

**MINUTES OF THE BOARD OF ALDERMEN  
JOINT SESSION WITH THE PLANNING BOARD  
TOWN OF KERNERSVILLE, N.C.  
JANUARY 5, 2012**

The Board of Aldermen and Planning Board of the Town of Kernersville met in special session at 7:00 p.m. on the above date in the Municipal Council Chambers at the Municipal Building at 134 East Mountain Street.

**Board of Aldermen Present:** Mayor Dawn H. Morgan, Mayor Pro Tem Dana Caudill Jones, Aldermen Tracey Shifflette, and Neal Stockton. Alderman Keith Hooker arrived at 7:18 pm.

**Absent:** Alderman Irving Neal.

**Planning Board Members present:** Phyllis Mendel, Vice Chair; Margaret Burks; Ed Green; Steve Hutchins; Tom McDaniel; Bronda Smith-Martin; Darrell Davis; and Ronnie Roberts.

**Absent:** Jim Waddell, James Fradenburg

**Staff present:** Town Manager Curtis Swisher, Town Attorney John Wolfe, Town Clerk Dale Martin; Russell Radford, Director of Engineering; Jeff Hatling, Community Development Director; Kem Arthur, Planning Administrator; and Sharon Richmond, Senior Planner.

**Call to order and invocation.**

Mayor Morgan called the meeting to order and the Reverend Donald Winters of Kernersville Moravian Church delivered the invocation.

**1. Discussion on Various Planning and Zoning Matters.**

Mayor Morgan welcomed everyone in attendance. She presented the topics to be discussed at this meeting.

Mayor Morgan asked for introductions of each Board Member.

Ms. Phyllis Mendel, Vice Chairman of the Planning Board noted that the Planning Board is an advisory Board to the Aldermen. The Planning Board makes recommendations on how we can make things better in Town. She added that we need to take “planning” more seriously. She stated that in the past we have had full agendas and long meetings reacting to zoning matters with little time for planning. She contends that the Planning Board can do a much better job if we are proactive with good planning efforts.

Mayor Morgan explained that citizens often question why the Planning Board turned down a request and then the Board of Alderman approved the request. She stated that the Planning Board discussion has a big influence on these matters. She explained that the Planning Board thoroughly reviews the request, listens to the public input and makes recommendations to improve the project. Often times, the issues are resolved before it gets to the Board of Alderman which makes their job much easier for making good decisions and bringing quality projects to Kernersville.

Mr. Curtis Swisher, Town Manager presented an update on the sewer study and presented a map of the current locations and future plans for extensions.

Darrell Davis asked if any priorities have been established. Mr. Swisher noted the Brookford Road area due to the hospital is a priority. He stated that the study will identify areas and at that time priorities will be established. He also noted that our study will coincide with the CCUC study being conducted.

Mr. John Wolfe, Town Attorney stated that these two boards have worked together excellently over the years and commended them on their efforts.

Mr. Wolfe then presented a brief description of: general use zoning vs special use zoning, contract zoning, and spot zoning. He presented examples of contract zoning and spot zoning, both legal and illegal and explained the differences.

Mr. Wolfe then stated that often Board members have issues they feel warrants discussion and consideration. He then explained the process that should be followed in getting those ideas on agendas for future discussion by the appropriate Board.

Ms. Mendel asked if there are time limits that should be considered when discussing changes on zoning matters. She asked if the petitioner should be allowed time at the meeting to discuss the issue, should they keep the public hearing open or close it. Mr. Jeff Hatling, Community Development Director stated that the UDO allowed for a 1 meeting delay. Mr. Wolfe stated that you can handle that either way, by continuing the public hearing or closing it and then continue the meeting.

Ms. Mendel then asked how the Planning Board should handle a conflict of interest. Mr. Wolfe advised that the Planning Board can do what they feel is right and step down if so desired. However, the Board of Alderman can only step down when there is a true conflict of interest as determined by law.

Mr. Davis and Ms. Margaret Burks agreed and commended the last two or three Board of Aldermen on their efforts which have been good for this town. They commended the two Boards for working together to make this community better.

Alderman Neal Stockton commended Jeff Hatling on a good job of bringing everyone up to speed on development trends and growth projects. He stated that as a Department Head, we were able to use this information for budgeting purposes and to be better prepared.

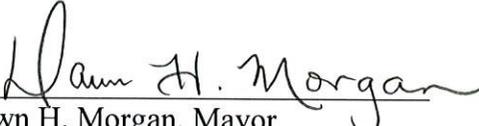
The Boards held a brief discussion of issues around the new hospital area regarding water & sewer service, the required permits to cross the creek, and the timeframe for completing the roadway.

Alderman Stockton asked Staff's opinion of the areas to experience the next growth spurt. Mr. Swisher project the area south of town due to the Hospital, VA clinic, and Carrollton and Caleb's Creek developments.

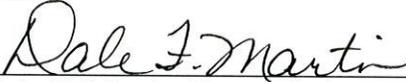
Mayor Morgan thanked everyone for coming and participating in this meeting.

**2. Adjournment.**

Alderman Neal Stockton made a **Motion** to adjourn the meeting at 8:24 PM. Alderman Keith Hooker seconded the motion and the vote was all for and motion carried.

  
Dawn H. Morgan, Mayor

Attest:

  
Dale F. Martin, Town Clerk

I, Dale F. Martin, 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 January 5, 2012.

This the 13 day of February, 2012.

  
Dale F. Martin, MMC, Town Clerk