



# AGENDA

REGULAR MEETING OF THE BOARD OF ALDERMEN  
TUESDAY, JUNE 2, 2026 AT 6:30 PM  
KERNERSVILLE MUNICIPAL COUNCIL CHAMBERS  
134 EAST MOUNTAIN STREET  
MEETING MAY ALSO BE VIEWED AT  
[HTTPS://TOKNC.COM/YOUTUBE](https://toknc.com/youtube)

- **CALL TO ORDER**
- **INVOCATION BY**
  - Reverend Dr. Michael Walton, Liberty Community Christian Church
- **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)**

**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.

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.

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.

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

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.

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.

2 **PUBLIC SESSION**

A. SPEAKERS FROM THE FLOOR

B. Consideration of an Ordinance for Budget Amendment #11 for FY 2025-26.

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.

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.

4 **ITEMS REMOVED FROM CONSENT AGENDA.**

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

A. Consideration of an Application for a FEMA Grant for the Fire Rescue Department.

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-547.A9

**Planning Board Date:** 5/11/26

**A. PUBLIC HEARING:**

**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.**

### 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 **Steve Hutchins** to approve the Rezoning and Site Plan as recommended by Staff.

**Motion seconded** by **LuAnn Davis**.

**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 DISTRICT REZONING – SINGLE PHASE**

**ZONING DOCKET:** K-547.A9

**PLANNING BOARD:** May 11, 2026

**PETITIONER:** Jessie Lester, Agent for Owners

**OWNER(S):** 801 Land Holdings LLC

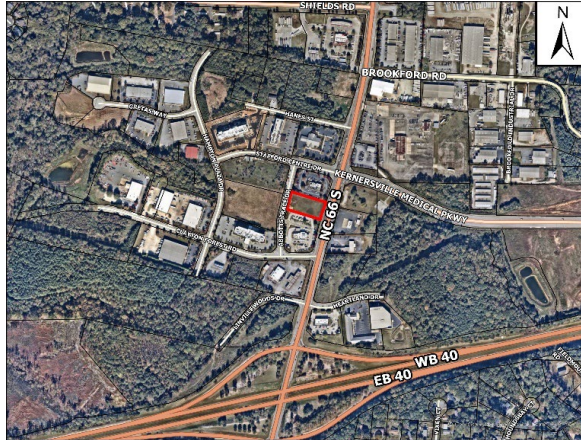
**PROPOSED ZONING AMENDMENT:**

**From:** HB-S (*Highway Business – Special*)

**To:** HB-C (*Highway Business – Conditional*)

**ACREAGE:** 0.927 ±

**USE:** *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*

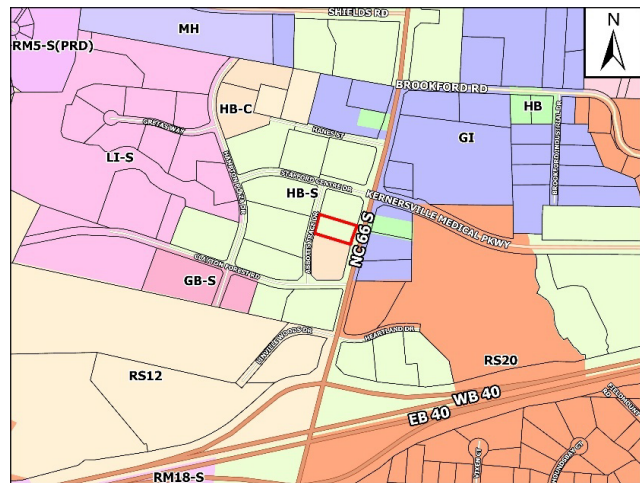


**LOCATION OF PROPERTY AND  
RELATION TO EXISTING ZONING  
DISTRICTS:**

The property is located southwest of the intersection of NC 66 S. and Stafford Centre Dr. The rezoning request includes all of parcel 6885-53-8227.

Surrounding properties are zoned as follows:

- North: HB-S
- East (across NC 66 S.): GI (*General Industrial*) and HB (*Highway Business*)
- South: HB-C
- West (across Abbotts Trace Dr.): HB-S



**Table 3.4 - General Dimension Requirements for Commercial Districts:**

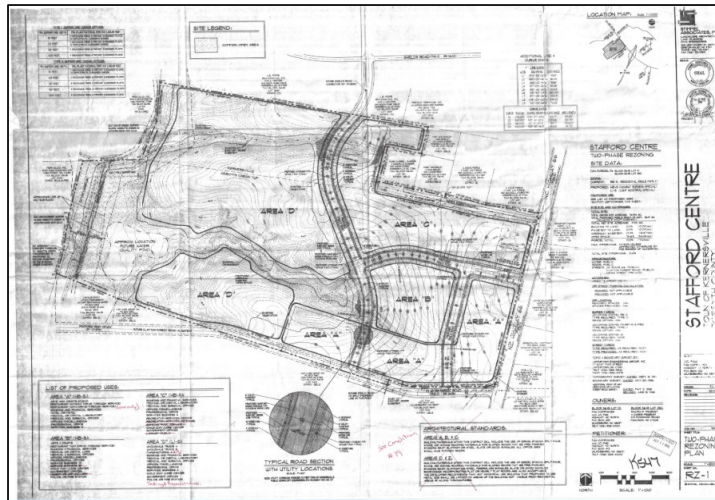
Zoning District	Minimum Zoning Lot		Min. Contiguous Site Area (ac)	Minimum Setbacks				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (SF)	Width (ft)		Front (ft)	Rear (ft)	Side (ft)	Street (ft)		
HB <sup>2</sup>	20,000	100	--	40	20	0.5/12 <sup>6</sup>	20	85	60

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.

6. Side yards are not required, however any side yard provided adjacent to an interior lot line shall not be less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.

**ZONING HISTORY:**

The property subject to this zoning request is within the Stafford Centre development, K-547, a two-phase conditional zoning district containing 76.39 acres. The rezoning contains a number of conditions dictating how lots are to be developed such as infrastructure improvements, architectural/site standards, landscaping, sidewalk connections, and zoning uses associated with each of the different zoning districts. The larger Stafford Centre Development is divided into four areas, “A”, “B”, “C”, and “D”. The first three were zoned HB-S and “D” was zoned LI-S. Many of the parcels associated with K-547 have been developed or are in the process of being developed in accordance with the conditions of or amendments to the previous rezoning. The current lot being rezoned is a part of area “A” which was assigned a zoning of HB-S and has approved uses including but not limited to *Arts and Crafts Studio, Restaurant (with drive-through services), Hotel or Motel, and Medical or Dental Laboratory*. The full list of approved uses can be seen in O-00-03, included in this staff report as Appendix C. See adopted site plan for K-547 included above.



**PURPOSE OF REZONING:**

The applicant is proposing a single-phase conditional rezoning that will retain a base zoning of Highway Business, retain the conditions of O-00-03 (K-547), and allow for the following uses defined in Appendix D of this staff report: *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*. The uses proposed with this rezoning are consistent with those approved through K-547 with the addition of *Government Offices* and *Recreation Services, Indoor*. This rezoning request will also adopt a site plan that reflects conformance with Unified Development Ordinance requirements as well as those listed in the conditions of O-00-03 and designed to specifically accommodate the use of *Restaurant (with Drive-Through Service)*.

**SITE PLAN:**

The site plan consists of one building with a double drive-through, outdoor seating, and a screened dumpster enclosure. Sidewalk connections are proposed to NC 66 S. and Abbotts Trace Dr. The site will be accessed via Abbotts Trace Dr., and a future vehicular connection is shown to the west to connect to the existing Dairi-O site. This connection is not to be continued on the Dairi-O site at this time as the Dairi-O site was not developed in a way conducive to this interconnection. A pedestrian crossing is shown in addition to the future vehicular connection leading from the building to the adjacent Dairi-O to facilitate interconnectedness throughout the Stafford Centre properties.

A 28' streetyard is shown to screen the new parking area along NC 66 S. and a 13' streetyard is shown along Abbotts Trace Dr meeting minimum UDO requirements. Foundation plantings are proposed around the building footprint and a 5' landscaped area is shown between the existing Dairi-O and Wendy's sites as required within the Industrial Corridor Overlay District (ICOD).

**USES:**

The applicant intends to utilize the *Restaurant (with drive-through service)* use, as indicated with the site plan, which is defined in the Unified Development Ordinance as follows:

*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.*

The applicant has also petitioned additional uses for future tenants at this site. They are listed below, and the definitions can be found in Appendix D of this staff report.

*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 (without Drive-Through Service); Services, Business A*

**OVERLAY DISTRICTS:**

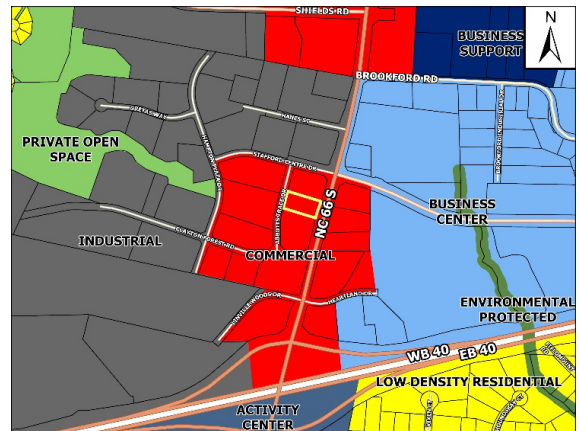
This site is located in the ICOD (*Industrial Corridor Overlay District*). Building elevations are proposed for adoption with this rezoning petition and are included in this staff report as Appendix B. A twenty-eight-foot streetyard is being proposed for the parking area along NC 66 S to meet overlay requirements. The front façade facing NC 66 S. incorporates multiple windows, entry ways, and awnings, and side and rear walls visible from right-of-ways incorporate architectural accent elements of color changes and windows. Windows are recessed and include prominent trim that incorporates the color scheme of the building design. The primary material of the building is brick and all sides appear to meet visibility requirements from the NC 66 S. corridor as described in UDO 3.10.9.E. The proposed colors meet overlay requirements through the use of neutral creams, greys, and browns with accent elements of yellow.

**KERNERSVILLE DEVELOPMENT PLAN:**

The current *Land Use Plan* designation for this site is “Commercial” which is defined in the Kernersville *Land Use Plan* as:

*“Commercial areas have been established to provide for high traffic commercial areas. They are located in three separate areas and limited in size to prevent them from overburdening the capacity of the roads and distracting from Kernersville’s small-town atmosphere.”*

This development as proposed meets the goals of the *Land Use Plan* designation and goal of helping concentrate high traffic commercial uses in areas designated as commercial to not overburden roads.



**Watershed and Floodplain:**

The site is part of a 76.39-acre Commercial/Industrial Subdivision named Stafford Centre in the Abbotts Creek Watershed. It has an approved SIDA allocation by the Town of Kernersville which allows up to 70% constructed BUA on the site.

Stafford Centre is a high-density development with two existing stormwater ponds providing stormwater treatment. Stormwater runoff will discharge to the west and is then is routed for treatment in the stormwater pond. The proposed built upon area (BUA) for this project is 65.66%.

**STAFF SUMMARY:**

This request is to change the zoning of 0.927± acres, from *HB-S* to *HB-C*, and adopt a site plan, elevations, and governing regulations for the property. The adoption of this change in zoning and site plan, if approved by the Board of Aldermen, will allow for the utilization of the following uses as proposed by the petitioner: *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.* The site design and building design elements which are proposed for adoption are in conformance with the ICOD. The proposal furthers the desires of the Town of Kernersville *Land Use Plan* by focusing high traffic commercial areas in those locations which are within *Commercial* districts.

Conditions from the O-00-03 have been maintained and are referenced as Appendix C.

**RECOMMENDATION:**

**Rezoning:** Approval of the following motion:

Move to amend the Unified Development Ordinance of the Town by rezoning the property in case K-574.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:

1. The requested uses comply with the K-547 rezoning's vision of service, office, and commercial uses along NC 66 S.; and
2. The proposed elevations are consistent with the requirement of the Industrial Corridor Overlay District; and
3. The proposed zoning is in conformance with the *Land Use Plan*.

**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**

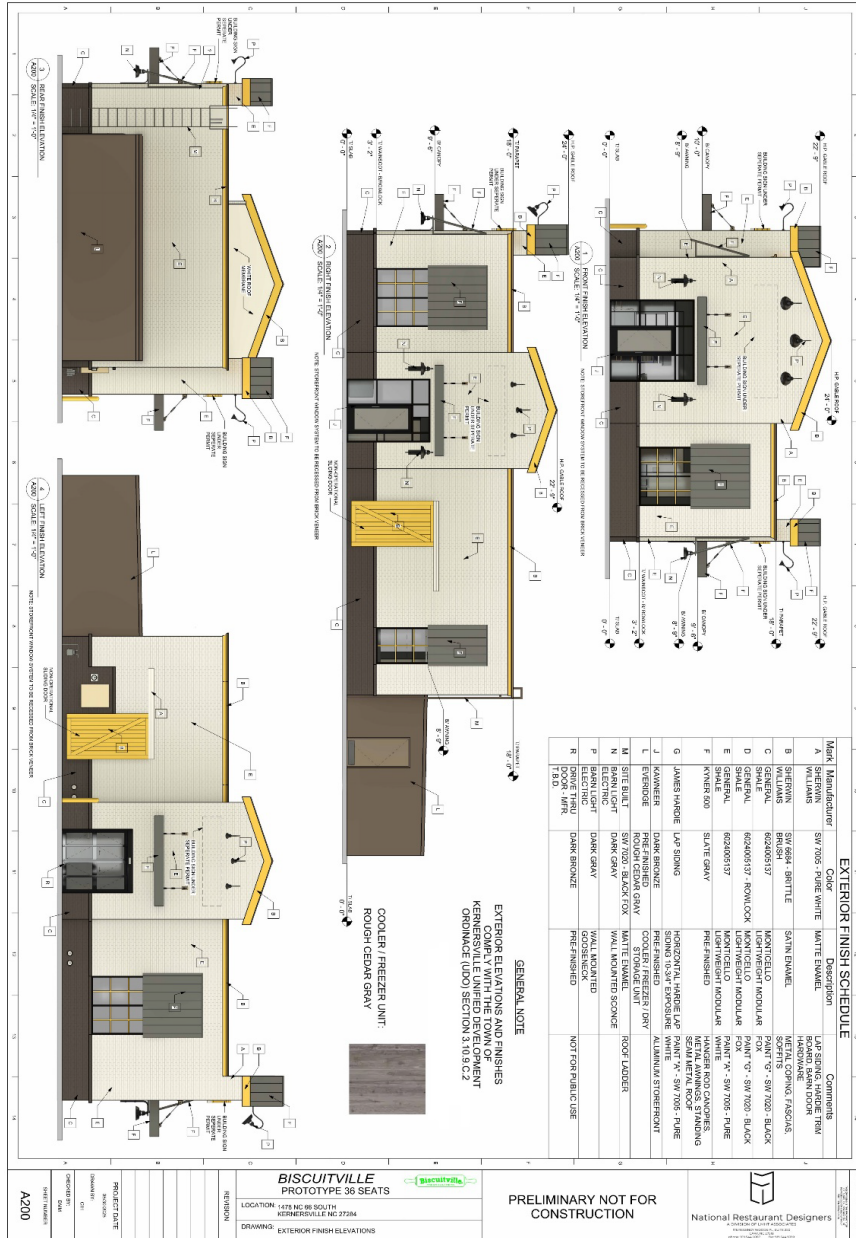
2. At time of building permitting, elevations shall be submitted for review and match the adopted elevations prepared by National Restaurant Designers, entitled Biscuitville, dated May 5, 2025 as shown in Appendix B.

**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 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 annually 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. Hatting, Planning Director

  
\_\_\_\_\_  
Diane S. Cook, Town Clerk

## **APPENDIX D – USE DEFINITIONS**

**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.

**Town Ordinance**  
**Zoning Petition of Jessie Lester, Agent for Owners**  
**Zoning Docket K-547.A9**

**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 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 2<sup>nd</sup> 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 2<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Dawn H. Morgan, Mayor

Attest:

\_\_\_\_\_  
Keith Hooker, Town Clerk

**Town Ordinance  
Zoning Petition of Jessie Lester, Agent for Owners  
Zoning Docket K-547.A9**

**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 2<sup>nd</sup> 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.

\_\_\_\_\_  
Catherine Garner, Community Development Director

\_\_\_\_\_  
Date

**Written Consent to Conditions**

\_\_\_\_\_  
Jessie Lester, Agent for Owners

\_\_\_\_\_  
Date





**Town Ordinance  
Zoning Petition of Jessie Lester, Agent for Owners  
Zoning Docket K-547.A9**

**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  $S15^{\circ} 48' 39'' W$ . 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 annually 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

**Town Ordinance**  
**Zoning Petition of Jessie Lester, Agent for Owners**  
**Zoning Docket K-547.A9**

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

**Town Ordinance**  
**Zoning Petition of Jessie Lester, Agent for Owners**  
**Zoning Docket K-547.A9**

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. Hatting, Planning Director

  
\_\_\_\_\_  
Diane S. Cook, Town Clerk

**Town Ordinance  
Zoning Petition of Jessie Lester, Agent for Owners  
Zoning Docket K-547.A9**

**APPENDIX D – USE DEFINITIONS**

**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

**Town Ordinance**  
**Zoning Petition of Jessie Lester, Agent for Owners**  
**Zoning Docket K-547.A9**

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.



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

**Jessie Lester, Agent for owner**, for property located 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*) to HB-C (*Highway Business, Conditional*). **Zoning Docket K-547.A9.**

This is to certify that I, Keith Hooker, have had mailed at my direction, on the 13<sup>th</sup> 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:

801 Land Holdings, LLC  
3333 Robinhood Road #B  
Winston-Salem, NC 27106  
PIN# 6885-53-8227.00

Brown Investment Group, Inc  
3120 Starlight Drive  
Winston-Salem, NC 27107  
PIN# 6885-53-4247.00

WN Property Group, LLC  
433 Roslyn Road  
Winston-Salem, NC 27104  
PIN# 6885-63-3009.00

Empire Hospitality, LLC  
902 Silverberry Street  
Gastonia, NC 28054  
PIN# 6885-53-5501.00

D 2 Dario, LLC  
3333 Robinhood Road #B  
Winston-Salem, NC 27106  
PIN# 6885-53-8068.00

Forsyth Memorial Hospital, Inc.  
2085 Frontis Plaza Boulevard  
Winston-Salem, NC 27103  
PIN# 6885-63-3300.00

Kernersville Capital  
Investments, Inc.  
604 S June Street  
Los Angeles, CA 90005  
PIN# 6885-53-8484.00

PTB, Ltd.  
3520 Piedmont Road  
Suite 410  
Atlanta, GA 30305  
PIN# 6885-62-2953.00

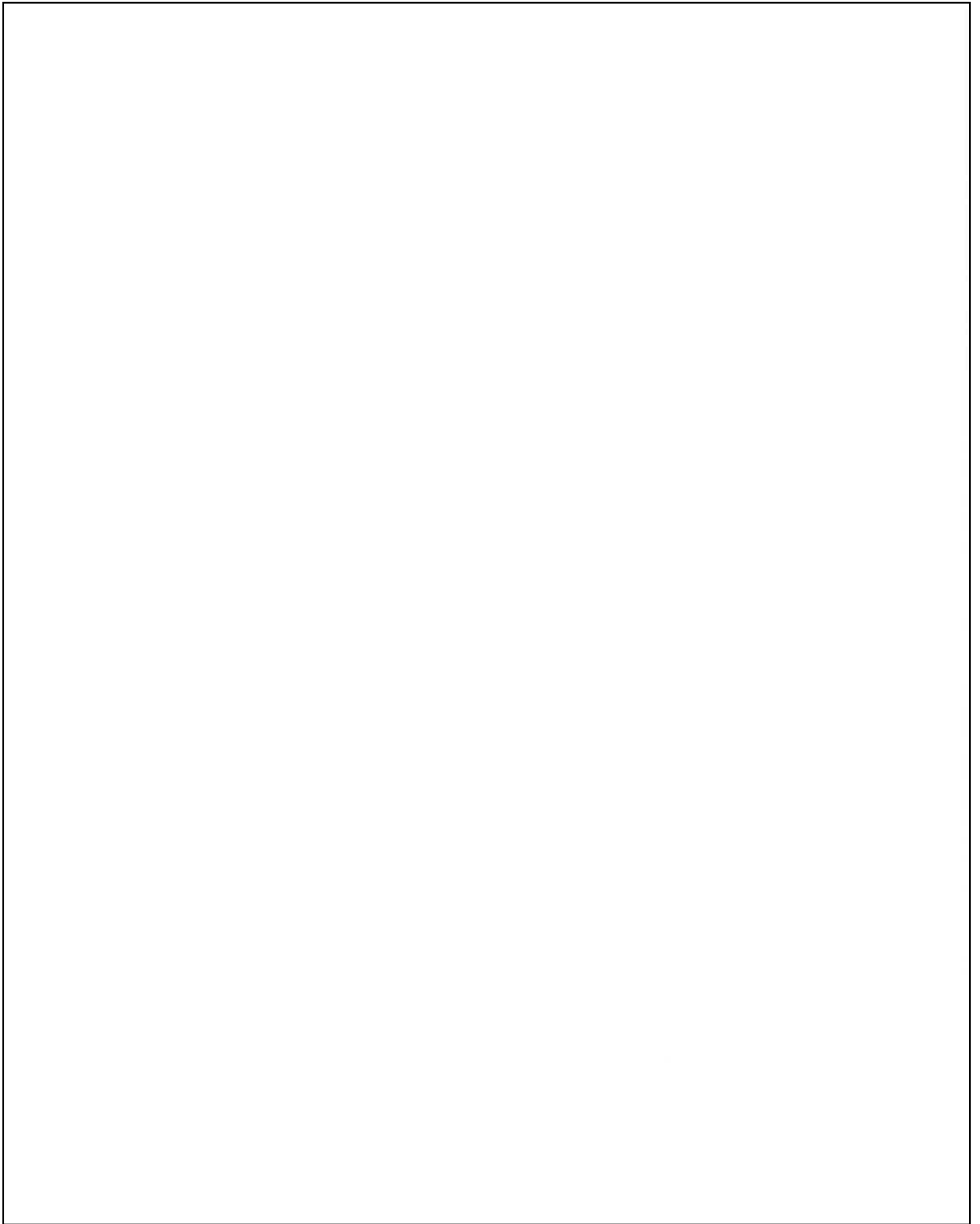
This further certifies that the persons listed above are all of the adjacent property owners to that property subject to the rezoning request above set forth according to the Tax Office of Forsyth County and that the addresses are those listed in said office for the purpose of tax listing. This certification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

  
\_\_\_\_\_  
Keith Hooker  
Town Clerk

**ALDERMEN**

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







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 **Jessie Lester, Agent for owner**, for property located 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*) to HB-C (*Highway Business, Conditional*). **Zoning Docket K-547.A9.**

*Requested Use: Arts & Crafts Studio; Banking and Financial Services; Child Day Care Center; Government Offices; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Police or Fire Station; Professional Office; Recreation Services, Indoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Services, Business A*

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.

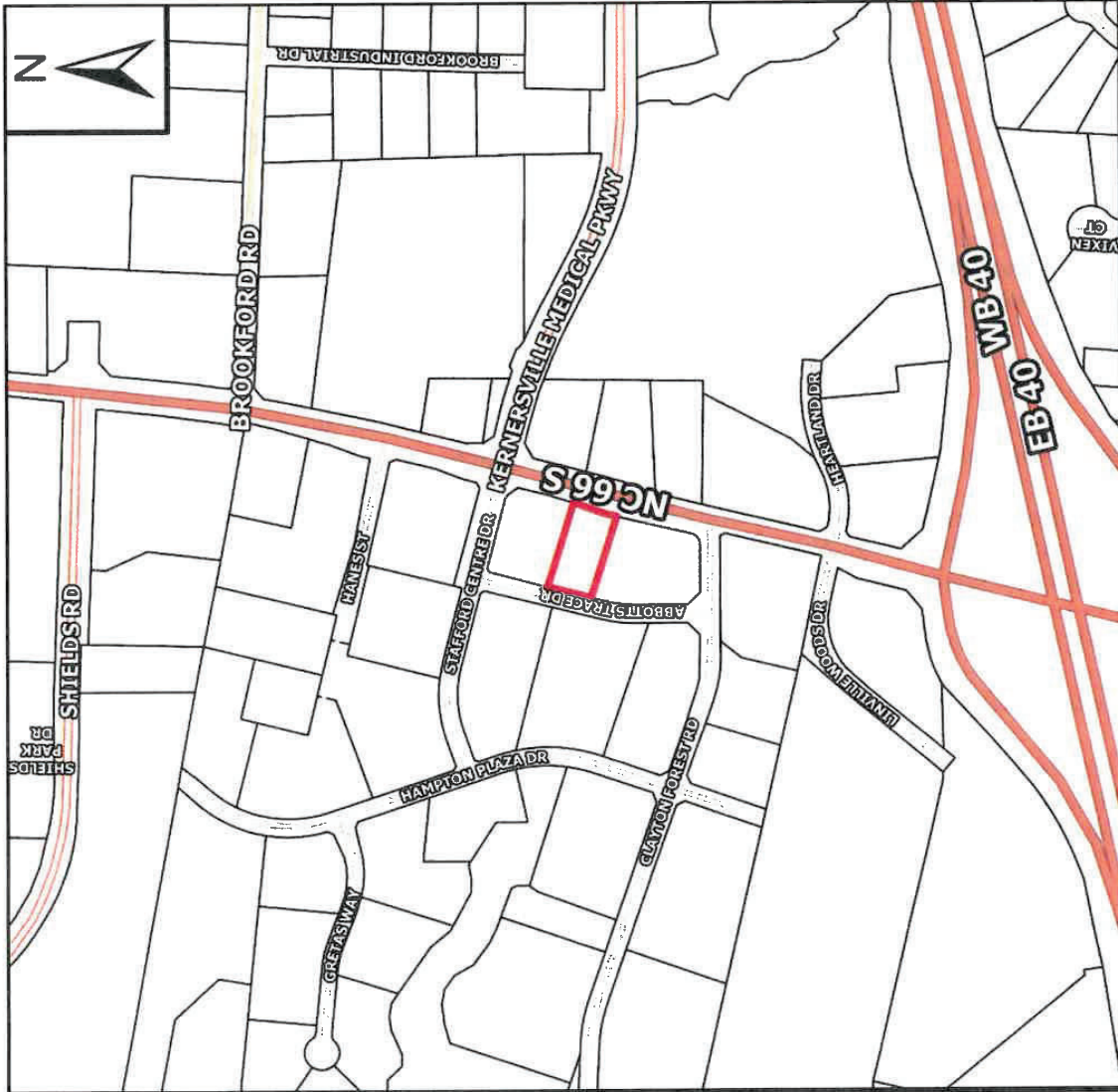
If you have any questions concerning this petition, please contact the Kernersville Community Development Department by mail at 134 East Mountain Street, Kernersville, NC 27284; at (336) 992-0605; by email at [cd@toknc.com](mailto:cd@toknc.com); or visit Staff at Town Hall.

Keith Hooker  
Town Clerk

### ALDERMEN

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





**K-547.A9**  
1478 NC 66 S

Application Type:  
Single-Phase Rezoning

TAX PIN #(S)  
6885-53-8227

Existing Zoning:  
HB-S

Proposed Zoning:  
HB-C

Acreage:  
0.927 +/-

Petitioner(s):  
Jessie Lester

Owner:  
801 Land Holdings, LLC

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

**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*

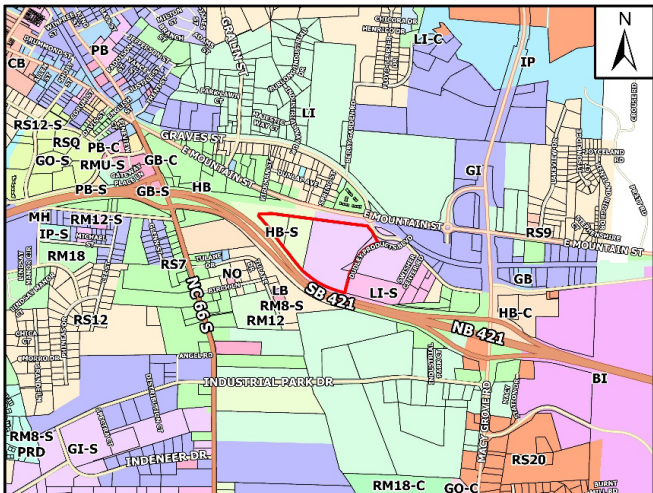
**ACREAGE:**  
31.51 ±

**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.):



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 <sup>1,4</sup>				Max. Impervious Surface Cover (%)	Max. Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side	Street (ft)		
GI	43,560	150	5	40	20	0.5/12 <sup>3</sup>	20	--	70/unlimited <sup>2</sup>

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.

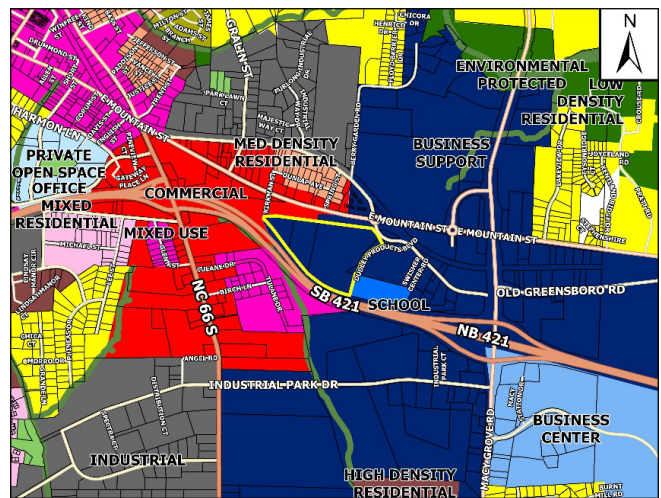
### Kernersville Development Plan

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





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



**McADAMS**  
ARCHITECTURAL & ENGINEERING  
1000 W. MARKET STREET, SUITE 200  
KERNERSVILLE, NC 27284  
PHONE: 781-333-5147  
WWW.MCADAMS.COM

ZONING SITE PLAN  
SP-1

## Appendix B - Elevations

**WEST ELEVATION**

**EAST ELEVATION**

**BUILDING ELEVATION NOTES**

1. SEE GENERAL NOTES.
2. THIS ELEVATION IS FOR THE BUILDING SHOWN IN THE SITE PLAN.
3. MATERIALS AND FINISHES ARE TO BE AS SHOWN IN THE MATERIAL SCHEDULE.
4. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
5. MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
6. MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
7. MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
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9. MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
10. MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.

**GENERAL NOTES**

1. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
2. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
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9. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
10. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.

**PROJECT INFORMATION**

Project: **MISSION MOBILE MEDICAL - NEW FACILITY**

301 S. Main Street, Mobile, AL 36688

Architect: **2600101**

Client: **MOBILE MEDICAL**

Contract No: **100**

Revision: **1**

Date: **10/10/2018**

Scale: **1/8" = 1'-0"**

Sheet: **A200**

**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);

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

THENCE NORTH 76°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 2<sup>nd</sup> day of June, 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 2<sup>nd</sup> day of June, 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 2<sup>nd</sup> day of June, 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 B - Elevations**

**BUILDING ELEVATION NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS ARE TO BE DETERMINED BY THE ARCHITECT.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL BUILDING CODE.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE AND THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SMOKE ALARM CODE.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE.

**MISSION MOBILE MEDICAL FACILITY**  
 PROJECT NUMBER: 261001.01  
 DRAWN BY: [Name]  
 DATE: [Date]

**WORKPLACE**  
 ARCHITECTURAL FIRM  
 1000 [Address]  
 [City, State, Zip]

**MISSION MOBILE MEDICAL**

**A200**



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 13<sup>th</sup> 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.<br>2101 Rhode Island Avenue NE<br>Washington, DC 20018<br>PIN# 6886-71-4292.00<br>PIN# 6886-71-8080.00 | W. Avalon Potts Revocable Trust<br>Philip & W. Avalon Potts, Trustees<br>3201 Centre Park Boulevard<br>Winston-Salem, NC 27107<br>PIN# 6886-90-7003.00<br>PIN# 6886-90-8385.00 | Stonegate Association of Kernersville<br>935 E Mountain Street<br>Suite J<br>Kernersville, NC 27284<br>PIN# 6886-81-6700.00 |
| Garden Towers Limited Partnership<br>2101 Rhode Island Avenue NE<br>Washington, DC 20018<br>PIN# 6886-80-3893.00              | Laura Tribble<br>636 Rosa Taylor Drive<br>Macon, GA 31204<br>PIN# 6896-00-0549.00  | Alexander & Florencia Carvajal<br>6111 Auburndale Drive<br>Greensboro, NC 27410<br>PIN# 6886-81-3576.00                     |
| FN Prestige Worldwide, LLC<br>1080 Snow Bridge Lane<br>Kernersville, NC 27284<br>PIN# 6886-90-4663.00                         | OSI 1024 E Mountain Street, LLC<br>800 Brickell Avenue<br>Suite 1105<br>Miami, FL 33121<br>PIN# 6896-00-0974.00  | Amanda Hammond<br>Marie Puccio<br>828 Dunlap Avenue<br>Kernersville, NC 27284<br>PIN# 6886-81-0765.00                       |
| JR Rental Properties<br>PO Box 1102<br>Kernersville, NC 27285<br>PIN# 6886-81-1625.00   | Forsyth Tech Community College<br>2100 Silas Creek Parkway<br>Winston-Salem, NC 27103<br>PIN# 6886-90-1142.00  | Town of Kernersville<br>134 E Mountain Street<br>Kernersville, NC 27284<br>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 13<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
Keith Hooker  
Town Clerk

**ALDERMEN**

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





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 **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.

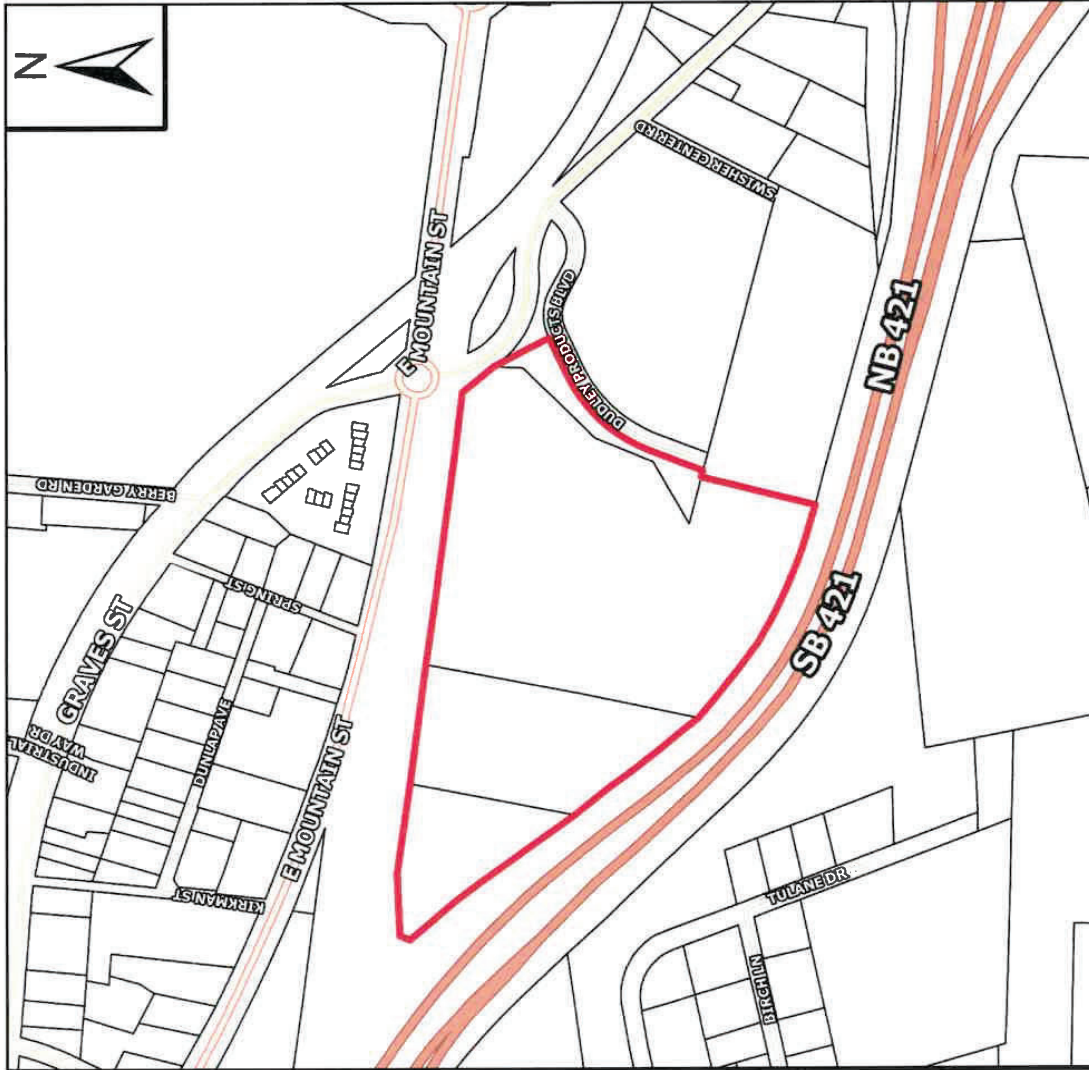
If you have any questions concerning this petition, please contact the Kernersville Community Development Department by mail at 134 East Mountain Street, Kernersville, NC 27284; at (336) 992-0605; by email at [cd@toknc.com](mailto:cd@toknc.com); or visit Staff at Town Hall.

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

ANNEXATION ORDINANCE NO. A3-2026-\_\_

**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 2<sup>nd</sup> day of June, 2026, after due notice by publication on the 14<sup>th</sup> 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 \_\_\_\_ o'clock pm.

**Section 2.** Upon and after June 2, 2026, at \_\_\_\_ 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 2<sup>nd</sup> day of June, 2026.

**The Town of Kernersville**

By: \_\_\_\_\_  
Dawn H. Morgan, Mayor

Attested to:

\_\_\_\_\_  
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 foregoing Ordinance to Extend the Corporate Limits of the Town of Kernersville, North Carolina.

This the \_\_\_ day of \_\_\_\_\_, 2026.

**The Town of Kernersville**

\_\_\_\_\_  
Keith Hooker, Town Clerk

## 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.

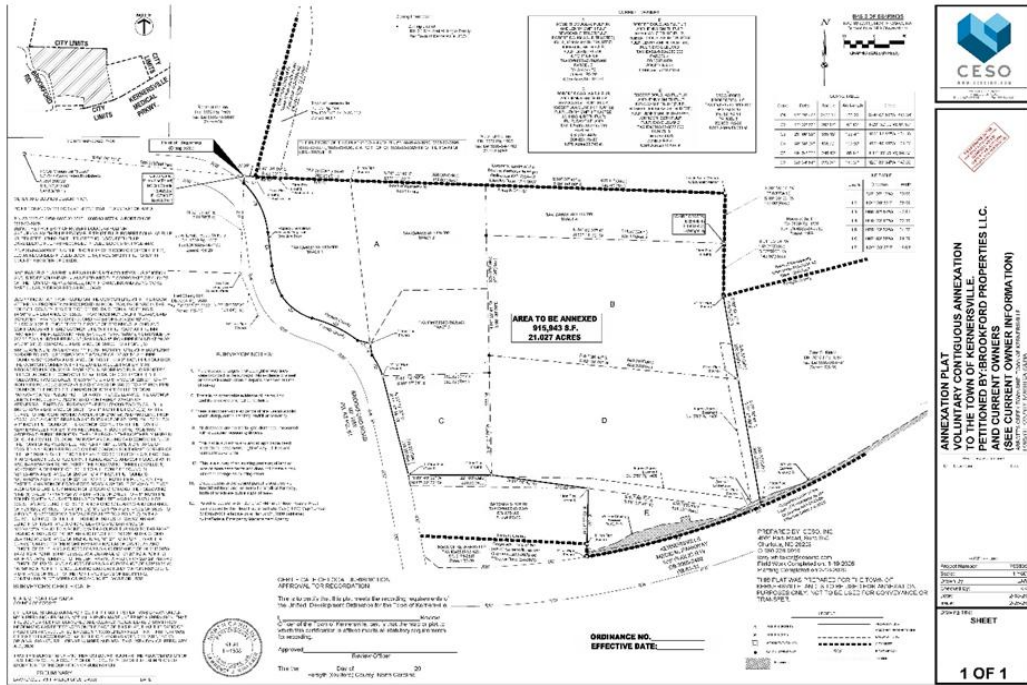
SAID PARCELS CURRENTLY BEING IN FORSYTH COUNTY'S JURISDICTION AND IS TO BE VOLUNTARILY ANNEXED INTO THE CORPORATE CITY LIMITS OF THE TOWN OF KERNERSVILLE, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.



**Planning Board Report**

**To:** Mayor Dawn Morgan and the Board of Aldermen

**Cc:** Curtis Swisher, Town Manager

**Agenda Item Number:** KDP-82

**Planning Board Date:** 5/11/26

**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.**

**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:**  
Denial

**Planning Board Recommendations:**

**Motion** made by Tom McDaniel to deny the Land Use Plan as recommended by Staff.

**Motion** seconded by **Steve Hutchins.**

**Vote: (5:3)** Motion Approved for Denial.

**In Favor of Denial:** Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Steve Hutchins, & LuAnn Davis.

**Against Denial:** Nathan Meyer, Russell Parmele, & Fentress Gerald

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

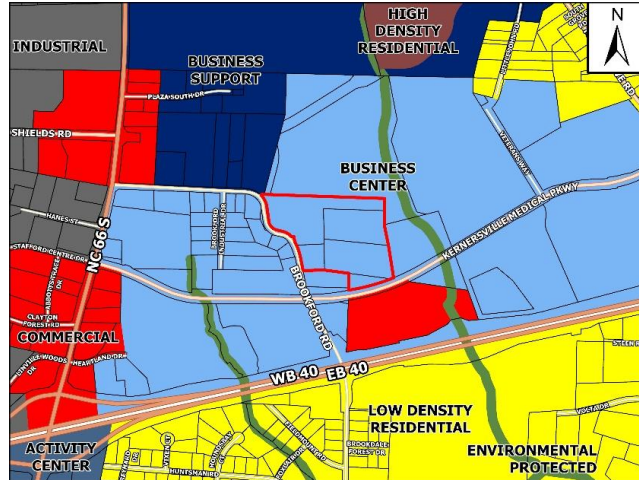
**STAFF REPORT**  
**KERNERSVILLE DEVELOPMENT PLAN**  
**LAND USE PLAN AMENDMENT**

**LAND USE PLAN AMENDMENT**  
KDP-82

**PLANNING BOARD**  
May 11, 2026

**PETITIONER**  
Curtis Swisher,  
Agent for the Town of Kernersville

**LAND USE PLAN DESIGNATION:**  
**From**  
*Business Center*  
**To**  
*High Density Residential*



**ACREAGE:**  
21.03 ±

**LOCATION OF PROPERTY:**

The properties are located in the Extraterritorial Jurisdiction (ETJ) north of Kernersville Medical Parkway and east of Brookford Road. The property consists of all PINs 6885-83-9269, 6885-83-8950, 6885-83-3595, 6885-83-8577, and a portion of PIN 6885-83-5925.

**ASSOCIATED REZONING CASE:** K-833

**From:**  
*Residential Single Family; 20,000 Square Foot Minimum Lot Size (RS-20)*

**To:**  
*Residential Multifamily; 18 Units Per Acre Maximum Density – Conditional (RM-18-C)*

**FINDINGS:**

Case K-833 is a single-phase conditional rezoning from *RS-20* to *RM-18-C* to allow for the *Residential Building, Multifamily* use. In order to accommodate the proposed zoning district, a *Land Use Plan (LUP)* amendment is recommended. The proposed *LUP* amendment would amend the designations for this area from “*Business Center*” to “*High Density Residential*.” *LUP* designations in the vicinity of this site include “*Business Center*”, “*Commercial*”, and “*Business Support*.”

The *LUP* designation of “*Business Center*” is defined 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 site lighting and signage, full screening of loading areas, and permits no outdoor storage.”*

The LUP designation of “High Density Residential” is defined as:

*“High Density Residential land use is the primary use that provides rental housing. Kernersville is fortunate that it has a large number of apartments and one of the lowest average rental costs in the Triad. Expansion of the high density land use must be carefully evaluated to prevent an oversupply that would undermine the existing high density developments. The high density areas are located in transitional areas and have convenient access to major thoroughfares.”*

Changing the designation is a recommended practice when considering a rezoning request that does not conform to the adopted LUP. Kernersville has traditionally considered LUP amendments with rezoning requests in order to keep documents and policies consistent.

**STAFF ANALYSIS:**

This proposed amendment is concurrent with a proposed single-phase conditional rezoning for the property located east of Brookford Rd. and north of Kernersville Medical Pkwy. for 336 two-bedroom apartment units. This amendment is recommended in order to maintain congruence between LUP designation and zoning if the rezoning is approved. The subject property is made up of five (5) parcels and is currently designated as “Business Center.”

The goal of the “Business Center” designation is to incorporate a “wide variety of employment uses” in a manner using a “unified design scheme, including enhanced facades on the buildings” and “substantial surrounding landscaping”. A location developed in an area designated “Business Center” would also require incorporation of “restrictive site lighting and signage, full screening of loading areas” and would be required to be designed in a way which “permits no outdoor storage.” Thus, “Business Center” is intended to be non-residential and as such the proposed project is not conducive to the foremost goal of the designation as no commercial component has been included.

The parcels in question are also located within the I-40/N.C. 66 Interchange Northeast Quadrant small area plan. This small area plan encompasses the area located east of N.C.66, north of U.S. 421, south of Brookford Rd., and west of the VA Health Clinic. This small area plan seeks to encourage “high quality office and industrial developments.” The LUP change being considered does not fulfill this key component of the small area plan designation as it proposes only residential development with no additional commercial component. If the LUP were changed, the development would still fail to meet the goals of the small area plan.

The Board has approved changes in designation that allow for the development of multifamily residential for the property located south of the proposed parcels across Kernersville Medical Pkwy. This property, redesignated from “Business Center” to “Commercial”, is also a part of the

I-40/N.C. 66 Interchange Northeast Quadrant small area plan. That new designation of “*Commercial*” met the goals of the small area plan through the approval of commercial suites in conjunction to the residential multifamily. These commercial suites allow for the goal of “*high quality office*” to be achieved within the changed designation.

The Town undertook strategic sewer investments to expand sewer into the Lower Abbotts Creek and Reedy Fork areas. As a result of the sewer expansion, the Town was able to attract Novant’s Kernersville Medical Center, VA Health Clinic, Moses Cone Medical Office, FedEx Ground, Amazon distribution center and numerous other businesses. This investment in economic development warrants retaining the “*Business Center*” designation.

The Town has long desired and planned for this area to be “*Business Center*” as evidenced by its inclusion in a small area plan to seek uniform development in this area. Changing the LUP designation would be in opposition to the intent of the small area plan as shown and would be incongruent with surrounding parcels still designated as “*Business Center*.” Staff is recommending denial of this request due to lack of conformity with the current *LUP* designation, lack of congruence with surrounding designations, and failure to meet the intent of the I-40/NC 66 Interchange Northeast Quadrant small area plan.

**STAFF RECOMMENDATION:**

Recommend denial of the attached resolution to redesignate 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.

**RESOLUTION**

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*”.

\_\_\_\_\_  
Mayor Dawn H. Morgan

Attest

\_\_\_\_\_  
Town Clerk

KDP-82

**RESOLUTION NO. R-2026-\_\_**

**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 2<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Dawn H. Morgan, Mayor

Attest:

\_\_\_\_\_  
Keith Hooker, Town Clerk



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

**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.**

This is to certify that I, Keith Hooker, have had mailed at my direction, on the 13<sup>th</sup> 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:

Zane Riddle  
1035 June Lane  
Yadkinville, NC 27055  
PIN# 6885-93-4741.000  
PIN# 6885-93-7343.000

Room at the Inn, Inc.  
PO Box 13936  
Greensboro, NC 27415  
PIN# 6885-84-7762.000  
PIN# 6885-74-8649.000

Red Cherry, LLC  
1603 Angus Ridge Drive  
Kernersville, NC 27284  
PIN# 6885-73-8862.000  
PIN# 6885-83-0751.000

Dave & Rusla Fulp  
1510 Brookford Road  
Kernersville, NC 27284  
PIN# 6885-74-7192.000

Glenn Hart  
6547 Kernersville Road  
Belews Creek, NC 27009  
PIN# 6885-73-7634.000

Nancy Rexrode  
PO Box 1414  
Kernersville, NC 27285  
PIN# 6885-74-6173.000

Michael & Theresa Fulp  
1520 Brookford Road  
Kernersville, NC 27284  
PIN# 6885-83-1640.000

A & S Tool & Die Company, Inc.  
PO Box 890  
Kernersville, NC 27285  
PIN# 6885-73-6925.000

Novant Health, Inc.  
2085 Frontis Plaza Boulevard  
Winston-Salem, NC 27103  
PIN# 6885-73-9360.000

Alma Elizabeth Martinez Felix  
Emigdio Hernandez Rubio  
1628 Banbridge Road  
Kernersville, NC 27284  
PIN# 6885-83-5343.000

James Garfield Apple Trust  
James Garfield Apple, Trustee  
711 Anthony Road  
Kernersville, NC 27284  
PIN# 6885-73-6749.000

Town of Kernersville  
134 E Mountain Street  
Kernersville, NC 27284  
PIN# 6885-84-0403.000  
PIN# 6885-83-5230.000

**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

Robert Douglas Fulp Jr. &  
Jenny Smith Fulp Revocable Trust  
Robert & Jenny Fulp, Trustees  
Beth Johnson  
Dave Fulp  
2536 Finch Farm Road  
Trinity, NC 27370  
PIN# 6885-83-5925.000  
PIN# 6885-83-3595.000  
PIN# 6885-83-8950.000  
PIN# 6885-83-8577.000

Brookford Properties, LLC  
555 Thomas Ross Lane  
Kernersville, NC 27284  
PIN# 6885-83-9269.000

Crew Development Properties, LLC  
PO Box 639  
Jamestown, NC 27282  
PIN# 6885-92-2945.000

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 13<sup>th</sup> day of May, 2026.

  
\_\_\_\_\_  
Keith Hooker  
Town Clerk

**ALDERMEN**

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





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 LAND USE PLAN AMENDMENT

A petition to amend the Zoning Map of Kernersville has been filed by **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.**

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.

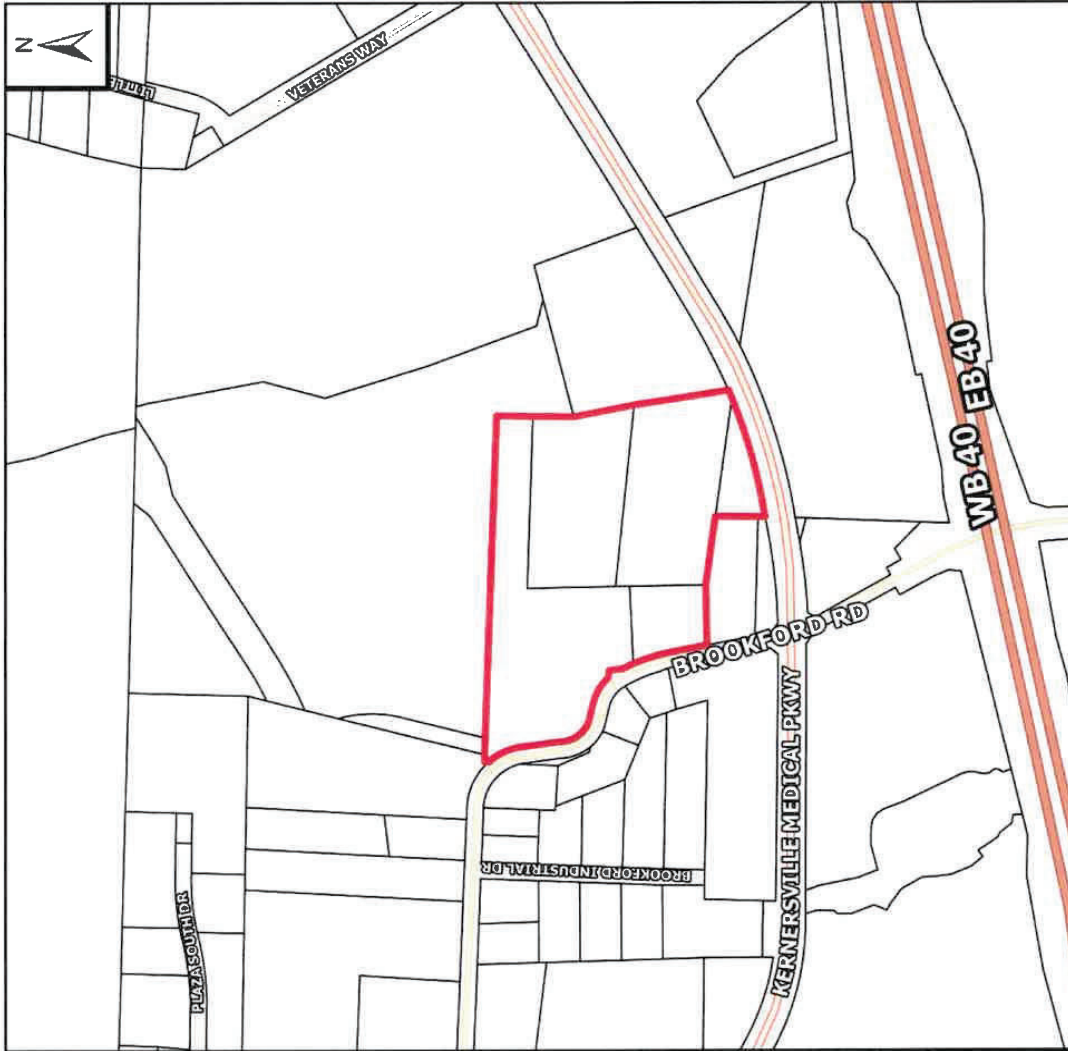
If you have any questions concerning this petition, please contact the Kernersville Community Development Department by mail at 134 East Mountain Street, Kernersville, NC 27284; at (336) 992-0605; by email at [cd@toknc.com](mailto:cd@toknc.com); or visit Staff at Town Hall.

Keith Hooker  
Town Clerk

### ALDERMEN

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





# KDP-82

TAX PIN #(S)  
 6885-83-5925  
 6885-83-8950  
 6885-83-3595  
 6885-83-8577  
 6885-83-9269

Existing Land Use Plan:  
 Business Center

Proposed Zoning:  
 High Density Residential

Acreage:  
 21.022+/-

Petitioner(s):  
 Curtis Swisher,  
 Agent for the Town

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

**Planning Board Report**

**To:** Mayor Dawn Morgan and the Board of Aldermen

**Cc:** Curtis Swisher, Town Manager

**Agenda Item Number:** K-833

**Planning Board Date:** 5/11/26

**A. PUBLIC HEARING:**

**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.**

**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:**

Denial of Rezoning  
Denial of Site Plan

**Planning Board Recommendations:**

**Motion** made by **Steve Hutchins** to deny the Rezoning and Site Plan as recommended by Staff.

**Motion** seconded by **Tom McDaniel**.

**Vote: (5:3)** Motion Approved for Denial.

**In Favor of Denial:** Jim Fradenburg – Chair, Tom McDaniel – Vice Chair, Michael Enscore, Steve Hutchins, & LuAnn Davis.

**Against Denial:** Nathan Meyer, Russell Parmele, & Fentress Gerald

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

**STAFF REPORT  
CONDITIONAL USE DISTRICT REZONING**

**ZONING DOCKET**  
K-833

**PLANNING BOARD**  
May 11, 2026

**PETITIONER**  
Pamela Thompson, Agent for Owners

**OWNER(S)**  
Robert Douglas Fulp JR And Jenny  
Smith Fulp Revocable Trust and  
Brookford Properties, LLC.

**PROPOSED ZONING AMENDMENT**  
**From:**

*Residential Single Family; 20,000 Square Foot Minimum Lot Size (RS-20)*

**To**

*Residential Multifamily; 18 Units Per Acre Maximum Density – Conditional (RM-18-C)*

**PROPOSED USES**

*Residential Building, Multifamily*

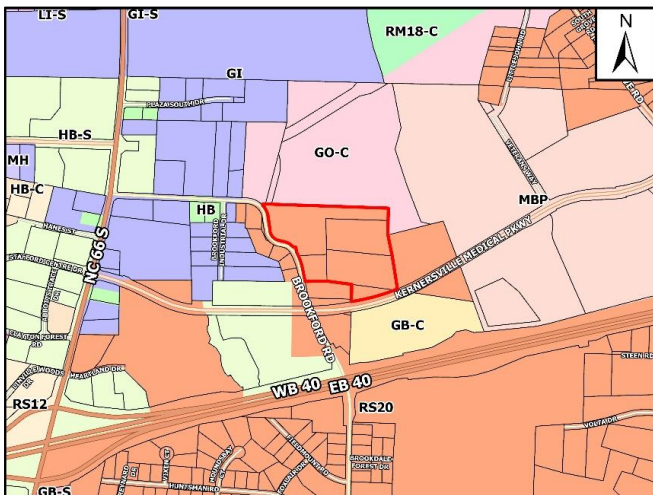
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**LOCATION OF PROPERTY AND  
RELATION TO EXISTING ZONING  
DISTRICTS**

The properties to be rezoned are located in the Extraterritorial Jurisdiction (ETJ) north of Kernersville Medical Parkway and east of Brookford Road. The property consists of all of PINs 6885-83-9269, 6885-83-8950, 6885-83-3595, 6885-83-8577, and a portion of PIN 6885-83-5925.

Surrounding properties are zoned as follows:



- North: *General Office – Conditional (GO-C)*
- East: *RS-20 & Medical Business Park (MBP)*
- South (across Kernersville Medical Parkway): *RS-20 & General Business – Conditional (GB-C)*
- West (adjacent): *RS-20*
- West (across Brookford Road): *RS-20 & General Industrial (GI)*

**PURPOSE OF REZONING**

The purpose of this request is to change the zoning designation of the subject parcels from *RS-20* to *RM-18-C* adopting a site plan and zoning conditions that will allow for development of a *Residential Building, Multifamily* use. The proposed 336 units are intended to provide nearby medical service, industrial, and commercial businesses with entry level professional housing for their employees.

**ZONING DISTRICT REQUIREMENTS**

**Section 3.5.1 – General Dimension Requirements for Residential Districts**

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	Side				
					One Side <sup>3</sup> (ft)	Combined Sides (ft)	Street (ft)		
RM-18 <sup>4</sup>	5,000	70	25	25	15	30	20	80	60

3. No setback is required for twin homes; all other uses must be set back a minimum of five (5) feet.

4. Three story structures in RM-8 must be setback a minimum of fifty (50) feet from adjacent properties zoned for single-family residential development.

**Section 3.5.2.M RM-18 (Residential Multifamily) District Intent**

The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district may be suitable for Suburban Neighborhoods and activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare.

**Uses**

The proposed rezoning requests *Residential Building, Multifamily* as the only use for this development. This use is defined by the Article 11 of the Unified Development Ordinance as:

**Residential Building, Multifamily.** A residential building which contains three (3) or more dwelling units and which occupies one zoning lot. This term includes single room occupancy (SRO) facilities.

### **Site Plan**

The applicant is proposing 12 residential buildings containing 336 two-bedroom units (8 buildings containing 24 units and 4 buildings containing 36 units) along with eight garages, recreation area, and stormwater control measure as shown in Appendix A. This results in a proposed density for the site of 15.98 units per acre.

Vehicular and pedestrian access to the site is provided via an existing driveway cut from Kernersville Medical Parkway. Vehicular access only is provided via driveway connection with Brookford Road. The site requires and is serviced by 588 parking spaces, 68 of which are provided in garages. One fire access lane has been provided to the south of Building 12000 and marked per the requirements of the Fire Prevention Development Standards Manual.

A 15' Type II bufferyard is to be provided along the entirety of the eastern length of the property where it abuts a property zoned as *RS-20*. A sewer connection will require the applicant to bore under the West Fork of Deep River as required by Winston-Salem/Forsyth County Utilities.

Dumpster enclosures meeting Town of Kernersville minimum standards are found distributed throughout the site for resident access. These items will be required to be screened in accordance with the requirements of Unified Development Ordinance (UDO) Sections 3.10.4 & 5.3.6. Retaining walls are found throughout the site both on the southern, northern, and western property lines.

### **Overlay Districts**

This development is subject to the requirements of the Highway Corridor Overlay District (HCO) due to the frontage along Kernersville Medical Pkwy. The HCO places additional requirements on the development of this site relating to site design, layout, building materials, and building architecture.

A pedestrian connection is provided along the access drive off Kernersville Medical Pkwy. which connects with the existing sidewalk along the Kernersville Medical Pkwy. frontage. The crosswalk at the entrance from Kernersville Medical Pkwy. as well as all internal crosswalks are shown as being composed of an alternative material as required by the general overlay district requirements in UDO Section 3.10.4.

All of the proposed parking is located either to the side or rear of proposed buildings. As such the overlay requirement of at least 25% of the parking being located to the side or rear of the site is not only met but exceeded. Cross connection, as desired by the overlay district, is not possible to adjacent properties due to topographical features in regards to grade and streams.

A 22' streetyard with 3' berm is proposed along the Brookford Rd. frontage. A 50' streetyard is proposed along the Kernersville Medical Pkwy. frontage. Both of these streetyards meet the requirements of the overlay district. Plantings within these streetyards will be reviewed for compliance at time of civil construction review.

The applicant has submitted elevations, found in Appendix B, to ensure conformance with HCOD standards. Building design standards are met through the use of arcades, windows, entry areas, color changes, material changes, and recesses. Windows meet requirements through the use of shutters and prominent sills or framing and trim. Material requirements are met through the use of brick to make up more than 75% of the non-glass wall surface, and color requirements through the use of charcoal and creamy white paint.

#### **Use Conditions**

UDO Section 4.4.64 establishes use conditions governing multifamily residential developments containing more than six units. In order to address the traffic requirements for this development a Traffic Impact Analysis was conducted and provided by the developer which showed that no improvements to the intersection of Kernersville Medical Pkwy. and Brookford Rd. would be required as a result of this proposal.

For multi-family developments containing forty or more units the developer must provide sufficient common recreation area at a rate of 100 square feet per dwelling unit. For this site 40,227 square feet of common recreation area is being proposed, exceeding the required 33,600 square feet, to include a pool, fitness center, clubhouse, pickleball court, and outdoor kitchen and fire pit.

Lastly, building spacing requirements as required by UDO Section 3.13.3 (K) must be met. These spacing requirements are intended to ensure that adequate light and air are provided to the development and surrounding properties and that the development is able to provide for easy and orderly movement of traffic and pedestrians. A copy of the exhibit demonstrating that the spacing requirements are met can be found attached to this report as Appendix C.

#### **Kernersville Development Plan (KDP)**

Associated KDP Case: KDP-82

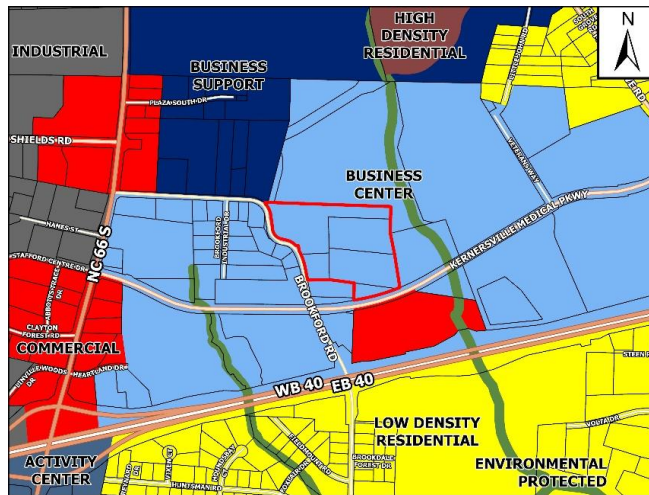
#### ***Land Use Plan***

The Town of Kernersville's *Land Use Plan (LUP)* designation for this site is *Business Center*. *Business Center* is defined by the *LUP* 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 site lighting and signage, full screening of loading areas, and permits no outdoor storage.”*

The designation requested is *High Density Residential*. The *LUP* defines *High Density Residential* as:

*“High Density Residential land use is the primary use that provides rental housing. Kernersville is fortunate that it has a large number of apartments and one of the lowest average rental costs in the Triad. Expansion of the high density land use must be carefully evaluated to prevent an oversupply that would undermine the existing high density developments. The high density areas are located in transitional areas and have convenient access to major thoroughfares.”*



The goal of the *Business Center* designation is foremost to incorporate a “wide variety of employment uses” in a manner using a “unified design scheme, including enhanced facades on the buildings” and “substantial surrounding landscaping”. A location developed in an area designated *Business Center* would also require incorporation of “restrictive site lighting and signage, full screening of loading areas” and would be required to be designed in a way which “permits no outdoor storage.” Thus, *Business Center* is designed to be non-residential and as such the proposed project is not conducive to the foremost goal of the designation as no commercial component has been included.

The parcels in question are also located within the I-40/N.C. 66 Interchange Northeast Quadrant small area plan. This small area plan encompasses the area located east of N.C.66, north of U.S. 421, south of Brookford Rd., and west of the VA Health Clinic. This small area plan seeks to encourage “high quality office and industrial developments.” The LUP change being considered, and the associated development, does not fulfill this key component of the small area plan designation as it proposes only residential development with no additional commercial component. If the LUP were changed, the development would still fail to meet the goals of the small area plan.

Staff is recommending denial of KDP-82 due to lack of conformity with the current LUP designation, lack of congruence with surrounding designations, and failure to meet the intent of the I-40/NC 66 Interchange Northeast Quadrant small area plan.

**Transportation**

Access to the development is provided from both Brookford Rd. and Kernersville Medical Pkwy. Brookford Rd. is a *Minor Thoroughfare* linking N.C. 66 to Kernersville Medical Pkwy. Brookford Rd. is controlled and maintained by NCDOT. No changes are required to be installed along Brookford Rd. with this development at this time as the Traffic Impact Analysis as presented does not require any modifications.

At the neighborhood meeting conducted prior to submittal of the rezoning application the developer was made aware of concerns from the public regarding existing traffic safety concerns at the Brookford Rd. and Kernersville Medical Pkwy. intersection. One specific issue discussed was line-of-sight limitations affecting some turning movements. The developer found that the stated concerns are existing and not within the scope of their proposal to alleviate as their TIA does not recommend improvements to the intersection.

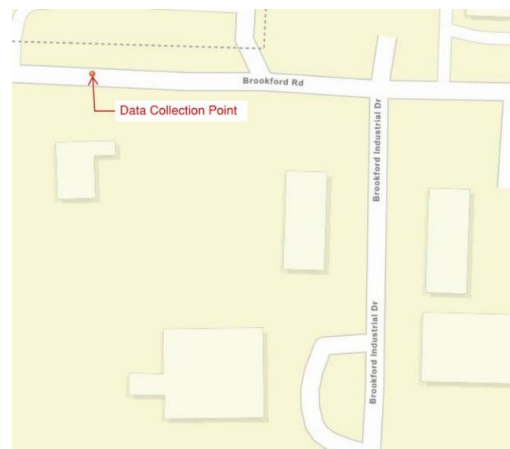
Kernersville Medical Pkwy. is a *Major Thoroughfare* linking Macy Grove Rd. to N.C. 66. Kernersville Medical Pkwy. is owned and maintained by the Town of Kernersville. No changes are proposed to Kernersville Medical Pkwy. with this development in line with the results proffered in the TIA, as stated above.

The TIA provided as a part of this review and conducted by the applicant used 348 dwelling units in the calculations for their data, exceeding the number of proposed units by 12. This results in approximately 2,306 trips per day generated. This equates to approximately 6.63 trips per dwelling unit per week day. This number does not take into account any trips that would result from mail delivery, solid waste disposal, courier services, landscaping contractors, and other similar services.

The *ITE Trip Generation Manual* divides land uses into specified categories. The *Manual* categorizes residential uses as “single-family detached housing,” or “multi-family (low, medium, or high rise)” before jumping to more campus style uses, such as “congregate care facilities” and “assisted living”. The proposed development would be considered “multi-family (medium rise)” due to being three-stories tall. The *ITE* manual provides guidance on determining the volume of trips at the highest hour within specific windows of time for a given site. Morning (7 – 9 am window) and evening (4 – 6 pm window) peak hour trips based on “multi-family (medium rise)” are estimated as:

- AM peak hour: 131 trips (0.38 trips per residential dwelling)
- PM peak hour: 170 trips (0.49 trips per residential dwelling)

NCDOT conducts average annual daily trip (AADT) traffic counts at specified points on NCDOT-maintained roads. The location on Brookford Rd. is west of the intersection with Brookford Industrial Dr. Traffic counts at this location have decreased to 750 in 2023 from 900 in 2019. The highest count received at this spot was in 2005 with a count of 2,300. The reduction is likely attributed to additional route options with the completion of Kernersville Medical Parkway.



Additionally, there are concerns regarding the grade of the slope entering the property from Kernersville Medical Pkwy. N.C. Fire Prevention Code (2018)

503.2.7 requires that maximum slope of the entrance drive be less than 8%. As such, if the Board moves to approve this rezoning, staff recommends that a condition be adopted stating, “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.”

As noted earlier in this section regarding the neighborhood meeting, staff has consistently received feedback from the community regarding the perceived safety of the Brookford Rd. and Kernersville Medical Pkwy. intersection. Residents have routinely voiced concerns at public hearings that there are perceived safety concerns at the intersection due to speeds on the Parkway, traffic load, and visibility at the turn. The Town Engineer has reviewed the plan as submitted and the data provided and found that the intersection operates in a safe manner as designed and that this proposal would not result in the need for changes to the intersection.

### **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% built-upon area (BUA) and has a density higher than 2 units/acre.

High density projects are required to install engineered stormwater control measures (SCMs) to treat stormwater prior to discharging from the site. One wet detention pond is proposed to treat stormwater discharge from the proposed project. The pond would discharge towards Kernersville Medical Parkway and then to West Fork Deep River. The final design of the pond will be sized and located to accommodate drainage areas and impervious surfaces as required. Additionally, the final SCM design shall accommodate 3:1 slopes.

The proposed regulated BUA is 47.53%. The total proposed constructed BUA is 47.44%. A detailed stormwater management plan will be required by the Town’s Watershed and Stormwater Regulations.

### **STAFF SUMMARY**

The request is for a single-phase conditional rezoning from *RS-20* to *RM-18-C* to adopt a site plan, elevations, and conditions to facilitate a *Residential Building, Multifamily* use if approved by the Board of Aldermen.

The proposed rezoning, in conjunction with the requested KDP amendment, will result in construction of 336 two-bedroom housing units aimed at entry level professional workers employed along Kernersville Medical Pkwy. and N.C. 66 corridors, if approved. This is accomplished through the exclusive use of two-bedroom dwelling units and convenient provision of amenities such as a dog park, fitness center, clubhouse, and pool. Convenient access to both Macy Grove Rd. and N.C. 66 and by extension I-40 and U.S. 421/Salem Pkwy. provides for

movement of residents to and from places of employment, entertainment, and commercial areas in Town such as S. Main St. This location will also be in a prime position to make use of the Shields Rd. Loop when that project is completed in the future.

The proposed rezoning is also in direct opposition to the intent of the I-40/N.C. 66 Northeast Quadrant small area plan's goal of establishing "high quality office and industrial developments" in this area as there is no commercial component proposed with this project. The proposal also will make fulfilling the goals of the *Business Center* designation which seeks to "accommodate a wide variety of employment uses such as office, research, corporate park, and institutional and related uses," as multi-family residential is the only use proposed. Further, the intent to establish "unified design scheme, including enhanced facades on the buildings" and "substantial surrounding landscaping" in conjunction with surrounding properties could be compromised. Lastly, though the TIA doesn't recommend improvements the developer has been made aware of perceived issues at the intersection of Brookford Rd. and Kernersville Medical Pkwy. through their neighborhood meeting and has not proposed any improvements to help mitigate those concerns.

Staff recommends denial of this request as the proposal is not in conformance with the *BUSINESS CENTER* designation in the *LUP* and does not meet the intent of the I-40/NC 66 Northeast Quadrant small area plan.

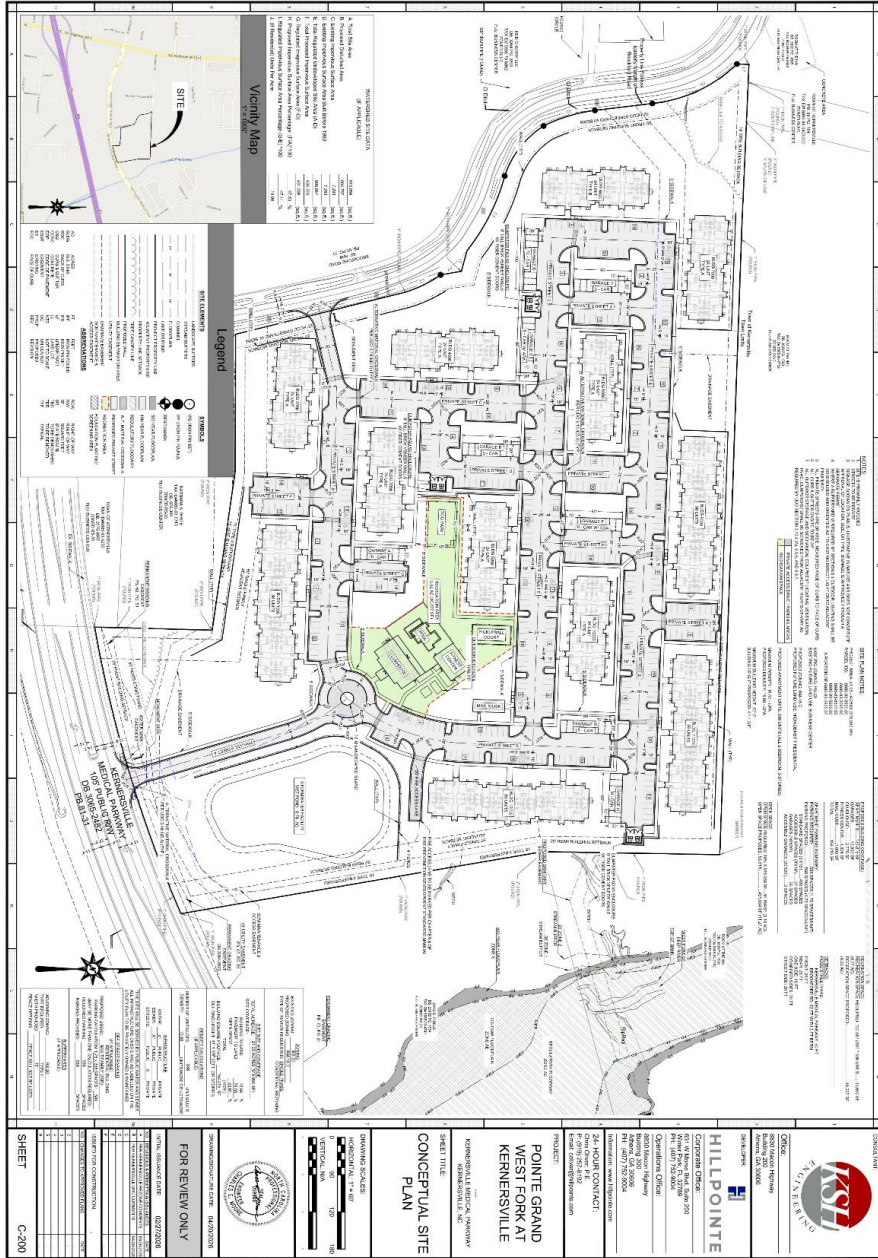
#### **RECOMMENDATION**

**Rezoning:** Approval of the following motion:

Move to 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 unreasonable and out of the public interest because of the following facts.

1. The proposal is not consistent with the *Land Use Plan* designation of *BUSINESS CENTER*; and
2. The proposal does not meet the intent of the I-40/NC 66 Interchange Northeast Quadrant small area plan; and
3. Though the TIA does not recommend improvements to the affected intersections, developer has recognized that line-of-sight concerns do exist at the intersection of Brookford Rd. and Kernersville Medical Pkwy. thus; an additional 2,306 trips are not in the public interest because the proposal fails to offer any methods of mitigating those concerns.

**Appendix A - Site Plan**









REVISIONS	
NO.	DESCRIPTION
14/2	REVISIONS
04/201	REVISIONS
04/202	REVISIONS
04/203	REVISIONS
04/204	REVISIONS
04/205	REVISIONS
04/206	REVISIONS
04/207	REVISIONS
04/208	REVISIONS



**ARCHITECT**

**KSF**

**GENERAL CONTRACTOR**

**HILLPOINTE**

Corporate Office:  
107 South New York Avenue, Unit 211  
Kernersville, NC 27288  
Tel: 877.772.8888

Operations Office:  
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Kernersville, NC 27288  
Tel: 877.772.8888

24-HOUR CONTACT:  
Mobile: 877.772.8888  
Email: [info@hillpointe.com](mailto:info@hillpointe.com)

**PROJECT:**

**POINTE GRAND**

**KERNERSVILLE**

KERNERSVILLE, NORTH CAROLINA

DATE: 04/17/20

194-220415

**36 UNIT BUILDING - ELEVATIONS**

ARCHITECT SEAL:

NOT FOR CONSTRUCTION

DRAWING DATE: 04/17/20

SITE SUBMITTAL SET

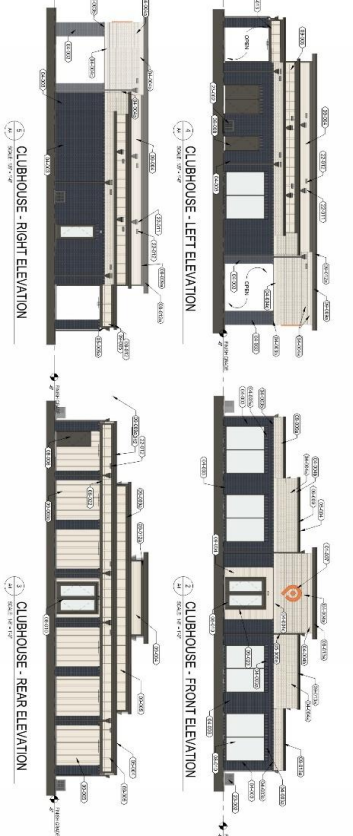
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**ARCHITECT**  
**KSR**  
 KERNERSVILLE

**OFFICE:**  
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**DESIGN CENTER:**  
**HILLPOINTE**  
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 Operations Office:  
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 Fax: 919.487.1101  
 Information: www.hillpointe.com

**24 HOUR CONTACT:**  
 800 Oldtown Parkway  
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 Tel: 919.487.1100  
 Fax: 919.487.1101  
 Email: 24hour@hillpointe.com

**PROJECT:**  
 CLUBHOUSE - KERNERSVILLE

**CLIENT:**  
 KERNERSVILLE NORTH CAROLINA

**DATE:** 02/01/14  
**SCALE:** 1/4" = 1'-0"

**CLUBHOUSE - ELEVATIONS**

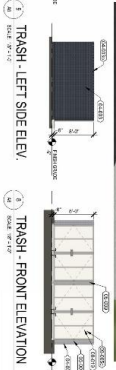
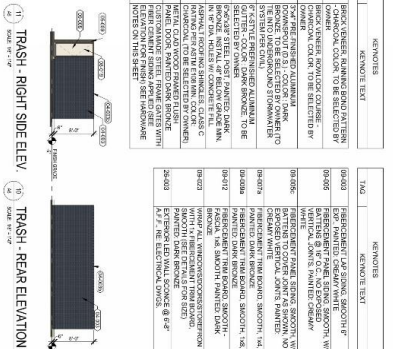
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TAG	REVISIONS	TAG	REVISIONS
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05-002	REWORK VERTICAL, HORIZONTAL MATERIALS	05-002	REWORK VERTICAL, HORIZONTAL MATERIALS
05-003	REWORK VERTICAL, HORIZONTAL MATERIALS	05-003	REWORK VERTICAL, HORIZONTAL MATERIALS
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05-020	REWORK VERTICAL, HORIZONTAL MATERIALS	05-020	REWORK VERTICAL, HORIZONTAL MATERIALS



ARCHITECT: **KSPH** ARCHITECTS

OFFICE: 101 South Main Street, Suite 200, Hillside, IL 60162

CONTACT: 630.434.1100

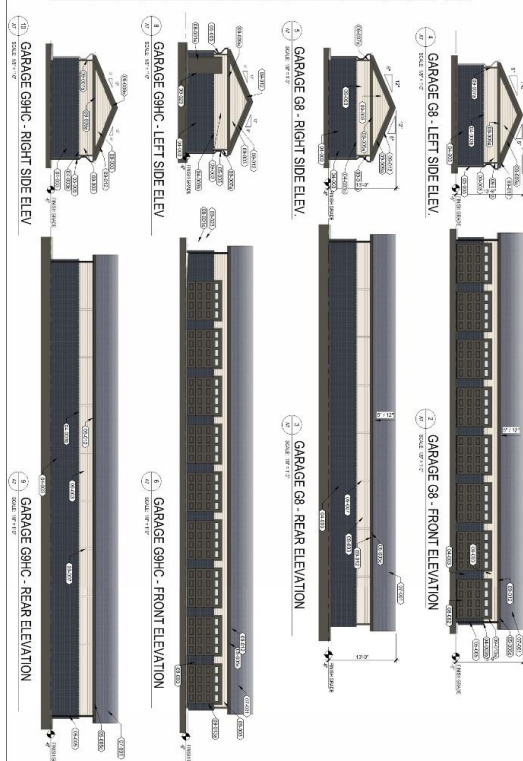
PROJECT: **POINTE GRAND KERNERSVILLE**

DATE: 04/17/26

SHEET: **A6**



TAG	REVISIONS
04-001	ISSUE FOR PERMITS
04-002	REVISIONS TO PERMITS
04-003	REVISIONS TO PERMITS
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04-100	REVISIONS TO PERMITS



ARCHITECT: **KSH** KERNERSVILLE

OFFICE: **HILL POINTE**

117 South Main Street, Suite 200  
Kernersville, NC 27284

PH: 703.752.5000  
FAX: 703.752.5000  
WWW.HILLPOINTE.COM

PROJECT: **POINTE GRAND KERNERSVILLE**

DATE: 04/17/20

DRAWING DATE: 04/17/20

SITE SUBMITTAL SET

SHEET: **A7**



**Town Ordinance  
Zoning Petition of Pamela Thompson, Agent for Owners  
Zoning Docket K-833**

**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 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

**Town Ordinance  
Zoning Petition of Pamela Thompson, Agent for Owners  
Zoning Docket K-833**

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 2<sup>nd</sup> 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 2<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Dawn H. Morgan, Mayor

Attest:

\_\_\_\_\_  
Keith Hooker, Town Clerk

**Town Ordinance  
Zoning Petition of Pamela Thompson, Agent for Owners  
Zoning Docket K-833**

**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 2<sup>nd</sup> 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:

\*\*\*\*NEED CONDITIONS\*\*\*\*

\_\_\_\_\_  
Catherine Garner, Community Development Director

\_\_\_\_\_  
Date

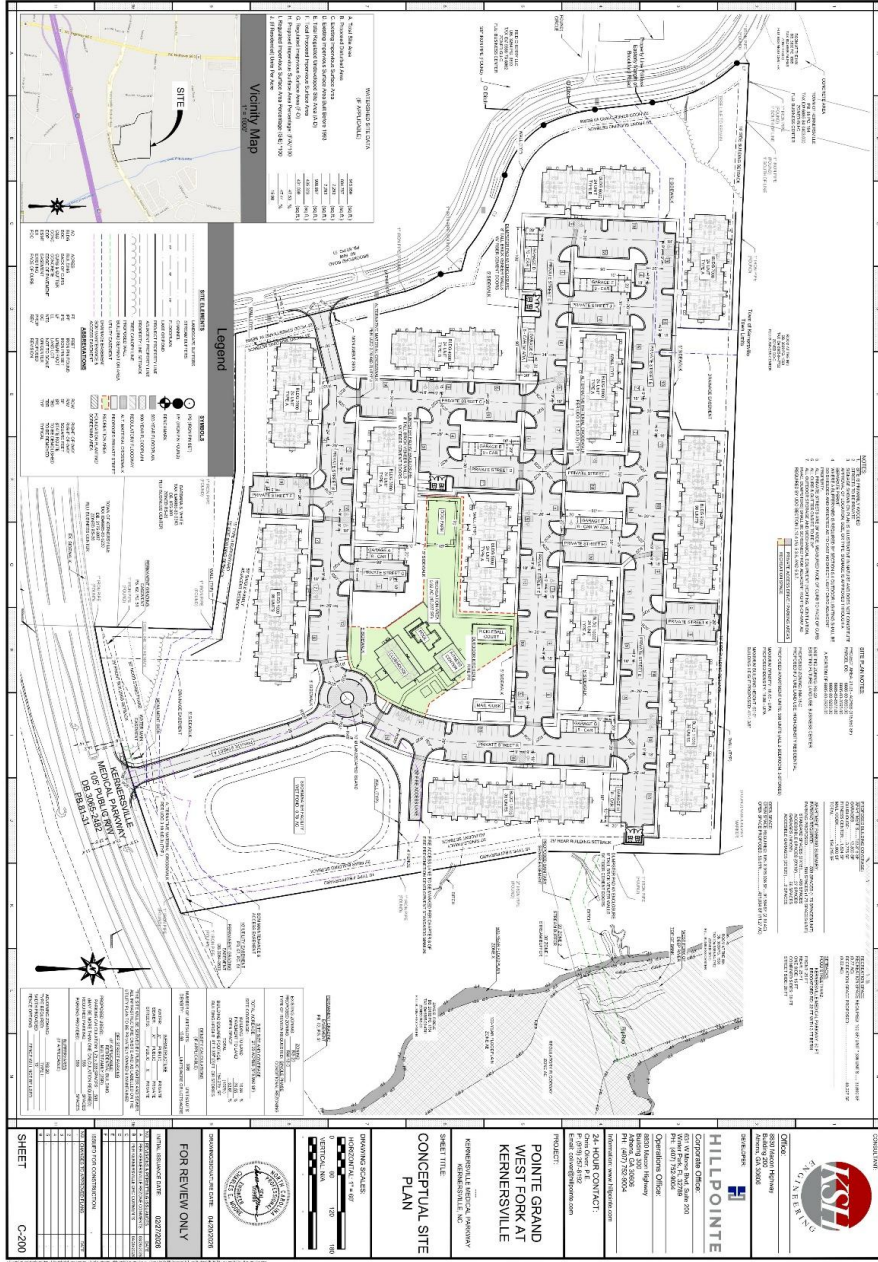
**Written Consent to Conditions**

\_\_\_\_\_  
Pamela Thompson, Agent for Owners

\_\_\_\_\_  
Date

**Town Ordinance  
Zoning Petition of Pamela Thompson, Agent for Owners  
Zoning Docket K-833**

**Appendix A - Site Plan**





**Town Ordinance  
Zoning Petition of Pamela Thompson, Agent for Owners  
Zoning Docket K-833**

TYPICAL - PARTIAL ENLARGED SIDE ELEVATION

TYPICAL - PARTIAL ENLARGED FRONT ELEVATION

TEXT	KEYNOTE TEXT	TEXT	KEYNOTE TEXT
05-004	LINE SHOWS THE APPROXIMATE ROOF LINE	05-004	IF RELOCATED IN THE SAME SPACING AS
05-005	CONCRETE ROOF REFINISH/PAINT	05-005	VERTICAL OPENING TO MATCH PANEL
05-006	BRICK VENEER ON BRICK AND STUCCO	05-006	REFINISH/PAINT BRICKWORK. MATCH
05-007	CONCRETE VENEER, SOLIDEN COUSINE - COMBOL	05-007	PAINTED CHALK PAINT. SMOOTH FIN.
05-008	WOOD VENEER, SOLIDEN COUSINE - COMBOL	05-008	PAINTED CHALK PAINT. SMOOTH FIN.
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APPROVED:

**HILLPOINTE**  
ARCHITECTS, INC.  
107 South Main Street, Suite 200  
Baltimore, MD 21202  
Tel: 410.576.4000  
Fax: 410.576.4001  
www.hillpointe.com

**PROJECT:**  
POINTE GRAND  
KERNERSVILLE

**CLIENT:**  
KERNERSVILLE, NORTH CAROLINA

**DATE:**  
08/11/2011

**PROJECT NO.:**  
189-200913

**DESIGNED BY:**  
DAVID W. HILL

**DRAWING DATE:**  
04/17/2018

**SITE SUBMITTAL SET**

**DATE:**  
08/11/2011

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

**SHEET:**  
A1a

NOT FOR CONSTRUCTION

17/20206 9:53 05 AM





**Town Ordinance  
Zoning Petition of Pamela Thompson, Agent for Owners  
Zoning Docket K-833**

TAO	DESCRIPTION
02-001	RELOCATE SIGNAGE FOR OWNER
02-002	RELOCATE SIGNAGE FOR OWNER
02-003	RELOCATE SIGNAGE FOR OWNER
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02-100	RELOCATE SIGNAGE FOR OWNER

**ARCHITECT: SEAL**

DATE FOR CONSTRUCTION

DRAWING DATE: 04/17/26

SITE SUBMITTAL SET

DATE: 05/08/26

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

SHEET: A4

**PROJECT:**  
POINTE GRAND  
KERNERSVILLE

**CLIENT:**  
KERNERSVILLE NORTH COMMONS

**DATE:**  
04/20/25

**PROJECT:**  
CLUBHOUSE -  
ELEVATIONS

**ARCHITECT:**  
Kernersville  
1803 Madison Highway  
Kernersville, NC 27288  
Tel: 336.883.1100  
Fax: 336.883.1101  
www.kernersville.com

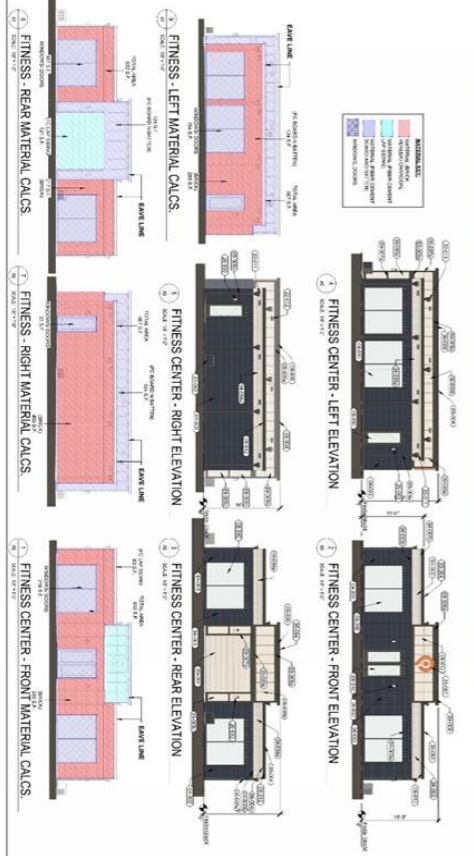
**24-HOUR CONTACT:**  
Kernersville  
1803 Madison Highway  
Kernersville, NC 27288  
Tel: 336.883.1100  
Fax: 336.883.1101  
www.kernersville.com

**OPERATIONS OFFICE:**  
Kernersville  
1803 Madison Highway  
Kernersville, NC 27288  
Tel: 336.883.1100  
Fax: 336.883.1101  
www.kernersville.com

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**Town Ordinance  
Zoning Petition of Pamela Thompson, Agent for Owners  
Zoning Docket K-833**

NO.	DESCRIPTION	DATE
1	ADDED	11/11/2020
2	ADDED	11/11/2020
3	ADDED	11/11/2020
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98	ADDED	11/11/2020
99	ADDED	11/11/2020
100	ADDED	11/11/2020



**ARCHITECT**  
**KSH CONSULTANTS**  
 Office: 30701 North Highway, Raleigh, NC 27605  
 919.876.1111  
 www.kshconsultants.com

**ARCHITECT**  
**HILLPOINTE**  
 Corporate Office: 10000 North Carolina Highway 101, Suite 100, Raleigh, NC 27615  
 919.876.1111  
 www.hillpointe.com

**24-HOUR CONTACT:**  
 919.876.1111  
 919.876.1111

**PROJECT:**  
 KERNERSVILLE, NORTH CAROLINA  
 SHEET TITLE: FITNESS CENTER - ELEVATIONS  
 SHEET NO.: 414-200014

**ARCHITECTURAL:**  
 DATE: 04/17/20  
 DRAWING DATE: 04/17/20  
 SITE SUBMITTAL SET

**SHEET: A5**

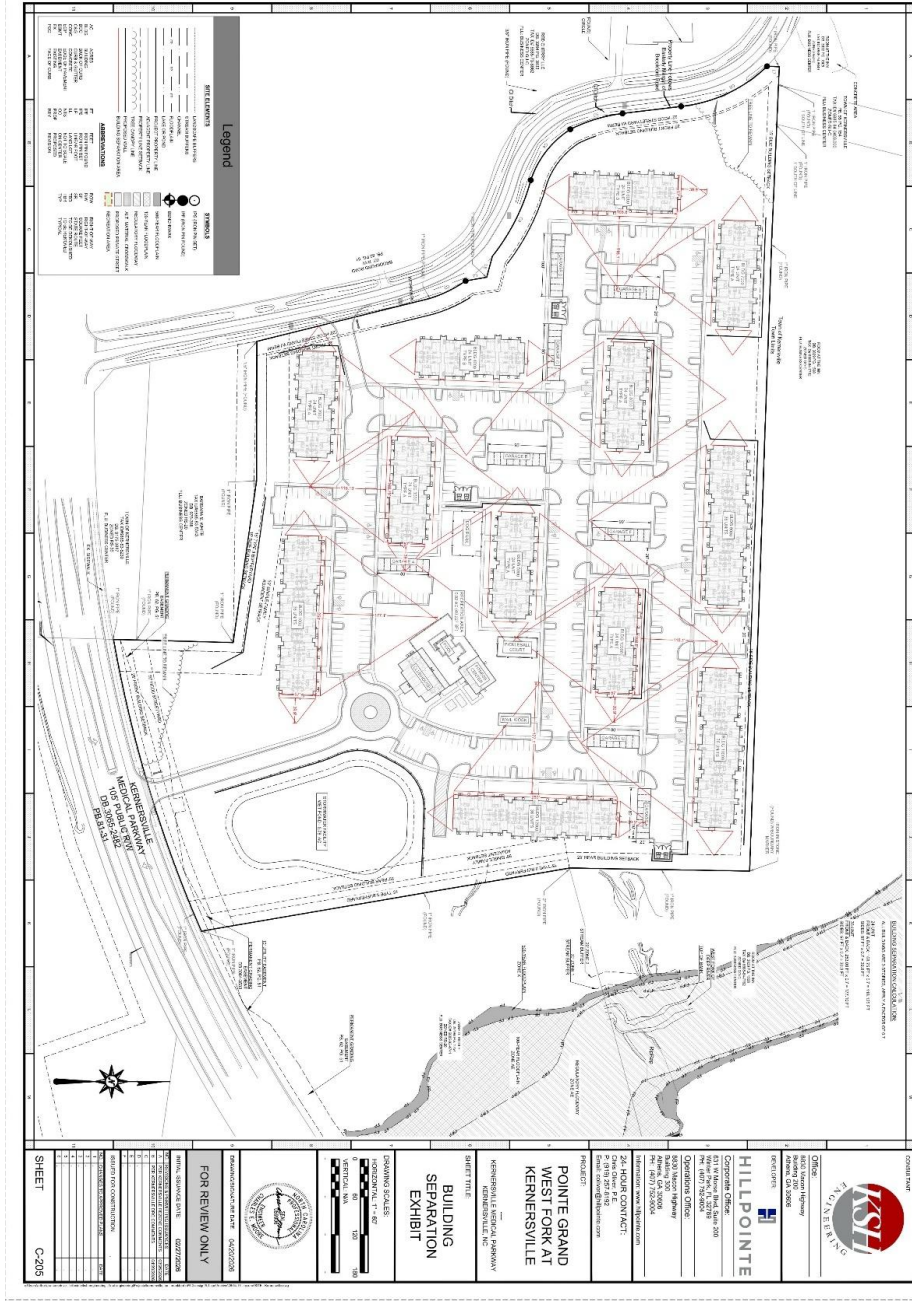
4/17/2020 9:53:25 AM





**Town Ordinance  
Zoning Petition of Pamela Thompson, Agent for Owners  
Zoning Docket K-833**

**Appendix C – Building Separation Exhibit**





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

**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.**

This is to certify that I, Keith Hooker, have had mailed at my direction, on the 13<sup>th</sup> 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:

Zane Riddle  
1035 June Lane  
Yadkinville, NC 27055  
PIN# 6885-93-4741.000  
PIN# 6885-93-7343.000

Room at the Inn, Inc.  
PO Box 13936  
Greensboro, NC 27415  
PIN# 6885-84-7762.000  
PIN# 6885-74-8649.000

Red Cherry, LLC  
1603 Angus Ridge Drive  
Kernersville, NC 27284  
PIN# 6885-73-8862.000  
PIN# 6885-83-0751.000

Dave & Rusla Fulp  
1510 Brookford Road  
Kernersville, NC 27284  
PIN# 6885-74-7192.000

Glenn Hart  
6547 Kernersville Road  
Belews Creek, NC 27009  
PIN# 6885-73-7634.000

Nancy Rexrode  
PO Box 1414  
Kernersville, NC 27285  
PIN# 6885-74-6173.000

Michael & Theresa Fulp  
1520 Brookford Road  
Kernersville, NC 27284  
PIN# 6885-83-1640.000

A & S Tool & Die Company, Inc.  
PO Box 890  
Kernersville, NC 27285  
PIN# 6885-73-6925.000

Novant Health, Inc.  
2085 Frontis Plaza Boulevard  
Winston-Salem, NC 27103  
PIN# 6885-73-9360.000

Alma Elizabeth Martinez Felix  
Emigdio Hernandez Rubio  
1628 Banbridge Road  
Kernersville, NC 27284  
PIN# 6885-83-5343.000

James Garfield Apple Trust  
James Garfield Apple, Trustee  
711 Anthony Road  
Kernersville, NC 27284  
PIN# 6885-73-6749.000

Town of Kernersville  
134 E Mountain Street  
Kernersville, NC 27284  
PIN# 6885-84-0403.000  
PIN# 6885-83-5230.000

**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

Robert Douglas Fulp Jr. &  
Jenny Smith Fulp Revocable Trust  
Robert & Jenny Fulp, Trustees  
Beth Johnson  
Dave Fulp  
2536 Finch Farm Road  
Trinity, NC 27370  
PIN# 6885-83-5925.000  
PIN# 6885-83-3595.000  
PIN# 6885-83-8950.000  
PIN# 6885-83-8577.000

Brookford Properties, LLC  
555 Thomas Ross Lane  
Kernersville, NC 27284  
PIN# 6885-83-9269.000

Crew Development Properties, LLC  
PO Box 639  
Jamestown, NC 27282  
PIN# 6885-92-2945.000

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 13<sup>th</sup> day of May, 2026.

Keith Hooker  
Town Clerk

**ALDERMEN**

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





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 **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: Residential Building, Multifamily*

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.

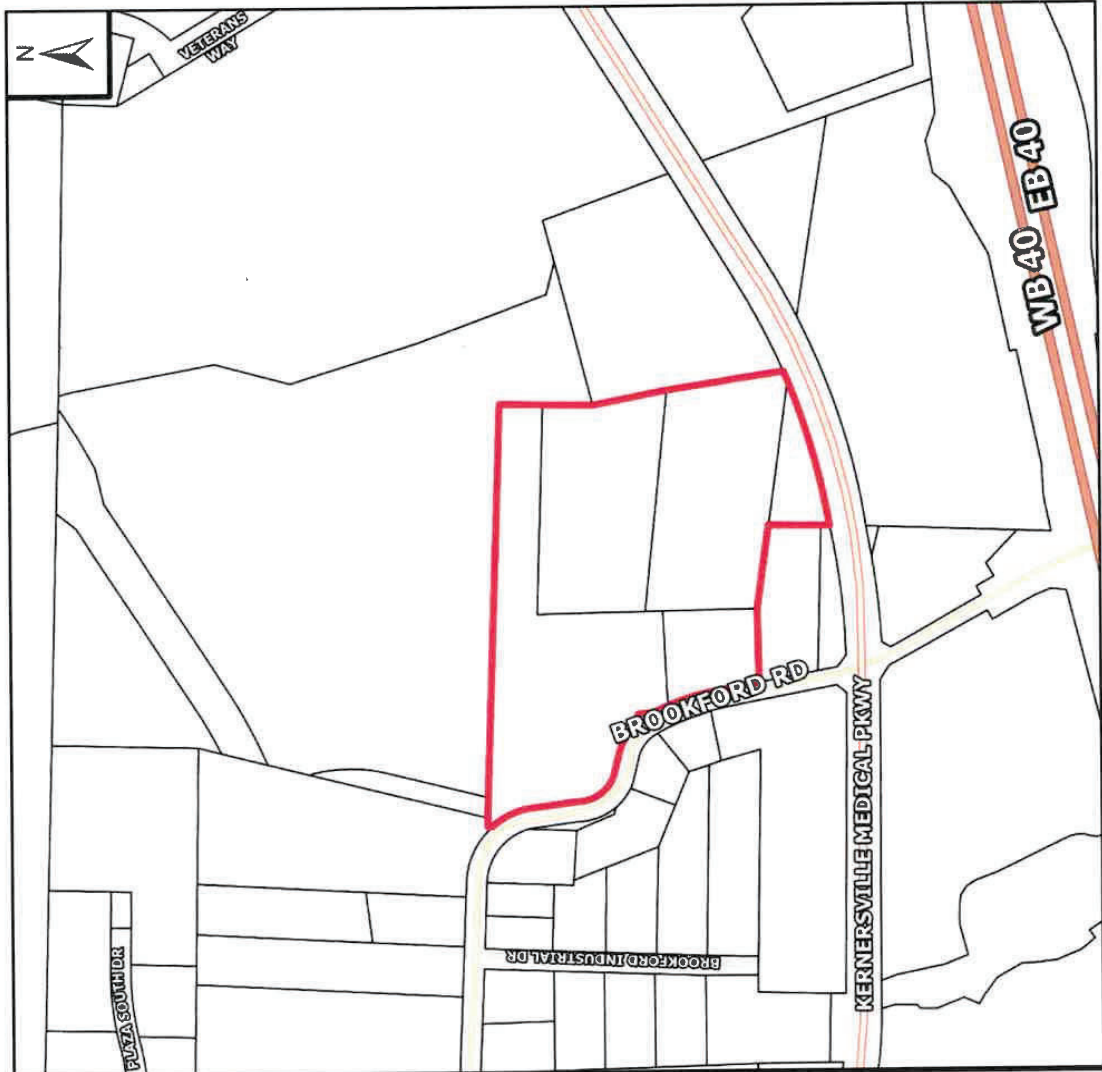
If you have any questions concerning this petition, please contact the Kernersville Community Development Department by mail at 134 East Mountain Street, Kernersville, NC 27284; at (336) 992-0605; by email at [cd@toknc.com](mailto:cd@toknc.com); or visit Staff at Town Hall.

Keith Hooker  
Town Clerk

### ALDERMEN

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





# K-833

1515 Brookford Rd

Application Type:  
Single-Phase Rezoning

TAX PIN #(S)  
6885-83-8950  
6885-83-3595  
6885-83-8577  
6885-83-9269  
6885-83-5925 (portion of)

Existing Zoning:  
RS-20

Proposed Zoning:  
RM-18

Acreage:  
21.02 +/-

Petitioner(s):  
Pamela Thompson

Owner(s):  
Brookford Properties, LLC  
Fulp Family

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

**ORDINANCE NO. O-2026-\_\_\_\_**  
**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 activities 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
<b><u>Fund Balance Appropriated</u></b>	<b><u>0</u></b>
<b>Total Anticipated Revenues</b>	<b>59,717,141</b>

**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
<u>Central Maintenance (Division of Public Services)</u>	<u>2,031,843</u>
<b>Total</b>	<b>59,717,141</b>

**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
<u>Fund Balance Appropriated</u>	<u>160,175</u>
Total Anticipated Revenues	540,650

The expenditures for the Law Enforcement Forfeiture Funds shall be authorized as follows:

Transfer to General Fund	0
<u>Law Enforcement Forfeiture Funds Expenses</u>	<u>540,650</u>
Total	540,650

**Section 5.** That anticipated revenues for the Contributions Fund be established as follows:

Other Revenue	25
Contributions	29,125
<u>Fund Balance Appropriated</u>	<u>0</u>
Total Anticipated Revenues	29,150

The expenditures for the Contributions Fund shall be authorized as follows:

<u>Contribution Fund Expenses</u>	<u>29,150</u>
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
<u>Fund Balance Appropriated</u>	<u>0</u>
Total Anticipated Revenues	80,876

The expenditures for the E-911 Fund shall be authorized as follows:

<u>E-911 Expenses</u>	<u>80,876</u>
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
<u>Fund Balance Appropriated</u>	<u>0</u>
Total Anticipated Revenues	398,539

The expenditures for the Workers' Compensation Self-Insurance Fund shall be authorized as follows:

<u>Workers' Compensation Self-Insurance Expenses</u>	<u>398,539</u>
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
<u>Fund Balance Appropriated</u>	<u>229,694</u>
Total Anticipated Revenues	2,291,387

The expenditures for the Stormwater Enterprise Fund shall be authorized as follows:

<u>Stormwater Enterprise Fund Expenses</u>	<u>2,291,387</u>
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
<u>Fund Balance Appropriated</u>	<u>0</u>
Total Anticipated Revenues	204,000

The expenditures for the Occupancy Tax Fund shall be authorized as follows:

<u>Occupancy Tax Fund Expenses</u>	<u>204,000</u>
Total	204,000

**Section 10.** That an Capital Reserve Fund be established with anticipated revenues as follows:

Other Revenues	0
Interfund Transfers	0
<u>Fund Balance Appropriated</u>	<u>0</u>
Total Anticipated Revenues	0

The expenditures for the Capital Reserve Fund shall be authorized as follows:

Other Reserves	0
<u>Transfer to General Fund- Interest on Investments</u>	<u>0</u>
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 \_\_\_\_\_ day of June, 2026

Attest:

\_\_\_\_\_  
Dawn H. Morgan, Mayor

\_\_\_\_\_  
Keith Hooker, Town Clerk



# 2026-27 Schedule of Fees

## Kernersville



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PS - Stormwater Division .....	29
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## Administration & Finance Departments

### General Fees

	<b>Agenda Sunshine List</b>		
	<i>Notice of Special Meetings (Fee set by State Law)</i>	\$10.00	Annually
	<b>Code of Ordinances</b>		
	<i>Supplemental Service</i>	\$50.00	Annually
	<i>With Notebook</i>	\$100.00	Per Copy
	<b>Documents, Reprints, Copies, etc.</b>		
	<i>8.5" x 11" and 8.5" x 14" — Black &amp; White</i>	\$0.15	Per Page
	<i>8.5" x 11" and 8.5" x 14" — Color</i>	\$0.25	Per Page
	<i>11" x 17" — Black &amp; White</i>	\$0.20	Per Page
	<i>11" x 17" — Color</i>	\$0.30	Per Page
	<i>Compact Disc Copies</i>	<del>\$1.00</del>	Per Burned CD Copy
<b>Revised FY 26-27</b>	<b>Request to Omit "Compact Disc Copies"</b>		
	<b>Accessible Parking Fees</b>		
	<i>Sign and Sticker</i>	\$45.00	Per Sign & Sticker
	<i>Sign Only</i>	\$35.00	Per Sign
	<i>Van Accessible Sign Only</i>	\$20.00	Per Sign
	<i>Sticker for Fine Increase (Includes \$250 Sticker Only)</i>	\$5.00	Per Sticker
	<b>Late Payment Fees</b>	\$10.00	Per Late Fee
	<b>Recycling Fee</b>		
	<i>Includes magazines, junk mail, and pasteboard</i>	\$52.00	Per Recycling Cart Annually
	<b>Returned Checks</b>	\$25.00	Per Processing Fee

### General Permits

	<b>Peddling Sales Permit</b>	\$50.00	Per Permit (Per 6-Month Period)
	<b>Street &amp; Alley Closing</b>	\$1,250.00	Per Application



\*Fee Revised or Added FY 2026-27

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	<b>Taxi Franchise &amp; Driver</b>		
	<i>Taxi Franchise Application Fee</i>	\$50.00	Per Application
	<i>Taxi Franchise Renewal Fee</i>	\$50.00	Per Renewal
	<i>Initial Drive Permit Fee</i>	\$15.00	Per Permit
	<i>Drive Renewal Fee</i>	\$15.00	Per Renewal

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**General Taxes**

	<b>Auto License Tax</b>	\$5.00	Per Vehicle
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## Community Development Department

### Board Reviews

	<b><u>Rezoning Fees</u></b>	
	<b>General District Rezoning</b>	\$900.00 Per Fee
	<b><u>Single Phase Conditional District Rezoning<sup>1</sup></u></b>	
	<b>Residential Single Family</b>	
	<i>Less Than 1.5 Acres</i>	\$650.00 Per Fee
	<i>Greater Than 1.5 Acres</i>	\$1,300.00 Per Fee
	<i>Greater than 5 acres and/or with Road Improvements/Dedication</i>	\$1,950.00 Per Fee
	<b>Industrial, Commercial, Multifamily, PRD, Manufactured Housing Districts</b>	
	<i>Less than 1.5 acres</i>	\$1,400.00 Per Fee
	<i>Greater than 1.5 acres</i>	\$1,725.00 Per Fee
	<i>Greater than 1.5 acres, High Density Watershed</i>	\$2,050.00 Per Fee
	<i>Greater than 1.5 acres and/or with Road Improvements/Dedication Reviews</i>	\$2,050.00 Per Fee
	<b><u>Two Phase Conditional District Rezoning<sup>1</sup></u></b>	
	<b>Initial Request</b>	\$1,000.00 Per Fee
	<b>II Phase Submittal: Final Development Plan Review</b>	\$900.00 Per Fee
	<b>II Phase Submittal: Final Development Plan Review — High Density</b>	\$1,650.00 Per Fee
	<i><sup>1</sup>Rezoning Submittal includes the cost of zoning and engineering review of the first civil construction document submittal and two (2) revisions. Each additional submittal for review will be charged the Additional Review Fee.</i>	
	<b>Planning Board Review</b>	\$650.00 Per Fee
	<b>Postage &amp; Mailing Charges</b>	
	<i>Adjacent Property Owner Letters</i>	\$12.00 Each
	<i>Public Hearing Re-Advertising</i>	\$304.00 Each
	<b>Sign Posting</b>	
	<i>Sign Posting — Per 1st Sign)</i>	\$0.00 Each



\*Fee Revised or Added FY 2026-27

	<i>Sign Posting — Per Sign After 1st Sign</i>	\$65.00	Each
	<b>Modifications &amp; Extensions</b>		
	<i>Staff Changes or Minor Modifications</i>	\$500.00	Per Fee
	<i>Preliminary Approval Extension</i>	\$200.00	Per Fee
	<b>Board of Adjustment Reviews</b>		
	<i>Appeal</i>	\$500.00	Per Hearing
	<i>Variance Request</i>	\$350.00	Per Hearing

**Special Use Permits**

	<b><u>Issued by the Board of Adjustment:</u></b>		
	<i>Non-Residential</i>	\$650.00	Per Permit
	<i>Residential</i>	\$275.00	Per Permit
	<i>High Density Project</i>	\$975.00	Per Permit
	<b><u>Issued by the Board of Aldermen:</u></b>		
	<i>Less than 1.5 acres</i>	\$1,300.00	Per Permit
	<i>Greater than 1.5 acres</i>	\$1,600.00	Per Permit
	<i>High Density Project</i>	\$1,600.00	Per Permit
	<i>Road Improvement/Dedication of ROW</i>	\$2,000.00	Per Permit

**Plat Fees**

	<b><u>Residential and Non-Residential Plat Fees</u></b>		
	<b>Exempt — Subdivisions/Non-Subdivision Plats</b>	\$175.00	Per Fee
	<b>Final Plat — Major</b>	\$225.00	Base Fee + Lot Fee
	<i>1 - 10 Lots</i>	\$100.00	Per Fee
	<i>11 - 20 Lots</i>	\$200.00	Per Fee
	<i>21 - 50 Lots</i>	\$500.00	Per Fee
	<i>51 or more Lots</i>	\$700.00	Per Fee
	<b>ROW Dedication</b>	\$50.00	Per Acre
	<b>Final Plat — Minor</b>	\$200.00	Per Fee



\*Fee Revised or Added FY 2026-27

	<b>Preliminary Subdivision</b>	\$400.00	Per Fee
	<b>Preliminary Subdivision — Minor Staff Changes</b>	\$250.00	Per Fee
	<b>Amendment to a Major/Minor Final Plat</b>	Half of the	Initial Fee

**Review & Permit Fees**

	<b><u>Zoning Civil Plan Review &amp; Permit Fees</u></b>		
	<b>Civil Plan Review — Not associated with an approved conditional zoning site plan<sup>2</sup></b>		
	<i>Less than 1 acre</i>	\$50.00	Per Fee
	<i>Between 1 and 5 acres</i>	\$75.00	Per Fee
	<i>Greater than 5 acres</i>	\$100.00	Per Fee
	<b>Civil Plan Review — Additional Reviews<sup>2,3</sup></b>	\$250.00	Per Fee
	<b>Zoning Permit for Approved Civil Construction Plans<sup>4</sup></b>	\$100.00	Per Fee
	<b>Commercial Zoning Permit not associated with a Civil Construction Plan<sup>5</sup></b>	\$125.00	Per Fee
	<b>Zoning Permit — After-the-Fact Permit Fee</b>		Double Fee
	<b>Parking Lot Restriping<sup>6</sup></b>	\$100.00	Per Fee
	<b>Reinspection Fee<sup>7</sup></b>	\$50.00	Per Reinspection
	<i><sup>2</sup> For projects that require a civil plan review but are not associated with an approved conditional site plan by the Planning Board or Board of Aldermen. Fee includes first civil construction document submittal and two revisions. Additional reviews will be charged an additional review fee upon each subsequent submittal.</i>		
	<i><sup>3</sup> The cost of the conditional rezoning/final development plan application includes the cost of review of the first civil construction document submittal and two revisions. All projects requiring additional reviews of civil construction documents will be charged an additional review fee upon each subsequent submittal.</i>		
	<i><sup>4</sup> This fee is not charged for individual homes on single-family lots. See fees for new construction in the Building Inspections schedule.</i>		
	<i><sup>5</sup> For non-residential projects that meet UDO Section 6.6.1.A.1 for requiring a Zoning Permit to be issued but do not meet UDO Section 6.5.4. requiring Civil Construction Documents.</i>		
	<i><sup>6</sup> If a parking lot restriping project occurs outside a new construction building permit, the fee shall be the sum of the zoning review, zoning permit, and parking lot restriping fee.</i>		
	<i><sup>7</sup> Zoning Permit Fee covers the initial inspection and one re-inspection. If the first re-inspection fails, all additional inspections shall be charged the re-inspection fee. Fee will be charged prior to issuance of a certificate of compliance/certificate of occupancy.</i>		
	<b>Engineering Civil Plan Review — Includes initial submittal and two revisions</b>		



\*Fee Revised or Added FY 2026-27

	<i>Less than 1 Acre</i>	\$150.00	Per Review
	<i>Between 1 and 5 Acres</i>	\$300.00	Per Review
	<i>Between 1 and 5 Acres — Without Infrastructure</i>	\$150.00	Per Review
	<i>Greater than 5 Acres</i>	\$500.00	Per Review + \$50 Per Acre
	<i>Re-Review Fee for 4th and subsequent reviews</i>	\$100.00	Per Review
	<b>**External Review of Infrastructure Plans or Traffic Impact Analysis (TIA) — Paid in Full by the Entity Submitting the Plans and/or the TIA.</b>		
	<b>Infrastructure Inspection Fees</b>		
	<i>New or Improved Public Street (Includes Storm Drainage and Sidewalk)</i>	\$1.00	Per Foot (\$250.00 Minimum)
	<i>Fire Lane</i>	\$1.00	Per Foot (\$250.00 Minimum)
	<i>Public Sidewalk (When not associated with New or Improved Public Street Inspection)</i>	\$50.00	Per Fee
	<i>Re-Inspection Fee (Charged after 3rd Inspection)</i>	\$50.00	Per Re- Inspection

**Watershed & Stormwater Permits**

	<b><u>High Density Watershed Permit:</u></b>		
	<b>Residential and SFR Subdivision</b>	\$1,100.00	Per Permit + 0 \$100 Per SCM
	<b>Industrial, Commercial, MH and MFR Districts</b>		
	<i>Less than 1 Acre</i>	\$500.00	Per Permit + \$100 Per SCM
	<i>Between 1 and 5 Acres</i>	\$750.00	Per Permit + \$100 Per SCM
	<i>Greater than 5 Acres</i>	\$950.00	Per Permit + \$100 Per SCM
	<b>Common Development — Without Stormwater Control Measures Review</b>	\$100.00	Per Permit
	<b>Revised Watershed/Stormwater Permit</b>		Half the Cost of the Initial Fee



\*Fee Revised or Added FY 2026-27

	<b>Additional Re-Inspection Fee</b>	\$100.00	Per Re-Inspection
	<b><u>Low Density Watershed Permit:</u></b>		
	<b>Single Family Residential Lot</b>		
	<i>Less than 5 Acres</i>	\$50.00	Per Permit
	<i>5 or more Acres</i>	\$100.00	Per Permit
	<b>Industrial, Commercial, Subdivision MH and MFR Districts</b>		
	<i>Less than 5 Acres</i>	\$125.00	Per Permit
	<i>5 or more Acres</i>	\$150.00	Per Permit
	<b>Buffer Authorization Certificate</b>	\$150.00	Per Authorization
	<i>(Randleman Lake, Jordan Lake &amp; Lower Abbott Watersheds)</i>		
	<b>Revised Watershed/Stormwater Permit</b>		Half the Cost of the Initial Fee
	<b>**External Review of Civil Plans or Traffic Impact Analysis (TIA) — Paid in Full by the Entity Submitting the Plans and/or the TIA.</b>		

**Sign Fees**

	<b>Sign Permits</b>		
	<i>Sign Permit — Non-illuminated</i>	\$100.00	Per Permit (First Sign Only)
	<i>Sign Permit — Illuminated</i>	\$150.00	Per Permit (First Sign Only)
	<i>*Does not include Electrical Fee (if applicable)</i>		
	Each Additional Sign	\$50.00	Each Additional
	<b>Billboard Sign Review</b>	\$436.00	Each
	<b>Sign Permit — After-the-Fact Permit Fee</b>		Double Fee

**Communication Towers Permit**

	Consultant to Review Technical Portion of the Submittal		Actual Cost of Outside Review
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**Copier Prints**

	36" Wide x Any Length Roll Feed	\$2.00	Per Foot
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**\*Fee Revised or Added FY 2026-27**

18" x 24"	\$2.00 Each
Custom Map	\$25.00 Each

**Vested Rights**

Existing Development Application	\$650.00 Per Review
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**Superscript Notes for Community Development Department Section:**

<sup>1</sup>Rezoning Submittal includes the cost of zoning and engineering review of the first civil construction document submittal and two (2) revisions. Each additional submittal for review will be charged the Additional Review Fee.

<sup>2</sup> For projects that require a civil plan review but are not associated with an approved conditional site plan by the Planning Board or Board of Aldermen. Fee includes first civil construction document submittal and two revisions. Additional reviews will be charged an additional review fee upon each subsequent submittal.

<sup>3</sup> The cost of the conditional rezoning/final development plan application includes the cost of review of the first civil construction document submittal and two revisions. All projects requiring additional reviews of civil construction documents will be charged an additional review fee upon each subsequent submittal.

<sup>4</sup> This fee is not charged for individual homes on single-family lots. See fees for new construction in the Building Inspections schedule.

<sup>5</sup> For non-residential projects that meet UDO Section 6.6.1.A.1 for requiring a Zoning Permit to be issued but do not meet UDO Section 6.5.4. requiring Civil Construction Documents.

<sup>6</sup> If a parking lot restriping project occurs outside a new construction building permit, the fee shall be the sum of the zoning review, zoning permit, and parking lot restriping fee.

<sup>7</sup> Zoning Permit Fee covers the initial inspection and one re-inspection. If the first re-inspection fails, all additional inspections shall be charged the re-inspection fee. Fee will be charged prior to issuance of a certificate of compliance/certificate of occupancy.



\*Fee Revised or Added FY 2026-27

## Community Development Department - Building Inspections

\*Review and Permits fees are non-refundable.

\*All Building Permit Fees will be rounded down to the nearest whole-dollar amount.

### Use & Occupancy Fees

	<b>Use &amp; Occupancy Permits</b>	\$100.00	Per Permit
	<b>Zoning Verification Letters</b>	\$75.00	Per Letter
	<b>ABC/DMV Letters</b>	\$75.00	Per Letter
	<b>After-the-Fact Zoning Permit, Occupying and/or Operating Without Permit</b>		Double Fee

### Residential - Building Permit Fees

	<u>Single-Family Construction, Attached and Detached</u>	<b>Building</b>	<b>Electrical</b>	<b>Mechanical</b>	<b>Plumbing</b>
	<b>Minimum Fee/Amended Permit</b>	\$150.00	\$75.00	\$75.00	\$75.00
	<b>New Construction and Additions (sq. ft.)</b>	\$0.30	\$0.16	\$0.16	\$0.16
	<b>Interior Renovations (sq. ft.)</b>	\$0.20	\$0.12	\$0.12	\$0.12
	<i>*All new residential construction subject to a \$10 Homeowner Recovery Fee*</i>				
	<b><u>Zoning Permit Fees for New Residential Construction</u></b>				
	<b>Zoning Permit for New Construction</b>			\$100.00	Per Permit
	<i>New residential structures include single family attached, detached, twin-homes, duplex, triplex, quadruplex.</i>				
	<b>Zoning Permit for Additions/Accessory Structures</b>			\$75.00	Per Permit
	<i>It includes swimming pools, residential additions, accessory building reviews, zoning permits that do not require a building inspection, and home occupation reviews.</i>				
	<b><u>Residential Construction Permit Add-Ons (only if applicable to project)</u></b>				
	<b>Driveway Permit</b>			\$50.00	Per Permit
	<b>Fireplace</b>			\$100.00	Per Permit
	<b>Zoning Review</b>			\$50.00	Per Permit
	<i>(applicable to all new residential construction projects)</i>				
	<b>NC Homeowner Recovery Fee</b>			\$10.00	Per Permit



\*Fee Revised or Added FY 2026-27

<b>Manufactured/Modular Housing</b>			
<b>Mobile Homes</b>			
	<i>Single Wide</i>	\$150.00	Per Permit + \$100.00 * Per P, M, E trade
	<i>Double-Wide / Triple-Wide</i>	\$250.00	Per Permit + \$100.00 * Per P, M, E trade
	<b>Modular Homes and House Relocations</b>	\$250.00	Per Permit + \$100.00 * Per P, M, E trade

**Commercial, Industrial, and Institutional Buildings & Upfits — Building Permit Fees**

<b>Commercial Plan Review Fees</b>					
	<i>Nonresidential Under 4,000 sq. ft</i>			\$125.00	Per Permit
	<i>Nonresidential 4,001 – 15,000 sq. ft</i>			\$150.00	Per Permit
	<i>Nonresidential 15,001 – 40,000 sq. ft.</i>			\$300.00	Per Permit
	<i>Nonresidential 40,001 sq. ft. and greater</i>			\$500.00	Per Permit
<b>New Apartments</b>					
	<i>Apartment — 1st unit</i>	\$275.00	\$200.00	\$200.00	\$200.00
	<i>Each additional unit</i>	\$135.00	\$135.00	\$135.00	\$135.00
<b>Below are fees designated based on International Code Council (ICC) Designations.</b>					
<b>New Commercial, Industrial, Institutional</b>					
	<i>Minimum/Amended Fee for All Uses*</i>	\$500.00	\$250.00	\$250.00	\$250.00
<i>*If the minimum fee is not met or exceeded, the minimum fee shall apply.</i>					
<b>Assembly, Educational, Institutional (sq. ft.)</b>					
	<i>1st 10,000 sq. ft.</i>	0.47	0.14	0.14	0.14
	<i>2nd 10,000 sq. ft.</i>	0.21	0.11	0.11	0.11
	<i>20,001+ sq. ft.</i>	0.16	0.11	0.11	0.11



\*Fee Revised or Added FY 2026-27

	<b>Business, Mercantile (sq. ft.)</b>	<b>Building</b>	<b>Electrical</b>	<b>Mechanical</b>	<b>Plumbing</b>
	<i>1st 10,000 sq. ft.</i>	0.44	0.12	0.15	0.15
	<i>2nd 10,000 sq. ft.</i>	0.19	0.12	0.12	0.12
	<i>20,001+ sq. ft.</i>	0.09	0.06	0.06	0.06
	<b>Factory, Industrial (sq. ft.)</b>	<b>Building</b>	<b>Electrical</b>	<b>Mechanical</b>	<b>Plumbing</b>
	<i>1st 10,000 sq. ft.</i>	0.50	0.14	0.12	0.12
	<i>2nd 10,000 sq. ft.</i>	0.14	0.08	0.08	0.08
	<i>20,001+ sq. ft.</i>	0.08	0.06	0.04	0.04
	<b>Hazardous (sq. ft.)</b>	<b>Building</b>	<b>Electrical</b>	<b>Mechanical</b>	<b>Plumbing</b>
	<i>1st 10,000 sq. ft.</i>	0.60	0.16	0.16	0.16
	<i>2nd 10,000 sq. ft.</i>	0.30	0.12	0.12	0.12
	<i>20,001+ sq. ft.</i>	0.28	0.08	0.08	0.08
	<b>Utility/Miscellaneous (sq. ft.)</b>	<b>Building</b>	<b>Electrical</b>	<b>Mechanical</b>	<b>Plumbing</b>
	<i>Minimum Fee is 1/2 minimum fee for all other uses.</i>				
	<i>1st 10,000 sq. ft.</i>	0.26	0.05	0.05	0.05
	<i>10,000+ sq. ft.</i>	0.04	0.03	0.03	0.03
	<b>Storage (sq. ft.) and Shell*</b>	<b>Building</b>	<b>Electrical</b>	<b>Mechanical</b>	<b>Plumbing</b>
	<i>1st 10,000 sq. ft.</i>	0.40	0.11	0.11	0.11
	<i>10,000+ sq. ft.</i>	0.08	0.07	0.07	0.07
	<i>*Upfits to a completed shell building follow the New Construction Fee.</i>				
	<b>Interior Upfits — Commercial, Industrial, Institutional or Amendments to Permits</b>				
	Permit is one-half the cost of a new construction permit.				

**Commercial Construction Permit Add-Ons (only if applicable to project)**

<b>Driveway Permit</b>	\$75.00 Per Permit
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\*Fee Revised or Added FY 2026-27

	<b>Fireplace</b>	\$100.00 Per Permit
	<b>Site/Utility Plumbing</b>	\$100.00 Per Permit
	<b>Hood</b>	\$100.00 Per Permit
	<b>Refrigeration</b>	\$100.00 Per Permit
	<b>Low Voltage</b>	\$100.00 Per Permit
	<b>Construction Trailer</b>	\$100.00 Per Permit
	<b>Zoning Review</b>	
	<i>Less than 10,000 sf</i>	\$100.00 Per Permit
	<i>10,000-20,000 sf</i>	\$200.00 Per Permit
	<i>Greater than 20,000 sf</i>	\$300.00 Per Permit
	<i>(applicable to all new structures &amp; additions)</i>	
	<b>Zoning Reviews for Upfits</b>	Half cost of New Permit Fee (Excluding Shell Building Upfits)
	<b>Dumpster Pad &amp; Enclosure Permit</b>	\$150.00 Per Permit

**Standalone Trade Fees — Building Fees**

	<b>Basic Building Permit <sup>1</sup></b>	\$150.00 Per Permit
	<b>Accessory Structure Permit <sup>2</sup></b>	Per Permit + \$150.00 \$75.00 Per P, M, E trade
	<b>Cell Towers</b>	
	<i>New</i>	\$348.00 Per Fee
	<i>Equipment Additions or Upgrades</i>	\$174.00 Per Fee
	<b>Daycare / Group Homes</b>	\$200.00 Per Permit
	<b>Paint Booth</b>	Per Permit + \$150.00 \$75.00 Per P, M, E trade
	<b>Parking Lot Restriping</b>	\$100.00 Per Fee
	<b>Demolition Permit</b>	\$125.00 Per Permit



\*Fee Revised or Added FY 2026-27

	<b>Footing/Foundation/Slab Only Permit</b>	0.05 Per Square Foot
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**Standalone Trade Fees — Plumbing Fees**

	<b>Basic Plumbing Permit</b> <sup>3</sup>	\$100.00 Per Permit
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**Standalone Trade Fees — Mechanical Fees**

	<b>Basic Mechanical Permit</b> <sup>4</sup>	\$100.00 Per Permit
	<b>Mechanical Unit Change Out</b>	Per Unit \$150.00 (Electrical Included)
	<b>Refrigeration System</b>	
	<i>1st Unit</i>	\$100.00 Per Unit
	<i>Each Additional Unit</i>	\$50.00 Per Unit
	<b>Generators</b>	
	<i>Residential</i>	Per Permit \$100.00 (Electrical Not Included)
	<b>Exhaust Systems</b>	
	<i>0-3,000 CFM</i>	\$225.00 Per Unit
	<i>3,001-5,000 CFM</i>	\$260.00 Per Unit
	<i>5,001 + CFM</i>	\$300.00 Per Unit

**Standalone Trade Fees — Electrical Fees**

	<b>Basic Electrical Permit</b> <sup>5</sup>	\$100.00 Per Permit
	<b>Commercial Service Charges</b>	
	<i>Change, Relocation, or Reconnect</i>	\$200.00 Per Fee
	<b>Generators</b>	



\*Fee Revised or Added FY 2026-27

	<i>Residential</i>	\$100.00	Per Permit (Mechanical Not Included)
	<b>Solar Panels</b>	\$100.00	Per Permit (Building Not Included)
	<b>Swimming Pools</b>		
	<i>Above Ground</i>	\$100.00	Per Permit
	<i>In-Ground</i>	\$150.00	Per Permit
	<b>Temporary Power (commercial/residential)</b>	\$100.00	Per Permit

**Standalone Trade Fees — Other Fees**

	<b>Solar Panels</b>	\$100.00	Minimum or \$10 per panel
	<b>Swimming Pools</b>		
	<i>Above Ground</i>	\$100.00	Per Permit (Electrical Not Included)
	<i>In-Ground</i>	\$150.00	Per Permit (Electrical Not Included)
	<b>Additional Building Fees</b>		
	<i>Expired Permits</i>		New Permit Required at Full Cost
	<i>Reinspection<sup>7</sup></i>	\$50.00	Each x Number of Re-Inspections
	<i>Stop Work Order</i>	\$300.00	Each Occurrence
	<i>Temporary Certificate of Occupancy</i>	\$250.00	\$100.00 Per + Unfinished Trade

**Code Enforcement**

	<b>Stop Work Order with Permit</b>	\$300.00	Each Occurrence + Double Permit Fee
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\*Fee Revised or Added FY 2026-27

	<b>Stop Work Order prior to Permit Issuance</b>	\$300.00	Each Occurrence + Double Permit Fee
	<b>Occupancy Before Certificate of Occupancy</b>	\$300.00	Each Occurrence + Double Permit Fee
	<i>Excludes Use and Occupancy Permits</i>		

**Green Buildings**

	<b>Geothermal Heat Pumps — Existing Structures</b>		
	<i>Mechanical Fee</i>	50% Rebate	/ \$25 value
	<i>Electrical Fee</i>	50% Rebate	/ \$25 value
	<b>Gray/Rain Water Collection for Flushing Fixtures — Existing Structures</b>		
	<i>Plumbing Fee</i>	50% Rebate	/ \$40 value
	<b>Green Building Rebates</b>		
	Regular fees must be paid in full at the time of plan review or permit issuance.		
	Fee rebates will be refunded upon project completion and certification by a third party inspection agency.		
	<b>ICC/NAHB National Green Building Standard Certification</b>		
	<i>New Structures</i>	25% Rebate of Blanket Permit Fee	(Not to exceed \$500)
	<b>NAHB Model Green Building Home Guideline Certification</b>		
	<i>New Structures</i>	25% Rebate of Blanket Permit Fee	(Not to exceed \$500)
	<b>NC Healthy Built Home Certification</b>		
	<i>New Structures</i>	25% Rebate of Blanket Permit Fee	(Not to exceed \$500)
	<b>Photovoltaic Energy Systems — Existing Structures</b>		
	<i>Electrical Fee</i>	50% Rebate	/ \$40 value
	<i>Building Fee</i>	50% Rebate	/ \$40 value
	<b>Solar Hot Water Heating - Existing Structures</b>		



\*Fee Revised or Added FY 2026-27

	<i>Electrical Fee</i>	50% Rebate / \$25 value
	<i>Plumbing Fee</i>	50% Rebate / \$25 value
	<i>Building Fee</i>	50% Rebate / \$40 value
	<b>USEPA Energy Star Certification</b>	
	<i>New Structures</i>	25% Rebate of Blanket Permit Fee (Not to exceed \$500)

**Development Fees**

	<b>Caleb's Creek Development Fees</b>	
	<i>See Following Page(s)</i>	
	<b>Welden Development Fees</b>	
	Recreational Land Fee	\$250.00 Per Fee

**Superscript Notes for Community Development Department - Building Inspections Section:**

- <sup>1</sup> Non-area based permits, commercial re-roof, construction trailers, marquees, canopies, fixed awnings.
- <sup>2</sup> Carports, patio covers, screened porch, decks, docks, open porches, workshops, storage buildings, pump houses 575 sf and below.
- <sup>3</sup> Water heater replacement (gas, electric, tankless), grease traps, pumps, sump pumps, sewer lines, replacement fixtures, misc.
- <sup>4</sup> Replacement of the following (electrical included): furnace, boiler, air handler, duct heater, ductwork, fireplace, woodstove, conversion burner, automatic flue damper, swimming pool heater, misc. Basic permit also covers hood and duct systems and spray booths.
- <sup>5</sup> Lighted signs, cell tower-co locate, low voltage, residential service change/relocation/reconnect, service pole with disconnect and meter base.
- <sup>6</sup> Industrial, Commercial, Multifamily, PRD, Manufactured Housing Districts.
- <sup>7</sup> Each inspection type per permit will be granted one failure. For each subsequent failure, a \$50 reinspection fee will be charged. If 5 reinspections occur (6 failures), a stop work order will be issued.



### Community Development Department - Caleb's Creek

Caleb's Creek Fee Schedule 2025-2043		<b>OLD SECTION(S):</b> DEER RUN OWL'S TRAIL (PH. 3) LAKESIDE (PH. 2) QUAIL RUN (PH. 1-3) <b>O-2016-01</b>		
FEE RANGE	USE TYPE	<b>ROAD FEES</b> PER UNIT (RESIDENTIAL); PER 1,000 SQ. FT. (COMMERCIAL), PER SQ. FT. (CHURCH); PER PUMP (CONVENIENCE STORE)	<b>RECREATIONAL FEES</b> PER HOUSING/LIVING UNIT	<b>SEWER FEES</b> PER PARCEL (RESIDENTIAL); PER UNIT (MULTIFAMILY) PER SQUARE FOOT (COMMERCIAL); PER ACRE (RECREATION SERVICE)
<b>JULY 1, 2025 - JUNE 30, 2028</b>	SF DETACHED	\$1,071.49	\$428.72	\$2,143.59
	MULTIFAMILY (ATTACHED)	\$724.53	\$428.72	\$2,143.59
	NON-RESIDENTIAL 3A, 3B, 4	\$4,979.56	██████████	██████████
	NON-RESIDENTIAL 5, 6A-6F	\$1,423.34	██████████	██████████
	CHURCH	\$529.47	██████████	██████████
	CONVENIENCE STORE	\$9,894.10	██████████	██████████
	COMMERCIAL (NON-RESIDENTIAL)	██████████	██████████	\$0.64
RECREATION SERVICE	██████████	██████████	\$1,446.92	



\*Fee Revised or Added FY 2026-27

<b>Caleb's Creek Fee Schedule 2025-2043</b>		<b>NEW SECTION(S):</b> PA-100 - PA-108 O-2023-52		
<b>FEE RANGE</b>	<b>USE TYPE</b>	<b>ROAD FEES</b> PER UNIT (RESIDENTIAL); PER 1,000 SQ. FT. (COMMERCIAL)	<b>RECREATIONAL FEES</b> PER HOUSING/LIVING UNIT	<b>SEWER FEES</b> PER PARCEL (RESIDENTIAL); PER SQUARE FOOT (COMMERCIAL)
<b>JULY 1, 2026 - JUNE 30, 2029</b>	SF ATTACHED/DETACHED	\$1,071.40	\$428.71	\$2,143.59
	MULTIFAMILY (APARTMENTS)	\$723.80	\$428.71	\$2,143.59
	COMMERCIAL (NON-RESIDENTIAL)	\$3,201.00		\$0.64



## Fire Rescue Department

### General Fire Fees

	<b>Absorbent - Hydrocarbon</b>	\$30.00 Per Bag
	<b>Cars/Pickup</b>	\$50.00 Per Hour
	<b>Engine/Ladder</b>	\$100.00 Per Hour
	<b>Fire Extinguisher</b>	\$30.00 Per 20 lbs.
	<b>Foam</b>	Actual Cost + 20%
	<b>Squad/Brush Units</b>	\$100.00 Per Hour
	<b>Stand By Firefighters</b>	\$25.00 Per Hour / Per Firefighter
	<i>When Required by a Fire Official or Requested by Occupancy</i>	
	<b>Stand By Fire Supervisor</b>	\$35.00 Per Hour / Per Supervisor
	<i>When Required by a Fire Official or Requested by Occupancy (Required for 3 or More Firefighters)</i>	

### Training Facility Fees

	<b>Smoke Fluid</b>	\$25.00 Per Gallon
	<b>Supplies</b>	Actual Cost + 20%
	<i>(Straw (Per Bale), Pallets, OSB, 2x4's, Sheetrock, forcible entry dowels)</i>	
	<b>Training Facility Instructor</b>	\$30.00 Per Hour
	<i>1 Department Instructor Required for Live Fire Training up to 4 hours</i>	
	<i>More than 4 Hours, 2 Department Instructors Required</i>	
	<b>Training Facility Use Fee</b>	
	<i>For Use Up to 4 Hours</i>	\$50.00 Per Fee
	<i>For Use Over 4 Hours (Per Day)</i>	\$100.00 Per Fee

### Fire Inspection Fees

	<b>1st Inspection Fee</b>	
	<i>Annual, Initial, Primary, First Complaint, or Request Inspection</i>	\$0.00 No Fee
	<b>2nd Inspection Fee</b>	
	<i>Notice of Compliance Issued</i>	\$0.00 No Fee



\*Fee Revised or Added FY 2026-27

	<b>3rd Inspection Fee</b>		
	<i>Inspection Fee + Fines</i>	\$50.00	Inspection Fee + Fines
	<i>Fined \$100 for Each Outstanding Fire Code Violation</i>		
	<b>4th Inspection Fee</b>		
	<i>Inspection Fee + Fines</i>	\$100.00	Inspection Fee + Fines
	<i>Fined \$200 for Each Outstanding Fire Code Violation</i>		
	<b>5th Inspection Fee</b>		
	<i>Inspection Fee + Fines</i>	\$150.00	Inspection Fee + Fines
	<i>Fined \$300 for Each Outstanding Fire Code Violation PLUS Court Costs</i>		

**Fire Prevention Fees**

	<b>ABC Permit Inspection Fee</b>	\$100.00	Per Inspection Fee
	<b>All Other Permits Fee</b>	\$100.00	Per Inspection Fee
	<i>Required by the Fire Prevention Code</i>		
	<b>Amusement Buildings Fee</b>	\$125.00	Per Inspection Fee
	<i>(Haunted Houses, etc.)</i>		
	<b>Any Other Function Requiring Fire Prevention Inspection and Approval</b>	\$50.00	Per Fee
	<i>Not Previously Listed</i>		
	<b>Blasting Operations Permit Fee</b>	\$120.00	Per Inspection Fee
	<b>Bon Fire Permit Fee</b>	\$20.00	Per Permit
	<b>Certificate of Occupancy Fee</b>		
	<i>Re-Inspection</i>	\$50.00	Per Inspection Fee
	<b>Copies of Fire Report</b>		
	<i>First Copy</i>	\$0.00	No Fee
	<i>Additional Copies After First</i>	\$0.25	Per Page
	<b>Day Care Inspection Fee</b>	\$50.00	Per Fee
	<b>Fire Lane Violation Fee</b>	\$50.00	Per Fee
	<b>Fireworks Display Fees</b>		



\*Fee Revised or Added FY 2026-27

	<i>Public Display Fee</i>	\$125.00	Per Fee
	<i>Fire Department Standby Fee</i>	\$100.00	Per Fee
	<b>Foster Homes, Charitable, Non-Profit Governmental</b>	\$0.00	No Fee / Exempt
	<b>General Fire Code Violation Fine</b>	\$100.00	Per Fee
	<b>Hazardous Material Spills / Fires</b>		
	<i>Per Hour Per Apparatus Plus Actual Cost + 20%</i>	\$100.00	Per Hour / Per Apparatus PLUS
	<b>Keyholder Failure to Respond</b>	\$100.00	Per Fee
	<b>Plans Review</b>		
	<del><i>Plus .03 Per sq. ft.</i></del>	<del>\$50.00</del>	<del>Per Review + (square feet x 0.03)</del>
<b>Revised FY 26-27</b>	<b>Plans Review</b>		
	<i>Plus .03 Per sq. ft.</i>	\$100.00	Per Review + (square feet x 0.03)
	<b>Removal of Stop Work Order</b>	\$300.00	Per Fee
	<b>State License Inspection Fee</b>	\$50.00	Per Fee
	<b>Tank Installation, Abandonment or Removal</b>	\$150.00	Per Tank
	<i>Each Additional Tank</i>	\$50.00	Each Additional Tank
	<b>Upfit Review</b>		
	<del><i>Plus .03 Per sq. ft.</i></del>	<del>\$50.00</del>	<del>Per Review + (square feet x 0.03)</del>
<b>Revised FY 26-27</b>	<b>Upfit Review</b>		
	<i>Plus .03 Per sq. ft.</i>	\$100.00	Per Review + (square feet x 0.03)
	<b>Working Without Permit</b>	\$100.00	Per Fine + Double Permit Fee

**Fire Inspection Permits**

<b>Installation Permits</b>
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\*Fee Revised or Added FY 2026-27

	<b>All Others Not Listed but required by the NC Fire Code</b>	\$120.00	Per Fee
	<b>Automatic Fire Extinguishing Systems</b>	\$120.00	Per Fee
	<i>(i.e. Kitchen Hood System, Spray Booth)</i>		
	<b>Commercial/Subdivision Gate(s)</b>	\$50.00	Per Fee
	<b>Emergency Responder Radio Coverage System</b>	\$120.00	Per Fee
	<b>Fire Alarm and Detection Systems and Related Equipment</b>	\$100.00	Per 24,000 sf of Each Floor Level
	<b>Fire Pumps and Related Equipment</b>	\$100.00	Per Fee
	<b>Private Fire Hydrants</b>	\$100.00	Per Fee
	<b>Fire Sprinkler Systems</b>		
	<i>20 Heads or Fewer</i>	\$120.00	Per Fee
	<i>More than 20 Heads</i>	\$120.00	Per 24,000 sq. ft. of Each Floor Level
	<b>Standpipe Systems</b>		
	<i>New, Modification, or Renovation</i>	\$120.00	Per Fee
	<b>Church Permit Fees</b>	\$0.00	No Fee / Exempt
	<b>Tents, Temporary Membrane, &amp; Air Structure</b>	\$50.00	Per Permit Period

**Fire Inspection Fines**

	<b>Life Safety Violation</b>		
	<i>Any Assembly Occupancy Violation that is an Imminent Danger</i>	\$250.00	Per Violation
	<i>*Life Safety Violation is an Automatic Fine Per Violation and Possible Evacuation of the Occupancy.</i>		
	<b>Failure to Report Unwanted Fire Per NC Fire Code</b>	\$500.00	Per Occurrence
	<b>Locked or Blocked Exits</b>		
	<i>First Occurrence</i>	\$250.00	Automatic Fine
	<i>Second Occurrence Within One Year</i>	\$500.00	Per Door
	<i>Third occurrence Within One Year</i>	\$1,000.00	Per Door
	<b>Overcrowding</b>		
	<i>In Excess of Posted Occupant Load</i>	\$250.00	Per Person
	<b>Nuisance Fire Alarm Activations (Within 12-Month Period)</b>		



\*Fee Revised or Added FY 2026-27

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	<i>Fourth and Fifth Alarm</i>	\$50.00 Each
	<i>Sixth and Seventh Alarm</i>	\$100.00 Each
	<i>Eighth and Additional</i>	\$250.00 Each



## Police Department

### Police Fees

Finger Print Charges			
	General Fingerprints	\$10.00	Per Card
	State Fingerprints	\$38.00	Per Processing Fee
Public Records Research			
	<p><i>Special Note: Requests for research of public records such as accident statistical data and summary reports on specific locations will be complied with at the cost of 15 cents per copy made, plus a special service fee of \$15 per hour for the time involved in compiling and researching the request. These requests require extensive use of technology resources and clerical assistance to complete.</i></p>		
Range Fees			
	Range Instructor	\$35.00	Per Hour
	Range Use Fee	\$50.00	For Use Up to 4 Hours
	Range Use Fee	\$100.00	For Use Over 4 Hours
Police In-Camera Video System			
	Video Copy, Research and Copy	\$5.00	Per Video Retrieval & Copies of Other Recordings
Parking Fines			
	<del>30 Day Late Fee for Non-Payment</del>	<del>\$30.00</del>	<del>Per Late Fee</del>
<b>Revised FY 26-27</b>	<b>30 Day Late Fee for Non-Payment</b>	<b>\$50.00</b>	<b>Per Fee</b>
	<i>(Assessment of a \$30 late fee for all unpaid parking fines after 30 days)</i>		
	All Other Parking Violations	\$5.00	Per Fine
	Fire Lane Violation	\$50.00	Per Fine
	Oversized Vehicle Parking in Violation of CO 9-186	\$50.00	Per Fine



\*Fee Revised or Added FY 2026-27

	<i>(Violation of Certain Vehicles to Be Parked only for loading and unloading)</i>	
	<b>Precious Metals Dealers Permit Fees</b>	
	<i>Annual Renewal Permit for Employee</i>	\$3.00 Per Permit
	<i>Dealers and Special Occasion Permits</i>	\$180.00 Per Permit
	<i>(Fee Includes State Fingerprint Processing Fee)</i>	
	<i>Employee Permits</i>	\$10.00 Per Permit



## Public Services Department - Sanitation Division

### Collection Fees

	<b><u>Residential Sanitation Collection</u></b>	
	<b>Purchase Price For Extra Refuse Cart and Replacements</b>	\$60.00 Per Refuse Cart
	<i>Maximum 2 Refuse Carts Per Single Family Dwelling</i>	
	<b>Additional Refuse Cart Collection Sticker Fee</b>	\$60.00 Annually
	<b>Purchase Price For Additional Recycling Cart and Replacements</b>	\$60.00 Per Recycling Cart
	<b>Purchase Price For Yard Carts and Replacements</b>	\$60.00 Per Yard Cart
	<i>No Fees for Collection</i>	
	<b>Knuckle Boom Truck Service</b>	
	<i>First Load</i>	\$0.00 No Fee
	<i>Each Additional Half Load</i>	\$80.00 Per Half Load
	<b>Special Pick-Ups Other than Bulky Item Collection Periods — Call-In Required</b>	
	<i>Each Bulky Item</i>	\$20.00 Per Item
	<i>Each Bag outside of the Refuse cart</i>	\$10.00 Per Bag



## Public Services Department - Stormwater Division

### Stormwater Fees

Stormwater Management Utility Fee		
	<i>All single-family detached parcels with one house billed 1 ERU (Equivalent Residential Unit)</i>	\$50.00 Per ERU
	<i>Each residential unit in a duplex, townhome, condo, or other multifamily structure billed 1 ERU</i>	\$50.00 Per ERU
	<i>All other developed parcels billed 1 ERU for up to 2,980 sf PLUS an additional service charge for each 1000 square feet.</i>	\$50.00 Per ERU +
	<i>Each 1000 square feet</i>	\$18.00 Per 1000 SF

### Stormwater Fines

Watershed Protection		
Violations of Chapter C, Article III:		
	<i>Any Violation of this Ordinance is a Civil Penalty of \$1000/Day.</i>	\$1,000.00 Per Day
Stormwater Runoff		
Violations of Chapter C, Article IV:		
	<i>Illicit Discharge</i>	\$500.00 Per Violation
	<i>Illicit Connections</i>	\$200.00 Per Violation/Day
	<i>Reconnected Connection: Increases 25% of the Previous Penalty Amount for Every Subsequent Illicit Connection by the Same Person.</i>	\$5,000.00 Per Violation
	<i>Improper disposal process wastewater</i>	\$5,000.00 Per Violation
	<i>Improper Disposal Substance Purchased at a Bulk Sales Location</i>	\$5,000.00 Per Violation
	<i>Improper Disposal of Household Products</i>	\$500.00 Per Violation
	<i>Improper Disposal of Yard Waste</i>	\$200.00 Per Violation
<b>Note:</b> Any Violation that Occurs Inside a Designated Water-Supply Watershed Area:		
	<i>Increase Penalty by 25%</i>	
	<i>Failure to Report — Increase Penalty by 25%</i>	



\*Fee Revised or Added FY 2026-27

	<i>Repeat Violators Increase the Penalty by 25% for Each Instance (In Addition to Clean-Up and Abatement)</i>	
	<b>Riparian Buffer Protection for Lands Within The Jordan Watershed</b>	
	Violations of Chapter C, Article V:	
	<i>Any Violation of this Ordinance is \$10,000/day; If Continuous, up to \$25,000/day.</i>	\$10,000.00 Per Violation
	<b>Riparian Buffer Protection for Lands Within The Lower Abbotts Creek Watershed</b>	
	Violations of Chapter C, Article VI:	
	<i>Any violation of this ordinance is \$10,000/day; If Continuous, up to \$25,000/day.</i>	\$10,000.00 Per Violation
	<b>Riparian Buffer Protection for Lands Within The Randleman Lake Watershed</b>	
	Violations of Chapter C, Article VI:	
	<i>Any violation of this ordinance is \$10,000/day; If Continuous, up to \$25,000/day.</i>	\$10,000.00 Per Violation



## Public Services Department - Street Division

### Street Fees

	<b>Curb &amp; Gutter Fees</b>	
	<i>Calculated at the time of request.</i>	
	<b>Mowing and Tractor Fees</b>	
	<i>Mowing Neglected Private Lots</i>	Cost + 50% (Minimum 1.5 Hours)
	<i>Tight Radius - Zero Turn Mower</i>	\$150.00 Per Hour
	<i>Tractor — With Flail Mower</i>	\$150.00 Per Hour
	<i>Tractor — With Rotary Mower</i>	\$150.00 Per Hour
	<i>Tractor — With Side Arm Mower</i>	\$150.00 Per Hour
	<b>Street &amp; Utility Fees</b>	
	<i>Street Cleaning — Construction Sites</i>	Cost + 50% Per Fee
	<i>Street Flushing — Construction Sites</i>	\$250.00 Per Trip
	<i>Removal and Replacement of Failing Utility Patches &amp; Other Street Repairs<sup>1</sup></i>	Cost + 50% Per Fee
	<i>Utility Cut Penalty</i>	\$500.00 Per Fee
	<i>(Excavating in the ROW or Cutting the Street Without a Permit)</i>	
	<i>Utility Installation Permit and Encroachment Permit</i>	\$100.00 Per Fee
	<i>(Inspection Required for Utility Installation Permit)</i>	
	<b>Inspections</b>	
	<i>After three (3) visits, there will be a charge of \$50 for each additional visit.</i>	\$50.00 Per Visit After 3
	<sup>1</sup> Related to Negligence, Faulty Workmanship, and/or Materials by Contractors, Sub-Contractors, Builders, Developers, Utility Companies, etc.	



\*Fee Revised or Added FY 2026-27

## Parks and Recreation Department

### Facility Reservations

	<b>Civitan Baseball Field</b>	\$35.00	Per Hour
	<b>Harmon Park Wedding Gazebo</b>	\$150.00	Per Half Day (5 Hour Block)
	<b>Picnic Shelters</b>	\$40.00	Per Half Day Session
	<i>Morning: 10am-4pm</i>		
	<i>Evening: 5pm-9pm</i>		
	<b>Picnic Shelters</b>	\$80.00	Per Full Day
	<i>All day: 10am-9pm</i>		
	<b>Pickleball &amp; Tennis Court Rentals</b>	\$5.00	Per Hour/Per Court

### Kernersville Recreation & Event Center\*

	<b>Dual Gym Court Rental</b>	\$80.00	Per Hour / Per Court *
	<del>Dual Gym Court Rental w/Stage</del>	<del>\$1,000.00*</del>	<del>Per Rental Block</del>
<b>Revised FY 26-27</b>	<b>Dual Gym Court Rental w/Stage</b>	<b>\$180.00*</b>	<b>Per Hour</b>
	<del>Championship Court Rental</del>	<del>\$80.00</del>	<del>Per Hour / Per Court*</del>
<b>Revised FY 26-27</b>	<b>Championship Court Rental</b>	<b>\$100.00</b>	<b>Per Hour / Per Court *</b>
	<del>Multi-Purpose Room Rental</del>	<del>\$300.00</del>	<del>Per Rental Block</del>
<b>Revised FY 26-27</b>	<b>David Largen Legacy Room Rental</b>	\$80.00	Per Hour / 3-Hour Minimum
	<b>Conference Room</b>	\$75.00	Per Hour / 3-Hour Minimum
	<i>* Additional fees may apply</i>		

### Ivey M. Redmon Sports Complex: Linear Field Rental Fees (soccer, football, lacrosse etc.)

	<del>Per Field / Per Day — Saturday / Sunday</del>	<del>\$200.00</del>	<del>Per Field (Saturday &amp; Sunday Only)</del>
	<del>Per Field — Friday Only</del>	<del>\$75.00</del>	<del>Per Field (Friday Only)</del>



\*Fee Revised or Added FY 2026-27

	<b>Weeklong</b>	<del>\$3,500.00</del>	Per Weeklong
<b>Revised FY 26-27</b>	<b>Fields #1-#5</b>	\$125.00	Per Field / Per Hour
<b>Revised FY 26-27</b>	<b>Field #6</b>	\$75.00	Per Hour
<b>Revised FY 26-27</b>	<b>Fields #7</b>	\$100.00	Per Hour

**Ivey M. Redmon Sports Complex: Cross Country Rental Fees**

	<b>Cross-Country Track Rentals (Category 1)</b>	<del>\$0.00</del>	No Fee
	<i>3 Teams or Fewer (Team = 5 Runners or More)</i>		
	<i>Fees are for course rental only. This does not include staff on the day of the event, porta johns or any equipment.</i>		
	<b>Cross-Country Track Rentals (Category 2)</b>	<del>\$50.00</del>	Per Fee
	<i>4-10 Teams (Team = 5 Runners or More)</i>		
	<i>Fees are for course rental only. This does not include staff on the day of the event, porta johns or any equipment.</i>		
	<b>Cross-Country Track Rentals (Category 3)</b>	<del>\$100.00</del>	Per Fee
	<i>11-20 Teams (Team = 5 Runners or More)</i>		
	<i>Fees are for course rental only. This does not include staff on the day of the event, porta johns or any equipment.</i>		
	<b>Cross-Country Track Rentals (Category 4)</b>	<del>\$250.00</del>	Per Fee
	<i>21-35 Teams (Team = 5 Runners or More)</i>		
	<i>Fees are for course rental only. This does not include staff on the day of the event, porta johns or any equipment.</i>		
	<b>Cross-Country Track Rentals (Category 5)</b>	<del>\$400.00</del>	Per Fee
	<i>36-50 Teams (Team = 5 Runners or More)</i>		
	<i>Fees are for course rental only. This does not include staff on the day of the event, porta johns or any equipment.</i>		
	<b>Cross-Country Track Rentals (Category 6)</b>	<del>\$600.00</del>	Per Fee
	<i>51 or More Teams (Team = 5 Runners or More)</i>		
	<i>Fees are for course rental only. This does not include staff on the day of the event, porta johns or any equipment.</i>		
<b>Revised FY 26-27</b>	<b>Regular Season Conference Meet</b>	\$0.00	No Fee
<b>Revised FY 26-27</b>	<b>Conference &amp; County Championship Meet</b>		
	<i>Meet Rental Fee</i>	\$150.00	



\*Fee Revised or Added FY 2026-27

	<i>Gate/Admission (if taken)</i>		\$1.00	Per person
<b>Revised FY 26-27</b>	<b>Invitational Meet</b>			
	<i>Monday - Sunday</i>	<i>Less than 100 Runners</i>	\$100.00	Fee
	<i>Monday - Sunday</i>	<i>101 - 300 Runners</i>	\$250.00	Fee
	<i>Monday - Sunday</i>	<i>301 - 500 Runners</i>	\$400.00	Fee
	<i>Monday - Sunday</i>	<i>501 + Runners</i>	\$550.00	Fee
	<i>Gate/Admission (if taken)</i>		\$1.00	Per person
	<i>Dedicated Staff Person</i>		\$40.00	Per hour
	<i>* Gate fee in lieu of a rental fee is possible based on the expected number of runners and staffing required for the gate.</i>			
	<i>* Additional fees may apply for requested supplies and materials (tables, chairs, tents, staffing etc.)</i>			

**Ivey M. Redmon Sports Complex: Ballfield Rental Fees (Baseball, Softball)**

	<del><b>Tournament Usage</b></del>	<del>\$220.00</del>	<del>Per Day / Per Field</del>
<b>Revised FY 26-27</b>	<b>Tournament Usage</b>	\$300.00	Per Day / Per Field
	<del><b>Tournament Usage — For 3 Field Complex</b></del>		
	<del><i>Friday, Saturday, &amp; Sunday</i></del>	<del>\$1,900.00</del>	
	<del><i>Saturday &amp; Sunday</i></del>	<del>\$1,320.00</del>	
<b>Revised FY 26-27</b>	<b>Tournament Usage — For 3 Field Complex</b>		
	<i>Friday, Saturday, &amp; Sunday</i>	\$1,900.00	
	<i>Saturday &amp; Sunday</i>	\$1,500.00	
	<b>Weekday / Weeknight Hourly Field Rental</b>	\$50.00	Per Hour
	<b>Additional Field Prep (Drag with Striping)</b>	\$40.00	Per Field
	<b>Gate Fee Charge</b>	\$100.00	Per Day
	<b>Temporary Fencing Fee</b>	\$60.00	Per Field
	<b>Vendor on Site Fee</b>	\$50.00	Per Vendor
	<i>*Ballfield rental includes lights, bases, mounds, restrooms, initial field prep, one drag and restripe)</i>		

**Special Use Permit Fees**

	<b>Street Race/Walk</b>
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\*Fee Revised or Added FY 2026-27

	<i>Harmon Park Course</i>	\$100.00	Per Event
	<i>Fourth of July Park Course</i>	\$250.00	Per Event
	<i>Festival/Fair</i>	\$200.00	Per Event
	<i>Concert/Performance</i>	\$100.00	Per Event
	<b>Additional Event Elements (add on fees for elements related to special use requests)</b>		
	<i>Access to Water</i>	\$5.00	Flat Fee
	<i>Access to Electricity</i>	\$10.00	Flat Fee
	<i>Bicycle Barricades</i>	\$75.00	For 2 Racks
		\$200.00	For 3-10 Racks



## Parks and Recreation Department - Botanical Garden Division

### Ballroom Wedding Rentals

	<b>Basic Wedding Package (Friday or Sunday 8-hour rental)</b>	
	Up to 75 guests	\$2,200.00
	Up to 100 guests	\$2,600.00
	Up to 125 guests	\$3,000.00
	Additional Charge	\$20.00 Per Person Over Agreed Headcount
	Basic Includes:	
	<i>- Set up/breakdown of tables, chairs for reception</i>	
	<i>- Ballroom, Patio Terrace, Outdoor Ceremony Site, Catering Kitchen, 2 Dressing Rooms</i>	
	<i>- AV System</i>	
	<i>- 1 1/2 Hour Rehearsal (not on the Wedding Day)</i>	
	<i>- 2-Hour Photo Session for Bridal or Engagement Pictures (not on the Wedding Day)</i>	
	<b>Silver Wedding Package (Friday, Saturday, or Sunday 12-hour rental)</b>	
	Up to 100 guests	\$3,500.00
	Up to 125 guests	\$3,900.00
	Up to 150 guests	\$4,300.00
	Additional Charge	\$20.00 Per Person Over Agreed Headcount
	Silver Includes:	
	<i>- Set up/breakdown of tables, chairs for reception</i>	
	<i>- Linens</i>	
	<i>- 12' x 12' Dance Floor</i>	
	<i>- Ballroom, Patio Terrace, Outdoor Ceremony Site, Catering Kitchen, 2 Dressing Rooms</i>	
	<i>- AV System</i>	
	<i>- 1 1/2 Hour Rehearsal (not on the Wedding Day)</i>	
	<i>- 2-Hour Photo Session for Bridal or Engagement Pictures (not on the Wedding Day)</i>	
	<b>Gold Wedding Package (Friday, Saturday, or Sunday 12-hour rental)</b>	
	Up to 100 guests	\$4,800.00



\*Fee Revised or Added FY 2026-27

	Up to 125 guests	\$5,200.00	
	Up to 150 guests	\$5,600.00	
	Additional Charge	\$20.00	Per Person Over Agreed Headcount
	Gold Includes:		
	<i>- Set up/breakdown of tables and chairs for reception</i>		
	<i>- Set up/breakdown of chairs for the ceremony</i>		
	<i>- 20' x 20' Tent on Patio Terrace</i>		
	<i>- Linens</i>		
	<i>- 16' x 16' Dance Floor</i>		
	<i>- Ballroom, Patio Terrace, Outdoor Ceremony Site, Catering Kitchen, 2 Dressing Rooms</i>		
	<i>- AV System</i>		
	<i>- 1 1/2 Hour Rehearsal (not on the Wedding Day)</i>		
	<i>- 2-Hour Photo Session for Bridal or Engagement Pictures (not on the Wedding Day)</i>		
	<b>Gold Plus Wedding Package (Friday 8-hour block AND Saturday 12-hour block)</b>		
	Up to 100 guests	\$7,000.00	
	Up to 125 guests	\$7,400.00	
	Up to 150 guests	\$7,800.00	
	Additional Charge	\$20.00	Per Person Over Agreed Headcount
	Gold Includes:		
	<i>- All Features of Gold Wedding Package</i>		
	<b>Micro-Wedding Basic Package (Monday–Thursday)</b>		
	Up to 50 guests	\$1,550.00	(6 hour block)
	Micro-Wedding Basic Includes:		
	<i>- Set up/breakdown of tables and chairs for reception</i>		
	<i>- Ballroom, Patio Terrace, Outdoor Ceremony Site, Catering Kitchen, 1 Dressing Room</i>		
	<i>- AV System</i>		
	<i>- 1 1/2 Hour Rehearsal (not on the Wedding Day)</i>		
	<i>- 2-Hour Photo Session for Bridal or Engagement Pictures (not on the Wedding Day)</i>		



	- Event must end by 8 PM	
	<b>Micro-Wedding Plus Package (Monday–Thursday)</b>	
	Up to 50 guests	\$1,950.00 (8 hour block)
	Micro-Wedding Plus Includes:	
	- Set up/breakdown of tables and chairs for reception	
	- Set up/breakdown of chairs for the ceremony	
	- Linens	
	- 12' x 12' Dance Floor	
	- Ballroom, Patio Terrace, Outdoor Ceremony Site, Catering Kitchen, 2 Dressing Rooms	
	- AV System	
	- 1 1/2 Hour Rehearsal (not on the Wedding Day)	
	- 2-Hour Photo Session for Bridal or Engagement Pictures (not on the Wedding Day)	
	- Event must end by 8 PM	
	<b>Elopement Basic Package (Monday–Thursday 8am–5pm)</b>	
	Up to 10 guests	\$250.00 (+\$15 per person over limit)
	Elopement Basic Includes:	
	- 1 Hour	
	- Up to 10 people (including wedding party and officiant)	
	- \$15 per every five (5) people over the agreed headcount	
	- Use of garden space for ceremony	
	- The event must be held between the hours of 8 AM - 5 PM.	
	<b>Elopement Plus Package (Monday–Thursday 8am–5pm)</b>	
	Up to 25 guests	\$500.00 (+\$15 per person over limit)
	Elopement Plus Includes:	
	- 2 Hours	
	- Up to 25 people (including wedding party and officiant)	
	- \$15 per every five (5) people over the agreed headcount	



\*Fee Revised or Added FY 2026-27

	- Use of garden space for the ceremony, 25 white resin chairs on Patio Terrace, and a cake table
	- The event must be held between the hours of 8 AM - 5 PM.

**Corporate Party, Standard Party, Bridal Showers, or Rehearsal Dinner Packages**

<b>Weekday Peak Season (Monday—Thursday)</b>	
Half Day (4 hours)	\$500.00
Full Day (9 hours)	\$1,000.00
Corporate/Standard Party (Weekday) Includes:	
- Ballroom, Patio Terrace, Catering Kitchen	
- AV System	
- Set up/breakdown of tables and chairs	
- Linens may be rented for an additional fee.	
<b>Weekend Peak Season (Friday, Saturday or Sunday)</b>	
Hourly Rate (5 hour minimum)	\$300.00 <small>Per Hour (5 Hour Minimum)</small>
Corporate/Standard Party (Weekend—Peak Season) Includes:	
- Ballroom, Patio Terrace, Catering Kitchen	
- AV System	
- Set up/breakdown of tables and chairs	
- Linens may be rented for an additional fee.	
<b>Weekend Off Season (Friday, Saturday or Sunday)</b>	
Hourly Rate (2 hour minimum)	\$250.00 <small>Per Hour (2 Hour Minimum)</small>
Corporate/Standard Party (Weekend—Peak Season) Includes:	
- Ballroom, Patio Terrace, Catering Kitchen	
- AV System	
- Set up/breakdown of tables and chairs	
- Linens may be rented for an additional fee.	
<b>* Peak Season = March-June and September-December; Off Season = January-February and July-August</b>	



\*Fee Revised or Added FY 2026-27

**Conference Room Rentals**

	<b>Monday–Thursday, Friday until 2 PM</b>
	Half Day (4 hours) <span style="float: right;">\$200.00 Per Block (4 Hours)</span>
	Conference Room Includes:
	- Conference Room seats up to 10 people
	- AV System
	Full Day (9 hours) <span style="float: right;">\$350.00 Per Block (9 Hours)</span>
	Conference Room Includes:
	- Conference Room seats up to 10 people
	- AV System
	<b>* All rentals are subject to a non-refundable deposit to secure the rental date. Excessive damage or excessive cleaning will be an additional charge following the event.</b>



134 East Mountain Street  
Kernersville, NC 27284

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

**MEMORANDUM**

To: Curtis L. Swisher, Town Manager  
From: Rebekah East, Finance Director  
Subject: Budget Amendment Request #11 for Fiscal Year 2025-26  
Date: June 1, 2026

The Budget Amendment #11 Ordinance for Fiscal Year-End 2025-26 is attached for consideration by the Board of Aldermen. Specifically, budget amendments are requested for the following:

**General Fund – Expenditures**

1. To increase the Governing Body expenditures by \$285,158 to cover high-than-anticipated costs during the fiscal year, primarily due to additional outside legal expenses (\$25,000); increases in dues and subscriptions related to the Council of Government, Institute of Government, and League of Municipalities memberships (\$1,591); and funding for the economic development agreement with the City of High Point (\$258,567).
2. To increase the Administration Department expenditures by \$15,700 to recognize current year personnel costs, including salaries and wages (\$13,330), retirement expense (\$970), and 401(k) retirement expense (\$1,400).
3. To increase the Information Technology Department expenditures by \$16,000 to cover updated group insurance costs during the fiscal year resulting from the addition of a new employee and changes in employee benefit elections to coverage levels other than employee-only plans.
4. To increase the Community Development Planning Division expenditures by \$57,000 in professional services to cover additional Comprehensive Plan services (\$45,000) and increased outside plan review costs this fiscal year (\$12,000). These expenditures will be offset by related revenues received during the fiscal year.
5. To increase the Human Resources Department expenditures by \$57,882 to cover higher-than-anticipated personnel costs during the fiscal year, including salaries and wages (\$45,600) associated with hiring a new director to train under the previous director prior to retirement and the retirement payout of the previous director, as well as unemployment insurance expense (\$12,282) related to claims received.
6. To increase the Police Department expenditures by a net amount of \$20,136 to recognize the first-year capital outlay expense associated with GASB 96 (Software as a Subscription), with related revenues offsetting the required accounting adjustment.

**ALDERMEN**

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



7. To increase the Fire Rescue Department expenditures by a net amount of \$285,350 to cover higher-than-anticipated personnel, operational, and capital costs during the fiscal year, including overtime salaries and wages (\$160,786), group insurance (\$55,000) resulting from changes in employee benefit selections, fire turnout gear (\$56,000), dues and subscriptions (\$2,376), and capital outlay expense (\$11,188) associated with GASB 96 (Software as a Subscription). Insurance claim revenues related to the fire turnout gear replacement and revenues associated with the GASB 96 accounting adjustment will offset a portion of these expenditures.
8. To increase the Public Services Street Division expenditures by \$20,000 to cover higher-than-anticipated street lighting costs during the fiscal year due to rate increases and new roads added for maintenance.
9. To decrease the Recreation Department expenditures by a net amount of \$1,876,393 to transfer Community Pool infrastructure construction expenses (\$2,200,000) to the Community Pool Capital Project Ordinance Fund; transfer salaries and wages (\$34,705) to the Museum and Botanical Garden Divisions to help cover personnel overages; and recognize the first-year capital outlay expenses (\$358,309) associated with GASB 87 (Leases), with related revenues offsetting the required accounting adjustment.
10. To increase the Parks and Recreation Botanical Garden Division expenditures by \$23,800 to cover increased personnel costs during the fiscal year, including a correction in salaries and wages (\$19,000), which will be partially offset by a transfer from the Parks and Recreation Department, and group insurance costs (\$4,800) resulting from changes in employee benefit elections to higher coverage levels.
11. To increase the Parks and Recreation Museum Division expenditures by \$10,030 to recognize current year personnel costs, including a correction in salaries and wages (\$6,250), FICA tax expense (\$350), retirement expense (\$725), and 401(k) retirement expense (\$205), as well as an increase in contracted services (\$2,500) related to new annual pest control and HVAC maintenance contracts.
12. To increase the Public Services General Services Division expenditures by \$82,684 to cover updated group insurance costs (\$7,900) related to changes in employee benefit elections, increased Town-wide departmental utility costs (\$12,000), and increased capital outlay improvement costs associated with the new roof at the Old Paddison Memorial Library (\$62,784).
13. To increase the Public Services Administration Division expenditures by \$18,310 to cover higher-than-anticipated personnel costs during the fiscal year, including salaries and wages (\$14,100) associated with the retirement payout of the previous director, as well as retiree's insurance expense (\$4,210) and 401(k) retirement expense (\$350).
14. To increase the Public Services Central Maintenance Division expenditures by a net amount of \$33,500 to cover increased costs for subcontracted vehicle repairs (\$15,000) and vehicle parts and accessories (\$25,000), partially offset by a decrease in contracted services (\$6,500) due to an expense being covered in the prior fiscal year. Insurance claim revenues related to vehicle repairs will offset a portion of these expenditures.

**General Fund – Revenues**

1. To decrease Restricted Intergovernmental Revenues by \$2,180,655 to primarily reflect the transfer of Community Pool infrastructure construction expenses (\$2,200,000) to the Community Pool Capital Project Ordinance Fund, partially offset by increases in ARPA – NC GREAT Grant revenues (\$16,477) and Organized Crime Drug Enforcement Task Force revenues (\$2,868).
2. To increase Functionally Related Revenues by \$320,178 to recognize additional revenues received during the fiscal year, including miscellaneous revenue for the Police Department (\$2,116), zoning fines (\$60,062), building inspections revenue (\$200,000), and zoning fees (\$58,000).
3. To increase Operating Grants and Contribution Revenues by \$4,376 to recognize additional revenues received during the fiscal year, including a foundation grant for the Challenger program (\$2,000) in the Parks and Recreation Department and additional contributions for the Fire Rescue Department (\$2,376).
4. To increase Interfund Transfers by \$389,660 to recognize other financing sources associated with the implementation of GASB 87 for leases (\$358,309) and GASB 96 for Software as a Subscription arrangements (\$31,351).
5. To increase the Fund Balance Appropriated by a net amount of \$515,622 to balance the General Fund revenues with expenditures for a total appropriation to date of \$5,301,871.

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**Emergency-911 Fund – Expenditures**

To increase expenditures by a net amount of \$493 to reflect a decrease in departmental supplies and materials (\$1,178) and an increase in E-911 equipment lease expenditures (\$1,671).

**Emergency-911 Fund – Revenues**

To increase revenues by \$493 to recognize additional interest earned on investments and to balance the fund.

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**Stormwater Enterprise Fund – Expenditures**

To decrease expenditures by a net amount of \$1,000,000 to reflect a transfer adjustment to the Stream Restoration Capital Project Ordinance Fund.

**Stormwater Enterprise Fund – Revenues**

To decrease the Fund Balance Appropriated by \$1,000,000 to balance the fund.

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**Community Pool Capital Project Ordinance (CPO) Fund – Expenditures**

To increase expenditures by \$2,200,000 to reflect the transfer of Community Pool infrastructure construction expenses from the Parks and Recreation Department to the Community Pool Capital Project Ordinance Fund.

**Community Pool Capital Project Ordinance (CPO) Fund – Revenues**

To increase Installment Purchase Loan Proceeds by \$2,200,000 to reflect the transfer of financing from the General Fund for Community Pool infrastructure construction expenses.

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**Stream Restoration Capital Project Ordinance (CPO) Fund – Expenditures**

To decrease expenditures by \$1,000,000 to reflect a reserve adjustment associated with the Stormwater Enterprise Fund.

**Stream Restoration Capital Project Ordinance (CPO) Fund – Revenues**

To decrease revenues by \$1,000,000 to reflect a transfer adjustment from the Stormwater Enterprise Fund.

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**ORDINANCE NO. O-2026-\_\_**  
**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:

<u>General Fund - Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
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
<b>Expenditures Total</b>	<b>1,876,396</b>	<b>925,577</b>	

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:

<u>General Fund - Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
<u>Restricted Intergovernmental</u>			
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
<i>Subtotal</i>	2,200,000	19,345	
<u>Functionally Related Revenue</u>			
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
<i>Subtotal</i>	0	320,178	

**ORDINANCE NO. O-2026-\_\_**  
**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
<i>Subtotal</i>	0	4,376

Interfund Transfers

Other Financing - GASB 87 (Leases)	358,309	358,309
Other Financing - GASB 96 (Software Subscriptions)	31,351	31,351
<i>Subtotal</i>	0	389,660

Fund Balance Appropriated

Fund Balance Appropriated	515,622	5,301,871
<i>Subtotal</i>	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:

<u>E-911 Fund - Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Departmental Supplies and Materials	1,178		497
E-911 Equipment Lease		1,671	43,671
<b>Expenditures Total</b>	<b>1,178</b>	<b>1,671</b>	

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:

<u>E-911 Fund - Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
<u>Penalties and Interest</u>			
Interest on Investments		493	518
<i>Subtotal</i>	0	493	
<b>Revenues Total</b>	<b>0</b>	<b>493</b>	

**ORDINANCE NO. O-2026-\_\_**  
**TOWN OF KERNERSVILLE**  
**BUDGET AMENDMENT # 11**

Section 3. To amend the Stormwater Enterprise Fund, the expenditures are to be changed as follows:

<u>Stormwater Enterprise Fund - Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Transfer to Stream Restoration CPO Fund	1,000,000		400,000
<b>Expenditures Total</b>	<b>1,000,000</b>	<b>0</b>	

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:

<u>Stormwater Enterprise Fund - Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
<i>Fund Balance Appropriated</i>			
Fund Balance Appropriated	1,000,000		925,300
<i>Subtotal</i>	1,000,000	0	
<b>Revenues Total</b>	<b>1,000,000</b>	<b>0</b>	

Section 4. To amend the Community Pool Capital Project Ordinance (CPO) Fund, the expenditures are to be changed as

<u>Community Pool CPO Fund - Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Capital Outlay - Land Improvement (IP)		2,200,000	13,000,000
<b>Expenditures Total</b>	<b>0</b>	<b>2,200,000</b>	

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:

<u>Community Pool CPO Fund - Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
<i>Restricted Revenues</i>			
Installment Purchase Loan Proceeds		2,200,000	13,000,000
<i>Subtotal</i>	0	2,200,000	
<b>Revenues Total</b>	<b>0</b>	<b>2,200,000</b>	

**ORDINANCE NO. O-2026-\_\_**  
**TOWN OF KERNERSVILLE**  
**BUDGET AMENDMENT # 11**

Section 5. To amend the Stream Restoration Capital Project Ordinance (CPO) Fund, the expenditures are to be changed as

<u>Stream Restoration CPO Fund - Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Reserve for Stream Restoration Project	1,000,000		400,000
<b>Expenditures Total</b>	<b>1,000,000</b>	<b>0</b>	

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:

<u>Stream Restoration CPO Fund - Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
<u>Interfund Transfers</u>			
Transfer from Stormwater Enterprise Fund	1,000,000		400,000
<i>Subtotal</i>	1,000,000	0	
<b>Revenues Total</b>	<b>1,000,000</b>	<b>0</b>	

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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Dawn H. Morgan, Mayor

ATTEST:

\_\_\_\_\_  
Keith Hooker, Town Clerk

**ORDINANCE NO. O-2026-**  
**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 2<sup>nd</sup> day of June, 2026.

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Dawn H. Morgan, Mayor

Attest:

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Keith Hooker, Town Clerk

**NORTH CAROLINA**

**AMENDMENT TO EMPLOYMENT AGREEMENT**

**FORSYTH COUNTY**

**THIS AMENDMENT TO EMPLOYMENT AGREEMENT** is made and entered this the 2<sup>rd</sup> 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”;

**WITNESSETH**

**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.

**IN WITNESS WHEREOF** the Town of Kernersville has caused this Agreement to be executed on its behalf by its Mayor and duly attested to by its Town Clerk, and Employee has executed this Agreement, the day and year first above written.

**EMPLOYER:  
TOWN OF KERNERSVILLE**

By: \_\_\_\_\_  
Dawn H. Morgan, Mayor

Attested to:

\_\_\_\_\_  
Keith Hooker, Town Clerk

**EMPLOYEE:  
CURTIS L. SWISHER**

\_\_\_\_\_ (Seal)  
Curtis L. Swisher

NORTH CAROLINA )  
 )  
FORSYTH COUNTY )

**LEASE AGREEMENT**

**THIS LEASE AGREEMENT** is made and entered into this the \_\_\_ day of \_\_\_\_\_, 2026 by and between the Town of Kernersville, a North Carolina municipal corporation, hereinafter referred to as the “Town” and the Kernersville Woman's Club, an unincorporated non-profit association, hereinafter referred to as the “Lessee”;

**WITNESSETH:**

**WHEREAS**, the Lessee desires to lease that certain property of the Town described hereinbelow upon the terms and conditions contained within this Lease Agreement;

**WHEREAS**, the Town is seized of and the Lessee does hereby rent from the Town the property located within the County of Forsyth, State of North Carolina, more particularly described as follows:

That certain property being located in the Town of Kernersville consisting of a one-story brick building and a lot on which same is located on the east side of Salisbury Street, in the Town of Kernersville, known as the *Community House*, hereinafter referred to as the “Premises”;

**WHEREAS**, the Lessee recognizes that the Premises is an asset and credit to the Town and in consideration of the terms and conditions hereof, Lessee covenants that it will exercise its best efforts in maintaining the standing of the Premises for the benefit of the community.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein this Lease Agreement, the sufficiency of which is hereby acknowledged, the parties do hereby agree to the following terms and conditions:

1. The term of this lease shall be for one (1) year, commencing July 1, 2026, and ending June 30, 2027.
2. The Lessee shall pay to the Town annual rent for the term of this Lease Agreement in the amount of One Dollar (\$1.00), which shall be due and payable at the beginning of this lease term and any renewal term hereof.
3. Lessee agrees to maintain and keep in good order and repair the building located on the Premises, and to pay the cost of all necessary minor repairs. A minor repair is defined as any repair costing Five Hundred Dollars (\$500) or less. Lessee agrees to pay the cost of all necessary minor repairs and upkeep to the Premises not to exceed One Thousand Dollars (\$1,000) per year. Lessee shall furnish to the Town, a semi-annual report of all routine maintenance and repairs made to the Premises, and Lessee also agrees to surrender possession of the Premises upon the termination of this lease in as good of condition as it exists as of the commencement hereof, ordinary wear and tear excepted.

4. Lessee agrees to pay for all utilities delivered to the Premises, including without limitation, water, electricity, and gas.

5. The Town agrees to be responsible for maintaining an insurance policy covering damage to the Premises caused by fire or other casualty.

In the event the building located on said premises should be destroyed by fire or other casualty to the extent that same is unusable for the purposes for which they are intended, and if the Town should not elect to repair and restore the building, then, in such event, this lease shall terminate.

6. Lessee agrees to maintain a liability insurance policy with a minimum coverage amount of \$1,000,000 for any liability that may arise from the use of the property by lessee or any person or entity renting the facility from lessee.

7. Lessee agrees to make no unlawful use of the Premises and agrees to abide by all Federal, State, Municipal, or other laws applicable to the use and enjoyment of the Premises.

8. Lessee agrees to permit the Kernersville Parks & Recreation Department to use the Premises with no facility rental charge for a maximum of twenty-five (25) nights for purposes of offering community programs and three weeks of Summer Camp (8 hours, 8am - 4pm) during the term of this lease and any renewal thereof. In an effort to offset utility charges incurred by Lessee, the Town, by and through its Parks and Recreation Department, agrees to pay the rate of \$10.00 per day to the Kernersville Woman's Club for each day that Summer Camp is offered at the Premises. The parties agree to cooperate with each other in the scheduling of this usage and further agree to meet quarterly for the purposes of reserving the dates for usage by the Parks & Recreation Department. In the event the Kernersville Parks & Recreation Department uses the Premises for more than twenty-five (25) nights during the term of this Lease or any renewal thereof, the Town, by and through its Parks and Recreation Department, shall pay to the Kernersville Woman's Club the sum of Fifteen Dollars (\$15) for each additional night of use of the Premises.

9. This Lease Agreement embodies the entire agreement between the Town and the Lessee and shall not be modified, changed or altered in any respect, except in writing duly signed by both parties. It is further understood that this Lease Agreement shall inure to the benefit of the parties hereto, their successors or heirs.

[SIGNATURE PAGE TO FOLLOW]

**IN WITNESS WHEREOF**, the parties hereto have caused this instrument to be executed by their respective officers in duplicate originals, one copy to be retained by each party, on the day and year first above written.

**TOWN OF KERNERSVILLE**

**By:** \_\_\_\_\_  
Curtis Swisher, Town Manager

**Attest:**

\_\_\_\_\_  
Keith Hooker, Town Clerk

**KERNERSVILLE WOMAN'S CLUB**

**By:** \_\_\_\_\_  
Deb Fletcher, President



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

134 East Mountain Street  
Kernersville, NC 27284

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

MEMORANDUM

TO: Mayor Morgan and Board of Aldermen

FROM: Keith Hooker, Town Clerk *KH*

DATE: May 28, 2026

SUBJECT: Nominations for Volunteer Boards and Commissions

The Nominations Committee of the Kernersville Board of Aldermen met at 1:30 PM on May 26, 2026 at Town Hall, 134 E. Mountain Street to discuss applications for volunteer boards and commissions.

**The committee makes the following recommendations for reappointment for terms beginning July 1, 2026 and ending June 30, 2029:**

**Recreation Advisory Board**

Jeff Hutchins  
Eric McFarlin  
Scott Dunn

**Board of Adjustment**

David Collins  
Suzanne Meyer (ETJ)

**Sister City Commission**

Diane Harper-Long  
Ed Koos

**Community Appearance Commission**

Tina Swisher  
Torrey Orlopp

**ALDERMEN**

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



**MINUTES OF THE BOARD OF ALDERMEN  
TOWN OF KERNERSVILLE, N.C.  
REGULAR MEETING 6:30 PM APRIL 29, 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 6:33 PM.

- **INVOCATION BY**

- Reverend Sarah McIntosh, Main Street United Methodist Church

Reverend McIntosh gave the invocation.

- **PLEDGE OF ALLEGIANCE**

Mayor Morgan led the Pledge of Allegiance.

- **CEREMONIAL PRESENTATIONS**

- Presentation of a Proclamation for Municipal Clerks Week.
- Presentation of a Proclamation for Law Enforcement Officers Week.

Mayor Morgan presented the proclamations.

1 **PUBLIC SESSION**

A. **SPEAKERS FROM THE FLOOR**

Mayor Morgan stated that the time limit for each speaker is 5 minutes with a total time of 15 minutes for this part of the agenda. She noted that there are multiple people signed up to speak and that the Board of Aldermen can vote to extend the total time to allow each speaker to have 5 minutes.

Alderman Apple made a **Motion** to extend the time to allow up to 5 minutes per speaker. Alderman Sabanis seconded the motion. The Board voted 5-0 in favor of the motion.

**John Lain, 931 Lake Drive, Kernersville**

Mr. Lain said that he has 4.5 acres of land in Kernersville. He said that his children ride dirt bikes on the property. He said that he would like to see the noise ordinance limits increased so that his children can ride dirt bikes on his property without violating the noise ordinance.

Mr. Swisher said that he will review the situation with Chief Tilley and return to the Board with a recommendation.

**Claire Vogt, 514 Bent Creek Trail, Kernersville**

Ms. Vogt said that she is a huge fan of swimming pools but expressed concern regarding the cost of the planned community pool. She asked if the Board members could individually express their support for the pool.

Mayor Morgan said that would be a question best asked outside of this forum.

**Jenny Fulton, 709 Oakhurst Street, Kernersville**

Ms. Fulton thanked the Board members for their service. She read prepared comments, presented them as written comments, and asked that the comments be included in the minutes for the meeting.

**Kernersville Board of Aldermen Public Comment**  
**2-Minute Printable Version**

Dated:  
4-29-2026

Good evening Mayor, Mayor Pro Tem, and members of the Board.

My name is **Jenny Fulton**, and I live at **709 Oakhurst Street, Kernersville, NC**.

I want to begin by saying **thank you for your public service** and for the time each of you gives to the Town of Kernersville. I know these decisions are not always easy.

I am also providing a written copy of my public comments and respectfully request that they be included in the **official Board of Aldermen meeting minutes and public record**.

I am here tonight as a **concerned resident and taxpayer**.

My concern is about the **long-term financial impact** of the community pool project and the direction of Town spending.

The Town budget went from about **\$48.6 million** to about **\$56.9 million** in one year. That is more than an **\$8 million dollar increase**.

The Board also approved a tax rate of **50.9 cents**, which is about **9.5% higher than the revenue-neutral rate**. I understand the Town has needs, but **revenue-neutral could have provided some relief to citizens** after property values increased.

At the same time, Kernersville already has about **\$41 million in long-term debt**. Now the Town is moving forward with a community pool project that may cost about **\$16 million over 10 years**, not including yearly operating and maintenance costs.

I understand that a community pool may be viewed as a **'give back' to the community**, and I respect the desire to provide something positive for families.

But I am asking: **at what cost?**

This is not just the cost to build a pool. It is **debt, yearly operations, maintenance, repairs, staffing, insurance, utilities, chemicals, and future replacement costs.**

And realistically, this pool will **not be a profitable investment for the Town.** Taxpayers will likely be expected to cover the difference **year after year.**

I am also concerned about the **limited use compared to the cost.** If the maximum pool capacity is **300 people at one time**, that is a small number compared to the size of our town. According to the U.S. Census Bureau, Kernersville's estimated population was **28,760 people as of July 1, 2024.** That means the pool could serve only about **1% of town residents at one time**, while all taxpayers help carry the cost.

That is the **long-term concern** I believe many citizens may not fully understand yet.

Families, seniors, and small businesses are already dealing with higher groceries, insurance, utilities, housing costs, and taxes. I believe the Town should be **just as careful with taxpayer money** as families have to be with their own money.

This is not about being against children, families, parks, or recreation. It is about **responsible spending, transparency, and protecting taxpayers** from long-term financial obligations.

This Board still has the ability to **pause this project**, take another look at the full cost, and make sure citizens clearly understand what they are being asked to pay for - **not just today, but for years to come.**

A good town does not just build what sounds attractive. A good town **protects taxpayers from financial obligations that outlast the ribbon-cutting.**

I respectfully ask the Board to **pause this project** and provide citizens

with a clear, simple explanation of what this pool will truly cost each year.

Because once this project is built, the **financial obligation does not end.**

**It begins.**

Thank you.

*Jerry Fulton*  
*4-29-2026*

## Sources and Notes

### **Town budget documents**

Town of Kernersville Finance Department, Town Budget page, including 2025- 2026 and 2024- 2025 budget documents. <https://toknc.com/finance/budget/>

### **Tax rate and revenue-neutral comparison**

Local coverage reported that the Board- approved tax rate was 50.9 cents, about 9.5% above the revenue-neutral tax rate. <https://www.yahoo.com/news/town-passes-balanced-fy-2025-035900744.html>

### **Current long-term debt**

Town of Kernersville FY 2023- 2024 Annual Comprehensive Financial Report / audit, which reports approximately \$41 million in direct long- term debt as of June 30, 2024. <https://toknc.com/app/uploads/2025/02/FY-23-24-Annual-Financial-Report.pdf>

### **Pool financing**

North Carolina Local Government Commission minutes for March 3, 2026, showing Kernersville installment financing not to exceed \$13,696,000 for town facility projects; Scope News reported the total financing cost at approximately \$16.3 million. <https://www.nctreasurer.gov/documents/files/slghdgc/lgc-minutes-03-03-26/open> and <https://scopenewsonline.com/2026/01/29/board-approves-financing-for-public-pool-other-town-projects/>

### **Population**

U.S. Census Bureau QuickFacts for Kernersville town, North Carolina, population estimate of 28,760 as of July 1, 2024. <https://www.census.gov/quickfacts/fact/table/kernersvilletownnorthcarolina/PST045225>

### **Pool capacity note**

The 300- person maximum pool capacity should be confirmed against the Town's final pool design, code occupancy, or operations materials before submission if challenged.

**Lavonne Moore, 250 Sattlewood Drive, Kernersville**

Ms. Moore said that she does not know who voted to have the community pool or the location of the pool. She said that her neighbors were unaware and do not want the pool. She said there are already several community pools, including the YMCA, the fitness complex on Old Winston Road, and neighborhood pools. She said that many homeowners also have pools. She said this pool will be located in an area that already has very heavy traffic.

**John Barrow, 518 Bent Creek Trail, Kernersville**

Mr. Barrow said that discussions regarding the community pool have been held approximately 10 times in the past 2 years. He noted the other pools in the area are not open to everyone, and he noted that the Town has never had a community pool. He said that this pool will be located at Pope Park, which is meant to serve citizens. He said the donor of the land for Pope Park thinks that having a community pool at the park is a great idea. He said that the Parks and Recreation Department does a survey every year and that the number one request is always a pool. He said that children in Kernersville can learn how to swim at this pool and that helping to save a child from drowning in the future is a worthy thing for the Town to do. He said the Town did not raise taxes to pay for the pool. He said there will be space inside the building at the pool that can be rented year-round to help offset the costs of operating the pool.

- B. Presentation by Krossroads Playhouse Regarding a Building for Indoor Performances.

**Katie Jo Icenhower, 114 English Street, Kernersville**

Ms. Icenhower asked the Board to consider a public/private partnership to create a small theater to serve as a dedicated performance venue and suggested naming it the Justice Theater in honor of the history of the Town. She noted the various uses for a small fixed-seat theater and the economic and community impact this could have on the Town. She said this would be a rental facility and would not be a civic center to be self-sustaining. She said that operations and maintenance costs would be low in a 134-seat facility. She said that Krossroads Playhouse has invested over \$400,000 in this project, including the property for the facility. She said the land and all improvements will be donated to the Town after completion.

- C. Consideration of a Resolution Renaming Echols Circle to Kaizen Way.

Mr. Swisher explained the resolution.

Alderman Thompson made a **Motion** to approve the resolution.

Alderman Pegram seconded the motion.

The Board voted 5-0 in favor of the motion.

**RESOLUTION NO. R-2026-15**

**A RESOLUTION OFFICIALLY RE-NAMING  
A STREET WITHIN THE CORPORATE LIMITS OF  
THE TOWN OF KERNERSVILLE KNOWN AS ECHOLS CIRCLE**

**WHEREAS**, the Board of Aldermen of the Town of Kernersville has received a request to change the name of Echols Circle to Kaizen Way as shown on the attached Exhibit A;

**WHEREAS**, the Board of Aldermen of the Town of Kernersville has determined that the official renaming of said street has been requested by the owners of property adjacent to the street and will continue to allow service providers to ensure accurate emergency response; and, thus, it is in the best interest of the safety and welfare of the citizens and residents of the Town to change the name of the street.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Aldermen of the Town of Kernersville, that the street presently and commonly known as Echols Circle and situated within the municipal limits and the extra-territorial jurisdiction of the Town of Kernersville, described and shown in the attached Exhibit A, shall be and is hereby officially named Kaizen Way as of this 29<sup>th</sup> day of April, 2026; and

**BE IT HEREBY FURTHER RESOLVED**, that all of the Notifications, as set forth in the written Procedures of the Town for naming/re-naming of streets, shall be complied with subsequent to the adoption of this Resolution.

This, the 29<sup>th</sup> day of April, 2026.

- D. Consideration of an Ordinance Amending Traffic Schedule 4 (Curb Restrictions) of Chapter 9 of the Code of Ordinances for the Town of Kernersville.

Mr. Swisher explained the ordinance. He said the President of the Homeowners Association for the neighborhood brought this request. He said the restrictive covenants for the association do not address this issue.

Mayor Pro Tem Gorham made a **Motion** to approve the ordinance.  
Alderman Apple seconded the motion.  
The Board voted 5-0 in favor of the motion.

**ORDINANCE NO. O-2026-19**

**AN ORDINANCE AMENDING TRAFFIC SCHEDULE 4 OF CHAPTER 9  
OF THE TOWN OF KERNERSVILLE CODE OF ORDINANCES  
BY ADDING CERTAIN STREETS TO THE LIST  
“NO PARKING FOR CERTAIN VEHICLES”  
WITH THE SUB-HEADING  
“NO PRIVATE VEHICLES, WHOSE OVERALL DIMENSIONS, INCLUDING ANY  
TRAILER ATTACHED THERETO, EXCEEDING 22 FEET IN LENGTH OR 80  
INCHES IN WIDTH”**

**WHEREAS**, the public health, safety, and welfare is best served by restricting parking in certain locations within the Corporate Limits of the Town of Kernersville;

**WHEREAS**, the Board of Aldermen has determined that a need to improve public safety related to the length and width of vehicles allowed to park on certain streets exists; and

**WHEREAS**, the Board of Aldermen has determined that public safety can be improved by prohibiting vehicles over 22 feet in length and/or 80 inches in width from parking on streets within the Julian Pond neighborhood;

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE** that the Code of Ordinances for the Town of Kernersville be amended by adding the following streets to the list underneath the description “No parking for certain vehicles” with the sub-heading “No private vehicles whose overall dimensions, including any trailer attached thereto, exceeding 22 feet in length or 80 inches in width.”

Julian Pond Lane, Howell Court, Calla Lilly Lane, Harris Court, Sydney Court, Burke Hollow Road, Tanner Court, Myra Court, Todd Court, Tom Court, McManus Way, Carmel Court, and Burger Court.

This Ordinance shall be effective upon its date of adoption by the Board of Aldermen this 29<sup>th</sup> day of April, 2026.

- E. Consideration of a Resolution Declaring May as Historic Preservation Month.

Mayor Morgan explained the resolution.

Mayor Pro Tem Gorham made a **Motion** to approve the resolution.

Alderman Sabanis seconded the motion.

The Board voted 5-0 in favor of the motion.

**RESOLUTION NO. R-2026-16**  
**RESOLUTION DECLARING HISTORIC PRESERVATION MONTH**  
**IN**  
**KERNERSVILLE, NORTH CAROLINA**  
**MAY 2026**

**WHEREAS**, the Town of Kernersville joins cities and counties across the United States in a nationwide celebration of Historic Preservation Month, and;

**WHEREAS**, historic preservation is an effective tool for economic development, tourism promotion, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

**WHEREAS**, Historic Preservation Month is sponsored by the Forsyth County Historic Resources Commission, and;

**WHEREAS**, the Historic Resources Commission's mission is to protect and enrich the county's cultural, historical, architectural, and archaeological heritage through the identification, designation, and preservation of historic resources, and;

**WHEREAS**, the Historic Resources Commission strives to promote the use and conservation of historic properties for the education, pleasure, and enrichment of the residents of the Town of Kernersville and Forsyth County, and;

**WHEREAS**, the Historic Resources Commission strives to educate the public about the history of Forsyth County's built environment, both extant and gone; and to amplify the voices and stories of persons and places traditionally excluded from the historic preservation narrative, and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Board of Alderman in the Town of Kernersville do hereby declare the month of May 2026 as Historic Preservation Month and call upon the people of Kernersville to join their fellow citizens across the United States in recognizing and participating in this special observance.

**BE IT FURTHER RESOLVED** that this resolution be included in the minutes of the Board of Aldermen and that a copy be furnished to the Forsyth County Historic Resources Commission.

Adopted this 29<sup>th</sup> day of April, 2026.

- F. Consideration of a Resolution Declaring Personal Property Surplus and Authorizing Disposal of Personal Property.

Mr. Swisher explained the resolution.

Alderman Sabanis made a **Motion** to approve the resolution.

Alderman Thompson seconded the motion.

The Board voted 5-0 in favor of the motion.

**RESOLUTION NO. R-2026-17**

**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
2014 Dodge Charger	11872	Police Department 2014 Dodge Charger #56	As per G.S. 160A-266
2014 Dodge Charger	11871	Police Department 2014 Dodge Charger #57	As per G.S. 160A-266
2014 Dodge Charger	11881	Police Department 2014 Dodge Charger #78	As per G.S. 160A-266
2013 Chevrolet Tahoe	11849	Police Department 2013 Chevrolet Tahoe #82	As per G.S. 160A-266
2008 Dodge Durango	11675	Police Department 2008 Dodge Durango #165	As per G.S. 160A-266
2008 Dodge Durango	11677	Police Department 2008 Dodge Durango #168	As per G.S. 160A-266
1982 Joy Air Compressor	1806	Public Services – Street Division 1982 Joy Air Compressor #242	As per G.S. 160A-266
1994 Rhino CY72 Mower	10532	Public Services – Street Division 1994 Rhino Mower CY-72 Rotary Cut/Bush Hog (S/N 21148)	As per G.S. 160A-266
1988 Ford Tractor	1811	Public Services – Street Division 1988 Ford Tractor 5610 with Side Arm	As per G.S. 160A-266
1995 Pierce Saber Pumper	12129	Fire Rescue Department 1995 Pierce Saber Pumper Truck #304	As per G.S. 160A-266
1999 American LaFrance	12064	Fire Rescue Department 1999 American LaFrance Ladder Truck 75’ Aerial/Quint	As per G.S. 160A-266

ITEM NAME	ASSET NO.	DESCRIPTION	DISPOSITION
Rear Loader Garbage Truck	11605	Public Services – Sanitation Division 2005 Heil International Rear Loader Garbage Truck #540	As per G.S. 160A-266
Buzzbar Head	11683	Public Services – Street Division 2 Blade, 48” Buzzbar Head	As per G.S. 160A-266
SuperDuty Mower	11682	Public Services - Streets 60” SuperDuty Grass Flail Mower	As per G.S. 160A-266
Street Sweeper	11767	Public Services – Street Division 2008 Elgin Street Sweeper #265	As per G.S. 160A-266
Tractor Grading Blade	N/A	Public Services – Street Division Tractor Grading Blade	As per G.S. 160A-266
Medical Bags & Supplies	N/A	Fire Rescue Department Miscellaneous Medical Bags & Supplies	As per G.S. 160A-266
(5) Akron Foam Educators	N/A	Fire Rescue Department Lot of (5) Akron Foam Educators	As per G.S. 160A-266
Body/Frame Repair Kit	N/A	Fire Rescue Department Ram Power Body/Frame Repair Kit	As per G.S. 160A-266
Oxygen/Acetylene Torch Set	N/A	Fire Rescue Department Oxygen/Acetylene Torch Set	As per G.S. 160A-266
Filing Cabinet	N/A	Fire Rescue Department HON 4-Drawer Filing Cabinet	As per G.S. 160A-266
Electric Flood Lights and Cords	N/A	Fire Rescue Department Lot of Electric Flood Lights & Cords	As per G.S. 160A-266
Misting Fan	N/A	Fire Rescue Department Cool Draft Powered Misting Fan	As per G.S. 160A-266
Hand Held Blower	N/A	Fire Rescue Department Stihl BG65 Handheld Blower	As per G.S. 160A-266
Power Blower	N/A	Fire Rescue Department ECHO PB-46 HT Power Blower	As per G.S. 160A-266
Accountability System Components	N/A	Fire Rescue Department Lot of Accountability System Components	As per G.S. 160A-266

ITEM NAME	ASSET NO.	DESCRIPTION	DISPOSITION
Hand Tools	N/A	Fire Rescue Department Lot of Miscellaneous Firefighting Tools	As per G.S. 160A-266
Ventilation Fans	N/A	Fire Rescue Department Lot of (4) Ventilation Fans	As per G.S. 160A-266
(4) Tables	N/A	Fire Rescue Department Lot of (4) solid surface tables 4' by 4'	As per G.S. 160A-266
Core Hydraulic Rescue Cutter	N/A	Fire Rescue Department Holmatro 4055 Core Hydraulic Rescue Cutter	As per G.S. 160A-266
Core Hydraulic Rescue Ram	N/A	Fire Rescue Department Holmatro 3321 UL Core Hydraulic Rescue Ram	As per G.S. 160A-266
Core Hydraulic Rescue Telescopic Ram	N/A	Fire Rescue Department Holmatro 3350 Core Hydraulic Rescue Telescopic Ram	As per G.S. 160A-266
(4) Chain Tips for Combi/Spreaders	N/A	Fire Rescue Department (4) Sets of Homatro Chain Tips for Combi/Spreaders	As per G.S. 160A-266
Core Connection Hydraulic Pump	N/A	Fire Rescue Department Holmatro PPU 15 Core Connection Hydraulic Pump	As per G.S. 160A-266
Core Electric Hydraulic Pump	N/A	Fire Rescue Department Holmatro SR40 Core Electric Hydraulic Pump	As per G.S. 160A-266
RamFran EX400 Electric Positive Pressure Fan	N/A	Fire Rescue Department Positive Pressure Fan	As per G.S. 160A-266
(5) SCOTT RIT Packs	N/A	Fire Rescue Department Lot of (5) SCOTT RITT Pack II	As per G.S. 160A-266
Hydraulic Pump	N/A	Fire Rescue Department Holmatro VPU60 – Dual Core Gasoline Powered Hydraulic Pump	As per G.S. 160A-266
(11) Office Desks	N/A	Fire Rescue Department Lot of (11) office desks	As per G.S. 160A-266
Rescue Spreader	N/A	Fire Rescue Department Holmatro 4242 Core Hydraulic Rescue Spreader	As per G.S. 160A-266
Rescue Spreader	N/A	Fire Rescue Department Holmatro 3242 Core Hydraulic Rescue Spreader	As per G.S. 160A-266

ITEM NAME	ASSET NO.	DESCRIPTION	DISPOSITION
Hydraulic Rescue Combi-Tool	N/A	Fire Rescue Department Holmatro 3150 UL Core Hydraulic Rescue Combi-Tool	As per G.S. 160A-266
(9) Chainsaws	N/A	Fire Rescue Department (9) Dereal 6220G Chainsaws	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 Alderman 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 May 12<sup>th</sup>, 2026 at [www.GovDeals.com](http://www.GovDeals.com) and [www.auctionsinternational.com](http://www.auctionsinternational.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 Alderman of the Town of Kernersville this 29th day of April, 2026.

G. Consideration of an Update to the Personnel Policy.

Mr. Swisher explained the update. He said this applies to bonding with a child. He said the Town currently allows intermittent FMLA leave for this purpose but this update will require the leave to be taken consecutively.

Alderman Sabanis asked if it could be changed to allow for a week at a time rather than a day.

Ms. Whitley said the Town has discretion to make this change. She said this will make the policy consistent across all departments.

Mayor Morgan asked if there is a difference between care of a child and bonding with a child.

Ms. Whitley said that care of a child usually deals with serious medical conditions. She said that there have been 28 cases of FMLA for bonding with a child in the past 3 years. She said that the Fire Rescue Department had 10 cases, the Police Department had 16 cases, the Recreation Department had 1 case, and Public Services had 1 case. She said that 9 of the 10 cases in the Fire Department were intermittent. She said that none of the other departments had employees using intermittent leave for this purpose.

Alderman Pegram said that he thinks the decision to allow intermittent leave should be left to each department head rather than as a blanket policy.

Ms. Whitley stated that this is only for bonding with a child. She said that every other use of FMLA could still be intermittent.

Alderman Sabanis asked if the Town has a policy on paid parental leave.

Ms. Whitley said the Town does not have paid parental leave at this time. She said the Town is currently looking into this.

Alderman Apple said that he would like more feedback from department heads.

Mr. Swisher said the intermittent leave for bonding with a child is causing issues with staffing levels in the Fire Department. He said there may have been 1 employee in the Police Department who has used intermittent leave.

Chief Alderman said that there were 5 employees in his department who requested intermittent leave for bonding with a child in 2025. He said that employees select their days off for the next year in December. He said that an FMLA request results in automatic overtime and can create staffing difficulties on short notice. He said this has been an ongoing situation. He said there are 7 employees currently using FMLA with 2 or 3 more soon to come.

Alderman Sabanis asked if there can be a difference between the leave for the person who gave birth and the person who did not give birth.

Ms. Whitley said that the employees who give birth always take the leave consecutively.

The consensus of the Board was to postpone a decision on this item.

Mr. Swisher said that the Town would obtain more information and place this item on the agenda at the end of May.

2     **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 Resolution Declaring the Badge and Service Weapon of Larry Griffith as Surplus and Authorizing Disposal.
- B.    Approval of Minutes for February 25, 2026 Closed Session.
- C.    Approval of Minutes for March 25, 2026 Regular Meeting.
- D.    Approval of Placeholder Minutes for April 7, 2026 Regular Meeting.
- E.    Forsyth County Tax Refunds.

Alderman Apple made a **Motion** to approve the items in the consent agenda. Mayor Pro Tem Gorham seconded the motion. The Board voted 5-0 in favor of the motion.

**RESOLUTION NO. R-2026-18**

**RESOLUTION DECLARING PROPERTY SURPLUS AND  
AUTHORIZING DISPOSAL**

**WHEREAS**, Larry Douglas Griffith will retire from the Town of Kernersville Police Department on June 1, 2026;

**WHEREAS**, in accordance with N. C. G. S. 20-187.2, Larry Griffith has requested his badge; and

**WHEREAS**, in accordance with N. C. G. S. 20-187.2, Larry Griffith has requested his service side arm, a Glock model 45 serial number CEM751.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the Town of Kernersville that the badge and service side arm are hereby declared surplus to the Town and that the Town Manager or his designee is authorized to present said badge and service weapons to Larry Douglas Griffith.

Adopted this the 29<sup>th</sup> day of April, 2026.

3 **ITEMS REMOVED FROM CONSENT AGENDA.**

None.

4 **BRIEFING ON THE MAY 5 MEETING AGENDA ITEMS.**

Mr. Swisher briefed the Board on the May 5 agenda items and answered a question from Alderman Sabanis regarding the Capital Improvement Plan.

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

None presented.

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

None presented.

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

Alderman Thompson asked the Board to consider a Master Plan for the Greenway at a cost of approximately \$60,000 to \$80,000 so that the Town would be eligible for grants.

Mr. Swisher said that can be included in the 2026-2027 budget if the Board desires. He said that he will work with Mr. Pages and will present information for consideration.

Alderman Sabanis thanked everyone who worked the America 250 / Kernersville 155 event and was very complimentary toward the drone show at the event.

Mayor Morgan noted the upcoming Juneteenth celebration.

Mr. Pages said that 618 people watched the Juneteenth drone show last year and that this year's event will also feature a drone show.

At 7:58 PM, Mayor Pro Tem Gorham read the following statement.

I hereby make a motion that the Board go into closed session pursuant to North Carolina General Statute 143-318.11 (a) (3) 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, including but not limited to BOMA North Carolina, LLC v Town of Kernersville, and pursuant to North Carolina General Statute 143-318.11 (a) (5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a

contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

Alderman Sabanis seconded the motion.  
The Board voted 5-0 in favor of the motion.

The Board returned to open session at 8:52 PM.

8     **ADJOURNMENT.**

Alderman Thompson made a **Motion** to adjourn.  
Alderman Sabanis seconded the motion.  
The Board voted 5-0 in favor of the motion at 8:52 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 April 29, 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 5, 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 Randall Pegram and Sarah Sabanis

**Absent:** Aldermen Bill Apple 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 Pro Tem Gorham arrived at 6:45 PM.  
Mayor Morgan called the meeting to order at 6:45 PM.

- **INVOCATION BY**

- Pastor Chris Booth, The Crossing Church

Pastor Booth gave the invocation.

- **PLEDGE OF ALLEGIANCE**

Mayor Morgan led the Pledge of Allegiance.

- **CEREMONIAL PRESENTATIONS**

- Presentation of a Proclamation for Public Services Week.
- Presentation of a Resolution Declaring May as Historic Preservation Month.

Mayor Morgan presented the proclamation and the resolution.

Mr. C.J. Idol thanked the Board for the opportunity to represent the Town as a member of the Forsyth County Historic Resources Commission and presented a summary of the annual report.

1 **PUBLIC HEARINGS**

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

**Amanda Hodierne, Agent for Owners, SEBR KV SC, LLC** for properties located Northeast of the intersection of Old Winston Road and Greenfield Meadow Way and Northeast of the intersection of Old Winston Road and Market View Drive, containing 13.393 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from GB-S (General Business – Special Use) and RS-12 (Residential Single-Family, 120,000 Sq. Ft. Minimum Lot Size) to GB-C (General Business - Conditional). **Zoning Docket K-740.A1.**

*Requested Use(s): ABC Store; Arts & Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without Drive-Through Service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Recreation Services, Indoor; Services, Business A; Services, Personal; Testing and Research Lab; Veterinary Services; Government Offices; Museum or Art Gallery; Access Easement*

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

Ms. Garner presented the Planning Board report. She explained the zoning history and the purpose of the rezoning. She said that no land use plan modification is necessary. She said this will bring one recreational use into compliance with the ordinance.

Ms. Garner stated that the Staff and Planning Board recommend approval of a motion to amend the Zoning Ordinance of the Town of Kernersville by rezoning the property in case K-740.A1 from GB-S 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 site plan meets the requirements of the UDO and all previously adopted conditions in O-2015-25
2. The proposed zoning is in conformance with the *Land Use Plan*
3. The proposed additional use of *Recreation Services, Indoor* would not change the overall impact of the development on the surrounding areas

Mayor Morgan declared the public hearing open.

**IN FAVOR:**

**Amanda Hodierno, 801 Green Valley Road, Suite 200, Greensboro**

Ms. Hodierno stated that nothing is included in this plan that does not already exist today. She said there is a small area of RS-12 zoning that should have been included in the rezoning from 2015. She said this area currently contains the stormwater pond. She said the purpose of the request is to add the one use of *Recreation Services, Indoor*. She noted that one person attended the community meeting for this rezoning.

**OPPOSED:**

None presented.

Mayor Morgan declared the public hearing closed.

**BOARD DISCUSSION:**

Alderman Sabanis made a **Motion** to amend the Zoning Ordinance of the Town of Kernersville by rezoning the property in case K-740.A1 from GB-S 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 site plan meets the requirements of the UDO and all previously adopted conditions in O-2015-25
2. The proposed zoning is in conformance with the *Land Use Plan*
3. The proposed additional use of *Recreation Services, Indoor* would not change the overall impact of the development on the surrounding areas

Mayor Pro Tem Gorham seconded the motion.

The Board voted 3-0 in favor of the motion.

**ORDINANCE NO. O-2026-20**  
**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-S (General Business – Special) and RS-12 (Residential Single Family – Minimum Lot Size 12,000 Square Feet) to GB-C (General Business - Conditional) for property located northeast of the intersection of Old Winston Road, Greenfield Meadow Way, and Market View Drive.

*Requested uses: ABC Store; Arts & Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without Drive-Through Service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Recreation Services, Indoor; Services, Business A; Services, Personal; Testing and Research Lab; Veterinary Services; Government Offices; Museum or Art Gallery; Access Easement*

Approved for property located northeast of the intersection of Old Winston Road, Greenfield Meadow Way, and Market View Drive, being all of PINs 6876-82-8111, 6876-92-1088, and 6876-82-4279 containing a total of 13.393 +/- 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 Old Winston Road, Greenfield Meadow Way, and Market View Drive, being all of PINs 6876-82-8111, 6876-92-1088, and 6876-82-4279 containing a total of 13.393 +/- 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 previously approved conditions in Ordinance Number O-2015-25 entitled “Appendix B” of the Conditional Use District issued by the Board of Aldermen the 5<sup>th</sup> day of May, 2026 to Amanda Hoderne, Agent for Owner.

**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 5<sup>th</sup> day of May, 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 Amanda Hodierna, Agent for Owner. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription "Appendix A" and previously approved conditions in Ordinance Number O-2015-25 entitled "Appendix B" for Amanda Hodierna approved by the Board of Aldermen the 5<sup>th</sup> day of May, 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. *ABC Store; Arts & Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without Drive-Through Service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Recreation Services, Indoor; Services, Business A; Services, Personal; Testing and Research Lab; Veterinary Services; Government Offices; Museum or Art Gallery; Access Easement*

### O-2015-25

1. Previously approved conditions as shown in Appendix B remain applicable in addition to any of the conditions put forth by this ordinance.

### Site Plan

2. All future development of the site shall be submitted for review and match the rezoning site plan prepared by Stimmel associates, P.A., entitled Amendment to Original Main Street Market Shopping Center dated 03/24/2026 and revised on 02/02/2026, 03/02/2026, and 3/24/2026, as shown in Appendix A.





**Appendix B – O-2015-25 Conditions**

**SPECIAL USE DISTRICT PERMIT**

Issued by  
Board of Aldermen of the Town of Kernersville

The Board of Aldermen of the Town of Kernersville has issued a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Stimmel Associates. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use Permit" for *Old Winston Road* approved by the Board of Aldermen the 23rd day of June, 2015 and signed, provided the property is developed in accordance with requirements of the zoning district to GB-S (General Business–Special Use District) Chapter 19 of the Town Code, the Erosion Control Ordinance, and other applicable laws permitted.

**Bold and underlined represent Planning Board recommended additions.**

**SITE PLAN:** Approval with the following conditions:

*\*denotes standard conditions*

**1.) Transportation**

- a. The findings of the TIA shall determine the final driveways and street alignments.
- b. The Town's public street sections crosswalks shall be stamped asphalt with a thermoplastic brick design overlay.
- c. The parking lot crosswalks shall be stamped asphalt with a thermoplastic brick design overlay or stamped concrete distinguishing it from the drive.
- d. The South Cherry Street section within the development shall be renamed.
- e. The public road at the north side of the roundabout shall continue to and include the intersection of the shopping center with a stub street to Lot 14.
- f. The reconstructed portion of Southern Street and the stub street to Lot 14 shall meet the NCDOT Complete Street "Urban/Suburban Avenue for an "Urban Center/Suburban Center" with a bicycle zone.
- g. The required 5' sidewalks with a 5' grass strip along South Main shall be constructed during the construction of the outparcels or before if the developer chooses to construct during the first phase.

**2.) Public Infrastructure**

- a. Dedication of the required right-of-way and easement for the South Main Street and Old Winston Road improvements (W-5510) shall take place when requested by the Town of Kernersville and NCDOT in coordination with the right-of-way phase of W-5510.
- b. Dedicate 15' public right-of-way and a 10' public sidewalk, drainage, utility and construction easement along Southern Street, prior to requesting a building permit.
- c. Request South Cherry Street formal street closure and street realignment as approved with the Special Use District rezoning, and shown on the site plan.
- d. A negative access easement shall be recorded along South Main Street excluding the shown driveway cuts.



**3.) Environmental and Stormwater Management**

- a. Storm drainage easements crossing the former South Cherry Street shall be allowed for the outparcels to connect to the overall development's stormwater device.

**4.) Building Design Elements**

- a. The maximum retail store size shall be 49,600 square feet or less.
- b. The design of the buildings shall incorporate historical design facades.

**5.) Landscape, Wall and Lighting Design Elements**

- a. Retaining walls shall be earth tone in color.
- b. The development's grass vegetative areas, outside of the bufferyard planting areas along residential property, shall be maintained as a grass yard and/or mulched landscape areas when adjacent to a single family residential home.
- c. The lighting for the project shall be required with "cut-off lighting fixtures" that cast light downward. Pedestrian scale lighting should illuminate so that lighting dissolves at the roof lines of buildings or top of light pole. Pole heights shall be a maximum of 24 feet or less. Security lighting for the building (*if needed*) shall be a cut-off lighting fixture mounted to a pole or wall.
- d. The 3' screening walls shall be brick. Wall caps and column caps may be of a different material.
- e. A Type I, 10' Bufferyard planting requirements shall be supplemented into the required streetyard plantings 150' north and south of the Southern Street/Cherry Street intersection.

**6.) Approved Permitted Uses**

- a. ABC Store; Arts & Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Testing and Research Lab; Veterinary Services; Government Offices; Museum or Art Gallery; and Access Easement.

**7.) Site Plan**



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

**Frank Chapman, Agent for Owner, LHR Industries, LLC** for a property located at 1470 Hampton Plaza Drive, being all of PIN 6885-53-0529, containing 1.42 +/- acres. Petitioner requests a **Single-Phase Conditional Zoning** from LI-S (*Limited Industrial – Special Use*) to LI-C (*Limited Industrial - Conditional*). **Zoning Docket K-547.A10.**

*Requested Use(s): Veterinary Services; Pet Daycare Services; Wholesale Trade A; Wholesale Trade B; Manufacturing A; Manufacturing B; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Government Offices; Testing & Research Lab*

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

Ms. Garner presented the Planning Board report. She explained the zoning history and the purpose of the rezoning. She noted that this rezoning will add *Veterinary Services* and *Pet Daycare Services* as approved uses.

Ms. Garner stated that the Staff and Planning Board recommend approval of a motion to amend the Zoning Ordinance of the Town of Kernersville by rezoning the property in case K-547.A10 from LI-S to LI-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 proposed rezoning remains in conformance with the Land Use Plan and the requested use(s) comply with the original rezoning's vision of limited industrial uses set away from major thoroughfares
2. The petitioner has requested the adoption of a site plan to bring the site into conformance with the parking and screening standards of the UDO

Mayor Morgan declared the public hearing open.

**IN FAVOR:**

**Frank Chapman, 152 East Kinderton Way, Advance NC**

Mr. Chapman said that he will answer any questions the Board may have.

**OPPOSED:**

None presented.

Mayor Morgan declared the public hearing closed.

**BOARD DISCUSSION:**

Alderman Pegram made a **Motion** to amend the Zoning Ordinance of the Town of Kernersville by rezoning the property in case K-547.A10 from LI-S to LI-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 proposed rezoning remains in conformance with the Land Use Plan and the requested use(s) comply with the original rezoning's vision of limited industrial uses set away from major thoroughfares
2. The petitioner has requested the adoption of a site plan to bring the site into conformance with the parking and screening standards of the UDO

The said rezoning being subject to the site plan and conditions as presented by Staff.

Mayor Pro Tem Gorham seconded the motion.  
The Board voted 3-0 in favor of the motion.

**ORDINANCE NO. O-2026-21  
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 LI-S (Limited Industrial – Special) to LI-C (Limited Industrial - Conditional) for property located at 1470 Hampton Plaza Drive.

*Requested uses: Veterinary Services; Pet Daycare Services; Wholesale Trade A; Wholesale Trade B; Manufacturing A; Manufacturing B; Banking and Financial Services; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Government Offices; Testing & Research Lab*

Approved for property located at 1470 Hampton Plaza Drive, being all of PIN# 6885-53-0529.000 containing a total of 1.4203 +/- 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 at 1470 Hampton Plaza Drive, being all of PIN# 6885-53-0529.000 containing a total of 1.4203 +/- 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”, previously approved conditions in Ordinance Number O-00-03 entitled “Appendix B”, and Use Definitions entitled “Appendix C” of the Conditional Use District issued by the Board of Aldermen the 5<sup>th</sup> day of May, 2026 to Frank Chapman, Agent for Owner.

**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 5<sup>th</sup> day of May, 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 Frank Chapman, Agent for Owner. The site shall be developed in accordance with the plan approved by the Board and bearing the inscription "Appendix A", previously approved conditions in Ordinance Number O-00-03 entitled “Appendix B”, and Use Definitions entitled “Appendix C” for Frank Chapman approved by the Board of Aldermen the 5<sup>th</sup> day of May, 2026 and signed, provided the property is developed in accordance with requirements of the LI-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. *Veterinary Services; Pet Daycare Services; Wholesale Trade A; Wholesale Trade B; Manufacturing A; Manufacturing B; Offices, Miscellaneous; Business A; Testing & Research Lab.*

#### **O-00-03**

2. Previously approved conditions from K-547 (O-00-03) and as shown in Appendix B remain applicable in addition to any of the conditions put forth by this ordinance.

#### **Site Plan**

A civil construction plan shall be submitted for review and match the rezoning site plan prepared by BREC, entitled “DR. HOCH VET SURGERY CLINIC” with the seal date of March 25, 2026 and as shown in staff report’s Appendix A.



**Appendix B – 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 annually 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, Town Clerk

## **APPENDIX C – USE DEFINITIONS**

**VETERINARY SERVICES.** Any facility used for the purpose of giving licensed medical treatment to animals or pets and any other customarily incidental treatment of the animals, such as grooming, boarding, or selling of pet supplies. See definition for Pet Daycare Services for facilities providing boarding of domestic animals as a primary use

**PET DAYCARE SERVICES.** A boarding facility used for the main purpose of the daytime only accommodation of domestic animals excluding horses, cattle, swine, sheep, goats, geese or peafowl. Pet Daycare Services may conduct such other incidental activities such as grooming, training, exercise, boarding, and the retail sales of pet products, but pets shall not be bred, sold, or let for hire. See definition for Veterinary Services for facilities providing medical treatment as a primary use.

**WHOLESALE TRADE A.** An establishment primarily engaged in selling durable and nondurable goods to retailers; to industrial, commercial, institutional, farm, construction contractors, or professional business uses; or to other wholesalers. Merchandise is stored inside enclosed buildings. Activities including physically assembling, sorting, and grading goods in large lots and breaking bulk for redistribution in smaller lots are conducted inside enclosed buildings in such a way as to have a minimal impact on surrounding properties. Operations with over twenty-five percent (25%) of sales to retail customers require the appropriate retail zoning district.

This definition includes all uses in the following SIC groups:

- 502 Furniture and Home furnishings
- 503 Lumber and Construction Materials
- 504 Professional and Commercial Equipment
- 506 Electrical Goods
- 507 Hardware, Plumbing, and Heating Equipment
- 509 Miscellaneous Durable Goods (except Scrap and Waste Materials, SIC group 5093)
- 511 Paper and Paper Products
- 512 Drugs, Proprietaries, and Sundries
- 513 Apparel, Piece Goods, and Notions
- 514 Groceries and Related Products
- 518 Beer, Wine, and Distilled Beverages
- 519 Miscellaneous Nondurable Goods (except Farm Supplies, SIC group 5191)

**WHOLESALE TRADE B.** An establishment primarily engaged in selling durable and nondurable goods to retailers; to industrial, commercial, institutional, farm, construction contractors, or professional business uses; or to other wholesalers. Merchandise may be stored outside enclosed buildings. Activities including physically assembling, sorting, and grading goods in large lots, and breaking bulk for redistribution in smaller lots may be conducted outside enclosed buildings. Operations with over twenty-five percent (25%) of sales to retail customers require the appropriate retail zoning district.

This definition includes all uses in the following SIC groups:

- 501 Motor Vehicles, Parts and Supplies (except Motor Vehicle Parts, Used, SIC group 5015)
- 505 Metals and Minerals, except Petroleum
- 508 Machinery, Equipment and Supplies
- 515 Farm-Product Raw Materials
- 516 Chemicals and Allied Products
- 5191 Farm Supplies

**MANUFACTURING A.** A manufacturing establishment engaged in the fabrication or assembly of products from pre-structured 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.

**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

**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 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)

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.

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

TESTING AND RESEARCH LABORATORY. An establishment primarily engaged in commercial research and providing testing services such as calibration and certification of instruments, food testing services, forensic laboratories, metallurgical testing, and industrial X-ray inspection services, etc.

This definition includes all uses in the following SIC group:

873 Research and Testing Services

## 2 **PUBLIC SESSION**

### A. SPEAKERS FROM THE FLOOR

#### **Jenny Fulton, 709 Oakhurst Street, Kernersville**

Ms. Fulton read prepared written comments and asked that they be included in the public record.

## **Who's Paying Attention!**

### **Public Comment for Kernersville Board of Aldermen**

Jenny Fulton | 709 Oakhurst Street, Kernersville, NC

Good evening Mayor and Board of Aldermen. My name is Jenny Fulton, and I live at 709 Oakhurst Street in Kernersville.

I respectfully ask that my public comments be added to tonight's meeting minutes and included in the public record.

First, I want to say that I appreciate your public service. I know serving on this Board takes time and commitment.

Tonight, I want to explain in public about our tax rate, swimming opportunities in Kernersville and talk about the Board of Alderman's priorities and who is paying attention to the taxpayers.

A revenue-neutral tax rate is the rate that would bring in the same amount of property tax revenue after a revaluation, not counting new growth. In plain words, it is the rate that keeps the town from collecting extra money simply because property values went up.

That matters because in 2021, a revaluation year, the revenue-neutral tax rate was 49.85 cents, but the adopted tax rate was 58.4 cents.

Then last year, in 2025, another revaluation year, the revenue-neutral tax rate was 46.5 cents, but the adopted tax rate was 50.9 cents by the Board of Aldermen.

Those numbers matter. They show that in revaluation years, Kernersville taxpayers were charged more than the revenue-neutral rate. So in reality tax paying citizens have been paying more for years.

This is especially important when we are talking about a community pool with a reported 16 million dollar price tag and a maximum capacity of around 300 people.

I want to address that Police are essential. Fire is essential. Public Works is essential. These are services every citizen depends on everyday for safety, emergency response, infrastructure, and basic town operations.

A community pool may be nice to have, but it is not equal to police, fire, or public works and it's definitely not essential.

I also want to address swimming and water safety in Kernersville. If swimming lessons and pool safety are being used as the reason to justify this project, then we need to look at what is already available.

The YMCA does provide swimming lessons and free pool safety opportunities in Kernersville. Every second grader at Kernersville Elementary and Cash Elementary have the opportunity to participate with their parents permission, in a pool safety program and free swimming lessons right here in Kernersville.

So if water safety is truly the concern, then the town should consider the most fiscally responsible way to support that goal.

Sixteen million dollars can pay for a whole lot of swimming lessons and pool safety programs in Kernersville. It can do that without building a pool, without taking on years of operating costs, maintenance costs, liability, and without the longterm financial obligation which will be putting more pressure on taxpayers.

My concern is not just the pool. My concern is communication, transparency, and priorities.

Citizens are asking questions, and we deserve clear answers. We deserve to know whether taxes are going up, whether the budget will be cut, and why major spending decisions are moving forward when taxpayers are already feeling the burden with the rising costs of just living.

Also, The Town is also currently being sued along with the Planning Director being named in the lawsuit in connection with a development at Caleb's Creek. That's important information to share with citizens.

Public comment should not feel like a formality. Citizen concerns should matter. Follow-up should matter. And major financial decisions should be explained clearly before taxpayers are asked to carry more of the burden.

So tonight, I am asking this Board to take citizen concerns seriously, communicate better, and be transparent about taxes, lawsuits, development decisions, and major spending. Especially with the upcoming budget for 2026-2027 that will be approved in June.

**Because before you ask taxpayers for one more dollar, we deserve to know: who's paying attention?**

Thank you.

Mr. Swisher noted that the revenue-neutral rate was about 52 cents and the property tax rate was set at 55.9 cents in fiscal year 2021-2022, which was immediately after the previous revaluation. He said the rate was set above revenue neutral because the average rate of growth of the four-year period was lower than the last 2 years of the 4-year cycle that are allowed to be used for calculating the revenue neutral rate. He said the Guilford County portion of Kernersville also has to be considered along with property value appeals when setting the rate.

- B. Consideration of a Resolution Setting the Public Hearing for a Voluntary Annexation of Property Located at 1515 Brookford Road, Containing 21.027 Acres, More or Less.

Ms. Garner explained the resolution.

Alderman Sabanis made a **Motion** in favor of the resolution.

Mayor Pro Tem Gorham seconded the motion.

The Board voted 3-0 in favor of the motion.

**RESOLUTION NO. R-2026-19**  
**RESOLUTION SETTING A TIME AND PLACE FOR PUBLIC HEARING ON**  
**ANNEXATION OF 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 was petitioned on the 2<sup>nd</sup> day of April, 2026, to consider the annexation of certain property consisting of approximately 21.027 acres, more or less, located at 1515 Brookford Road, being PIN numbers 6885-83-9269, 6885-83-8950, 6885-83-3595, 6885-83-8577, and a portion of 6885-83-5925 as more fully described on the attached Exhibits A and B, which Exhibits are incorporated herein as if fully set out within this Resolution, and which property is contiguous to the present municipal boundary of the Town of Kernersville;

**WHEREAS**, the Town Clerk has certified to the Board of Aldermen as to the sufficiency of said Petition; and

**WHEREAS**, it is now necessary to set a time and place for a Public Hearing on the matter of Annexation of said property and to publish Notice thereof;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE** that the Public Hearing on the question of Annexation of the herein set forth property by The Town of Kernersville, being more particularly described in the attached Exhibits A and B, is hereby set at 6:30 p.m. in the Kernersville Council Chambers/ District Courtroom, Town Hall, Kernersville, Forsyth County, North Carolina, on the 2<sup>nd</sup> day of June, 2026, and that Notice therefore be given according to law.

This the 5<sup>th</sup> day of May, 2026.

**EXHIBIT A**

**METES AND BOUNDS DESCRIPTION**

**POINTE GRAND WEST FORK AT KERNERSVILLE ANNEXATION AREA**

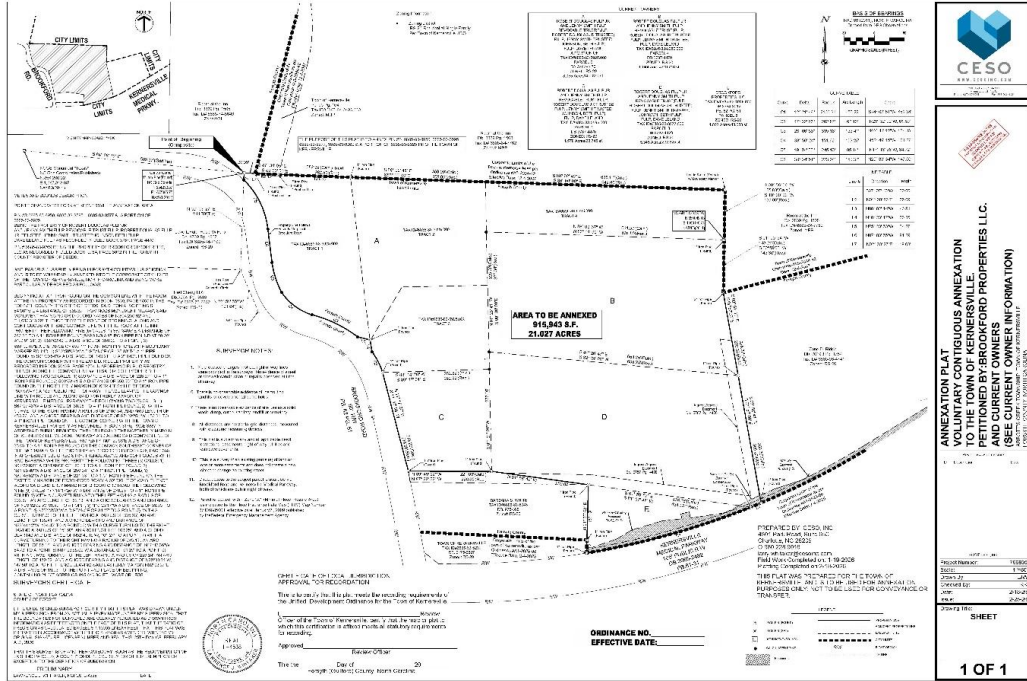
PIN #S 6885-83-5925,6885-83-8950, 6885-83-3595 & 6885-83-8577 BEING THE PROPERTY OF ROBERT DOUGLAS FULP JR AND JENNY SMITH FULP REVOCABLE TRUST; FULP, ROBERT DOUGLAS FULP JR. TRUSTEE, JENNY SMITH TRUSTEE; JOHNSON BETH FULP, DAVE LELAND FULP AS RECORDED IN DEED BOOK 3787. PAGE 4470. PIN # 6885-83-9269 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



C. Consideration of an Ordinance for Budget Amendment #10 for FY 2025-26.

Mr. Swisher explained the items in the budget amendment.

Mayor Pro Tem Gorham made a **Motion** in favor of the ordinance.

Alderman Pegram seconded the motion.

The Board voted 3-0 in favor of the motion.

**ORDINANCE NO. O-2026-22  
TOWN OF KERNERSVILLE  
BUDGET AMENDMENT # 10**

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:

<u>General Fund - Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Governing Body		187,800	1,473,487
Administration Department		23,500	540,826
Community Development Department - Inspections Division	9,000		958,096
Information Technology Department		52,422	1,600,848
Community Development Department - Planning Division		9,000	799,902
Police Department		7,821	13,447,643
Fire Rescue Department		220,000	16,146,104
Parks and Recreation Department		48,600	11,761,112
Public Services Department - Central Maintenance Division		65,000	2,190,406
<b>Expenditures Total</b>	<b>9,000</b>	<b>614,143</b>	

This will result in a net increase of \$605,143 in the expenditures of the General Fund. The above changes in expenditures will require an adjustment to revenues as follows:

<u>General Fund - Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
<i>Restricted Intergovernmental</i>			
Organized Crime Drug Task Force		7,004	8,504
NC Department of Public Safety		52,422	74,178
NC Department of Transportation - Fire Station 42 Traffic Signal		200,000	200,000
NC Department of Transportation - Harmon Lane Sidewalk		77,172	77,172
<i>Subtotal</i>	0	336,598	
<i>Fund Balance Appropriated</i>			
Fund Balance Appropriated		268,545	4,786,249
<i>Subtotal</i>	0	268,545	
<b>Revenues Total</b>	<b>0</b>	<b>605,143</b>	

**ORDINANCE NO. O-2026-22  
TOWN OF KERNERSVILLE  
BUDGET AMENDMENT # 10**

Section 2. To amend the Local Law Enforcement Forfeiture (LLEF) Fund - US Treasury, the expenditures are to be

<u>LLEF Fund-US Treasury - Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Capital Outlay - Equipment		7,800	27,812
<b>Expenditures Total</b>	<b>0</b>	<b>7,800</b>	

This will result in a net increase of \$7,800 in the expenditures of the Local Law Enforcement Forfeiture (LLEF) Fund - US Treasury. The above changes in expenditures will require an adjustment to revenues as follows:

<u>LLEF Fund-US Treasury - Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
<i>Restricted Intergovernmental</i>			
Forfeiture - US Treasury		22,142	22,142
<i>Subtotal</i>	0	22,142	
<i>Fund Balance Appropriated</i>			
Fund Balance Appropriated	14,342		5,645
<i>Subtotal</i>	14,342	0	
<b>Revenues Total</b>	<b>14,342</b>	<b>22,142</b>	

Section 3. To amend the Local Law Enforcement Forfeiture (LLEF) Fund - State and Local, the expenditures are to be

<u>LLEF Fund-State/Local - Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Capital Outlay - Equipment		40,050	40,050
<b>Expenditures Total</b>	<b>0</b>	<b>40,050</b>	

This will result in a net increase of \$40,050 in the expenditures of the Local Law Enforcement Forfeiture (LLEF) Fund - State and Local. The above changes in expenditures will require an adjustment to revenues as follows:

<u>LLEF Fund-State/Local - Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
<i>Restricted Intergovernmental</i>			
State Unauthorized Substance Tax		23,548	23,548
<i>Subtotal</i>	0	23,548	
<i>Fund Balance Appropriated</i>			
Fund Balance Appropriated		16,502	36,477
<i>Subtotal</i>	0	16,502	
<b>Revenues Total</b>	<b>0</b>	<b>40,050</b>	

**ORDINANCE NO. O-2026-22  
TOWN OF KERNERSVILLE  
BUDGET AMENDMENT # 10**

Section 4. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Dawn H. Morgan, Mayor

ATTEST:

\_\_\_\_\_  
Keith Hooker, Town Clerk

- D. Consideration of a Resolution to Accept a Bid and Authorize a Contract for an Emergency Signal at Fire Station 42.

Mr. Swisher explained the resolution.

Mayor Pro Tem Gorham made a **Motion** in favor of the resolution.

Alderman Sabanis seconded the motion.

The Board voted 3-0 in favor of the motion.

### **RESOLUTION NO. R-2026-20**

#### **RESOLUTION TO ACCEPT A BID PROPOSAL AND AUTHORIZE A CONTRACT FOR AN EMERGENCY SIGNAL AT FIRE STATION 42**

**WHEREAS**, the Board of Aldermen determined that a need exists for an emergency signal for traffic control at Fire Station 42;

**WHEREAS**, the Town of Kernersville solicited bids for the installation of the emergency signal;

**WHEREAS**, applicable federal and state guidelines and policies were followed in the bid process;

**WHEREAS**, Traffic Control Devices, LLC was the low bidder for the project with a bid in the amount of \$208,969; and

**WHEREAS**, statewide contingency funding in the amount of \$200,000 for this project was approved at the December 4, 2025 NC Department of Transportation meeting to offset the costs of the project;

#### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE THAT:**

The Town of Kernersville accepts the bid and authorizes a contract with Traffic Control Devices, LLC in the amount of \$208,969 for the Station 42 Emergency Signal Project and accepts the statewide contingency funding in the amount of \$200,000 to offset to costs.

Adopted this the 5<sup>th</sup> day of May, 2026.

Mayor Morgan noted a drainage issue on the other side of NC Highway 66 in that area.

Mr. Swisher said that NCDOT is aware of the situation and will likely need to make road improvements to correct the issue.

E. Consideration of an Intergovernmental Agreement with the City of Winston-Salem.

Mr. Swisher explained the agreement in this item and the next item.

Mayor Pro Tem Gorham made a **Motion** to approve the agreement.  
Alderman Pegram seconded the motion.  
The Board voted 3-0 in favor of the motion.

F. Consideration of an Intergovernmental Agreement with Forsyth County.

Alderman Sabanis made a **Motion** to approve the agreement.  
Mayor Pro Tem Gorham seconded the motion.  
The Board voted 3-0 in favor of the motion.

G. Consideration of a Resolution Adopting the Town of Kernersville Capital Improvement Plan for Fiscal Years 2026-2027 through 2030-2031.

Mr. Swisher explained the resolution and the process for the Capital Improvement Plan.

Alderman Pegram made a **Motion** to approve the resolution.  
Mayor Pro Tem Gorham seconded the motion.  
The Board voted 3-0 in favor of the motion.

**RESOLUTION NO. R-2026-21**

**RESOLUTION ADOPTING THE  
TOWN OF KERNERSVILLE CAPITAL IMPROVEMENT  
PLAN**

**WHEREAS**, the Board of Aldermen of the Town of Kernersville has determined that it is in the best interest of the Town to adopt a Capital Improvement Plan to designate certain major capital improvements deemed to be a priority for completion by the Town in the next five years; and

**WHEREAS**, the North Carolina General Statutes authorize municipalities to adopt Capital Improvement Plans related to the design and construction of municipal infrastructure.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Aldermen of the Town of Kernersville that the attached Capital Improvement Plan for the Town for the fiscal years 2026-27 through 2030-31 is hereby adopted.

This the 5<sup>th</sup> day of May, 2026.

**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

CIP Requests by Type	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost	
	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>
Computer Software	-	-	65,000	15,013	65,000	15,013	-	-	-	-	\$ 130,000	\$ 30,027
Computer Related Equipment	45,000	10,394	203,000	46,888	458,300	105,856	291,215	67,263	-	-	\$ 897,513	\$ 230,401
Vehicles & Wheeled Equipment	4,083,500	356,428	1,542,486	334,820	3,850,700	548,156	1,614,725	297,568	2,700,000	420,184	\$ 13,241,411	\$ 2,147,156
Other Equipment	275,955	60,053	292,500	67,500	65,000	15,013	-	-	-	-	\$ 637,455	\$ 142,627
Buildings and Facilities	441,000	57,807	1,845,000	111,270	489,000	64,099	11,090,000	1,471,149	95,000,000	3,486,896	\$ 48,868,000	\$ 5,191,221
Infrastructure	19,000	-	2,432,250	342,826	3,950,000	470,098	15,276,000	2,211,961	10,700,000	1,419,020	\$ 31,977,254	\$ 4,457,914
Other Improvements	-	-	200,000	-	-	-	-	-	-	-	\$ 200,000	\$ -
Transportation <sup>2</sup>	925,300	385,260	3,535,308	707,062	-	-	-	-	-	-	\$ 4,461,608	\$ 892,322
<b>Total CIP Requests</b>	<b>\$ 5,744,755</b>	<b>\$ 869,942</b>	<b>\$ 10,118,544</b>	<b>\$ 1,615,445</b>	<b>\$ 7,978,000</b>	<b>\$ 1,218,235</b>	<b>\$ 28,271,940</b>	<b>\$ 4,047,935</b>	<b>\$ 48,400,084</b>	<b>\$ 5,340,108</b>	<b>\$ 100,513,323</b>	<b>\$ 13,091,666</b>

CIP Requests by Department	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost	
	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>	Total Cost	Annual Cost <sup>1</sup>
Governing Body	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Administration	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Community Development - Inspections	-	-	45,000	10,394	-	-	-	-	-	-	\$ 45,000	\$ 10,394
Community Development - Planning	-	-	200,000	-	-	-	-	-	-	-	\$ 200,000	\$ -
Engineering Division	925,300	385,260	3,535,308	707,062	-	-	-	-	-	-	\$ 4,461,608	\$ 892,322
Finance	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Information Technology	45,000	10,394	280,000	64,673	490,000	113,178	280,000	53,124	-	-	\$ 1,045,000	\$ 243,369
Human Resources	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Police	515,500	119,068	784,000	159,108	533,800	123,294	536,715	123,968	475,500	109,628	\$ 2,845,513	\$ 635,246
Fire Rescue	2,865,000	387,773	1,423,000	73,048	1,900,000	255,180	11,813,000	1,650,986	251,431	19,370,500	\$ 25,819,419	\$ 3,218,419
Parks & Recreation	221,000	46,657	502,000	87,979	3,992,200	562,845	12,110,000	1,616,627	45,900,000	4,879,907	\$ 62,325,200	\$ 7,194,016
Parks & Recreation - Botanical Garden	40,000	8,239	330,000	53,246	177,000	32,891	160,000	27,966	-	-	\$ 707,000	\$ 123,342
Parks & Recreation - Museum	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Public Services - Administration	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Public Services - Streets	-	-	2,251,966	323,538	300,000	23,097	103,225	23,842	-	-	\$ 2,455,211	\$ 370,478
Public Services - Solid Waste	415,000	53,744	310,000	40,146	785,000	107,749	785,000	96,222	650,000	58,924	\$ 2,760,000	\$ 336,787
Public Services - General Services	441,000	57,807	95,000	21,903	-	-	-	-	-	-	\$ 536,000	\$ 78,750
Public Services - Central Maintenance	-	-	60,000	13,858	-	-	-	-	-	-	\$ 60,000	\$ 13,858
Public Services - Stormwater Enterprise	275,955	-	302,250	60,450	-	-	2,775,000	555,200	200,000	40,011	\$ 3,554,229	\$ 655,647
<b>Total CIP Requests</b>	<b>\$ 5,744,755</b>	<b>\$ 869,942</b>	<b>\$ 10,118,544</b>	<b>\$ 1,615,445</b>	<b>\$ 7,978,000</b>	<b>\$ 1,218,235</b>	<b>\$ 28,271,940</b>	<b>\$ 4,047,935</b>	<b>\$ 48,400,084</b>	<b>\$ 5,340,108</b>	<b>\$ 100,513,323</b>	<b>\$ 13,091,666</b>

Annual Cost<sup>1</sup>: Annual payment with assumed interest rate and term detailed herein.  
Transportation<sup>2</sup>: Town's Portion of NCDOT Grant (20%).

**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

Type	Request Title	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost		Proposed Funding Method
		Capital Cost	Annual Cost <sup>1</sup>	Capital Cost	Annual Cost <sup>1</sup>	Capital Cost	Annual Cost <sup>1</sup>	Capital Cost	Annual Cost <sup>1</sup>	Capital Cost	Annual Cost <sup>1</sup>	Capital Cost	Annual Cost <sup>1</sup>	
Community Development	Inspections			\$45,000	\$10,394							\$45,000	\$10,394	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Code Enforcement Truck Replacement (PT35)			\$90,000	\$10,394							\$90,000	\$10,394	GF, 5-Yr Eq IP
<b>Total Community Development - Inspections</b>				\$135,000	\$20,788							\$135,000	\$20,788	
Community Development - Planning	Other Improvements			\$200,000								\$200,000		GF
<b>Total Community Development - Planning</b>				\$200,000								\$200,000		
Engineering Division	Transportation <sup>2</sup>			\$925,300	\$385,260							\$925,300	\$385,260	GF, GR
Information Technology	Computer Software			\$65,000	\$15,013							\$65,000	\$15,013	GF, 5-Yr Eq IP
Computers and Related Equipment	Advanced Networking Switches			\$45,000	\$10,394							\$45,000	\$10,394	GF, 5-Yr Eq IP
Computers and Related Equipment	PC Hardware			\$20,000	\$4,979							\$20,000	\$4,979	GF, 5-Yr Eq IP
Computers and Related Equipment	Printer/Scanner/Peripherals			\$100,000	\$24,020							\$100,000	\$24,020	GF, 5-Yr Eq IP
Computers and Related Equipment	Annual Maintenance and Storage Upgrade			\$20,000	\$4,979							\$20,000	\$4,979	GF, 5-Yr Eq IP
Computers and Related Equipment	Network Appliance Replacement			\$400,000	\$99,567							\$400,000	\$99,567	GF, 5-Yr Eq IP
Computers and Related Equipment	Printer Replacement			\$80,000	\$19,478							\$80,000	\$19,478	GF, 5-Yr Eq IP
Computers and Related Equipment	Printer Replacement			\$150,000	\$36,646							\$150,000	\$36,646	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	11 Total Vehicle Fleet			\$650,000	\$156,038							\$650,000	\$156,038	GF, 5-Yr Eq IP
Other Equipment	Courtsroom AV System Upgrade			\$24,000	\$5,774							\$24,000	\$5,774	GF, 5-Yr Eq IP
<b>Total Information Technology</b>				\$845,000	\$207,956							\$845,000	\$207,956	
Police Department	Computers and Related Equipment			\$53,000	\$12,742							\$53,000	\$12,742	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Police 2022 Vehicle			\$95,000	\$23,250							\$95,000	\$23,250	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Police Patrol Vehicle Replacements (4)			\$380,000	\$95,000							\$380,000	\$95,000	GF, 5-Yr Eq IP
Other Equipment	Generator (4000 Watts (2))			\$40,000	\$9,925							\$40,000	\$9,925	GF, 5-Yr Eq IP
Other Equipment	Handheld Radio Replacements			\$25,000	\$6,250							\$25,000	\$6,250	GF, 5-Yr Eq IP
Buildings and Facilities	Police Department Office Renovation (Phase II)			\$120,000	\$30,000							\$120,000	\$30,000	GF, 10-Yr Reg IP
<b>Total Police Department</b>				\$615,000	\$156,067							\$615,000	\$156,067	
Fire Rescue Department	Vehicles and Wheeled Equipment			\$2,700,000	\$675,000							\$2,700,000	\$675,000	GF, 10-Yr Eq IP
Vehicles and Wheeled Equipment	Special Operations Trailer (New)			\$50,000	\$12,500							\$50,000	\$12,500	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Fire Alarm 1500 Replacements (8)			\$240,000	\$60,000							\$240,000	\$60,000	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Police Patrol Vehicle Replacements (4)			\$380,000	\$95,000							\$380,000	\$95,000	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Generator (4000 Watts (2))			\$40,000	\$9,925							\$40,000	\$9,925	GF, 5-Yr Eq IP
Other Equipment	Handheld Radio Replacements			\$25,000	\$6,250							\$25,000	\$6,250	GF, 5-Yr Eq IP
Buildings and Facilities	Police Department Office Renovation (Phase II)			\$120,000	\$30,000							\$120,000	\$30,000	GF, 10-Yr Reg IP
<b>Total Fire Rescue Department</b>				\$3,475,000	\$871,275							\$3,475,000	\$871,275	
Vehicles and Wheeled Equipment	Ladder 41 Fire Ladder Truck Replacement (P542)			\$2,700,000	\$675,000							\$2,700,000	\$675,000	GF, 10-Yr Eq IP
Vehicles and Wheeled Equipment	Special Operations Trailer (New)			\$50,000	\$12,500							\$50,000	\$12,500	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Fire Alarm 1500 Replacements (8)			\$240,000	\$60,000							\$240,000	\$60,000	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Police Patrol Vehicle Replacements (4)			\$380,000	\$95,000							\$380,000	\$95,000	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Generator (4000 Watts (2))			\$40,000	\$9,925							\$40,000	\$9,925	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Handheld Radio Replacements			\$25,000	\$6,250							\$25,000	\$6,250	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Engine 18 Fire Pump/Trailer Truck Replacement (R515)			\$1,500,000	\$375,000							\$1,500,000	\$375,000	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Generator (4000 Watts (2))			\$40,000	\$9,925							\$40,000	\$9,925	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Deployment Trailer (New)			\$50,000	\$12,500							\$50,000	\$12,500	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Recup Truck Replacement (R303)			\$87,000	\$21,750							\$87,000	\$21,750	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Fire Alarm 1500 Replacements (8)			\$240,000	\$60,000							\$240,000	\$60,000	GF, 5-Yr Eq IP
Vehicles and Wheeled Equipment	Engine 41 Fire Pump/Trailer Truck Replacement (R517)			\$1,500,000	\$375,000							\$1,500,000	\$375,000	GF, 10-Yr Eq IP
Other Equipment	Station 41 Generator Replacement			\$80,000	\$20,000							\$80,000	\$20,000	GF, 5-Yr Eq IP

**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

Type	Request Title	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost		Proposed Funding Method
		Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	
<b>Fire Rescue Department (cont'd)</b>														
Buildings and Facilities	Station 35 Camera Access Improvements			\$10,000	\$1,311							\$10,000	\$1,311	GF, 10-yr Imp P
Buildings and Facilities	Station 43 Bathroom Renovations			\$91,000	\$1,918							\$91,000	\$1,918	GF, 10-yr Imp P
Buildings and Facilities	Station 43 Camera and Door Access Improvements			\$75,000	\$8,950							\$75,000	\$8,950	GF, 10-yr Imp P
Buildings and Facilities	Station 45 Renovation			\$2,000,000				\$11,000,000	\$1,459,345			\$13,000,000	\$2,459,345	GF, 10-yr Imp P
Buildings and Facilities	Station 42 Power Room Improvements					\$90,000	\$11,707					\$90,000	\$11,707	GF, 10-yr Imp P
Buildings and Facilities	Station 45 Driveway Improvements					\$225,000	\$29,485					\$225,000	\$29,485	GF, 10-yr Imp P
Infrastructure	Station 42 Training Facility Security Fencing			\$130,000	\$17,041							\$130,000	\$17,041	GF, 10-yr Imp P
Infrastructure	Station 42 Training Facility Storage Building							\$300,000	\$65,343			\$300,000	\$65,343	GF, 10-yr Imp P
<b>Total Fire Rescue Department</b>		<b>\$2,865,000</b>	<b>\$387,775</b>	<b>\$1,423,000</b>	<b>\$73,048</b>	<b>\$1,960,000</b>	<b>\$255,186</b>	<b>\$11,313,000</b>	<b>\$1,524,688</b>	<b>\$1,769,900</b>	<b>\$253,433</b>	<b>\$18,737,900</b>	<b>\$2,538,413</b>	
<b>Parks &amp; Recreation</b>														
Vehicles and Wheelbar Equipment	Sports Fields Tractor 200HP (New)	\$90,000	\$20,788									\$90,000	\$20,788	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Water Trailer (New)	\$11,000	\$1,772			\$65,000	\$15,031					\$76,000	\$16,803	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Recreation Admin Vehicle (New)			\$70,000	\$16,148							\$70,000	\$16,148	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Work Truck 2500 4WD 4x4 (New)			\$20,000	\$4,619							\$20,000	\$4,619	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Heavy-Duty Excavator (New)			\$20,000	\$4,619							\$20,000	\$4,619	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Work Truck 2500 4WD 4x4 (New)			\$70,000	\$16,148							\$70,000	\$16,148	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Generator 4000 (Landscape Truck (New)					\$74,700	\$17,254					\$74,700	\$17,254	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Pump Truck 3500 60D (New)					\$105,000	\$23,318					\$105,000	\$23,318	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Utility Terrain Vehicle - Diesel & Towing (New)					\$10,000	\$6,879					\$10,000	\$6,879	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Event Camper (New)					\$80,000	\$18,478					\$80,000	\$18,478	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Excavator with Bucket & Mulcher (New)			\$107,500	\$24,400							\$107,500	\$24,400	GF, 5-yr Eq P
Other Equipment	Tractor Mowing Attachment (New)	\$18,000	\$4,138									\$18,000	\$4,138	GF, 5-yr Eq P
Other Equipment	Rollblower Attachment	\$14,000	\$3,224									\$14,000	\$3,224	GF, 5-yr Eq P
Other Equipment	Recreation Center Stage Curtains	\$28,000	\$6,467									\$28,000	\$6,467	GF, 5-yr Eq P
Other Equipment	Century Lake Fountain Equipment Replacement	\$40,000	\$9,239									\$40,000	\$9,239	GF, 5-yr Eq P
Other Equipment	Walk Behind Aerifier (New)	\$80,000	\$18,140									\$80,000	\$18,140	GF, 5-yr Eq P
Other Equipment	Amphibious Dingy for Christmas Trees	\$12,000	\$2,772									\$12,000	\$2,772	GF, 5-yr Eq P
Buildings and Facilities	Selfield Concession Roof Replacement	\$20,000	\$4,622									\$20,000	\$4,622	GF, 10-yr Imp P
Buildings and Facilities	Selfield Terrace Renovation	\$110,000	\$14,419									\$110,000	\$14,419	GF, 10-yr Imp P
Buildings and Facilities	Recreation Center Access Pathway Improvements	\$130,000	\$17,662									\$130,000	\$17,662	GF, 10-yr Imp P
Buildings and Facilities	Recreation Center Stage Lighting	\$84,000	\$11,332									\$84,000	\$11,332	GF, 10-yr Imp P
Buildings and Facilities	Kernersville Recreation & Event Center (Phase II)									\$13,000,000	\$3,486,896	\$13,000,000	\$3,486,896	GF, 10-yr Imp P
Infrastructure	Mountain Bike Pump Track Expansion	\$19,000	\$4									\$19,000	\$4	GF
Infrastructure	Mountain Bike Pump Track Expansion	\$200,000	\$28,238									\$200,000	\$28,238	GF, 10-yr Imp P
Infrastructure	Hershey Lee & Laurence Pope Memorial Park Design (Phase I)	\$150,000	\$19,862									\$150,000	\$19,862	GF, 10-yr Imp P
Infrastructure	Very Redmond Dog Park (2026)	\$200,000	\$26,218									\$200,000	\$26,218	GF, 10-yr Imp P
Infrastructure	Hershey Park Improvements	\$3,000,000	\$398,008									\$3,000,000	\$398,008	GF, 10-yr Imp P
Infrastructure	Very Redmond Shuttle Road Soccer Fields	\$9,500,000	\$1,260,344									\$9,500,000	\$1,260,344	GF, 10-yr Imp P
Infrastructure	Leaf Acquisition - Northside Park	\$300,000	\$65,241									\$300,000	\$65,241	GF, 10-yr Imp P
Infrastructure	Very Redmond Outdoor Volleyball Complex	\$1,000,000	\$130,368									\$1,000,000	\$130,368	GF, 10-yr Imp P
Infrastructure	Very Redmond Outdoor Pickleball Complex	\$1,000,000	\$130,368									\$1,000,000	\$130,368	GF, 10-yr Imp P
Infrastructure	Very Redmond BMX Super Ucces Facility	\$2,000,000	\$262,674									\$2,000,000	\$262,674	GF, 10-yr Imp P
<b>Total Parks &amp; Recreation</b>		<b>\$223,000</b>	<b>\$46,637</b>	<b>\$502,000</b>	<b>\$87,878</b>	<b>\$1,992,200</b>	<b>\$262,863</b>	<b>\$12,110,000</b>	<b>\$1,636,627</b>	<b>\$4,500,000</b>	<b>\$4,876,907</b>	<b>\$24,520,000</b>	<b>\$2,708,008</b>	

By Order of the Mayor

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**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

Type	Request Title	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost		Proposed Funding Method
		Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	
<b>Parks &amp; Recreation - Botanical Garden</b>														
Vehicles and Wheelbar Equipment	Botanical Garden Staff Vehicle (New)			\$60,000	\$13,858							\$60,000	\$13,858	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Work Truck 2500 4WD (New)					\$57,000	\$13,188					\$57,000	\$13,188	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Work Truck 2500 4WD Replacement (4917)							\$70,000	\$16,168			\$70,000	\$16,168	GF, 5-yr Eq P
Other Equipment	Holiday Bloom Replacements	\$40,000	\$9,239									\$40,000	\$9,239	GF, 5-yr Eq P
Other Equipment	Block Alarm Monitor	\$40,000	\$9,239									\$40,000	\$9,239	GF, 5-yr Eq P
Other Equipment	Seed-On Compact Loader	\$40,000	\$9,239									\$40,000	\$9,239	GF, 5-yr Eq P
Buildings and Facilities	Botanical Garden Welcome Center Porch Renovation	\$10,000	\$1,912			\$90,000	\$20,447					\$100,000	\$22,359	GF, 10-yr Imp P
Buildings and Facilities	Botanical Garden Rebaron Greenhouse	\$200,000	\$26,218									\$200,000	\$26,218	GF, 10-yr Imp P
Buildings and Facilities	Botanical Garden Cupola and Roof Replacement	\$200,000	\$26,218									\$200,000	\$26,218	GF, 10-yr Imp P
Buildings and Facilities	Botanical Garden Second Story Renovation (Structural Bldg)	\$40,000	\$9,239	\$330,000	\$83,246	\$177,000	\$43,261	\$160,000	\$41,966	\$0	\$0	\$907,000	\$230,943	GF, 10-yr Imp P
<b>Total Parks &amp; Recreation - Botanical Garden</b>		<b>\$400,000</b>	<b>\$93,339</b>	<b>\$330,000</b>	<b>\$83,246</b>	<b>\$177,000</b>	<b>\$43,261</b>	<b>\$160,000</b>	<b>\$41,966</b>	<b>\$0</b>	<b>\$0</b>	<b>\$907,000</b>	<b>\$230,943</b>	
<b>Public Services - Streets</b>														
Vehicles and Wheelbar Equipment	Utility Truck with Crane Replacement (P220)			\$95,850	\$21,448							\$95,850	\$21,448	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Vermeer Tractor with trailer (Highback 664mm tractor)			\$205,911	\$24,924							\$205,911	\$24,924	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Single Axle Dump Truck Replacement (P234)			\$108,225	\$23,842							\$108,225	\$23,842	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Pump Truck One Ton Replacement (P207)					\$100,000	\$23,007					\$100,000	\$23,007	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	Single Axle Dump Truck Replacement (P224)							\$103,215	\$23,843			\$103,215	\$23,843	GF, 5-yr Eq P
Infrastructure	Pavement Improvements			\$2,000,000	\$765,330							\$2,000,000	\$765,330	GF, 10-yr Imp P
<b>Total Public Services - Streets</b>		<b>\$0</b>	<b>\$0</b>	<b>\$2,251,986</b>	<b>\$225,939</b>	<b>\$180,000</b>	<b>\$23,007</b>	<b>\$103,215</b>	<b>\$23,843</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,455,211</b>	<b>\$379,478</b>	
<b>Public Services - Sanitation</b>														
Vehicles and Wheelbar Equipment	Automated Side Loader Truck Replacement (P328)	\$415,000	\$58,744									\$415,000	\$58,744	GF, 10-yr Eq P
Vehicles and Wheelbar Equipment	Automated Leaf Loader Truck Replacement (P304)			\$110,000	\$40,140							\$110,000	\$40,140	GF, 10-yr Eq P
Vehicles and Wheelbar Equipment	Automated Leaf Loader Truck Replacement (P308)			\$300,000	\$40,140							\$300,000	\$40,140	GF, 10-yr Eq P
Vehicles and Wheelbar Equipment	Automated Side Loader Refuse Truck (New)	\$415,000	\$58,744									\$415,000	\$58,744	GF, 10-yr Eq P
Vehicles and Wheelbar Equipment	Compaction Truck Replacement (P321)			\$80,000	\$23,859							\$80,000	\$23,859	GF, 5-yr Eq P
Vehicles and Wheelbar Equipment	New Loader Refuse Truck Replacement (P344)					\$308,000	\$39,887					\$308,000	\$39,887	GF, 10-yr Eq P
Vehicles and Wheelbar Equipment	Automated Side Loader Refuse Truck Replacement (P313)	\$415,000	\$58,744									\$415,000	\$58,744	GF, 10-yr Eq P
<b>Total Public Services - Sanitation</b>		<b>\$415,000</b>	<b>\$58,744</b>	<b>\$310,000</b>	<b>\$40,140</b>	<b>\$788,000</b>	<b>\$107,749</b>	<b>\$748,000</b>	<b>\$96,222</b>	<b>\$415,000</b>	<b>\$58,915</b>	<b>\$2,076,000</b>	<b>\$356,787</b>	
<b>Public Services - General Services</b>														
Other Equipment	Town Hall Generator Replacement			\$95,000	\$21,945							\$95,000	\$21,945	GF, 5-yr Eq P
Buildings and Facilities	Town Hall Outdoor Pavers Replacement	\$440,000	\$57,807									\$440,000	\$57,807	GF, 10-yr Imp P
<b>Total Public Services - General Services</b>		<b>\$440,000</b>	<b>\$57,807</b>	<b>\$95,000</b>	<b>\$21,945</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$440,000</b>	<b>\$57,807</b>	
<b>Public Services - Central Maintenance</b>														
Other Equipment	35,000 pound 4 Wheel Vehicle Lift Replacement			\$50,000	\$13,858							\$50,000	\$13,858	GF, 5-yr Eq P
<b>Total Public Services - Central Maintenance</b>		<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$13,858</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$13,858</b>	

By Order of the Mayor

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**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

Type	Request Title	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost		Funding Method
		Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	
<b>Public Services - Stormwater</b>														
Vehicles and Wheeled Equipment	Tydem Dump Truck with Snow Equip Replacement (P119)	\$236,000										\$236,000	\$0	SW
Other Equipment	20' Single-Use Tank for Ice Service	\$28,950										\$28,950	\$0	SW
Infrastructure	Recessed Curb & Storm Restoration			\$300,750	\$60,450							\$300,750	\$60,450	SW, GR
Infrastructure	Warner Mill Stream Restoration							\$2,750,000	\$450,000			\$2,750,000	\$450,000	SW, GR
Infrastructure	New Redwood System Restoration							\$55,000	\$11,000			\$55,000	\$11,000	SW, GR
Infrastructure	Culvert Drainage Repair (240) Replace Pipe - Kernal Green									\$200,000	\$40,000	\$200,000	\$40,000	SW, GR
<b>Total Public Services - Stormwater</b>		\$275,950	\$0	\$300,750	\$60,450	\$0	\$0	\$2,775,000	\$455,200	\$200,000	\$40,000	\$3,251,650	\$535,450	
<b>Total CIP Requests</b>		\$5,744,715	\$869,942	\$10,118,544	\$1,615,445	\$7,978,000	\$1,218,235	\$28,271,940	\$4,047,935	\$48,400,084	\$5,340,108	\$100,513,323	\$11,093,666	

Annual Cost<sup>1</sup>: Annual payment with assumed interest rate and terms detailed herein.  
Transportation<sup>2</sup>: Town's Portion of NCDOT Grant (20%).

Vehicles, Equipment, Wheeled Equipment, Computers	
Annual Interest Rate	5.00%
Period (Years)	5
Future Value	0
Pay @ Beginning (1), or End (0)	0

Heavy Equipment (Greater than \$1,000,000)	
Annual Interest Rate	5.00%
Period (Years)	10
Future Value	0
Pay @ Beginning (1), or End (0)	0

Buildings and Facilities / Infrastructure (Less than \$1,000,000)	
Annual Interest Rate	5.50%
Period (Years)	10
Future Value	0
Pay @ Beginning (1), or End (0)	0

Buildings and Facilities / Infrastructure (Greater than \$1,000,000 to \$15,000,000)	
Annual Interest Rate	5.50%
Period (Years)	15
Future Value	0
Pay @ Beginning (1), or End (0)	0

Buildings and Facilities / Infrastructure (Greater than \$15,000,000)	
Annual Interest Rate	5.50%
Period (Years)	15
Future Value	0
Pay @ Beginning (1), or End (0)	0

Proposed Funding Methods	
GP - General Fund	
SW - Stormwater Fund	
FF - Fire/Police Fund	
GR - Grant Funding	
5-Yr Imp IP - 5 Yr Equipment Installment Purchase Loan	
10-Yr Imp IP - 10 Yr Equipment Installment Purchase Loan	
15-Yr Imp IP - 15 Yr Equipment Installment Purchase Loan	

By type & size

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**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

Type/Department	Request Title	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost		Funding Method
		Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	
<b>Computer Software</b>														
Information Technology	Town Website Redesign			\$63,000	\$15,015	\$63,000	\$15,015					\$130,000	\$30,027	GR, 5-Yr Eq IP
<b>Total Computer Software</b>		\$0	\$0	\$63,000	\$15,015	\$63,000	\$15,015	\$0	\$0	\$0	\$0	\$130,000	\$30,027	
<b>Computers and Related Equipment</b>														
Information Technology	Advanced Networking Switches	\$43,000	\$10,384									\$43,000	\$10,384	GR, 5-Yr Eq IP
Information Technology	PC Refresh			\$80,000	\$11,940							\$80,000	\$11,940	GR, 5-Yr Eq IP
Information Technology	Supervisor Replacements			\$100,000	\$25,000							\$100,000	\$25,000	GR, 5-Yr Eq IP
Information Technology	Virtual Infrastructure and Storage Upgrade					\$400,000	\$80,300					\$400,000	\$80,300	GR, 5-Yr Eq IP
Information Technology	Backup Appliance Replacement					\$80,000	\$18,478					\$80,000	\$18,478	GR, 5-Yr Eq IP
Information Technology	Firewall Replacement							\$150,000	\$14,646			\$150,000	\$14,646	GR, 5-Yr Eq IP
Police Department	Computer Replacements (15)			\$100,000	\$12,242	\$100,000	\$11,464	\$61,215	\$14,100			\$162,215	\$19,806	GR, 5-Yr Eq IP
<b>Total Computers and Related Equipment</b>		\$43,000	\$10,384	\$203,000	\$46,888	\$434,300	\$105,804	\$214,215	\$67,245	\$0	\$0	\$997,515	\$236,040	
<b>Vehicles and Wheeled Equipment</b>														
Community Development - Inspections	Code Enforcement Truck Replacement (P723)			\$43,000	\$10,384							\$43,000	\$10,384	GR, 5-Yr Eq IP
Information Technology	IT Staff Vehicle (New)			\$65,000	\$15,015							\$65,000	\$15,015	GR, 5-Yr Eq IP
Police Department	Police SRV Vehicle	\$85,100	\$21,966	\$85,100	\$21,966	\$85,100	\$21,966	\$85,100	\$21,966	\$85,100	\$21,966	\$519,870	\$139,879	GR, 5-Yr Eq IP
Police Department	Police Patrol Vehicle Replacement (4)	\$380,000	\$87,265	\$380,400	\$87,863	\$380,400	\$87,863	\$380,400	\$87,863	\$380,400	\$87,863	\$2,459,311	\$619,311	FF, 5-Yr Eq IP
Fire Rescue Department	Ladder 42 New Ladder Truck Replacement (P642)	\$2,700,000	\$268,460									\$2,700,000	\$268,460	GR, 10-Yr Eq IP
Fire Rescue Department	Special Operations Trailer (New)			\$50,000	\$11,940							\$50,000	\$11,940	GR, 5-Yr Eq IP
Fire Rescue Department	Fire Admin SUV Replacement (P513)	\$83,000	\$10,633									\$83,000	\$10,633	GR, 5-Yr Eq IP
Fire Rescue Department	Robotic Telehandler for Training Facility (New)			\$125,000	\$28,872							\$125,000	\$28,872	GR, 5-Yr Eq IP
Fire Rescue Department	Fire Rescuer Trailer Replacement (P714)					\$8,000	\$1,440					\$8,000	\$1,440	GR, 5-Yr Eq IP
Fire Rescue Department	Van 12-Passenger (New)					\$75,000	\$17,323					\$75,000	\$17,323	GR, 5-Yr Eq IP
Fire Rescue Department	Fire Admin SUV Replacement (P935)					\$85,000	\$19,633					\$85,000	\$19,633	GR, 5-Yr Eq IP
Fire Rescue Department	Engine 26 Fire Pump/Tanker Truck Replacement (P518)			\$1,500,000	\$194,227							\$1,500,000	\$194,227	GR, 5-Yr Eq IP
Fire Rescue Department	Engine 42 Fire Pump Truck Vehicle (New)					\$30,000	\$6,920					\$30,000	\$6,920	GR, 10-Yr Eq IP
Fire Rescue Department	Deployment Trailer (New)							\$43,000	\$10,384			\$43,000	\$10,384	GR, 5-Yr Eq IP
Fire Rescue Department	Pickup Truck Replacement (P502)							\$87,000	\$20,099			\$87,000	\$20,099	GR, 5-Yr Eq IP
Fire Rescue Department	Fire Admin 4WD Pickup Truck Replacement (P1342)							\$87,000	\$20,105			\$87,000	\$20,105	GR, 5-Yr Eq IP
Fire Rescue Department	Engine 42 Fire Pump Truck Replacement (P537)							\$1,500,000	\$200,719			\$1,500,000	\$200,719	GR, 10-Yr Eq IP
Parks & Recreation	Sports Field, Tractor 120HP (New)	\$80,000	\$20,768									\$80,000	\$20,768	GR, 5-Yr Eq IP
Parks & Recreation	Water Trailer (New)	\$12,000	\$1,777									\$12,000	\$1,777	GR, 5-Yr Eq IP
Parks & Recreation	Recumbent Admin Vehicle (New)			\$70,000	\$16,149	\$65,000	\$15,033					\$135,000	\$31,182	GR, 5-Yr Eq IP
Parks & Recreation	Work Truck 2300 4WD HI (New)			\$23,000	\$4,619							\$23,000	\$4,619	GR, 5-Yr Eq IP
Parks & Recreation	Work Truck 2300 4WD HI (New)			\$70,000	\$16,168							\$70,000	\$16,168	GR, 5-Yr Eq IP
Parks & Recreation	Control 4300 Landscape Truck (New)					\$14,700	\$3,124					\$14,700	\$3,124	GR, 5-Yr Eq IP
Parks & Recreation	Dump Truck 3300 4000 (New)					\$100,000	\$21,620					\$100,000	\$21,620	GR, 5-Yr Eq IP
Parks & Recreation	Utility Terrain Vehicle - Diesel & Towing (New)							\$30,000	\$6,879			\$30,000	\$6,879	GR, 5-Yr Eq IP
Parks & Recreation	Event Canopy (New)							\$80,000	\$18,478			\$80,000	\$18,478	GR, 5-Yr Eq IP
Parks & Recreation	Excavator with Bucket & Mulcher (New)					\$107,500	\$24,892					\$107,500	\$24,892	GR, 5-Yr Eq IP

By type

Page 1

**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

Typ/Department	Request Title	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost		Funding Method
		Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	
<b>Vehicles and Wheelbar Equipment (cont'd)</b>														
Parks & Recreation - Botanical Garden	Botanical Garden Staff Vehicle (New)			\$60,000	\$18,858							\$60,000	\$18,858	GP, 5-yr Eq #
Parks & Recreation - Botanical Garden	Work Truck 1500 4WD (New)					\$57,000	\$18,188					\$57,000	\$18,188	GP, 5-yr Eq #
Parks & Recreation - Botanical Garden	Work Truck 1500 4WD Replacement (#121)							\$70,000	\$26,168			\$70,000	\$26,168	GP, 5-yr Eq #
Public Services - Streets	Utility Truck with Crane Replacement (#225)			\$93,850	\$21,446							\$93,850	\$21,446	GP, 5-yr Eq #
Public Services - Streets	Ventrac Tractor with trailer (Replacing 55-hp tractor)			\$53,911	\$12,914							\$53,911	\$12,914	GP, 5-yr Eq #
Public Services - Streets	Single Axle Dump Truck Replacement (#130)			\$105,225	\$23,842							\$105,225	\$23,842	GP, 5-yr Eq #
Public Services - Streets	Dump Truck One Ton Reducement (#207)					\$100,000	\$23,087					\$100,000	\$23,087	GP, 5-yr Eq #
Public Services - Streets	Single Axle Dump Truck Replacement (#214)							\$109,225	\$23,842			\$109,225	\$23,842	GP, 5-yr Eq #
Public Services - Sanitation	Automated Side Loader Truck Replacement (#548)			\$415,000	\$55,744							\$415,000	\$55,744	GP, 10-yr Eq #
Public Services - Sanitation	Automated Leaf Loader Truck Replacement (#534)			\$310,000	\$40,346							\$310,000	\$40,346	GP, 10-yr Eq #
Public Services - Sanitation	Automated Leaf Loader Truck Replacement (#535)					\$230,000	\$28,136					\$230,000	\$28,136	GP, 10-yr Eq #
Public Services - Sanitation	Automated Side Loader Refuse Truck (New)					\$433,000	\$59,744					\$433,000	\$59,744	GP, 10-yr Eq #
Public Services - Sanitation	Cart Delivery Truck Replacement (#537)			\$60,000	\$11,858							\$60,000	\$11,858	GP, 5-yr Eq #
Public Services - Sanitation	Rear Loader Refuse Truck Replacement (#534)							\$308,000	\$39,887			\$308,000	\$39,887	GP, 10-yr Eq #
Public Services - Sanitation	Automated Side Loader Refuse Truck Replacement (#535)					\$415,000	\$56,354					\$415,000	\$56,354	GP, 10-yr Eq #
Public Services - Stormwater	Random Dump Truck with Snow Equip Replacement (#213)			\$156,000						\$455,000	\$58,825	\$455,000	\$58,825	GP, 10-yr Eq #
				\$156,000						\$455,000	\$58,825	\$1,560,000	\$197,150	SW
<b>Total Vehicles and Wheelbar Equipment</b>		\$4,693,500	\$556,439	\$1,542,486	\$334,828	\$3,356,790	\$548,150	\$1,414,725	\$297,568	\$2,700,000	\$420,139	\$13,421,411	\$2,147,150	
<b>Other Equipment</b>														
Information Technology	Courtsroom AV System Upgrade					\$23,000	\$3,774					\$23,000	\$3,774	GP, 5-yr Eq #
Police Department	Generator Light Towers (2)	\$48,000	\$8,239									\$48,000	\$8,239	GP, 5-yr Eq #
Police Department	Handheld Radio Replacement			\$13,500	\$8,100							\$13,500	\$8,100	GP, 5-yr Eq #
Fire Rescue Department	Station 43 Generator Replacement	\$88,000	\$14,478									\$88,000	\$14,478	GP, 5-yr Eq #
Parks & Recreation	Tractor Mowing Attachment (New)	\$18,000	\$4,158									\$18,000	\$4,158	GP, 5-yr Eq #
Parks & Recreation	Trail Mower Replacement	\$14,000	\$3,234									\$14,000	\$3,234	GP, 5-yr Eq #
Parks & Recreation	Removal Center Stage Deck Chair	\$78,000	\$6,467									\$78,000	\$6,467	GP, 5-yr Eq #
Parks & Recreation	Century Lake Fountain Equipment Replacement	\$48,000	\$9,319									\$48,000	\$9,319	GP, 5-yr Eq #
Parks & Recreation	Walk-Behind Air Plan (New)	\$52,000	\$11,349									\$52,000	\$11,349	GP, 5-yr Eq #
Parks & Recreation	Additional Ring for Christmas Tree			\$12,000	\$2,772							\$12,000	\$2,772	GP, 5-yr Eq #
Parks & Recreation - Botanical Garden	Hydrant Alarm Instruments	\$480,000	\$9,339									\$480,000	\$9,339	GP, 5-yr Eq #
Parks & Recreation - Botanical Garden	Multi-Media Materials	\$483,000	\$9,339									\$483,000	\$9,339	GP, 5-yr Eq #
Parks & Recreation - Botanical Garden	Stand On Compact Loader	\$480,000	\$9,339									\$480,000	\$9,339	GP, 5-yr Eq #
Public Services - General Services	Truck Roll Generator Replacement	\$95,000	\$21,943									\$95,000	\$21,943	GP, 5-yr Eq #
Public Services - Central Maintenance	2000-gallon Fire Truck Lift Replacement	\$60,000	\$12,816									\$60,000	\$12,816	GP, 5-yr Eq #
Public Services - Streets	20 500-gallon Tank for Salt Brine	\$29,955										\$29,955	\$0	SW
<b>Total Other Equipment</b>		\$2,739,955	\$60,053	\$229,586	\$67,566	\$65,000	\$13,013	\$0	\$0	\$0	\$0	\$6,837,435	\$1,442,027	
<b>Buildings and Facilities</b>														
Police Department	Police Department Office Renovation (Phase II)			\$120,000	\$16,834							\$120,000	\$16,834	GP, 10-yr Imp P
Fire Rescue Department	Station 16 Camera Access Improvements			\$10,000	\$1,311							\$10,000	\$1,311	GP, 10-yr Imp P
Fire Rescue Department	Station 41 Backroom Renovation			\$15,000	\$1,924							\$15,000	\$1,924	GP, 10-yr Imp P

By type

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**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

Typ/Department	Request Title	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost		Funding Method
		Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	
<b>Buildings and Facilities (cont'd)</b>														
Fire Rescue Department	Station 43 Camera and Door Access Improvements			\$75,000	\$9,930							\$75,000	\$9,930	GP, 10-yr Imp P
Fire Rescue Department	Station 16 Renovation			\$1,000,000				\$11,000,000	\$1,459,249			\$11,000,000	\$1,459,249	GP, 10-yr Imp P
Fire Rescue Department	Station 42 Backroom Improvements					\$90,000	\$11,791					\$90,000	\$11,791	GP, 10-yr Imp P
Fire Rescue Department	Station 43 Driveaway Improvements			\$224,000	\$29,485							\$224,000	\$29,485	GP, 10-yr Imp P
Parks & Recreation	Ballfield Concrete Road Replacement			\$20,000	\$2,622							\$20,000	\$2,622	GP, 10-yr Imp P
Parks & Recreation	Ballfield Terrace Renovation			\$110,000	\$14,420							\$110,000	\$14,420	GP, 10-yr Imp P
Parks & Recreation	Removal Center Acoustic Dampening Improvements			\$150,000	\$19,663							\$150,000	\$19,663	GP, 10-yr Imp P
Parks & Recreation	Removal Center Stage Lighting					\$84,000	\$11,322					\$84,000	\$11,322	GP, 10-yr Imp P
Parks & Recreation	Removal Center Restroom - Forest Center (Phase II)							\$15,000,000	\$1,938,876			\$15,000,000	\$1,938,876	GP, 15-yr Imp P
Parks & Recreation - Botanical Garden	Botanical Garden Welcome Center Porch Renovation			\$80,000	\$10,922							\$80,000	\$10,922	GP, 10-yr Imp P
Parks & Recreation - Botanical Garden	Botanical Garden Ballroom Charities					\$80,000	\$10,487					\$80,000	\$10,487	GP, 10-yr Imp P
Parks & Recreation - Botanical Garden	Botanical Garden Cupola and Roof Replacement			\$200,000	\$26,234							\$200,000	\$26,234	GP, 10-yr Imp P
Parks & Recreation - Botanical Garden	Botanical Garden Second Story Renovation (Horticulture Bldg)							\$90,000	\$11,797			\$90,000	\$11,797	GP, 10-yr Imp P
Public Services - General Services	Town Hall Gutter and Fascia Replacement	\$44,000	\$5,817									\$44,000	\$5,817	GP, 10-yr Imp P
<b>Total Buildings and Facilities</b>		\$441,000	\$20,387	\$1,848,000	\$111,270	\$489,000	\$64,099	\$11,471,141	\$1,510,000	\$3,486,896	\$48,000	\$48,000	\$5,190,231	
<b>Infrastructure</b>														
Fire Rescue Department	Station 42 Training and Fire Security Upgrade			\$100,000	\$17,041							\$100,000	\$17,041	GP, 10-yr Imp P
Fire Rescue Department	Station 42 Training Facility Storage Building							\$300,000	\$35,341			\$300,000	\$35,341	GP, 10-yr Imp P
Parks & Recreation	Bused Bed Renovation at Town Hall	\$19,000										\$19,000	\$0	GP
Parks & Recreation	Mountain Bike Park Pump Track Expansion			\$200,000	\$26,234							\$200,000	\$26,234	GP, 10-yr Imp P
Parks & Recreation	Trail for S. Lawrence Pope Memorial Park Design (Phase II)			\$150,000	\$19,663							\$150,000	\$19,663	GP, 10-yr Imp P
Parks & Recreation	Tray Redwood Park Pickleball			\$200,000	\$26,234							\$200,000	\$26,234	GP, 10-yr Imp P
Parks & Recreation	Tray Redwood Park Pickleball			\$1,000,000	\$138,003							\$1,000,000	\$138,003	GP, 10-yr Imp P
Parks & Recreation	Tray Redwood Park Pickleball					\$9,500,000	\$1,260,344					\$9,500,000	\$1,260,344	GP, 10-yr Imp P
Parks & Recreation	Tray Redwood Park Pickleball					\$300,000	\$39,241					\$300,000	\$39,241	GP, 10-yr Imp P
Parks & Recreation	Tray Redwood Park Pickleball					\$2,000,000	\$262,344					\$2,000,000	\$262,344	GP, 10-yr Imp P
Parks & Recreation	Tray Redwood Park Pickleball					\$2,000,000	\$262,344					\$2,000,000	\$262,344	GP, 10-yr Imp P
Parks & Recreation	Tray Redwood Park Pickleball					\$5,500,000	\$716,817					\$5,500,000	\$716,817	GP, 10-yr Imp P
Parks & Recreation	Tray Redwood Park Pickleball					\$7,000,000	\$928,874					\$7,000,000	\$928,874	GP, 10-yr Imp P
Public Services - Streets	Pavement Improvements			\$2,000,000	\$262,344							\$2,000,000	\$262,344	GP, 10-yr Imp P
Public Services - Stormwater	Botanical Garden Stormwater Restoration			\$300,000	\$39,241							\$300,000	\$39,241	SW, GR
Public Services - Stormwater	Kenner Mill Stream Restoration					\$1,700,420	\$220,030					\$1,700,420	\$220,030	SW, GR
Public Services - Stormwater	Tray Redwood Stream Restoration					\$55,000	\$7,103					\$55,000	\$7,103	SW, GR
Public Services - Stormwater	Conceal Drainage Repair (S&S/Recess Pipe - Kentel Green)							\$200,000	\$26,234			\$200,000	\$26,234	SW, GR
<b>Total Infrastructure</b>		\$19,000	\$0	\$2,432,250	\$342,826	\$3,554,000	\$470,998	\$15,276,000	\$2,211,961	\$10,700,000	\$1,439,338	\$18,977,338	\$2,475,924	
<b>Other Improvements</b>														
Community Development - Planning	Town Comprehensive Plan (Phase II - UDD Update)			\$300,000								\$300,000	\$0	GP
<b>Total Other Improvements</b>		\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	

By type

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**CAPITAL IMPROVEMENT PLAN (CIP)**  
Town of Kernersville (Fiscal Years 2026-27 to 2030-31)

Typ Department	Request Title	2026-27		2027-28		2028-29		2029-30		2030-31		Total Cost		Funding Method
		Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	Capital Cost	Annual Cost	
Transportation*														
Engineering/Division	West Mountain Street Turn Lanes & Sidewalk	\$788,800	\$156,660	\$6,123,000	\$623,000							\$9,908,800	\$788,660	GF, GR
Engineering/Division	Hammon Lane Sidewalk Expansion	\$145,000	\$28,600	\$410,800	\$82,062							\$355,862	\$110,662	GF, GR
	<b>Total Transportation</b>	<b>\$933,800</b>	<b>\$185,260</b>	<b>\$6,533,800</b>	<b>\$705,062</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,044,662</b>	<b>\$899,322</b>	
	<b>Total CIP Requests</b>	<b>\$5,744,715</b>	<b>\$869,942</b>	<b>\$10,118,544</b>	<b>\$1,615,445</b>	<b>\$7,978,000</b>	<b>\$1,218,235</b>	<b>\$28,271,940</b>	<b>\$4,047,815</b>	<b>\$48,400,084</b>	<b>\$5,340,108</b>	<b>\$100,513,323</b>	<b>\$13,091,656</b>	

Annual Cost: Annual payment with assumed interest rate and term detailed herein.  
Transportation\*: Town a portion of NCDOT Grant (1-28%).

Annual Interest Rate	5.00%
Period (Years)	5
Future Value	0
Pay @ Beginning (1) or End (0)	0

Annual Interest Rate	5.00%
Period (Years)	10
Future Value	0
Pay @ Beginning (1) or End (0)	0

Annual Interest Rate	5.25%
Period (Years)	10
Future Value	0
Pay @ Beginning (1) or End (0)	0

Annual Interest Rate	5.50%
Period (Years)	10
Future Value	0
Pay @ Beginning (1) or End (0)	0

Annual Interest Rate	5.50%
Period (Years)	15
Future Value	0
Pay @ Beginning (1) or End (0)	0

GF - General Fund	
SW - Stormwater Fund	
FF - Facilities Fund	
GR - Grant Funding	
5-Yr Exp. P. - 5 Yr Equipment Installment Purchase Loan	
10-Yr Exp. P. - 10 Yr Equipment Installment Purchase Loan	
10-Yr Imp. P. - 10 Yr Improvement Installment Purchase Loan	
15-Yr Imp. P. - 15 Yr Improvement Installment Purchase Loan	

By type

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

**A. Discussion and Consideration of a Resolution Authorizing the Purchase of Real Property Located at 0 NC 66 South.**

Mr. Swisher explained the resolution and the location of the property. He said this would prevent development from encroaching on Ivey Redmon Sports Complex. He said that the funds for the purchase would be included in a budget amendment at the end of the month if the Board approves this purchase and that the closing on the property purchase will occur at that time.

Alderman Sabanis asked if the Town owns the property to the north of this property.

Mr. Swisher said yes. He explained that the Town will own all of the properties in this area with 4 exceptions. He said the total area of Ivey Redmon Sports Complex will be 270 acres if this property is purchased.

Mr. Pages said that Ivey Redmon Sports Complex has been identified for expansion in the Town's Master Plan since 2002 to promote sports tourism. He said that North Carolina is currently the sixth highest state for sports tourism.

Mayor Pro Tem Gorham made a **Motion** in favor of the resolution.

Alderman Sabanis seconded the motion.

The Board voted 3-0 in favor of the motion.

**RESOLUTION NO. R-2026-22**

**RESOLUTION TO PURCHASE REAL PROPERTY LOCATED AT 0 NC 66 SOUTH**

WHEREAS, a tract of land totaling approximately 16.03 acres, more or less, is situated adjacent to property owned by the Town of Kernersville;

WHEREAS, the Board of Aldermen believes that the highest and best use of this property is to serve as part of the Ivey Redmon Sports Complex;

WHEREAS, for this reason, the Board of Aldermen has approached the property owner in negotiations to purchase the property at a reasonable price;

WHEREAS, between the parties the terms for the sale of the said properties are binding and have been diligently negotiated by the Board of Aldermen and will be executed by the parties, as contemplated below and as required by law;

WHEREAS, the property owner has agreed to sell, and the Town has agreed to buy the said real properties in a purchase agreement to be signed by the parties in consideration of the mutual covenants and agreements contained therein;

NOW, THEREFORE, the parties agree to the following terms of this Agreement:

1. PROPERTY ADDRESS: The property is located as follows: 0 NC 66 South (approximately 16.03, more or less) PIN number 6885-21-5868, Block number BL5643, Lot number L029G, Kernersville, NC; and
2. PRICE: The purchase price is \$160,300, payable by the Town; and
3. TITLE: Property Owner shall convey the property by a fee simple warranty deed to the Town at closing; and
3. POSSESSION: Town's possession of the property is to be at closing; and
4. Both parties agree that all of the conditions set forth herein shall be enforceable and remain with the properties and are obligations of the parties and shall be enforceable against all heirs and assigns of all parties; and
5. The purchase agreement requires the parties to work together in good faith and to proceed diligently toward the completion of all terms. The Agreement is in a form and content satisfactory to each party and to each party's legal counsel and is hereby approved in this public session of the Town Board of Aldermen; and
6. NO PROVISION OF THE PURCHASE AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE TOWN WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION. NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A DELEGATION OF GOVERNMENTAL POWERS NOR AS A DONATION BY OR A LENDING OF THE CREDIT OF THE TOWN WITHIN THE MEANING OF THE CONSTITUTION OF THE STATE OF NORTH CAROLINA; and
7. The purchase agreement constitutes the entire agreement between the parties with respect to the matters covered herein and supersedes any prior negotiations, understandings, or agreements with respect to the matters contemplated hereby.

Approved this 5<sup>th</sup> day of May, 2026.

- B. Consideration of a Resolution Declaring a Notice of Intent to Reimburse for the Purchase of Real Property.

Mr. Swisher explained the resolution.

Alderman Pegram made a **Motion** in favor of the resolution.

Alderman Sabanis seconded the motion.

The Board voted 3-0 in favor of the motion.

**RESOLUTION NO. R-2026-23  
DECLARATION OF THE BOARD OF ALDERMEN OF THE TOWN OF  
KERNERSVILLE OF OFFICIAL INTENT TO REIMBURSE**

**WHEREAS**, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

**WHEREAS**, the undersigned is authorized to declare the official intent of the Town of Kernersville (the "Town") with respect to the matters contained herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE, NORTH CAROLINA THAT:**

1. **Expenditures to be incurred.** The Town of Kernersville anticipates incurring expenditures (the "Expenditures") for capital improvements (the "Project") to better serve the citizens of the Town.
2. **The Proposed Project.** The Project to be financed includes the purchase of 0 NC 66 South (Parcel #6885-21-5868) for future development of the Ivey M. Redmon Sports Complex Park.
3. **Maximum Principal Amount of Debt to be Issued.** The maximum amount to be financed by the Town to complete the Project shall not exceed \$170,000.
4. **Plan of Finance.** The Town intends to finance the cost of the Project described above with the proceeds of debt to be incurred by the Town in accordance with the contract method of financing under the authority of North Carolina General Statutes Section 160A-20 as amended by Chapter 708 of the 1989 Session Laws.
5. **Declaration of Official Intent to Reimburse.** The Town hereby declares its official intent to reimburse itself with the proceeds of the debt for any of the Expenditures incurred by it prior to financing of the Project.

Adopted this the 5<sup>th</sup> day of May, 2026.

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

None presented.

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

Alderman Pegram stated that he participated in the ALS Walk this weekend.

Alderman Sabanis asked when the Macy Grove Road extension will open.

Mr. Swisher said the anticipated opening is May or June. He said it is almost done.

Alderman Sabanis encouraged citizens with comments or concerns to reach out.

Mayor Morgan said that [info@toknc.com](mailto:info@toknc.com) is the email address that is available for questions about the Town.

Mayor Morgan noted the successful Spring Folly.

Mayor Pro Tem Gorham invited everyone to attend the Juneteenth celebration on June 19.

Mr. Swisher said the Harmon Lane sidewalk dimensions may change from the original proposal. He said that it was proposed to be 6 feet wide with no grass strip but that it may end up being 4 ½ wide with a 1 ½ wide grass strip.

6     **ADJOURNMENT.**

Mayor Pro Tem Gorham made a **Motion** to adjourn.  
Alderman Sabanis seconded the motion.  
The Board voted 3-0 in favor of the motion at 8:09 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 5, 2026.

This the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Keith Hooker, Town Clerk

## MEMORANDUM

To: Curtis Swisher, Town Manager  
Rebekah East, Finance Director  
From: R. Scott Alderman, Fire Rescue Chief  
Date: May 26, 2026  
Subject: Grant Application Request

The Kernersville Fire Rescue Department is seeking permission to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) grant offered thru the Federal Emergency Management Agency (FEMA).

This grant recently became available after the Department of Homeland Security reopened. Application for the grant is due by June 22, 2026.

### SAFER Grant Request

The department requests submission of a SAFER grant application to hire six (6) firefighters. The SAFER grant is a 3-year grant that would provide funding for the salaries and benefits of the requested firefighters. This is a cost-share grant. If awarded, the Town would contribute 25% of the actual costs incurred in each of the first and second years of the grant, and 65% of the actual costs incurred in the third year of the grant.

Six (6) firefighters (2 firefighters per 24-hour shift – 3 shifts) will provide the department with the staffing needed to fully staff the rescue company. A rescue company is a specialized unit within a fire rescue department trained to handle a wide range of emergency situations, including vehicle extrication, water rescue, high/low angle rope rescue, confined space rescue, and structural collapse incidents. Rescue companies are typically staffed with highly skilled firefighters who have specialized training. They are equipped with specialized tools and equipment necessary to perform these types of rescues. In addition to vehicle accidents and technical rescue incidents, the rescue company would respond to fire and medical incidents.

This request is only for the grant application. If notified that we have been selected for the grant, a request will be made at that time to the Manager and Board for acceptance of the grant.

**Action Requested:** Board of Aldermen approval to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) grant.



*"A Century of Dedicated Service"*