

**MINUTES OF THE BOARD OF ALDERMEN  
TOWN OF KERNERSVILLE, N.C.  
BRIEFING SESSION DECEMBER 1, 2010**

The Board of Aldermen of the Town of Kernersville met in a briefing session at 6:30 P.M. on the above date in the Town Hall Executive Conference Room at the Municipal Building at 134 East Mountain Street.

**Present:** Mayor Dawn Morgan, Mayor Pro Tem Kevin Bugg, Alderman Bob Prescott and Alderman Tracey Shifflette.

**Absent:** Aldermen Dana Caudill Jones and Alderman Keith Mason.

**Staff Present:** Curtis L. Swisher, Town Manager; John G. Wolfe III, Town Attorney; Jayne Danner, Deputy Clerk; Jeff Hatling, Community Development Director; Doran Maltba, Public Services Director; Ken Gamble, Police Chief; Walt Summerville, Fire Chief; Russell Radford, Engineering Director; Ernie Pages, Parks & Recreation Director; Franz Ader, Finance Director; John Edwards, Landscape Specialist; Gray Cassell, Information Technology Director and Ray Smith, Human Resources Director.

**Call to Order and Invocation**

Mayor Dawn Morgan called the meeting to order at 6:44p.m. Alderman Tracey Shifflette delivered the invocation.

**1. Briefing on the December 7, 2010, Regular Meeting Agenda.**

Mr. Curtis Swisher, Town Manager stated that a representative from the North Carolina League of Municipalities (NCLM) will be in attendance at the Tuesday meeting to present the Town with an Award for obtaining Level One of the NCLM Green Challenge program.

Morgan Dawn Morgan stated that there will also be a brief presentation by members of the Sister City Commission on their recent visit to Dashi, Taiwan.

Mayor Morgan further stated that there may also be a presentation to a widow of a veteran who was killed in action. She added that this has not yet been finalized; however if it is it will be the first ceremonial item on the Agenda.

**Item # 1a PUBLIC HEARING: Ray Thomas, Attorney for McDonald's Corporation, requests to amend Chapter B, Article II, Section 2-1.6 of the Unified Development Ordinance modifying the Central Kernersville Overlay District (CKOD) and the Highway Corridor Overlay District (HCOD) location/boundaries. Zoning Docket KT-200 (Continued from the November 2nd meeting.)**

**Item # 1 b. Discussion regarding Amendments to Zoning Docket KT-200 Regarding Central and Highway Business Overlay Districts.**

Mayor Morgan gave an overview of this text amendment request. She added that the Planning Board denied the initial request, however Town Attorney John Wolfe has worked with Staff and an amendment has been prepared for the Board's consideration.

Mr. Jeff Hatling, Community Development Director briefed the Board on this matter using a map to illustrate. He added that Staff recommends no action be taken by the Board on this amendment but rather to discuss and make recommendations to Planning Board for their reconsideration at their next meeting.

Mayor Morgan stated that it is important to have the Planning Boards view and opinions on any amendments to the overlay district prior to the Board making any decisions. She suggested that this matter be discussed, however for the case to come back before the Board of Aldermen at their January meeting for decision. Mayor Morgan asked Mr. Ray Thomas, Attorney for the petitioner if this would be a hardship to the petitioner.

Mr. Ray Thomas stated that he would check with his client and inform staff as soon as possible.

Mr. John Wolfe reiterated that this would be within the legal realm if the petitioner was acceptable.

**Item # 2 PUBLIC HEARING: Michael Interlandi, Owner, for property located at 316 Nelson Street, requests a General Use District rezoning to rezone from GI (General Industrial) District to PB (Pedestrian Business) District. Zoning Docket K-704**

Mr. Jeff Hatling, Community Development Director briefed the Board on this rezoning request. He stated that Planning Board and Staff recommend approval of this petition. Mr. Hatling added that Staff also suggested that the petitioner talk to neighbors even though Staff did send letters to adjoining property owners, no opposition was received.

**Item # 4 Presentation of Annual Audit by Dixon Hughes for FY 2009-2010.**

Mr. Swisher stated that a representative from Dixon Hughes will present the FY 09-10 Audit on Tuesday and answer any questions the Board may have.

**Item # 5 Consideration of a Revision to the Subdivision Conditions for the Forsyth Medical Center.**

Mr. John Wolfe, Town Attorney presented the Board with the proposed revised conditions. He gave an overview stating that these conditions pertaining to the future Medical Parkway and loop water supply system should be attainable for the hospital and allow them to receive a certificate of occupancy. Mr. Wolfe stated that the conditions require a four lane highway with median from Macy Grove Road westward for a minimum 2,000 feet, and entire completion of the parkway within six months of developer receiving necessary permits from Federal, State and or Local entities. No other construction permits will be issued until the completion of the entire four lane road has been accepted by the Town of Kernersville. Mr. Wolfe added that to provide long-term fire protection for the anticipated development along the Kernersville Medical Parkway a looped water system shall be installed along the proposed Kernersville Medical Parkway as the

same is constructed. The water line installed along the Medical Parkway shall be 12". He further added that these revised conditions will provide protection for the Town now and in the future.

**Item # 6 Consideration of a Master Plan for Beeson Park.**

Mr. Ernie Pages, Parks & Recreation Director briefed the Board on the Master Plan for Beeson Park. He stated that this is a finalized version of a new master plan. He highlighted the uses and new amenities which includes three playgrounds. He stated that this is a \$16 million project in all; however it can be broken down by amenity and phases according to our needs and the Board of Aldermen's recommendations.

**Item # 7 Consideration of an Adopt-A-Street Program.**

Mr. Curtis Swisher, Town Manager briefed the Board on the potential Adopt-A-Street program stating that the Town currently does not have a program in place. He stated that a citizen had requested to adopt a street in honor of her deceased father. He further stated that Staff and the Town Attorney have compiled a program similar to those in other municipalities for the Board's consideration.

**Item # 8 Consideration of a revised Ordinance for the Tree Commission.**

Mr. John Wolfe, Town Attorney briefed the Board on the recommended revisions for adoption to the Tree Commission Ordinance. He stated that the proposed revisions will regulate, control the planting, maintenance and removal of trees and shrubs on public lands and encourage protection of existing and future trees on Town owned property. He stated that these provisions are standard arboricultural specifications and practices and one of the four requirements for the designation of the Town of Kernersville as a Tree City USA.

Mr. Wolfe asked Mr. John Edwards, Landscape Specialist if City County Utilities Commission had been made aware of these requirements.

Mr. Edwards stated that he had not contacted them at this time.

**Item # 9 Consideration of the 2011 Board of Aldermen Meeting Schedule.**

Mayor Morgan asked the Board to review the proposed 2011 meeting schedule prior to the meeting on Tuesday for any conflicts that they may be aware of. Mayor Morgan suggested a change to the July regular meeting date which is scheduled for July 5<sup>th</sup> to potentially change this to June 28<sup>th</sup>.

**Item # 10 Election of Mayor Pro Tem as required by Town Charter.**

Mayor Morgan stated that the Board will discuss the nomination of a Board member for Mayor Pro Tem for 2011 on Tuesday evening.

**Item # 11 Appointment of Nominations Committee as required by Resolution R-2009-37.**

Mayor Morgan asked Mr. Wolfe if it was possible to appoint an alternate to the Nominations Committee in the event an Alderman is not available to meet.

Mr. Wolfe advised that this was permissible.

**Item # 12 CONSENT AGENDA:**

- C-1 Approval of Minutes for October 27, 2010 Briefing Session**
- Approval of Minutes for October 27, 2010 Closed Session**
- Approval of Minutes for November 2, 2010 Regular Session**

**2. Matters to be presented by the Town Manager and Town Attorney.**

Mr. Swisher advised that he may have a matter that could require discussion in Closed Session at the Tuesday December 7<sup>th</sup> meeting.

**3. Adjournment.**

Mayor Pro Tem Kevin Bugg made a **Motion** to adjourn the meeting at 7:28 p. m. Alderman Bob Prescott seconded the motion and the vote was all for and motion carried.

Being no further business to come before the Board, the meeting was adjourned.

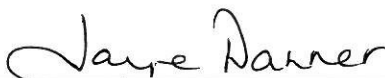
  
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Dawn H. Morgan, Mayor

Attest:

  
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Jayne Danner, CMC, Deputy Clerk

I, Jayne Danner, CMC, Deputy 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 December 1, 2010.

This the 2<sup>nd</sup> day of January, 2011.

  
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Jayne Danner, CMC, Deputy Clerk