

OPEN HOUSE SUMMARY

MAY 13, 2025



ABOUT THE MEETING

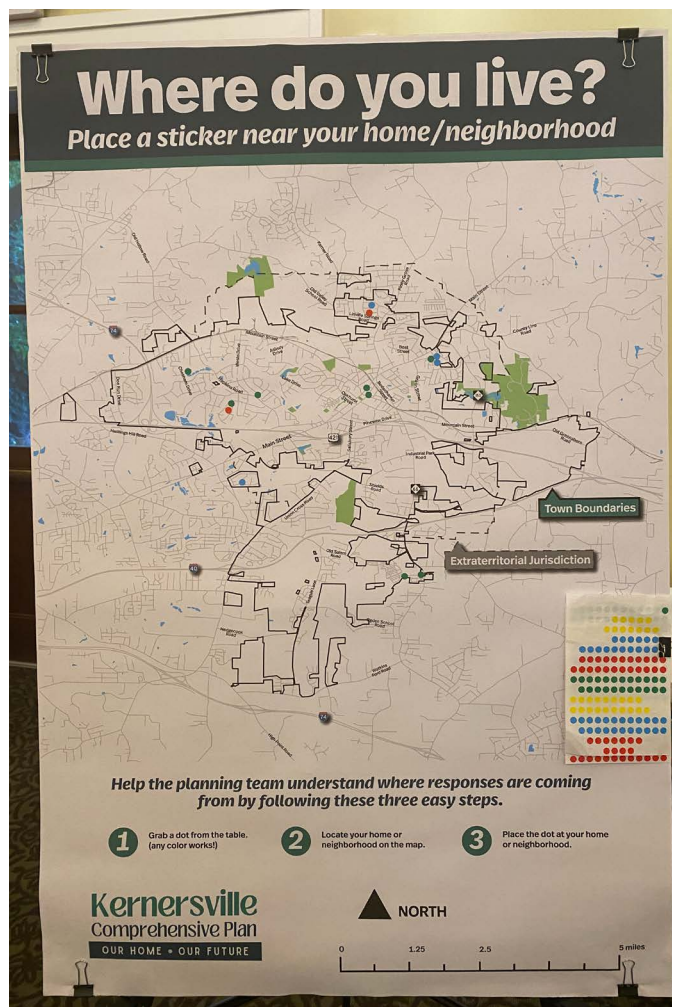
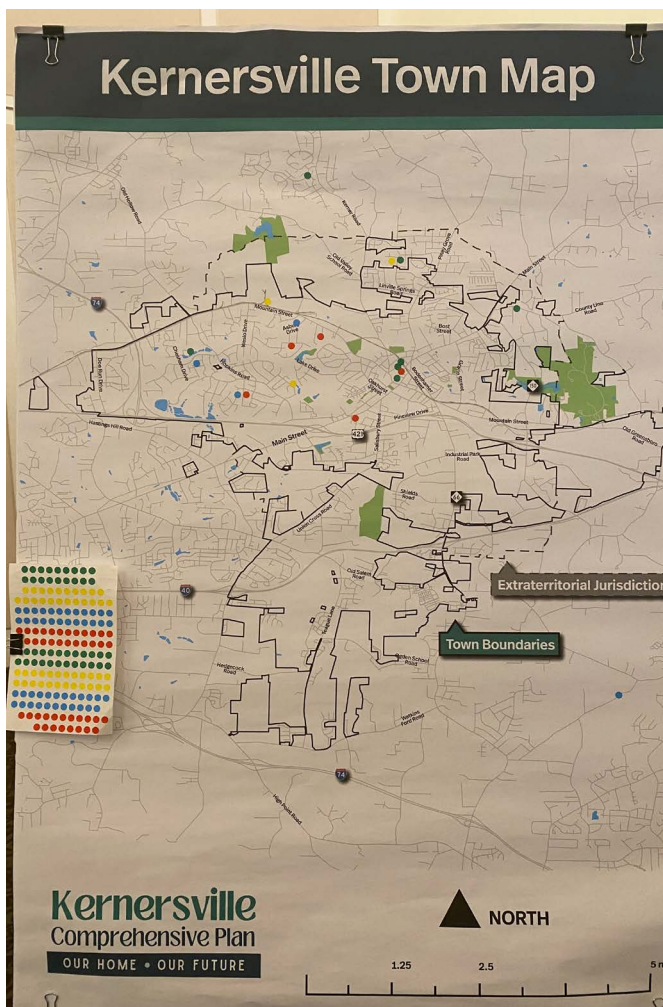
The first community Open House for the Comprehensive Plan was held on May 13, 2025, from 6:00 pm to 8:00 pm at the Paul J. Ceiner Botanical Garden. The purpose of the Open House was to provide an opportunity for the residents and stakeholders of Kernersville to learn about the project, provide feedback on the future of the Town and talk with Town Staff and the consultant team from Teska Associates and Freese and Nichols, Inc.

During the meeting, participants had the opportunity to provide input at interactive stations relating to various topics, including Economic Development, Environment and Open Space, Land Use and Housing, and Transportation and Mobility. Residents and stakeholders could also share their ideas for Kernersville on a collective mural, take the online survey, and draw their ideas for the future at the coloring station. Over 60 people were in attendance at the meeting, including residents, local businesses, and stakeholders. In addition, members from the Board of Aldermen, Planning Board, Town Staff, and the consultant team attended the meeting. This Open House Summary provides an overview of the different stations at the Open House event and the feedback received.



WHERE DO YOU LIVE?

Participants were asked to mark where they live on a map with a dot. The results of this map help the planning team know who is in attendance at the meeting and understand if feedback is coming from all parts of the Town or if there are certain areas that are not being represented. Jim Fradenburg, Planning Board Chair, operated the station and guided participants to place markers on the map. As shown on the maps below, it is evident that there was more representation from the area north of US 421 than the area south of US 421. Participants were not required to provide feedback on all interactive boards, meaning there may be stakeholders in attendance who are not represented on this map.



IDEAS MURAL

At the Ideas Mural, participants were asked to provide their ideas for Kernersville on a collective mural. Jeff Jordan, Planning Board Member, operated the station and guided participants to use a variety of writing utensils and colors to express their ideas. The following is a transcription of the responses received.

Comments	
1	More Historic Preservation and Expand NR Historic District
2	Town archive and more restaurants
3	Wide sidewalks 3-6 inches off the streets, even on Main St. People in apartments can't even walk anywhere
4	Sidewalks from Sheetz on N. Main St. to Downtown for safe walking availability
5	Urban archery peer session
6	Less chain restaurants and more local restaurants
7	More restaurants
8	Pool
9	More walking trails
10	A sense of community! Downtown events and music in the park
11	Continuing to maintain green spaces. Pick up trash on roadways both locally and along highways!
12	More local restaurants
13	Bike trails
14	Lights on greenway! Not the bright lights that interfere with bird migration. Use the amber-colored street lights if you must.
15	Easier access to Downtown Kernersville (like a bike route)

Comments	
16	Social district
17	Unity and identity for the town. There are pockets of pop/com/industry that are separated by large areas
18	Sidewalks
19	Murals
20	More gardens, less buildings!!
21	Revitalized corridors
22	More parks
23	More sidewalks, no more apartments, and more safe for families at half the cost
24	More parks, more opportunities for kids, and to be able to ride a bike to go get ice cream
25	A walkable city
26	More partnerships with Kernersville schools
27	Connect to existing greenway to Salem Lake (not using busy roads)
28	Less sweepstakes, less commercial districts and adjoining residential districts, more family friendly businesses and activities for children, and no highway businessess adjoining residential districts
29	Murals
30	More murals

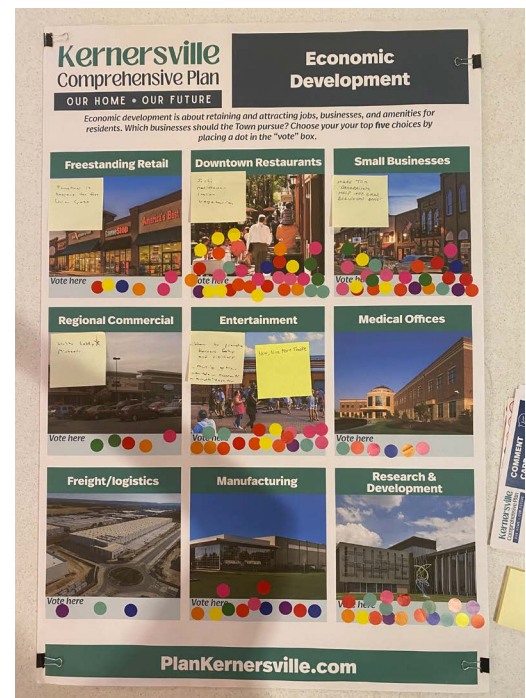


ECONOMIC DEVELOPMENT

The economic development station sought out input from the community on the types of businesses that the Town should focus on attracting. Scott Goldstein from Teska Associates and Russ Parmele, Vice Chair of the Board of Adjustment, walked participants through a few key data points, including over 18,000 employees who work in Kernersville but live elsewhere. This is driving a strong housing market, with low vacancies and steadily increasing values. Top votes went to attracting downtown restaurants, small businesses, entertainment, and research & development. It was also noted by participants that manufacturing jobs tend to be higher income, and the growth in warehousing and distribution reduces the tax burden on residents. People were interested in how the Town can continue to attract new development while keeping a small-town feeling in the community.

WHICH BUSINESSES SHOULD THE TOWN PURSUE?

Choice	Count	Percent
Freestanding Retail	6	5%
Downtown Restaurants	33	26%
Small Businesses	26	21%
Regional Commercial	5	4%
Entertainment	18	14%
Medical Offices	6	5%
Freight/logistics	3	2%
Manufacturing	11	9%
Research and Development	18	14%
Total	126	100%



Other Comments	
1	Freestanding Retail - Sometimes it happens too fast - Union Cross
2	Downtown Restaurants - Sushi, Mediterranean, Italian, Vegetarian
3	Small Businesses - Make TOK beauracrats help the small businesses better
4	Regional Commercial - Hobby Lobby, Michaels
5	Entertainment - How to promote Korners Folly and visitors, Music Options, Outdoor Concerts, Amphitheater
6	Entertainment - New, Nice Movie Theatre

ENVIRONMENT & OPEN SPACE

The environment and open space station asked residents to think critically about the existing environmental assets in Kernersville and their opinion on which environmental and sustainability efforts the Town should pursue in the future. Andrew Dunham of Teska Associates and Liam Bowman, GIS Planner for the Town of Kernersville, facilitated the station, presenting existing green assets to participants and seeking input on a variety of sustainability treatments. Residents prioritized three sustainability efforts: restored and preserved natural areas, native plantings, and community gardens. Participants cited the Kerner Mill Greenway as an excellent example of preserved and enhanced natural areas and expressed a desire for more of these environmental areas across the Town.

WHAT INFRASTRUCTURE WOULD YOU LIKE TO SEE IN KERNERSVILLE?

Choice	Count	Percent
Bioswales and Rain Gardens	13	9%
Native Plants and Pollinator Gardens	22	16%
Permeable Pavement	14	10%
Preserved/Restored Natural Areas	31	22%
Electric Vehicle Charging	2	1%
Bird-friendly Design	11	8%
Community Gardens	24	17%
Green Building Design	11	8%
Solar Energy	13	9%
Total	141	100%

ENVIRONMENT AND OPEN SPACE MAP NOTES

Other Comments	
1	Greenway added northwest of Mountain St.
2	Extend the greenway north of Mountain St.
3	Better lighting in downtown during hours (Northeast of Mountain St. near Main St. area
4	Park near Mountain St. and Main St. intersection area
5	Remove invasive plants such as wisteria and chinese privet along Greenways near S. Main St. area
6	Pedestrian infrastructure such as sidewalks/crosswalks and a wall for the Church crosswalk near Kernersville Rd. neighborhood

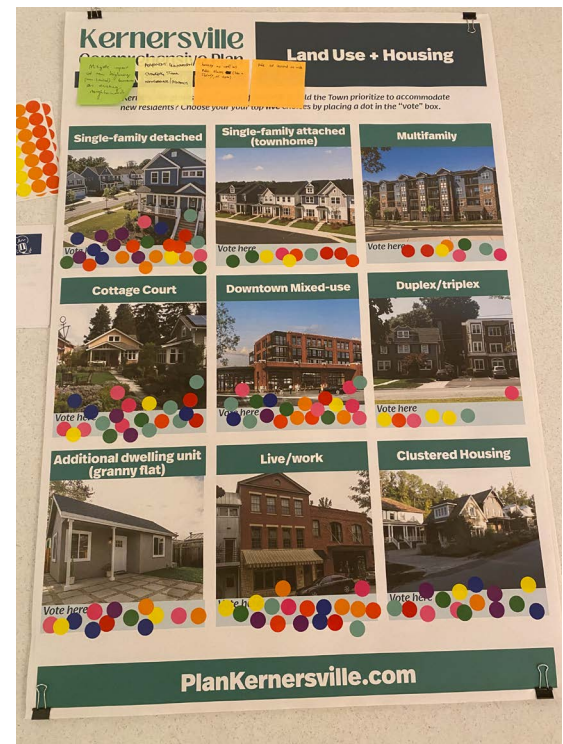
TELL US ABOUT THE OPEN SPACES IN AND AROUND KERNERSVILLE THAT YOU TREASURE!

Other Comments	
1	More parks in walking distance
2	Triad @ 4th of July Park
3	Pedestrian walkways, greenways bike routes
4	Better illumination and motion-activated carriage lights in new neighborhoods
5	Connect the greenway to 4th of July Park
6	Bike lanes everywhere
7	Bike path's and multi use walking/biking paths
8	Street lighting standards
9	Better parking at trailheads
10	Linville road trailhead needs better parking
11	Park like the Quarry at Grant Park in Winston

LAND USE AND HOUSING

The land use and housing station engaged attendees of the Open House in the hopes of determining what “kinds” of housing the Town should focus on encouraging. Jordan Caudle, Planner II, walked participants through some high-level data points, including median home value, home vacancy rates, and population growth rate. Much interest was expressed in traditional single-family detached housing (26 markers) in addition to some denser options such as cottage court (22 markers) and cluster (15 markers) style housing. Another area that seemed to garner interest was in regard to housing types that either offered revitalization of larger buildings downtown or structures that would house both residential and commercial uses with Downtown Mixed-use (21 markers) and Live/work (18 markers) both receiving a not-insignificant amount of attention. From speaking with the various participants, it was noted by respondents that they understand that Kernersville is growing and that density is important, but that they wanted to maintain Kernersville’s small-town atmosphere. Interest in density was more directed in the direction of small lot single-family and redevelopment than in the direction of traditional multifamily, duplex/triplex, or townhome style developments.

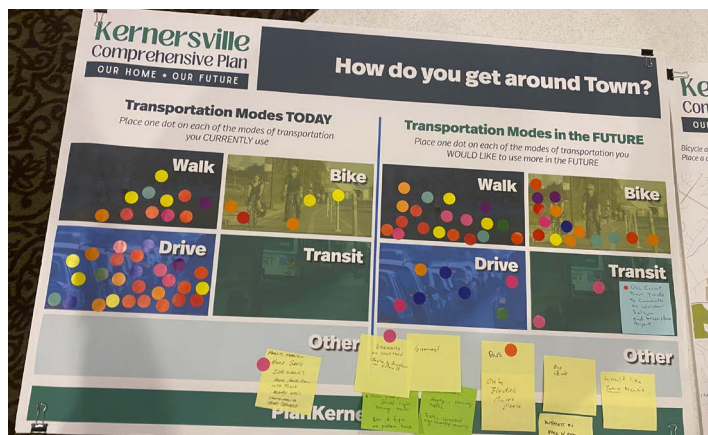
Choice	Count	Percent
Single-family Detached	26	19%
Single-family Attached (townhome)	10	7%
Multifamily	8	6%
Cottage Court	22	16%
Downtown Mixed-use	21	15%
Duplex/Triplex	7	5%
Additional Dwelling Unit (granny flat)	13	9%
Live/Work	18	13%
Clustered Housing	15	11%
Total	140	100%



Other Comments	
1	Mitigate impact of new highway (non-limited) businesses on existing neighborhoods
2	Apartment proliferation and changing school demographics/dynamics
3	Housing as well as public places (like a library or gym)
4	Build up instead of wide

TRANSPORTATION AND MOBILITY

The transportation and mobility station asked participants to think about the existing transportation systems in Kernersville and opportunities for how they would like to navigate the Town in the future. Alexis Garcia and Chris Kennedy of Freese and Nichols, Inc., Chris Jensen, Town Engineer, and Tom McDaniel, Vice-Chairman of the Planning Board, talked with participants to learn what improvements the community would like to see made. Many of the participants expressed a strong desire for improved pedestrian and bike infrastructure to improve the ability to travel without using traditional vehicular transportation. Input received shows that most people currently drive as their main form of transportation (60%), but in the future, they would like to walk (42%) and bike (33%) more. Additionally, participants cited the need to explore public transit options such as buses or rail, both local and regional, to enhance mobility options. In terms of the larger roadway network, residents described the need to provide additional roadway connections to reduce traffic congestion along Mountain Street and North/South Main Street and direct traffic to other areas of the Town.



TRANSPORTATION MODES TODAY

Choice	Count	Percent
Walk	11	26%
Bike	5	12%
Drive	26	60%
Transit	0	0%
Other	1	2%
Total	43	100%

TRANSPORTATION MODES IN THE FUTURE

Choice	Count	Percent
Walk	19	42%
Bike	15	33%
Drive	7	16%
Transit	2	4%
Other	2	4%
Total	45	100%

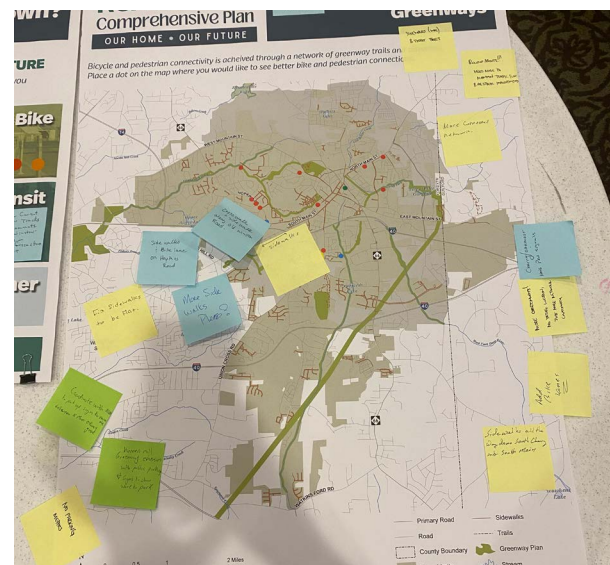
Other Comments	
1	Sidewalks to downtown - Sheetz to downtown on N. Main St.
2	Greenways
3	Union Cross. Union Cross Shield light timing issues. 8am-6pm are problem times.
4	Too much density which is causing traffic. Traffic increased significantly recently.
5	Bus
6	Only electric buses please
7	Bus and sidewalks
8	Interest in park n' ride options - top employers
9	Would like some public transit
10	More public transit, safer sidewalks from N. Main into town and all the way into S. Main and Triad Church.

SIDEWALKS AND GREENWAYS COMMENTS

Other Comments	
1	Sidewalks along S. Main St.
2	More sidewalks in the southwestern neighborhood areas
3	Fix sidewalks to be flat in the southwestern neighborhood areas
4	Sidewalks and bike lines on Hopkins Rd.
5	Crosswalk and sidewalk along Old Winston Road
6	Coordinate with NCDOT to put up sign to navigate between N. Main St. and Piney Grove
7	Kerners mill greenway extension with public parking and signs to show where to park
8	No parking meters
9	Sidewalks all the way down S. Cherry and S. Main St.
10	Add bike lanes
11	More greenways; no specific location, just more network continuity
12	Cherry/Oakhurst needs pedestrian signals
13	More sidewalks and street trees
14	Roundabouts!!! Need more roundabouts to maintain traffic and also as an aesthetic improvement
15	More connected network

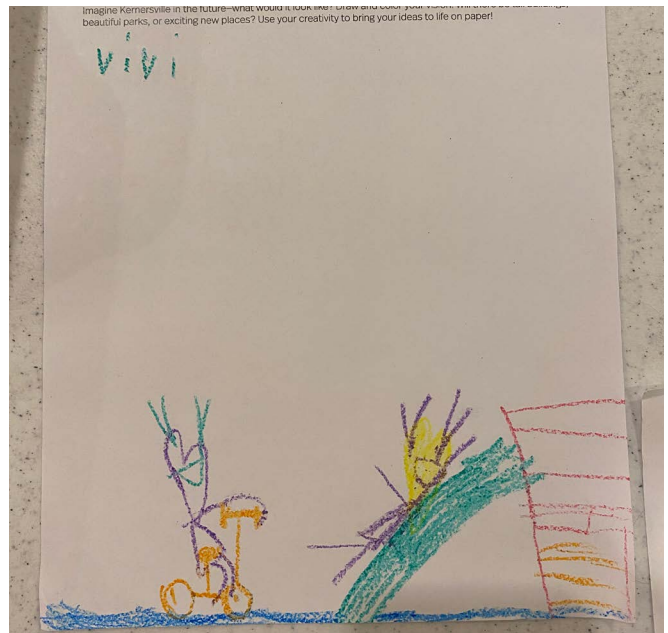
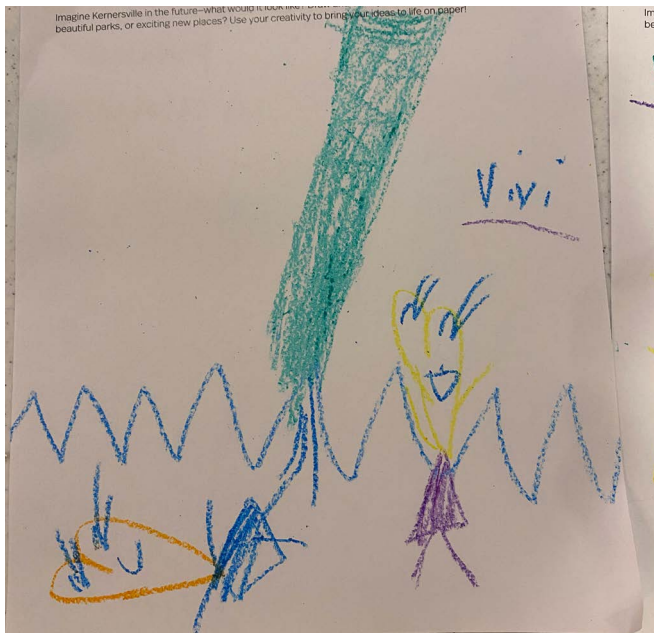
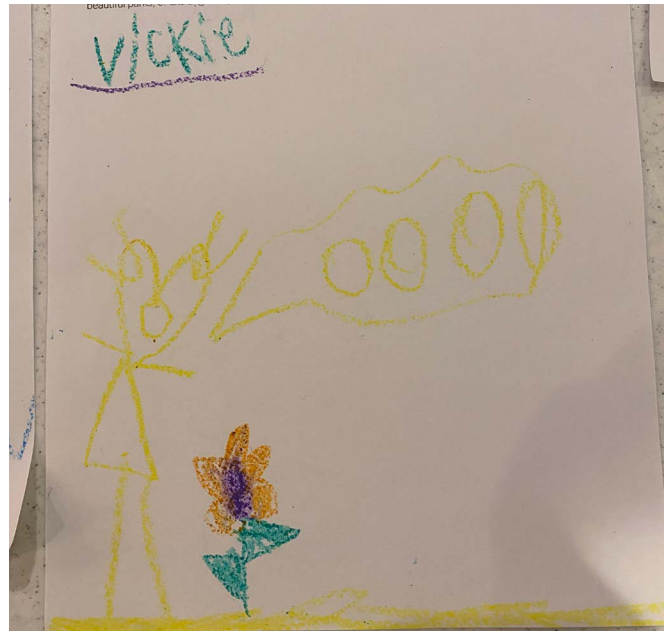
THOROUGHFARE PLAN COMMENTS

Other Comments	
1	Don't encourage highway-oriented business along N. Main St.
2	Truck routes away from W. Mountain St.
3	Finish connection at Harmon Main to Maston
4	Expand Union Cross
5	Union Cross road needs to be elevated
6	Welden will create more traffic
7	Middle schools: Brown Road, P. Grove, and K-ville will not have crossing guards



COLORING STATION

At the Coloring Station, participants had the opportunity to draw their vision for the future. Several of the younger stakeholders in attendance at the meeting used the crayons provided to draw their vision for Kernersville. Catherine Garner, Community Development Director for the Town of Kernersville, talked with the young stakeholders about their ideas, which included playgrounds, housing, pets, and a swimming pool.



COMMENT CARD INPUT

Participants had the opportunity to fill out a comments card to provide additional input. The following is a transcription of the feedback received.

Other Comments	
1	Affordable housing area with sidewalks and close proximity to a grocery store
2	More brick and less vinyl. Young sons had to move to Winston-Salem. Both wanted to buy condos here but there are no condos and only apartments. We need condos. We need elevators. Ever try to move couches up three stories? We need downtown apartments and condos.
3	No solar farms inside city limits. Limit solar visibility.
4	More higher end neighborhoods like Croyden, Wexford, etc.
5	Public Art Ordinance. Change Sign. Bed of Adjustment. 90 km.