



Town of Kernersville Comprehensive Plan

Joint Meeting Summary | May 12, 2025

Comprehensive Plan Steering Committee

Planning Board

Board of Aldermen

The first Joint Meeting of the Comprehensive Plan Steering Committee, Planning Board and Board of Aldermen convened at 5:00 pm on May 13th for a meeting with Town staff and the consultant team, consisting of Teska Associates and Freese & Nichols. The purpose of the meeting was to provide an overview of the comprehensive plan process, current conditions and facilitate a discussion to gather input from the three bodies. The Steering Committee consists of ten members who are elected officials, members of various Town boards and commissions, and community members involved in other organizations throughout Kernersville. Steering Committee members that are also on the Board of Aldermen are indicated by an asterisk, while those on the Planning Board are indicated by a double asterisk.

The Comprehensive Plan Steering Committee, who attended the meeting, included:

- Dawn Morgan*, *Mayor of Kernersville*
- Bill Apple*, *Board of Aldermen*
- Chris Thompson*, *Board of Aldermen/Mayor Pro Tem*
- Michael Enscoe**, *Planning Board*
- James Fradenburg**, *Planning Board Chair*
- Steve Hutchins**, *Planning Board*
- Jeff Jordan**, *Planning Board*
- Tom McDaniel**, *Vice Chair, Planning Board*
- Russell Parmele, *Vice Chair, Board of Adjustments*
- Fentress Gerald, *Board of Adjustments*

Board of Aldermen who attended the meeting included:

- Dawn Morgan*, *Mayor of Kernersville*
- Chris Thompson*, *Mayor Pro Tem*
- Bill Apple*
- John Barrow
- J.R. Gorham
- Joe Pinnix Jr.

Planning Board members that attended the meeting included:

- James (Jim) Fradenburg**, *Chair*
- Tom McDaniel**, *Vice Chair*
- Margaret Burks
- LuAnn Davis
- Michael Enscore**
- Jeff Jordan**
- Steve Hutchins**
- Nathan Meyer
- Chris Oakman II
- Scott Sapp

Town staff who attended this meeting included:

- Catherine Garner, AICP, *Community Development Director*
- Brad Rentz, CZO, *Senior Planner*
- Jordan Caudle, *Planner II*
- Liam Bowman, *GIS Planner*

Consultant team members included:

- Scott Goldstein, Teska Associates
- Andrew Dunham, Teska Associates
- Danny Wilson, Freese & Nichols
- Alexis Garcia, Freese & Nichols

Dawn Morgan, *Mayor of Kernersville* and James Fradenburg, *Planning Board Chair*, opened the *Board of Aldermen and Planning Board Meeting*, respectively. Then, Catherine Garner, *Community Development Director*, provided a welcome and introduction to the meeting. Scott Goldstein and Andrew Dunham of Teska Associates began the presentation by providing an overview of the comprehensive planning process and the context of Kernersville. They then reviewed a highlights of existing conditions related to land use, community character, demographics, economic development, and environment and open space.

Alexis Garcia of Freese and Nichols reviewed current conditions related to transportation and community facilities. The presentation ended with an overview of the engagement activities that will be involved with this planning process, including the community Open House taking Place on May 13th from 6:00pm to 8:00pm at the Paul J. Ceiner Botanical Garden, and other ways to participate in the plan including visiting plankernersville.com where there are links to a community surveys and a comment map to share ideas. Throughout the presentation, there were several discussion questions following each topic in the presentation, and additional questions were

answered at the end. A summary of the feedback and questions received during the discussion is provided in the following sections.

Land Use

When asked about what the group values most about the character of Kernersville, participants identified the small town charm of Kernersville, noting how the Town has worked hard to create a welcoming environment for residents and guests even as the Town has grown. They commented on how “green” the community is, citing how examples like the greenways, trees and parks provide important assets for the community. Additionally, the historic assets in the community, like Korner’s Folly, the Train Depot, and the history museum, help to build the identity of Kernersville. There is currently a perception of being a “family-based community,” and they would like to work to keep that feeling and attract young families. Due to the varying members’ needs across the community, desired housing types could include single family homes with a yard, attainable housing and townhomes/apartments in close proximity to downtown, however getting that density will be a challenge. In terms of architecture, it was important to the group to maintain the cohesiveness of new construction with the older, existing architecture that features brick, as new development comes to the Town.

Market Snapshot and Economic Development

Participants identified the central location of Kernersville in the Triad, warehousing, and medical opportunities as some of the greatest economic strengths of the community. In the future, they would like to attract more high-quality restaurants, arts, and entertainment to the area, as well as to have a new amphitheater. Overall, a successful local economy would be described as “vibrant.”

Environment and Resilience

In terms of the environment, participants noted that it is important for the Town to protect, revitalize, and expand the greenways and parks, specifically Fourth of July Park. The Town is currently undergoing some of this work along one of the creeks, but it's not very visible to the greater community. As the community grows, it is important to consider who is adjacent to natural areas and farmland, the potential future use of the land, and how it will impact the adjacent developments to make sure it's compatible. The group noted that there is some interest in green infrastructure and it's great that the John Deere facility will be energy efficient, but also noted that there are challenges with solar infrastructure.

Transportation and Community Facilities

There is a desire to expand the sidewalk and greenway network to connect adjacent communities, indicating that the community prioritizes bike and pedestrian infrastructure.

The ideal transportation network in Kernersville would integrate Winston-Salem, Greensboro, Charlotte and Kernersville by rail. The Brightline in Florida and rail in the Los Angeles area were cited as examples of areas where modern commuter rail infrastructure has been implemented.

When asked about transportation improvements, the following ideas were expressed:

- Alleviate congestion by expanding commercial development to other areas of town, like along S. Main Street, so that traffic doesn't all have to go to the same place for retail needs.
- Find ways to expedite the implementation of projects.
- Connect the greenways to Winston-Salem, Greensboro, and downtown.
- Intersection improvements, such as left turn lanes and traffic signals, are needed due to increased traffic volume.
- Keep supply chain vendors interested in being in Kernersville by making improvements to retain existing industry. Look at the road network and size roads appropriately for industrial uses.
- Public transportation should be explored with the growth the community is facing. Although it may not be feasible in the immediate future, it could become a reality later on.
- Many people are hoping that the Hopkins Road/Big Mill Farm project will alleviate a lot of traffic from downtown.

Overall Comments and Questions

- How many responses have we had to the online survey to date?
 - We have 61 responses and 12 responses on the comment map to date.
- How are we getting this information out to the community?
 - The Town Facebook page, Parks and Recreation Facebook page, the Chamber of Commerce has posted information, 550 flyers were passed out during Spring Folly, flyers are available at the Town Hall front desk, Town Staff talked about it at the last Planning Board meeting and have asked the Chamber to share with their members
- Have flyers been passed out to individual businesses?
 - Consultants will discuss with Town staff about doing additional outreach.
- When is the next steering committee meeting?
 - The next meeting is tentatively scheduled for June 9th, but is subject to change due to scheduling needs.
- How many open houses will there be?

- There are two more open houses as part of this project
- A suggestion was made to get information out to the civic clubs to pass on to their members, as well as to attend the Juneteenth celebration on June 19th to reach other members of the community who may not otherwise be involved in this process.