION

   The Board of Aldermen will enter into closed session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged, pursuant to NCGS 143-318.11 (a)(3) and to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee, pursuant to NCGS 143-318.11 (a)(6).

Alderman Pegram made a **Motion** to enter into closed session for the purposes identified above.
Alderman Sabanis seconded the motion.
The Board voted 5-0 in favor of the motion at 3:08 PM.

The Board returned to open session at 5:25 PM.

2. MATTERS TO BE PRESENTED BY THE MAYOR, BOARD OF ALDERMEN.

None presented.

3. MATTERS TO BE PRESENTED BY THE TOWN MANAGER AND TOWN ATTORNEY.

None presented.

4. ADJOURNMENT

Alderman Sabanis made a Motion to adjourn at 5:25 PM.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 5-0 in favor of the motion.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk

I, Keith Hooker, Town Clerk of the Town of Kernersville, North Carolina, do hereby certify that this is a true and correct copy of the minutes of the meeting duly held on May 26, 2026.

This the _____ day of _____, 2026.

_____
Keith Hooker, Town Clerk

MINUTES OF THE BOARD OF ALDERMEN
TOWN OF KERNERSVILLE, N.C.
REGULAR MEETING 6:30 PM MAY 27, 2026

The Board of Aldermen of the Town of Kernersville met in regular session at 6:30 PM on the above date in the Municipal Council Chambers at the Municipal Building at 134 East Mountain Street.

Present: Mayor Dawn H. Morgan, Mayor Pro Tem J.R. Gorham
Aldermen Bill Apple, Randall Pegram, and Sarah Sabanis

Absent: Alderman Chris Thompson

Staff Present:
Curtis Swisher, Town Manager; Keith Hooker, Town Clerk; Edward L. Powell, Town Attorney; Catherine Garner, Community Development Director; Jason Tilley, Police Chief; Scott Alderman, Fire Rescue Chief; Rebekah East, Finance Director; Chris Jensen, Public Services Director; Angie Whitley, Human Resources Director; Ernie Pages, Parks and Recreation Director; and Adam Hutchins, Chief Information Officer

- **CALL TO ORDER**

Mayor Morgan called the meeting to order at 6:32 PM.

- **INVOCATION BY**

  - Evangelist Wanda Lawrence, Jehovah Shammah Ministries

Evangelist Lawrence gave the invocation.

- **PLEDGE OF ALLEGIANCE**

Mayor Morgan led the Pledge of Allegiance.

1 **PUBLIC SESSION**

A. SPEAKERS FROM THE FLOOR

Sharon Berrier, 815 Piney Grove Road, Kernersville

Ms. Berrier thanked the Board for deciding to construct a community pool. She also asked if the Board could do anything about the proposed rate increase by Duke Energy. She noted the total compensation for executives at Duke Energy.

Mr. Swisher stated that Alderman Sabanis inquired about this issue earlier today. He said that a resolution has been prepared for the Board to consider now or during the matters to be presented by the Board.

Alderman Sabanis said there is a public hearing on the rate increase in Durham on June 3.

Alderman Apple said that he supports the resolution in opposition to the rate increase.

Alderman Sabanis made a **Motion** to adopt the resolution in opposition to the rate increase by Duke Energy Carolinas, LLC, docket number E-7, sub 1329.
Alderman Pegram seconded the motion.
The Board voted 4-0 in favor of the motion.

RESOLUTION NO. R-2026-24
RESOLUTION OF THE BOARD OF ALDERMEN
OF THE TOWN OF KERNERSVILLE IN OPPOSITION TO THE PROPOSED RATE INCREASE BY DUKE ENERGY CAROLINAS, LLC
(DOCKET NO. E-7, SUB 1329)

WHEREAS, on November 20, 2025, Duke Energy Carolinas, LLC (DEC) filed an application with the North Carolina Utilities Commission (Commission) requesting authority to increase the base rate it charges to its customers for retail electric service in North Carolina;

WHEREAS, these rate increases would disproportionately impact residential customers, as the highest percentage rate of increase for year 1 and year 2 fall to residential customers;

WHEREAS, residential customers would also provide more than 61% of the additional revenue to DEC in year 1 and more than 54% of the additional revenue to DEC in year 2;

WHEREAS, DEC has stated that this requested rate increase would increase the return on common equity, which is the shareholder profit, to 10.95%;

WHEREAS, the shareholder profit in the most recent rate request by DEC in 2023 was 10.1%;

WHEREAS, the 2025 Annual Report from Duke Energy Corporation shows total revenue of $32.237 billion, an increase of 6.2% from the prior year, net income of $5.071 billion, an increase of 9.9% from the prior year, and total assets of $195.736 billion, an increase of 5.0% from the prior year,

WHEREAS, this rate increase would unfairly impact residential utility customers and would not be reasonable and prudent.

NOW, THEREFORE, BE IT RESOLVED the Board of Aldermen of the Town of Kernersville strongly opposes this rate increase request from Duke Energy Carolinas, LLC and that this resolution be submitted as a written consumer statement of position on behalf of the residents of the Town of Kernersville.

Adopted this 27th day of May, 2026.

B. 2025 Annual Reports and 2026 Budget Requests:
1. Salvation Army

The agency representative made the presentation.

C. Consideration of a Contract for Financial Auditing Services for FY 2025-2026.

Mr. Swisher explained the contract.

Alderman Apple made a **Motion** to approve the contract.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 4-0 in favor of the motion.

D. Consideration of a Resolution Declaring Personal Property Surplus and Authorizing Disposal.

Mr. Swisher explained the resolution.

Mayor Pro Tem Gorham made a **Motion** to approve the resolution.
Alderman Pegram seconded the motion.
The Board voted 4-0 in favor of the motion.

RESOLUTION NO. R-2026-25
RESOLUTION DECLARING SURPLUS AND
AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY

WHEREAS, the Board of Aldermen of the Town of Kernersville desires to declare said property surplus and dispose of said property of the Town in accordance with the Town of Kernersville's Finance Policy and the North Carolina General Statutes; and

WHEREAS, the Board of Aldermen of the Town of Kernersville hereby declares surplus the following described property:

Item Name	Asset No.	Description	Disposition
(1) Lot Office Desk	N/A	Finance Department Two (2) piece desk unit with additional matching filing drawers	As per G.S. 160A-266
(1) Credenza and Hutch	N/A	Finance Department Credenza and matching hutch	As per G.S. 160A-266
(15) Trash/Recycling Combo Collection Bins	N/A	Public Services – Sanitation Trash/Recycling Bins	As per G.S. 160A-266

WHEREAS, North Carolina G.S. 160A-266(a-c) allows the Town to dispose of real or personal property belonging to the town, subject to limitations and according to procedures prescribed therein, by: (1) Private negotiation and sale; (2) Advertisement for sealed bids; (3) Negotiated offer, advertisement, and upset bid; (4) Public auction; or (5) Exchange;

WHEREAS, North Carolina G.S. 160A-266(d) allows the Town to discard any personal property that: (i) is determined to have no value; (ii) remains unsold or unclaimed after the Town has exhausted efforts to sell the property using any applicable procedure under this Article; or (iii) poses a potential threat to the public health or safety;

WHEREAS, the referenced statute does not require the Town to publish notice of the intent to declare or discard surplus property that has no value;

NOW, THEREFORE, BE IT RESOLVED, by the Kernersville Board of Aldermen declares the real and personal property as surplus and authorizes the following:

1. The property that has no value to be discarded according to the referenced statutes; and
2. The Town Manager or his designee is authorized to sell the described surplus property by electronic auction beginning at 10:00 am on June 10th, 2026 at www.GovDeals.com, as per the terms and conditions and in accordance with North Carolina G.S. 160A-270(c) and in compliance with the Finance policy. The Town Manager or his designee is directed to publish at least once and not less than (10) days before the date of the auction, a copy of this Resolution or a notice summarizing its contents as required by North Carolina G.S. 160A-270.

Adopted by the Board of Aldermen of the Town of Kernersville this 27th day of May, 2026.

E. Consideration of a Resolution Approving an Equipment Lease for a Mower for the Parks and Recreation Department.

Mr. Swisher explained the resolution.

Alderman Sabanis asked about responsibility for maintenance of the equipment.

Mr. Pages said the Town is responsible for preventative maintenance. He said that major repairs such as an engine failure would be the responsibility of the leasing company.

Alderman Sabanis asked about the purchase of the equipment for one dollar.

Mr. Pages said the Town has the option to purchase the equipment for one dollar at the end of the lease. He said the provided equipment will be new.

Alderman Apple made a **Motion** to approve the resolution.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 4-0 in favor of the motion.

RESOLUTION NO. R-2026-26
RESOLUTION

LEASE NO. 20000050089
DATED AS OF MAY 4, 2026

A resolution authorizing the negotiation, execution, and delivery of Lease No. **20000050089** dated **May 4, 2026** (the "Lease"), in principal amount not to exceed **$152,487.53**, between **Town of Kernersville, 134 E Mountain St, Kernersville, Forsyth, NC, 27284-2939** and **The Huntington National Bank, 11100 Wayzata Blvd Ste 700, Minnetonka, Hennepin, MN, 55305-5517**; and prescribing other details in connection therewith.

WHEREAS, Town of Kernersville, (the "Lessee") is a political subdivision duly organized and existing pursuant to the Constitution and laws of the State of NC; and

WHEREAS, Lessee is duly authorized by applicable law to acquire such items of personal property as are needed to carry out its governmental functions and to acquire such personal property by entering into lease-purchase agreements; and

WHEREAS, Lessee hereby finds and determines that the execution of a Lease for the purpose of leasing with the option to purchase the property designated and set forth in the Lease is appropriate and necessary to the function and operations of the Lessee; and

WHEREAS, The Huntington National Bank, (the "Lessor") shall act as Lessor under said Lease; and

WHEREAS, the Lease shall not constitute a general obligation indebtedness of the Lessee within the meaning of the Constitution and laws of the State;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF Town of Kernersville :

Section 1. The Lease, in substantially the form as presently before the governing body of the Lessee , is hereby approved, and the Town Manager of the Lessee, is hereby authorized to negotiate, enter into, execute, and deliver the Lease and related documents in substantially the form as presently before the governing body of the Lessee, with such changes therein as shall be approved by such officer, and which Lease will be available for public inspection at the offices of Lessee.

Section 2. The Lessee shall, and the officers, agents and employees of the Lessee are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Lessee with respect to the Lease.

Section 3. The Lessee's obligations under the Lease shall be expressly subject to annual appropriation by Lessee; and such obligations under the Lease shall not constitute a general obligation of Lessee or indebtedness of Lessee within the meaning of the Constitution and laws of the State of NC.

Section 4. All other related contracts and agreements necessary and incidental to the Lease are hereby authorized, ratified and approved.

Section 5. This resolution shall take effect immediately upon its adoption and approval.

CERTIFIED AS TRUE AND CORRECT this 21 day of May, 2026.

Signature of Clerk, Secretary or Assistant Secretary

Keith Hoke
Printed Name of Clerk, Secretary or Assistant Secretary

F. Consideration of an Update to the Personnel Policy.

Mr. Swisher explained the update.

Alderman Apple asked if this update is consistent with non-governmental employers and asked if there is a mechanism for updating this policy as needed.

Ms. Whitley said that some employers allow the child bonding use of FMLA leave to be taken intermittently and some do not.

Mr. Swisher said that any update would be brought to the Board for approval. He said that the Town would work with any employee in an emergency hardship situation.

Ms. Whitley said that intermittent leave is already allowed for care for a sick child.

Alderman Sabanis made a **Motion** to approve the update to the personnel policy.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 4-0 in favor of the motion.

2 **BRIEFING ON THE JUNE 2 MEETING AGENDA ITEMS.**

The Board held the briefing on the agenda items.

3 **TOWN MANAGER'S REPORT AND MISCELLANEOUS.**

Mr. Swisher said that he will present a grant application for funding for 6 new firefighters at the June 2 meeting.

4 **MATTERS TO BE PRESENTED BY THE TOWN ATTORNEY.**

None presented.

5 **MATTERS TO BE PRESENTED BY THE MAYOR, BOARD OF ALDERMEN.**

Alderman Sabanis noted that the resolution in opposition to the Duke Energy rate increase had already been addressed.

Mayor Pro Tem Gorham invited everyone to attend the Juneteenth celebration at Harmon Park on June 19.

6 **ADJOURNMENT.**

Mayor Pro Tem Gorham made a **Motion** to adjourn.
Alderman Pegram seconded the motion.
The Board voted 4-0 in favor of the motion at 7:13 PM.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk

I, Keith Hooker, Town Clerk of the Town of Kernersville, North Carolina, do hereby certify that this is a true and correct copy of the minutes of the meeting duly held on May 27, 2026.

This the _____ day of _____, 2026.

_____
Keith Hooker, Town Clerk

MINUTES OF THE BOARD OF ALDERMEN
TOWN OF KERNERSVILLE, N.C.
REGULAR MEETING 6:30 PM JUNE 2, 2026

The Board of Aldermen of the Town of Kernersville met in regular session at 6:30 PM on the above date in the Municipal Council Chambers at the Municipal Building at 134 East Mountain Street.

Present: Mayor Dawn H. Morgan, Mayor Pro Tem J.R. Gorham
Aldermen Bill Apple, Randall Pegram, Sarah Sabanis, and Chris Thompson

Staff Present:
Curtis Swisher, Town Manager; Keith Hooker, Town Clerk; Edward L. Powell, Town Attorney; Catherine Garner, Community Development Director; Jason Tilley, Police Chief; Scott Alderman, Fire Rescue Chief; Rebekah East, Finance Director; Chris Jensen, Public Services Director; Angie Whitley, Human Resources Director; Ernie Pages, Parks and Recreation Director; and Adam Hutchins, Chief Information Officer

- **CALL TO ORDER**

Mayor Morgan called the meeting to order at 6:35 PM.

- **INVOCATION BY**

  - Reverend Dr. Michael Walton, Liberty Community Christian Church

Reverend Walton gave the invocation.

- **PLEDGE OF ALLEGIANCE**

Mayor Morgan led the Pledge of Allegiance.

Mayor Morgan stated that the petitioner for item 1B has requested that this item be continued.

Alderman Thompson made a **Motion** to continue item 1B to the July 7 regular meeting.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 5-0 in favor of the motion.

1 **PUBLIC HEARINGS**

A. **PUBLIC HEARING: (REZONING)**
Jessie Lester, Agent for Owner**,** 801 Land Holdings, LLC for a property at 1478 NC 66 S., being all of PIN 6885-53-8227, containing 0.927 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from HB-S (Highway Business – Special Use) to HB-C (Highway Business - Conditional). **Zoning Docket K-547.A9**.

Requested Use(s): Arts & Crafts Studio; Banking and Financial Services; Government Offices; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Recreation Services, Indoor; Restaurant (with Drive-Through Service); Restaurant (without Drive-Through Service); Services, Business A

A-1. Consideration of an ordinance rezoning said property.

Ms. Garner presented the Planning Board report.

Ms. Garner stated that the Planning Board and Staff recommend a motion to amend the Zoning Ordinance of the Town of Kernersville in case K-547.A9 from HB-S to HB-C, the said rezoning being consistent with the Town's Comprehensive Plan, *Kernersville Development Plan,* and further being both reasonable and in the public interest because of the following facts:

- The requested uses comply with the K-547 rezoning's vision of service, office, and commercial uses along NC 66 S.
- The proposed elevations are consistent with the requirement of the Industrial Corridor Overlay District.
- The proposed zoning is in conformance with the *Land Use Plan.*

Mayor Morgan declared the public hearing open.

IN FAVOR:

Jessie Lester, 601 North Trade Street, Winston-Salem

Mr. Lester said that he would answer any questions if needed.

OPPOSED:

None.

Mayor Morgan declared the public hearing closed.

BOARD DISCUSSION:

Alderman Thompson made a **Motion** to approve the ordinance, conditions, and site plan as presented by Staff.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 5-0 in favor of the motion.

ORDINANCE NO. O-2026-23
AN ORDINANCE AMENDING THE
KERNERSVILLE ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
TOWN OF KERNERSVILLE, NC

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville as follows:

SECTION 1. The Kernersville Zoning Map be amended by changing from HB-S (Highway Business – Special) to HB-C (Highway Business - Conditional) for property located southwest of the intersection of NC Highway 66 and Stafford Centre Drive.

Requested uses: Arts & Crafts Studio; Banking and Financial Services; Government Offices; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Recreation Services, Indoor; Restaurant (with Drive-Through Service); Restaurant (without Drive-Through Service); Services, Business A

Approved for property located southwest of the intersection of NC Highway 66 and Stafford Centre Drive, being all of PIN# 6885-53-8227.000 containing a total of 0.927 +/- acres as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, being further described as follows:

BEING KNOWN AND DESIGNATED as property located southwest of the intersection of NC Highway 66 and Stafford Centre Drive, being all of PIN# 6885-53-8227.000 containing a total of 0.927 +/- acres as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina.

SECTION 2. This ordinance is adopted after approval of and upon condition of compliance with the site plan entitled "Appendix A", building elevations entitled "Appendix B", previously approved conditions of Ordinance O-00-03 entitled "Appendix C" and use definitions entitled "Appendix D" of the Conditional Use District issued by the Board of Aldermen the 2nd day of June, 2026 to Jessie Lester, Agent for Owners.

SECTION 3. The Board of Aldermen hereby directs the issuance of a Conditional Use District pursuant to Chapter 19 of the Town code for the Town of Kernersville. Said Conditional Use District attached hereto and incorporated herein.

SECTION 4. This Ordinance shall be effective from and after its adoption.

Adopted this the 2nd day of June, 2026.

CONDITIONAL USE DISTRICT
Issued by
Board of Aldermen of the Town of Kernersville

The Board of Aldermen of the Town of Kernersville has issued a Conditional Use District for the site shown on the site plan map included in this zoning petition of Jessie Lester, Agent for Owners. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription "Appendix A", building elevations entitled "Appendix B", previously approved conditions of Ordinance O-00-03 entitled "Appendix C" and use definitions entitled "Appendix D" for Jessie Lester, approved by the Board of Aldermen the 2nd day of June, 2026 and signed, provided the property is developed in accordance with requirements of the HB-C zoning district of Chapter 19 of the Town Code and all other applicable laws permitted.

Site Plan: Approval with the following conditions:

Land Uses

1. *Arts & Crafts Studio; Banking and Financial Services; Government Offices; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Recreation Services, Indoor; Restaurant (with Drive-Through Service); Restaurant (without Drive-Through Service); Services, Business A.*

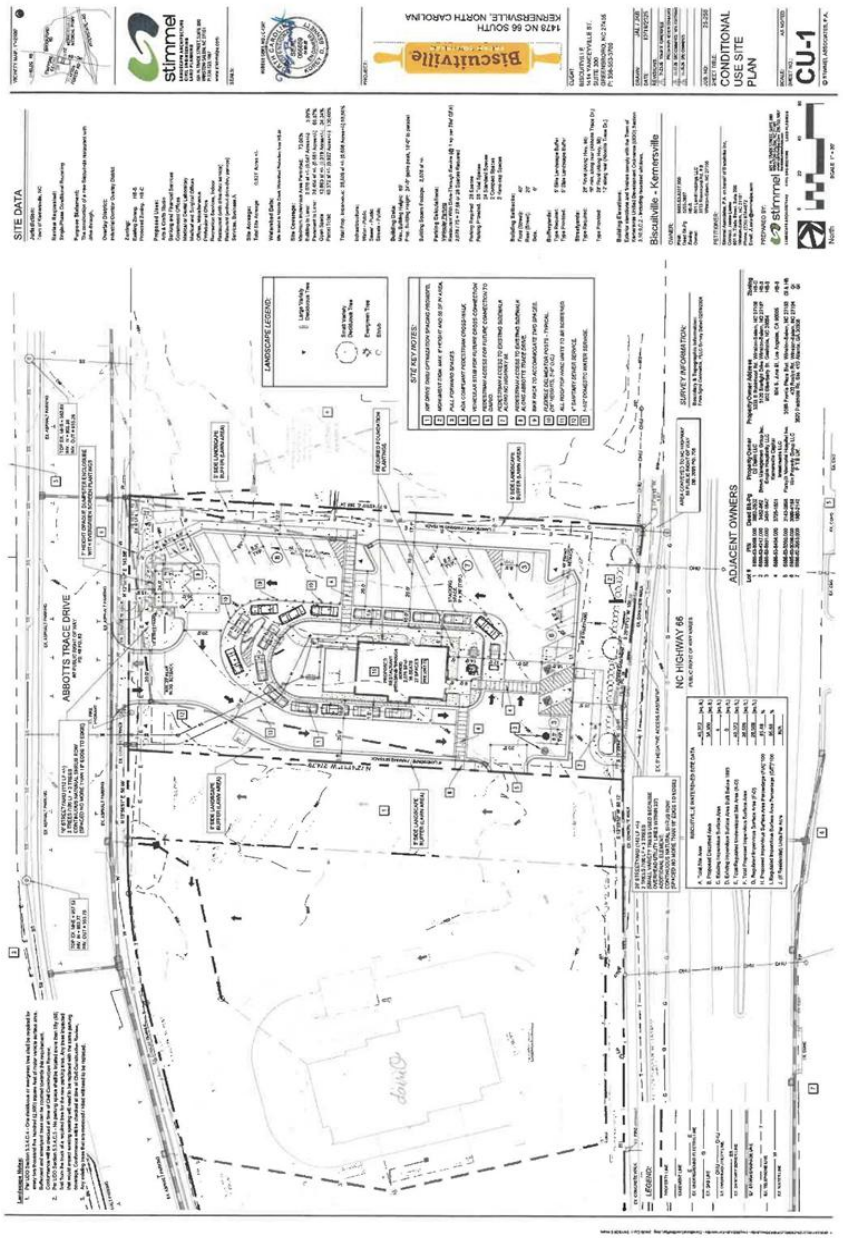
Elevations

2. At time of building permitting, elevations shall be submitted for review and match the adopted elevations prepared by National Restaurant Designers, entitled Biscuitville, dated May 5, 2025 as shown in Appendix B.

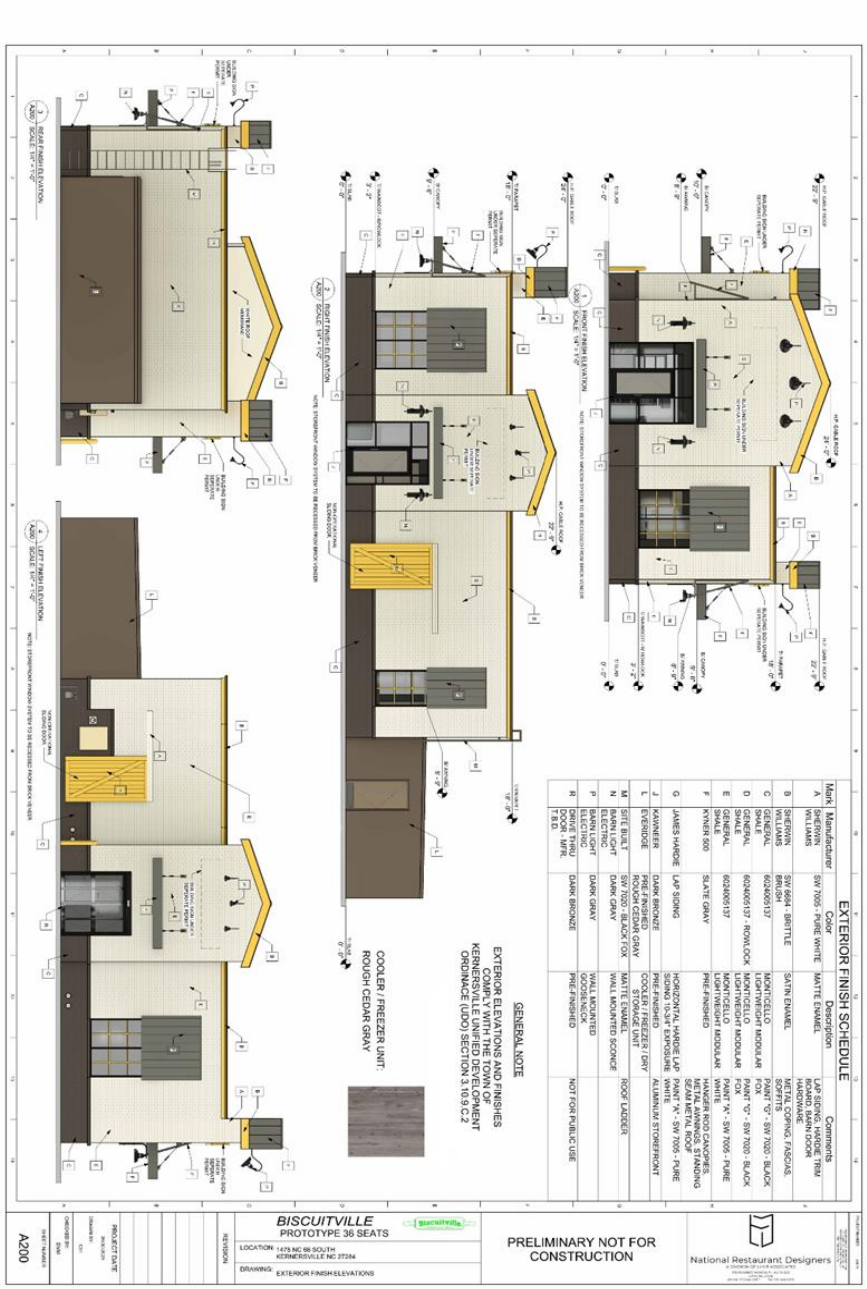
Site Plan

3. A civil construction plan shall be submitted for review and approval matching the rezoning site plan prepared by Stimmel, entitled "CONDITIONAL USE SITE PLAN" dated December 19, 2025 as shown in Appendix A.
4. Development is subject to Conditions as approved in K-547 (O-00-03) as shown in Appendix C.

APPENDIX A – SITE PLAN



APPENDIX B – BUILDING ELEVATIONS



APPENDIX C – O-00-03 CONDITIONS

SPECIAL USE DISTRICT PERMIT
Issued by
Board of Aldermen of the Town of Kernersville

The Board of Aldermen of the Town of Kernersville issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of **Raymond D. Thomas, Attorney for Faw Companies** (ZONING DOCKET **K-547**). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use Permit" for **Faw Companies** approved by the Board of Aldermen the **4th** day of **January, 2000**, and signed, provided the property is developed in accordance with requirements of the **HB-S & LI-S Two Phase** zoning district of Chapter 19 of the Town Code, the Erosion Control Ordinance, and other applicable laws.

Road, Utilities, Sidewalks & Dedications

1. Clayton Forest Road shall be extended to the western property line of Lot 34C, identified as Line L5 with a bearing of S15° 48' 39"W. The typical roadway section for the existing Clayton Forest Road shall apply to the extension. The cost of constructing one-half of a 1,100' (+or-)section of Clayton Forest Road beginning at Line L5 and traveling west shall be paid to the Town in the form of a cash bond or letter of credit from a bank located in Forsyth County. If letter of credit is selected the amount of the letter of credit shall be adjusted annuallly using the "North Carolina Highway Construction Cost Index - Road Index. The bond shall be $82,500 and used to complete Clayton Forest Road to the western property line. If the developer constructs the road to the western property line the bond shall be returned to the developer. If the adjacent property owner constructs the road the bond shall be given to the adjacent property owner and/or developer. If the Town of Kernersville must complete the road, the bond will be used by the Town.
2. The proposed NC 66 access between Clayton Forest Road and Hanes Street shall be a right-in/right-out access only. A right-turn lane shall be constructed on NC 66 to access this street with a 100' storage bay and a 125' taper. A right-of-way dedication of 15' along NC 66 running the length of the storage bay and following the taper is required. Developer shall construct this right-turn lane per NCDOT and Town of Kernersville specifications.
3. The developer shall construct a right turn lane on NC 66 to access Clayton Forest Road. The storage bay shall be 150' with a 125' taper. A right-of-way dedication of 15' along NC 66 running the length of the storage bay and following the taper is required. Developer shall construct this right turn lane per NCDOT and Town of Kernersville specifications.
4. A 10' utility/sidewalk easement shall be granted behind the right-of-way along NC66.
5. A 5' wide sidewalk shall be constructed with a 5-foot grass strip along NC 66 and Clayton Forest Road.
6. A negative access easement shall be shown on the final plat to prohibit access along NC 66, excluding the right-in/right-out access.
7. The first access to Clayton Forest Road, approximately 260' from NC 66, shall be a right-in/right-out only at the time the Public Works Director has determined traffic count and/or accidents warrants. The developer shall post a $2,500 cash bond for the right-in/right-out improvement.

Conditions Continues

8. Drainage easements through areas "A" and "D", shall be dedicated to facilitate street drainage from Clayton Forest Road. Detailed alignment and widths will be determined during the construction design phase or final development phase, whichever comes first.
9. The proposed street between Clayton Forest Road and Shields Road shall consist of 3" H-Binder, 1-1/2" plant mix surface course on 8" ABC stone. The construction plans shall show a profile of this street extending to Shields Road with provisions to accommodate the future grade change of Shields Road once Shields Road is improved to major thoroughfare standards. A slope easement which follows the toe of the slope along the proposed street between Clayton Forest Road and Shields Road shall be dedicated.
10. Developer shall provide an interconnection between Hanes Street and Area "C" on the final development plan(s). Also, interconnection driveways shall be provided between all adjacent developments. Barrier to be provided by petitioner to prevent construction vehicles between Hanes Street and Area C prior to commercial development of this property. Developer shall provide a stub street from Area C to Hanes Street on final development plan that shall be opened if all residential properties on Hanes Street turn to industrial or commercial uses.
11. All environmental permits required to cross the open channels with roadways shall be obtained by the developer.
12. All detailed construction drawings shall be approved by the Public Works department prior to construction.
13. Under the direction of the NCDOT, the developer shall install 1,100' of fiber optic cable to connect future signal cabinets along NC 66 starting south of Clayton Forest Road and running north to Hanes Street. The location and installation shall be reviewed and approved by the NCDOT.
14. A stormwater management plan prepared by a professional engineer, submitted for review and approval by the Public Works Department is required. Detailed calculations will be required for detention ponds.
15. All water & sewer improvements and/or relocations must be approved by the City-County Utility Commission.
16. Provide 8" water lines to fire hydrants. Extend 8" water line to end of proposed streets. All improvements shall meet City County Utilities and Fire Department requirements. Designate fire lanes per Fire Department requirements.
17. Record a 30' greenway easement along Abbotts Creek sewer line easement opposite the creek, with the northern terminating aligning up with Tredegar Subdivision greenway easement.
18. The proposed roads shall be built or bonded prior to the recordation of any required final development plan plat.

Architectural Construction, Signage and Landscaping

19. As volunteered by the petitioner, the architectural standards shall be as follows:

    Areas A, B, & C: Building materials within this district will include the use of brick and/or Stucco and potential accent materials of split face textured block and or stone. Roofing materials for sloped roofs may be fiberglass shingles, pre-finished standing seam aluminum or steel, slate or wood shingles. All office uses shall have pitched roofs or flat roof with a parapet wall. The parcels along NC 66 shall be brick and potential accent materials of stucco, split face textured block and or stone.

Conditions Continues

Areas D: Building materials within this district will include the use of brick and/or Stucco and potential accent materials of split face textured block and or stone. Roofing materials for sloped roofs may be pre-finished standing seam aluminum or steel, fiberglass shingles, slate or wood shingles. Roof design incorporating flat or nearly flat roofs are also acceptable. Industrial use building that proposes to use metal side shall be allowed on sides and rears not facing public roads.

20. Twenty foot (20') streetyards shall be provided along NC 66 and Clayton Forest Road.
21. Freestanding signage shall be monument signs 12 feet in height feet or less. Freestanding pole signs shall not be allowed.

General Conditions

22. Submit a valid petition for voluntary annexation for the entire "Stafford Centre" site prior to final plat submittal.
23. Submit a recordable final plat showing all required right of way and easement dedications for review and approval prior to submittal of building permit application(s).
24. A barrier along Hanes Street shall be installed prior to any construction or grading at the site.
25. The Planning Board shall consider requiring the installation of the buffer-yard along Hanes Street prior to construction at the site if grading allows.

END OF CONDITIONS

Jeffrey A. Hatling, Planning Director

Diane S. Cook

Diane S. Cook, Town Clerk

APPENDIX D – USE DEFINTIONS

ARTS AND CRAFTS STUDIO. The creation of objects in a studio, made one at a time, by hand. Such creation includes, but is not limited to, woodworking, tin-smithing, silver-smithing, pottery throwing, glass blowing, painting, weaving, caning, metal working, and sculpting

BANKING AND FINANCIAL SERVICES. A facility engaged in deposit banking or extending credit in the form of loans. This definition includes all uses in the following SIC groups:
60 Depository Institutions
61 Non-depository Institutions

GOVERNMENT OFFICES. The offices of the executive, legislative, judicial, administrative and regulatory branches of federal, State and local governments. This definition includes all uses in the following SIC groups:
91 Executive, Legislative, and General
92 Justice, Public Order, and Safety
93 Finance, Taxation, & Monetary Policy
94 Administration of Human Resources
95 Environmental Quality and Housing
96 Administration of Economic Programs
97 National Security and International Affairs

MEDICAL OR DENTAL LABORATORY. An establishment primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient, on direction of a physician; or an establishment primarily engaged in making dentures, artificial teeth, and orthodontic appliances to order for the dental profession. This definition includes all uses in the following SIC group:
807 Medical and Dental Laboratories

MEDICAL AND SURGICAL OFFICES. An establishment primarily engaged in furnishing medical and surgical services to individuals and licensed for such practice by the State. This definition includes all uses in the following SIC groups:
801 Offices and Clinics of Medical Doctors
802 Offices and Clinics of Dentists
803 Offices of Osteopathic Physicians
804 Offices of Other Health Practitioners

OFFICES, MISCELLANEOUS. Office uses not specifically listed and defined elsewhere in this Ordinance as a principal use

PROFESSIONAL OFFICE. An establishment primarily engaged in providing: engineering, architectural, and surveying services; accounting, auditing, and bookkeeping services; public relations services; legal services; real estate services; the services of insurance agents, brokers and

carriers; the services of security and commodity brokers; and the services of bank holding companies. This definition includes all uses in the following SIC groups:
4724 Travel Agencies
62 Security and Commodity Brokers
63 Insurance Carriers
64 Insurance Agents, Brokers and Carriers
65 Real Estate 67 Holding and Other Investment Offices
731 Advertising (Except Outdoor Advertising, SIC Group 7312)
732 Credit Reporting and Collection Agencies
736 Personnel Supply Services
7371 Computer Programming Services
7372 Prepackaged Software
7373 Computer System Design
811 Legal Services
871 Engineering and Architectural Services
872 Accounting, Auditing, and Bookkeeping
874 Management and Public Relations

RECREATION SERVICES, INDOOR. Establishments engaged in providing indoor amusement or entertainment services. This definition includes all uses in the following SIC groups:
791 Dance Studios, Schools, and Halls
792 Producers, Orchestras, Entertainers
793 Bowling Centers
7941 Sports Clubs, Managers, and Promoters
7991 Physical Fitness Facilities
7993 Coin-Operated Amusement Devices
7997 Membership Sports and Recreation Clubs
7999 Amusement and Recreation, NEC (Except Batting Cages, Go-Cart Raceway, and Golf Course, Miniature)

RESTAURANT (WITH DRIVE-THROUGH SERVICE). An establishment which delivers prepared food and/or beverages to customers in motor vehicles, regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption either on or off the premises.

RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE). An establishment which serves food and beverages primarily to customers seated at tables or counters located within the building or designated outdoor seating areas. This includes cafes, tea rooms, and outdoor cafes.

SERVICES, BUSINESS A. An establishment primarily engaged in providing a service(s) to businesses and to a lesser extent, individuals. All merchandise and rental equipment is stored inside enclosed buildings. Business Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

733 Mailing, Reproduction, Commercial Art and Photography
735 Equipment Rental and Leasing (only with inside storage of equipment)
737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
738 Miscellaneous Business Services
7699 Uses from SIC 7699 primarily engaged in providing repair and other services to businesses and to a lesser extent, individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental, laboratory, or drafting equipment.

B. **PUBLIC HEARING: (REZONING)**

Stephen Owen, Agent for Owners**,** Congress Gardens Inc., Garden Towers Limited Partnership, and FN PRESTIGE WORLDWIDE LLC for properties located Southwest of the intersection of East Mountain Street and Snow Bridge Lane and West of Dudley Products Boulevard, being all of PINs 6886-71-4292, 6886-71-8080, and 6886-80-3893 and a portion of PIN 6886-90-4663, containing 31.51 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GI-S (General Industrial – Special Use) and HB-S (Highway Business – Special Use) to GI-C (General Industrial - Conditional). **Zoning Docket K-388.A2**.

Requested Use(s): Manufacturing A, Manufacturing B

B-1. Consideration of an ordinance rezoning said property.

This item was continued to the July 7 meeting.

C. **PUBLIC HEARING: (ANNEXATION)**

Voluntary Annexation of Property Located at 1515 Brookford Road, Containing 21.027 Acres, More or Less.

C-1. Consideration of an ordinance annexing said property.

Mayor Morgan stated that the public hearings for items 1C, 1D, and 1E are related.

Ms. Garner stated that there is no staff report for the annexation.

Mayor Morgan declared the public hearing open.

IN FAVOR:

Marcus Wiedower , 8830 Lincoln Highway, Athens, Georgia

Mr. Weidower said that this development would generate approximately $305,000 in taxes for the Town.

Raymond D. Thomas, 116-D South Cherry Street, Kernersville

Mr. Thomas said that the petitioner supports the annexation based on the proposed rezoning.

OPPOSED:

None.

Mayor Morgan declared the public hearing closed.

BOARD DISCUSSION:

Alderman Apple made a **Motion** to approve the annexation ordinance.
Alderman Pegram seconded the motion.
The Board voted 4-1 in favor of the motion at 6:50 PM. Alderman Sabanis voted against.

ANNEXATION ORDINANCE NO. A3-2026-24
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF KERNERSVILLE, NORTH CAROLINA TO INCLUDE APPROXIMATELY A 21.027 +/- ACRE TRACT LOCATED AT 1515 BROOKFORD ROAD PIN NUMBER(S) 6885-83-9269, 6885-83-8950, 6885-83-3595, 6885-83-8577, AND A PORTION OF PIN NUMBER 6885-83-5925 UPON PETITION OF BROOKFORD PROPERTIES, LLC AND ROBERT DOUGLAS FULP, JR. AND JENNY SMITH FULP, TRUSTEES OF ROBERT DOUGLAS SMITH AND JENNY SMITH FULP REVOCABLE TRUST

WHEREAS, the Board of Aldermen of the Town of Kernersville has been petitioned, in accordance with North Carolina General Statutes 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition; and

WHEREAS, on May 5, 2026 the Board of Aldermen of the Town of Kernersville set the time and date of a Public Hearing to be held on the question of Annexation as being June 2, 2026, at 6:30 p.m. in the Kernersville Council Chambers/District Courtroom; and

WHEREAS, a public hearing on the question of this Annexation was held at a regular meeting of the Board of Aldermen of the Town of Kernersville in the Kernersville Council Chambers/District Courtroom at 6:30 p.m. on the 2nd day of June, 2026, after due notice by publication on the 14th day of May, 2026; and

WHEREAS, the Board of Aldermen does hereby find as a fact that said petition meets the requirements of N.C.G.S. 160A-31, as amended, including that this property is contiguous to the present corporate limits of the Town of Kernersville and that all property owners within the area petitioned to be annexed, have signed the petition for annexation;

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Board of Aldermen of the Town of Kernersville, North Carolina:

Section 1. By virtue of the authority granted in North Carolina General Statutes 160A-31, as amended, the territory of approximately 21.027 +/- acres, as further described in the attached **Exhibits A** and **B**, which are included herein as if fully set out, is hereby Annexed and made part of the Town of Kernersville as of June 2, 2026 at 6:50 o'clock pm.

Section 2. Upon and after June 2, 2026, at 6:50 o'clock pm the above-described territory, and its citizens and property, shall be subject to all debts, laws, ordinances and regulations in force in the Town of Kernersville and shall be entitled to the same privileges and benefits as other parts of the Town of Kernersville.

Section 3. The newly Annexed territory described herein shall be subject to Town of Kernersville taxes according to G.S. 160A-58.10.

Section 4. A certified copy of this Ordinance shall, together with a map outlining the newly annexed areas, be recorded in accordance with N.C.G.S. §160A-39 in the Office of the Secretary of State of North Carolina, in the Office of the Register of Deeds of Forsyth County, North Carolina; a copy of this Ordinance, and map outlining the newly annexed area shall be sent to the Forsyth County Board of Elections as well as to the Forsyth County Tax Supervisor's Office.

Adopted this 2nd day of June, 2026.

EXHIBIT A

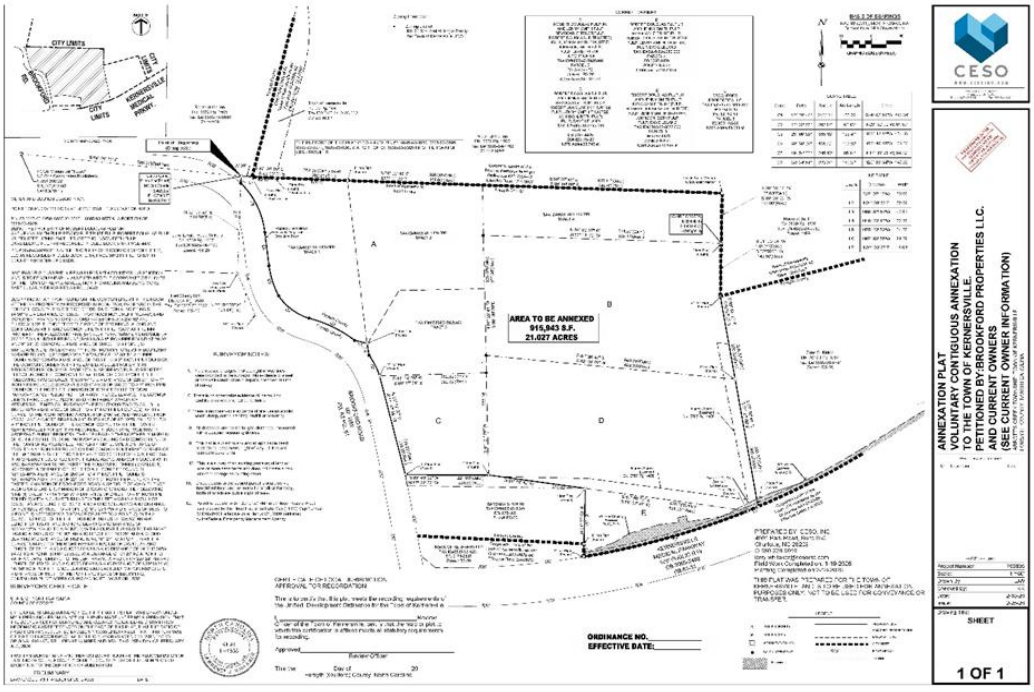
METES AND BOUNDS DESCRIPTION

POINTE GRAND WEST FORK AT KERNERSVILLE ANNEXATION AREA
PIN #S 6885-83-5925,6885-83-8950, 6885-83-3595 & 6885-83-8577 BEING THE PROPERTY OF ROBERT DOUGLAS FULP JR AND JENNY SMITH FULP REVOCABLE TRUST; FULP, ROBERT DOUGLAS FULP JR. TRUSTEE, JENNY SMITH TRUSTEE; JOHNSON BETH FULP, DAVE LELAND FULP AS RECORDED IN DEED BOOK 3787. PAGE 4470.PIN # 6885-83-9269 BEING THE PROPERTY OF BROOKFORD PROPERTIES, LLC AS RECORDED IN DEED BOOK 2764, PAGE 3012 IN THE FORSYTH COUNTY REGISTER OF DEEDS.
SAID PARCELS CURRENTLY BEING IN FORSYTH COUNTY'S JURISDICTION AND IS TO BE VOLUNTARILY ANNEXED INTO THE CORPORATE CITY LIMITS OF THE TOWN OF KERNERSVILLE, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1" IRON FOUND ON THE COMMON LINE WITH THE ROOM AT THE INN PROPERTY AS RECORDED IN BOOK 3839, PAGE 1505 IN THE FORSYTH COUNTY REGISTER OF DEEDS, SAID IRON ALSO BEING S 84°08'15"E A DISTANCE OF 585.37' FROM NCGS MONUMENT "TEXAS", SAID MONUMENT HAVING NC GRID COORDINATES OF N:854,290.92' AND E:1,687,313.65'. THENCE FROM THE POINT OF BEGINNING ALONG AND CONTIGUOUS WITH SAID COMMON LINE WITH THE ROOM AT THE INN PROPERTY THE FOLLOWING FIVE (5) CALLS: 1) S87°34'05"E A DISTANCE OF 282.36' TO A 1" IRON PIPE FOUND(PASSING A 1" IRON PIPE FOUND AT 29.09' AND 91.21'; 2) S88°02'49"E A DISTANCE OF 359.00' TO A POINT; 3)S88°02'49"E A DISTANCE OF 635.11' TO AN IRON IN STONE WITH BOUNDARY MARKER FOUND; 4) S00°58'08"W A DISTANCE OF 135.83' TO A 1" PIPE FOUND; 5) S01°00'54"W A DISTANCE OF 143.21' TO A 2" IRON PIPE FOUND ON THE COMMON CORNER WITH THE ZANE D. RIDDLE PROPERTY AS RECORDED IN BOOK 2019B, PAGE 1754 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG THE COMMON LINE WITH SAID RIDDLE PROPERTY THE FOLLOWING TWO (2) CALLS: 1) S09°57'10"E A DISTANCE OF 228.27' TO A 1" IRON PIPE FOUND; 2) S09°58'41"E A DISTANCE OF 350.35' TO A 1" IRON PIPE FOUND ON THE NORTHERLY MARGIN OF KERNERSVILLE MEDICAL PARKWAY (A 105' PUBLIC RIGHT OF WAY). THENCE LEAVING THE COMMON LINE WITH RIDDLE AND ALONG SAID NORTHERLY MARGIN OF KERNERSVILLE MEDICAL PARKWAY THE FOLLOWING TWO (2) CALLS: 1) S67°07'43"W A DISTANCE OF 30.06' TO A 1" IRON PIPE FOUND; 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2100.34', AND ARC LENGTH OF 453.22', AND A CHORD BEARING AND DISTANCE OF S74°02'51"W, 452.34' TO A 1" IRON PIPE FOUND ON THE COMMON CORNER WITH THE TOWN OF KERNERSVILLE PROPERTY AS RECORDED IN BOOK 3175, PAGE 3887 IN AFORESAID PUBLIC REGISTRY. THENCE LEAVING THE NORTHERLY MARGIN OF KERNERSVILLE MEDICAL PARKWAY AND ALONG SAID COMMON LINE OF THE TOWN OF KERNERSVILLE PROPERTY N01°20'56"E A DISTANCE OF 35.09' TO A 1" IRON PIPE FOUND ON THE COMMON SOUTHEAST CORNER OF THE BARBARA S. WHITE PROPERTY AS RECORDED IN BOOK 975, PAGE 388 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG AND CONTIGUOUS WITH SAID BARBARA WHITE PROPERTY THE FOLLOWING THREE (3) CALLS: 1) N01°32'03"E A DISTANCE OF 150.13' TO A 1" IRON PIPE FOUND; 2) N81°58'40"W A DISTANCE OF 259.04' TO A 1" IRON PIPE FOUND; 3) N89°49'52"W A DISTANCE OF 221.03' TO A 1.5" IRON PIPE FOUND ON THE EASTERLY MARGIN OF BROOKFORD ROAD (A 60' RIGHT OF WAY). THENCE ALONG SAID EASTERLY

MARGIN OF BROOKFORD ROAD THE FOLLOWING NINE (9) CALLS: 1) N14°17'26"W A DISTANCE OF 276.23' TO A 1" IRON PIPE FOUND; 2) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 202.87', AN ARC LENGTH OF 62.13', AND A CHORD BEARING AND DISTANCE OF N26°32'02"W, 61.89' TO A POINT; 3) N10°23'17"W A DISTANCE OF 33.35' TO A POINT; 4) N75°23'53"W A DISTANCE OF 34.27' TO A POINT; 5) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 335.63', AN ARC LENGTH OF 135.41', AND A CHORD BEARING AND DISTANCE OF N63°44'12"W, 134.49' TO A POINT; 6) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 151.92', AN ARC LENGTH OF 103.25', AND A CHORD BEARING AND DISTANCE OF N52°49'15"W, 101.27' TO A POINT; 7) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 245.13', AN ARC LENGTH OF 85.14', AND A CHORD BEARING AND DISTANCE OF N17°16'36"W, 84.72' TO A POINT; 8) N07°03'55.00"W A DISTANCE OF 91.29' TO A POINT; 9) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 223.24', AN ARC LENGTH OF 150.32', AND A CHORD BEARING AND DISTANCE OF N25°33'34"W, 147.50' TO A POINT. THENCE LEAVING SAID EASTERLY MARGIN N02°03'27"E A DISTANCE OF 19.03' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 21.027 ACRES OR 915,943 SQ.FT., MORE OR LESS.

EXHIBIT B

The annexation map showing the subject property annexed and denoted as Exhibit B is recorded in Plat Book _____, Page _____ of the Forsyth County Registry.



D. **PUBLIC HEARING: (LAND USE PLAN AMENDMENT)**
Curtis Swisher, Agent for the Town of Kernersville for consideration of an amendment to the Kernersville Development Plan to amend the Land Use Plan from *Business Center* to *High Density Residential,* for properties located North of Kernersville Medical Parkway and East of Brookford Road, being all of PINs 6885-83-5925, 6885-83-8950, 6885-83-3595, 6885-83-8577, and 6885-83-9269, containing 21.022 +/- acres. **Zoning Docket KDP-82.**

D-1. Consideration of a resolution amending the Kernersville Development Plan

Ms. Garner presented the Planning Board report for case KDP-82. She said that changing the Land Use Plan is recommended by staff and has been a recommended practice in Kernersville if rezoning case K-833 is approved. She said that the Land Use Plan and the rezoning should track together. She said that High Density Residential is not compatible with the small area plan as it does not further the goal of encouraging the development of high-quality office and industrial. She said that Town investments in the expansion of sewer to attract commercial and industrial uses further warrant retention of the Business Center designation.

Ms. Garner said this change does not further the Land Use Plan goal of developing to accommodate a wide variety of employment uses such as office, research, corporate park, and institutional and related uses. She said that changing designations departs from the historical plan for this area to be Business Center in order to seek uniform development and that changing the designation could lead to incongruence with surrounding parcels.

She stated that the Planning Board and Staff recommend denial of the resolution to redesignate all of PINs 6885-83-8950, 6885-83-3595, 6885-83-8577, and 6885-83-9269, and a portion of PIN 6885-83-5925 from Business Center to High Density Residential subject to approval of case K-833.

Ms. Garner presented the Planning Board report for case K-833, including the overlay requirements and use conditions. She noted traffic safety concerns expressed at the neighborhood meeting held by the developer.

She presented the following staff summary:

The proposal is for a single-phase conditional rezoning from RS-20 to RM-18-C with the proposed construction of 12 residential buildings.

The proposal is not in line with the goals of the I-40/NC 66 Northeast Quadrant small area plan due to the lack of high-quality office and industrial components.

The proposal would make fulfilling the goals of the Business Center designation for adjacent properties more difficult without a commercial component as the requested use does not further

the ability to accommodate a wide variety of employment uses such as office, research, corporate park, and institutional and related uses.

Lastly, though the TIA doesn't recommend improvements, the developer has been made aware of perceived issues at the intersection of Brookford Road and Kernersville Medical Parkway through their neighborhood meeting and has not proposed any improvements to help mitigate those concerns.

She stated that the Planning Board and Staff recommend denial of the application to amend the Unified Development Ordinance of the Town by rezoning the property in case K-833 from RS-20 to RM-18-C. The said rezoning being inconsistent with the Town's Comprehensive Plan, Kernersville Development Plan, and further being both reasonable and in the public interest because of the following facts:

- The proposal is not consistent with the Land Use Plan designation of Business Center.
- The proposal does not meet the intent of the I-40/NC 66 Interchange Northeast Quadrant small area plan.
- Though the TIA does not recommend improvements to the affected intersections, developer has recognized that the line-of-sight concerns do exist at the intersection of Brookford Road and Kernersville Medical Parkway. Thus, the additional 2,306 trips are not in the public interest because the proposal fails to offer any methods of mitigating those concerns.

Alderman Apple noted the changes in the development of the area around Kernersville Medical Parkway.

Ms. Garner said there were changes after Covid-19. She said the hospital has expanded within the current footprint. She said there have been 2 multi-family projects in the area. She noted these projects included commercial development. She said the area is changing due to a variety of factors. She said that the recommendations of staff are based on the plan for the area.

Mayor Morgan declared the public hearing open for this item and the following item.

IN FAVOR:

Marcus Wiedower, 8830 Macon Highway, Suite 200, Athens, Georgia

Mr. Wiedower stated that Hillpointe is the number one developer of workforce housing in the country. He noted amenities inside Pointe Grant apartments and within the developments.

Pamela Thompson, 157 Sweetwater Boulevard, Brunswick, Georgia

Ms. Thompson stated that this is the right housing for the right location based on demand and affordability. She said this development will enhance the quality of life for area residents and employees. She said the development meets all applicable standards. She said that the traffic issues are perceived concerns and not actual issues. She said that notice of the neighborhood meeting was provided to residents within 500 feet of the development, which exceeds the Town requirement of residents within 200 feet, and that there were no objections to the multi-family use, the three-story buildings, or the workforce-housing mission She noted that multi-family housing has already been approved nearby. She requested approval of the Land Use Plan amendment and associated rezoning.

Raymond D. Thomas, 116-D South Cherry Street, Kernersville

Mr. Thomas provided a brief history of zoning in the Town. He noted that the small area plan for this location was approved in 1991. He stated that so many things in Kernersville have changed over time, including this area. He asked the Board to consider the changes in this area. He noted that the development will bring additional tax revenue to the Town and that there has been no opposition from the public to this project.

OPPOSED:

Ann Johnson, 803 Glen Gate Circle, Kernersville

Ms. Johnson expressed concern regarding the slope of the entrance to development and emergency vehicle access. She said the developer should pay for any improvements.

Ms. Garner said the developer would be required to meet the State Fire Code requirement for the slope of the entrance to the development.

Chief Alderman said the development plan does meet the State Fire Code requirement.

Mayor Morgan declared the public hearing closed for this item and the following item.

Alderman Sabanis asked about the zone for this area and police response time.

Chief Tilley said the response time to this zone is 8 minutes.

Alderman Sabanis asked how this would affect service call volume.

Chief Tilley said that he could not give an exact impact but that it would certainly increase.

Alderman Apple asked if there are any staff changes anticipated in the next 5 years due to the projects in this area.

Chief Tilley said that he is requesting 2 new officers in the upcoming budget and that he would request 2 more officers in the next year's budget.

BOARD DISCUSSION:

Alderman Apple made a **Motion** to amend the Land Use Plan from Business Center to High Density Residential for properties located north of Kernersville Medical Parkway and east of Brookford Road containing 21.022 acres more or less, pursuant to zoning docket KDP-82, subject to the rezoning case K-833.
Mayor Pro Tem Gorham seconded the motion and then withdrew his second.
Alderman Apple withdrew his motion so that it could be restated.

Alderman Apple made a **Motion** to approve the resolution to redesignate the properties located all of PINs 6885-83-9269, 6885-83-8950, 6885-83-3595, 6885-83-8577, and a portion of PIN 6885-83-5925 from Business Center to High Density Residential subject to rezoning approval of case K-833.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 4-1 in favor of the motion. Alderman Sabanis voted against.

RESOLUTION NO. R-2026-27

RESOLUTION AMENDING THE KERNERSVILLE LAND USE PLAN

WHEREAS, the Town of Kernersville desires to have orderly growth to protect the health, safety and welfare of its residents and businesses; and

WHEREAS, the *Kernersville Development Plan* is the comprehensive plan for the community and contains the community planning elements of land use; transportation; community appearance; historic preservation; parks & recreation; environmental; financing of public improvements; and

WHEREAS, the *Kernersville Development Plan* has been duly adopted and amended; and

WHEREAS, community planning is a process that requires constant evaluation of the community situation and review of its plans; and

WHEREAS, a rezoning has been proposed that requires a review of the *Land Use Plan* to determine if modifications should be made; and

WHEREAS, the "*Business Center*" land use designation was established to "accommodate a wide variety of employment uses such as office, research, corporate park, and institutional and related uses" and

WHEREAS, the "*High Density Residential*" land use designation was established to **"**provide rental housing" that are "located in transitional areas and have convenient access to major thoroughfares"**;** and

WHEREAS, modifying the land use designation is not in keeping with the goals of the I-40/N.C. 66 Northeast Quadrant small area plan;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Aldermen of the Town of Kernersville to hereby amend the *Land Use Plan* by changing the property located on the east of Brookford Rd. and north of Kernersville Medical Pkwy. and being all of PINs 6885-83-9269, 6885-83-8950, 6885-83-3595, 6885-83-8577, and a portion of PIN 6885-83-5925 from "*Business Center*" to "*High Density Residential*".

Adopted this the 2nd day of June, 2026.

E. **PUBLIC HEARING: (REZONING)**

Pamela Thompson, Agent for Owners, ROBERT DOUGLAS FULP JR AND JENNY SMITH FULP REVOCABLE TRUST and BROOKFORD PROPERTIES, LLC. for properties located North of Kernersville Medical Parkway and East of Brookford Road, being all of PINs 6885-83-5925, 6885-83-8950, 6885-83-3595, 6885-83-8577, and 6885-83-9269, containing 21.022 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from RS-20 (Residential Single-Family, 20,000 Sq. Ft. Minimum Lot Size) to RM-18-C (Residential Multifamily, 18 Units/Acre Maximum Density - Conditional). **Zoning Docket K-833.**

Requested Use(s): Residential Building, Multi-Family

E-1. Consideration of an ordinance rezoning said property.

The public hearing for this item was held in conjunction with item 1D.

BOARD DISCUSSION:

Alderman Apple made a **Motion** to amend the Unified Development Ordinance of the Town by rezoning the property in case K-833 from RS-20 to *RM-18-C.* The said rezoning being consistent with the Town's Comprehensive Plan, *Kernersville Development Plan*, and further being both reasonable and in the public interest because of the following facts:

- The request will result in creation of entry level housing for working professionals with convenient access to both employment centers and major thoroughfares.

- The proposed site and building design meet or exceed all requirements of the UDO and Overlay District.

- The proposal is consistent with the Land Use Plan, as amended, and are appropriate uses in the High Density Residential and Business Support use classifications.

Alderman Apple stated that this motion includes the site plan and conditions as presented in the Staff report.

Mayor Pro Tem Gorham seconded the motion.
The Board voted 4-1 in favor of the motion. Alderman Sabanis voted against.

ORDINANCE NO. O-2026-25
AN ORDINANCE AMENDING THE
KERNERSVILLE ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE
TOWN OF KERNERSVILLE, NC

BE IT ORDAINED by the Board of Aldermen of the Town of Kernersville as follows:

SECTION 1. The Kernersville Zoning Map be amended by changing from Forsyth County RS-20 (Residential Single-Family, 20,000 square foot lot size) to Kernersville RM-18-C (Residential Multifamily, 18 units per acre maximum - Conditional) for properties located north of Kernersville Medical Parkway and east of Brookford Road.

Requested uses: Residential Building, Multifamily

Approved for properties located north of Kernersville Medical Parkway and east of Brookford Road, being all of PIN#(s) 6885-83-9269, 6885-83-8950, 6885-83-3595, 6885-83-8577, and a portion of PIN 6885-83-5925 containing a total of 21.027 +/- acres as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, being further described as follows:

BEING KNOWN AND DESIGNATED as properties located north of Kernersville Medical Parkway and east of Brookford Road, being all of PIN#(s) 6885-83-9269.000, 6885-83-8950.000, 6885-83-3595.000, 6885-83-8577.000, and a portion of PIN 6885-83-5925.000 containing a total of 21.027 +/- acres as recorded in the Office of the Register of Deeds, Forsyth County, North Carolina and being further described as below:

POINTE GRAND WEST FORK AT KERNERSVILLE ANNEXATION AREA
PIN #S 6885-83-5925,6885-83-8950, 6885-83-3595 & 6885-83-8577 BEING THE PROPERTY OF ROBERT DOUGLAS FULP JR AND JENNY SMITH FULP REVOCABLE TRUST; FULP, ROBERT DOUGLAS FULP JR. TRUSTEE, JENNY SMITH TRUSTEE; JOHNSON BETH FULP, DAVE LELAND FULP AS RECORDED IN DEED BOOK 3787. PAGE 4470.PIN # 6885-83-9269 BEING THE PROPERTY OF BROOKFORD PROPERTIES, LLC AS RECORDED IN DEED BOOK 2764, PAGE 3012 IN THE FORSYTH COUNTY REGISTER OF DEEDS.
SAID PARCELS CURRENTLY BEING IN FORSYTH COUNTY'S JURISDICTION AND IS TO BE VOLUNTARILY ANNEXED INTO THE CORPORATE CITY LIMITS OF THE TOWN OF KERNERSVILLE, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1" IRON FOUND ON THE COMMON LINE WITH THE ROOM AT THE INN PROPERTY AS RECORDED IN BOOK 3839, PAGE 1505 IN THE FORSYTH COUNTY REGISTER OF DEEDS, SAID IRON ALSO BEING S 84°08'15"E A DISTANCE OF 585.37' FROM NCGS MONUMENT "TEXAS", SAID MONUMENT HAVING NC GRID COORDINATES OF N:854,290.92' AND E:1,687,313.65'. THENCE FROM THE POINT OF BEGINNING ALONG AND CONTIGUOUS WITH SAID COMMON LINE WITH THE ROOM AT THE INN PROPERTY THE FOLLOWING FIVE (5) CALLS: 1) S87°34'05"E A DISTANCE OF 282.36' TO A 1" IRON PIPE FOUND(PASSING A 1" IRON PIPE FOUND AT 29.09' AND 91.21'; 2) S88°02'49"E A DISTANCE OF 359.00' TO A POINT; 3)S88°02'49"E A DISTANCE OF 635.11' TO AN IRON IN STONE WITH BOUNDARY MARKER FOUND; 4) S00°58'08"W A DISTANCE OF 135.83' TO A 1" PIPE FOUND; 5) S01°00'54"W A DISTANCE OF 143.21' TO A 2" IRON PIPE FOUND ON THE COMMON CORNER WITH THE ZANE D. RIDDLE PROPERTY AS RECORDED IN BOOK 2019B, PAGE 1754 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG THE COMMON LINE WITH SAID RIDDLE PROPERTY THE FOLLOWING TWO (2) CALLS: 1) S09°57'10"E A DISTANCE OF 228.27' TO A 1" IRON PIPE FOUND; 2) S09°58'41"E A DISTANCE OF 350.35' TO A 1" IRON PIPE FOUND ON THE NORTHERLY MARGIN OF KERNERSVILLE MEDICAL PARKWAY (A 105' PUBLIC RIGHT OF WAY). THENCE LEAVING THE COMMON LINE WITH RIDDLE AND ALONG SAID NORTHERLY MARGIN OF KERNERSVILLE MEDICAL PARKWAY THE FOLLOWING TWO (2) CALLS: 1) S67°07'43"W A DISTANCE OF 30.06' TO A 1" IRON PIPE FOUND; 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2100.34', AND ARC LENGTH OF 453.22', AND A CHORD BEARING AND DISTANCE OF S74°02'51"W, 452.34' TO A 1" IRON PIPE FOUND ON THE COMMON CORNER WITH THE TOWN OF KERNERSVILLE PROPERTY AS RECORDED IN BOOK 3175, PAGE 3887 IN AFORESAID PUBLIC REGISTRY. THENCE LEAVING THE NORTHERLY MARGIN OF KERNERSVILLE MEDICAL PARKWAY AND ALONG SAID COMMON LINE OF THE TOWN OF KERNERSVILLE PROPERTY N01°20'56"E A DISTANCE OF 35.09' TO A 1" IRON PIPE FOUND ON THE COMMON SOUTHEAST CORNER OF THE BARBARA S. WHITE PROPERTY AS RECORDED IN BOOK 975, PAGE 388 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG AND CONTIGUOUS WITH SAID BARBARA WHITE PROPERTY THE FOLLOWING THREE (3) CALLS: 1)

N01°32'03"E A DISTANCE OF 150.13' TO A 1" IRON PIPE FOUND; 2) N81°58'40"W A DISTANCE OF 259.04' TO A 1" IRON PIPE FOUND; 3) N89°49'52"W A DISTANCE OF 221.03' TO A 1.5" IRON PIPE FOUND ON THE EASTERLY MARGIN OF BROOKFORD ROAD (A 60' RIGHT OF WAY). THENCE ALONG SAID EASTERLY MARGIN OF BROOKFORD ROAD THE FOLLOWING NINE (9) CALLS: 1) N14°17'26"W A DISTANCE OF 276.23' TO A 1" IRON PIPE FOUND; 2) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 202.87', AN ARC LENGTH OF 62.13', AND A CHORD BEARING AND DISTANCE OF N26°32'02"W, 61.89' TO A POINT; 3) N10°23'17"W A DISTANCE OF 33.35' TO A POINT; 4) N75°23'53"W A DISTANCE OF 34.27' TO A POINT; 5) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 335.63', AN ARC LENGTH OF 135.41', AND A CHORD BEARING AND DISTANCE OF N63°44'12"W, 134.49' TO A POINT; 6) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 151.92', AN ARC LENGTH OF 103.25', AND A CHORD BEARING AND DISTANCE OF N52°49'15"W, 101.27' TO A POINT; 7) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 245.13', AN ARC LENGTH OF 85.14', AND A CHORD BEARING AND DISTANCE OF N17°16'36"W, 84.72' TO A POINT; 8) N07°03'55.00"W A DISTANCE OF 91.29' TO A POINT; 9) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 223.24', AN ARC LENGTH OF 150.32', AND A CHORD BEARING AND DISTANCE OF N25°33'34"W, 147.50' TO A POINT. THENCE LEAVING SAID EASTERLY MARGIN N02°03'27"E A DISTANCE OF 19.03' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 21.027 ACRES OR 915,943 SQ.FT., MORE OR LESS.

SECTION 2. This ordinance is adopted after approval of and upon condition of compliance with the site plan entitled “Appendix A”, elevations entitled “Appendix B”, and building separations exhibit entitled “Appendix C” of the Conditional Use District issued by the Board of Aldermen the 2nd day of June, 2026 to Pamela Thompson, Agent for Owners.

SECTION 3. The Board of Aldermen hereby directs the issuance of a Conditional Use District pursuant to Chapter 19 of the Town code for the Town of Kernersville. Said Conditional Use District attached hereto and incorporated herein.

SECTION 4. This Ordinance shall be effective from and after its adoption.

Adopted this the 2nd day of June, 2026.

CONDITIONAL USE DISTRICT

Issued by

Board of Aldermen of the Town of Kernersville

The Board of Aldermen of the Town of Kernersville has issued a Conditional Use District for the site shown on the site plan map included in this zoning petition of Pamela Thompson, Agent for Owners. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription "Appendix A", elevations entitled “Appendix B”, and building separation exhibit entitled “Appendix C” for Pamela Thompson approved by the Board of Aldermen the 2nd day of June, 2026 and signed, provided the property is developed in accordance with requirements of the RM-18-C zoning district of Chapter 19 of the Town Code and all other applicable laws permitted.

Site Plan: Approval with the following conditions:

Land Uses

1. *Residential Building, Multifamily*

Transportation

2. Prior to issuance of first Certificate of Occupancy, a certification shall be provided showing that the access driveway off of Kernersville Medical Pkwy. has been constructed as approved. A sealed and signed as-built exhibit shall be required to be submitted in conjunction with the certification.” The first forty (40) feet of the drive accessed from Kernersville Medical Parkway shall be at a grade of no more than 8%.

Environmental

3. Developer shall adhere to all State, Federal, and Local Government environmental regulations.
4. All Stormwater Control Measures shall be designed and constructed outside of the 100-year floodplain.

Lighting

5. Lighting plans shall be required at the time of Civil Construction Review. The lighting for the project shall be designed to provide adequate pedestrian lighting and dissipate at the property line with zero light trespass onto adjacent residentially zoned property. Light fixtures shall be downward directed and fully shielded.

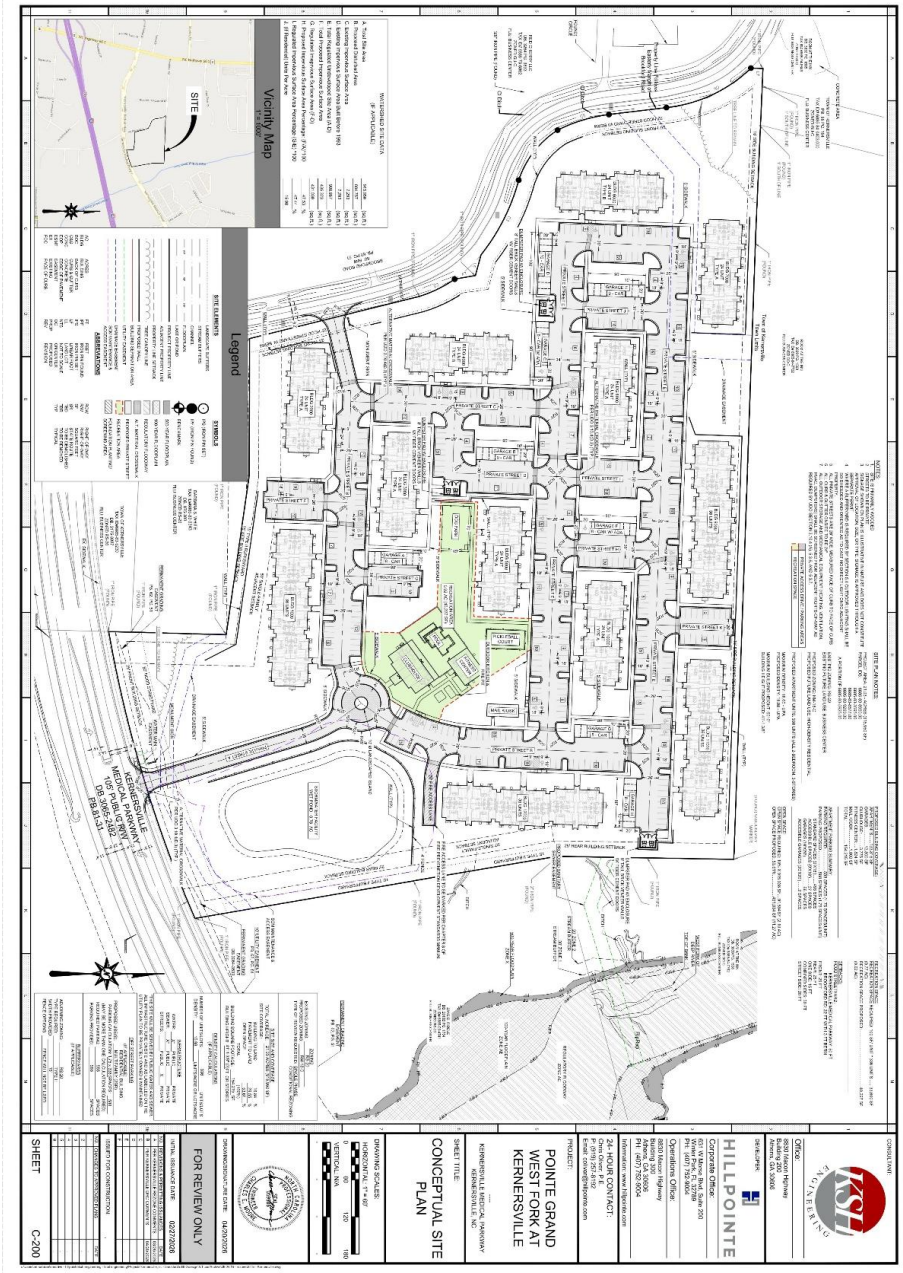
Landscaping, Bufferyards, and Streetyards

6. A full landscaping plan shall be provided and plantings verified at the time of civil construction review.

Site Plan

7. A civil construction plan shall be submitted for review and approval matching the zoning plan prepared by KSH Engineering, entitled “POINTE GRAND WEST FORK AT KERNERSVILLE”, dated April 20, 2026, as shown in Appendix A.

Appendix A - Site Plan



Appendix B – Elevations



KEYNOTES	
TAG	KEYNOTE TEXT
01-004	LINE SHOWN IS THE AVERAGE ROOF LINE BETWEEN THE HIGHEST PEAK AND THE LOWEST ROOF BEARING/EAVE.
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003a	BRICK VENEER, SOLDIER COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-004	BRICK VENEER, RUNNING BOND PATTERN, PAINTED EXTRA WHITE
04-004a	BRICK VENEER, RUNNING BOND PATTERN, PAINTED CREAMY WHITE
04-004b	BRICK VENEER, ROWLOCK COURSE. PAINTED CREAMY WHITE
04-004c	BRICK VENEER, SOLDIER COURSE. PAINTED CREAMY WHITE
05-001	ALUMINUM GUARDRAIL, TOP AT 42" A.F.F., COLOR: DARK BRONZE (TO BE SELECTED BY OWNER)
05-002	PRE-FABRICATED ALUMINUM ROOF CANOPY SYSTEM WITH INTERIOR GUTTER FRAME, RE: DETAILS
05-003	PRE-FABRICATED STEEL CHANNEL STAIR W/ PRE-CAST CONCRETE TREADS AND CLOSED STEEL RISERS, RE: STAIR DETAILS ON A220-221
05-004	ALUMINUM WALL CAP WITH SLOPED TOP AND DRIP EDGES, COLOR: DARK BRONZE, TO BE SELECTED BY OWNER

KEYNOTES	
TAG	KEYNOTE TEXT
05-005	3"x4" PRE-FINISHED ALUMINUM DOWNSPOUT (O.S.) - COLOR: DARK BRONZE, TO BE SELECTED BY OWNER (TO TIE INTO UNDERGROUND STORMWATER SYSTEM PER CIVIL)
05-005c	5" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR: DARK BRONZE, TO BE SELECTED BY OWNER
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-001	METAL CLAD WOOD FRAMED FULL LITE DOOR (1 LITE), PAINTED DARK BRONZE W/ TEMPERED GLAZING
08-003	SINGLE HUNG VINYL WINDOW ASSEMBLY (4 OVER 1 MUNTIN PATTERN) COLOR: ALMOND (TO BE SELECTED BY OWNER) SEE WINDOW DETAILS
08-005	
08-012	BAHAMA SHUTTER, PAINTED DARK BRONZE, TO BE SELECTED BY OWNER
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-003a	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: DARK BRONZE
09-005a	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: DARK BRONZE

KEYNOTES	
TAG	KEYNOTE TEXT
09-006b	FIBERCEMENT BATTEN BOARD, SMOOTH (2 1/2"x3/4") AT 16" O.C/ALIGN TO COVER ALL VERTICAL JOINTS) PAINT TO MATCH PANEL THEY ARE ON
09-007	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: CREAMY WHITE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-012a	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA 1x12, SMOOTH, PAINTED: DARK BRONZE
09-013	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: CREAMY WHITE
09-013a	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
23-002	A/C CONDENSING UNIT. RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.
26-008	EXTERIOR BUILDING LIGHTING (TO BE SELECTED BY OWNER)



2 TYPICAL - PARTIAL ENLARGED SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 TYPICAL - PARTIAL ENLARGED FRONT ELEVATION
SCALE: 1/4"=1'-0"

ARCHITECT:
KSH ENGINEERING
Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:
HILLPOINTE
Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004
Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004
Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Woodower
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Email: mwoodower@hillpointe.com

PROJECT:
POINTE GRAND KERNERSVILLE

KERNERSVILLE, NORTH CAROLINA

KSH# 202601 HP# 255014

SHEET TITLE:
TYPICAL MULTIFAMILY - ENLARGED ELEVATIONS

ARCHITECT SEAL:
NOT FOR CONSTRUCTION

DRAWING DATE: 04/17/26
SITE SUBMITTAL SET

REVISIONS

No.	Issue	Date

SHEET: A1a

4/17/2026 9:53:55 AM


ARCHITECT:
KSL ENGINEERING
Office:
8000 Regency Parkway
Building 300
Athens, GA 30606
DEVELOPER:
HILLPOINTE
Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 792-9934
Operations Office:
8550 Nelson Highway
Building 3A
Athens, GA 30606
PH: (407) 792-9934
Information: www.hillpointe.com
24- HOUR CONTACT:
Kevin Sweeney
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Email: ksweeney@hillpointe.com
PROJECT:
POINTE GRAND
KERNERSVILLE
KERNERSVILLE, NORTH CAROLINA
KSPK 222601
HPK 220214
SHEET TITLE:
36 UNIT
BUILDING -
ELEVATIONS
ARCHITECT SEAL:
NOT FOR CONSTRUCTION
DRAWING DATE: 04/17/26
SITE SUBMITTAL SET
REVISIONS
SHEET: A2
KEYNOTES
TAG
KEYNOTE TEXT
36 UNIT BUILDING - FRONT ELEVATION
36 UNIT BUILDING - LEFT ELEVATION
4/17/2026 9:53:10 AM



36 UNIT BUILDING - REAR ELEVATION

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003a	BRICK VENEER, SOLDIER COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-004a	BRICK VENEER, RUNNING BOND PATTERN, PAINTED CREAMY WHITE
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-001e	METAL CLAD WOOD FRAMED FLUSH PANEL DOOR, PAINTED DARK BRONZE
08-003	SINGLE HUNG VINYL WINDOW ASSEMBLY (4 OVER 1 MUNTIN PATTERN) COLOR: ALMOND (TO BE SELECTED BY OWNER) SEE WINDOW DETAILS
08-012	BAHAMA SHUTTER, PAINTED DARK BRONZE, TO BE SELECTED BY OWNER
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE

KEYNOTES	
TAG	KEYNOTE TEXT
09-003a	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: DARK BRONZE
09-004	FIBERCEMENT LAP SIDING, SMOOTH;- ALTERNATING 4" BELOW 10.75" REPEATED PATTERN., PAINTED: CREAMY WHITE
09-005a	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
10-007	18"x96" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
26-008	EXTERIOR BUILDING LIGHTING (TO BE SELECTED BY OWNER)

36 UNIT BUILDING - RIGHT ELEVATION

ARCHITECT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 792-9004

Operations Office:
8830 Macon Highway
Building 300
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PH: (407) 792-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wradower
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PROJECT:
POINTE GRAND KERNERSVILLE

KERNERSVILLE, NORTH CAROLINA

KSH# 202001 HP# 256014

SHEET TITLE:
36 UNIT BUILDING - ELEVATIONS

ARCHITECT SEAL:

NOT FOR CONSTRUCTION

DRAWING DATE: 04/17/26

SITE SUBMITTAL SET

REVISIONS

No.	Issued	Date

SHEET: A2a

4/17/2026 9:53:13 AM



KEYNOTES	
TAG	KEYNOTE TEXT
01-007	BUILDING SIGNAGE PER OWNER
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR. TO BE SELECTED BY OWNER
04-003a	BRICK VENEER, SOLDIER COURSE - CHARCOAL COLOR. TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR. TO BE SELECTED BY OWNER
04-004a	BRICK VENEER, RUNNING BOND PATTERN, PAINTED CREAMY WHITE
01-004b	BRICK VENEER, ROWLOCK COURSE, PAINTED CREAMY WHITE
04-004c	BRICK VENEER, SOLDIER COURSE, PAINTED CREAMY WHITE
05-004	ALUMINUM WALL CAP WITH SLOPED TOP AND DRIP EDGES. COLOR: DARK BRONZE, TO BE SELECTED BY OWNER.
05-005c	ALUMINUM DOWNSPOUT W/ COLLECTOR HEAD (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
06-022	WOOD BEAM W/ FIBER CEMENT TRIM FINISH ON ALL SIDES. RE: STRUCTURAL
08-008	HOLLOW METAL DOOR AND FRAME, PAINTED DARK BRONZE. RE: DOOR SCHEDULE
08-010	ALUMINUM STOREFRONT SYSTEM (DARK BRONZE). SEE STOREFRONT ELEVATIONS
09-004	FIBERCEMENT LAP SIDING, SMOOTH, - ALTERNATING 4" BELOW 10.75" REPEATED PATTERN, . PAINTED: CREAMY WHITE
09-005	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS. PAINTED: CREAMY WHITE
09-006b	FIBERCEMENT BATTEN BOARD, SMOOTH (2 1/2"x3/4"),AT 16" O.C.(ALIGN TO COVER ALL VERTICAL JOINTS).PAINT TO MATCH PANEL THEY ARE ON
09-009	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: CREAMY WHITE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-012a	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA,1x12, SMOOTH, PAINTED: DARK BRONZE
09-013	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE).PAINTED: CREAMY WHITE
09-013a	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE).PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRION WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE).PAINTED: DARK BRONZE
22-011	ROOF SCUPPER - 4"x12"(SC-12) METAL. (ROOF SLOPES TOWARD DRAIN)
22-012	EMERGENCY OVERFLOW SCUPPER - 4"x12"(OS-12) METAL, (2" MIN/4" MAX ABOVE ROOF SCUPPER)
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.

CLUBHOUSE - LEFT ELEVATION

CLUBHOUSE - FRONT ELEVATION

CLUBHOUSE - RIGHT ELEVATION

CLUBHOUSE - REAR ELEVATION

ARCHITECT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
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Email: mwedower@hillpointe.com

PROJECT:
POINTE GRAND KERNERSVILLE

KERNERSVILLE, NORTH CAROLINA

KSH# 202601 HP# 255014

SHEET TITLE:
CLUBHOUSE - ELEVATIONS

ARCHITECT SEAL:

NOT FOR CONSTRUCTION

DRAWING DATE: 04/17/26

SITE SUBMITTAL SET

REVISIONS

No.	Notes	Date

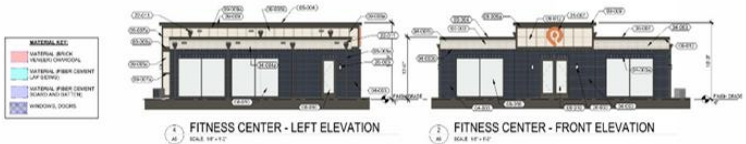
SHEET: A4

4/17/2026 9:53:21 AM

KEYNOTES	
TAG	KEYNOTE TEXT
01-007	BUILDING SIGNAGE PER OWNER
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003a	BRICK VENEER, SOLDIER COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-004a	BRICK VENEER, RUNNING BOND PATTERN, PAINTED CREAMY WHITE
04-004b	BRICK VENEER, ROWLOCK COURSE, PAINTED CREAMY WHITE
05-004	ALUMINUM WALL CAP WITH SLOPED TOP AND DRIP EDGES, COLOR: DARK BRONZE, TO BE SELECTED BY OWNER
05-005e	ALUMINUM DOWNSPOUT W/ COLLECTOR HEAD (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
06-010	ALUMINUM STOREFRONT SYSTEM (DARK BRONZE). SEE STOREFRONT ELEVATIONS
09-004	FIBERCEMENT LAP SIDING, SMOOTH,- ALTERNATING 4" BELOW 10.75" REPEATED PATTERN., PAINTED: CREAMY WHITE
09-005b	FIBERCEMENT PANEL, SIDING, SMOOTH, W/ BATTENS @ 24" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-005c	FIBERCEMENT PANEL, SIDING, SMOOTH, W/ BATTENS TO COVER JOINT AS SHOWN, NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-006e	FIBERCEMENT BATTEN BOARD, SMOOTH(2 1/2"x3/4") AT 24" O.C.(ALIGN TO COVER ALL VERTICAL JOINTS) PAINT TO MATCH PANEL THEY ARE ON
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: CREAMY WHITE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
22-011	ROOF SCUPPER - 4"x12"(SC-12) METAL, (ROOF SLOPES TOWARD DRAIN)
22-012	EMERGENCY OVERFLOW SCUPPER - 4"x12"(OS-12) METAL, (3" MIN.● " MAX ABOVE ROOF SCUPPER)
23-002	A/C CONDENSING UNIT. RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.

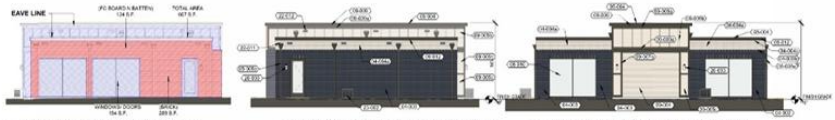


MATERIAL SQUARE FOOTAGE CALCULATIONS - FITNESS		
	SQ.FT.	%
FRONT ELEVATION		
TOTAL AREA S.F.	832	
WINDOWS, DOORS & OPENINGS S.F. (NO MIN)	419	50.42%
TOTAL MATERIAL AREA=	413	
PRIMARY MATERIALS: (75% MIN)		
BRICK S.F.	328	79.42%
OTHER MATERIALS (NO MAX)		
FIBER CEMENT - 4" SIDING	45	10.90%
FIBER CEMENT BOARD AND BATTEN BOARD	40	9.69%
TOTAL OTHER MATERIALS S.F. THIS ELEVATION	85	20.58%
		100%
REAR ELEVATION (NOT VISIBLE FROM R.O.W.)		
TOTAL AREA S.F.	832	
WINDOWS, DOORS & OPENINGS S.F. (NO MIN)	427	51.32%
TOTAL MATERIAL AREA=	405	
PRIMARY MATERIALS: (NO MIN)		
BRICK S.F.	210	51.85%
OTHER MATERIALS (NO MAX)		
FIBER CEMENT - 4" SIDING	103	25.43%
FIBER CEMENT BOARD AND BATTEN SIDING	92	22.72%
TOTAL OTHER MATERIALS S.F. THIS ELEVATION	195	48.15%
		100%
RIGHT SIDE ELEVATION		
TOTAL AREA S.F.	832	
WINDOWS, DOORS & OPENINGS S.F. (NO MIN)	418	50.24%
TOTAL MATERIAL AREA=	395	
PRIMARY MATERIALS: (75% MIN)		
BRICK S.F.	294	74.43%
OTHER MATERIALS (NO MAX)		
FIBER CEMENT - 4" SIDING	45	11.39%
FIBER CEMENT BOARD AND BATTEN BOARD	56	14.18%
TOTAL OTHER MATERIALS S.F. THIS ELEVATION	101	25.57%
		100%
LEFT SIDE ELEVATION (NOT VISIBLE FROM R.O.W.)		
TOTAL AREA S.F.	832	
WINDOWS, DOORS & OPENINGS S.F. (NO MIN)	419	50.42%
TOTAL MATERIAL AREA=	413	
PRIMARY MATERIALS: (NO MIN)		
BRICK S.F.	268	64.89%
OTHER MATERIALS (NO MAX)		
FIBER CEMENT - 4" SIDING	45	10.90%
FIBER CEMENT BOARD AND BATTEN BOARD	100	24.18%
TOTAL OTHER MATERIALS S.F. THIS ELEVATION	145	35.11%
		100%



4 FITNESS CENTER - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

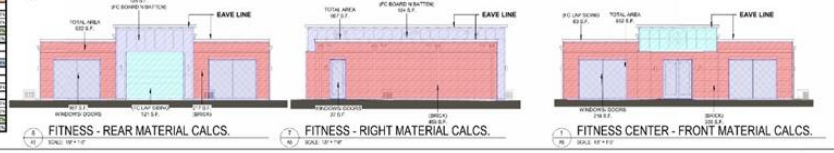
2 FITNESS CENTER - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



6 FITNESS - LEFT MATERIAL CALCS.
SCALE: 1/8" = 1'-0"

5 FITNESS CENTER - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

3 FITNESS CENTER - REAR ELEVATION
SCALE: 1/8" = 1'-0"



8 FITNESS - REAR MATERIAL CALCS.
SCALE: 1/8" = 1'-0"

7 FITNESS - RIGHT MATERIAL CALCS.
SCALE: 1/8" = 1'-0"

1 FITNESS CENTER - FRONT MATERIAL CALCS.
SCALE: 1/8" = 1'-0"

ARCHITECT:
KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:
HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
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PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Windhover
P: (706) 254-3251
Email: mwindhover@hillpointe.com

PROJECT:
POINTE GRAND KERNERSVILLE

KERNERSVILLE, NORTH CAROLINA

KSH# 202601 HP# 250014

SHEET TITLE:
FITNESS CENTER - ELEVATIONS

ARCHITECT SEAL:
NOT FOR CONSTRUCTION

DRAWING DATE: 04/17/26

SITE SUBMITTAL SET

REVISIONS

No.	Issue	Date

SHEET: A5

4/17/2026 9:53:25 AM





MAIL - LEFT SIDE ELEV.

MAIL BUILDING - FRONT ELEVATION

MAIL - RIGHT SIDE ELEV.

MAIL BUILDING - REAR ELEVATION

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
05-005	3"x4" PRE-FINISHED ALUMINUM DOWNSPOUT (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER (TO TIE INTO UNDERGROUND STORMWATER SYSTEM PER CIVIL)
05-005c	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
05-009	6"x6"x3/8" STEEL POST, PAINTED: DARK BRONZE, INSTALL 48" BELOW GRADE MIN. IN 16" DIA. HOLES W/ CONCRETE FILL
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING-PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-001e	METAL CLAD WOOD FRAMED FLUSH PANEL DOOR, PAINTED DARK BRONZE
08-019	CUSTOM MADE STEEL FRAME GATES WITH FIBER CEMENT SIDING APPLIED (SEE ELEVATION FOR FINISH) SEE HARDWARE NOTES ON THIS SHEET

KEYNOTES	
TAG	KEYNOTE TEXT
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-005	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-005c	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS TO COVER JOINT AS SHOWN, NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH. PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.





TRASH - RIGHT SIDE ELEV.

TRASH - REAR ELEVATION

TRASH - LEFT SIDE ELEV.

TRASH - FRONT ELEVATION

ARCHITECT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND KERNERSVILLE

KERNERSVILLE, NORTH CAROLINA

KSH# 202601 HP# 255014

SHEET TITLE:

MAIL BUILDING & TRASH ENCLOLSURE - PLAN & ELEVATIONS

ARCHITECT SEAL:

NOT FOR CONSTRUCTION

DRAWING DATE: 04/17/26

SITE SUBMITTAL SET

REVISIONS

No.	Issue	Date

SHEET: A6



KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
05-005	3"x4" PRE-FINISHED ALUMINUM DOWNSPOUT (D.S.) - COLOR - DARK BRONZE, TO BE SELECTED BY OWNER (TO TIE INTO UNDERGROUND STORMWATER SYSTEM PER CIVIL)
05-005c	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR - DARK BRONZE, TO BE SELECTED BY OWNER
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-001e	METAL CLAD WOOD FRAMED FLUSH PANEL DOOR, PAINTED DARK BRONZE
08-002	FLUSH RECESSED PANEL TRADITIONAL GARAGE DOOR PAINTED DARK BRONZE
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-007	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: CREAMY WHITE
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x6, SMOOTH, PAINTED: DARK BRONZE
09-013a	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE



4 A7 GARAGE G8 - LEFT SIDE ELEV.
SCALE: 1/8"=1'-0"

2 A7 GARAGE G8 - FRONT ELEVATION
SCALE: 1/8"=1'-0"



5 A7 GARAGE G8 - RIGHT SIDE ELEV.
SCALE: 1/8"=1'-0"

3 A7 GARAGE G8 - REAR ELEVATION
SCALE: 1/8"=1'-0"



8 A7 GARAGE G9HC - LEFT SIDE ELEV
SCALE: 1/8"=1'-0"

6 A7 GARAGE G9HC - FRONT ELEVATION
SCALE: 1/8"=1'-0"



10 A7 GARAGE G9HC - RIGHT SIDE ELEV
SCALE: 1/8"=1'-0"

9 A7 GARAGE G9HC - REAR ELEVATION
SCALE: 1/8"=1'-0"

ARCHITECT:

KSH ENGINEERING

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DEVELOPER:

HILLPOINTE

Corporate Office:
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Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND KERNERSVILLE

KERNERSVILLE, NORTH CAROLINA

KSH# 202501 HP# 255014

SHEET TITLE:

GARAGE - ELEVATIONS

ARCHITECT SEAL:

NOT FOR CONSTRUCTION

DRAWING DATE: 04/17/26

SITE SUBMITTAL SET

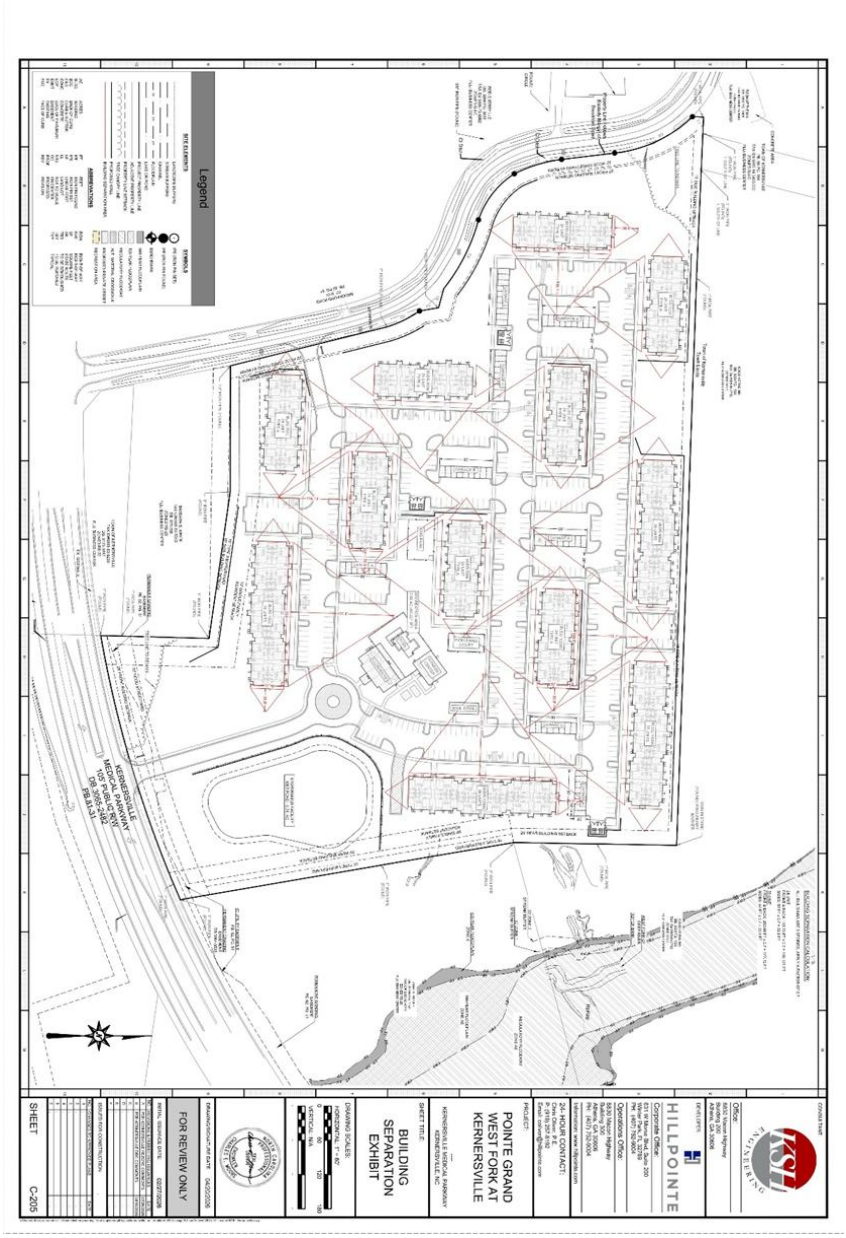
REVISIONS

No	Issue	Date

SHEET: A7

4/17/2026 8:53:29 AM

Appendix C – Building Separation Exhibit



Mayor Morgan recessed the meeting at 7:45 PM.
Mayor Morgan reconvened the meeting at 8:02 PM.

F. **PUBLIC HEARING: (BUDGET)**
Proposed Operating Budget for FY 2026-2027.
Town Budget – Town of Kernersville

F-1. Consideration of an ordinance adopting said budget.

Mr. Swisher presented the proposed budget. He explained the timeline of the budget process. He said the proposed budget is $59.7 million with a property tax rate of 52.7 cents per $100 of property valuation. He noted that property taxes are 55% of the Town revenue and that 50.6% of expenditures are for public safety. He said that the budget includes $4.69 million in capital expenditures with over half of that being a new ladder truck for the Fire Rescue Department. He said there are 4 new staff positions in budget, including 2 police officers, 1 planner, and 1 park maintenance employee.

Mr. Swisher explained the changes to the property tax base with about $459,000 in new revenue based on the growth. He said that the increase in Forsyth County has only been about 2.5% and that no increase in Guilford County is factored into the budget due to pending State legislation. He stated that expenses are increasing approximately $2.7 million. He explained the funding for non-profit entities that provide services to the residents.

Mr. Swisher stated that the property tax rate in Kernersville is lower than the rate for Greensboro, High Point, Winston-Salem, Forsyth County, or Guilford County. He said the tax rate of 52.7 cents will increase the cost to the average homeowner $4.73 per month. He noted that other municipalities, such as Winston-Salem, also increase water and sewer rates. He said that the Town often has to raise the property tax rate in the year following a revaluation because of the impact of things such as property tax value appeals.

Mr. Swisher summarized the Town's strong financial condition, responsible property tax rate, and balanced budget.

Mayor Morgan declared the public hearing open.

IN FAVOR:

None.

OPPOSED:

John Quigley, 422 Mountain View Drive, Kernersville

Mr. Quigley said that he signed up to speak on this item but that he has nothing to add after the presentation.

Mayor Morgan declared the public hearing closed.

Mr. Swisher said that the fee for parking violations and the penalty for late payment of the parking violations in the schedule of fees are being increased to $50 each.

Mayor Morgan noted that the parking violation revenue generally goes to the school system.

Mr. Swisher said the proposed fees for the community pool and the use of the building for the pool have been removed. He said the fees for use of the cross-country course have been updated.

BOARD DISCUSSION:

Alderman Sabanis made a **Motion** to approve the ordinance setting the property tax rate at 52.7 cents per $100 of property value as presented.
Alderman Thompson seconded the motion.
The Board voted 5-0 in favor of the motion.

Mayor Morgan thanked Mr. Pages for his work on the fees for the use of the Botanical Garden for weddings and special events and improvements that have been made to the facility.

Alderman Apple asked Mr. Swisher to address long-range plans for the Recreation Center.

Mr. Swisher said that the building will eventually be expanded but that significant outside funding will be needed.

ORDINANCE NO. O-2026-26
AN ORDINANCE MAKING APPROPRIATIONS FOR THE OVERALL OPERATIONS OF THE TOWN OF KERNERSVILLE FOR THE YEAR JULY 1, 2026 THROUGH JUNE 30, 2027

WHEREAS, this Board of Aldermen of the Town of Kernersville has received a budget with a recommended plan for the operation of the town government and its activates for the fiscal year 2026-27 from the Town Manager, and

WHEREAS, after a Public Hearing and deliberations with the citizens of Kernersville, it is the desire of the Board of Aldermen to adopt said budget to provide for the effective and orderly provision of services to the Town of Kernersville.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. That revenues for the General Fund be established as follows:

General Fund

Ad Valorem Taxes	32,853,541
Other Taxes & Fees	1,326,800
Unrestricted Intergovernmental Revenue	14,530,841
Restricted Intergovernmental Revenue	6,003,021
Penalty and Interest	695,000
Other Revenues	300,100
Functionally Related Revenues	2,953,697
Operating Grants/Contributions	772,541
Interfund Transfers	281,600
Fund Balance Appropriated	0
Total Anticipated Revenues	59,717,141

Section 2. That expenditures for the General Fund be appropriated as follows:

General Fund

Governing Body	1,217,696
Administrative Department	542,206
Inspections Permits & Enforcement (Division of Community Development)	1,023,838
Finance Department	1,553,031
Information Technology Department	1,682,756
Planning and Zoning (Division of Community Development)	766,554
Human Resources Department	1,389,534
Police Department	13,169,349
Fire Department	17,005,402
Engineering (Division of Public Services)	270,496
Street (Division of Public Services)	2,913,877
Solid Waste (Division of Public Services)	3,020,493
Parks and Recreation Department	8,467,017
Botanical Garden (Division of Parks and Recreation Department)	751,284
Museum (Division of Parks and Recreation Department)	116,797
General Services (Division of Public Services)	2,262,859
Special Appropriations Department	970,743
Public Services Administration (Division of Public Services)	561,366
Central Maintenance (Division of Public Services)	2,031,843
Total	59,717,141

Section 3. That there is hereby levied a tax rate of fifty-two point seven cents ($0.5270) per one hundred dollars assessed valuation on all real property and other applicable property within the Town of Kernersville, such rate based upon an estimated total assessed valuation of property for purposes of taxation of $5,857,738,958 and an estimated collection rate of 99.60% through June 30, 2027.

Section 4. That anticipated revenues for the Law Enforcement Forfeiture Funds be established as follows:

Other Revenue	380,475
Fund Balance Appropriated	160,175
Total Anticipated Revenues	540,650

The expenditures for the Law Enforcement Forfeiture Funds shall be authorized as follows:

Transfer to General Fund	0
Law Enforcement Forfeiture Funds Expenses	540,650
Total	540,650

Section 5. That anticipated revenues for the Contributions Fund be established as follows:

Other Revenue	25
Contributions	29,125
Fund Balance Appropriated	0
Total Anticipated Revenues	29,150

The expenditures for the Contributions Fund shall be authorized as follows:

Contribution Fund Expenses	29,150
Total	29,150

Section 6. That anticipated revenues for the E-911 Fund be established as follows:

Other Revenue	25
Forsyth County Reimb. E-911	32,650
Transfer from General Fund	48,201
Fund Balance Appropriated	0
Total Anticipated Revenues	80,876

The expenditures for the E-911 Fund shall be authorized as follows:

E-911 Expenses	80,876
Total	80,876

Section 7. That a Workers' Compensation Self-Insurance Fund be established with anticipated revenues as follows:

Other Revenue	5,000
Charges for Services	393,539
Fund Balance Appropriated	0
Total Anticipated Revenues	398,539

The expenditures for the Workers' Compensation Self-Insurance Fund shall be authorized as follows:

Workers' Compensation Self-Insurance Expenses	398,539
Total	398,539

Section 8. That a Stormwater Enterprise Fund be established with anticipated revenues as follows:

Other Revenues	3,000
Stormwater Fees	1,733,638
Due from General Fund - Town's Stormwater Fees	325,055
Fund Balance Appropriated	229,694
Total Anticipated Revenues	2,291,387

The expenditures for the Stormwater Enterprise Fund shall be authorized as follows:

Stormwater Enterprise Fund Expenses	2,291,387
Total	2,291,387

Section 9. That an Occupancy Tax Fund be established with anticipated revenues as follows:

Other Revenues	0
Occupancy Tax Revenue	204,000
Fund Balance Appropriated	0
Total Anticipated Revenues	204,000

The expenditures for the Occupancy Tax Fund shall be authorized as follows:

Occupancy Tax Fund Expenses	204,000
Total	204,000

Section 10. That an Capital Reserve Fund be established with anticipated revenues as follows:

Other Revenues	0
Interfund Transfers	0
Fund Balance Appropriated	0
Total Anticipated Revenues	0

The expenditures for the Capital Reserve Fund shall be authorized as follows:

Other Reserves	0
Transfer to General Fund- Interest on Investments	0
Total	0

Section 11. That the Schedule of Fees and Charges be adopted for fiscal year 2026-27 in accordance with Exhibit A attached and made a part of this Ordinance.

Section 12. That the Town Manager be authorized to establish rates and charges for all other use of Town Facilities and services other than special assessments or other charges regulated by State law or Local Ordinance.

Section 13. That the Town Manager, as Budget Officer, be authorized to make budget amendments to all departments and be required to have such amendments entered into the minutes of the next regular meeting of the Board of Alderman.

Section 14. That the Town Manager, as Budget Officer, be authorized to transfer amounts between line item expenditures within a department without limitation and without a report being required.

Section 16. That this budget ordinance be entered into the minutes of the Board and, within five days after adoption, copies thereof shall be filed with the Finance Officer, Budget Officer and Clerk to the Board of Aldermen.

Adopted this the 2nd day of June, 2026

Attest:

Dawn H. Morgan, Mayor

Keith Hooker, Town Clerk

Exhibit A is on file at Town Hall

2 **PUBLIC SESSION**

A. SPEAKERS FROM THE FLOOR

None presented.

B. Consideration of an Ordinance for Budget Amendment #11 for FY 2025-26.

Mr. Swisher explained the items in the budget amendment.

Alderman Apple made a **Motion** to approve the ordinance.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 5-0 in favor of the motion.

ORDINANCE NO. O-2026-27
TOWN OF KERNERSVILLE
BUDGET AMENDMENT # 11

Be it hereby ordained by the Board of Aldermen of the Town of Kernersville that the following amendment be made to the Budget Ordinance adopted on the 3rd of June, 2025 as follows:

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

General Fund - Expenditures	Decrease	Increase	New Approp.
Governing Body		285,158	1,758,645
Administration Department		15,700	556,526
Information Technology Department		16,000	1,616,848
Community Development Department - Planning Division		57,000	856,902
Human Resources		57,882	1,217,400
Police Department		20,163	13,467,806
Fire Rescue Department		285,350	16,431,454
Public Services Department - Street Division		20,000	2,935,788
Parks and Recreation Department	1,876,396		9,884,716
Parks and Recreation Department - Botanical Garden Division		23,800	1,423,125
Parks and Recreation Department - Museum Division		10,030	129,401
Public Services Department - General Services Division		82,684	2,567,125
Public Services Department - Administration Division		18,310	547,788
Public Services Department - Central Maintenance Division		33,500	2,223,906
Expenditures Total	**1,876,396**	**925,577**	

This will result in a net decrease of $950,819 in the expenditures of the General Fund. The above changes in expenditures will require an adjustment to revenues as follows:

General Fund - Revenues	Decrease	Increase	New Approp.
Restricted Intergovernmental			
Installment Purchase Loan Proceeds	2,200,000		2,855,600
ARPA - NC GREAT Grant from Guilford County		16,477	16,477
Organized Crime Drug Task Force		2,868	11,372
Subtotal	2,200,000	19,345	
Functionally Related Revenue			
Miscellaneous Revenue - Police Department		2,116	4,116
Zoning Fines		60,062	85,062
Building Inspections		200,000	850,000
Zoning Fees		58,000	138,000
Subtotal	0	320,178	

ORDINANCE NO. O-2026-27
TOWN OF KERNERSVILLE
BUDGET AMENDMENT # 11

General Fund - Revenues (continued)				
Operating Grants / Contributions				
Foundation Grant - Challenger Grant			2,000	2,000
Contributions - Fire Rescue Department			2,376	3,376
	Subtotal	0	4,376	
Interfund Transfers				
Other Financing - GASB 87 (Leases)			358,309	358,309
Other Financing - GASB 96 (Software Subscriptions)			31,351	31,351
	Subtotal	0	389,660	
Fund Balance Appropriated				
Fund Balance Appropriated			515,622	5,301,871
	Subtotal	0	515,622	
	Revenues Total	**2,200,000**	**1,249,181**	

Section 2. To amend the Emergency-911 (E-911) Fund, the expenditures are to be changed as follows:

E-911 Fund - Expenditures	Decrease	Increase	New Approp.
Departmental Supplies and Materials	1,178		497
E-911 Equipment Lease		1,671	43,671
Expenditures Total	**1,178**	**1,671**	

This will result in a net increase of $493 in the expenditures of the Emergency-911 Fund. The above changes in expenditures will require an adjustment to revenues as follows:

E-911 Fund - Revenues	Decrease	Increase	New Approp.
Penalties and Interest			
Interest on Investments		493	518
Subtotal	0	493	
Revenues Total	**0**	**493**	

ORDINANCE NO. O-2026-27
TOWN OF KERNERSVILLE
BUDGET AMENDMENT # 11

Section 3. To amend the Stormwater Enterprise Fund, the expenditures are to be changed as follows:

Stormwater Enterprise Fund - Expenditures	Decrease	Increase	New Approp.
Transfer to Stream Restoration CPO Fund	1,000,000		400,000
Expenditures Total	**1,000,000**	**0**	

This will result in a net decrease of $1,000,000 in the expenditures of the Stormwater Enterprise Fund. The above changes in expenditures will require an adjustment to revenues as follows:

Stormwater Enterprise Fund - Revenues	Decrease	Increase	New Approp.
Fund Balance Appropriated			
Fund Balance Appropriated	1,000,000		925,300
Subtotal	1,000,000	0	
Revenues Total	**1,000,000**	**0**	

Section 4. To amend the Community Pool Capital Project Ordinance (CPO) Fund, the expenditures are to be changed as

Community Pool CPO Fund - Expenditures	Decrease	Increase	New Approp.
Capital Outlay - Land Improvement (IP)		2,200,000	13,000,000
Expenditures Total	**0**	**2,200,000**	

This will result in a net increase of $2,200,000 in the expenditures of the Community Pool Capital Project Ordinance (CPO) Fund. The above changes in expenditures will require an adjustment to revenues as follows:

Community Pool CPO Fund - Revenues	Decrease	Increase	New Approp.
Restricted Revenues			
Installment Purchase Loan Proceeds		2,200,000	13,000,000
Subtotal	0	2,200,000	
Revenues Total	**0**	**2,200,000**	

ORDINANCE NO. O-2026-27
TOWN OF KERNERSVILLE
BUDGET AMENDMENT # 11

Section 5. To amend the Stream Restoration Capital Project Ordinance (CPO) Fund, the expenditures are to be changed

Stream Restoration CPO Fund - Expenditures	Decrease	Increase	New Approp.
Reserve for Stream Restoration Project	1,000,000		400,000
Expenditures Total	**1,000,000**	**0**	

This will result in a net decrease of $1,000,000 in the expenditures of the Stream Restoration Capital Project Ordinance (CPO) Fund. The above changes in expenditures will require an adjustment to revenues as follows:

Stream Restoration CPO Fund - Revenues	Decrease	Increase	New Approp.
Interfund Transfers			
Transfer from Stormwater Enterprise Fund	1,000,000		400,000
Subtotal	1,000,000	0	
Revenues Total	**1,000,000**	**0**	

Section 6. Copies of the budget amendment shall be furnished by the Town Clerk of the Board of Aldermen, the Budget Officer, and Finance Director for their directions.

Adopted this the 2nd day of June, 2026.

_____
Dawn H. Morgan, Mayor

ATTEST:

_____
Keith Hooker, Town Clerk

C. Consideration of an Amendment to an Employment Agreement with the Town Manager and an Ordinance Setting the Town Manager's Compensation for FY 2026-27.

Mr. Powell explained the ordinance and the contract.

Alderman Thompson made a **Motion** to approve the ordinance.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 5-0 in favor of the motion.

ORDINANCE NO. O-2026-28
AN ORDINANCE SETTING ANNUAL COMPENSATION FOR THE KERNERSVILLE TOWN MANAGER

WHEREAS, Curtis L. Swisher, has been employed as Town Manager with the Town of Kernersville for a period in excess of eighteen (18) years with his anniversary date being February 18, 2008; and

WHEREAS, the Board of Aldermen has, as it does from time to time, had the opportunity to review compensation paid Town Managers of other communities, as well as reviewed the Town Manager's performance during the past year; and

WHEREAS, the Board of Aldermen has found that the Town Manager continues to perform satisfactorily and commendably in his position.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE BOARD OF ALDERMEN that the Town Manager's (Curtis L. Swisher) compensation be set in the following manner effective July 1, 2026:

1. An annual salary of $209,397.00 (Two Hundred and Nine Thousand, Three Hundred, Ninety-Seven, and no/100 Dollars) paid in accordance with the Town of Kernersville Employee Payment Plan, with an additional three percent (3%) of his annual salary to be deposited to his 457(b) Retirement Plan Account.

2. An annual allowance equal to the Membership Dues of a Civic Club of the Town Manager's choice up to One Thousand and no/100 Dollars ($1,000.00).

3. A monthly automobile allowance of Six Hundred and no/100 Dollars ($600.00).

4. Two (2) weeks of paid vacation annually in addition to that which the Town Manager is entitled, and accrues, as an employee of the Town, which will be paid out in a lump sum.

5. Issuance of a cell phone for Town Business for which the Town shall pay the monthly service charges.

6. All other usual benefits afforded other Town employees as defined by the Personnel policy of the Town including, but not limited to such as relate to health and life insurance, sick leave and 401(k) contributions.

7. By contract, that he is guaranteed, and the Board of Aldermen sets by this Ordinance, severance compensation of six (6) months' salary (representing one month contractually granted at the time of his Appointment and one month for each year of service to date capped at six (6) additional months) should the said Town Manager's employment be terminated during the current year of employment other than by himself voluntarily terminating his employment, or for misconduct on his part.

This Ordinance is effective July 1, 2026.

This 2nd day of June, 2026.

Alderman Thompson made a **Motion** to approve the contract.
Mayor Pro Tem Gorham seconded the motion.
The Board voted 5-0 in favor of the motion.

THIS AMENDMENT TO EMPLOYMENT AGREEMENT is made and entered this the 2rd day of June, 2026, by and between the Town of Kernersville, a North Carolina Municipal Corporation located in Forsyth and Guilford Counties, sometimes hereinafter referred to as the "Town" or "Employer", and Curtis L. Swisher, a citizen and resident of Kernersville, Forsyth County, North Carolina, sometimes hereinafter referred to as "Employee" or "Town Manager";

W I T N E S S E T H

WHEREAS, the Town and Town Manager entered into an Employment Agreement dated February 5, 2008; and

WHEREAS, the parties having, from time to time, entered into Amendments to the Employment Agreement dated February 5, 2008; and

WHEREAS, the Board of Aldermen has ordained that the Town Manager's compensation be amended effective July 1, 2026; and

WHEREAS, the parties agree that the intent of the Board of Aldermen can be fulfilled best by modifying the provisions of the Employment Agreement, setting annual compensation for

the Kernersville Town Manager in accordance with current Ordinances governing compensation for the Town Manager.

NOW THEREFORE, in consideration of the conditions, promises, and covenants contained herein, the parties agree as follows:

1. Section 7 of the Employment Agreement dated February 5, 2008, is hereby amended to read as follows:

"**Section 7. Salary and Benefits.** Employer shall pay Employee, for his services rendered, commencing July 1, 2026, an annual salary of Two hundred and Nine Thousand, Three hundred and ninety-seven and no/100 Dollars ($209,397.00) paid in accordance with the Town of Kernersville Employee Payment Plan. Any adjustment to said annual base salary, or any other compensation provided for herein that is not provided to all other full-time Town employees, shall be established by the Board of Aldermen by Ordinance. Employee shall also receive, as compensation, the following:

(A) An additional three percent (3%) of Employee's Annual Salary shall be paid, annually, into the Town Manager's Deferred Compensation Plan Account (established pursuant to IRS code section 457[b] or 401[k])."

(B) An annual allowance equal to the Membership Dues of a Civic Club of the Town Manager's choice up to One Thousand and no/100 Dollars ($1,000.00)

(C) A monthly automobile allowance of Six Hundred and no/100 Dollars ($600.00).

(D) Two weeks of paid vacation annually in addition to that which the Town Manager is entitled, and accrues, as an employee of the Town, to be paid out in a lump sum.

(E) Issuance of a cell phone for Town Business for which the Town shall pay the monthly service charges.

(F) All other usual benefits afforded other Town employees as defined by the Personnel Policy of the Town, including, but not limited to such as relate to health and life insurance, sick leave, and 401(k) contributions.

2. The remaining Section 7 of the Agreement shall remain in full force and effect.

3. All other sections of the Agreement shall remain in full force and effect.

3 **CONSENT AGENDA:**

All of the following matters are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will be no separate discussion unless a Board member or citizen so requests, in which event the matter will be removed from the Consent Agenda and considered under the following item.

A. Consideration of a Lease with the Kernersville Woman's Club.

B. Consideration of Appointments to Volunteer Boards and Commissions.

C. Approval of Minutes for March 25, 2026 Closed Session.

D. Approval of Minutes for April 29, 2026 Closed Session.

E. Approval of Minutes for April 29, 2026 Regular Meeting.

F. Approval of Minutes for May 5, 2026 Regular Meeting.

Alderman Sabanis made a **Motion** to approve the items in the consent agenda.
Alderman Pegram seconded the motion.
The Board voted 5-0 in favor of the motion.

4 **ITEMS REMOVED FROM CONSENT AGENDA.**

None.

5 **TOWN MANAGER'S REPORT AND MISCELLANEOUS.**

A. Consideration of an Application for a FEMA Grant for the Fire Rescue Department.

Mr. Swisher explained the grant application.

Alderman Apple made a **Motion** to approve the application.
Alderman Sabanis seconded the motion.
The Board voted 5-0 in favor of the motion.

Mr. Swisher thanked the Board for his new employment agreement.

6 **MATTERS TO BE PRESENTED BY THE TOWN ATTORNEY.**

None presented.

7 **MATTERS TO BE PRESENTED BY THE MAYOR, BOARD OF ALDERMEN.**

Mayor Pro Tem Gorham invited everyone to attend the Juneteenth celebration.

Alderman Pegram thanked Staff for their hard work on the budget.

8 **ADJOURNMENT.**

Alderman Sabanis made a **Motion** to adjourn.
Alderman Thompson seconded the motion.
The Board voted 5-0 in favor of the motion at 9:18 PM.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk

I, Keith Hooker, Town Clerk of the Town of Kernersville, North Carolina, do hereby certify that this is a true and correct copy of the minutes of the meeting duly held on June 2, 2026.

This the _____ day of _____, 2026.

_____
Keith Hooker, Town Clerk

Town of KERNERSVILLE
North Carolina

Dawn H. Morgan, Mayor
Curtis L. Swisher, Town Manager

134 East Mountain Street
Kernersville, NC 27284

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MEMORANDUM

To:	Curtis Swisher, Town Manager
From:	Rebekah East, Finance Director
	R. Scott Alderman, Fire Rescue Chief
Subject:	Conveyance of Surplus Fire Truck to Piney Grove Fire & Rescue Department
Date:	June 26, 2026

The Town previously declared a 1995 Pierce Saber Pumper Fire Truck (Equipment #304; Fixed Asset #12129) as surplus and authorized its disposal through an online public auction in accordance with North Carolina General Statute 160A-266 at the Board Meeting dated April 29, 2026. The auction concluded with no bids received and the equipment remained unsold.

Subsequent to the auction, Piney Grove Fire & Rescue Department experienced the loss of one of its fire trucks due to an accident and has requested the use of the Town's surplus vehicle to maintain emergency response capabilities.

Staff recommends the Board approve the attached resolution authorizing the conveyance of the surplus fire truck to Piney Grove Fire & Rescue Department for no monetary consideration as authorized by North Carolina General Statute 160A-274. The transfer will place an otherwise unused asset back into public service, supporting emergency response within our community while eliminating future maintenance and storage costs for the Town.

Upon approval, staff will complete all necessary documentation to transfer ownership of the vehicle and remove the asset from the Town's records.

Recommended Action: Board of Aldermen approval of the attached Resolution Authorizing the Conveyance of a Surplus Fire Truck to Piney Grove Fire and Rescue Department for no consideration.

ALDERMEN
Bill Apple – J.R. Gorham – Randall Pegram – Sarah Sabanis – Chris Thompson

RESOLUTION NO. R-2026-___

RESOLUTION APPROVING CONVEYANCE OF PROPERTY TO ANOTHER UNIT OF GOVERNMENT IN NORTH CAROLINA PURSUANT TO G.S. 160A-274

WHEREAS, the Town of Kernersville owns a 1995 Pierce Saber Pumper Truck (Equipment #304; Fixed Asset #12129); and

WHEREAS, the 1995 Pierce Saber Pumper Truck was previously declared surplus by the Board of Aldermen and offered for sale through a public online auction in accordance with applicable North Carolina law, and no bids were received; and

WHEREAS, Piney Grove Fire and Rescue Department recently experienced the loss of one of its fire apparatuses and has requested the Town's surplus vehicle to assist in providing continued fire protection and emergency response services to the community; and

WHEREAS, North Carolina General Statute §160A-274 authorizes a governmental unit in this state to exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property upon such terms and conditions as the governmental unit deems wise, with or without consideration; and

WHEREAS, the Town of Kernersville has determined that it is in the best interest of the Town of Kernersville to convey the 1995 Pierce Saber Pumper Truck to Piney Grove Fire and Rescue Department, and deems it wise to do so for no consideration.

NOW, THEREFORE, **BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE, NORTH CAROLINA THAT:**

1. The Town of Kernersville hereby conveys to Piney Grove Fire and Rescue Department the 1995 Pierce Saber Pumper Truck (Equipment #304; Fixed Asset #12129).

2. The property herein described shall be conveyed for no consideration.

3. The Town Manager of the Town of Kernersville is authorized to execute and delivery all documents necessary to convey the property in the manner authorized by this Resolution.

Adopted this the _____ day of _____.

_____
Dawn H. Morgan, Mayor

Attest:

_____
Keith Hooker, Town Clerk