

Addendum 1

Town of Kernersville - Fire Rescue Department - Beeson Cross Roads Fire Station Renovation

Released August 14, 2022

Question 1:

What year was the current station built?

Answer 1:

1984

Question 2:

Which District Overlay Standards apply to this site?

Answer 2:

See Attached - [Neighborhood Scale Commercial Overlay](#)

Question 3:

Can you provide the bid list of attendees from the meeting?

Answer 3:

See attached - [Pre-Submittal Sign-In Sheet 08.09.22](#)

Question 4:

Does the town anticipate additional funds coming available for this project?

Answer 4:

Any funds greater than the approved \$3,100,000 will have to be decided by the Board of Aldermen.

Vehicle Dismantling and Wrecking Yard; Outdoor Display Retail (less than two acres); Recycling Center; Recycling Plant; Services, Business B; Signs, Off-Premises; Storage Trailer; Storage and Salvage Yard; Transmission Tower; Wholesale Trade B (with outside storage).

(8) Neighborhood Scale Commercial Overlay District (NSCOD)

(a) Location:

The NSCOD shall include the following areas:

- (i)** Any zoning lot a portion of which lies within five hundred feet (500') of the following intersections' central point:
 - West Mountain Street and Hopkins Road;
 - Dobson Street (Kerner Road) and Old Valley School Road;
 - Piney Grove Road and Linville Springs;
 - NC 66 and Abbott's Creek Circle;
 - Salisbury Street (Union Cross Road) and Old Salem Road; and
 - Salisbury Street (Union Cross Road) and I-40.
- (ii)** Any non-single family residential zoning lot that is adjacent to a NSCOD zoning lot.
- (iii)** The area in the northeast corner of the West Mountain Street and Bodenhamer Street intersection east of the right-of-way of Norfolk Southern Railroad.

(b) Specific Purposes: The proposes of the Zoning Overlay District requirements in the NSCOD include:

- (i)** Enhancing the overall image of the residential areas and their neighborhood commercial centers by establishing minimum commercial building and site plan design standards.
- (ii)** Encouraging neighborhood scale commercial developments that complement the surrounding residential area and tie it into the unique character of the downtown and historic districts.
- (iii)** Establishing Kernersville as a unique, high quality community within the Triad by creating developments that provide visual interest consistent with community goals.
- (iv)** Enhancing the business economy through the creation of attractive commercial areas.
- (v)** Preserving and enhancing property values through creation of high quality developments.
- (vi)** Implementing the goals, policies, objectives and recommendations of the *Kernersville Development Plan*.

(vii) Promoting the overall health, safety and welfare of the citizens, residents, workers and business owners.

(c) **Building Standards:** The facades of any new building, or any addition to a façade(s) of an existing building either of which is visible from any existing or planned public right-of-way shall comply with either:

(i) The building standards set forth in the *Central Kernersville Overlay District*, provided that primary building material may be stucco and the building design may incorporate any or a combination of any of design standards set forth in the *Central Kernersville Overlay District*; or

(ii) The Building Design and Building Materials as set forth in subsection [A] and [B] herein.

[A] **Building Design.** The construction of any new building, or any addition to an existing building, not exempt, shall be restricted by use of the following:

1.) **Front Facade.** No less than fifty percent (50%) of the horizontal length of any facade fronting on the primary abutting street shall have arcades, windows, entry areas or awnings.

2.) **Walls.** Any wall visible from an existing or proposed public right-of-way, shall incorporate at a minimum, two architectural accent elements of doors, windows, columns, color changes, texture change, recesses and/or material changes such as wood, brickwork, stucco, tile and/or canvas canopies. Fifty (50) linear feet of a wall shall be the maximum length without an architectural accent element.

3.) **Windows.** Windows shall be recessed and shall include visually prominent sills, lintels, shutters, or other such forms of framing and trim.

4.) **Cornice Trim.** Flat roofs shall include cornice trim along the top of the walls.

[B] **Building Materials.** The construction of any new building, or any addition to an existing building, not exempt, shall be restricted by use of the following:

1.) **Brick Facades Visible from Existing or Proposed Public Right-of-Way.** The primary facade material visible from any existing or proposed public right-of-way shall consist of brick, but may contain facade accent elements of stucco, textured tinted concrete block, tile, native stone, columns, pre-cast trim, and/or canvas canopies. The primary facade material used in the construction shall compose at a minimum seventy-five percent (75%) of the non-glass wall surface. Quik-Brik™ or similar product may be used as a substitute to brick.



Example of a building meeting the NSCOD Building Material and Design Standards.

- 2.) **Facades Not Visible from Existing or Proposed Public Right-of-Way.** Material used in the construction of a facade which is not visible from a existing or proposed public right-of-way may consist of one, or a combination of brick, native stone, wood, 5” minimum horizontal vinyl siding, decorative cast concrete, stucco, textured concrete block and/or tile.
- 3.) **Colors.** All facade colors shall be of low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors, are prohibited. High intensity whites used for the façade shall be prohibited unless low reflecting, subtle, neutral or earth tone trim is used. Building trim and accent areas may feature brighter colors, including primary colors; however, neon tubing shall not be an acceptable feature for building trim or accent elements. Roof colors shall be low reflectance and non-metallic.

(d) **Site Plan Standards:**

(i) **Parking**

- [A] Except in shared adjacent property owners parking lots, all parking lots shall have a minimum five foot (5’) side and rear landscaped area along all adjacent property and ten foot (10’) landscape areas along any private drive.
- [B] Unless prevented by topographical features, internal connections between existing or potential parking lots on adjacent properties shall be provided.
- [C] No more than fifty percent (50%) of the off-street parking area shall be located between the front facade of the principal building(s) and the primary abutting street unless a:
 - 1.) three foot (3’) brick or stucco wall, or picket or wrought iron fence (for Residential Style Building), is constructed along the border of the front parking; or
 - 2.) berm is constructed meeting the requirements of section (ii) Landscaping [B] of this overlay district.



(ii) **Landscaped Streetyard**

A streetyard is required and shall comply with one of the following:

- [A] A minimum streetyard of twenty feet (20’) for lots with a depth of two hundred feet (200’) or less. Lots greater than two hundred feet (200’) in depth shall provide one foot (1’) of additional streetyard per ten feet (10’) of depth over two hundred feet (200’) with a maximum streetyard requirement of fifty feet (50’), or

[B] A minimum streetyard of twenty-two feet (22') coupled with a three-foot (3') berm including a two-foot (2') wide crown on the berm.

(iii) **Signage**

Shopping Centers shall be allowed twelve (12) square feet per tenant with a maximum height of twelve (12) feet and one hundred fifty (150) square feet of letter area with a minimum square footage of fifty (50) square feet is allowed for the total letter area. Signage must incorporate the primary building material and design elements of the structures.

[A] **Style.** Freestanding signage shall be either:

- 1.) Monument style signs, eight feet (8') or less in height and fifty (50) square feet or less in area; or



Example of a monument and double post sign.

- 2.) Decorative double post signs, six feet (6') or less in height and thirty-two (32) square feet or less in area; or
- 3.) Decorative single post signs, six feet (6') or less in height and twelve (12) square feet or less in area.

[B] **Lighting.** Backlit freestanding signage is not permitted except in knockout backlit signs and reader board areas.



Example of a knockout backlit sign.

[C] **Measuring Height.** Height of any signage located on a required berm shall be measured from the base of the signage.

[D] **Neon.** No neon signage shall be allowed.

(iv) **Pumps & Drive-Through**

Fuel pumps and drive-through may be placed only either to the side and/or rear of a main building.



Example of fuel pumps placed to the rear of a building.

(v) **Lighting**

Lighting shall luminate only the development. To achieve said lumination a 90-degree cutoff luminaire, which directs the lighting towards the ground underneath should be used, unless lighting is directed towards the building. At no time shall lighting illuminate adjacent residential property.

(e) **Permitted Uses**


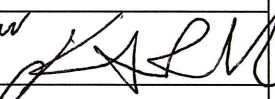

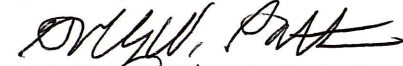
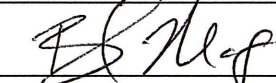
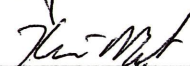

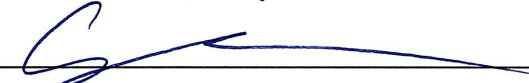

The following are the only permitted uses within the NSCOD.

Convenience Store; Food or Drug Store; General Merchandise Store; Hardware Store; Restaurant, (without drive-through service); Restaurant, (with drive-through service); Retail Store, Specialty or Miscellaneous; Banking and Financial Services; Bed and Breakfast; Car Wash; Hotel or Motel (only within the NSCODs along I-40); Medical and Surgical Offices; Offices Miscellaneous; Professional Office; Services, Personal; Veterinary Service; Recreation Services, Indoor; Recreation Facility, Public; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institutional Community; Church or Religious Institutional Neighborhood; Government Offices; Neighborhood Organization; Police or Fire Station; Post Office; School, Private; School, Public; Park and Shuttle Lot; Utilities.

Pre-Bid Conference Sign-In Sheet

Town of Kernersville – Fire Department – Beeson Crossroads Fire Station Renovation

Aug. 9, 2022 @ 3:00pm, 1180 NC-66, Kernersville, NC 27284

Attendee (Please print)	Company	Phone/Email	Signature
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BOBBY PATTERSON	ARCH. DESIGN ASSOCS.	336-712-1629	
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