



**AGENDA**  
**REIDSVILLE CITY COUNCIL MEETING**  
**6:00 PM**  
**Tuesday, July 8, 2025**

*This meeting will be livestreamed on the City of Reidsville YouTube Channel.*

1. Call to Order.
2. Invocation by Dr. David Bracken, Pastor of Jerusalem Baptist Church in Spencer, NC, and Interim Reidsville Public Works Director.
3. Pledge of Allegiance.
4. Adoption of Agenda as Presented.
5. Proclamations & Recognitions:
  - (A) Recognition of Public Works Retiree Daniel "Danny" Yount, who retired with some 37 Years of Service.
  - (B) Recognition of the City of Reidsville's 2024 "Employee of the Year" Trevor Beck.
6. Approval of Consent Agenda.
  - (A) Approval of June 10, 2025 Regular City Council Meeting Minutes.
  - (B) Approval of Delegation of Authority to Submit Disbursement Requests for Division of Water Infrastructure Project Funds.

*- End of Consent Agenda -*

7. Public Hearings:
  - (A) Consideration of an Ordinance to Extend the Corporate Limits of the City of Reidsville by voluntarily annexing approximately 48.59 acres, Parcel #155460 off Salem Church Road (A2025-03). (Enclosure #1) - *Drew Bigelow, Planning & Community Development Director*

- (B) Consideration of a Conditional Rezoning Request for property located on Salem Church Road, Rockingham County Parcel Number 155460, to assign a City of Reidsville zoning designation of Conditional Zoning Residential-6 (CZ R- 6). The applicant is Braxton Real Estate and Development Company, LLC, and the owner of the property is Judith Holstrom. (Docket No. CZ 2025-02) (Enclosure #2) - *Drew Bigelow, Planning & Community Development Director*
- (C) Consideration of a Conditional Rezoning Request for 650 Lindsey Street (Rockingham County Parcel Number 154376) to Conditional Zoning Office and Institutional (CZ O&I) from Residential-6 (R-6). The applicant and owner of the property is The Flack Foundation, Ronald Flack. (Enclosure #3) - *Drew Bigelow, Director of Planning and Community Development*
- (D) Consideration of Establishment of a Social District in Downtown Reidsville and Corresponding Ordinance. (Enclosure #4) - *Montana Brown, Marketing & Economic Director*

- End of Public Hearings –

8. Public Comments.

9. New Business:

- (A) Consideration of Updates to Market Square Application, Rules and Regulations. (Enclosure #5) - *Montana Brown, Marketing & Economic Development Director*
- (B) Consideration of An Ordinance Amending Section 11-22, Consumption of Alcoholic Beverages, in the City's Code of Ordinances. (Enclosure #6) - *Montana Brown, Marketing & Economic Development Director*
- (C) Consideration of an Ordinance Amending 12-1, Consumption of Alcoholic Beverages in City Parks and Recreation Areas, of the City's Code of Ordinances. (Enclosure #7) - *Montana Brown, Marketing & Economic Development Director*
- (D) Consideration of Safety Concerns at Sherwood-Richardson Drive Intersection. (Enclosure #8) - *Summer Moore, City Manager*
- (E) Presentation on Recreation Activities on Lake Hunt and Lake Reidsville. (Enclosure #9) - *Blake Franchi, Reidsville Water Treatment Plant Superintendent*
- (F) Consideration of Change Order #4 for the Wastewater Treatment Plant Headworks Project. (Enclosure #10) – *David Bracken, Interim Public Works Director*



- (G) Consideration of Requests for Qualifications for Additional On-Call Engineering Services. (Enclosure #11) - *Joshua Farmer, Assistant City Manager of Public Safety/Fire Chief*

10. Board & Commission Appointments:

- (A) Consideration of June Appointments - Reidsville Planning Board. (Enclosure #12) - *Summer Moore, City Manager*

11. City Manager's Report:

- (A) Month of July. (Enclosure #13)

12. Council Members' & Chamber Reports.

13. Miscellaneous:

- (A) For Information Only.

14. Move to the First-Floor Conference Room for a closed session to discuss an item under Attorney-Client Privilege and a personnel matter pursuant to NCGS 143-318.11(a)(3) & (6).

15. Adjourn.

**MINUTES OF THE REGULAR MEETING  
OF THE REIDSVILLE CITY COUNCIL  
HELD TUESDAY, JUNE 10, 2025  
REIDSVILLE CITY HALL, COUNCIL CHAMBERS**

*This meeting was livestreamed on the City of Reidsville's YouTube Channel.*

**CITY COUNCIL MEMBERS PRESENT:**

Mayor Donald L. Gorham  
Mayor Pro Tem Harry L. Brown  
Councilmember Terresia Scoble  
Councilman Shannon Coates  
Councilwoman Barbara J. DeJournette  
Councilman William Hairston  
Councilman William Martin

**COUNCIL MEMBERS ABSENT:**

NONE

**CITY STAFF PRESENT:**

Summer Moore, City Manager  
Angela G. Stadler, City Clerk  
William F. McLeod, City Attorney  
Chris Phillips, Assistant City Manager of  
Administration/Finance Director  
Haywood Cloud Jr., Assistant City Manager of  
Community Services  
Josh Beck, Public Works Director  
Jason Hardin, Planning & Community  
Development Director  
Drew Bigelow, Planner I

**CALL TO ORDER.**

Mayor Gorham called the meeting to order.

**INVOCATION BY PASTOR CHRISTI TAYLOR OF WOODMONT UNITED METHODIST CHURCH, 1926 RICHARDSON DRIVE, REIDSVILLE.**

Mayor Gorham introduced Pastor Taylor, who provided the invocation.

**PLEDGE OF ALLEGIANCE.**

The Mayor and City Council led in reciting the Pledge of Allegiance.

**APPROVAL OF CONSENT AGENDA.**

Mayor Pro Brown made the motion to approve the Consent Agenda, which was seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote.

**CONSENT AGENDA ITEM NO. 1 - APPROVAL OF THE MAY 13, 2025 REGULAR MEETING MINUTES.**

With the approval of the Consent Agenda in a 7-0 vote, the May 13, 2025 Regular Meeting Minutes were approved.

**CONSENT AGENDA ITEM NO. 2 - APPROVAL OF THE MAY 19, 2025 SPECIAL MEETING/BUDGET WORK SESSION MINUTES.**

With the approval of the Consent Agenda in a 7-0 vote, the May 19, 2025 Special Meeting Minutes were approved.

*- End of Consent Agenda –*

**PUBLIC HEARINGS:**

**CONSIDERATION OF A CONDITIONAL ZONING REQUEST FOR A PROPERTY LOCATED ON ASHCROFT DRIVE, ROCKINGHAM COUNTY PARCEL #179807, TO ASSIGN A CITY OF REIDSVILLE ZONING DESIGNATION OF CONDITIONAL ZONING RESIDENTIAL-12 (CZ R-12). THE APPLICANT IS LOMONACO PROPERTIES, LLC, AND THE OWNER OF THE PROPERTY IS ASHCROFT DEVELOPMENT, LLC. (DOCKET NO. CZ 2025-03)**

In making the staff report, Planning & Community Development Director Jason Hardin reviewed his memo, which follows:

**M E M O R A N D U M**

**TO:** The Reidsville Planning Board  
**FROM:** City of Reidsville Planning Staff  
**DATE:** May 12, 2025  
**RE:** Docket No. CZ 2025-03 – Conditional Zoning Request

Lomonaco Properties, LLC is petitioning with written consent of the current owner to rezone a property located on Ashcroft Drive (Rockingham County Parcel Number 179807) to Conditional Zoning Residential-12 (CZ R-12). The owner of the property is Ashcroft Development, LLC. The parcel encompasses a total combined area of 31.49 acres. The land is currently zoned Residential-12 (R-12) and is undeveloped. City water service is existing or available. Water and sewer service are available approximately 200 feet to the east within the Right-of-Way (ROW) of Freeway Drive, 150 feet to the south within the ROW of Ashcroft Drive and at the end of Ashland Drive to the west. There are no streams on-site, however; the property is located in both the Jordan Lake Watershed and the Troublesome Creek Watershed. The Floodplain Insurance Rate Map (FIRM) indicates no floodplains.

The following development conditions are requested:

1. Provision of a 20-foot wide natural landscape vegetative buffer around the property boundary, supplemented with evergreen plantings and privacy fencing where no natural vegetation exists.
2. Total density limited to no more than 200 units. 184 units are noted on the concept plan. However, a condition including a density cap of 200 units can be approved and any subsequent increase from 184 to not more than 200 units can be staff approved. Any density higher than 200 units would need to be reviewed by the planning board and approved by council.

3. A pedestrian crossing will be provided across E.V. Wilkins Way to Ashcroft Commons subject to NCDOT approval.
4. Public road standard shall be as shown on the concept plan typical cross section.
5. Lot dimensional standards shall be as shown on the concept plan: 20-foot front yard setback, 20-foot rear yard setback, 5-foot side yard setbacks, and 15-foot side yard setbacks for corner lots.

Staff finds the proposed conditional rezoning to be consistent with the Reidsville Land Development Plan, reasonable, and in the public interest based on the aforementioned information provided in this report and the attached statements of reasonableness and consistency.

The planning staff recommend the proposed conditional rezoning application be approved.

#### **PLANNING BOARD RECOMMENDATION**

The Planning Board voted to recommend the proposed conditional rezoning application be approved 4-1.  
(END OF MEMO)

As he discussed his memo, Hardin noted that it had come up in their review, that there are two other separate lots with that same parcel number, which, when combined, were not given a new parcel number by the tax department. However, he stressed that this rezoning is specifically for this tract of land and not for the other two combined lots. The Planning & Community Development Director also pointed out that the parcel encompasses an area of 23.273 acres, which deviates from the 31.49 shown on the tax record.

While the property is currently zoned Residential-12 and is undeveloped, the zoning assessment to the north of this property is Light Industrial (I-1) and Highway Business (HB) along the end of Richardson Drive. To the east is HB, fronting Freeway Drive, which is Ashcroft Commons, and to the south, zoning is R-12, which is like the original phases of the development, Hardin explained. To the west, it is the county zoning of Residential Agricultural, he stated.

As he discussed the part of his memo discussing the watersheds, Hardin noted that there are no streams onsite which would require any buffers. As we know from the Gibbs Lake Road conditional rezoning done a couple of months ago, a cluster development in the Troublesome Creek Watershed is allowed by right, he continued, and does not require Council approval. This removes the minimum lot size so in R-12, the minimum lot size is 12,000 square feet for single-family detached dwellings, he stated. The cluster development provision in the ordinance eliminates the minimum lot size requirement, Hardin said, stressing this is not a provision of the conditional zoning but is just allowed by right. The intent of this is to lessen the impact on the environment, leaving more greenspace or open space, he stated. Hardin noted that this comes down from the State and is not locally implemented.

Hardin added that the applicants did engage with the surrounding property owners, holding a neighborhood meeting on May 8, 2025. A copy of the letter mailed to the surrounding property owner owners should be in Council's agenda packets, he said.

A conditional rezoning request amends the zoning map with site-specific conditions that are incorporated into the amendment, which allows the owner/developer to place conditions to the land

with the intent of restricting allowable uses within the district. Hardin stressed the allowable uses are being reduced, voluntarily restricting the land use because the owners must consent to that. The applicants have requested to limit the allowable land uses to single-family detached dwellings, single-family attached dwellings (townhomes), Hardin explained, and two-family dwellings or duplexes located on the same lot. R-12 allows multi-family, which he noted all of these uses are by right. However, the applicants are excluding multi-family so the conditional zoning is restricting the homes to either single-family detached or single-family attached, he continued. Hardin stressed that multi-family (apartments) would not be permitted on the site although it is allowed by right currently.

The concept plan was pulled up as Hardin discussed the first development condition placed on the property, a 20-foot-wide natural buffer or it will be fenced or landscaped. The applicant is willing to do this to ease the transition into the site, he noted, because it is a little higher density. He then went through the other conditions as outlined in his memo, along with some history regarding the existing Ashcroft development, which started off with a lower density even though the watershed regulations were not in effect at that time. He also discussed in greater detail the density of the current project, which is limited to no more than 200 units with 184 units noted on the concept plan. If the applicant wanted to make a change later, they could not exceed 200 units, the Planning & Community Development Director stressed. If they wanted to do more than 200 units, they would have to come back through the entire process again, including Planning Board and Council, he noted.

Hardin said he knew City Planner Drew Bigelow had shared with Council a sheet detailing district density calculations, showing what is allowed now and what would be allowed under this conditional zoning. *(A COPY OF THE HANDOUT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)* He reviewed this briefly and talked about the special intensity allocation (SIA) issued by staff for the project. Without an SIA, Troublesome Creek Watershed would limit development to 24% impervious or built upon area. By the Watershed Ordinance, NCDEQ allows the local municipality to issue these SIAs. With the requested and approved SIA, the applicant can construct upon a 70% built upon area. Hardin stressed that this is not part of the traditional rezoning but part of the 1070 provision. The handout shows a breakdown of the units the applicant can construct, he continued.

Hardin, in discussing the pedestrian crosswalk provision to Ashcroft Commons that would provide more walkability, stressed that the City has no jurisdiction to require such improvements on E.V. Wilkins Way. All of that is subject to NCDOT approval since Wilkins is a DOT right of way, he said. He briefly noted the public road standard, which is a typical cross section, shown in the upper left-hand corner of the map, including the street for the curb and total right of way width where all the utilities go, etc. The public right of way is where all of those public amenities go, he said, so the development will proceed with that, all of which has been reviewed by the City's Public Works Department for compliance.

The lot dimensional standard shall be as shown on the concept plan, according to Hardin, which is where the deviation comes into play since the 5-yard side yard setbacks are less than are required. The watershed cluster development does not get them out of the setback requirements, he stated, and the applicant can talk about their justification in asking for it. Hardin explained they can ask to

reduce that setback through conditional zoning, which is allowed through the general statute, even though it's our local setback requirement. He added that they can ask for something similar to what was requested for Gibbs Lake Road, if Council recalled.

Hardin then noted condition #6 (*left off the memo*), that the proposed project may include single family detached, townhouses and two-family (duplex) lots. The area of the subject property that adjoins the existing single family detached lots fronting Ashland Drive will be single-family detached lots. All other lots outside of this area may be single-family detached townhouses or two-family dwellings, he said, adding that this will be determined during the subdivision review process. That means the area that's adjacent to the buffer that backs up to Ashland Drive, he stated, will only be single-family detached, which is the condition that they're requesting. So any other lots outside of those can be changed to single-family detached/attached. Hardin stated that the developers are still limited to the density in the built-upon areas, that's still in play, Hardin continued, stating that they will still have to meet that requirement even if they start changing things around outside of that. Again the developers would be limited to one of those three use types, he said.

The Planning & Community Development Director stressed that the applicants were asking for the deviation but had voluntarily requested to provide these other provisions, which you wouldn't get through a general zoning requirement process. So, if the applicants built today, there would be no buffer, no crosswalk, no requirement for single-family detached to back up to the existing single-family homes, he said. They could be townhomes or apartments under the general zoning now, Hardin said, again adding that construction is limited to 200 dwelling units, 150 of which are single-family attached and 34 single-family detached.

For Article V, Section 1 of the Zoning Ordinance, any major change that alters the density of the development, decreases the use of compatible design features, decreases pedestrian features or changes the uses approved for the property must again come before the Planning Board and City Council, he asserted. Again, any major changes are not something that staff would be able to approve, and Council would be hearing about it. Minor changes could be approved administratively by the Planning Director, adding that approval of the concept plan with the conditional rezoning does not mean approval of the construction. This is only attached with the zoning and would still have to go through preliminary subdivision plat review with the Technical Review Committee and then have a final plat. Approval for construction is not being considered today, Hardin stated.

Staff has been made aware of some traffic concerns over by Ashland Drive and the intersection of E.V. Wilkins and Ashcroft Drive, according to Hardin. Noting he had investigated this himself, Hardin said the curve on Ashland is 34 feet wide, which is a wide street and was built under the City's current standard. So this would be very similar to what would be constructed now, with the exception of the sidewalk being provided, which went into effect later, he continued. Hardin added that the original developer did not asphalt the end of the street Ashland Drive, obviously planning to build this as a future phase. While staff doesn't see a traffic concern from a planner perspective, that is something more of a construction plan type review thing, he asserted, adding that is not something they get too far into with rezoning. It is more of a construction plan and looking into making any kinds of modifications then, he continued. However, staff did consider it because the public is



concerned, the Planning & Community Development Director noted. Again, with E.V. Wilkins Way, staff didn't go too far into that since that is NCDOT and outside the City's jurisdiction, he stated.

Hardin also noted that they knew there are concerns about just having one exit coming out of the development onto Freeway Drive. The only thing that staff can give you is that the lots are buildable "as is", stressing that someone could come in and get development approvals by right and not have to come before City Council and you would still see that increased traffic. The reality of the situation is that this was the way this development was designed years ago when they started to build it. That's the best guidance and assistance staff can provide Council, Hardin continued.

The Planning & Community Development Director also noted that the proposed conditional rezoning aligns with Goal #3 of the Reidsville Land Development Plan to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. This property is located in Growth Management Area 3 – Suburban, which surrounds the city center, primarily encompassing the areas to the south, southwest, north, northwest, and west of the City. GMA 3 is predominately characterized by a mix of residential and commercial development, with ample vacant land available for development. According to the Land Development Plan, GMA 3 prioritizes the expansion of residential development and provides an existing transportation network capable of accommodating growth. Additionally, GMA 3 residential development in close proximity to commercial, office and industrial employment as well as retail services, he continued.

Hardin stated that the proposed conditional rezoning is consistent with the Reidsville Land Development Plan, is reasonable and in the public interest based on the aforementioned information provided to you in this report, and the attached statements of reasonableness and consistency in Council's packets. Planning staff recommends that the proposed conditional rezoning application be approved, and the Planning Board recommended that the proposed conditional rezoning be approved with a vote of 4-to-1.

Hardin said he would be happy to answer any questions from Council.

Councilman Coates asked if there was a map showing an aerial view, since he found this map too hard to make some things out. An aerial view and another view, which are part of the applicant's presentation, were displayed.

Councilman Martin asked if City Planner Drew Bigelow would come up and present the density calculations that had been shared with Council. He said he felt it was difficult for the people to understand everything Hardin has said and also understand where Council stands in terms of what the different zonings are in the State law, what authority Council has and what the consequences are if Council votes against or for this document. The Councilman said this will break down these zonings and help people understand what the limitations are for us and any consequences.

City Planner Bigelow thanked Council for the opportunity to clarify any questions they might have on the density calculations. Although she noted they didn't have it in digital format tonight, she said she could share it with anyone who is interested in a copy after the fact. Bigelow then reviewed the

two-sheet handout. She added that these calculations did not include setbacks but instead focused on lot sizes, which are used to do the calculations on density.

As she discussed the calculations, Councilman Martin asked for clarification that “by right” means that regardless of what happens here tonight, the developers need no approval from City Council to start building. Bigelow said the first calculations show what the developers could have done if they had never asked for a special intensity allocation or come before Council for a rezoning. The developers could have submitted a site plan with a density of up to 24% built upon area for the townhomes and multi-family or up to two units per acre for single family without ever asking staff for anything additional, she said.

Councilman Martin asked about the difference in additional units between the two calculations and questioned if Council struck down this rezoning, what are the developers allowed to build there as it sits so that it is very clear to the citizens of Reidsville? Bigelow, noting that if staff had not issued the 70% SIA, at 24% with the developers never coming before us to ask for anything, we are looking at about 46 single-family units, about 58 of multi-family or townhomes, and if they did the outdoor space allocation for the bonus 1.2 units an acres, they could have gotten 66 units. Councilman Martin said then, we would be looking at roughly about 150 units. Bigelow said that is individual. She explained that it is an “or” between the different types, 46 single-family or 58 multi-family/townhomes or 66 units.

Based on what they're requesting tonight, at 5,000 square foot a lot, the calculation changes a little bit. Bigelow said they checked with DEQ on whether or not we can include single family in the 70% impervious calculation. The direction that we were given, was that yes, you can do that, which is what they have done for this site, she continued. Considering that you have 23 acres at 70% built upon, you're at 16.1 acres that can be developed. With an acre to square footage conversion there, you end up with about 701,316 square feet that can be developed. You divide that by the 5,000 square foot lot size that they're requesting, and you end up with 140 single-family units, the City Planner noted.

If you look at townhomes or multi-family, by right, at 70%, they could do 169.5 units or with that bonus, 1.5 units per acre, they could have done 193.2, Bigelow said. She stressed that is townhomes or apartments or condos. Councilman Martin said, and that is if we don't rezone? She said yes, regardless. The Councilman said he wanted to make that clear, because he thinks it's important that everyone understands that whatever decision may be made is in the best interest of these people. He said he is not sure that the citizens here understand, adding he is saying this because he has received multiple phone calls. Basically, in a nutshell, if we didn't change anything, the Councilman asserted, and this developer didn't want to build what he's built here, he could purchase this piece of property and build Lawndale Drive in your backyard.

Bigelow responded, yes, townhomes and apartments are allowed. Councilman Martin asked if the land is developed by anyone, then it can be apartments or we can rezone and you can get 184 town homes or mixed use that's proposed here now. The City Planner said 34 single-family and 150 total. The Councilman said he wanted to make sure that everybody here is clear on what the options are.

Councilman Martin said we allow them to do this or if someone makes the motion and it's the consensus of Council to rezone this, this is what you get. He added or, if we strike this rezoning down and the developer backs up and says, okay, well now I'm going to build apartments here, then you can have an apartment complex and you don't have to ask the City for nothing and you can have a Lawndale Drive. A citizen asked from the audience, would they be rentals? Councilman Martin responded yes, Lawndale is rentals.

Secondly, Councilman Martin said he wants some clarity here in terms of this, that what's allowed in these zonings are not set by Council but is set by the State, correct? Bigelow said, no this is from the Zoning Ordinance and what we've adopted into the ordinance, whether that's via text amendment or an original adoption. Councilman Martin said, but the different zonings, R-12, R-10, etc., are set up to allow whatever to come in there is part of the State, correct? Can anybody just an R-12 and do what they want to do with it, who sets that rule? he asked. Bigelow replied, the City sets them. Every city sets them, he asked? Yes, every city sets their ordinance, the City Planner said, so what we have in our ordinance, our staff and our Council, previous or current, has adopted that into the ordinance, same as Greensboro or Winston-Salem.

The Councilman said, so there's no limitation whatsoever set in these or no standard set, at least by the state? Bigelow said, not by the state, there are allowed uses that have been incorporated based on staff or council. The City Planner asked if there were any other questions?

Councilman Coates, noting he thought the map being displayed would be difficult for people to get an understanding of this but looking at the one in the agenda packet with the yellow border, it looks a little bit different than this. So that he can get it out there and people can understand, when you come in on Ashcroft and you make that curve, you have some wooded area and then you have a fairly recent house that's been built there on the right. So from what he's looking at this border, you're going to have these 34 homes along Ashcroft and then behind the other homes on Ashland? the Councilman asked.

Bigelow said they are abutting on the western most border of that parcel. On that left-hand side, the westernmost side, is where you're going to have those single-family homes, she noted. Councilman Coates added, then the townhomes or duplexes or whatever will be more or less facing Ed Wilkins Way, facing the strip mall will be on that side of the lot? Bigelow said the rest of the development will be the townhomes. Councilman Coates said, so you have a buffer of single-family homes and then on the east side closest to Ed Wilkins Way is where your townhomes would be situated. Bigelow agreed, saying everything from that western side over there.

Councilman Martin said that from the map in the agenda packets, it appears that there is a road coming up from Wilkins Way that is cut out onto Freeway Drive as well. He asked if that is the proposal? Bigelow said, no, that is just a "paper" road or a platted right of way that's not existing, and it's just depicted there because there's no aerial imagery. There will not be a connection to Freeway there, she continued. The Councilman said but there is a connection into the development off of Ed Wilkins Way, to which the City Planner agreed. He said, plus you have just before Ashland a new entryway into the subdivision, correct? Bigelow said no, the stub-out there will not be the only connection off of Ashland and Wilkins Way. She said that stub-out that the Councilman is pointing

to will not be developed. So, Councilman Martin asked how are we entering into this subdivision? Staff then displayed the concept plan. Hardin said from this plan you can see the driveway comes onto E.V. Wilkins as shown in the right top corner of the concept plan. Hardin showed Councilman Martin the entranceway on the plan in his agenda packet. Bigelow said there will be one entrance on E.V. Wilkins and one on Ashland.

Councilmember Scoble said, to her understanding with what we've been presented tonight, is really more restrictive than what they possibly could do on their own. We have more control over that than if they just went out there. Bigelow said the developers are providing conditions, the buffer, the connection to E.V. Wilkins, and the guarantee that the homes that back up to Ashland will be single family. The Councilmember asked what does that guarantee mean to our citizens? Bigelow said, that they are not including apartments, which would be allowed by right, she pointed out again. They are including the buffer to protect along the boundary those existing properties on Ashcroft and Ashland, and they are ensuring the single-family homes as well, she added. Councilmember Scoble said, but they will be limited to the number of units that you gave us on the sheet of paper? Up to 200 as presented, Bigelow replied.

Councilman Coates said there is only one way in and one way out. Was that ever considered, either by our planning or D.O.T.? he asked. Bigelow replied that there are two entrances into the development, but only one entrance that she believed he was referencing at the stoplight on Freeway Drive. The Councilman said his concern was that there is only one way in or one way out from Freeway. He asked if there was any discussion from staff about that or did the developers look at another possible entrance/exit instead of the current entrance being congested, which he thinks may happen.

Bigelow said that she knows that staff had never discussed the requirements for a TIA for this site, but there have been some discussions in the community, but that's not something staff has ever discussed with them. Councilman Martin asked if where they had discussed a roadway coming out onto Freeway Drive, is that a possibility? If the developer said, okay, we'll cut out this road for this? he asked.

During this discussion, it was noted that would be between the developer and NCDOT since Freeway Drive and Wilkins Way are both DOT. Staff has not explored that possibility, Bigelow said. Councilman Martin said if they did a traffic impact study, then if a second entrance off Freeway Drive would have been required, that should it have come up with NCDOT in the traffic impact study? Bigelow said it's possible but it would be up to DOT and whatever its requirements would be. Hardin noted that traffic studies are things we get more into with construction plan reviews, not rezonings, but would be considered when we go through preliminary subdivision review.

With no other questions from Council, Mayor Gorham opened the public hearing at 6:37 p.m., asking if anyone wished to speak in favor of the rezoning?

Ms. Amanda Hodierne, an attorney with Isaacson Sheridan, 804 Green Valley Road, Suite 200, Greensboro, NC, representing the applicant, Lomonaco Properties with the consent of the property owner, Ashcroft Development, came forward and reviewed a PowerPoint presentation on the

subject. *(A COPY OF THE POWERPOINT SLIDES IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)* She first noted that the principals of Lomonaco Properties are here tonight, Lori Ford and John Ford and also, Aden Stoltzfus, who is the Civil Engineer and Design Professional on this project. She also thanked Jason Hardin and Drew Bigelow for their work.

Ms. Hodierne went into greater detail in her presentation about the subject property of 23.273 acres and the request for Conditional Zoning Residential-12, which she noted is a companion district to R-12. Just by the math alone, not applying your other matrix of development standards, the project could involve 240 homes, she said, noting that is just multiplying 24 acres times ten units per acre to get what she described as a baseline of “oranges to oranges”.

The lawyer said tonight they are here to specify and customize the need for the proposed zoning. She said it is about narrowing it in, tailoring it and customizing it to what fits and what's most appropriate in this location. She reviewed many of the things that had already been stated, including getting rid of the multi-family option, including landscaped buffers that otherwise wouldn't be required, etc.

She talked about how this isn't a final site plan or construction plans but is the zoning that “just sets the table”. She said it is permission to try and once they get zoning, then they have to go back and make sure they are not exceeding 70%. We have to make sure we're getting the NCDOT approval for how the road and traffic is going to work, she continued, and other things, like drainage requirements. Zoning is just the first step that allows us to pursue that additional exploration, Ms. Hodierne stressed, like driveway permits, for example.

The lawyer said she wanted to visit the status of this case as it comes to Council tonight. She noted that as had already been heard, the rezoning does have staff recommendation for approval and a Planning Board recommendation of approval of 4-to-1. She reviewed its location at the interchange of two major travel corridors here in Reidsville, Highway 158 and Business 29. It also bridges the existing land uses that line those commercial corridors, she noted, adding that there is a lot of Highway Business there. She then spoke specifically about the Ashcroft subdivision and the area being considered for development, which she noted it going to be the transition between those commercial industrial corridors and this existing single-family subdivision. It needs to appropriately disperse that activity and that intensity from those major travel corridors back down to that single-family density, Ms. Hodierne noted.

Noting these two ends of the spectrum here, she said this is the missing puzzle piece that needs to bridge that gap. She reviewed in greater detail the different zonings in the area before going into what their proposed Conditional Zoning R-12 would look like.

Ms. Hodierne continued to discuss the conditions they have proposed, including getting rid of the multi-family units. She stressed that this commitment would run with the land and be attached, a firm restriction that my client or anyone else who came to develop this property would have to abide by, in that it would be limited to single-family detached townhome or two-family dwellings, (duplexes). She said this mirrors the terminology in your zoning ordinance with associated residential community infrastructure improvements, things like the mailbox kiosk, extra parking, roads, etc.

She discussed in greater detail the cap of 200 dwellings, which the zoning sketch plan shows doesn't even get to 200 once you apply all the other requirements of your watershed ordinance and of your subdivision and zoning ordinances. They have also made a commitment for that 20-foot-wide natural landscape vegetation buffer and a pedestrian crossing to be provided across EV Wilkins Way. This is subject to DOT approval because it's their road, but this was done to show an acknowledgment and an awareness of the circumstances. Ms. Hodierne asked wouldn't it be nice for folks who live here and within Ashcroft? Remember, there are sidewalks proposed here so folks could walk all the way through and across the pedestrian crossing. She pointed out that the City's comprehensive plan talks about providing walkability and multi-modal, transportation options so that's why they wanted to offer a condition that furthered those goals. The public road standard is going to be shown on the concept plan, which has been reviewed by the City's Public Works Department.

Ms. Hodierne spent time discussing how they looked at the site and wanted to show a commitment to the City's standards, meeting specifications for safety and usability while making efficient use of the land and lay that out in such a way that single family makes sense. She said they felt it was important to provide an adjoining single family layer, which would back up to the existing single family. In order to do that, they needed those lot dimensions that are shown in Council's packet because, except for that need, this rezoning would not be required, she said. She also talked more about the single-family layer that adjoins the existing single family and how that was important.

All of the conditions create that reciprocity and mirrored commitment, the lawyer said. Ms. Hodierne also discussed in greater detail the reasonableness of the project and how it goes along with the City's long-range planning and gets the project closer to the objectives the City has in place as shown in the Reidsville Land Development Plan. She spoke extensively about how this project ties into those objectives.

The lawyer detailed how they undertook neighborhood outreach, including mailing letters to about 60 property owners and inviting everyone to a meeting May 8th at the Reidsville Recreation Center. Her clients, at that time, had a chance to explain the project and fielded questions and concerns from residents, among them traffic concerns and whether this would be an HOA community. She added that this will be an HOA community and will be of a nice quality.

Again, Ms. Hodierne noted that zoning is a preliminary threshold before moving on to further review, including that by NCDOT. She talked about that process more, including what DOT requires. She added that her clients have engaged a traffic engineer, hiring Davenport Engineering out of Winston-Salem, which works with the NCDOT quite often. They have already been running preliminary trip generation reports, she stated. At the community meeting, they heard concerns about site disability because of a little triangular area where there's some overgrown vegetation and the monument sign that makes it difficult as you're exiting Ashcroft. They have worked with the seller of the property who owns that little triangle to ensure that we can clean those up regardless of what NCDOT says about it. So just making sure that we can control and improve the things that are within our control, she stressed, talking about how valuable neighborhood feedback can be.



Ms. Hodierne recapped many of the observations already made and noted that Aden, John and Lori were available for any questions.

Councilman Martin told the lawyer he thought she had done a wonderful job of presenting the project and breaking it down so the citizens know that we won't have apartments but townhomes with single-family living at 184, no more than 200, that's our choices.

Councilman Coates had some questions for the developers about the construction of the townhomes and the single-family homes. What will they be built of since this is some of what had been asked of him, the Councilman said. On Cotswold Terrace, those townhomes there are brick so he would like to know more about the construction of it. The price range may even help, Councilman Martin asserted.

Ms. Hodierne said she would defer to the City Attorney, but of course, those types of questions are not allowed under the North Carolina statute for zoning decisions. However, I will say and John and Lori may want to expand on this, but they are residential developers in the Triad. This is what they do, and they are local and live in the area so their reputation is at stake. They want to be proud of their communities, she said, so they do this a lot where they come into these infill or adjoining situations and drive around that neighborhood, look at what's there, look at the level and what the reasonable expectation would be of you as the leadership and planning, staff and the people who live there, and they try to try to be in keeping with that. She added that they don't want to put something there that sticks out like a sore thumb, etc. That is why the always make sure to do HOA type of communities so that, the rules are only as good as they're enforced and maintained, she noted. She briefly discussed HOAs and architectural standards as well as how they want to keep those expectations that are in line with what the neighbors would expect. So that's one of the reasons we do HOA and that we, we make sure to, to put a framework in place that no matter who buys a lot or who buys within builds, there, it will be up to the correct standards, she stated. She indicated she wanted to be careful of what she said, not wanting to get afoul of 160D statutes.

With no one else speaking in favor of the rezoning, Mayor Gorham asked if anyone wished to speak against?

Mr. Gary Huenink, who moved to Reidsville with his wife from Atlanta about three months, lives in the Ashcroft subdivision, which he said is a cute little neighborhood with all of the homes on half an acre. He said currently there are about 30-40 homes in the entire neighborhood. Pointing to the displayed map, he stated that and now there will be 8-9 homes on half acres abutting 40 transitional homes. "Oh, that's really nice," he said, noting that they have neighbors who have been there for 30 years that are backed up to 6-7 homes and a 20-foot buffer. He said 20 feet is from where he is standing in Council chambers to the wall. He complained not only about the number of homes, pointing to the upper corner lot on the map with about 15 homes planned but also the possible cost relative to existing homes. Noting he and his neighbors have paid between \$400,000 to \$700,000 for their homes, now they will be having homes nearby that might cost \$150,000-\$250,000 and rental properties with a transition, he said. There is no "like to like" with these new homes, he asserted. He talked about the standard for the number of homes allowed per acre in R-6 (7-20 per acre) and R-12 (3-7 per acre) with the number of homes at 200 allowed on

70% land mass. He said to him that is 20 homes per acre compared to maybe four homes per acre currently, and they are going to 10 per acre.

He referenced a notation he had seen, saying that he doesn't think the essential characteristics of the area are being stabilized and protected and the prohibiting of commercial development. He questioned whether anyone had experienced living in a neighborhood and all of the sudden you have mass townhomes going up. Noting Councilman Martin had talked about "A" or "B" options, he noted that there is a "C", which would be the current homeowners hiring attorneys and slowing production. They are saying it could be worse, up to 240 homes, but they're only doing 180 homes, he stated, adding that he was pretty upset about this. He also talked about the blighted areas all over Reidsville and the issues with water pressure in the neighborhood.

Mr. David N. Smith of 2506 Ashcroft Drive came forward. He questioned whether there are only two options because he said he isn't absolutely sure about that, that if you don't do this, you'll do something else that we will find worse. He asked if anyone had really explored that. Mr. Smith discussed lot size, noting that 6,000 square feet is a very, very tiny lot, which is more like a townhouse complex. Councilman Martin said they are planning to build townhouses there. Mr. Smith said he had talked to other people who had face similar situations where they couldn't do much because of codes and regulations, but again, he asked if there is another option? He said we do appreciate that they have reduced the number of homes from the maximum they can have.

Councilman Martin said there has been a lot of time, effort and communication put into all of this, which is why the planner prepared this documentation. He said the attorney as well as Drew and Jason explained what the zoning regulations are. He said he asked specific questions about who implemented these zones and zoning regulations, whether it was the State or the City, not because he needed to know. He said he already knew the answer, but he asked those questions so you guys can know the answer. He said he had asked how are the zoning ordinances created and when were they created. None of which this Council, well at least himself, had helped create, he asserted.

The Councilman noted that the board has to vote on what is in our zoning ordinance, which is our city ordinances, which is our law. We don't get the opportunity to change those mid-stride, he said. If you guys don't like those, then maybe we should get engaged with the City planning staff and request to look at what the zoning ordinances are that are surrounding where you live so that you can know what might be built beside you. There was a comment made about you guys getting together and hiring your attorneys and doing all these things. The bottom line is, is R-12, as it stands, you could get 240 apartments and they don't have to come here and ask Council a thing, Councilman Martin continued, and they submit their construction documents and bypass this whole process.

The Councilman said he has talked to dozens of people, this is how he sees it. You can get 240 apartments or if these guys back out of this deal, another developer comes in and you get a Lawndale Drive are you can regulate this with some townhomes where there is home ownership and an HOA, he asserted. He said there are two options, A and B, because these are our laws. If we don't like them, we can look at changing them, he continued, but for them as a Council right now, they have to make a decision based on what is in the books at this moment.

The Councilman stressed that he can't look at this and say, I don't like this and change the laws right then. It doesn't work that way, he said.

Mr. Smith said if they were listening to him, they have a ton of information back here, and he has listened to all this stuff, and even after comprehending all of this, he still isn't absolutely sure there is not another option. He discussed this further, and said if there's not another option, there's not. Councilman Martin noted that Hardin went over what is allowed in R-12 and he briefly reviewed the numbers again. He again noted that Drew Bigelow has offered to go over these calculations with people.

If it is the Council's appetite to pass this, that in turn keeps them from building apartments, limits the number of units and establishes parameters on their own development with an HOA, Councilman Martin said, and trying to keep the neighborhood nice. No developer or investor is going to build a neighborhood that's going to be \$150,000 townhouses in this neighborhood because they want to maximize their profits and want higher margins in their townhomes. He said he feels everybody's pain. The Councilman said he had a conversation with the City Manager and the Planning Department last week to try to make sure we've done the best to explain what are the options, and the worst case scenario is 240 apartments.

Councilman Martin continued to discuss the situation, noting that there appears to be an appetite for apartments here in Reidsville. He added that the land had been for sale, and people could have bought it to control what was put on there. Again, he said the Council could only go by what is on the books now, but he said citizens can ask them to change it in the future.

Mr. Smith said he has been in such situations, but he again questioned if there is a possible different approach to this now. He did add that he has concerns about the road coming out onto Freeway because there are already some real problems at the traffic light there. He agreed with what someone else had said about the possibility of another exit out onto Freeway Drive if possible. He said he understands that the City can't do that, but to the developers or whoever controls this, he asked if they could possibly look into that.

Mayor Gorham asked Ms. Hodierne if she would like to clarify anything before they closed? She indicated she was able to give more details about the cost of the homes within the rules, noting it is a function of mass. She said you are going to get a housing value that is commiserate with the land price and the cost of construction to build things like sidewalks and storm drainage and common areas. As for the road going out onto Freeway Drive, yes, that's entirely up to NCDOT, she said. However, she noted that the location of what had previously been described as a paper road won't happen because from the map, you can see it conflicts with the ramp going up to NC 158. She talked further about NCDOT and its analysis process. She also discussed the buffer, noting it could be either a fence or evergreen plantings or existing vegetation, and more of an opaque screen, etc.

The public hearing was closed by Mayor Gorham at 7:20 p.m. He asked what was the Council's favor?

Councilmember Scoble said she would like to say that they are all much more informed than they were before they got here tonight with a lot more information. She said she thinks that they understand how both sides feel, but as Councilman Martin said, Council is not in control of

changing the laws in the middle of it. If they did, there would be an uproar, she said, and they would have to really seriously consider that we were doing wrong. She asked if anyone else had a comment?

Noting he was ready to make a motion, Councilman Martin said “I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.” The motion was seconded by Councilmember Scoble, who said she felt she had to second it because they are not doing their job if they vote any other way.

Councilmember Scoble said the City Council before them set the parameters within which they have to work. She said she felt obligated to vote, to second that motion.

Mayor Gorham asked if there was any discussion? Councilman Martin said he would apologize to you guys who don’t like this, but we’re faced with the decision of leaving this open. He said you could potentially get 240 apartments or you can get what’s here so he has to make the best decision about what he thinks is in the best interest of the neighborhood. We all have different opinions and different approaches, he asserted, but it is his opinion that if he was living in this neighborhood, he would rather see this development than someone else come in and build 240 apartments here that are not owned by individual homeowners as these will be.

The motion then passed in a unanimous 7-0 vote.

**CONSIDERATION OF A CONDITIONAL REZONING REQUEST FOR TWO PROPERTIES LOCATED AS FOLLOWS: (1) WOODSIDE DRIVE, ROCKINGHAM COUNTY PARCEL #183987; AND (2) LINVILLE DRIVE, ROCKINGHAM COUNTY PARCEL #183988, TO ASSIGN A CITY OF REIDSVILLE ZONING DESIGNATION OF CONDITIONAL ZONING RESIDENTIAL-6 (CZ R-6). THE APPLICANT IS TRUE HOMES. THE OWNERS OF THE PROPERTY LOCATED ON WOODSIDE DRIVE ARE LARRY SOMERS AND MARY LYNN SOMERS. THE OWNERS OF THE PROPERTY LOCATED ON LINVILLE DRIVE ARE JAMES BOWEN AND JOHN E. BOWEN JR. (DOCKET NO. CZ 2025-04)**

In making the staff report, Planning & Community Development Director Jason Hardin reviewed his memo, which follows:

**M E M O R A N D U M**

**TO:** The Reidsville City Council, Honorable Mayor Donald Gorham and City Manager Summer Moore  
**FROM:** City of Reidsville Planning Staff  
**DATE:** May 29, 2025  
**RE:** Docket No. CZ2025-04 – Conditional Zoning Request

True Homes is petitioning with written consent of the current owners to rezone two parcels located on Woodside Drive (Rockingham County Parcel Number 183988) and Linville Drive (Rockingham County

Parcel Number 183987) to Conditional Zoning Residential-6 (CZ R-6). The owners of the property located on Linville Drive are James Bowen and John E Bowen Jr. The owners of the property located on Woodside Drive are Larry G Somers and Mary Lynn Somers. Each parcel encompasses an area of 9.23 acres, for a total combined area of 18.46 acres. The Woodside Drive parcel is currently zoned Residential-20 (R-20) and is undeveloped. The Linville Drive parcel is currently zoned Residential-12 (R-12) and is undeveloped. City water service is existing or available. Water and sewer service is available to the east within the ROW of Linville Drive, to the south within the ROW of Woodside Drive and to the west within the ROW of Sherwood Drive. There are no streams on-site, however; the property is located in the Jordan Lake Watershed. The property is not located in the Troublesome Creek Watershed. The Floodplain Insurance Rate Map (FIRM) indicates no floodplains.

The proposed conditional rezoning aligns with Goal #3 of the Reidsville Land Development Plan, to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. This property is located in Growth Management Area 3 – Suburban, which surrounds the city center, primarily encompassing the areas to the south, southwest, north, northwest, and west of the City. GMA 3 is predominately characterized by a mix of residential and commercial development, with ample vacant land available for development. According to the Land Development Plan, GMA 3 prioritizes the expansion of residential development and provides an existing transportation network capable of accommodating growth. Additionally, GMA 3 residential development in close proximity to commercial, office and industrial employment as well as retail services.

Staff find the proposed conditional rezoning to be consistent with the Reidsville Land Development Plan, reasonable, and in the public interest based on the aforementioned information provided in this report and the attached statements of reasonableness and consistency.

The planning staff recommend the proposed conditional rezoning application be approved.

#### **PLANNING BOARD RECOMMENDATION**

The Planning Board voted to recommend the proposed conditional rezoning application be approved 4-1.  
(END OF MEMO)

As he reviewed the memo, he stressed that these are two separate lots with the same zoning designation. He also gave a zoning assessment of the area surrounding the two lots, including to the north R-12 and to the west is also R-12 and to the east is a mixture of R-20 and R-12 with split-zoned lots and to the south, R-20, which is our low density residential zoning district that prohibits multi-family, Hardin noted.

Hardin also read details provided in the staff report's Analysis and Staff Recommendation section:

A Conditional Zoning request amends the zoning map with site specific conditions incorporated into the amendment. This allows the owners and developers to place voluntary conditions on the land with the intent of restricting allowable uses within the new zoning district or to ask for deviations from standards. The owners and applicants get to choose which of the allowable uses for the district, in this case R-6, that they would like to impose upon the land. The owners and applicants have requested to limit the allowable land uses to single-family detached dwellings only. Additionally, they have agreed to provide all necessary infrastructure, and an HOA is required. The applicant will provide a 20 ft wide natural landscape vegetative

buffer around the property boundary. The applicant is requesting to deviate from the allowable lot size and setback standards for the R-6 district. Within a standard R-6 district the allowable minimum lot size is 6,000 square feet. The applicant is requesting to have an allowable minimum lot size of 4,000 square feet. This is a reduction of 2,000 square feet from the district standard. Within a standard R-6 district the allowable minimum side yard setback between lots is 8 feet. The applicant is requesting an allowable minimum side yard setback of 5 feet. This is a reduction of 3 feet from the district standard. The applicant has provided the required concept masterplan, depicting the aforementioned development conditions. The proposed concept masterplan limits construction to 79 dwelling units. Per Article V, Section 1 of the Zoning Ordinance, any major change that alters the density of the development, decreases use of compatible design features, decreases pedestrian features, or changes the use(s) approved for the property must again go before the Planning Board and City Council for approval. Minor changes which do not rise to the level of a major change may be approved administratively by the Planning & Community Development Director. Approval of the concept plan does not issue approval for construction. A preliminary plat review must still be completed by the Technical Review Committee (TRC) along with applicable construction drawings for infrastructure. *(END OF PARTIAL STAFF ANALYSIS)*

Hardin discussed the transitional nature of this request, much like the previously heard request. However, he also noted that this is not in the watershed so the developers cannot do a cluster development by right so it is different from the previous request as well. While we do not have a PUD district here, as a planner, he said he would describe this as planned unit development with very small lots, very clustered, buffered somewhat from the surrounding area, etc. Any major changes would have to come back to Planning Board and City Council, he pointed out.

Hardin asked if Council had any questions? Councilmember Scoble said they have gotten requests for smaller homes with smaller yards, etc., especially for senior citizens. She said it seems to be what people are looking for, and he said it could be. He said the lots are definitely smaller so there would be less yard maintenance. She asked if it would still be up to the builder whether it would be one- or two-levels? He agreed, reminding Council that State law prohibits cities from instituting any kind of design standards for any structure built under the residential code.

Mayor Gorham opened the public hearing at 7:37 p.m., asking if there was anyone who wished to speak for the rezoning?

Mr. Joe Eaton of Belews Creek, representing True Homes, came forward. He talked about the company, noting that they would develop the site and build the homes there as well. He said they are a builder in NC and SC, not a national builder, and have been working in the Triad since around 2012, doing about 400 homes here. The closest project to Reidsville has been the Reedy Ford project (between Reidsville and Greensboro), he added. Mr. Eaton said they do mainly pre-sale and don't build speculative homes or pre-made homes, which means their customers get to select the floor plans, materials, etc. The homes are customized to their client's needs and budgets, he explained, and they have found that when people are able to personalize their homes, they keep better care of them. He also stated that they build high quality homes and mentioned some of the materials and fixtures used. They sod the yard with Bermuda grass, which is lower maintenance, and he said homeowners are getting a lot of house but not a big lot to maintain, which resonates with their active lifestyles. He said there is a difference between what people are looking for now compared to the past. He added that they don't take their property lines all the way to the end of the lot lines because



as a builder, they know when you go to the property lines, there is the need for drainage wells, fences to keep pets, etc. and a place for stormwater to go. So that keeps that in check and it doesn't cause problems within the neighborhood, he continued.

Again, he talked of smaller lot sizes, 30-60 building plans, one or two-car garage options, multiple master options and a square foot range between 1,500 and 2,300, which is in keeping in line with the higher side of the adjoining single-family homes. While the lots are smaller, the houses are as big, if not bigger, than the adjoining homes, he stated.

For them success here would be to begin development in the first quarter of next year, with the development taking about a year and then home construction the following year, Mr. Eaton said. He added that they would pace this out, not coming in and trying to build them all at one time, but expecting a pace of about 3-4 months, something they consider manageable. They would try and wrap it up in the fourth quarter of 2028, he said.

With no questions from Council, Mayor Gorham asked if anyone else would like to speak for or against the rezoning? With no one else coming forward the Mayor closed the public hearing at 7:42 p.m.

**Mayor Pro Tem Brown said: "I make a motion to recommend the proposed rezoning be APPROVED for the specified parcels to the requested zoning district based upon the CONSISTENCY AND REASONABLENESS DETERMINATION statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes." The motion was seconded by Councilman Coates and unanimously approved in a 7-0 vote.**

Mayor Gorham called for a short break at approximately 7:43 p.m., and the meeting resumed at approximately 7:51 p.m.

**CONSIDERATION OF A ZONING ORDINANCE TEXT AMENDMENT REQUEST TO AMEND ARTICLE V, SECTION 3 SPECIAL USES OF THE REIDSVILLE ZONING ORDINANCE TO AMEND THE SPECIAL USE PERMIT REQUIREMENTS FOR SHOPPING CENTERS. THIS TEXT AMENDMENT WILL REPEAL LANGUAGE PROHIBITING DRIVE-IN RESTAURANTS, REMOVE GAME ROOMS AND INDOOR THEATERS AS A PERMITTED USE AND INTRODUCE INDOOR AMUSEMENTS AS A PERMITTED USE WITHIN SHOPPING CENTERS. (T2025-02)**

In making the staff report, Planning & Community Development Director Jason Hardin reviewed his memo and staff report, which follow:

**MEMORANDUM**

**TO:** The Reidsville City Council, Honorable Mayor Donald Gorhan and  
City Manager Summer Moore

**FROM:** Jason Hardin, AICP, Director of Planning and Community Development

**DATE:** May 21, 2025

**RE:** Text Amendment T 2025-02

Staff is petitioning to amend the Article V, Section 3 Special Uses of the Reidsville Zoning Ordinance to amend the Special Use Permit requirements for Shopping Centers. This amendment will repeal language prohibiting drive-in restaurants while introducing indoor amusements as a permitted use in the SUP requirements for Shopping Centers. Game rooms and indoor theaters will be removed from the list of permitted uses in Shopping Centers, since they are included in the definition of indoor amusements. Currently, the ordinance states that eating and drinking establishments are permitted with the exception of drive-in restaurant facilities. By removing this language, all restaurants will be allowed in shopping center developments. This change will help to expand dining options throughout the city and encourage growth in Reidsville's established commercial areas.

The Planning Staff recommend adoption of the proposed text amendment.

#### **PLANNING BOARD RECOMMENDATION**

The Planning Board voted to unanimously recommend the proposed conditional rezoning application be approved. (*END OF MEMO*)

He also read an excerpt from the Analysis & Recommendation section from the staff report.

#### **ANALYSIS & RECOMMENDATION:**

The planning staff have researched numerous other cities in the Piedmont Triad area. It was found that no other municipality requires a Special Use Permit for shopping center development. Furthermore, drive-in restaurants are generally allowed in all commercial zoning districts, with the exception of downtown or central business districts and neighborhood business districts. By allowing drive-in restaurants in shopping centers, we are further aligning our development standards with those of other regional municipalities such as Burlington, Greensboro, Mebane and Eden, and encouraging growth throughout Reidsville's established commercial areas.

This Text Amendment request is consistent with the Reidsville Land Development Plan under Goal #2 A Strong Local Economy. There is a considerable need for commercial development, including restaurants, retail, and attractions in Reidsville. This amendment aligns with Goal #2 by removing regulatory barriers for commercial development and assists in addressing the need for a more diverse economy. By allowing drive-in restaurants in all shopping centers where Special Use Permits are required, we are able to enhance dining options throughout the city, while making development in our established commercial districts more attractive to both developers and residents. (*END OF ANALYSIS SECTION EXCERPT*)

As he reviewed his memo, Hardin noted that there are several of these around the City, some of which like Pennrose Mall was permitted back in the 1960s as a shopping center with some newer ones done around the early 2000s, like the Lowe's shopping center. These Special Use Permits were issued at the time of construction or preemptively to control what developed on those lots, he explained.

Staff is bringing forth a text amendment to change some of those standards, Hardin said. Game rooms and indoor theaters will be removed from the list of permitted uses in shopping centers, since they are included in the definition of indoor amusements. So, like, if it was an arcade like a kid's

arcade, that's an amusement, he said. It's not being prohibited but just clarifying that it's an amusement, he explained.

Now the ordinance states that establishments are permitted with the exception of drive-in restaurant facilities. The ordinance is worded so that drive-in means drive-through, he noted. It is just the archaic language that was used in zoning codes of yesteryear, Hardin stated. He said this is just adding them to be able to be built in those shopping centers. So, by removing this language, all restaurants will be allowed in the shopping center developments, and this change will help expand dining options throughout the City, the Planning & Community Development Director said. The planning staff have researched numerous other cities in the Triad area, and staff found no other municipality requires a Special Use Permit.

Councilmember Scoble asked if indoor amusements can be included in shopping centers? Hardin said that is correct and that's what this text amendment is doing. He said several months ago, Council approved a text amendment creating indoor and outdoor amusements in order to consolidate some things. An indoor amusement would be an arcade, he explained, adding that definitions in the ordinance define what the amusements are. He talked of eliminating redundancy.

Councilmember Scoble asked if included in the amusements are things like billiards rooms or escape rooms? Hardin said escape rooms were included, but he would need to look up billiards/pool tables and check on that. He said he thought our ordinance establishes a pool hall is where 60% of the square footage is used for pool tables so if it is less than that, it doesn't meet that. He said he would say you could have billiard type facilities.

Councilwoman DeJournette asked if this would allow us to expand something like the shopping center and turn it into all kinds of restaurants and amusements? Hardin said anything under indoor amusements would be allowed, along with allowing drive-in or drive-through restaurants out there. Right now on shopping centers lots that were permitted at shopping centers at the time of development, drive throughs are prohibited. This is removing that barrier and allowing those type of establishments at permitted shopping centers, he said.

Mayor Gorham opened the public hearing at 7:57 p.m. With no one coming forward to speak for or against the text amendment, the Mayor closed the public hearing at 7:58 p.m.

**Councilman Martin made the motion to recommend the proposed text amendment be approved, which was seconded by Councilwoman DeJournette and unanimously approved by Council in a 7-0 vote.**

The Text Amendment as approved follows:

**Amendment T2025-02**

#### **AMENDING THE CITY OF REIDSVILLE ZONING ORDINANCE**

#### **AN ORDINANCE AMENDING ARTICLE V, SECTION 3 OF THE CITY OF REIDSVILLE ZONING ORDINANCE**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the Zoning Ordinance of the City of Reidsville be amended as follows:

**Part I.** Repeal Special Use Permit language prohibiting drive-in restaurants within Shopping Centers in Article V, Section 3: Special Uses of the Zoning Ordinance.

### **SHOPPING CENTER DEVELOPMENT**

Approved By: City Council

Minimum Area: Four Acres

Site Plan Required: See Conditional Zoning Site Plan Requirements Article V, Section 1.

Permitted Uses: Banks, barber and beauty shops, compartmental storage (indoor only), daycares and childcare, florists, indoor amusements, laundromats and dry cleaners, libraries, offices, post offices, printing, publishing and reproduction establishments, restaurants, retail food stores, photographic, arts and crafts, sales and studios, interior design studios, clinics, service stations (no outside storage of used or wrecked cars, washing or repair conducted within the building), health and fitness centers, accessory signs, retail sales and personal service businesses compatible with above permitted uses incidental to any of the above principal uses.

Location Factors: At least four (4) acres; customarily located at intersection of one or more highways or major arterial thoroughfares.

Parking/Loading: See Article VIII, Off-Street Parking and Loading for Retail Businesses.

Economic

Feasibility: A valid market analysis indicating the economic feasibility of the proposed development shall be presented along with the Special Use Permit request. The analysis shall outline:

- a. The trade area of the proposed shopping center.
- b. Determination of the trade area population, present and future.
- c. Determination of the effective buying power of the trade area both existing and proposed.
- d. Determination of the net potential customer buying power for stores in proposed development.

Statement of

Readiness: A statement indicating readiness to proceed with the proposed development by filing with the Director an agreement signed by the owner or owners of the proposed development that construction will begin within one (1) year from the date the Special Use Permit is granted, if such is the case, and that it will be prosecuted to completion within a reasonable period of time.

Final Development Plan:

The Development Plan shall show the following:

- a. Dimensions of the property and adjacent lots and streets.

- b. Location and proposed use of all buildings with dimensions and ground area thereof.
- c. Streets, traffic circulation and parking areas with spaces.
- d. Service areas, off-street loading facilities, service drives and dimensions thereon.
- e. All pedestrian ways.
- f. A title, giving the names of the developers, the date, the scale of the plan, and the person or firm preparing the plan.
- g. Proposed landscaping, with property buffers between other uses.
- h. Storm drainage and sanitary sewer, approved by City Engineer.
- i. Size and location of signs.
- j. Proposed water system and firefighting facilities such as hydrants or sprinkler connections.
- k. The location and heights of all fences, walls, and hedges shall be shown.
- l. Profiles of publicly maintained water and sewer lines.
- m. Profiles, cross sections and slopes of on-site, off-site ditches carrying water runoff.
- n. Erosion and sedimentation control plan.
- o. Lighting plan where applicable.
- p. Location and type of signage.

**Yard Requirements:** Minimum front yard depth shall be forty (40) feet from the street right-of-way line. The front yard shall be the yard adjoining the major street. The first ten (10) feet from the property line shall be developed for sidewalks, grass and plants, and shall not be used for any purpose except for the necessary entrance and exit to drives and walks.

The first ten (10) feet from the property line shall not be used for off-street parking, provided the minimum front yard depth shall be only twenty (20) feet six (6) inches for a commercial building for one business not exceeding 3,000 square feet in area where the back or side of the building faces and main thoroughfare, and the parking area for said building is not between the building and the thoroughfare, and the parking area for said building is not between the building and the thoroughfare, and where the main part of the Shopping Center complies with this section.

No building shall be less than twenty (20) feet from any side or back property line.

**Building Height:** No building shall exceed thirty-five (35) feet in height; church spires, flagpoles, antennas, chimneys, and similar accessories to structures are exempt from this height limitation.

**Required Buffers:** Where a shopping center development abuts a lot in a residential district or land occupied by any residential use permitted by this ordinance, there shall be provided and maintained along said property line, a continuous visual buffer not less than six (6) feet high. The buffer shall be a compact evergreen hedge or other type of

evergreen foliage screening, or shall be a combined fence and shrubbery screen, the latter facing the residential use.

**Building Permit:** No building permit shall be issued for any building in a permitted Shopping Center Development until a final Development Plan is approved by the City Council. Thereafter no building permit shall be issued for any building not shown on the approved Development Plan.

**Provisions to**

**Rescind:** In the event construction has not begun within one (1) year of issuance of the Special Use Permit, the Permit will automatically expire. Upon petition to the Council by the applicant, the Special Use Permit may be extended for a specified time.

**Part II.** This Ordinance shall become effective upon its adoption by the City Council of the City of Reidsville, North Carolina.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the City Council of the City of Reidsville, North Carolina.

/s/ \_\_\_\_\_  
DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.

/s/ \_\_\_\_\_  
Angela G. Stadler, City Clerk

**CONSIDERATION OF A PROPOSED OPERATING BUDGET FOR FISCAL YEAR 2025-2026 FOR THE ABC BOARD.**

W. Clark Turner, ABC Board Chairman, came forward to present the proposed FY2025-26 budget for the ABC Board. He gave highlights from the budget message, noting that the projected revenues from liquor sales is \$3.54 million, but he noted that these sales may be impacted by other factors, such as tariffs. *(A COPY OF THE ABC BOARD BUDGET MESSAGE IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)*

Mayor Gorham opened the public hearing at 8 p.m. With no one speaking for or against, the public hearing was closed at 8:01 p.m.

No action was taken by Council since the governing board just provides a public forum for the ABC Board to present its budget.

**CONSIDERATION OF A PROPOSED OPERATING BUDGET FOR FISCAL YEAR 2025-2026 FOR THE CITY OF REIDSVILLE.**

In making the staff report, City Manager Summer Moore noted that she had made a lengthy explanation of the proposed budget at Council's May meeting as well as an additional presentation at the May 19 special meeting/budget work session.

She said the objective of the proposed budget is to ensure the needs of all citizens are met in a cost effective manner. The remaining citywide budget for Fiscal Year 2025-2026 is \$41,201,600, versus the current Fiscal Year 2024-2025 amount of \$39,781,750, an increase of 3.57%. This is related to increased personnel cost, employee health insurance, departmental operations. Since the budget had already been discussed in length, she said she would yield her time unless there were any questions. None were offered by Council.

Mayor Gorham opened the public hearing at 8:02 p.m. With no one speaking for or against the proposed 2025-2026 budget, the public hearing was closed at 8:03 p.m.

The Budget Message, which was included in the Council agenda packets, follows:

## **BUDGET MESSAGE**

**TO:** The Honorable Mayor Gorham and Reidsville City Council  
**DATE:** May 13, 2025  
**RE:** Proposed Budget for Fiscal Year 2025-2026

Dear Mayor and Members of City Council:

Herein submitted for your consideration, pursuant to my responsibility as City Manager and Budget Officer, is the City of Reidsville Fiscal Year 2025-2026 Annual Budget scheduled to begin on July 1, 2025 and end on June 30, 2026. City Staff is to be commended for all their efforts and hard work to ensure this proposed budget serves the needs of the public while meeting the governing board's priorities and policies.

The budget has been prepared in accordance with the North Carolina Local Government Budget and Fiscal Control Act as required by North Carolina General Statute 150-7. As required, all funds within the budget are balanced along with all anticipated revenue and expenditure estimates being identified for Fiscal Year 2025-2026. Notice of this submission will be given to the news media and the public, and a public hearing will be scheduled at the City Council's meeting on June 10, 2025 at 6:00 p.m. A copy of this proposed budget will be placed on file with the City Clerk and will be available for public inspection during normal business hours within 10 days prior to the June 10<sup>th</sup> public hearing. As is traditional, a copy will also be placed in the Reidsville Branch of the Rockingham County Public Library to facilitate its examination by our citizens and stakeholders.

### **Introduction**

The objective of this proposed budget is to ensure the needs of all our citizens are met in a cost-effective manner. The proposed Citywide budget is \$41,201,600 versus the FY 24-25 amount of \$39,781,750. This is an increase of \$1,419,850, which is related to personnel costs with the remainder being spread across departmental operations due mainly to rising operating costs and capital needs.

The City of Reidsville Fiscal Year 2025-2026 Annual Budget is composed of seven permanent funds: General, Parks & Recreation, Reidsville Downtown Corporation, Combined Enterprise, Police Separation Trust, Garage and Insurance Funds. All seven (7) funds are balanced in regards to revenues and expenditures.

Economic times continue to remain uncertain as the City prepares for the upcoming fiscal year. Inflation appears to be slowing, but the effects can still be drastically felt when purchasing basic necessities. Suppliers and contractors are continuing to increase their prices on goods and services. According to the Consumer Price Index (CPI) from December, 2023 to December, 2024, the CPI increased 2.9 percent. However, in spite of increased costs, we have held some general operating costs to current levels in order to balance the Fiscal Year 2025-2026 budget.

### **General Fund Revenues**

Revenues will be discussed via the respective funds for easier understanding. As a point of reference, please see Section B, Citywide Revenues for a breakdown of recommendations.

The Fiscal Year 2025-2026 proposed budget recommends the General Fund's tax rate remain the same as the FY2024-2025 rate of \$0.660 cents per one hundred dollars (\$100) of valuation. Current year ad valorem taxes are projected to increase by \$460,000 (4.31%). This is due to last year's tax revaluation and new residential and commercial development. The Municipal Service District tax rate is recommended to remain the same at \$0.25/\$100 of valuation. Section B, Appendix D - Historical Summary of Property Tax Information provides additional traditional tax data.

Sales tax is projected to increase \$75,000 (1.40%). Occupancy tax is projected to increase \$20,000 (22.22%), and the Tourism Development Authority (TDA) distribution increase \$20,000. Utility sales tax is projected to increase \$85,000 (5.63%). Inspection fees are projected to increase \$85,000 (73.91%). School Resource Officer (SRO) reimbursement increased \$30,000 (9.23%) due to increasing salaries. Powell Bill increased \$50,000 (10%), due to the State's increased allocation. The landfill tipping fee is projected to increase \$30,000 (7.62%). Downtown Sanitation fees are projected to increase \$5,000 (7.14%). Cemetery plots are projected to increase \$10,000 (50.00%). The Cell Tower lease increased \$3,500 (7.95%). Total General Fund revenues are projected to increase \$873,500 (3.93%). These increases are primarily due to current revenue trends the City is seeing in the current budget. There is no appropriation of Fund Balance in the proposed 2025-2026 General Fund budget.

### **Parks and Recreation Revenues**

Concession stand sales at the Splash Pad are projected to be \$13,000. Gate receipts at the Splash Pad are projected to be \$15,000. We did not budget anything last year for concessions or gate receipts since it was our first year open and admission was free. Concessions at Lake Reidsville are projected to increase \$1,750 (10.94%). Camping fees at Lake Reidsville are projected to increase \$70,000 (50.00%). This is based off the proposed new fee schedule for camping. Gate receipts at Lake Reidsville are projected to increase \$1,000 (4.17%). RCARE/Senior Center utility reimbursement is projected to increase \$5,000 (33.33%). Total Parks and Rec Revenues are projected to increase \$105,750 (5.07%).

### **General Fund Expenditures**

Expenditures will be discussed via the respective funds for easier understanding. As a point of reference, please see Section B, Citywide Expenditures for a breakdown of requests and recommendations.



### **General Fund Expenses**

The General Fund's expenditures are proposed to increase by \$873,500 (3.93% overall). This 3.93% increase is due to operating costs, COLA, Merit and Pay Plan expenses. In Fiscal Year 2024-2025, City Council approved two (2) cents be used for capital requests. This proposed budget for FY 2025-2026 utilizes the two (2) cents to balance the budget without any capital requests included in the budget.

### **Parks & Recreation Fund Expenses**

The Parks and Recreation Fund expenditures saw an overall increase of \$105,750 (5.07%). This increase was driven by increased operating costs, COLA and Merit and Pay Plan expenses. Section D includes Parks and Recreation departmental overviews, objectives, and line item details

### **Other Funds**

The other remaining funds are either internal or special funds that serve a specific purpose within the organization (Police Separation Allowance, Garage, and Insurance Reserve Funds) or community (Reidsville Downtown Corporation). The Police Separation Allowance Fund increased \$30,000 (22.47%) from the current year; the Garage Fund increased \$58,700 (7.75%) due to increased operating expense. The Insurance Reserve Fund increased \$24,100 (3.77%) due to rate increases and the effects of higher salaries on Workers' Compensation premiums.

The Reidsville Downtown Corporation budget decreased \$9,500 (-40.51%). This decreased due to the City taking the lead on the Food, Art and Brew (FAB) Festival, but the RDC continues to be a partnership between the private sector and the City with City Staff assisting the organization as needed. Sections E, G, H, and I include departmental overviews, objectives, and line item details for each fund.

The Community Affairs budget increased \$57,750. This was due to two increased funding requests: \$16,000 from the Reidsville Chamber of Commerce for the Visitor Center; and \$41,750 from Aging, Disability & Transit Services (ADTS) for the SKAT bus route.

### **Capital Outlay Expenses for General and Parks & Recreation Funds**

All General Fund and Parks and Recreation Capital Outlay requests were cut from the proposed FY 2025-2026 budget. Capital requests were cut in order to account for a three (3%) percent COLA, two (2%) Merit, pay plan implementation, benefit increases, inflation and new positions.

### **General Fund**

Capital Outlay of \$1,041,584 was requested for the 2025-2026 fiscal year. The items listed below are recommended for current year surplus expenditures or carryover funds. There is a surplus in expenditures expected in the 2024-2025 budget year due to conservative spending and open positions.

The following Capital Outlay requests for \$1,041,584 are recommended utilizing the expected expenditure surpluses for the 2024-2025 budget year or will be considered for carryover funding in the Fall, 2025.

- Public Works Administration	Roof Repairs	\$7,145.00
- Public Works Administration	Flooring Repairs	\$8,100.00
- Streets Department	Backhoe	\$143,605.00
- Streets Department	Skid steer	\$89,500.00
- Solid Waste	Rear Loader	\$235,000.00
- Solid Waste	Lift Gate	\$6,259.00
- Engineering	Pavement Assessment	\$125,000.00
- Parks & Rec Facilities	Pick Up Truck	\$49,500.00
- Fire Department	UTV	\$24,000.00
- Fire Department	Garage Doors	\$8,475.00
- Public Buildings & Grounds	City Hall Elevator	\$150,000.00
- Police Department	Three (3) Patrol Vehicles	\$169,100.00
- Information Technology	Computer Replacement	\$25,900.00

The City may consider financing options to pay for larger equipment, the Backhoe in the Street Department for \$143,605 and the Rear Loader in Solid Waste for \$235,000.

### **Parks and Recreation Fund**

Capital Outlay of \$146,000 was requested for the 2025-2026 fiscal year. The items listed below are recommended for current year surplus expenditures or carryover funds. There is a surplus in expenditures expected in the 2024-2025 budget year due to conservative spending and open positions.

• Parks & Rec	Gym Backboards	\$26,000.00
• Parks & Rec	Vehicle (Athletics)	\$40,000.00
• Parks & Rec	Leaf Blower	\$10,000.00
• Parks & Rec	Two (2) Gators	\$18,000.00
• Parks & Rec	Golf Cart	\$8,000.00
• Parks & Rec	Vehicle (Lake)	\$44,000.00

### **Combined Enterprise Fund Revenue**

The City of Reidsville contracted with McGill Engineering last year to complete a Comprehensive Improvements Plan (CIP). This plan took an in-depth look into the current and future needs of our Water and Wastewater Systems.

The CIP also looked at what our City's utility rates need to be in order to operate. The City of Reidsville is growing and poised for even more growth in our future. In order to meet the current and future demands of our utility customers, a 2.5 percent utility increase across the board is proposed in the Fiscal Year 2025-2026 budget. This rate increase is necessary to provide safe drinking water and wastewater services. It is recommended that the utility rate increases become effective July 1, 2025.

This proposed rate increase would generate \$155,150 (2.50%) in the Water Fund and \$162,950 (2.50%) increase in the Sewer Fund, a total increase of \$318,100. Water cut-off fees are projected to increase \$19,200 (21.33%) based on what is currently being collected in this line item. The total Combined Enterprise Fund is projected to increase \$337,300 (2.43%) based on projected revenues.

The City remains committed to providing safe and quality water and waste water. While the industry suggested standard operating margin is 1.20, the City strives to keep an operating margin between 1.05 and 1.10 due to affordability.

### **Combined Enterprise Fund Expenditures**

The Combined Enterprise Fund did see an increase in expenditures in the proposed budget of \$337,300 or 2.43%. This increase was due to increased operating expenses, pay plan, debt service and capital outlay. Water System Capital Outlay requests totaled \$1,864,180; Sewer System Capital Outlay requests totaled \$2,420,000. Total Water and Sewer Capital requests is \$4,284,180.

In the Capital Improvements Plan (CIP), Forrest Drive Pump Station in the amount of \$2,178,700 and Distribution Main Repair/Replacement in the amount of \$1,081,600 are recommended to be funded either by grant or financing.

Section F includes Combined Enterprise Fund departmental overviews, objectives and line item details.

### **Capital Outlay Expenses for Combined Enterprise Fund**

Capital Outlay of \$4,284,200 was requested for the 2025-2026 fiscal year. The items listed below are included in proposed Fiscal Year 2025-2026 budget. The total proposed Combined Enterprise Fund Capital Outlay is \$1,023,900.

#### **Water Capital Outlay Requests**

• Meters	Meters/AMR	\$124,800.00
• Meters	Pickup Truck	\$46,000.00
• WTP	Potassium Tank	\$42,300.00
• WTP	Pickup Truck	\$55,000.00
• WTP	Pump BWP	\$114,300.00
• WTP	Replace Sed. Basin Influent Valves	\$162,200.00
• WTP	Replace Stems & Handwheels on Sed. Basin	\$108,200.00
• Water Distribution	Hydrant Assembly Repair/Replacement	\$64,900.00
• Water Distribution	Valve Repair/Replacement	\$64,900.00

Distribution main repair/replacement in the amount of \$1,081,600 is recommended to be funded either by grants or financing. With the Distribution Main repair/replacement being recommended through other funding options, the total proposed Water Capital Outlay is \$782,600.

#### **Sewer Capital Outlay Requests**

• WWTP	Replacement Gator	\$15,000.00
• WWTP	Influent Impeller	\$13,000.00
• WWTP	Roof Replacement	\$28,000.00
• Sewer Collection	Pump Station Clean Out	\$13,500.00
• Sewer Collection	Thomas Lift Station	\$171,800.00

Forrest Drive Pump Station in the amount of \$2,178,700 is recommended to be funded either by grants and financing. With the Forrest Drive Pump Station being recommended through other funding options, the total proposed Sewer Capital Outlay is \$241,300.

### **Personnel Benefits**

The City's greatest asset is its employees. It is imperative that the City of Reidsville focus on retaining employees. Therefore, this budget includes a Cost-of-Living Adjustment (COLA) of three (3%) percent for all full-time employees. The total cost for the COLA is \$426,900, which includes benefits. This budget includes funding for employees to receive up to a three (3%) percent merit based on their annual evaluation. The total cost for the Merit is \$284,600, which includes benefits. This budget also includes one (1) floating holiday for all full-time employees.

#### **Retirement**

The City participates in the Local Government Employees Retirement System (LGERS), which is administered by the NC State Treasurer. While the NC retirement system is one of the strongest in the country, planned increases to contribution rates have been scheduled to maintain the integrity of the plan. FY 2025-2026 is the seventh consecutive year with an annual increase added to the contribution rate. The rate for General employees will increase from 13.67% to 14.35%, and the rate for Law Enforcement will increase from 15.04% to 16.10%. The change in rates represents an \$90,000 approximate increase for the proposed 2025-2026 budget.

#### **Health Insurance**

Our City health insurance is currently insured through the Municipal Insurance Trust of the NC League of Municipalities. However, in February of 2025, the NCLM announced that effective June 30, 2025, insurance would no longer be offered through the Municipal Insurance Trust of NCLM. City staff has worked diligently to bid out the City's health and dental benefits package through a Request for Qualifications (RFQ) process.

City staff recommends contracting with NCHIP Insurance to provide health, dental and vision coverage for our employees. NCHIP will provide coverage through Blue Cross and Blue Shield. This company will provide the exact same amount of coverage to our employees at a five (5) percent increase to the City. The FY 2025-2026 proposed budget has absorbed this increase, allowing employees and qualified employees to continue coverage at no cost. Rates to electively cover spouses and/or dependents will increase by five (5) percent for employees. The five (5) percent increase resulted in a \$500 increase in cost per employee and eligible retirees, bringing the annual cost per participant to \$13,500. This increase represents a \$111,000 increase for the 2025-2026 budget.

#### **Pay Plan**

The City of Reidsville reviews a third of its employees every year in comparison to the market and for internal equity. As a point of reference, the three groups for the pay plan study are as follows:

**Year 1: Police Category**

**Year 2: Public Works Category**

### **Year 3: Remaining Category (All Others, including Management Team)**

The implementation of Year Two (2) of the market pay plan is proposed as part of this Fiscal Year 2025-2026 budget. The total cost for the Public Works pay plan implementation is \$270,140, which includes benefits and a factor for compression.

Funds included in the 2025-2026 budget to complete the study for Year Three (3) **All Others, including Management Team**, includes a compression study with a July 1, 2026 planned implementation.

### **New Positions**

This proposed budget for Fiscal Year 2025-2026 allots for the following new positions:

- One (1) full-time Code Enforcement Officer. This position is in addition to the one (1) part-time Code Enforcement Officer we currently have. City Council discussed this during the annual budget process as they wish to take a more pro-active approach to Code Enforcement. Therefore, a full-time position is needed to accomplish the goals established by City Council.
- One (1) part-time Evidence Clerk for the Police Department. This position was requested by the Police Department in their FY 25-26 budget request to assist with evidence at the Police Department.

### **Debt Service**

The City of Reidsville Debt Service Summary is located in Section B, Appendix C. The General Fund and Parks & Recreation Fund have a total Fiscal Year 2025-2026 beginning balance of \$5,646,356. Debt Service payments for Fiscal Year 2025-2026 total \$564,614.

The Combined Enterprise Fund has a total Fiscal Year 2025-2026 estimated beginning debt balance of \$13,400,270 with debt service of \$1,600,770 scheduled to be paid. Four in-process capital projects, the BNR WWTP Project, the WWTP Headworks, the Redundant Water Line and the WTP Whole Generator, have been awarded grants and low-interest loans that total \$24,595,082; estimated debt service of \$1,331,907 for this future debt has been included in the proposed 2025-2026 budget. The 2012 and 2013 Revenue Bond issues of the City have debt covenants that must be considered, along with issuing any new debt financing, along with the ability to pay the related debt service. At any point, debt financing remains a viable method to improve the City's existing infrastructure.

### **Summary**

This budget for Fiscal Year 2025-2026 is balanced as required by law and continues to provide existing services while meeting the governing board's priorities and policies.

The Fiscal Year 2025-2026 budget proposal involved a lot of teamwork by the Management Team and many others. Assistant City Manager/Finance Director Chris Phillips is to be commended for his and his department's hard work and financial resilience in assisting with preparation of the proposed 2025-2026 budget. Assistant City Manager Haywood Cloud Jr. is also to be commended for his assistance in this proposed budget. I would also like to thank City Clerk Angela Stadler and Deputy City Clerk Latasha Wade for their hard work and commitment in preparing the budget notebooks.

I look forward to working with the City Council, City staff and our citizens to implement this budget over the 2025-2026 fiscal year.

Sincerely,

n/a

Summer Moore

City Manager (END OF BUDGET MESSAGE)

*- End of Public Hearings -*

**BUDGET-RELATED:**

**CONSIDERATION OF THE ADOPTION OF THE BUDGET ORDINANCE FOR FISCAL YEAR 2025-2026 AND THE RESOLUTION OF UNDERSTANDINGS ACCOMPANYING THE BUDGET ADOPTION.**

City Manager Moore explained this is Council's opportunity to vote for or against the proposed budget. She said no motion had been prepared, but she offered that if it is the desire of Council, they could make a motion for the approval of the Budget Ordinance for Fiscal Year 2025-2026 and the Resolution of Understandings accompanying budget adoption.

**Councilman Martin made the motion, seconded by Councilwoman DeJournette and unanimously approved by Council in a 7-0 vote, to approve the Budget Ordinance and the Resolution of Understandings.**

The Budget Ordinance as approved follows:

**AN ORDINANCE ESTABLISHING REVENUES  
AND AUTHORIZING EXPENDITURES  
FOR FISCAL YEAR 2025-2026  
FOR THE CITY OF REIDSVILLE**

**WHEREAS,** the City Council of the City of Reidsville has prepared an operating budget for the City of Reidsville in compliance with Article 3, Chapter 159-7 of the General Statutes of the State of North Carolina, otherwise titled the Local Government Budget and Fiscal Control Act; and

**WHEREAS,** after a public hearing on said budget at 6:00 p.m. on June 10, 2025, and after receiving public comment, it is now the desire of the Mayor and City Council to adopt said budget;

**NOW, THEREFORE, BE IT ORDAINED,** by the Mayor and City Council of the City of Reidsville that:

**Section 1.** The following revenues are hereby established for the operation of the City of Reidsville and its activities for Fiscal Year 2025-2026:

**General Fund Revenues**

Property Tax	\$11,209,300
MSD Property Tax	38,000
Sales Tax	5,431,500

Other Tax	175,000
Permits & Fees	208,000
Unrestricted Intergovernmental	1,819,850
Restricted Intergovernmental	926,000
Miscellaneous	63,400
Grants and Donations	110,000
Investment Earnings	425,000
Service Fees	613,750
Payment and Transfers	2,100,000
Proceeds of Debt	0
Fund Balance	<u>0</u>

Sub-total \$23,119,800

#### **Recreation Fund Revenues**

Service Fees	\$359,850
Grants and Donations	45,000
Rent (Utility Reimbursements)	78,000
Payments and Transfers	<u>1,709,950</u>

Sub-total \$2,192,800

#### **Reidsville Downtown Corporation Revenues**

Fundraisers/Rent	<u>\$13,950</u>
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Sub-total \$13,950

#### **Combine Enterprise Fund**

Service Fees - Water	\$6,508,300
Service Fees - Sewer	6,771,100
Investment Earnings	365,000
Payment and Transfers	<u>588,150</u>

Sub-total \$14,232,550

#### **Police Separation Fund**

Payments and Transfers	<u>\$163,500</u>
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Sub-total \$163,500

#### **Internal Service (Garage) Fund Revenues**

Service Fees (Internal)	<u>\$816,400</u>
Sub-total	\$816,400

**Insurance Reserve Fund**

Service Fees (Internal)	<u>\$662,600</u>
Sub-total	\$662,600
Less Interfund Transfers	<u>(\$6,040,600)</u>
Total	<u>\$35,161,000</u>

**Section 2.** The following expenditure totals are hereby authorized for the City of Reidsville and its activities for Fiscal Year 2025-2026:

**General Fund Expenses**

Governing Board	\$233,300
Administration	527,550
Personnel	354,400
Public Works Administration	338,500
Community Appearance	14,400
Finance	1,130,950
Information Technology	701,600
Public Buildings & Grounds	324,600
Police Department:	
Police Administration	1,916,500
Police Detective Division	1,420,200
Police Patrol Division	2,976,450
Police Community Policing Division	<u>869,350</u>
Combined Police Department	7,182,500
Fire	3,048,450
Code Enforcement	522,650
Street	2,464,100
Solid Waste Management	2,048,850
Cemetery	157,450
Planning	538,300
Economic Development	723,950
Community Affairs	1,856,700
Marketing	159,000
Main Street	218,800
Penn House	253,500
Engineering Services	<u>320,250</u>



Sub-total	\$23,119,800
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**Recreation Fund Expenses**

Administration	\$349,350
Facilities	438,200
Teen Center	99,550
Athletics & Other Programs	408,000
Senior Citizens' Center	500,500
Lake Reidsville	383,200
Lake Hunt	<u>14,000</u>

Sub-total	\$2,192,800
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<b><u>Reidsville Downtown Corporation Fund Expenses</u></b>	\$13,950
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**Combined Enterprise Fund**

Water Administration	\$1,618,200
Meter Reading	544,550
Water Plant	3,313,100
Water Distribution System	1,750,650
Park Ranger	110,000
Sewer Administration	1,644,950
Waste Water Treatment Plant	3,366,350
Sewer Collection System	1,057,350
Plants Maintenance	<u>827,400</u>

Sub-total	\$14,232,550
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<b><u>Police Separation Fund</u></b>	\$163,500
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<b><u>Internal Service (Garage) Fund</u></b>	\$816,400
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<b><u>Insurance Reserve Fund</u></b>	\$662,600
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Less Interfund Transfers	<u>(\$6,040,600)</u>
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Total	<u>\$35,161,000</u>
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**Section 3.**

There is hereby levied a tax at the rate of \$.66 per one hundred dollar (\$100) valuation of property as listed as of January 1, 2025 for the purpose of raising the revenue listed as "Property Tax" in the General Fund revenues of this ordinance. This rate is based on an estimated total valuation of property for the purpose of taxation of \$1,709,553,421 and an estimated collection rate of 98.73%.

- Section 4.** There is hereby levied a special tax on the property in the downtown tax district of \$.25 per one hundred dollar (\$100) valuation for the purposes of revenue listed as "MSD Property Taxes" in the General Fund revenues of this ordinance.
- Section 5.** The water rates charged have increased by 2.50% from the current fiscal year.
- Section 6.** The sewer rates charged have increased by 2.50% from the current fiscal year.
- Section 7.** The monthly residential Landfill Rate is increasing by 2% from \$6.98 to \$7.12.
- Section 8.** There are other fee increases, due to increased costs, reflected in the rate schedule for the City.
- Section 9.** The City Manager, as chief administrative officer and as budget officer, shall be authorized to carry out the activities as approved in this adopted annual budget in accordance with all applicable state and local laws, ordinances and regulations.

Adopted this the 10<sup>th</sup> day of June, 2025.

/s/ \_\_\_\_\_  
Donald L. Gorham  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

The Resolution of Understandings as approved follows:

## RESOLUTION OF UNDERSTANDINGS ACCOMPANYING THE BUDGET ADOPTION FOR FISCAL YEAR 2025-2026

**WHEREAS**, the City Council of the City of Reidsville has adopted an annual operating budget for Fiscal Year 2025-2026, which raises revenues and authorizes expenditures for the operation of the City; and,

**WHEREAS**, during deliberations on said budget, certain understandings were reached concerning the operation of the City, and it is the intention of the Mayor and City Council to outline those understandings;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Reidsville that the following understandings are hereby defined:

**Unfunded Needs** – It is recognized that this budget, while responsible and appropriate, may not be adequate to fund all the needs of the fiscal year. Several variables could result in the need to request the use of fund balance during the year. Any large, unexpected maintenance and repair issues would likewise cause the need to use fund balance or reserves in the utility funds.

**City Employment** – City employment is established at a level of 201 full-time positions; including the addition of a full-time Code Enforcement Officer.

**Employee Benefits** – Benefits currently existing for full-time employees and retirees will remain unchanged. Group health and dental insurance has been secured through NCHIP (North Carolina Health Insurance Pool). Premiums will increase by 5% for both employees/retirees and dependents.

**Cost-of-Living Adjustment** – The City’s budget for 2025-2026 will provide a 3% per employee increase in full-time employee salaries. Performance appraisals will be tied to performance pay. Up to 3% Merit is included in this budget for performance pay. This budget also includes one (1) floating holiday for all full-time employees.

**Pay and Classification Study** – The pay plan study for Public Works completed last year, has been implemented and incorporated into the 2025-2026 fiscal year budget. The third year of the study will be completed to assess the pay and compression of the “All Other” employees.

**Fee Schedule** – There are several proposed changes to the fee schedule presented with the budget.

**Capital** – The 2025-2026 General Fund and Parks and Recreation Fund budgets do not include any capital purchases; expenditure budgetary savings and anticipated excess revenues in the 2024-2025 fiscal year will also be used to make some capital purchases.

**Debt Service/Lease Purchase** – There are no new debt issuances included in the 2025-2026 budget; anticipated debt service for in-process Water and Sewer projects have been included in the budget even though the projects have not yet been completed.

This the 10<sup>th</sup> day of June, 2025.

/s/ \_\_\_\_\_  
Donald L. Gorham, Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC, City Clerk

**CONSIDERATION OF CLEANUP BUDGET ORDINANCE AMENDMENT FOR FISCAL YEAR 2024-2025.**

In making the staff report, Assistant City Manager of Administration/Finance Director Chris Phillips reviewed his memo, which follows:

## MEMORANDUM – YEAR-END BUDGET ADJUSTMENTS

**To: Summer Woodard, City Manager**  
**From: Chris Phillips, Assistant City Manager/Finance Director**  
**Date: June 3, 2025**

Near the end of each fiscal year, a clean-up amendment is prepared to pick up smaller budgetary items that have occurred during the year. These items are collected for one adjustment rather than going to City Council time and again for smaller amounts. While some the items seem insignificant, the related departments depend on being able to use the funds for the purpose given. In addition, some budgeted line items may have exceeded budget, and those funds are being utilized for current needs.

Below is a listing of items totaling \$376,428 for amounts that have been collected this year that need to be recognized. The corresponding expense accounts are also shown for each item. None of the items above require the use of fund balance, except for the Police Separation Fund. The payments to date will exceed the budgeted transfers, so \$12,000 of the fund balance is being appropriated for the projected shortfall.

Department	Source/Grantor	Amount	Revenue Acct.		Expenditures
Admin	PEG Channel Grant	\$ 25,157.00	10-3260-3001	\$ 25,157.00	10-4930-2205 PEG Expenses
Comm Dev	Inspection Fees	\$ 30,000.00	10-3345-0000	\$ 30,000.00	10-4260-3510 M&R Buildings
Public Works	Misc Recycling	\$ 4,136.00	10-3412-0000	\$ 4,136.00	10-4123-2600 Supplies
Police	Federal Seizure Funds	\$ 37,305.00	10-3413-1000	\$ 37,305.00	10-4310-2606 Supplies
Police	State Substance Tax	\$ 30,277.00	10-3413-2000	\$ 30,277.00	10-4310-2606 Supplies
Police	Court Awarded Funds	\$ 2,498.00	10-3413-3000	\$ 2,498.00	10-4310-2606 Supplies
Police	Contributions (Calendars)	\$ 6,380.00	10-3411-0000	\$ 6,380.00	10-4314-2800 COP Supplies
Police	ABC - Education	\$ 8,590.00	10-3837-2000	\$ 8,590.00	10-4310-2607 ABC Supplies
Police	Recycling Revenue	\$ 100.00	10-3431-7000	\$ 100.00	10-4310-5501 Firearms
Police	Fed Overtime Grant	\$ 4,980.00	10-3431-8000	\$ 4,980.00	10-4311-1202 Det. OT
Police	Insurance Proceeds	\$ 26,647.00	10-3839-0000	\$ 26,647.00	10-4312-5501 Vehicle Replace
Police	Insurance Proceeds	\$ 14,957.00	10-3839-0000	\$ 14,957.00	10-4312-3520 Vehicle Repair
Police	Insurance Proceeds	\$ 8,557.00	10-3839-0000	\$ 8,557.00	10-4312-5501 Vehicle Replace
Solid Waste	Insurance Proceeds	\$ 28,326.00	10-3839-0000	\$ 28,326.00	10-4710-3520 Vehicle Replacment
Solid Waste	Landfill Tip Fee	\$ 35,000.00	10-3471-0002	\$ 35,000.00	10-4710-5500 Cylinder Project
Fire	Recycling Revenue	\$ 997.00	10-3434-2000	\$ 997.00	10-4340-2605 Supplies
Fire	Grant	\$ 5,375.00	10-3434-7000	\$ 5,375.00	10-4340-5500 Capital Equip
Marketing	Advertising	\$ 18,000.00	10-3490-0000	\$ 18,000.00	10-4940-3500 Marketing
Marketing	Occupancy Tax	\$ 18,000.00	10-3235-0000	\$ 18,000.00	10-4920-3600 Dist to TDA
Penn House	NC Community Found.	\$ 1,660.00	10-3834-8500	\$ 1,660.00	10-6140-3510 M&R
Lake Rville	Duck Blinds	\$ 7,260.00	11-3613-6600	\$ 7,260.00	11-6130-3530 Duck Blind Imps
RCARE	Senior Trips	\$ 160.00	11-3610-3503	\$ 160.00	11-6124-2610 Senior Programs
RCARE	SHIP	\$ 13,797.00	11-3431-8003	\$ 13,797.00	11-6124-3800 SHIP Expense
Water Fund	Meter Replacements	\$ 36,269.00	61-3712-1000	\$ 36,269.00	61-7114-3540 Large Meters
Police Separation	Sep Allow Fund Balance	\$ 12,000.00	75-3991-0000	\$ 12,000.00	75-4310-1300 Seperation Allow
Total New Revenues		<u>\$ 376,428.00</u>		<u>\$ 376,428.00</u>	Total New Expenditures

Thank you for your attention to these items.

**Suggested motion for City Council approval: I would like to make a motion to approve Budget Ordinance Amendment number 16, to record fiscal year-end budget clean up items. (END OF MEMO)**

Assistant City Manager Phillips explained that this cleanup memo wraps up the current fiscal year, but he thanked Council for the approval of the budget. While tonight's budget presentation went pretty quickly for those watching on television or online, he said the presentation in May was pretty detailed. He also said Council did some heavy lifting of its own, reviewing the budget in detail and having work sessions. So, we've been working on this for several months, and we appreciate your

input, he told Council. Your support of the budget is very responsible and will give us the resources to operate for the next fiscal year, Phillips said

The Assistant City Manager/Finance Director then presented Budget Ordinance Amendment No. 16, which is the cleanup amendment. He noted that while many of these items are smaller things that come up throughout the year, they add up for our departments, etc. Sometimes it's a grant or a donation that they didn't know about when we did the budget. He cited specific items like PEG Channel monies received from the State, drug forfeitures and other monies that come in from work that our police officers do on the State and federal level; insurance proceeds; etc.

So in total, these small things total to be \$336,428, Phillips explained. He said Council could make a motion to approve BOA #16 to recognize those cleanup items.

**Councilman Coates made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 7-0 vote, to approve Budget Ordinance Amendment No. 16 to record fiscal year-end budget clean up items.**

Budget Ordinance Amendment No. 16 as approved follows:

#### **BUDGET ORDINANCE AMENDMENT NO. 16**

**WHEREAS**, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 11, 2024 which established revenues and authorized expenditures for fiscal year 2024-2025; and

**WHEREAS**, since the time of the adoption of said ordinance, it has become necessary to make certain changes in the City's budget to appropriate funds for the construction of dumpster pads in the Downtown;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 11, 2024 is hereby amended as follows;

**Section 1.** That revenue account number 10-3260-3001, PEG Channel Funds, be increased by \$25,157.00; that revenue account number 10-3345-0000, Inspection Fees, be increased by \$30,000.00; that revenue account number 10-3412-0000, Recycling, be increased by \$4,136.00; that revenue account number 10-3413-1000, Federal Seizure Funds, be increased by \$37,305.00; that revenue account number 10-3413-2000, Unauthorized Substance Tax, be increased by \$30,277.00; that revenue account number 10-3413-3000, Court Awarded Funds, be increased by \$2,498.00; that revenue account number 10-3411-0000, RPD Contributions, be increased by \$6,380.00; that revenue account number 10-3837-2000, ABC Educational Funds, be increased by \$8,590.00; that revenue account number 10-3431-8000, DOJ OT Grant, be increased by \$4,980.00; that revenue account number 10-3431-7000, RPD Recycling Proceeds, be increased by \$100.00; that revenue account number 10-3839-0000, Misc Revenue – Ins Proceeds, be increased by \$78,487.00; that revenue

account number 10-3471-0002, Landfill Tipping Fees, be increased by \$35,000.00; that revenue account number 10-3434-200, Fire Can Recycling, be increased by \$997.00; that revenue account number 10-3434-4000, RFD Grant, be increased by \$5,375.00; that revenue account number 10-3235-0000, Occupancy Tax, be increased by \$18,000.00; that revenue account number 10-3490-0000, TDA Grant, be increased by \$18,000.00; that revenue account number 10-3834-8500, Penn House, be increased by \$1,660.00; that revenue account number 11-3613-6600, Duck Blinds, be increased by \$7,260.00; that revenue account number 11-3610-3503, RCARE Senior Trips, be increased by \$160.00; that revenue account number 11-3431-8003, SHIIP Funds, be increased by \$13,797.00; that revenue account number 61-3712-1000, Water Taps, be increased by \$36,269.00; that revenue account number 75-3991-0000, Police Separation Allowance Appropriated Fund Balance, be increased by \$12,000.00;

**Section 2.** That expense account number 10-4930-2205, PEG Expenses, be increased by \$25,157.00; that expense account number 10-4260-3510, M&R Buildings, be increased by \$30,000.00; that expense account number 10-4123-2600, PW Supplies, be increased by \$4,136.00; that expense account number 10-4310-2606, PD Admin Supplies, be increased by \$70,080.00; that expense account number 10-4314-2600, COP Supplies, be increased by \$6,380.00; that expense account number 10-4310-2607, ABC Supplies, be increased by \$8,590.00; that expense account number 10-4310-5501, Firearms, be increased by \$100.00; that expense account number 10-4311-1202, PD Det Overtime, be increased by \$4,980.00; that expense account number 10-4312-5501, Capital Equipment, be increased by \$26,647.00; that expense account number 10-4312-3520, M&R Equipment, be increased by \$14,957.00; that expense account number 10-4312-5501, Capital Equipment, be increased by \$8,557.00; that expense account number 10-4710-3520, M&R Equipment, be increased by \$28,326.00; that expense account number 10-4710-5500, Capital Equipment, be increased by \$35,000.00; that expense account number 10-4340-2605, RFD Supplies, be increased by \$997.00; that expense account number 10-4340-5500, RFD Capital Equipment, be increased by \$5,375.00; that expense account number 10-4920-3600, Transfer to TDA, be increased by \$18,000.00; that expense account number 10-4940-3500, Marketing/Events, be increased by \$18,000.00; that expense account number 10-6140-3510, M&R Equipment, be increased by \$1,660.00; that expense account number 11-6124-2610, Senior Programs, be increased by \$160.00; that expense account number 11-6124-3800, SHIIP Expenses, be increased by \$13,797.00; that expense account number 11-6130-3530, Duck Blinds, be increased by \$7,260.00; that expense account number 61-7114-3540, Purchase of Large Meters, be increased by \$36,269.00; that expense account number 75-4310-1300, Separation Allowance, be increased by \$12,000.00;

This the 10th day of June, 2025.

/s/ \_\_\_\_\_  
Donald L. Gorham  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**CONSIDERATION AND FURTHER DISCUSSION OF A REQUEST TO  
VOLUNTARILY ANNEX 48.599 ACRES, ROCKINGHAM COUNTY TAX PARCEL  
#155460 OFF SALEM CHURCH ROAD.**

In making the staff report, Planning & Community Development Director Jason Hardin reviewed his memo, which follows:

**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Moore, City Manager  
**FROM:** Jason Hardin, AICP, Director of Planning & Community Development  
**DATE:** June 2, 2025  
**RE:** Voluntary Annexation Request for Property Off Salem Church Rd.

Attached is a fully executed request by the owners to voluntarily annex 48.599 acres located off Salem Church Road. This is a non-contiguous annexation. The property meets the statutory requirements under NCGS 160A-58.1(b) for annexation as the nearest point of the property is not more than three miles from the primary corporate limit, is no closer to another municipality than it is to the City of Reidsville, and Reidsville remains well under the 10% acreage allotment allowed for non-contiguous annexation. Due to the noncontroversial nature of this request, the City Clerk has reviewed the sufficiency of the petition, and the first two steps of the annexation have been combined.

This item is continued from council's previous meeting in May. Staff conveyed council's wish to hear testimony from the property owner/applicant prior to acting to the applicant. If, after hearing from the owner, council desires to move forward and schedule the public hearing it will be held at the next council meeting. Council will need to approve the attached Resolution Directing the City Clerk to investigate the Petition, along with the Resolution calling for the public hearing on July 8, 2025.

**Recommended Motion:**

1. For Approval: I make a motion to approve the resolution directing the City Clerk to investigate the proposed annexation petition and schedule the required public hearing to be held at the July 8, 2025 Council Meeting.
2. For Denial: I make a motion to deny the proposed resolution directing the City Clerk to investigate the proposed annexation petition (insert reasoning). *(END OF MEMO)*

Mayor Gorham asked if there were any questions from Council? Hearing none, he asked if there was a motion?

**Councilman Hairston made the motion to approve the resolution directing the City Clerk to investigate the proposed annexation petition and schedule the required public hearing to be held at the July 8, 2025 Council Meeting, which was seconded by Councilman Martin.**

During the discussion phase, Councilman Martin thanked the proposed developers for considering the City of Reidsville. He said he knew he had some questions the last time but those questions have been answered, and he appreciates them all.

**The motion then passed in an unanimous 7-0 vote.**

The following documents were approved:

**RESOLUTION DIRECTING THE CLERK  
TO INVESTIGATE A PETITION RECEIVED  
UNDER G.S. 160A-58.1**

Off Salem Church Road  
Parcel #155460

(A2025-03)

**WHEREAS**, a petition requesting annexation of an area described in said petition (see attached description) was received on April 25, 2025, by the City Council of the City of Reidsville; and

**WHEREAS**, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

**WHEREAS**, the City Council of the City of Reidsville deems it advisable to proceed in response to this request for annexation;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville that:

The City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the result of her investigation.

This the 10<sup>th</sup> day of June, 2025.

/s/ \_\_\_\_\_  
Donald L. Gorham  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING  
ON QUESTION OF ANNEXATION  
PURSUANT TO G.S. 160A-58.2  
Off Salem Church Road  
Parcel #155460**

**WHEREAS**, a petition requesting annexation of the non-contiguous area described herein has been received; and

**WHEREAS**, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, certification by the City Clerk as to the sufficiency of the petition has been made;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville, North Carolina that:

**Section 1.** A public hearing on the question of annexation of the area described herein will be held at Reidsville City Hall, 230 W. Morehead Street, at 6:00 p.m. on Tuesday, July 8, 2025.

**Section 2.** The area proposed for annexation is described as follows:

Beginning at a #5 rebar set having a grid Northing of 962,535.93 and grid Easting of 1,799,953.71, said rebar being in the southeastern right of way of Salem Church Road (S.R.1987) and being the northeast corner of Little Salem Christian Church (see Deed Book 91 at Page 163); thence from said beginning point with the southeast right of way of Salem Church Road North 43 deg. 56 min. 42 sec. East 590.55 feet a point the southwest corner of Vanessa L. Pass and Charlotte L. Pass (see Deed Book 753 at Page 938); thence leaving said right of way with the southern property line of Pass South 85 deg. 23 min. 07 sec. East passing over a #5 rebar at 3.82 feet for a total distance of 368.32 feet to the southeast corner of said Pass; thence with said Pass's eastern property line North 00 deg. 16 min. 53 sec. East passing over a ¾" existing iron pipe at 160.57 feet for a total distance of 161.13 feet to a point in the southern right of way of Salem Church Road and being the northeast corner of said Pass; thence with the southern right of way of Salem Church Road South 84 deg. 13 min. 57 sec. East 79.30 feet to a #5 rebar set, also being the northwest corner of Nancy Wails (see Deed Book 1642 at Page 110); thence continuing with the common line of said Wails the following: South 53 deg. 26 min. 33 sec. East 89.26 feet to a #5 rebar set, South 50 deg. 20 min. 33 sec. East 150.00 feet to a #5 rebar set, South 65 deg. 06 min. 33 sec. East 100.00 feet to a #5 rebar set, North 89 deg. 01 min. 27 sec. East 75.00 feet to a #5 rebar set, North 45 deg. 07 min. 27 sec. East 156.02 feet to a #5 rebar set in the southern right of way of Salem Church Road, also being

the northeast corner of said Wails; thence with the southern right of way of Salem Church Road as it curves to the right, a chord bearing and distance of South 71 deg. 45 min. 32 sec. East 83.65 feet and having a radius of 1,745.00 feet to a point; thence continuing with said right of way South 70 deg. 23 min. 08 sec. East 23.85 feet to a point; thence continuing with said right of way as it curves to the right a chord bearing and distance of South 62 deg. 10 min. 12 sec. East 420.11 feet and having a radius of 1,470.00 feet to a point; thence continuing with said right of way South 53 deg. 57 min. 17 sec. East 132.81 feet to a point; thence continuing with said right of way as it curves to the right a chord bearing and distance of South 48 deg. 44 min. 40 sec. East 194.34 feet and having a radius of 1,070.00 feet to a point; thence continuing with said right of way South 43 deg. 32 min. 02 sec. East 177.40 feet to a point; thence continuing with said right of way as it curves to the right a chord bearing and distance of South 43 deg. 43 min. 55 sec. East 7.88 and having a radius of 1,139.55 feet to a #5 rebar set, a common corner with Robert Byrd (see Deed Book 1292 at Page 317); thence leaving Salem Church Road with the common line of Byrd and Los Compadres In Reidsville (see Deed Book 1508 at Page 980) and Gretchen M. Schwartz and Joshua K. Crippen (see Deed Book 1652 at Page 2742) South 42 deg. 56 min. 27 sec. West 716.60 feet to a ¼" existing iron pipe; then continuing with Schwartz line South 59 deg. 19 min. 46 sec. West 59.86 feet to a ½" existing iron pipe, the northeast corner of Lot L16 of the Shannon Forrest Subdivision Section 4 recorded in Plat Book 14 at Page 20; thence with the northern property line of said Shannon Forrest Subdivision (Plat Book 14 at Page 20) along the rear of lots L16, L15 and Lot 14 South 59 deg. 19 min. 46 sec. West 312.30 feet to a ½" existing iron pipe; thence continuing with said northern property line of Shannon Forrest (Plat Book 14 at Page 20) along the rear of lots of Lot 14, L13, L12 and Lot 11 North 89 deg. 13 min. 07 sec. West 388.98 feet to a point on a stone, being the northwest corner of Lot L11 and the northeast corner of Lot L10; thence continuing with the northern line of Shannon Forrest (Plat Book 14 at Page 20) along the rear of lots L10, L9, L8, L7, L6 and Lot 5 and Shannon Forrest (Plat Book 13 at Page 37) lots L4 and Lot L3 North 87 deg. 45 min. 54 sec. West 704.64 feet to a ½" existing iron pipe a point in the rear of Lot L3 (see Plat Book 13 at Page 37); thence with the eastern line of Shannon Forrest Section 2 recorded in Plat Book 13 at Page 37 along the rear of lots L3, L2 and L1 North 33 deg. 34 min. 32 sec. West 279.47 feet to a ½" existing iron pipe, being the northeast corner of Lot L1 in the southern right of way of Regency Drive; thence along Regency Drive and with the eastern property line of Shannon Forrest Section 1A (Plat Book 10 at Page 78) with the rear of Lot H9 North 33 deg. 34 min. 32 sec. West 288.45 feet to a ½" existing iron pipe, being the northeast corner of Lot H9 and the southeast corner of Lot H1 also being a common corner with Little Salem Christian Church (see Deed Book 91 at Page 163); thence along the common line with Little Salem Christian Church North 44 deg. 54 min. 48 sec. East 209.85 feet to a ½" existing iron pipe; thence continuing with said Little Salem Christian Church North 33 deg. 35 min. 24 sec. West 194.09 feet to the point of beginning and containing 48.599 Acres as shown survey for Judith Lynn Holstrom Property by C. E. Robertson dated April 16, 2025.

**Section 3.** Notice of the public hearing will be published in *RockinghamNow*, a newspaper having general circulation in the City of Reidsville, at least ten (10) days prior to the date of the public hearing.

This the 10<sup>th</sup> day of June, 2025.

/s/ \_\_\_\_\_  
Donald L. Gorham  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

The Certificate of Sufficiency previously prepared for the May Council meeting follows:

**A2025-03**

### **CERTIFICATE OF SUFFICIENCY**

To the City Council of the City of Reidsville, North Carolina:

I, Angela G. Stadler, CMC, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 1<sup>st</sup> day of May, 2025.

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC, City Clerk

### **CONSIDERATION AND FURTHER DISCUSSION OF INDIGO CREEK TOWNHOMES PRIVATE WATER LINE REPAIR.**

City Manager Summer Moore, recognizing some of the residents and the HOA President here tonight, reviewed the following memo, noting she and Finance Director Phillips would tackle this item tonight:

### **MEMORANDUM**

**TO:** Mayor Gorham and Members of Reidsville City Council  
**FROM:** Summer Moore, City Manager  
**SUBJ:** Indigo Creek Follow-up  
**DATE:** June 10, 2025

At last month's Council meeting, staff had suggested that the City direct a local plumbing company to make the needed repairs to the waterline at the Indigo Creek Townhome community and have the property owners reimburse the City for the \$35,000 expense. However, some Council members had expressed concerns about the reimbursement process. Council authorized staff to work with the City Attorney to draft

a letter to the property owners outlining what these terms and agreements would be and that all the property owners would have to agree to those terms.

Staff has been working on this item, but no additional details were available before the agenda packets were scheduled to go out. Council will be given updated information prior to the June 10<sup>th</sup> Council meeting for further discussion. Behind this memo you will find the materials made available at last month's meeting.

*(END OF MEMO)*

Working to create a consensus, the City Manager asked if Council might consider tonight sending these two letters to be mailed out to the HOA and adjoining property owner. She read aloud the following letter to the HOA into the record:

June 11, 2025

Indigo Creek  
Home Owners Association

As you are aware, there is a significant leak in the water line that feeds the Indigo Creek Townhome community. Section 10-46 of the City of Reidsville's Code of Ordinances requires that service pipes be kept in good order to prevent waste of water, under penalty of shut off. The repair of this line is the responsibility of the customer.

Because this water line issue has become a danger to City sewer service lines in the area, the City has agreed to work with the HOA to have the repairs completed. The City has secured City's Plumbing and Pools to make the necessary repairs at a not-to-exceed cost of \$35,000. The Gonzalez family that owns the front parcels served by the water line has indicated that they would pay half of this cost, resulting in a not-to-exceed cost to the HOA of \$17,500.

The City will allow the HOA to make payments over three years (36 months) toward the cost. If the full cost of \$17,500 is realized, the payments will be \$485 a month. If the HOA fails to make a payment, the water service to all of the townhomes will be shut off until such time as payment is made. There will be no interest charged on the amount owed to the City.

Please sign and date this letter below indicating that the HOA is agreeable to this arrangement. This letter must be returned by Wednesday, June 25, 2025. A copy of this letter will also be sent to each townhome in the community.

Thank you for your attention to this letter and please let me know if there are any questions.

Best regards,

Chris Phillips, Assistant City Manager/Finance Director

Accepted by:

/s/ \_\_\_\_\_  
Indigo Creek Townhome HOA

\_\_\_\_\_  
Date

A similar letter will be sent to the Gonzalez family, which is the property owner. Public Works Director Josh Beck has had preliminary discussions with that property owner. However, we don't have anything in formally in writing, but this would be our first attempt to at least make direct contact and give both the HOA and Mr. Gonzalez an opportunity to respond to this letter, she noted.

The City Manager then turned it over to Finance Director Phillips. He said she had done an excellent job so there wasn't much for him to say. He said we want to move this along because it is not going to get any better down there. What makes this situation a little unusual is that, while it is not our City line, it is affecting our sewer line. If it is not repaired, we are going to have issues, Phillips explained, so we are willing to work with the HOA and the Gonzalez family to get this completed.

He said staff is asking Council to approve the Budget Ordinance Amendment for \$35,000. The City will pay the \$35,000 and be reimbursed from these two other entities. The HOA's payments will be spread over three years while for the Gonzalez family, we, intend to bill them the whole thing once we know the price. The 35,000 is "not to exceed" so if it goes really well, it could be less than that.

Mayor asked if there were any questions?

Councilman Coates asked where do we stand if all don't sign at Indigo Creek? City Manager Moore deferred to the City Attorney as she noted they would be in violation of the ordinance. City Attorney Bill McLeod talked about a promissory note. Phillips said we do have the ability to cut off water to the townhomes, but the other property owner doesn't currently use the water because those outparcels have not been developed. First of all, the Finance Director said we need to get the agreement so they pay half. If we don't get an agreement from the other party, then we will have to have a way to have recourse with them, he noted.

Payments were discussed further. The HOA will make the monthly payment, and the agreement will be with the HOA, it was noted. Councilmember Scoble asked how many homeowners are there? Phillips said he thought there are 14 townhomes.

**Councilman Martin then made the motion, seconded by Councilmember Scoble and unanimously approved by Council in a 7-0 vote, to approve the attached Budget Ordinance Amendment with the proposed price of \$35,000 to authorize Public Works to use City Plumbing to make the necessary repairs on the private waterline within the driveway of Indigo Creek Townhomes.**

The Budget Ordinance Amendment as approved (and renumbered from #15 to #17) follows:

## BUDGET ORDINANCE AMENDMENT NO. 17

**WHEREAS**, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 11, 2024 which established revenues and authorized expenditures for fiscal year 2024-2025; and

**WHEREAS**, since the time of the adoption of said ordinance, it has become necessary to make certain changes in the City's budget to appropriate funds for the Indigo Creek project and to record the related customer reimbursement;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 11, 2024 is hereby amended as follows;

**Section 1.** That revenue account number 61-3839-0000, Miscellaneous Revenue – Cost Reimbursement, be increased by \$35,000.00.

**Section 2.** That expense account number 61-7121-4400, Contracted Services, be increased by \$35,000.00.

This the 13<sup>th</sup> day of May, 2025.

/s/ \_\_\_\_\_  
Donald L. Gorham  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

*(CLERK'S NOTE: THIS BUDGET ORDINANCE AMENDMENT, PREVIOUSLY PRESENTED TO COUNCIL IN MAY AS BOA #15, WAS RENUMBERED FOR THE JUNE MEETING.)*

**CONSIDERATION OF EXTENSION OF VOLUNTARY RECYCLING AGREEMENT WITH MERIDIAN WASTE, FORMERLY FOOTHILLS WASTE SOLUTIONS, AND ACCOMPANYING RESOLUTION.**

In making the staff report, Public Works Director Josh Beck reviewed his memo, which follows:

### **MEMORANDUM**

**TO:** Summer Moore, City Manager  
**FROM:** Josh Beck, Public Works Director  
**RE:** Recyclable Collection Second Renewal Memo  
**DATE:** June 10, 2025

On July 9, 2019, the City of Reidsville entered into an agreement with Foothills Waste Solutions, LLC for the collection and recycling of materials for a period of three (3) years. Under Article II: Terms of the Agreement, this agreement can be renewed under the same terms and conditions for a period of time not to exceed three (3) years assuming mutual consent. The City executed the first contract extension in June 2022 for an additional three years. Public Works has conducted a review of the contractor's previous performance and found it to be desirable for renewal. The contractor has also confirmed to Public Works the desire to continue working with the City under the same agreement.

Request:

Staff is recommending and requesting City Council award a second extension for three months (July 9, 2025 to September 8, 2025) to Meridian Waste, formerly Foothill Waste Solutions, LLC under the same terms and conditions as outlined in the 2019 Recyclable Materials Agreement. Meridian would like to have more discussions with staff and present further options to Council, including CIP escalation clauses. The company is not interested at this time in another three-year extension based on the current language, which does not include any escalation clause.

**If Council wants to award the three-month extension, please make a motion to award an extension of three months to Meridian Waste, formerly Foothill Waste Solutions, LLC and allow staff to enter into discussions with Meridian about a possible multi-year extension. (END OF MEMO)**

Beck said this agreement actually goes back to 2019 when the City signed an initial agreement with Foothills for a period of ten years in three-year increments. So in 2019 that was signed, and in 2022, I brought to you guys the first extension of that, which was for an additional three years, he said.

So that brings us to today in 2025. Meridian purchased Foothills at the beginning of this year so as this was coming up for renewal, we sent it to them for review, the Public Works Director explained. In those discussions, Meridian asked initially for an escalation clause or CPI clause, which is fairly custom. He talked of how CPIs are used throughout several Public Works agreements/processes, etc.

Unfortunately, this contract does not have that clause, and staff did not have the ability to come in and add that, whether reasonable or not. So in conversations with the new owners, what we present to you tonight is a three-month contract extension to ensure that we keep recycling moving forward. This will give staff the time to have further discussions with them and/or possibly put it out for a new bid if we can't come to some agreement to move forward.

So that's what we have presented, Beck continued. As you see, it technically expires July 9th of this year or roughly 30 days. This extension would get us through September and again, give staff the time to look at options. Representatives of Meridian are here tonight, he noted. They're willing to meet with staff and have conversations about the possible extensions and what that might look like. Or if we can't come to some resolution, possibly put it out for renewal, he noted. It has been six years since this was put out to bid, and we've recently had some vendors interested in the opportunity, he added.

In your Council packet is both the resolution for that three-month extension as well as the agreement to extend it to just ensure that we keep recycling in the community until the next step is determined, he noted.

In response to a question from Council, Beck talked about the participation rates. The Foothills contract had requested a minimum of 400 customers, and we have remained around there. Based on our utility bills and what we service, that's about one every 12 connections. He also added that there is certainly an expense associated with driving through the whole City to try to pick up those routes. With the increased housing expected, there is potential for additional customers, it was noted.

**Councilman Coates made the motion, seconded by Councilman Martin and unanimously approved by Council in a 7-0 vote, to award an extension of three months to Meridian Waste, formerly Foothill Waste Solutions, LLC and allow staff to enter into discussions with Meridian about a possible multi-year extension.**

The corresponding Resolution follows:

### **A RESOLUTION TO RENEW AND EXTEND**

#### **A RECYCLABLE COLLECTION CONTRACT**

**WHEREAS**, the City of Reidsville (the "City") entered into an Agreement to Renew or Extend the Recyclable Collection Contract with Foothills Waste Solutions, LLC ("Foothills") pursuant to the renewal and extension provisions of the original contract executed on the 9<sup>th</sup> day of July, 2019 (the "Agreement"), which was set to expire on July 9, 2022; and

**WHEREAS**, the City executed the first extension of the contract with Foothills from July 9, 2022 for an additional 3-year term expiring July 8, 2025 with the same terms and conditions as the original contract; and

**WHEREAS**, the Agreement with Foothills provides that subject to mutual agreement of the City and Foothills, the Agreement may be renewed or extended for an additional three (3) months provided that the price remains unaffected and the terms of the contract are not substantially changed; and

**WHEREAS**, the Reidsville City Council has determined that it is necessarily desirable and in the public interest to renew and extend the existing agreement with Foothills through September 8, 2025, based on the extension clauses of a period not to extend three (3) years or for a maximum period of 10 years.

**BE IT RESOLVED** by the City Council of the **CITY OF REIDSVILLE, NORTH CAROLINA**, as follows:

The City Council hereby approves the execution of the Agreement to Renew or Extend the Recyclable Collection Contract with Meridian Waste, formerly Foothills Waste Solutions, LLC, in substantially the form presented at this meeting, which form is attached hereto and incorporated by reference as if set out fully herein, with such changes or additions thereto or deletions therefrom as the Mayor and City Attorney shall approve, which approval shall be conclusively evidence by the Mayor's execution of the Agreement and attestation by the City Clerk.

**ADOPTED** this 10<sup>th</sup> day of June, 2025.



/s/ \_\_\_\_\_

Donald L. Gorham, Mayor

ATTEST:

/s/ \_\_\_\_\_

Angela G. Stadler, CMC/NCCMC

City Clerk

**CONSIDERATION OF LAKE REIDSVILLE FACILITY RENTAL POLICY.**

In making the staff report, Assistant City Manager of Community Services Haywood Cloud Jr. reviewed his memo, which follows:

**MEMORANDUM**

To: Summer Woodard, City Manager  
 From: Haywood Cloud, Jr. Assistant City Manager for Community Services  
 Date: 6/2/2025  
 Re: Proposal for Lake Reidsville Facility Rental

This memo is a follow-up to our discussion at our City Council budget retreat in February, where we discussed ways to bring more attention and income to Lake Reidsville.

As stated in my February 2, 2025 memo to you, Lake Reidsville is one of many amenities that is enjoyed by both our City residents and visitors. Over the past few years, we've received several requests from groups that want to rent the entire facility for special events. However, we don't currently have a clear rental policy or fee schedule to make that possible.

To fix this, we are proposing a new facility rental policy. This proposed policy provides a more tailored pricing structure that includes picnic shelters, campsites, convenient designated parking for event guests and other amenities. This gives visitors more options and makes the space more accessible for different types of events while still providing adequate public access to other areas of Lake Reidsville.

With the recent upgrades to the campground and other future plans for additional amenities, we hope to attract more visitors, events, increase its public use.

Attached is the proposed policy and fee schedule for your review. We look forward to your feedback. *(END OF MEMO)*

Cloud noted this has been discussed at the February budget retreat and at multiple times, in work sessions, etc. A committee was formed to work on this and came up with the proposed policy and fees for Lake Reidsville.

City Manager Moore added that Council is certainly welcome to review this, and we can bring it back for discussion in July. She noted there had been some discussion from Council on the rental fee, which has been set at \$3,000. The fee covers the listed amenities, but one of the things that had come out of our discussions was what if someone wanted a multi-day event, she stated. There had been some consensus that the initial day would be \$3,000 and then each additional day would be \$1,500, just something to consider, she said.

Again, no pressure if you want to consider this for tonight or if you're comfortable adopting it, we can make those changes, the City Manager said, but we wanted to get something before you. She added that she thought some good discussion came out of some meetings about the multi-day.

Another separate policy is being put together for RVs and tent camping, it was noted.

Councilman Martin said he would say we should allow staff to roll with this to see what the appetite is, adding that the fees could be amended later. Council agreed. Mayor Gorham said the multi-day thing will be big. Cloud confirmed that Council was fine with the \$1,500 for additional days? Council agreed.

**Councilman Martin made the motion to approve the rental rates, with the all-inclusive rental fee for Lake Reidsville would include \$1,500 for additional multi-day event rental and the policy itself. Mayor Pro Tem Brown seconded the motion, which was unanimously approved by Council 7-0.**

The proposed lake rental policy as approved follows:

#### **Proposed rules and regulations for renting Lake Reidsville Park for an event**

- 1. Definition of an Event:** An event is defined as any gathering or activity held at the Lake Reidsville park that include twenty-five (25) or more guests, the presence of food trucks, vendors, ticket sales, entertainment or utilizing fifty percent (50%) or more of campsites. The event organizer must disclose the following details in advance:
  - **Guest Count:** The number of attendees expected at the event. The event organizer must provide an accurate estimate of the guest count so that the appropriate accommodations are made.
  - **Campsites:** The event organizer will be financially responsible for any held campsites that are unused. If the organizer fails to notify Lake Staff at least 14 days in advance of the event that some campsites will remain unutilized, he/she will be financially responsible for those campsites.
  - **Food Trucks & Vendors:** The organizer must list all food trucks and vendors attending the event. This includes food service, merchandise sales, or other types of vendors. All vendors must comply with local laws, including necessary permits or health regulations.
  - **Ticketed Events:** If the event is ticketed, the event organizer must outline ticket pricing, sales methods, and expected revenue. The organizer is responsible for managing all ticket sales and making sure that ticket holders have the necessary access.
  - **Entertainment:** If the event includes entertainment such as a band, DJ, or other performances, this must be disclosed. The type, time, and duration of entertainment should

be outlined, including any required sound systems or equipment. The entertainment must abide by the City of Reidsville noise ordinance.

2. **Rental Fee:** The rental fee for the Lake Reidsville Park is \$3,000. This fee covers the following amenities for your event:
  - Facility Rental
  - All Shelters (6): Designated picnic shelters for gathering, eating, and seating
  - Parking Lot #1: A designated parking area for guests attending the event
  - Parking Lot #2 (Amphitheater area): A designated area for additional parking for food trucks and vendors
  - Amphitheater Pavilion with Stage: The amphitheater area with an accessible stage for performances or entertainment
  - 3 Campsites
  - Gazebo
3. **Additional Amenities:** Any additional amenities or lake facilities outside of the aforementioned inclusions are subject to separate fees. If you wish to use additional areas of the lake or other amenities not specified in the contract, you will need to plan for these at an additional cost. These costs will be disclosed at the time of the rental agreement.
4. **Gate Entry Fee:** The City will handle all parking arrangements for event guests. Parking fees of \$5.00 per car will be retained by the City. The event organizer is not responsible for collecting parking fees, and the City will make certain that all parking is managed efficiently on the day of the event.
5. **Public Access to the Park:** While you are renting Lake Reidsville Park for your event, it is important to note that the park will remain open to the public. The City reserves the right to allow public access to all areas of the park, including trails, athletic fields, the lake, and other amenities not specified in your rental agreement. The event organizer is expected to respect the general public's enjoyment of the park during the event.
6. **Emergency Services:** Event organizer shall be solely responsible for coordinating with the City of Reidsville Police and Fire departments in order to provide emergency services for the event. All costs associated with such services and initial communication should come from the event organizer. Please use the following contact information to speak with a representative for said services:

Reidsville Police Department (336) 349-1010-Community Policing Lieutenant

Reidsville Fire Department (336) 349-1024-Assistant Chief/Fire Marshal

## 7. Terms of Rental:

- The event organizer agrees to follow all applicable local laws, regulations, and City ordinances during the event.

- The City reserves the right to inspect the event premises to confirm compliance with all rules and regulations.
- The event organizer must make sure that all vendors, entertainment providers, and guests comply with park rules, including maintaining a clean and safe environment.

**8. Comprehensive General Liability Insurance:** The renter must provide and maintain a policy of Comprehensive General Liability Insurance in the amount of no less than \$2,000,000. To protect the City of Reidsville of all liability, damages and other expenses which may be imposed upon, incurred by or asserted against the City of Reidsville by reason of the renter's use of the facility. The renter must purchase said policy prior to the lease of the facility and present the Insurer's Certificate naming the City of Reidsville as an additional named insured two weeks prior to the use of the facility.

**9. Cancellation Policy:** A security deposit of \$500 is required upon booking. Cancellations or changes to the event date or scope of the event must be made in writing to the City at least thirty-days (30) before the event to receive a refund or reschedule.

By signing this agreement, the event organizer acknowledges understanding of these rules and regulations and agrees to adhere to the terms outlined above. Failure to comply with the terms may result in cancellation of the event or additional fees.

Printed Name of Renter:

Signature of Renter:

Date:

Cell Phone Number: *(END OF POLICY)*

The attached lake fee schedule changes included in the fee schedule, along with the \$3,000 Lake Reidsville facility rental fee and \$1,500 for multi-day rental, follow:

#### **2025 Proposed Lake Reidsville Fees**

- All Kayak and paddleboard rentals: \$10 for 2hrs
- Bank Fishing: Resident/\$3.00 Non-Resident/\$6.00
- Boat Launch: Resident/\$3.00 Non-Resident/\$6.00 - If fishing on the boat, the fee is per person
- Skiing: Resident/\$4.00 Non-Resident/\$8.00
- Disc Golf is free
- There is no gate fee other than fishing or boating or special events
- Athletics Fields: \$1,000 per season
- Shelters & Camping is below

	Resident	Non-Resident
Small Shelter ½-Day	\$25	\$50
Small Shelter All Day	\$50	\$100
Large Shelter ½-Day	\$50	\$100
Large Shelter All Day	\$100	\$200
Amphitheater ½-Day	\$50	\$100
Amphitheater All Day	\$100	\$200
Amphitheater Parking Lot (Ancillary)	\$50	\$100
Parking Lot ½-Day	\$50	\$100
Parking Lot All Day	\$100	\$200
Gazebo ½-Day	\$50	\$100
Gazebo All Day	\$100	\$200
Camping	Resident	Non-Resident
Water & electric	\$50	\$75
Full Hookup	\$50	\$75
Monthly (Allowed only in off season (11/1 – 3/31))	\$600	\$1200
Group Tent Site (Monthly Tent Camping not allowed in off season)	\$25	\$50 <i>(END OF FEES LISTING)</i>

### **RULES & REGULATIONS:**

### **CONSIDERATION OF CHANGE TO SECTION 10. STANDARDS FOR FOUNDATIONS, MONUMENTS AND MARKERS, OF THE GREENVIEW CEMETERY RULES AND REGULATIONS.**

In making the staff report, Public Works Director Josh Beck reviewed his memo, which follows:

## **MEMORANDUM**

**TO:** Summer Moore, City Manager  
**FROM:** Josh Beck, Public Works Director  
**RE:** Amendment to Reidsville Cemetery Rules and Regulations Section 10 Standards for Foundations, Monuments, Markers  
**DATE:** June 10, 2025

Since the adoption of the Reidsville Cemetery Rules and Regulations in December 1996, the cemetery has added several new sections to keep up with the demand. Specifically blocks 23, 24, 25, & 26 have been

surveyed and staked out for burials over the last 10-15 years. To ease with maintenance and mowing responsibilities, blocks 23, 25 and 26 have been restricted to flat markers. The regulation and rule revisions presented in the agenda packet is simply updating section 10 to list these three other blocks as restricted for flat markers only.

Request:

Staff recommends City Council approve the accompanying amendment restricting blocks 23, 25 & 26 to flat markers in section 10 of the Reidsville Cemetery Rules and Regulations. *(END OF MEMO)*

Beck reminded Council that early last year, we actually opened a new section of the cemetery, Block 26, which was one of the last things Public Services Superintendent Lindsey Tuttle completed before retiring. So since then we've opened the following blocks: 23, 24, 25 and 26. What we're asking from you tonight is to basically amend this paragraph, basically adding blocks 23, 25 and 26 to restrict them to flat markers. Block 24 does allow the raised markers, which is generally for families, and we still have plots available in that, the Public Works Director noted.

Flat markers allow for easier maintenance and a lot less weeding, as you can imagine, Beck said, adding that they want to make sure that the regulations themselves clearly outline that as restricted to flat marker only.

**Councilman Martin made the motion, seconded by Councilwoman DeJournette and unanimously approved by Council in a 7-0 vote, to approve the accompanying amendment restricting blocks 23, 25 & 26 to flat markers in section 10 of the Reidsville Cemetery Rules and Regulations.**

The Code Amendment as approved follows:

**AMENDING THE CITY OF REIDSVILLE CEMETERY RULES AND REGULATIONS  
SECTION 10 STANDARDS FOR FOUNDATIONS, MONUMENTS, AND MARKERS  
OF THE CITY OF REIDSVILLE CEMETERY RULES AND REGULATIONS**

**BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina, that the City of Reidsville Code of Cemetery Rules and Regulations be amended as follows:

Section 10 Standards for Foundations, Monuments, and Markers – The cemetery manager shall develop specifications for setting of monuments and markers, size of foundations for monuments and markers, as well as class of concrete to be used for pouring foundations. No monument or markers of any size, type, or material shall be installed in sections 21c, 22, 23, 25 and 26 of Greenview Cemetery in such a manner as to extend above ground level. All markers shall be installed level to the final elevation of the grave so as to permit easy maintenance and mowing in full compliance with the cemetery manager's specifications. Persons or firms installing memorials shall secure the cemetery manager's or his designee's approval of foundations and shall clean the site of debris and materials upon completion of work. In the event of sinking or moving memorials, repairs

to installations will be made within 15 days of request or the cemetery manager may withhold permission for further installations until work is corrected.

**ADOPTED** this the 10<sup>th</sup> day of June, 2025, by the City Council of the City of Reidsville, North Carolina

/s/ \_\_\_\_\_  
Donald L. Gorham, Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, City Clerk, CMC/NCCMC

**PUBLIC COMMENTS.**

No one came forward for public comments.

**BOARD AND COMMISSION APPOINTMENTS:**

Ballots were distributed for the June board and commission appointments.

**CITY MANAGER'S REPORT:**

**MONTH OF JUNE.**

City Manager Moore highlighted briefly a few items in her June City Manager's Report, which follows:

**Date:** June 2, 2025  
**To:** Mayor Donald Gorham  
City Council Members  
**From:** Summer Moore, City Manager  
**Subject:** City Manager's Monthly Report

**City Council Upcoming Events:**

- Ribbon Cutting Ceremony for the Rainbow Bridge at Lake Reidsville will be Monday, June 30<sup>th</sup> at 12:00 pm.
- National League of Cities Annual City Summit will be Thursday, November 20, through Saturday, November 22, 2025 in Salt Lake City.

**Personnel Updates:**

- Public Works Director Josh Beck has submitted his resignation letter effective Friday, June 13, 2025. Mr. Beck will be pursuing another career opportunity with the City of Winston-Salem. The City of Reidsville wishes Mr. Beck continued success in all his future endeavors. Former Fire Chief David Bracken will be serving as Interim Public Works Director. Former Streets Superintendent Lindsey Tuttle will be serving as Interim Assistant Public Works Director and Terry Houk will be serving as Interim Project Manager.
- Planning and Community Development Director Jason Hardin has submitted his resignation letter effective Friday, June 13, 2025. Mr. Hardin will be pursuing another career opportunity with Guilford County. The City of Reidsville wishes Mr. Hardin continued success on all his future endeavors.

After thanking Beck and Hardin for their time here in Reidsville and wishing them continued success in their future endeavors, the City Manager talked about the filling of the Interim positions in Public Works and Planning & Community Development. Former Fire Chief David Bracken will be serving as Interim Public Works Director and retired Streets Superintendent Lindsey Tuttle will be serving as Interim Assistant Public Works Director, and Terry Houk will be serving as Interim Project Manager. Assistant City Manager Haywood Cloud will be serving as Interim Planning & Community Development Director until a successor is named. Manager Moore said we have started an internal posting that I closed either Friday or yesterday, so we will look at that moving forward. *(Return to written report)*

### **City Project Updates:**

- **WTP Whole Plant Generator and MCC Replacement Project** - The engineers have received nine equipment submittals for the project and are providing comments as necessary before equipment is being released for ordering. They have also received four RFIs for the project and addressed those concerns, as necessary. A Notice to Proceed was issued to the contractor. The date is May 12, 2025. The contractor has submitted a schedule which was approved by the engineer. The City received the schedule on April 28, 2025. The number of days to Substantial Completion is 540 from the date of NTP. This resulted in a Substantial Completion date of November 3, 2026, and readiness of final payment on December 3, 2026. The contractor is mobilizing and has begun preparing laydown areas and installation of their office building.
- **WWTP BNR Project** - The dollar amount of the work completed and stored to-date represents approximately 51% of the current contract amount. The project currently has 288 days remaining of the total contract time of 540 days, based on April 7, 2025, the date on the application for payment, and is therefore 47% complete with respect to time. The contractor is continuing to work on and has installed pipe supports, recycle lines, air testing set mixers, set mixers, removed old mixers and completed painting of submerged metals on aeration basin #1. The contractor is coordinating with plant personnel on shutdowns to install pumps, check valves and other equipment in the pump stations feeding the clarifiers. System integrator is coordinating with manufacturers to compile program operations. Currently the most recently updated schedule from the contractor shows a delay of five months behind schedule.
- **WWTP Headworks Project** - The dollar amount of the work completed and stored to date for this application for payment represents approximately 98% of the current contract amount. The project currently has 83 days of remaining of the total contract time of 388 days, based on April 30, 2025, the date on the application for payment, and is therefore 121% complete with respect to time. Veolia completed their performance test the week of April 28, 2025. It will take 4-6 weeks to receive the results. Veolia had training classes on April 30, 2025. The Engineer, Contractor, City, and County Inspector have resolved the electrical concerns. The light system will be rewired to remove connections in the potential explosive area. Backfill and dressing up the site is continuing. Punchlist items still need to be



addressed by contractors. Paving has been discussed, and a resolution will be made. Several change orders are being processed to be taken to the council for approval.

- **Redundant Water Line** - There are six unresolved claims parcels.
- **Laster Pump Station** - The contracts have been executed with a Notice to Proceed (NTP) on October 24, 2024. The generator has been ordered. Locates have been performed and installation of waterline piping is complete to make room for the relocated pump station. The tie-in of the new waterline is also complete, along with the retaining wall and necessary backfill of the retaining wall. The wet well has been delivered and installed, and the pumps are in storage. The delivery on the generator has been delayed, and the automatic transfer system is also delayed. The latest update on the generator is possible delivery in the week of May 26<sup>th</sup>, but there is no update on delivery of the ATS (automatic transfer switch). Project completion date was April 25, 2025.
- **WWTP Sand Filter Control Project** - Plant Maintenance, Carolina Electrical and Low Voltage Services LLC and Evoqua have recently completed the replacement of the original 1991 sand filter control panels at the WWTP. The replacement took roughly eight working days to complete and will ensure this vital component of the treatment process can function properly for many years to come. This project has been planned for approximately 10 months and went smoothly thanks to all individuals involved.
- **Lake Reidsville Improvements** - The Lake Reidsville Improvements Project is complete as of the week of May 5<sup>th</sup>.
- **Pickleball Courts and Tennis Courts** - The pickleball courts are completed, and people are already enjoying them. The tennis courts would have been finished last week but was delayed by rain. If we have no more weather delays, the tennis courts should be complete next week.
- **Revitalize Reidsville Committee** – The website has gone live describing the program and can be seen at [riseupreidsville.com/revitalize-reidsville](https://riseupreidsville.com/revitalize-reidsville). It includes a mission statement and a rough timeline of our goals. There is also a section for volunteers to sign up. There have been seven individuals sign up so far that have stated they were interested in taking part in the initiative. Letters with information on the program were sent out to each vacant property owner by mail.
- **Unified Development Ordinance** - City staff is working with the Reidsville Chamber of Commerce to host a public forum on Tuesday, September 16, 2025 from 8:30 a.m. to 11:00 a.m. at the Carriage House. The name of this event will be “Java and Jargon: Making Sense of the UDO.”
- **FAB Festival** – We have booked a second band, port-a-johns, a rock climbing wall, axe throwing, balloons, several children attractions, a stilt walker, etc. Applications continue to come in at a rapid pace. So far, we have 20 artisan vendor applications, six food trucks, and four beer vendors. Many more people have reached out. We emailed out nine more vendor applications on Tuesday, May 27<sup>th</sup>. The website is live on [RiseUpReidsville.com](https://RiseUpReidsville.com).
- **Social District** - We have a Public Information Session set up on June 3<sup>rd</sup> at 6 p.m. in City Council’s Chambers for individuals to come and hear the ins and outs of what makes a social district. The Chamber is assisting us with promoting the event. We are expecting letters of recommendation/support to come from The Reidsville Downtown Corporation, First Presbyterian Church of Reidsville, and the Reidsville Chamber of Commerce. There have

been a few others that we expect to speak out at the City Council meeting in July both for and against.

- **105 Gilmer Street Update** – City staff reached out to Kaylee & Michael Carpino about 105 Gilmer multiple times over the last couple months requesting updates on the façade repair. Staff sent another email the afternoon of May 29<sup>th</sup> again requesting an update. The interior work has been inspected and passed by the County Inspector. The only remaining work is the stucco, which they have not completed. Revised plans were submitted on 3/7/2025 and approved by the Inspector. The owners have not responded to staff emails from 3/28/25 and 4/24/25 regarding a completion timeline.

#### **City Manager Updates:**

- Management Team is continuing to work on making our phone tree options more customer friendly. It is often hard for a citizen to navigate our current phone system after hours.
- At the end of each fiscal year, the City Manager submits to the City Council a list of all surplus equipment. Please see attached list for FY 24-25.
- There were zero Urban Archery permits applied and permitted for in FY 24-25.

#### **Events/Meetings Attended:**

- 5/1 – Met with Steve Scott, owner of Tri-State Steel, and Bibey Machine Company. Attended Mount Jubilee's 20<sup>th</sup>-year banquet.
- 5/5 – Attended PD cookout and met with City staff regarding Market Square rental policy.
- 5/6 – Met with City staff to discuss Code Enforcement Officer position.
- 5/7 – Met with City staff to discuss the City of Reidsville phone tree and FAB festival.
- 5/8 - Attended Employee Relations Committee meeting, met with City staff and the Chamber to discuss the UDO public forum, met with the Revitalize Reidsville committee and attended the ribbon cutting for the new quilt squares at Market Square.
- 5/9 – Guest on Chamber of Commerce show, News and Views.
- 5/12 - Attended the PD cookout and met with WithersRavenel to discuss Rural Ready Project.
- 5/13 – Navigated the City of Reidsville water main break and attended City Council meeting.
- 5/14 – Attended Leadership Rockingham graduation ceremony.
- 5/15 - Met with County Administration to discuss a tax assessment concern from a business owner in Reidsville. Met virtually with Chamber of Commerce to discuss Women in Business Expo.
- 5/19 – Held a debrief with City Staff regarding the water main break. Attended City Council Budget work session.
- 5/20 – Met with Management Team to discuss Career Ladder and City of Reidsville phone tree. Attended my first Anne Penn Hospital Board advisory meeting.
- 5/21 – Met with the Juvenile Justice Center to discuss some of their concerns. Attended the Planning Board meeting.
- 5/22 – Panelist and breakout session speaker at the Chamber of Commerce's Women & Business Expo. Attended the quarterly Mayors/Managers dinner in Stoneville.
- 5/27- Met with City staff to discuss on call engineering services.
- 5/28 – Hosted Lunch and Learn at the Carriage House and attended Parks and Recreation staff meeting. Visited City Staff at water main break.

- 5/29 – Met with resident and NCDOT to discuss a drainage box concern, attended Employee Relations Committee meeting and met with McGill Engineering to discuss WasteWater Treatment Plant capacity study.
- 5/30 - Met with City staff to discuss ballfield rental policy and attend the Reidsville Night at the Grasshoppers in Greensboro. (*END OF MEMO*)

City Manager Moore also pointed out the surplus property items as required to do every year.

### **COUNCIL MEMBERS' REPORTS.**

**Mayor Pro Tem Harry Brown** – No verbal report but he provided the following written report: 5/19, Budget meeting at the Carriage House; 6/3, Social District Public Forum; 6/3, Donte Neal's award event at RSHS; 6/5, Two-on-Two Meeting at City Hall. Mayor Pro Tem Brown said he was impressed with the Public Works Department crew for their hard work on the water main issue on Carroll and Roach streets.

**Councilwoman DeJournette** - Councilwoman DeJournette provided the following written report but at the meeting discussed the excellent job the Chamber did on the She Means Business Expos held May 22, which had some 100 people in attendance. Other events attended included: 5/13, Chamber Meeting; 5/15, She Means Business Zoom Meeting; 5/22, She Means Business Expo; 5/28, Chamber Board Meeting; 5/19, Budget Meeting.

**Councilman Coates** - Councilman Coates reported attending the following: 5/15, meeting with County administrators and City Staff about a tax concern from a downtown business owner; 5/19, Budget Meeting; 5/30, Reidsville Night at the Grasshoppers Ballgame.

**Councilman Martin** – The Councilman said he would forgo his report.

**Councilmember Scoble** – The Councilmember said she had no report since she had been out of town on business lately, but she talked of her recent visit to San Francisco and how much it made her appreciate Reidsville.

**Councilman Hairston** – Councilman Hairston reported attending the Beauty of Reidsville Gala at the Reidsville Event Center.

**Mayor Gorham** - The Mayor thanked Jason Hardin and Josh Beck for their time as part of Team Reidsville and wished them well in their future endeavors. He provided the following written report: 5/14, meeting at City Hall with Director Grice of Rockingham Youth Development Center about his concerns about 911 hang-ups that had occurred on campus; 5/15, Kiwanis Club meeting; 5/15-5/16, Women's Conference in Martinsville, VA; 5/17, Employee Appreciation Event at Jaycee Park; 5/17, Ms. Alana Lawson's funeral at Elm Grove Church; 5/19, Special Budget Meeting for 25-26 Budget at the Carriage House; 5/21, meeting with Director Grice of the Youth Development Center to follow up on concerns expressed on 5/14; 5/22, Kiwanis Club meeting; 5/22, Manager and Mayors' meeting in Stoneville; 5/23, Veteran's Treatment Court Open House; 5/27, RDC Board meeting; 5/28, Lunch & Learn on 2025-2026 Budget at the Carriage House; 5/28, Had an onsite visit of water main break at Allsion & Barnes Street; 5/30, Reidsville Night at the Greensboro Grasshoppers game; 5/31, NC Roots Fest at Market Square sponsored by NC-100; 6/2, Woodland Park Community Watch; 6/2, meeting with Dr. Stover from RCS to discuss SROs for the 2025-2026 school year (elementary schools); 6/3, Donte Neal's Gatorade Player of the Year Celebration at RHS; 6/3, the Social District Meeting at City Hall. The planners gave detailed information on the Social District's

Pros and Cons along with Q & A; 6/3, McLaurin's Park Community Watch Meeting at RPD; 6/4, meeting with representative from the NC Main Street Program at City Hall; 6/5, Two-on-two meetings at City Hall; 6/6, meeting with Anika Goodwin in support of an Adult Daycare at the Old North End School building at City Hall; 6/6, Reidsville High School Graduation; 6/7, gave greeting for the City at the Events Center downtown Reidsville; 5/13, Chamber meeting; 5/15, She Means Business Expo ZOOM meeting; 5/22, She Means Business Expo; 5/28, Chamber Board Meeting; 5/19, Budget Meeting.

**Report from Chamber** - Chamber President Diane Sawyer submitted the following report:

**Upcoming Events**-Concert on the Square, June 21, 2025; Countywide Afterhours on June 26, 2025, 4 p.m.-9 p.m. SERVPRO of Rockingham County-Celebrating 15 years, 103 East Main Street, Stoneville, NC; Ice Cream Social on July 17, 2025, 4:30 p.m.-7:30 p.m., Lower Jaycee Park; 32<sup>nd</sup> Annual Golf Fore Reidsville Captains Choice Tournament, August 13, 2025, Oak Hills Golf & Event Center. **Ribbon Cuttings**-Powersports of the Carolina (formerly Used Powersports) on June 27, 2025 at 12 p.m. on 1906 Freeway Drive, Reidsville; Rainbow Bridge at Lake Reidsville on Monday, June 30<sup>th</sup> at 12 p.m.; Rockingham County Schools CTE Innovative High School, Bishopric Learning Center, Rockingham Community College, 568 County Home Road, Wentworth on July 31, 2025, 9 a.m.-10 a.m. **New Members**-Gretchen Shelton-Raiford Aligned Real Estate Group of REAL Broker, LLC. No Coffee and Connections for July. Ice Cream Social in July takes the place of Coffee.

### **ANNOUNCEMENT OF BOARD AND COMMISSION APPOINTMENTS.**

City Clerk Angela G. Stadler announced the following unanimous appointments: Dr. Cathy Badgett to the Reidsville Human Relations Commission; and Ms. Kia Mills to the Reidsville Planning Board. *(A COPY OF THE BALLOTS ARE HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)*

### **MOVE TO THE FIRST-FLOOR CONFERENCE ROOM FOR A CLOSED SESSION TO DISCUSS AN ITEM UNDER ATTORNEY-CLIENT PRIVILEGE PURSUANT TO NCGS 143-318.11(A)(3).**

Councilman Martin made the motion, seconded by Councilman Coates and unanimously approved by Council in a 7-0 vote, to go into closed session.

### **MOTION TO ADJOURN.**

Upon return to open session, Councilman Coates made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 7-0 vote, to adjourn at approximately 9:55 p.m.

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Donald L. Gorham, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC, City Clerk





THE CITY OF  
**Reidsville**  
 NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

## MEMORANDUM

**TO:** Summer Moore, City Manager  
**FROM:** Angela G. Stadler, CMC/NCCMC, City Clerk  
**SUBJ:** Delegation of Authority Form for NCDEQ  
**DATE:** July 1, 2025

The attached form, Delegation of Authority to Submit Disbursement Requests for Division of Water Infrastructure Project Funds, is requested by the North Carolina Department of Environmental Quality, Division of Water Infrastructure. This form authorizes the three named individuals to review and submit project funding disbursement requests in the Division's EBS System and must be approved by the City's Governing Board. Finance Director Chris Phillips and Deputy Finance Director Rochelle Tucker are named, along with Josh Farmer, Assistant City Manager. Chief Farmer was added as the third designee in light of the current Public Works Director vacancy.

By placing this item on the Consent Agenda, we are asking approval of the City Council. Please let us know if you have any questions.

/ags

Enclosure (1)

*"Live Simply. Think Big."*



NORTH CAROLINA DEPARTMENT OF  
ENVIRONMENTAL QUALITY



DIVISION OF WATER INFRASTRUCTURE

**Delegation of Authority to Submit Disbursement Requests for Division of  
Water Infrastructure Project Funds**

As the Authorized Representative, named by title by the Governing Board of the (name of the organization/local government unit receiving project funding), I am responsible for reviewing and submitting disbursement requests for Division of Water Infrastructure-funded projects. I hereby delegate the following person/people from the same organization, and successors so titled, to review and submit project funding disbursement requests in the Division's EBS System:

Chris Phillips

Name (please type or print for clarity)

Asst. City Manager  
Finance Director

Title\*

Rochele Tucker

Name (please type or print for clarity)

Deputy Finance Director

Title\*

Josh Farmer

Name (please type or print for clarity)

Asst. City Manager

Title\*

\* Delegation is limited to employees of the organization/local government unit receiving project funding.

I understand that the delegate(s) above will be required to attest and certify, with each disbursement request, that the request has been reviewed and determined to represent true incurred costs that are eligible and allocable to the identified project, are in compliance with the contractual terms and conditions of the funding agreement, and have not been previously paid.

**This request replaces all previously submitted delegations.**

Authorized Representative Signature: Summer Moore

Authorized Representative Name: Summer Moore

Authorized Representative Title: City Manager

Date: 6/26/25

## INSTRUCTIONS FOR COMPLETING THE “DELEGATION OF AUTHORITY TO SUBMIT DISBURSEMENT REQUESTS” FORM

1. Only the Authorized Representative named or named by title by Resolution of the Governing Board for projects funded by the Division of Water Infrastructure may complete, sign and submit the Delegation of Authority to Submit Disbursement Requests Form (Form) to the Division of Water Infrastructure.
2. Delegated submitters must be employees of the organization or local government unit that is directly receiving Division of Water Infrastructure funding.
3. To allow for flexibility in submitting disbursement requests, it is recommended that multiple delegated individuals be named in the Form.
4. If the Authorized Representative wishes to change or add to the person(s) delegated, a new Delegation of Authority to Submit Disbursement Requests Form must be submitted to the Division of Water Infrastructure.
5. Each new Form replaces all previously submitted delegations.
6. The completed Form must be submitted to the Division of Water Infrastructure using the [DWI Laserfiche Portal](#) as a “Delegation to Submit Claims” document.





The City of  
**Reidsville**

North Carolina

Department of Planning & Community Development

230 W. Morehead Street, Reidsville, NC 27320 Ph. (336)-349-1065

Planning@reidsvillenc.gov

**TO:** The Honorable Mayor Gorham, Members of the  
Reidsville City Council, and Summer Moore, City Manager  
**FROM:** Drew Bigelow, CZO, Director of Planning & Community Development  
**DATE:** June 30, 2025  
**RE:** Voluntary Annexation Request for Property Off Salem Church Rd.

Attached is a fully executed request by the property owner, Judith Holstrom, to voluntarily annex 48.59 acres located off Salem Church Road, Rockingham County Tax Parcel Number 155460. This is a non-contiguous annexation. The property meets the statutory requirements under NCGS 160A-58.1(b) for annexation as the nearest point of the property is not more than three miles from the primary corporate limit, is no closer to another municipality than it is to the City of Reidsville, and Reidsville remains well under the 10% acreage allotment allowed for non-contiguous annexation. Due to the noncontroversial nature of this request, the City Clerk has reviewed the sufficiency of the petition, and the first two steps of the annexation have been combined.

Staff find this petition to be valid and recommend approval of the Ordinance to extend the corporate limit after the required public hearing.

**Recommended Motions:**

Approve: "I make a motion that the proposed voluntary annexation request be approved."

Deny: "I make a motion that the proposed voluntary annexation request be denied."

Enclosure



THE CITY OF  
**Reidsville**  
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**AN ORDINANCE TO EXTEND THE  
CORPORATE LIMITS OF THE  
CITY OF REIDSVILLE, NORTH CAROLINA  
Off Salem Church Road  
Parcel #155460**

**A2025-03**

**WHEREAS**, the City Council has been petitioned under G.S. 160A-58.1 to annex the area described below; and

**WHEREAS**, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at City Council Chambers, 230 West Morehead Street, at 6:00 P.M. on Tuesday, July 8, 2025, after due notice by publication on Wednesday, June 25, 2025; and

**WHEREAS**, the City Council finds that the petition meets the requirements of G.S. 160A-58.1(b), to wit;

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City of Reidsville;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City of Reidsville;
- c. The area described is so situated that the City of Reidsville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City of Reidsville; and

***“Live Simply. Think Big.”***

**WHEREAS**, the City of Reidsville further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

**WHEREAS**, the City of Reidsville further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Reidsville and of the area proposed for annexation will be best served by annexing the area described;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Reidsville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Reidsville effective immediately:

Beginning at a #5 rebar set having a grid Northing of 962,535.93 and grid Easting of 1,799,953.71, said rebar being in the southeastern right of way of Salem Church Road (S.R.1987) and being the northeast corner of Little Salem Christian Church (see Deed Book 91 at Page 163); thence from said beginning point with the southeast right of way of Salem Church Road North 43 deg. 56 min. 42 sec. East 590.55 feet a point the southwest corner of Vanessa L. Pass and Charlotte L. Pass (see Deed Book 753 at Page 938); thence leaving said right of way with the southern property line of Pass South 85 deg. 23 min. 07 sec. East passing over a #5 rebar at 3.82 feet for a total distance of 368.32 feet to the southeast corner of said Pass; thence with said Pass's eastern property line North 00 deg. 16 min. 53 sec. East passing over a ¾" existing iron pipe at 160.57 feet for a total distance of 161.13 feet to a point in the southern right of way of Salem Church Road and being the northeast corner of said Pass; thence with the southern right of way of Salem Church Road South 84 deg. 13 min. 57 sec. East 79.30 feet to a #5 rebar set, also being the northwest corner of Nancy Wails (see Deed Book 1642 at Page 110); thence continuing with the common line of said Wails the following: South 53 deg. 26 min. 33 sec. East 89.26 feet to a #5 rebar set, South 50 deg. 20 min. 33 sec. East 150.00 feet to a #5 rebar set, South 65 deg. 06 min. 33 sec. East 100.00 feet to a #5 rebar set, North 89 deg. 01 min. 27 sec. East 75.00 feet to a #5 rebar set, North 45 deg. 07 min. 27 sec. East 156.02 feet to a #5 rebar set in the southern right of way of Salem Church Road, also being the northeast corner of said Wails; thence with the southern right of way of Salem Church Road as it curves to the right, a chord bearing and distance of South 71 deg. 45 min. 32 sec. East 83.65 feet and having a radius of 1,745.00 feet to a point; thence continuing with said right of way South 70 deg. 23 min. 08 sec. East 23.85 feet to a point; thence continuing with said right of way as it curves to the right a chord bearing and distance of South 62 deg. 10 min. 12 sec. East 420.11 feet and having a radius of 1,470.00 feet to a point; thence continuing with said right of way South 53 deg. 57 min. 17 sec. East 132.81 feet to a point; thence continuing with said right of way as it curves to the right a chord bearing and distance of South 48 deg. 44 min. 40 sec. East 194.34 feet and having a radius of 1,070.00 feet to a point; thence continuing with said right of way South 43 deg. 32 min. 02 sec. East 177.40 feet to a point; thence continuing with said right of way as it curves to the right a chord bearing and distance of South 43 deg. 43 min. 55 sec. East 7.88 and having a radius of 1,139.55 feet to a #5 rebar set, a common corner with Robert Byrd (see Deed Book 1292 at Page 317); thence leaving Salem Church Road with the common line of Byrd and Los Compadres In Reidsville (see Deed Book 1508 at Page 980) and Gretchen M. Schwartz and

Joshua K. Crippen (see Deed Book 1652 at Page 2742) South 42 deg. 56 min. 27 sec. West 716.60 feet to a ¼" existing iron pipe; then continuing with Schwartz line South 59 deg. 19 min. 46 sec. West 59.86 feet to a ½" existing iron pipe, the northeast corner of Lot L16 of the Shannon Forrest Subdivision Section 4 recorded in Plat Book 14 at Page 20; thence with the northern property line of said Shannon Forrest Subdivision (Plat Book 14 at Page 20) along the rear of lots L16, L15 and Lot 14 South 59 deg. 19 min. 46 sec. West 312.30 feet to a ½" existing iron pipe; thence continuing with said northern property line of Shannon Forrest (Plat Book 14 at Page 20) along the rear of lots of Lot 14, L13, L12 and Lot 11 North 89 deg. 13 min. 07 sec. West 388.98 feet to a point on a stone, being the northwest corner of Lot L11 and the northeast corner of Lot L10; thence continuing with the northern line of Shannon Forrest (Plat Book 14 at Page 20) along the rear of lots L10, L9, L8, L7, L6 and Lot 5 and Shannon Forrest (Plat Book 13 at Page 37) lots L4 and Lot L3 North 87 deg. 45 min. 54 sec. West 704.64 feet to a ½" existing iron pipe a point in the rear of Lot L3 (see Plat Book 13 at Page 37); thence with the eastern line of Shannon Forrest Section 2 recorded in Plat Book 13 at Page 37 along the rear of lots L3, L2 and L1 North 33 deg. 34 min. 32 sec. West 279.47 feet to a ½" existing iron pipe, being the northeast corner of Lot L1 in the southern right of way of Regency Drive; thence along Regency Drive and with the eastern property line of Shannon Forrest Section 1A (Plat Book 10 at Page 78) with the rear of Lot H9 North 33 deg. 34 min. 32 sec. West 288.45 feet to a ½" existing iron pipe, being the northeast corner of Lot H9 and the southeast corner of Lot H1 also being a common corner with Little Salem Christian Church (see Deed Book 91 at Page 163); thence along the common line with Little Salem Christian Church North 44 deg. 54 min. 48 sec. East 209.85 feet to a ½" existing iron pipe; thence continuing with said Little Salem Christian Church North 33 deg. 35 min. 24 sec. West 194.09 feet to the point of beginning and containing 48.599 Acres as shown survey for Judith Lynn Holstrom Property by C. E. Robertson dated April 16, 2025.

Section 2. Effective immediately, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Reidsville and shall be entitled to the same privileges and benefits as other parts of the City of Reidsville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Reidsville shall cause to be recorded in the office of the Register of Deeds of Rockingham County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Rockingham County Board of Elections, as required by G.S. 163-288.1.

Adopted this 8<sup>th</sup> day of July, 2025.

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Donald L. Gorham, Mayor

ATTEST:

APPROVED AS TO FORM:

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Angela G. Stadler, CMC/NCCMC  
City Clerk

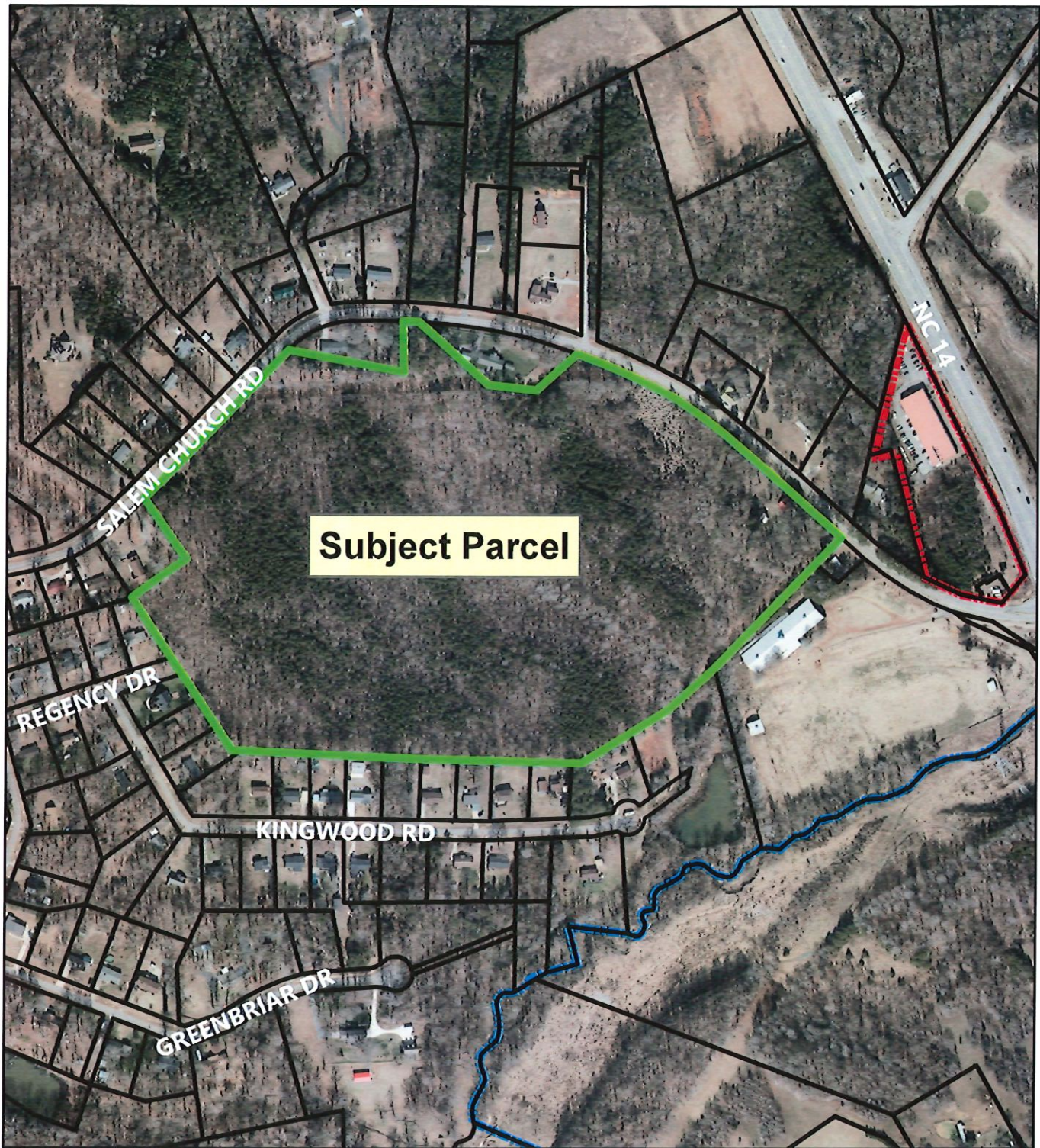
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William F. McLeod Jr., City Attorney



Request: Annexation of a  
property located on Salem  
Church Rd., Parcel #155460.  
Docket No.: A 2025-03

# City of Reidsville, NC Aerial Map



## Legend

-  City Limits
-  ETJ Boundary



Prepared by:  
City of Reidsville  
Planning & GIS  
Date: 6/30/2025





**PETITION FOR VOLUNTARY ANNEXATION**  
**Non-Contiguous Property**

Date: 3/24/25

To the City Council of the City of Reidsville, Rockingham County, North Carolina:

1. We the undersigned owners of the real property respectfully request the area described in paragraph 2 below be annexed into the City of Reidsville, N.C.
2. The area to be annexed is contiguous to the City of Reidsville, N.C. and the boundaries of such territory are as follows:  
  

See Attached Exhibit "A"
3. A survey shall be provided showing the area proposed for annexation in relation to the primary corporate limits of the City of Reidsville, NC prior to recordation with Secretary of State's Office.

**PROPERTY INFORMATION:**

Location: Off Salem Church Rd.

Parcel No.: 155460

Property Owner Mailing Address: 1035 River Valley Rd. King, NC 27021

**(ALL OWNERS LISTED ON THE DEED MUST SIGN)**

Owner Signature:

Judith Lynn Holstrom (Signature)  
 Judith Lynn Holstrom

Owner Signature:

N/A (Signature)



Received by the Director of Planning & Community Development, City of Reidsville, NC

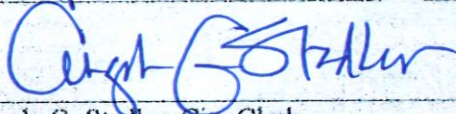
on April 25, 2025



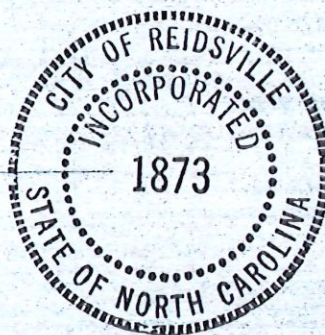
Jason Hardin, Director of Planning & Community Development

Received by the City Clerk, City of Reidsville, N.C.

on April 25<sup>th</sup>, 2025



Angela G. Stadler, City Clerk





**BRAXTON REAL ESTATE & DEVELOPMENT COMPANY, LLC**

6420 Hampton Knoll Rd.

Clemmons, NC 27012

April 18, 2025


Mr. Jason Hardin  
230 West Morehead Street  
Reidsville, North Carolina 27320

Re: Annexation and Rezoning Parcel 155460

Dear Mr. Hardin:

This letter is to inform you of my intentions to connect and extend Dan River Water into my proposed residential subdivision should the property be rezoned and annexed into Reidsville. As evidenced in the letter from Mike Lemmons, manager of Dan River Water, Inc, their water system has adequate capacity to serve the proposed subdivision. Currently, I do not own the subject property but have a contract to purchase contingent on a successful annexation and rezoning. Since you have requested the owner of the property sign this letter I have added a signature block below indicating the owner's acceptance of using Dan River Water to serve the Property.

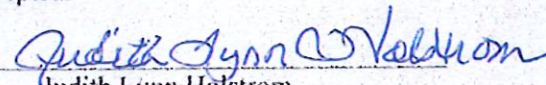
Sincerely,



Greg Garrett  
Manager

Accepted:

By:



Judith Lynn Holstrom  
Property Owner

Stokes County, North Carolina

I certify that Judith Lynn Holstrom personally appeared before me this day, acknowledging to me that she signed the foregoing document:

Date: 04/21/2025

(Official Seal)

**KATIE H SWEATT**  
Notary Public  
Stokes County, NC



Katie H. Sweatt, Notary Public  
Notary's printed or typed name

My commission expires: 09/14/2027



## DAN RIVER WATER, INC.

610 PATRICK STREET  
EDEN, NORTH CAROLINA 27288  
(336) 623-2526  
FAX: (336) 623-1498

April 21, 2025

Aden R. Stoltzfus, PE  
Stoltzfus Engineering, Inc.  
683 Gralin Street  
Kernersville, NC 27284

Re: 194 Salem Church Road

Dear Aden,

You have inquired if Dan River Water, Inc. has the capacity to service your proposed 150 lot subdivision as shown on the plat entitled "194 Salem Church Road" I am pleased to advise that we have the capability to service your subdivision. I am attaching a summary by our Civil Engineer confirming this.

Please advise if additional information is needed. We look forward to working with you.

Sincerely,

Mike Lemons, Manager





# The City of Reidsville

North Carolina

Department of Planning & Community Development

230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065

Planning@reidsvillenc.gov

## MEMORANDUM

**TO:** The Reidsville City Council, Honorable Mayor Donald Gorham,  
and City Manager Summer Moore  
**FROM:** City of Reidsville Planning Staff  
**DATE:** June 25, 2025  
**RE:** Docket No. CZ 2025-02 – Conditional Zoning Request

Braxton Real Estate and Development Company, LLC is petitioning with written consent of the current owner to have an initial City of Reidsville zoning designation of Conditional Zoning Residential-6 (CZ R-6) assigned to the property located on Salem Church Rd. (Rockingham County Parcel Number 155460). The owner of the property is Judy Holstrom. The owner is petitioning to voluntarily annex the parcel into the City of Reidsville corporate limit, and the property will require a city zoning designation upon annexation. The owner and applicant may submit a petition for annexation and rezoning request concurrently with the understanding the zoning is contingent upon approval of the annexation request.

The owner and applicant have requested to limit allowable land uses to those shown on the concept plan: single-family, detached dwellings. The following development conditions are requested:

1. The concept plan shows 137 dwelling units. However, the applicant is requesting an option to not exceed 150 units. If density is approved at 150 units staff may approve no greater increase than 150 units during preliminary subdivision review.
2. Provision of a 20 ft wide natural landscape vegetative buffer around the property boundary where possible per the attached concept plan. Fencing or landscaping will be provided in the buffer areas where it is not feasible to maintain the natural vegetative buffer.
3. Lot dimensional standards shall be as shown on the concept plan: Minimum lot standards shall be 6,000 sq. ft. with 20-foot front setbacks, 20-foot rear setbacks, and 5-foot side yards with 10-foot side yards on corner lots.

The proposed conditional rezoning aligns with Goal #3 of the Reidsville Land Development Plan, to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. This property is located in Growth Management Area 4 – Rural, which surrounds the city periphery, primarily encompassing the areas to the north, west and east of the City. GMA 4 is predominately characterized by residential development and undisturbed natural areas, with ample vacant land available for new development.

The planning staff recommend the proposed conditional rezoning application be approved.

#### **PLANNING BOARD RECOMMENDATION**

The Planning Board unanimously recommended the proposed conditional rezoning application be approved.



**CITY OF REIDSVILLE  
DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

**DRAFT MOTIONS TO APPROVE/DENY**

Below are suggested motions to either recommend the proposed zoning map amendment be approved or denied depending on the position the Council wishes to take on the case.

**APPROVE**

“I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

**DENY**

“I make a motion to recommend the proposed rezoning be **DENIED** for the specified parcels to the requested zoning district based upon [ **INSERT SPECIFIC REASONING** ], as may be amended and incorporated into the motion, to be included in the minutes.”





**CITY OF REIDSVILLE  
DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

**CONSISTENCY & REASONABLENESS DETERMINATION**

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The Reidsville City Council has reviewed **Case CZ 2025-02**, rezoning from county **Residential Agricultural (RA)**, to **Conditional Zoning Residential-6 (CZ R-6)** and as required by North Carolina General Statute 160D makes the following findings:

1. The proposed action is found to be consistent with the adopted Reidsville Land Development Plan. This zoning amendment is supported by the intent and descriptions of **Growth Management Area 4 – Rural**.
  - A. This parcel is located in the **Growth Management Area 4 – Rural** according to the Reidsville Land Development Plan, and is characterized by residential development.
  - B. Uses permitted within this **CZ R-6** district are compatible with a variety of land uses including those in the surrounding area.
2. The proposed action is found to be reasonable:
  - A. The subject property is adjacent to other existing residential districts.
  - B. The uses allowed in this **CZ R-6** district are appropriate for the land, considering its effect upon the landowners, neighbors and community, and are generally harmonious with uses found in the area surrounding these properties.
  - C. **Growth Management Area 4** is primarily focused on expanding residential development.

**A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY AND  
REASONABLENESS REGARDING A PROPOSED AMENDMENT TO THE  
CITY OF REIDSVILLE ZONING ORDINANCE**

**CONDITIONAL ZONING MAP AMENDMENT**

**DOCKET # CZ 2025-02**

**WHEREAS**, pursuant to North Carolina General Statutes Chapter 160D-605, prior to adoption or rejection of any zoning amendment, the Reidsville City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

**WHEREAS**, on July 12, 2022, the Reidsville City Council adopted the Land Development Plan which included a Future Land Use Map. Plans such as the City of Reidsville Land Development Plan are not designed to be static but are meant to reflect the City of Reidsville's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Reidsville's ordinances;

**WHEREAS**, the City of Reidsville received a rezoning request for a parcel encompassing a total area of 48.3 acres located along Salem Church Rd., zoning district CZ Residential-6 (CZ R-6).

**WHEREAS**, On June 18, 2025, the City of Reidsville Planning Board voted to recommend to the Reidsville City Council that the conditional zoning amendment request be approved.

**STATEMENT OF NEED:** The rezoning of the subject property(s) would enable them to be utilized in a way that would benefit the City of Reidsville in future development and growth. These uses are compatible with the surrounding commercial and residential districts.

**STATEMENT OF CONSISTENCY:** The goals of the 2022 City of Reidsville Land Development Plan are to make smart growth decisions by carefully managing growth to:

- A. Revitalize downtown through new development and redevelopment.
- B. Encourage economic development and bring a greater variety of businesses to the City.
- C. Expand available housing stock with options that are attractive and affordable.
- D. Develop community based opportunities for children and young adults.
- E. Improve our parks, trail systems to promote greater Greenway connectivity.
- F. Promote long-term visions for greater connectivity, while preserving our sense of community.

**STATEMENT OF REASONABLENESS:** The Reidsville City Council finds the rezoning amendment reasonable, in accordance with G.S. 160D-605(b), as the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the City while improving access to quality open spaces and environmental amenities to improve the quality of life for all Reidsville residents.

**WHEREAS**, The Reidsville City Council has considered the written recommendation of the Planning Board and has held a public hearing on the proposed amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment is consistent with the City of Reidsville's Land Development Plan, and why the City Council considers the proposed amendment to be reasonable and in the public interest;

**NOW THEREFORE, BE IT RESOLVED BY THE REIDSVILLE CITY COUNCIL THAT:**

1. The Reidsville City Council finds that the proposed amendment to the City of Reidsville's Zoning Map is consistent with the goals and recommendations of the 2022 City of Reidsville's Land Development Plan.
2. At no time are land use regulations or plans of the City of Reidsville or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the City of Reidsville's Zoning Map is reasonable and, in the public's best interest.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the City Council of the City of Reidsville, North Carolina.

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**DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.**

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**Angela G. Stadler, City Clerk**



No. C72025-02



## CITY OF REIDSVILLE, NC CONDITIONAL ZONING APPLICATION

Date: 3/24/25

### APPLICANT INFORMATION:

Name(s): Braxton Real Estate and Development Company, LLCAddress: 6420 Hampton Knoll Rd.Clemmons, NC 27012Daytime Telephone No.: (336) 399-7197

### PROPERTY OWNER INFORMATION:

Name(s): Judith Lynn HolstromAddress: 1035 River Valley Rd.King, NC 27021Daytime Telephone No.: (336) 816-1189

### PROPERTY INFORMATION:

Rockingham County Tax Parcel Number: 155460Property size in acres (sq. ft. if less than one (1) acre): 48.3Property street location: Off Salem Church RdCurrent use of property: Vacant Residential Property

**DEVELOPMENT CONDITIONS:** Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City of Reidsville Zoning Ordinance:

1. Total number of dwelling units shall be limited to 150.

2. A twenty (20) foot wide natural landscape vegetative buffer to be preserved where possible

in buffer areas shown on the Zoning Concept Plan. The landscape buffer shall be supplemented

with privacy fencing or evergreen plantings where no natural vegetation exists or where it is

not feasible to save existing vegetation.

3. Public Road standard shall be as shown on the Zoning Concept Plan Typical Section detail.

4. Lot dimensional standards shall be as shown on the Zoning Concept Plan.

Notary Page

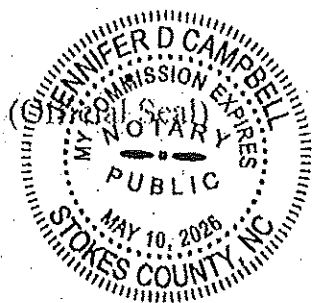
**(MUST INCLUDE NOTARY CERTIFICATION FOR EACH SIGNATURE)**

State of North Carolina

County of Stokes

I, Jennifer D Campbell Notary Public, do hereby certify that  
Judith Lynn Holstrom personally appeared before me this day and acknowledged the  
 due execution of the foregoing instrument.

Witness my hand and official seal this 25<sup>th</sup> day of March, 2025.



Jennifer D Campbell  
 Official Signature of Notary

Jennifer D Campbell  
 Notary's Printed or Typed Name

My Commission Expires: May 10, 2025

Notary Page

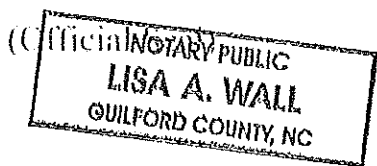
(MUST INCLUDE NOTARY CERTIFICATION FOR EACH SIGNATURE)

State of North Carolina

County of Guilford

I, Lisa A Wall, Notary Public, do hereby certify that  
Greg Garrett personally appeared before me this day and acknowledged the  
 due execution of the foregoing instrument.

Witness my hand and official seal this 14<sup>th</sup> day of April, 2025.



Lisa A Wall

Official Signature of Notary

Lisa A. Wall

Notary's Printed or Typed Name

My Commission Expires: 12-9-2027







**CITY OF REIDSVILLE  
DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

**REZONING REQUEST STAFF REPORT**

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**DOCKET NO.:** CZ 2025-02

**PRESENTER:** Drew Bigelow, CZO, Director of Planning & Community Development

**CONTRIBUTING STAFF:** Drew Bigelow, CZO, Director of Planning & Community Development

**PETITIONER:** Braxton Real Estate and Development Company, LLC

**OWNER(S):** Judith Lynn Holstrom

**REQUEST:** Assign initial City of Reidsville Conditional Zoning Residential-6 (CZ R-6) zoning designation.

**LOCATION(S):** Salem Church Rd., Rockingham County Tax Parcel Number 155460

**PUBLIC NOTICE MAILED:** May 2, 2025

**PUBLIC NOTICE POSTED ON PROPERTY:** May 2, 2025

**PUBLIC NOTICE PUBLISHED IN NEWSPAPER:** May 4, 2025

**SITE INFORMATION**

**Tax Parcel Number(s):** 155460

**Site Acreage:** 48.3

**Current land uses:** Undeveloped / Vacant

**Availability of Water:** Service will be provided by Dan River Water.

**Availability of Sewer:** Service is available approximately 600 feet to the east within the ROW of NC 14.

**Is the site located in the Jordan Lake Watershed?** No.

**Is the site located in the Troublesome Creek Watershed?** No.

**Is the site located within a floodplain?** No.

**Is the site located within a historic district?** No.

**What is the topography of the property?** Flat

Is there a stream on the property? No.

## ZONING COMPABILITY ANALYSIS

**North:** County Residential Agricultural (RA)  
**South:** County Residential Protected (RP)  
**East:** County Highway Commercial (HC) and County Residential Agricultural (RA)  
**West:** County Residential Protected (RP)

1. Is the rezoning consistent or compatible with the existing nearby land uses?

COMMENTS: Yes, the surrounding area consists primarily of county residential zoning.

## CONSISTENCY WITH ADOPTED PLANS

1. Would the granting of the rezoning request be in conformance with the 2022 Reidsville Land Development Plan?

COMMENTS: Yes.

2. Is the rezoning reasonable and in the public interest?

COMMENTS: Yes, residential zoning is consistent with the surrounding area. Staff finds the proposed rezoning to be in the public interest and reasonable to address the need for housing as outlined in the Reidsville Land Development Plan.

3. Are there traffic considerations associated with the granting of this rezoning request?

COMMENTS: No.

4. Have the conditions changed in the area from the time that the area was originally zoned making this change appropriate or necessary?

COMMENTS: The property has county zoning. The owner has filed a petition for voluntary annexation and a City of Reidsville zoning designation must be issued.

5. Has the Zoning classification of this property changed since the original 1965 adoption of the Zoning Ordinance?

COMMENTS: No.

6. Are there substantial reasons why the property cannot be used in accord with existing zoning?

COMMENTS: Yes. Upon annexation in the city, the property must have a City of Reidsville zoning designation.

7. Would the granting of the rezoning request raise precedents, vested rights, etc.?

COMMENTS: Yes, this is a conditional zoning request with an attached site-specific vesting plan. Site-specific vesting plans expire after two years per 160D-108.1(e) if no preliminary subdivision review has been approved.

8. Will the proposed change constitute a grant of special privileges to an individual owner to the detriment of general plans, trends, or public welfare?

COMMENTS: No.

## OTHER REVIEW FACTORS

1. Would the proposed rezoning have an adverse impact on other public facilities such as utilities and streets?

COMMENTS: No.

2. Would the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

COMMENTS: No.

3. Would the granting of the rezoning request impose undue hardships on adjacent landowners such as noise, smoke, odors, visual impairment or other nuisances?

COMMENTS: No.

## ANALYSIS AND STAFF RECOMMENDATION

Braxton Real Estate and Development Company, LLC is petitioning with written consent of the current owner to have an initial City of Reidsville zoning designation of Conditional Zoning Residential-6 (CZ R-6) assigned to the property located on Salem Church Rd. (Rockingham County Parcel Number 155460). The owner of the property is Judy Holstrom. The owner is petitioning to voluntarily annex the parcel into the City of Reidsville corporate limit, and the property will require a city zoning designation upon annexation. The owner and applicant may submit a petition for annexation and rezoning request concurrently with the understanding the zoning is contingent upon approval of the annexation request.

The parcel encompasses a total combined area of 48.3 acres. The land is currently zoned county Residential Agricultural (RA) and is undeveloped. City water service is not existing or available. Water service will be provided by Dan River Water. The applicant has provided a will serve letter from Dan River Water that there is adequate capacity and pressure to accommodate the development in the area. City sewer service is available in the ROW on NC 14 approximately 600 feet to the east. There are no streams on-site, and the property is not located in the Jordan Lake Watershed or the Troublesome Creek Watershed. The Floodplain Insurance Rate Map (FIRM) indicates no floodplains.

A Conditional Zoning request amends the zoning map with site specific conditions incorporated into the amendment. This allows the owner and developer to place voluntary conditions on the land with the intent of restricting allowable uses within the new zoning district



or to ask for deviations from standards. The owner and applicant get to choose which of the allowable uses for the district, in this case R-6, that they would like to impose upon the land. Per Article V, Section 1 of the Zoning Ordinance, any major change that alters the density of the development, decreases use of compatible design features, decreases pedestrian features, or changes the use(s) approved for the property must again go before the Planning Board and City Council for approval. Minor changes which do not rise to the level of a major change may be approved administratively by the Planning & Community Development Director. Approval of the concept plan does not issue approval for construction. A preliminary plat review must still be completed by the Technical Review Committee (TRC) along with applicable construction drawings for infrastructure.

The owner and applicant have requested to limit allowable land uses to those shown on the concept plan: single-family, detached dwellings. The following development conditions are requested:

1. The concept plan shows 137 dwelling units. However, the applicant is requesting an option to not exceed 150 units. If density is approved at 150 units staff may approve no greater increase than 150 units during preliminary subdivision review.
2. Provision of a 20 ft wide natural landscape vegetative buffer around the property boundary where possible per the attached concept plan. Fencing or landscaping will be provided in the buffer areas where it is not feasible to maintain the natural vegetative buffer.
3. Lot dimensional standards shall be as shown on the concept plan: Minimum lot standards shall be 6,000 sq. ft. with 20-foot front setbacks, 20-foot rear setbacks, and 5-foot side yards with 10-foot side yards on corner lots.

The proposed conditional rezoning aligns with Goal #3 of the Reidsville Land Development Plan, to expand housing. This includes expanding the housing stock and providing a variety of housing options that are attractive and affordable to people of all income levels. This property is located in Growth Management Area 4 – Rural, which surrounds the city periphery, primarily encompassing the areas to the north, west and east of the City. GMA 4 is predominately characterized by residential development and undisturbed natural areas, with ample vacant land available for new development. According to the Land Development Plan, GMA 4 prioritizes the expansion of residential development and provides an existing transportation network capable of accommodating growth. Additionally, residential development within GMA 4 is adjacent to urban areas and services.

Staff finds the proposed conditional rezoning to be consistent with the Reidsville Land Development Plan, reasonable, and in the public interest based on the aforementioned information provided in this report and the attached statements of reasonableness and consistency.

The planning staff recommend the proposed conditional rezoning application be approved.

## *R-6 Permitted Uses*

*Amendments through September 15, 2018*

Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	See Note 1
Automotive parking lots serving uses permitted in district in which lot is located	
Boarding house, rooming house	
Cemetery or mausoleum	
Churches, synagogues, temples and other places of worship (including preschool child instruction and/or care carried on by churches, provided the operation is contained entirely on site)	See Note 31
Clubs and lodges, private, non-profit	
Condominiums (Residential)	See Note 30
Day care facility in the Home for 6 or more children	Requires SUP
Dwellings, apartments	See Note 30
Dwellings, apartments, high density	Requires SUP
Dwellings, condominiums	See Note 30
Dwellings, single family detached	
Dwellings, townhouses	See Note 25
Dwellings, two family	
Family care homes	See Note 6
Fences and walls	
Fire and police stations, emergency services	
Flammable gas for heating premises on which located	
Golf courses, except par three or miniature courses	
Home Occupations	See Note 2
Mobile homes/Manufactured housing (one per lot)	Requires SUP/See Note 5
Modular Units (residential and commercial)	See Note 28
Nail Salon within the Home	Requires SUP
Nonconforming use, change or extension	Requires SUP
Private athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	
Private community building, not for commercial gain	
Public parks, cultural and recreational facilities	
Public utility facilities, pump stations, water tower, etc.	
Rooming houses, boarding houses	
Satellite dishes	See Note 1
Schools (academic); kindergarten, elementary, secondary, public or private	
Signs	Art. VI
Temporary building incidental to a construction project	
Therapeutic massage as a home occupation	Requires SUP
Tourist homes or bed and breakfast	Requires SUP
Townhouses (residential)	
Vehicle, junked	See Note 19
Vehicle, nuisance	See Note 20
Yard sales, rummage sales sponsored by non-profit organizations	

***R-6 Permitted Uses***

*Amendments through September 15, 2018*

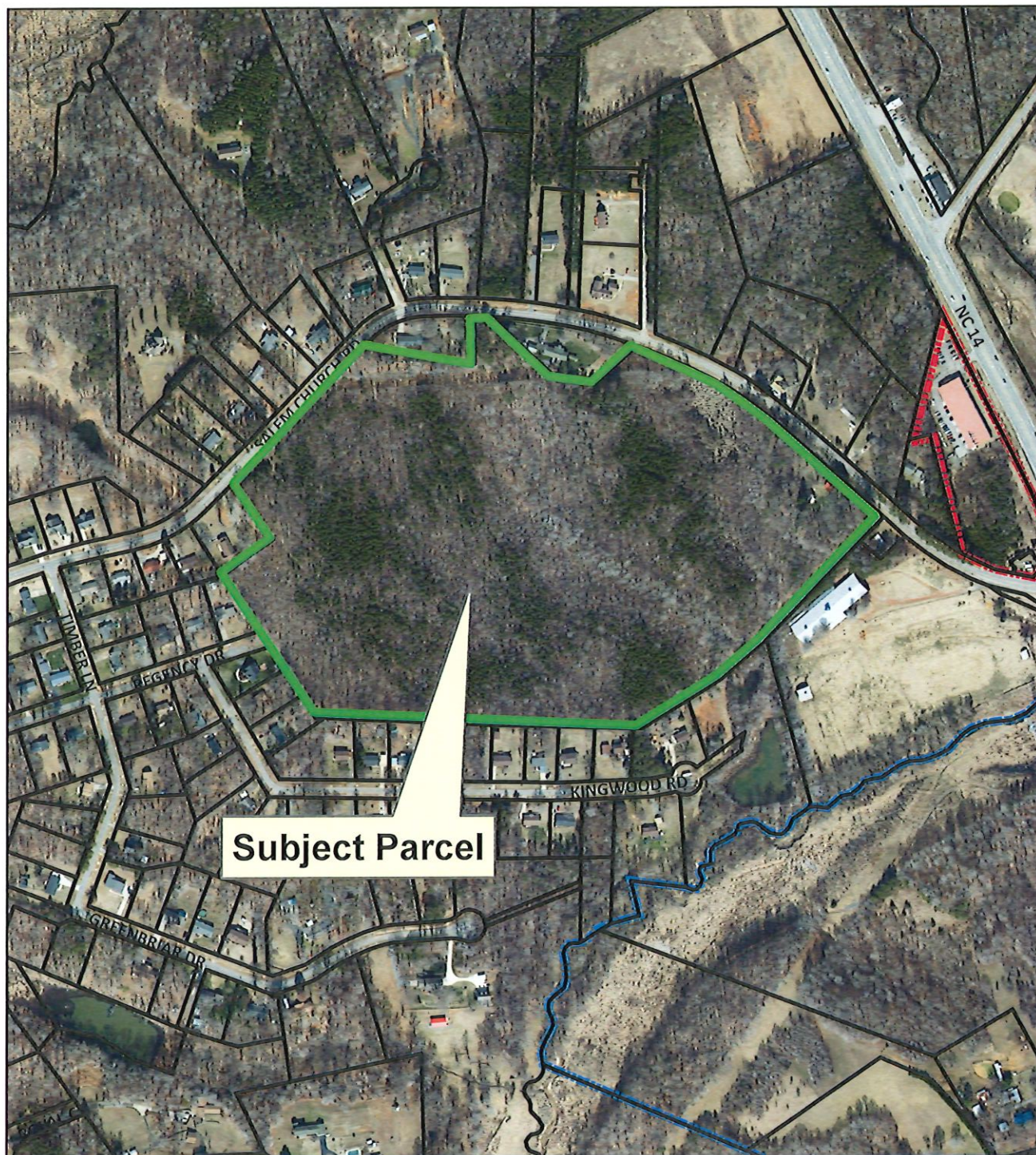
**Description of District R-6**  
**Residential District**

This district is defined as medium to high density residential areas where single and multi-family dwellings are mingled with certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.



Request: Assign initial City  
of Reidsville zoning of CZ R-6  
to a property located on Salem  
Church Rd., parcel #155460  
Docket No.: CZ 2025-02

## City of Reidsville, NC Aerial Map



### Legend

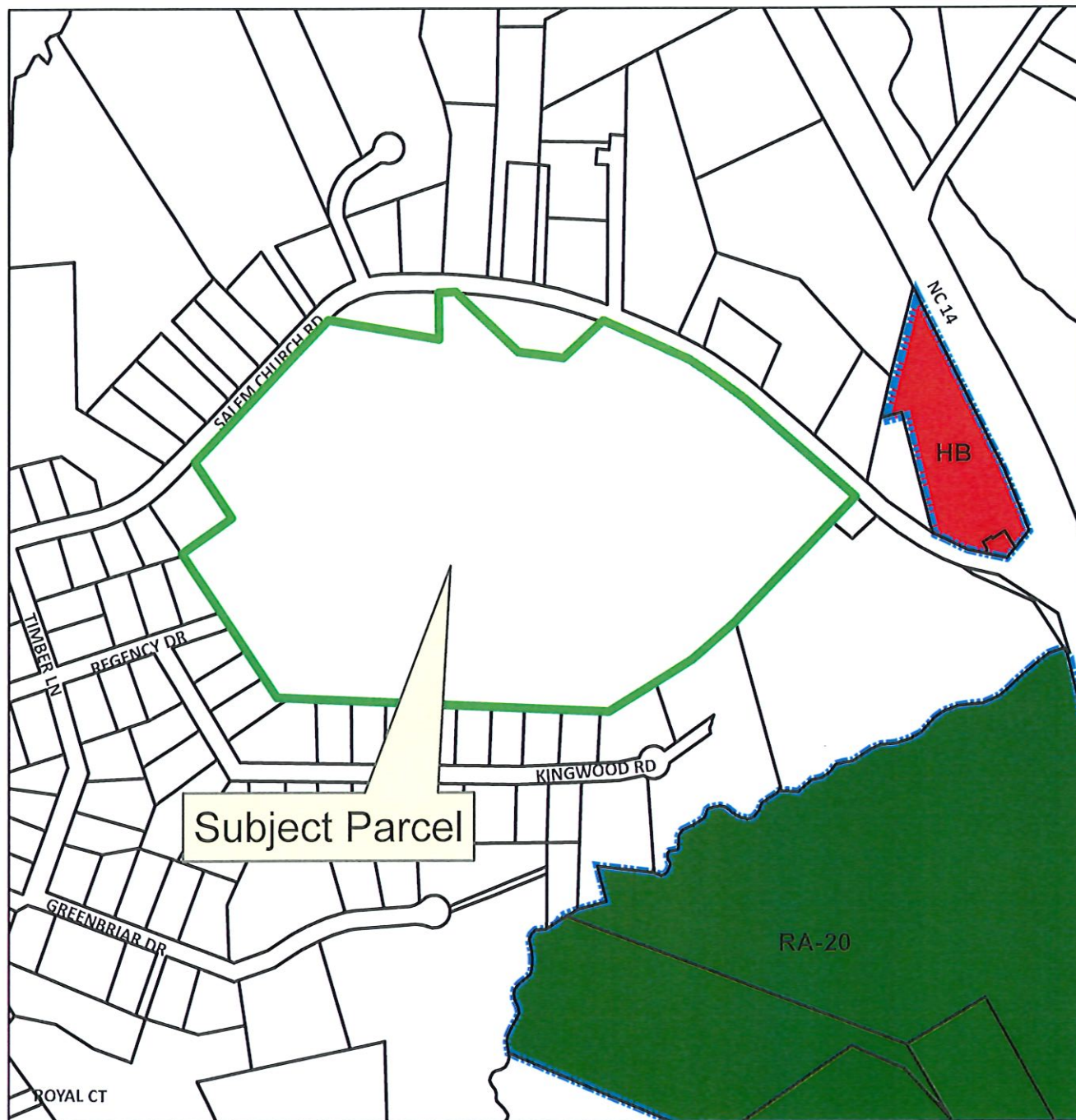


Prepared by:  
City of Reidsville  
Planning & GIS  
Date: 4/29/2025



Request: Assign initial City  
of Reidsville zoning of CZ R-6  
to a property located on Salem  
Church Rd., parcel #155460  
Docket No.: CZ 2025-02

# City of Reidsville, NC Zoning Map



## ZONING DISTRICTS

C	I-3	CU RA-20
O & I	R-6	CU O & I
CB	R-12	CU NB
NB	RS-12	CU GB
GB	R-20	CU HB
HB	RA-20	CU I-1
I-1	CU R-6	City Limits
I-2	CU R-12	ETJ Boundary
	CU RS-12	



Prepared By:  
City of Reidsville  
Planning & GIS  
Date: 4/29/2025



THE CITY OF  
**Reidsville**  
NORTH CAROLINA


230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, July 8, 2025, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, for consideration of a conditional rezoning request for a property located on Salem Church Road, Rockingham County Parcel #155460, to assign a City of Reidsville zoning designation of Conditional Zoning Residential-6 (CZ R-6). The applicant is Braxton Real Estate and Development Company, LLC. The owner of the property is Judith Lynn Holstrom. (Docket No. CZ 2025-02)

A copy of the applications further describing these requests are available for public inspection in the Department of Planning & Community Development, City Hall, weekdays from 8:30 a.m. to 5:00 p.m. Should you have any specific questions about this request, please feel free to contact the Planning & Community Development Department at 336-349-1066. Interested parties will be given the opportunity to address City Council during this public hearing.

This 25th day of June, 2025.

Angela G. Stadler, CMC, NCCMC   
City Clerk

\*\*\*\*\*

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-735-2962 (TT).

**Publish Dates in the Reidsville Review: Wednesday, June 25, 2025  
Wednesday, July 02, 2025**

*“Live Simply. Think Big.”*





THE CITY OF  
**Reidsville**  
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING  
TO PROPERTY OWNERS**

**TO THE HONORABLE MAYOR AND REIDSVILLE CITY COUNCIL:**

I, Angela G. Stadler, CMC/NCCMC, Reidsville City Clerk, do hereby certify that notices of the public hearing considering a conditional zoning application, requesting a property located on Salem Church Road, Specifically Rockingham County Parcel No. 155460, to assign a City of Reidsville zoning designation of Conditional Zoning Residential-6 (CZ R-6), on July 8, 2025, at 6:00 p.m. in Council Chambers, 230 West Morehead Street, Reidsville, North Carolina, were mailed by first-class mail on the 23rd day of June 2025, to all the owners of real property shown thereon.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 23rd day of June, 2025.



Angela G. Stadler, CMC/NCCMC  
City Clerk

*“Live Simply. Think Big.”*



THE CITY OF  
**Reidsville**  
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

## MEMORANDUM

**TO:** Jeremy Gilbert Stalvey  
Jo Anne Hodnett & Bryant Booth  
Roslyn Hall Pulliam  
Matthew Balser  
Little Salem Christian Church  
Jerome Edward Siddle  
Douglas Percell McCain, Jr  
Anne W. Barrett  
Charles M. Wilson & Julia D. Gore  
AF Housing, LLC  
Robert Gerald Byrd  
Benita F. Jackson & Lue H. Finch  
David Alan Harris & Cheryl Harris  
Teresa Williams McFadden  
Los Compadres De Reidsville In.  
Steven F. Glass & Holly J. Glass  
Timothy L. Puckett & June Puckett  
William L. Willard & Elizabeth A. Willard  
Thomas & Angela Tilley & Dan River Mining  
Gretchen Marie Schwartz & Joshua Kyle Crippen  
Keith E. Finch Estate & Sandra F. Tyree & Others  
Steven K. Peterman & Kimberly P. Peterman  
Matthew L. Jones & Amanda L. Jones

Patsy Frye Robertson  
Mary Sue Murphy  
Vanessa L. Pass & Charlotte R. Pass  
Katrina Adrienne Hairston  
James B. Chance & Linda C. Chance  
Brenda Sue Snead  
Shannon M. Carter  
Dennis R. Gardner, Jr.  
Terry Gore  
Nancy Wails  
Charles E. Finch  
Yi Wang  
Lue Hester Finch  
Judith Lynn Holstrom

**FROM:** Angela G. Stadler, CMC/NCCMC, City Clerk *AS*

**DATE:** June 23, 2025

**SUBJ:** Public Hearing – July 8, 2025

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, July 8, 2025, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, for consideration of a conditional rezoning request for a property located on Salem Church Road, Rockingham County Parcel #155460, to assign a City of Reidsville zoning designation of Conditional Zoning Residential-6 (CZ R-6). The applicant is Braxton Real Estate and Development Company, LLC. The owner of the property is Judith Lynn Holstrom. (Docket No. CZ 2025-02)

*“Live Simply. Think Big.”*



A copy of the application further describing these requests are available for public inspection in the Department of Planning & Community Development, City Hall, weekdays from 8:30 a.m. to 5:00 p.m. Should you have any specific questions about this request, please feel free to contact the Planning & Community Development Department at 336-349-1066. Interested parties will be given the opportunity to address City Council during this public hearing.

\*\*\*\*\*

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The City of

# Reidsville

North Carolina

Department of Planning & Community Development

230 W, Morehead Street, Reidsville, NC 27320 Ph. (336)349-1065

Planning@reidsvillenc.gov

## MEMORANDUM

**TO:** The Reidsville City Council, Honorable Mayor Donald Gorham and City Manager Summer Moore  
**FROM:** City of Reidsville Planning Staff  
**DATE:** June 25, 2025  
**RE:** Docket No. CZ2025-05 – Conditional Zoning Request

Ronald Flack is petitioning to rezone 650 Lindsey Street (Rockingham County Parcel Number 154376) to Conditional Zoning Office and Institutional (CZ O&I) from Residential-6 (R-6). The owner of the property is The Flack Foundation, Ronald Flack. This parcel encompasses an area of 0.235 acres. The property is currently developed, with a single-family dwelling located on site. City water and sewer services exist or are available within the ROW of Lindsey Street abutting to the south and Lamberth Street abutting to the west. There are no streams on-site and the property is not located in either the Jordan Lake or Troublesome Creek watersheds. The Floodplain Insurance Rate Map (FIRM) indicates no floodplains.

The proposed conditional rezoning aligns with Goal #2 of the Reidsville Land Development Plan, to develop a strong local economy. This includes promoting development or redevelopment of currently underutilized areas and increasing professional opportunities. This property is located on the boundary of Growth Management Area 2 – Urban and Growth Management Area 3 – Suburban. GMA 2 surrounds the city center, encompassing the areas immediately outside of the Central Business District. GMA 2 prioritizes the preservation of significant historic structures and provides provisions for expanding retail and commercial services. In GMA 2 there is an identified lack of neighborhood-scale services, as well as an existing infrastructure network sufficient to support growth. GMA 3 also surrounds the city center, primarily encompassing the areas to the south, north, and west of the city. GMA 3 is predominately characterized by a mix of residential and commercial development, with ample vacant land available for new development. According to the Land Development Plan, GMA 3 provides an existing transportation network capable of accommodating growth. Additionally, within GMA 3, residential development is located in close proximity to commercial, office, and industrial employment as well as retail services. Therefore, staff find the proposed conditional rezoning request to be consistent with the 2022 Reidsville Land Development Plan, reasonable, and in the public interest based on the aforementioned information provided in this report and the attached statements of reasonableness and consistency.

The planning staff recommend the proposed conditional rezoning application be approved.

## PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended the proposed conditional rezoning application be approved.



**CITY OF REIDSVILLE  
DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

**DRAFT MOTIONS TO APPROVE/DENY**

Below are suggested motions to either recommend the proposed zoning map amendment be approved or denied depending on the position the Council wishes to take on the case.

**APPROVE**

“I make a motion to recommend the proposed rezoning be **APPROVED** for the specified parcels to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Council agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

**DENY**

“I make a motion to recommend the proposed rezoning be **DENIED** for the specified parcels to the requested zoning district based upon [ **INSERT SPECIFIC REASONING** ], as may be amended and incorporated into the motion, to be included in the minutes.”





**CITY OF REIDSVILLE  
DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

**CONSISTENCY & REASONABLENESS DETERMINATION**

---

The Reidsville City Council has reviewed **Case CZ 2025-05**, rezoning from **Residential-6 (R-6)**, to **Conditional Zoning Office and Institutional (CZ O&I)** and as required by North Carolina General Statute 160D makes the following findings:

1. The proposed action is found to be consistent with the adopted Reidsville Land Development Plan. This zoning amendment is supported by the intent and descriptions of **Growth Management Area 2 – Urban** and **Growth Management Area 3 – Suburban**.
  - A. This parcel is on the boundary of **Growth Management Area 2 – Urban** and **Growth Management Area 3 – Suburban** according to the Reidsville Land Development Plan, and is characterized by a mix of commercial, office, and residential development.
  - B. Uses permitted within this **CZ O&I** district are compatible with a variety of land uses including those in the surrounding area.
2. The proposed action is found to be reasonable:
  - A. The subject property is within the vicinity of other existing conditionally zoned O&I districts.
  - B. The uses allowed in this **CZ O&I** district are appropriate for the land, considering its effect upon the landowners, neighbors and community, and are generally harmonious with uses found in the area surrounding these properties.
  - C. **Growth Management Area 2** prioritizes the preservation of significant historic structures and provides provisions for expanding retail and commercial services.
  - D. **Growth Management Area 3** prioritizes the expansion of residential and commercial services, and provides an existing transportation network capable of accommodating growth.

**A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY AND  
REASONABLENESS REGARDING A PROPOSED AMENDMENT TO THE  
CITY OF REIDSVILLE ZONING ORDINANCE**

**CONDITIONAL ZONING MAP AMENDMENT**

**DOCKET # CZ 2025-05**

**WHEREAS**, pursuant to North Carolina General Statutes Chapter 160D-605, prior to adoption or rejection of any zoning amendment, the Reidsville City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

**WHEREAS**, on July 12, 2022, the Reidsville City Council adopted the Land Development Plan which included a Future Land Use Map. Plans such as the City of Reidsville Land Development Plan are not designed to be static but are meant to reflect the City of Reidsville's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Reidsville's ordinances;

**WHEREAS**, the City of Reidsville received a rezoning request for a parcel encompassing a total area of 0.235 located along Lindsey St., zoning district CZ Office and Institutional (CZ O&I).

**WHEREAS**, On June 18, 2025, the City of Reidsville Planning Board voted to recommend to the Reidsville City Council that the conditional zoning amendment request be approved.

**STATEMENT OF NEED:** The rezoning of the subject property(s) would enable them to be utilized in a way that would benefit the City of Reidsville in future development and growth. These uses are compatible with the surrounding commercial and residential districts.

**STATEMENT OF CONSISTENCY:** The goals of the 2022 City of Reidsville Land Development Plan are to make smart growth decisions by carefully managing growth to:

- A. Revitalize downtown through new development and redevelopment.
- B. Encourage economic development and bring a greater variety of businesses to the City.
- C. Expand available housing stock with options that are attractive and affordable.
- D. Develop community based opportunities for children and young adults.
- E. Improve our parks, trail systems to promote greater Greenway connectivity.
- F. Promote long-term visions for greater connectivity, while preserving our sense of community.

**STATEMENT OF REASONABLENESS:** The Reidsville City Council finds the rezoning amendment reasonable, in accordance with G.S. 160D-605(b), as the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the City while improving access to quality open spaces and environmental amenities to improve the quality of life for all Reidsville residents.

**WHEREAS,** The Reidsville City Council has considered the written recommendation of the Planning Board and has held a public hearing on the proposed amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment is consistent with the City of Reidsville's Land Development Plan, and why the City Council considers the proposed amendment to be reasonable and in the public interest;

**NOW THEREFORE, BE IT RESOLVED BY THE REIDSVILLE CITY COUNCIL THAT:**

1. The Reidsville City Council finds that the proposed amendment to the City of Reidsville's Zoning Map is consistent with the goals and recommendations of the 2022 City of Reidsville's Land Development Plan.
2. At no time are land use regulations or plans of the City of Reidsville or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the City of Reidsville's Zoning Map is reasonable and, in the public's best interest.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the City Council of the City of Reidsville, North Carolina.

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**DONALD L. GORHAM, MAYOR, REIDSVILLE, N.C.**

---

**Angela G. Stadler, City Clerk**



No. \_\_\_\_\_

## CITY OF REIDSVILLE, NC CONDITIONAL ZONING APPLICATION

Date: 4/30/2025APPLICANT INFORMATION:Name(s): Ronald FlackAddress: 510 S. Tipton Place  
Reidsville NC. 27320Daytime Telephone No.: 336-209-5036PROPERTY OWNER INFORMATION:Name(s): Ronald FlackAddress: 510 S. Tipton Place  
Reidsville NC. 27320Daytime Telephone No.: 336-209-5036PROPERTY INFORMATION:

Rockingham County Tax Parcel Number: \_\_\_\_\_

Property size in acres (sq. ft. if less than one (1) acre): \_\_\_\_\_

Property street location: 650 Lindsey St Reidsville NC. 27320Current use of property: Limited use for Vocational school

Provide the required information as indicated below. Pursuant to the City of Reidsville Zoning Ordinance, this application will not be processed until application fees are paid, the form below is completed and signed and all required maps and plans and documents have been submitted to the satisfaction of the Department of Planning & Community Development.

Pursuant to Article XI of the City of Reidsville Zoning Ordinance, the undersigned hereby requests the City of Reidsville to conditionally rezone the property listed below from:

Existing Zoning District: R-6  
 Requested Zoning District: O-~~AI~~ O-~~LI~~

**CONDITIONAL REZONING REQUIREMENTS:**

- ➡ **Zoning Concept Plan.** A concept plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Refer to Article XI of the City of Reidsville Zoning Ordinance for zoning map amendment requirements.
- ➡ **Zoning Conditions.** Use and/or development conditions must be provided. Refer to uses as listed in the Table of Permitted Uses, Article V, Section 2, of the City of Reidsville Zoning Ordinance.

**USE CONDITIONS:** Uses of the property shall be limited to the following uses as listed in the Table of Permitted Uses, Article V, Section 2, of the City of Reidsville Zoning Ordinance:

- Office
- ~~Adult~~ Vocational School
- Non Academic





PROPERTY OWNER CERTIFICATION

I hereby certify that I am the rightful and true owner(s) of the property(s) indicated on this application and consent to the proposed zoning map amendment and consent to adhere to all conditions listed in this application. I understand, and fully consent, that the City of Reidsville, at its sole discretion, may rezone this property to an appropriate designation if the preliminary subdivision plat for the proposed development is not approved within two (2) calendar years of approval of the Ordinance to amend the Reidsville Zoning Map by the City Council. Add signature fields, as needed. **ALL OWNER SIGNATURES MUST BE NOTARIZED.**

154376

Lot Parcel Number

Ronald Flack

Property Owner Signature

Ronald Flack

Property Owner Name Printed

650 Lindsey St

Mailing Address

Reidsville NC. 27320

City, State and Zip Code

890517104222 - TAX-ID

**ADDITIONAL SIGNATURES PAGE (Add As Needed). ALL SIGNATURES MUST BE NOTARIZED.**

\_\_\_\_\_  
Lot Parcel Number

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Name Printed

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Lot Parcel Number

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Name Printed

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

**I hereby request the Reidsville Planning Board consider this Conditional Zoning Map Amendment application and to make recommendations to the City Council to amend the Zoning Map. I certify that all information provided by me is accurate to the best of my knowledge.**

  
Applicant(s) Signature

  
Applicant(s) Name Printed

(Attach Notary Page Below Certifying Applicant Signature)

## Notary Page

**(MUST INCLUDE NOTARY CERTIFICATION FOR EACH SIGNATURE)**

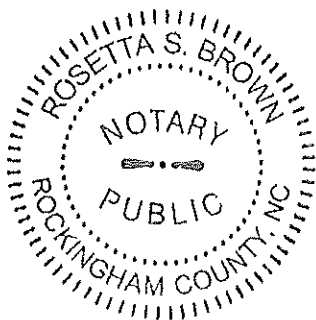
State of North Carolina

County of Rockingham

I, Rosetta S Brown, Notary Public, do hereby certify that  
Ronald Flack personally appeared before me this day and acknowledged the  
 due execution of the foregoing instrument.

Witness my hand and official seal this 1 day of May, 2025.

(Official Seal)



Official Signature of Notary

Notary's Printed or Typed Name

My Commission Expires: July 11, 2025



**CITY OF REIDSVILLE  
DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

**REZONING REQUEST STAFF REPORT**

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**DOCKET NO.:** CZ 2025-05

**PRESENTER:** Drew Bigelow, CZO, Director of Planning and Community Development

**CONTRIBUTING STAFF:** Drew Bigelow, CZO, Director of Planning and Community Development

**PETITIONER(S):** Ronald Flack, The Flack Foundation

**OWNER(S):** Ronald Flack, The Flack Foundation

**REQUEST:** Rezone parcel #154376 from Residential-6 (R-6) to Conditional Zoning Office and Institutional (CZ O&I).

**LOCATION(S):** 650 Lindsey Street, Reidsville, NC 27320

**PUBLIC NOTICE MAILED:** June 5, 2025

**PUBLIC NOTICE POSTED ON PROPERTY:** June 5, 2025

**PUBLIC NOTICE PUBLISHED IN NEWSPAPER:** June 8, 2025

**SITE INFORMATION**

**Tax Parcel Number(s):** 154376

**Site Acreage:** 0.235 Acres

**Current land uses:** Residential, Single-Family Dwelling

**Availability of Water:** Service exists or is available within the ROW of Lindsey Street abutting to the south and within the ROW of Lamberth Street abutting to the west.

**Availability of Sewer:** Service exists or is available within the ROW of Lindsey Street abutting to the south and within the ROW of Lamberth Street abutting to the west.

**Is the site located in the Jordan Lake Watershed?** No.

**Is the site located in the Troublesome Creek Watershed?** No.

**Is the site located within a floodplain?** No.

Is the site located within a historic district? Yes, the Old Post Road Historic District.

What is the topography of the property? Flat.

Is there a stream on the property? No.

## ZONING COMPABILITY ANALYSIS

North: Residential-6 (R-6)

South: Residential-6 (R-6)

East: Residential-6 (R-6)

West: Residential-6 (R-6)

1. Is the rezoning consistent or compatible with the existing nearby land uses?

COMMENTS: Yes, there are four other conditionally zoned Office and Institutional parcels located approximately 900 feet to the northeast. The Office and Institutional zoning district serves as a transitional zone between residential districts and commercial districts, and the land uses permitted within the O&I district are generally compatible with residential land uses.

## CONSISTENCY WITH ADOPTED PLANS

1. Would the granting of the rezoning request be in conformance with the 2022 Reidsville Land Development Plan?

COMMENTS: Yes.

2. Is the rezoning reasonable and in the public interest?

COMMENTS: Yes.

3. Are there traffic considerations associated with the granting of this rezoning request?

COMMENTS: No.

4. Have the conditions changed in the area from the time that the area was originally zoned, making this change appropriate or necessary?

COMMENTS: No.

5. Has the Zoning classification of this property changed since the original 1965 adoption of the Zoning Ordinance?

COMMENTS: No.

6. Are there substantial reasons why the property cannot be used in accord with existing zoning?

COMMENTS: No.

7. Would the granting of the rezoning request raise precedents, vested rights, etc.?

COMMENTS: Yes.

8. Will the proposed change constitute a grant of special privileges to an individual owner to the detriment of general plans, trends, or public welfare?

COMMENTS: No.

#### **OTHER REVIEW FACTORS**

1. Would the proposed rezoning have an adverse impact on other public facilities such as utilities and streets?

COMMENTS: No.

2. Would the proposed change be a deterrent to the improvement or development of adjacent property in accordance with existing regulations?

COMMENTS: No.

3. Would the granting of the rezoning request impose undue hardships on adjacent landowners such as noise, smoke, odors, visual impairment or other nuisances?

COMMENTS: No.

#### **ANALYSIS AND STAFF RECOMMENDATION**

Ronald Flack is petitioning to rezone 650 Linsey Street (Rockingham County Parcel Number 154376) to Conditional Zoning Office and Institutional (CZ O&I) from Residential-6 (R-6). The owner of the property is The Flack Foundation, Ronald Flack. This parcel encompasses an area of 0.235 acres. The property is currently developed, with a single-family dwelling located on site. City water and sewer services exist or are available within the ROW of Lindsey Street abutting to the south and Lamberth Street abutting to the west. There are no streams on-site and the property is not located in either the Jordan Lake or Troublesome Creek watersheds. The Floodplain Insurance Rate Map (FIRM) indicates no floodplains.

A Conditional Zoning request amends the zoning map with site specific conditions incorporated into the amendment. This allows the owner and developer to place voluntary conditions on the land with the intent of restricting allowable uses within the new zoning district or to ask for deviations from standards. The owner and applicant get to choose which of the allowable uses for the district, in this case O&I, that they would like to impose upon the land. The owner and applicant have requested to limit the allowable land uses to non-academic (vocational) schools and offices only. The applicant is not requesting to deviate from the allowable dimensional standards for the O&I district. Since this is a limited use conditional rezoning and no deviation from the district dimensional standards has been requested, a concept site plan is not required. Per Article V, Section 1 of the Zoning Ordinance, any major change that alters the density of the development, decreases use of compatible design features, decreases pedestrian features, or changes the use(s) approved for the property must again go before the



Planning Board and City Council for approval. Minor changes which do not rise to the level of a major change may be approved administratively by the Planning & Community Development Director.

The proposed conditional rezoning aligns with Goal #2 of the Reidsville Land Development Plan, to develop a strong local economy. This includes promoting development or redevelopment of currently underutilized areas and increasing professional opportunities. This property is located on the boundary of Growth Management Area 2 – Urban and Growth Management Area 3 – Suburban. GMA 2 surrounds the city center, encompassing the areas immediately outside of the Central Business District. GMA 2 prioritizes the preservation of significant historic structures and provides provisions for expanding retail and commercial services. In GMA 2 there is an identified lack of neighborhood-scale services, as well as an existing infrastructure network sufficient to support growth. GMA 3 also surrounds the city center, primarily encompassing the areas to the south, north, and west of the city. GMA 3 is predominately characterized by a mix of residential and commercial development, with ample vacant land available for new development. According to the Land Development Plan, GMA 3 provides an existing transportation network capable of accommodating growth. Additionally, within GMA 3, residential development is located in close proximity to commercial, office, and industrial employment as well as retail services. Therefore, staff find the proposed conditional rezoning request to be consistent with the 2022 Reidsville Land Development Plan, reasonable, and in the public interest based on the aforementioned information provided in this report and the attached statements of reasonableness and consistency.

The planning staff recommend the proposed conditional rezoning application be approved.

Fire and police stations, emergency services	
Flammable gas for heating premises on which located	
Golf courses, except par three or miniature courses	
Home Occupations	See Note 2
Mobile homes/Manufactured housing (one per lot)	Requires SUP/See Note 5
Modular Units (residential and commercial)	See Note 28
Nail Salon within the Home	Requires SUP
Nonconforming use, change or extension	Requires SUP
Private athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	
Private community building, not for commercial gain	
Public parks, cultural and recreational facilities	
Public utility facilities, pump stations, water tower, etc.	
Rooming houses, boarding houses	
Satellite dishes	See Note 1
Schools (academic); kindergarten, elementary, secondary, public or private	
Signs	Art. VI
Temporary building incidental to a construction project	
Therapeutic massage as a home occupation	Requires SUP
Tourist homes or bed and breakfast	Requires SUP
Townhouses (residential)	
Vehicle, junked	See Note 19
Vehicle, nuisance	See Note 20
Yard sales, rummage sales sponsored by non-profit organizations	

### *O&I Permitted Uses*

*Amendments through January 1, 2021*

Accessory uses, including but not limited to fallout shelters, garages, guest houses, tool sheds, swimming pools	See Note 1
Automotive parking lots serving uses permitted in district in which lot is located	
Automobile parking lots for public rental when not associated with an existing permitted use and with site plan approval by Planning Staff	See Note 9
Banks, savings and loan and similar financial institutions	
Boarding house, rooming house	
Churches, synagogues, temples and other places of worship (including preschool child instruction and/or care carried on by churches, provided the operation is contained entirely on site)	See Note 31
Clubs and lodges, private, non-profit	
Community Center, public or non-profit for assembly or recreation	
Condominiums (Office and Commercial)	
Day care facility, children and adults with indoor activity area of at least 25 sq. ft. per person; for children outdoor play area of 75 sq. ft. per person and security fence at least 4 ft. high	
Dwelling, accessory to non-residential	See Note 14
Dwellings, single family detached	
Dwellings, two family	
Event Center	Requires SUP
Family care homes	See Note 6
Fences and walls	
Fire and police stations, emergency services	
Flammable gas for heating premises on which located	
Funeral Homes including Crematories as an accessory use	See Note 33
Group Homes	
Home Occupations	See Note 2
Homeless shelters	Requires SUP
Hospitals, sanatoria	
Laboratories, medical, dental	
Medical dental, paramedical, chiropractor offices	
Modular Units (residential or commercial)	See Note 28
Nonconforming use, change or extension	Requires SUP
Nursing and rest homes	
Offices	
Personal Services	Requires SUP
Photographic developing, processing and finishing	
Photographic studios including blueprinting	
Private athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	
Private community building, not for commercial gain	
Public parks, cultural and recreational facilities	
Public utility facilities, pump stations, water tower, etc.	
Rooming houses, boarding houses	
Satellite dishes	See Note 1

### ***O&I Permitted Uses***

*Amendments through January 1, 2021*

Schools (academic); kindergarten, elementary, secondary, public or private	
Schools (Nonacademic); commercial, vocational, public or private including music and dance studio	See Note 24
Signs	Art. VI
Storage, Class I combustible liquids in underground tanks only when installed by certified service person and which meet all requirements of fire prevention code	
Temporary building incidental to a construction project	
Temporary housing non-profit	
Therapeutic massage	See Note 12
Tourist homes or bed and breakfast	
Townhouses (commercial)	
Vehicle, junked	See Note 19
Vehicle, nuisance	See Note 20
Yard sales, rummage sales sponsored by non-profit organizations	

### ***O&I Permitted Uses***

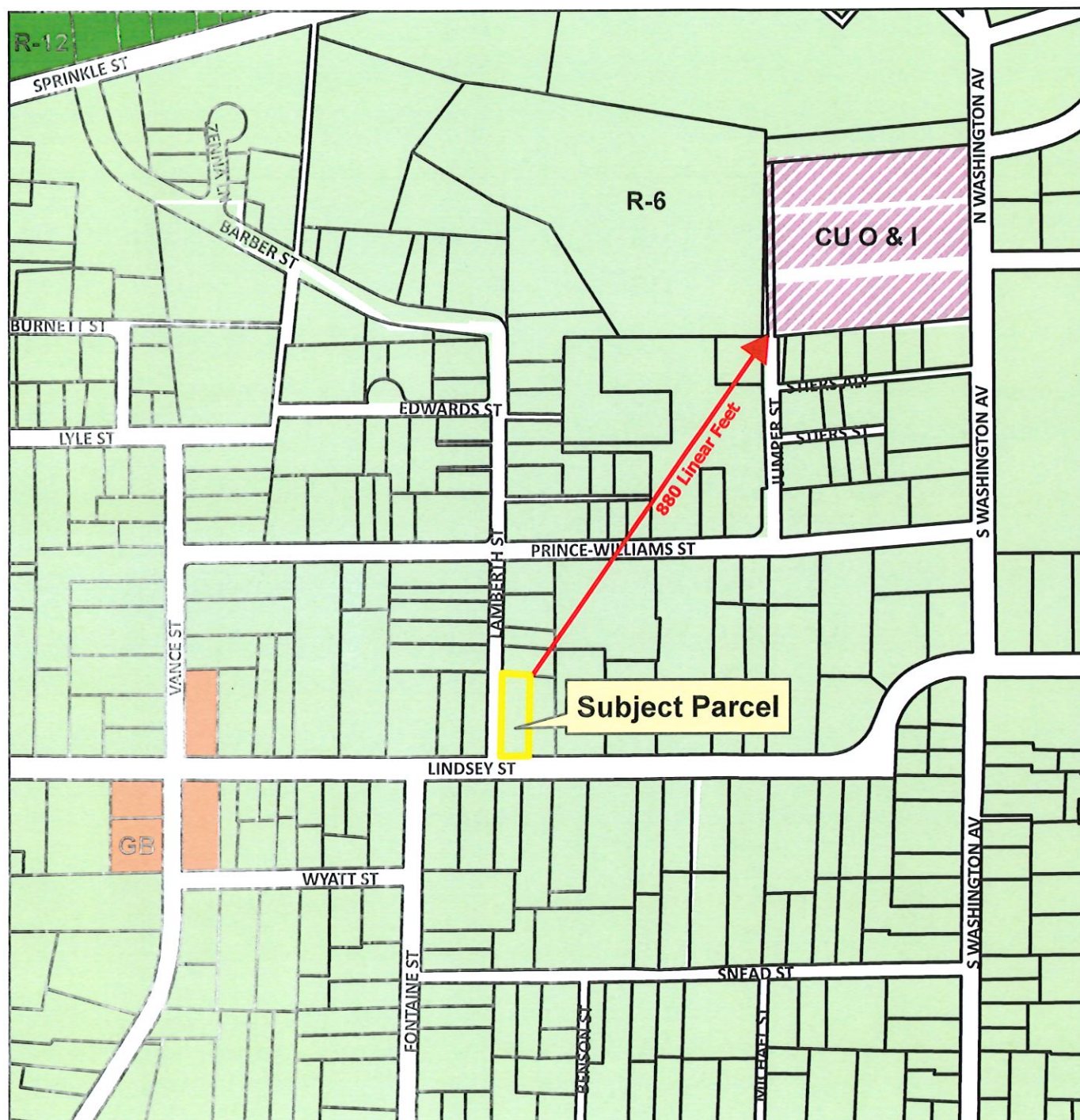
*Amendments through January 1, 2021*

#### **Description of District O & I** **Office & Institutional District**

This district is established primarily for Office and Institutional uses which have only limited contact with the general public and which have no offensive noises, odors, smoke, fumes, or other objectionable conditions. As residences are permitted in this district and as this district is usually adjacent to residential districts, provisions are made for yards, off-street parking and off-street loading areas.

Request: Rezone a property  
located at 650 Lindsey St.,  
Parcel #154376 to CZ O&I.  
Docket No.: CZ 2025-05

## City of Reidsville, NC Zoning Map



### ZONING DISTRICTS

- C
- O & I
- CB
- NB
- GB
- HB
- I-1
- I-2

- I-3
- R-6
- R-12
- RS-12
- R-20
- RA-20
- CU R-6
- CU R-12
- CU RS-12

- CU RA-20

- CU O & I

- CU NB

- CU GB

- CU HB

- CU I-1

- City Limits

- ETJ Boundary

- reidsville parcel m:



Prepared By:  
City of Reidsville  
Planning & GIS  
Date: 6/9/2025



Request: Rezone a property  
located at 650 Lindsey St.,  
Parcel #154376 to CZ O&I.  
Docket No.: CZ 2025-05

## City of Reidsville, NC Aerial Map



### Legend



Prepared by:  
City of Reidsville  
Planning & GIS  
Date: 6/9/2025





THE CITY OF  
**Reidsville**  
NORTH CAROLINA


230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, July 8, 2025, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, for consideration of a conditional rezoning request for a property located on 650 Lindsey Street, Rockingham County Parcel #154376, to rezone the property from Residential-6 (R-6) to Conditional Zoning Office and Institutional (CZ O&I). The applicant and owner of the property is The Flack Foundation, Ronald Flack. (Docket No. CZ 2025-05)

A copy of the applications further describing these requests are available for public inspection in the Department of Planning & Community Development, City Hall, weekdays from 8:30 a.m. to 5:00 p.m. Should you have any specific questions about this request, please feel free to contact the Planning & Community Development Department at 336-349-1066. Interested parties will be given the opportunity to address City Council during this public hearing.

This 25th day of June, 2025.

Angela G. Stadler, CMC, NCCMC   
City Clerk

\*\*\*\*\*

The City of Reidsville shares the goals of the Americans with Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-735-2962 (TT).

**Publish Dates in the Reidsville Review: Wednesday, June 25, 2025  
Wednesday, July 02, 2025**

*"Live Simply. Think Big."*



THE CITY OF  
**Reidsville**  
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

## CERTIFICATE OF MAILING NOTICES OF PUBLIC HEARING TO PROPERTY OWNERS

### TO THE HONORABLE MAYOR AND REIDSVILLE CITY COUNCIL:

I, Angela G. Stadler, CMC/NCCMC, Reidsville City Clerk, do hereby certify that notices of the public hearing considering a conditional zoning application, requesting a property located on 650 Lindsey Street, Specifically Rockingham County Parcel No. 154376, be rezoned from Residential-6 (R-6) to Conditional Zoning Office and Institutional (CZ O&I), on July 8, 2025, at 6:00 p.m. in Council Chambers, 230 West Morehead Street, Reidsville, North Carolina, were mailed by first-class mail on the 23rd day of June 2025, to all the owners of real property shown thereon.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the City of Reidsville, this 23rd day of June, 2025.



Angela G. Stadler, CMC/NCCMC  
City Clerk





THE CITY OF  
**Reidsville**  
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

## MEMORANDUM

**TO:** Michael A. Bratcher  
Three Arrows, Inc.  
Linda Vanhoven  
The Flack Foundation  
Shelia Cole-Rozema  
Jerusalem United Holy Church of America

**FROM:** Angela G. Stadler, CMC/NCCMC, City Clerk *AS*

**DATE:** June 23, 2025

**SUBJ:** Public Hearing – July 8, 2025

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting and public hearing will be conducted by the Reidsville City Council on Tuesday, July 8, 2025, at 6:00 p.m., in Council Chambers, City Hall, 230 West Morehead Street, Reidsville, North Carolina, for consideration of a conditional rezoning request for a property located on 650 Lindsey Street, Rockingham County Parcel #154376, to rezone the property from Residential-6 (R-6) to Conditional Zoning Office and Institutional (CZ O&I). The applicant and owner of the property is The Flack Foundation, Ronald Flack. (Docket No. CZ 2025-05)

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*“Live Simply. Think Big.”*

## MEMORANDUM – ESTABLISHMENT OF A SOCIAL DISTRICT IN DOWNTOWN REIDSVILLE

**To: Summer Woodard, City Manager**

**From: Montana Brown, Director of Marketing and Economic Development**

**Date: June 23, 2025**

During the City Council's budget retreat on February 27, 2025, the City Council expressed interest in potentially establishing a Social District in Downtown Reidsville. Included in the discussion were the potential boundaries, possible hours, and how the district would be regulated. At the meeting, a timeline was established by the Council in which Staff would gather feedback from downtown merchants, solicit public input, and gage participation.

City staff began by speaking with several municipalities, as well as gathered information from the North Carolina Main Street Program. Staff then went door to door in downtown Reidsville to discuss the possibility of a Social District. From those visits, we spoke with 19 businesses downtown and gathered the following feedback:

- 11 said they would support a Social District
- 4 said they do not support a Social District
- 4 said they may support and participate in a Social District.

Following this downtown survey, staff held public information session on Tuesday, June 3<sup>rd</sup>, 2025, at City Hall (230 W. Morehead St., Reidsville, NC 27320) at 6:00PM. During this information session staff gave a presentation on the makeup of the potential district, gathered feedback from the public, and answered all questions that arose.

Additionally, staff held internal meetings with the Police Department, Fire Department, Public Works, Planning, Human Resources, and Marketing & Economic Development to collaboratively discuss the social district. This led to the proposed ordinance, the map with designated boundaries, as well as the Maintenance and Operations Plan; all of which you have within your agenda packet.

Staff believe that there will be minimal costs to implement the social district. Purchases to consider would be an additional 3 trash receptacles, as well as the signage that would be placed at each social district boundary.

If City Council votes to enact this social district ordinance, staff will be required to submit the ordinance and the plan to NC ALE for approval. Once approved by ALE, the City will be able to proceed with obtaining and installing proper signage. We will also

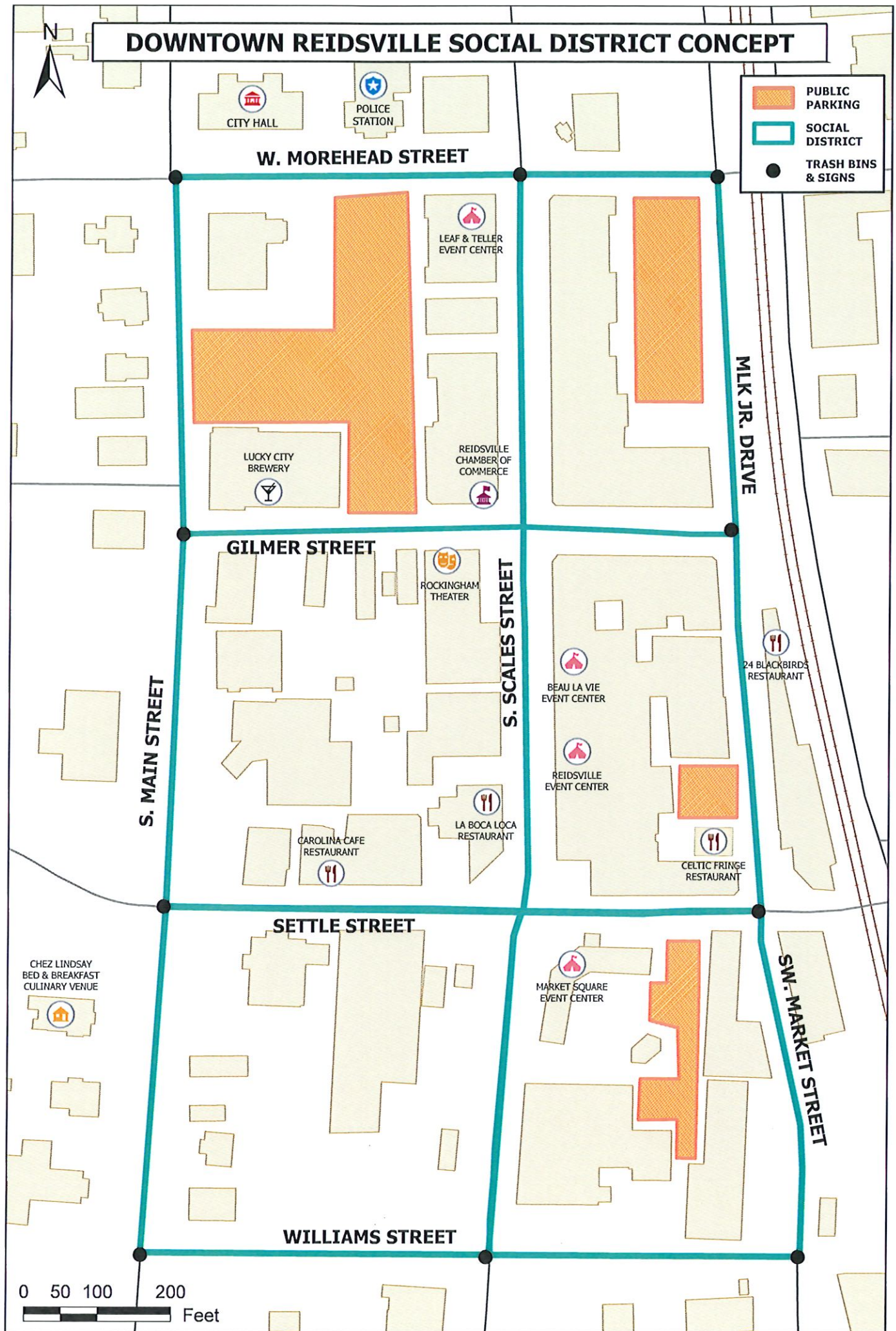
communicate with all businesses in the area that they need to apply for a permit with the City and obtain their proper signage before participating in the social district.

If so desired, we ask that you make a motion to approve the social district ordinance as proposed including the boundary map, the logo, and the maintenance and operation plan so that staff can move forward with submitting the required documentation to NC ALE. Please note that the social district won't be effective until it is approved by the state and proper signage can be implemented.

Attachments:

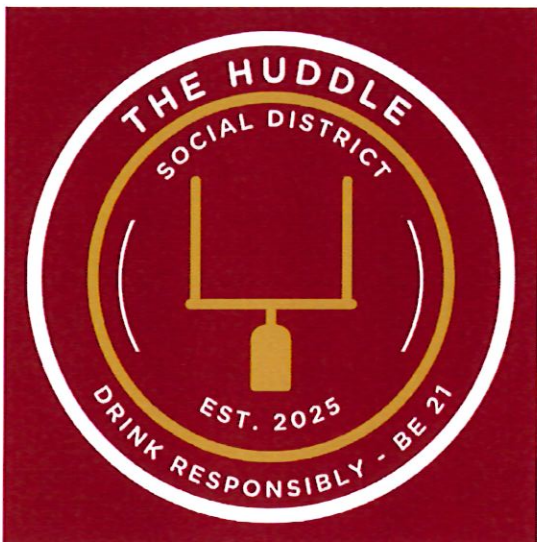
- Proposed Social District Boundary Map
- Proposed Social District Logos
- Proposed Social District Ordinance
- Proposed Social District Maintenance and Operation Plan
- Social District Presentation
- Social District Support Letter from Reidsville Chamber of Commerce
- Social District Support Letter from Reidsville Downtown Corporation
- Public Hearing Notice
- Most Common Social District Hours of Operation Document (provided by NC Main Street)
- List of Established Social Districts in North Carolina (updated 1/15/2025)
- List of responses from established social districts in the NC Main Street Program in response to issues that have arisen from their social districts.



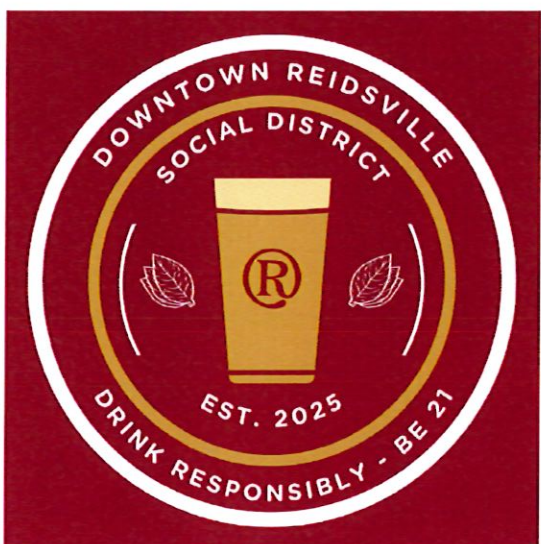




## Potential Social District Logos



- 1



- 2



- 3



- 4

WHEREAS, the North Carolina General Assembly enacted legislation in 2021 and clarifying legislation in 2022 allowing municipalities to designate social districts within their jurisdiction to allow alcoholic beverages sold by licensed premises to be consumed within the district, outside of the establishment where the beverage was purchased; and

WHEREAS, the City of Reidsville, the Reidsville Downtown Corporation and the Reidsville Chamber of Commerce, have worked together to propose a social district in downtown Reidsville;

WHEREAS, the aforementioned community partners believe that a social district is a valuable tool to increase economic activity and the vibrancy of downtown Reidsville; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of Reidsville, North Carolina, that Chapter 11 of the Reidsville City Code is amended to add section § 11-50 as follows:

**Sec. 11-50. Purpose and intent.**

- (a) Pursuant to the provisions of North Carolina General Statute § 160A-205.4, et. seq., one or more social districts may be created within the city and the city council hereby creates and designates the following social district:
  - (1) Downtown Reidsville Social District which is designated as shown on a map dated [July 8<sup>th</sup>, 2025], the map is available in the Office of the City Clerk, and signage and/or markings shall be posted clearly delineating the boundaries of the social district.
- (b) The Downtown Reidsville social district shall be created, designated, and managed in accordance with the requirements contained in North Carolina General Statute § 160A-205.4 and Chapter § 18B.
- (c) Any person who violates this article, and any person who aids, abets, encourages, assists in, or contributes to such violation, shall be guilty of a Class 3 misdemeanor punished by a fine not to exceed five-hundred dollars (\$500.00) pursuant to N.C.G.S. 14.4.

**Sec. 11-51. Definitions.**

- (a) *Customer*. A person who purchases an alcoholic beverage from a permittee that is in a social district.
- (b) *Non-permittee*. An establishment that is located in a social district and does not hold any ABC permits issued by the North Carolina Alcoholic Beverage Control Commission.
- (c) *Permittee*. An establishment or person holding any of the following ABC permits issued by the North Carolina Alcoholic Beverage Control Commission:
  - (1) An on-premises malt beverage permit issued pursuant to N.C.G.S. § 18B-1001(1).
  - (2) An on-premises unfortified wine permit issued pursuant to N.C.G.S. § 18B-1001(3).
  - (3) An on-premises fortified wine permit issued pursuant to N.C.G.S. § 18B-1001(5).



- (4) A mixed beverages permit issued pursuant to N.C.G.S. § 18B-1001(10).
- (5) A wine shop permit issued pursuant to N.C.G.S. § 18B-1001(16).
- (6) A distillery permit issued pursuant to N.C.G.S. § 18B-1100(5).
- (d) *Premises.* A fixed permanent establishment, including all areas inside or outside the permitted establishment, where the permittee has control through a deed, lease, or other legal process.
- (e) *Social district.* A defined area in which a person may consume alcoholic beverages sold by a permittee. A social district may include both indoor and outdoor areas of businesses within the defined area during the days and hours established by this article. A social district may include privately owned property, including permittees and non-permittee businesses, multi-tenant establishments, public streets, crosswalks, or parking areas whether or not the streets or parking areas are closed to vehicle traffic.

#### **Sec. 4-18. Application.**

(a) The provisions and terms contained in this article shall be applicable between the hours of 11:00 a.m. and 9:00 p.m., Thursday through Sunday. At all other times, the provisions and terms contained in this article are not in effect and all provisions of state and local laws concerning the possession and consumption of alcohol shall be in full force and effect.

(b) Any alcoholic beverage purchased for consumption in the social district shall:

- (1) Only be consumed in the social district.
- (2) Be disposed of before the person in possession of the alcoholic beverage exits the social district. A violation of this section is a Class 3 misdemeanor.

A violation of this section shall be a class 3 misdemeanor punishable by a fine not to exceed five-hundred dollars (\$500.00) pursuant to N.C.G.S. 14-4.

#### **Sec. 4-19. Requirements for sale of alcoholic beverages.**

A permittee located in a social district may sell alcoholic beverages for consumption within the social district in which it is located in accordance with the following requirements:

- (1) The permittee shall only sell and serve alcoholic beverages on its licensed premises.
- (2) The permittee shall only sell alcoholic beverages for consumption in the social district in which it is located in a container that meets all of the following requirements:
  - a. The container clearly identifies the permittee from which the alcoholic beverage was purchased and the date and time of purchase.
  - b. The container clearly displays a logo or some other mark that is unique to the Downtown Reidsville social district.
  - c. The container is not comprised of glass.
  - d. The container displays, in no less than 12-point font, the statement, "Drink Responsibly- Be 21."
  - e. The container shall not hold more than sixteen (16) fluid ounces.

- (3) The permittee shall not allow a person to enter or re-enter its licensed premises with an alcoholic beverage not sold by a permittee established in the social district to sell alcoholic beverages.

**Sec. 4-20. Requirements for possession and consumption of alcoholic beverages.**

The possession and consumption of an alcoholic beverage in a social district is subject to all of the following requirements:

- (a) Only alcoholic beverages purchased from a permittee located in the social district may be possessed and consumed in the social district.
- (b) Alcoholic beverages shall only be in containers meeting the requirements set forth in section 4-19(b) of this article.
- (c) Alcoholic beverages shall only be possessed and consumed on the days and during the hours designated in section 4-18(a) of this article.
- (d) Nothing in this subdivision shall be construed as authorizing the sale and delivery of alcoholic beverage drinks in excess of the limitation set forth in N.C.G.S. § 18B-1010.
- (e) A person shall dispose of any alcoholic beverage in the person's possession prior to exiting the social district.
- (f) A participating non-permittee business is required to always display the uniform sign during the times when the social district is active as to whether the business allows for patrons to enter their business with alcohol.
- (g) All permittee and non-permittee businesses that are part of a social district and allow customers to bring alcoholic beverages onto their premises are required to clearly post signage on any exits that do not open to the social district indicating that alcoholic beverage cannot be taken past that point.
- (h) During the days and hours when the social district is in effect as set forth in section 4-18(a), a non-permittee business that allows customers to bring alcoholic beverages onto its premises is required to allow law enforcement officers access to the areas of the premises accessible by customers.
- (i) A violation of this section shall be a Class 3 misdemeanor punishable by a fine not to exceed five-hundred dollars (\$500.00) pursuant to N.C.G.S. 14.4.

**Sec. 4-21. Exceptions.**

When a special event is held pursuant to the issuance of a special event permit as set out in City of Reidsville Code of Ordinance section 11-41, the terms and conditions of the special event permit supersede the provisions of this article within the boundaries of the special event. Purchases of alcohol within the boundaries of the special event can be taken outside of the special event into the boundary of the social district in compliance with N.C.G.S. 18B-300.1(j)(1) through (3). A violation of this section shall be a Class 3 misdemeanor punishable by a fine not to exceed five-hundred dollars (\$500.00) pursuant to N.C.G.S. 14.4.



**Sec. 4-22. Severability.**

If any section, phrase, sentence or portion of this article is held void, invalid, unconstitutional or unenforceable for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision; and such holding shall not affect the validity of the remaining portions thereof. All ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

## **EXAMPLE MAINTENANCE AND OPERATIONS PLAN**

### **I. Introduction**

On September 8, 2021, Session Law 2021-150 was ratified, allowing local governments to establish “Social Districts” within their jurisdictions. On July 7, 2022, Session Law 2022-49 was signed into law, clarifying the original social district legislation. These Social Districts allow for common areas where licensed establishments (e.g., bars, breweries, restaurants) may sell alcoholic beverages in designated containers to be taken into the common area for consumption. The City of Reidsville (the “City”) has established such a Social District, designated “Downtown Reidsville Social District”.

This plan outlines the management and maintenance of The Downtown Reidsville Social District. The plan will be submitted to the North Carolina ABC Commission and placed on the City’s website.

### **II. Management**

The Downtown Reidsville Social District will be managed by the City of Reidsville, including the City Police Department, Public Works Department, Planning and Community Development Department, and Marketing and Economic Development Department.

### **III. Participating Businesses with ABC Permits**

ABC Holders adjoining the District shall apply for a permit from the City’s Department of Planning & Community Development providing their consent to abide by the rules, regulations, and requirements promulgated by the City, the ABC Commission, and ABC statutory requirements. There is a fee of \$25 to apply for a permit, which would include the price of signage. Participating businesses must obtain a permit to participate prior to selling beverages to be consumed within the social district. ABC Permittee holders may apply for the permit on the City website at [reidsvillenc.gov](http://reidsvillenc.gov) or at City Hall. Failure to comply with the social district rules will result in revocation of the permit.

Participating Businesses without an ABC permit may participate in the social district by allowing alcoholic beverages purchased and possessed in accordance with this plan and the Social District Ordinance to be consumed in their businesses. Participating businesses that are not selling alcoholic beverages are required to register with the City prior to joining the social district.

In accordance with NCGS § 18B-300.1(d)(4), the City will develop and approve uniform signs in electronic format indicating that a non-permittee business is included in the social district and allows alcoholic beverages on its premises during the days and hours of social district operations. Participating non-permittee businesses must register with the City and pay a fee of \$5, which includes the purchase of the uniform social district sign. A participating non-permittee business shall always display the uniform sign during the times when the social district is active. A customer may not bring an alcoholic beverage into a non-permittee business that does not display the uniform sign. No non-permittee business shall be required to participate or be included in a social district or to allow customers to bring alcohol onto its premises.

Uniform signs can be accessed on the City website at reidsvillenc.gov.

#### **IV. District Boundaries**

The Downtown Reidsville Social District boundaries are shown on page 5 of this document. Notwithstanding the map, all City of Reidsville publicly owned and operated parking areas will be excluded from the Downtown Social District. These parking areas are clearly designated on the map of the Social District and signage shall be posted.

#### **V. Operations**

The Downtown Reidsville Social District will operate between the hours of 11AM and 9PM, Thursday through Sunday.

#### **VI. District Designation and Logo**

The Downtown Reidsville Social District logo (insert logo details). Boundaries of the social district will be clearly marked with signs affixed to all entrance/exit points.

#### **VII. Rules & Regulations**

Sale of Alcoholic Beverages: Business selling alcoholic beverages for consumption within the social district shall comply with the following rules:

- 1) The business shall only sell alcoholic beverages on its licensed premises.
- 2) The business shall only sell alcoholic beverages for consumption in a social district container that meets the requirements in the following section.
- 3) The business may allow a person to enter or reenter their licensed premises with an alcoholic beverage sold by another permittee within the Social District. Appropriate signage must be displayed by the business/permittee to allow this on their licensed premises.
- 4) The business shall only sell alcoholic beverages for consumption within the social district during the days and hours set forth in this plan and the social district ordinance.

Alcoholic Beverage Containers: Alcoholic beverages sold for consumption in public areas within the social district may only be sold in and consumed from containers that meet the following requirements:

- 1) The container clearly identifies the permitted business from which the alcoholic beverage was purchased.
- 2) The container clearly shows the date and time which the alcoholic beverage was purchased.
- 3) The container clearly displays the Downtown Reidsville Social District logo and a statement that reads "Drink Responsibly - Be 21." in no less than 12-point font.
- 4) The container is not made of glass.
- 5) The container does not exceed 16 fluid ounces.

#### Possession and Consumption of Alcoholic Beverages

Persons consuming alcoholic beverages within the social district shall abide by the following rules:

- 1) Only alcohol purchased from a permitted business within the social district and that is in the approved social district container may be consumed within the social district.
- 2) Alcoholic beverages may not be carried into any non-participating businesses within the social district.
- 3) Alcoholic beverages must be disposed of before a person leaves the social district.
- 4) A person shall not consume alcohol in any public area within the social district except during the days and hours set forth in this policy and in the social district ordinance.

### **VIII. Financing**

The City of Reidsville will fund the costs of establishing and managing the Downtown Reidsville Social District, including clearly defining the district boundaries and posting conspicuous signage within the social district. The City will develop and approve the uniform signs in the form of stickers, placards or other formats for non-permittee participating businesses. Likewise, the City will develop and approve the logo that is unique to the to the social district to be displayed on the containers required for alcoholic beverages; however, the cost of the containers, as well as the printing and acquisition of the logos will be the responsibility of the permittees within the District.

### **IX. Enforcement**

Enforcement of the social district rules will be provided by the City of Reidsville Police Department. RPD will enforce the provisions of NCGS § 18B300.1 and the

Code of Ordinances as staffing allows. A violation of the provisions of NCGS § 18B300.1 is a Class 3 misdemeanor pursuant to NCGS 18B-102(b). The City's Department of Planning & Community Development shall revoke any permit of an establishment that fails to comply with the social district rules.

#### **X. Insurance**

The City of Reidsville is insured for its management and operation of the social district. As part of the required Social District permit, participating establishments shall secure business liability insurance naming the City of Reidsville as an additional insured in limits and coverages determined appropriate by the City from time to time and shall be submitted to City with the permit application.

The participating establishment shall obtain the following insurance for its management and operation of the Reidsville Social District

- Bodily injury: \$1,000,000 per occurrence/ \$2,000,000 aggregate
- Property Damage: \$1,000,000 per occurrence/ \$2,000,000 aggregate
- Or Bodily injury and Property Damage, combined single limit \$1,000,000 per occurrence/ \$2,000,000 aggregate
- Professional Liability: \$1,000,000 per occurrence/ \$2,000,000 aggregate

#### **XI. Sanitation and Maintenance**

The City's Public Works Department will provide sanitation services within the district, including trash removal and litter pickup. Trash receptacles will be located at the boundaries of the social district to encourage patrons to properly dispose of their cups and unconsumed alcohol.

All litter enforcement and/or violations will follow the guidance provided in N.C.G.S. 14-399.

#### **XII. Marketing and Promotion**

Marketing and promotion of the social district will be a joint effort between the City of Reidsville Marketing & Economic Development Department and ABC permitted establishments in or adjacent to the Social District.

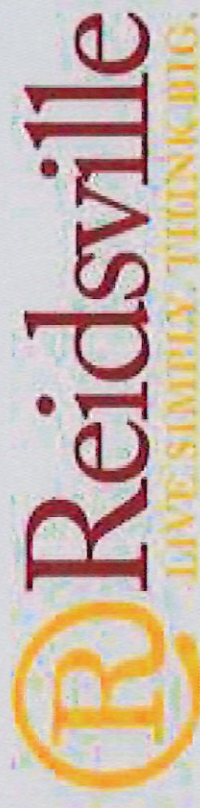
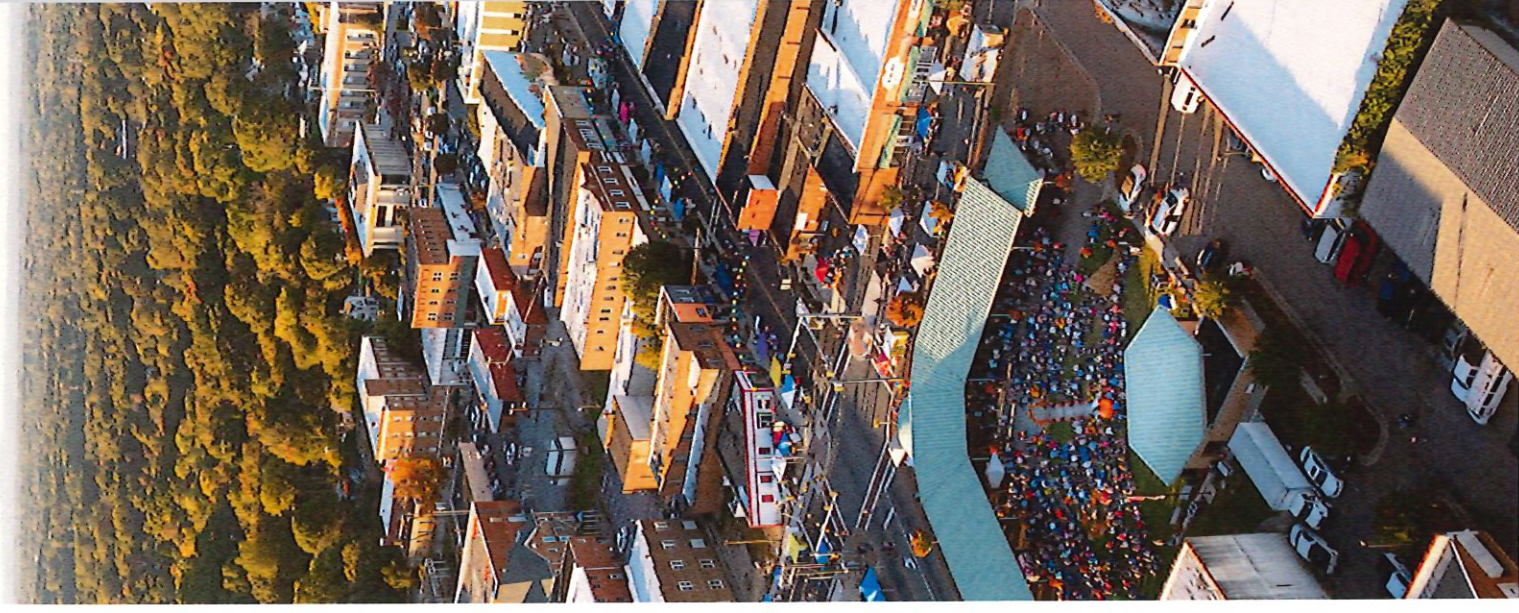
LOGO

(INSERT LOGO)



## SOCIAL DISTRICT BOUNDARY MAP

(INSERT MAP)



# Downtown Reidsville – Social District

Presented by:

City of Reidsville

Economic Development Department



# What Is a Social District?

- A designated outdoor area where individuals can carry and consume alcoholic beverages purchased from licensed businesses.
- Authorized and regulated by G.S. § 160A-205.4 and GS § 18B-300.1.
- Alcohol must be in marked containers from participating businesses, with date, time of purchase, and purchase location.
- Each municipality defines certain rules, such as district boundaries and permitted times, as approved by City Council.



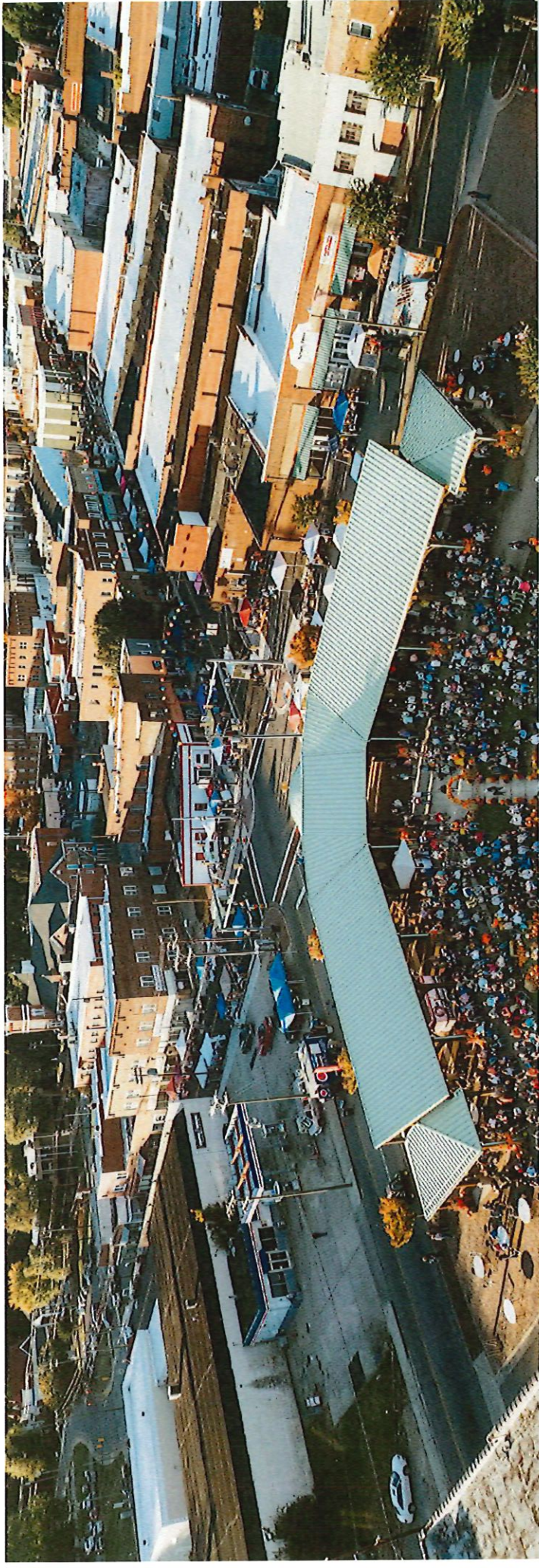


# What does NC State law say about Social Districts? (18B-300.1)



- **Only permitted businesses** (with appropriate ABC permits) can sell alcohol for the Social District.
- Alcohol must be in **non-glass, marked containers** with:
  - *Business name*
  - *Social District logo*
  - *“Drink Responsibly – Be 21”*
  - *Max 16 oz*
- **Alcohol must be consumed within boundaries and during set hours.**
- **Customers must dispose** of drinks before leaving the District.
- Convenience stores and gas stations **cannot sell** drinks for the Social District.
- Violations are subject to **existing** alcohol laws and enforcement.

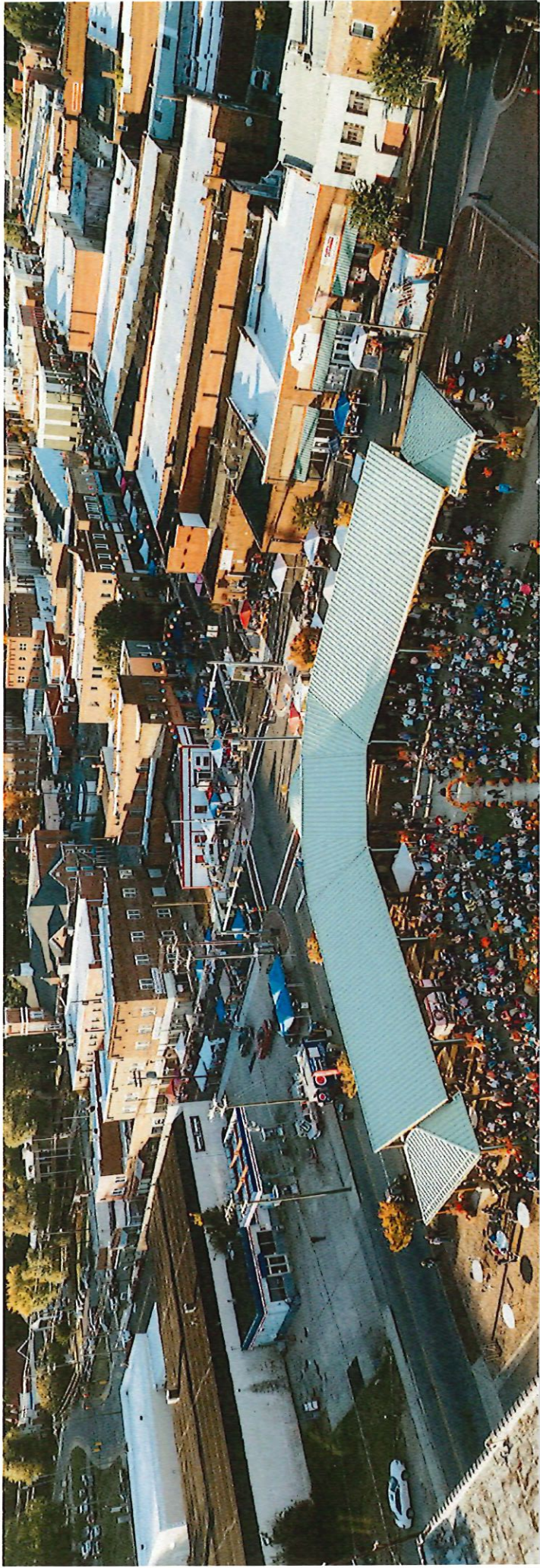




## Why Is Reidsville Considering This?

- Social districts have been reported to accelerate revitalization in downtown areas.
- Interest from downtown businesses and residents.
- Excellent recruitment and retention tool for businesses.

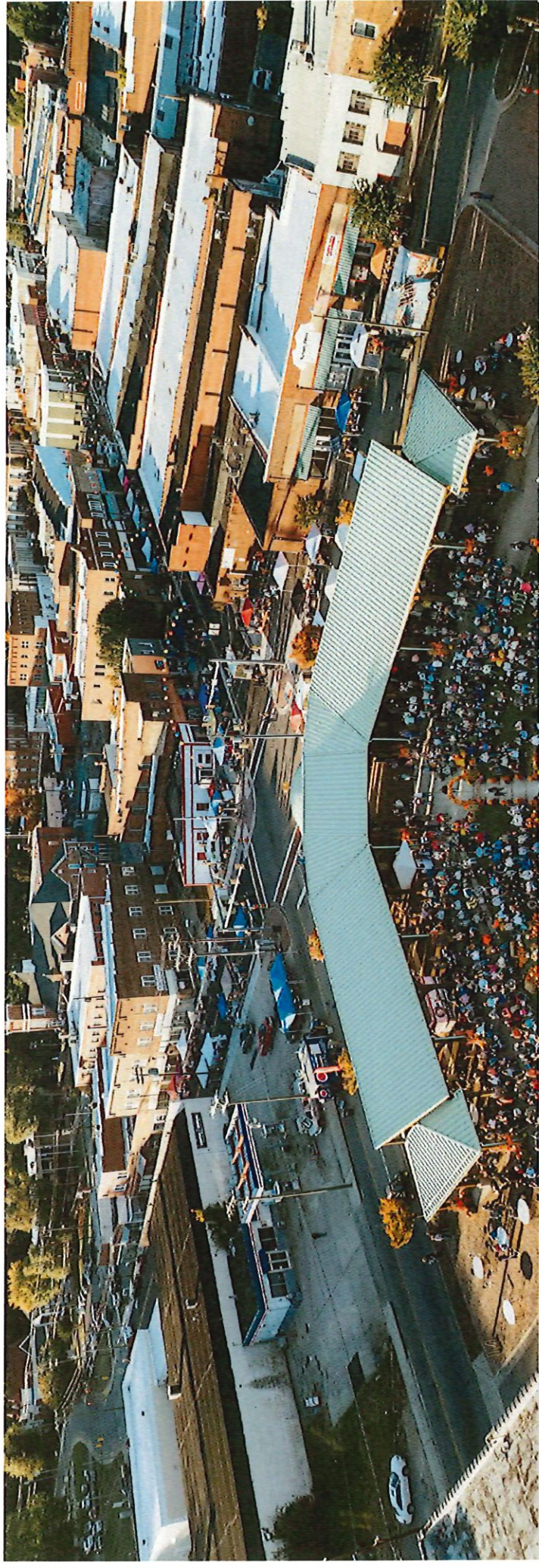




## Why Is Reidsville Considering This?

- Provide additional collaboration opportunities for events and businesses.
- Encourage extended store hours, while supporting more evening foot traffic and business opportunities.
- Offer new opportunities for increased revenue among current businesses.





Out of 19 responses from downtown businesses/property owners:

- 11 said yes – they would support a social district
- 4 said no – they would not support a social district
- 4 said maybe – they would possibly participate in a social district

## Why Is Reidsville Considering This?





## Where Else in NC Are They Being Used?

- Over 70 active social districts across NC as of 2025.
- Includes cities and towns of all sizes.
- Current social districts in Rockingham County include Eden & Madison.



# Reported Benefits from Other Communities

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- Increased foot traffic and downtown activity.
- Provides a boost to local restaurants and businesses.
- Increased support for events and collaboration among businesses.
- Flexible and low-cost to implement (according to other towns).





# Potential Collaboration Among Businesses

- Sip & Shop: Evening shopping opportunities with retail businesses providing beverages for sale and/or tastings.
  - Stroll & Savor: Food and drink tours with limited special menus.
  - Art Walk: Gallery events with wine/beer tastings. Could partner with local art shops and organizations.
- Many communities pair these events with discounts and special sales among shops and businesses, reporting a spike in sales and foot traffic.





# Mitigating Risk

- Cities surveyed across North Carolina have reported minimal issues since implementation.
- Participation by businesses is voluntary, not required. (Must Opt-In to participate)
- Clear signage, limited hours, and assistance from local enforcement. Trash receptacles provided at every entrance and exit.
- Event permits supersede Social District





# Mitigating Risk

- Part-time downtown attendant position has been posted to assist with litter and upkeep.
- All current alcohol-related laws still apply – public intoxication, underage drinking, etc.
- All businesses selling alcoholic beverages must be permitted through appropriate state licensures and associated trainings.





# What a Social District Typically Includes

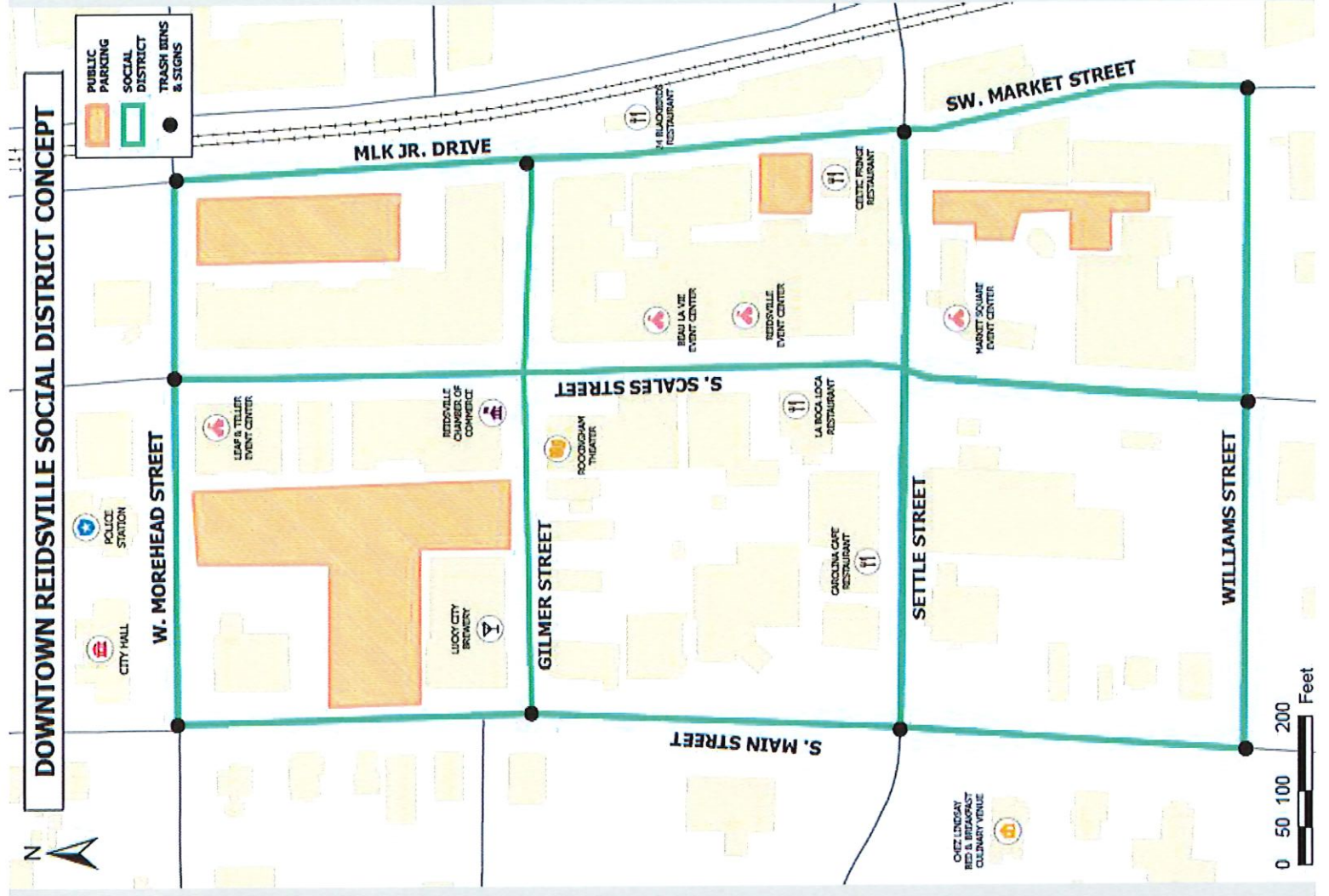
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- Clearly marked district boundaries and signage. Trashcans will be made available at entrance and exit points.
- Branded or marked containers required. (16 fluid oz max, "Drink Responsibly, Be 21" Required per 18B-300.1)
- Designated hours for district to be "open" (not 24/7/365)
- Window decals for participating businesses.



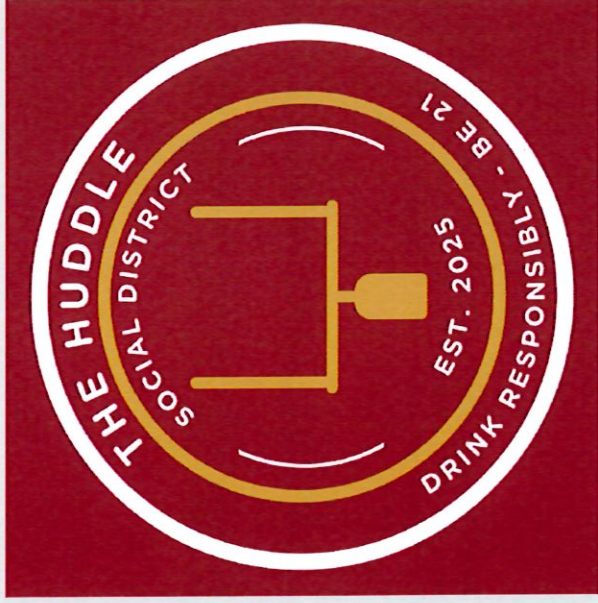


# Proposed Social District Map - Downtown Reidsville, NC





# Potential Social District Logos



1



2



3



4

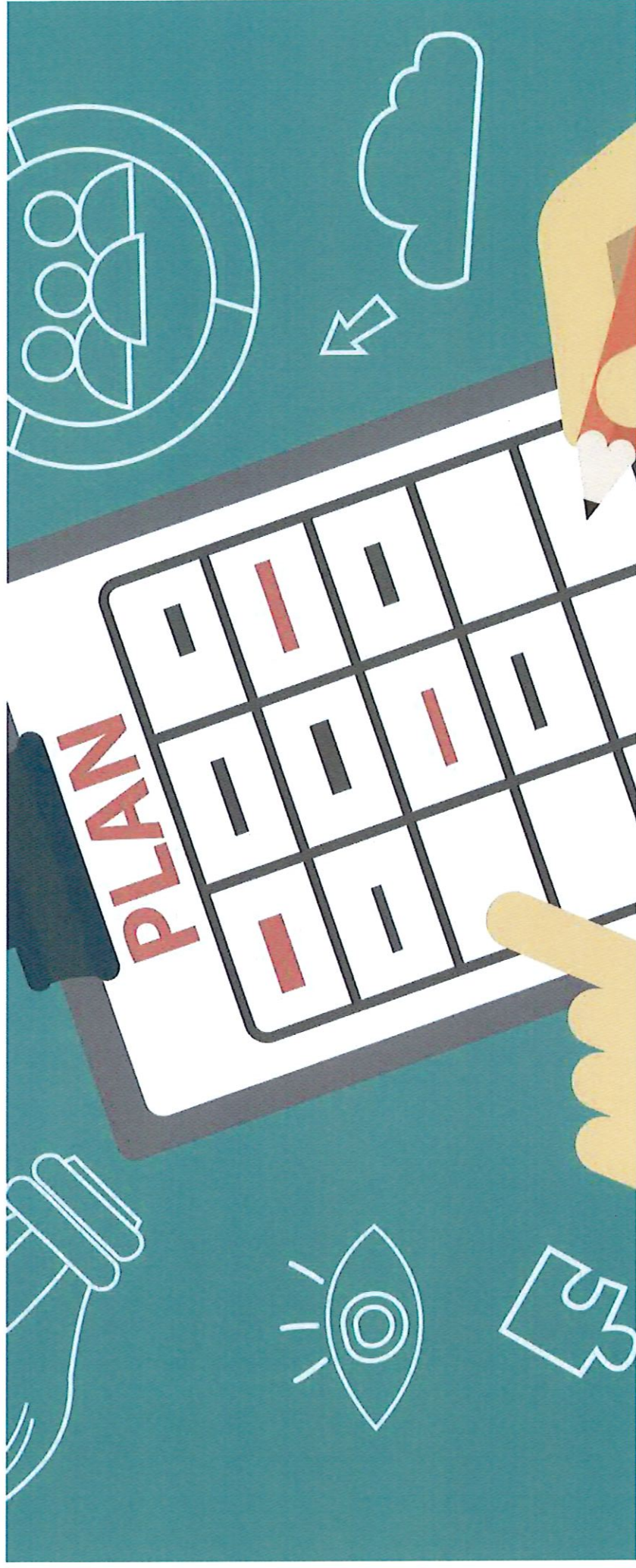


# Potential Social District Times

- Monday through Sunday: 11AM-9PM
- Thursday through Sunday: 11AM-9PM







## The Process for Creating and Opening a Social District

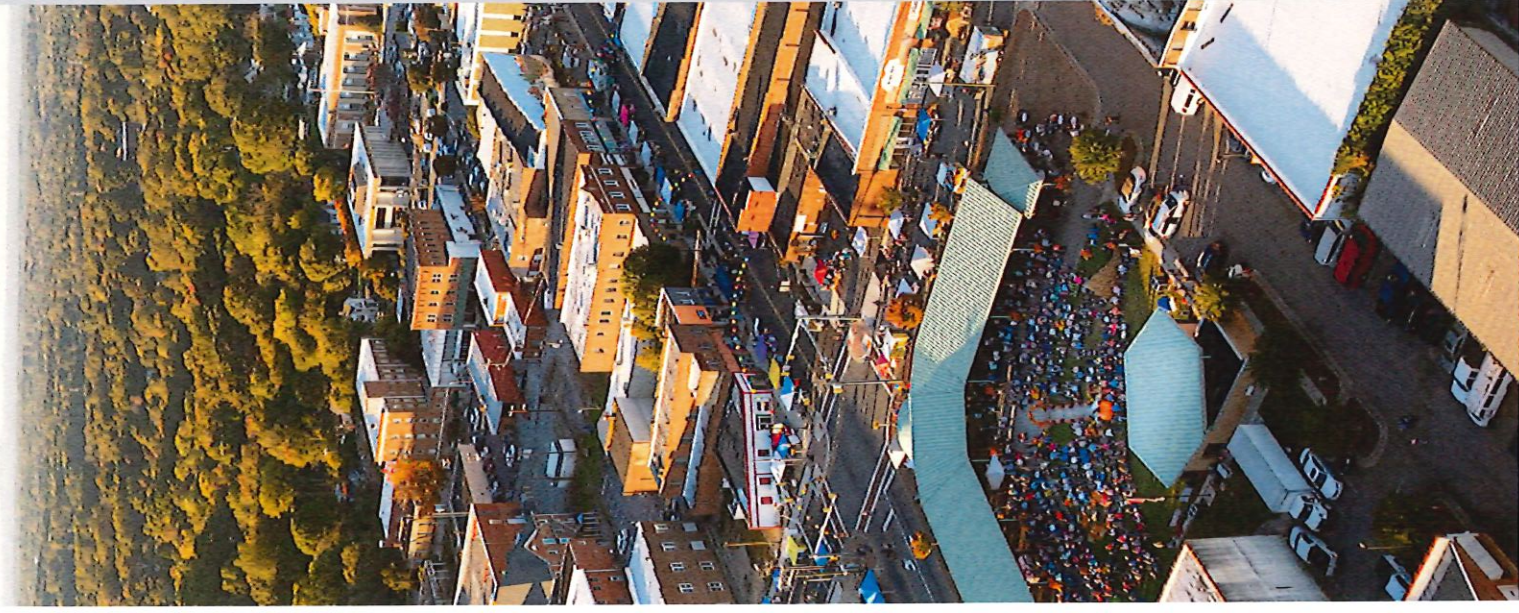
1. Gather public and downtown business input.
2. Create social district boundary map, design signage, design decal/logo, and set hours.
3. Approval by City Council.
4. Register social district with North Carolina Alcoholic Beverage Control Commission.
5. Install signage, distribute decals and other materials.
4. Periodic review and possible adjustments, as necessary.





## Downtown Reidsville – Social District

# THANK YOU!







140 S Scales St • Reidsville, NC 27320

Mailing Address: PO Box 1020 • Reidsville, NC 27323

Phone: (336) 349-8481 • Fax: (336) 349-8495

info@reidsvillechamber.org • www.reidsvillechamber.org

Date: May 29<sup>th</sup>, 2025

To: Reidsville City Council

RE: Reidsville Chamber of Commerce Support for the Enactment of a Downtown Social District

Dear Mayor and Members of the Reidsville City Council,

The Reidsville Chamber of Commerce, representing a broad base of local and regional businesses, affirms its support for the creation of a Social District in Downtown Reidsville (MSD District), as outlined in the City's proposal and scheduled for a Council vote in July.

Our board conducted a vote on May 28<sup>th</sup>, 2025 after a requested presentation on North Carolina Social Districts, provided by Chase Lemons and Montana Brown of the City of Reidsville Dept of Economic Development, resulting in majority approval to endorse this initiative. This support reflects our shared goal to enhance business activity, drive foot traffic, and position Reidsville as a forward-thinking, economically competitive community.

We believe that social districts have shown measurable success in revitalizing downtown areas by offering patrons more engaging, flexible experiences that connect dining, retail, and entertainment. Importantly, participation is voluntary, and the proposed framework includes safety, signage, and enforcement protocols that allow businesses to opt in as it fits their models.

The Chamber believes this ordinance will serve as a valuable economic development tool, benefiting both longstanding and new establishments. It aligns with our mission to empower local business and advocate for conditions that promote growth and sustainability across our community.

As a voice for business in Rockingham County since 1914, we urge the City Council to seize this opportunity to implement a modern policy proven to strengthen downtown economies across North Carolina.

Respectfully,

Diane Sawyer

President, Reidsville Chamber of Commerce

(on behalf of the Reidsville Chamber of Commerce Board of Directors)







## **Reidsville Downtown Corporation**

230 W. Morehead St. • Reidsville, North Carolina 27320 • 336.349.1111

Date: May 29<sup>th</sup>, 2025

To: City of Reidsville, North Carolina - City Council

RE: Support for Establishing a Social District in Downtown Reidsville

Dear Members of Reidsville City Council,

On behalf of the Reidsville Downtown Corporation, a fully accredited North Carolina Main Street America organization, we write to report a vote taking place on May 27<sup>th</sup>, 2025, resulting in **unanimous support** for establishing a Social District in Downtown Reidsville, as outlined in materials and information provided by the City's Economic Development Department.

Our board strongly believes that this initiative directly aligns with our mission to enhance the vibrancy of Downtown Reidsville by fostering unique and diverse experiences for visitors and residents alike. As a board rooted in historic preservation, creative community building, and economic vitality, we see the proposed Social District as a natural extension of our placemaking efforts.

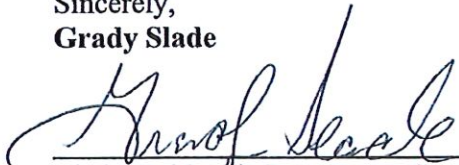
Downtown Reidsville is already home to a growing number of events, small businesses, and cultural assets. A Social District offers a flexible, cost-effective, and proven tool—now adopted in over 70 communities across North Carolina—that enhances foot traffic, strengthens local commerce, and encourages collaboration among businesses and community partners.

Importantly, the proposal's structure—with opt-in participation, regulated hours, and thoughtful design standards—gives us confidence in its responsible implementation. We also commend the City for engaging stakeholders and responding to community feedback through surveys and meetings.

As champions of a healthy, inclusive, and creative downtown, we encourage the City Council to adopt this ordinance in July. The RDC is committed to supporting its rollout through coordination, communication, and stewardship.

Thank you for your service and consideration.

Sincerely,  
**Grady Slade**



Chair, Reidsville Downtown Corporation  
(on behalf of the RDC Board of Directors)

## NOTICE OF PUBLIC HEARING

The Reidsville City Council has scheduled a public hearing on Tuesday, July 8, 2025 at 6:00 p.m. in the Council Chambers at Reidsville City Hall, 230 W. Morehead Street, Reidsville, North Carolina to allow input on the establishment of a Social District in downtown Reidsville and to consider adoption of an ordinance establishing a Social District.

Persons interested are invited to attend and participate in this public hearing. Further information can be obtained on the scheduled public hearing from the Economic Development Office on the second floor of City Hall located at 230 West Morehead Street, Reidsville 27320.

This the 28<sup>th</sup> day of June, 2025.

Angela G. Stadler, CMC/NCCMC  
City Clerk  
City of Reidsville

\*\*\*\*\*

The City of Reidsville shares the goals of the Americans With Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-735-2962 (TT).

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PUBLISH Saturday, June 28, 2025 as a line column ad in the Greensboro News & Record.

Mail Printer's Affidavit & Statement to:

Angela G. Stadler, City Clerk  
230 W. Morehead St  
Reidsville NC 27320

## **Most Common Social District Hours of Operation**

1. **7 Days, 10am-10pm**
  - Albemarle
  - Charlotte
  - Elkin
  - Elon
  - Goldsboro
  - Hickory
  - Huntersville
  - Lexington
  - Manteo
  - Raleigh
  - Rutherfordton
  - Shelby
  - Smithfield
2. **7 Days, 11am-10pm**
  - Brevard
  - Concord
  - Cornelius
  - Cramerton
  - Corolla Light Neighborhood
  - Davidson
  - Durham
3. **7 Days, 12pm-10pm**
  - Lake Norman
  - Mooresville
  - Statesville
4. **7 Days, 12pm-12am**
  - Ahoskie
  - Salisbury
5. **7 Days, 11am-11pm**
  - Cary
  - High Point
  - Tarboro
  - Wilson
6. **7 Days, 12pm-9pm**
  - Franklin (Macon County)
  - Greensboro

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## **Less Common Hours of Operation**

1. **Thursday-Saturday, 11am-11pm**
  - Asheboro

2. **Monday-Saturday, 10am-10pm / Sunday, 12pm-10pm**
    - Clayton
    - Laurinburg
  3. **Monday-Saturday, 12pm-10pm / Sunday, 10am-10pm**
    - Fayetteville
    - Fayetteville (1 Year Pilot)
  4. **Monday-Saturday, 11am-12am / Sunday, 11am-10pm**
    - Gastonia
  5. **Monday-Saturday, 10am-12am / Sunday, 12pm-12am**
    - Kannapolis
  6. **Monday-Saturday, 8am-12am / Sunday, 10am-12am**
    - Monroe
  7. **Wednesday-Saturday, 12pm-9pm / Sunday, 1pm-10pm**
    - Oxford
- 

### **Unique or Irregular Hours**

1. **Thursday-Friday, 4pm-9pm / Saturday, 12pm-9pm**
  - Fuquay-Varina
2. **Thursday-Friday, 5pm-11pm / Saturday, 12pm-11pm / Sunday, 1pm-8pm**
  - Madison
3. **Tuesday-Saturday, 10am-11pm**
  - Pilot Mountain
4. **Monday-Friday, 5pm-9pm / Saturday, 11am-9pm**
  - Edenton
5. **Monday-Friday, 4pm-9pm / Saturday**
  - Pittsboro
6. **May-October (Weekends only)**
  - Mount Airy





## Established Social Districts in North Carolina

*\*Note: year indicates when social district was established in each location*

- Ahoskie, 2023
- Albemarle, 2022
- Apex, 2024
- Asheboro, 2022
- Belhaven, 2023
- Benson, 2024
- Brevard, 2023
- Burlington, 2023
- Cary, 2023
- Charlotte, 2022
- Claremont, 2023
- Clayton, 2024
- Concord, 2024
- Cornelius, 2022
- Cramerton, 2023
- Edenton, 2023
- Corolla Light  
Neighborhood, 2023
- Davidson, 2023
- Durham, 2022
- Eden, 2024
- Elkin, 2023
- Elon, 2023
- Fayetteville, 2022
- Forest City, 2024
- Franklin, 2024
- Franklinton, 2024
- Fuquay-Varina, 2024
- Garner, 2023
- Gastonia, 2023
- Goldsboro, 2023
- Greensboro, 2022
- Greenville, 2022
- Hickory, 2022
- High Point, 2022
- Huntersville, 2022
- Kannapolis, 2021
- Kinston, 2024
- Lake Norman, 2022
- Laurinburg, 2023
- Lenoir, 2022
- Lexington, 2023
- Lincolnton, 2024
- Madison, 2022
- Manteo, 2023
- Marion, 2023
- Mebane, 2024
- Monroe, 2022
- Mooresville, 2022
- Mount Airy, 2020
- Newton, 2021
- Norwood, 2021
- North Wilkesboro,  
2023
- Oxford, 2022
- Pineville, 2024
- Pilot Mountain, 2022
- Pittsboro, 2023
- Raleigh, 2022
- Rutherfordton, 2023
- Salisbury, 2022
- Shelby, 2024
- Selma, 2022
- Statesville, 2023
- Sylva, 2022
- Tarboro, 2023
- Thomasville, 2024
- Washington, 2023
- Wendell, 2023
- Whiteville, 2022
- Wilson, 2022
- Youngsville, 2022

ROW	TOWN	POC	COMMENT
1	Aberdeen	Adam Crocker, Parks & Recreation Direction	<p>We have not had a single incident at any event where alcohol has been sold. At each event we contract with vendors who have their own license and sell under it. The events, attendance, and types of alcohol sold are below.</p> <p>Drafts &amp; Laughs - Beer - 2020: @30, 2021: @50, 2022: @65, 2023: @30, 2024: @25</p> <p>Malcolm Blue Festival - Beer - 2020: Covid, 2021: @1800, 2022: @1400, 2023: Rain, 2024: @1850</p> <p>Frights &amp; Pints - Beer - 2020 - @40, 2021: @25, 2022: @30, 2023: @100, 2024: @15</p> <p>Blue &amp; Brews - Beer &amp; Hard Cider - 2020: Covid, 2021: @915, 2022: @750, 2023: Rain, 2024: @445</p> <p>“We had Citizen Connect before but recently reactivated it &amp; went live September 25, 2024. I can try to explain a few things but if you'd like to call me as we sit in front of our computers that is fine. It's very user friendly but if you have problems let me know. If you are on Citizen Connect you can click on the <i>Incident Map</i> icon, then enter a date range or click on the options available. The map has a table explaining the symbols which reference the type of incident/charge involved, also you can pan or zoom on the map as needed which is helpful if several icons are on top of each other. When you click on a symbol on the map, you will see the date occurred, location &amp; a name. Once you click on the paper beside the incident number you can see what public information from that report &amp; print is this if needed. Back on the main page another option is <i>Incident Reports</i> icon where you have a few options for searching. The Location option &amp; adding the address may be good for looking at the Lake or downtown area then pick the distance needed surrounding that area.</p> <p>The reports are not available until they have been corrected then they will be approved by Captain Darling. I'm not exactly sure of the time frame between being approved &amp; being available on the website. If this is something you need an exact time frame I can contact the software company. Also, if the report involves a juvenile, it will not be available on this site, it will not show up at all in any of the search results even when running it by the incident number.”</p> <p>“There have been no negative implications.”</p>
2	Aberdeen	Melissa Dembnicki, Aberdeen Police Department, Records Clerk	
3	Davidson	Anthony Sosnowski, Administrative/Investigations Captain	
4	Albemarle	Joy Almond, Main Street Manager	<p>“The only issue that downtown Albemarle has had with our social district was patrons sneaking beverages out of our taproom that were not in a SD cup. After picking up numerous bottles and cans in the neighboring parking lot one Sunday morning, I approached the taproom owner to address the issue. He has since hired a doorman to</p>

			provide oversight and who does not allow non-social district beverages to leave the premises, which has taken care of the situation.”
5	Davidson	Kimber Davidson, Police Chief	<p>“From the law enforcement perspective, the social district has not presented any unique challenges or difficulties. Davidson does not have a traditional “bar district” and the few businesses serving alcohol have not had any negative encounters with the implementation of the social district.</p> <p>The Town hosts many events throughout the year. We have a village green, a gathering area adjacent to the business district and concert events where participants are allowed to carry beverages in the social district with the approved SD “to go” cups. We have not experienced any increase in complaints. I hope I don’t jinx myself but all in all there has not been any noticeable change with creation of a social district.”</p> <p>“Eden hasn’t had any issues”</p>
6	Eden	Ken White, Economic Development Director	
7	Gastonia	Kristy Crisp, Director of Economic Development	<p>“We have not had any negative issues, disturbances or violations since implementing our Social District. To my knowledge there have been no Police reports in connection with the Social District.”</p>
8	Norwood	Captain Chris Thompson, Norwood PD	<p>“The Town of Norwood has not had any negative impact or incidents since the establishment of our social district, all our experiences have been positive.”</p>
9	Oxford	Patricia Ford, Police Chief	<p>Since implementation of our Social District, we have had no negative issues.</p>
10	Piedmont Triad Region	Lizzie Morrison, Community Economic Development Planner, Piedmont Triad Region	<p><b>How do you (or can you) regulate or prevent nefarious activity? For example: Have you had incidents where patrons emptied a social district cup, took it in their cars, exited the social district and returned at a later time with the same cup, walking around with their own alcohol (not purchased from a permittee in the district)?</b></p> <p>Answer: There has not been an uptick of reported illegal or undesirable activity associated with social districts. Communities with social districts have placed safety measures to prevent negative outcomes:</p> <ul style="list-style-type: none"> <li>• Additional cameras monitored by the police department and/or the Main Street program</li> <li>• Social district/neighborhood ambassadors to monitor the district on a regular basis &amp; to build a sense of ownership, responsibility, and pride amongst stakeholders in the district</li> <li>• Increased police presence or hiring an off-duty officer (particularly during events)</li> </ul>

		<ul style="list-style-type: none"> <li>• Program the district with family-friendly events and programs – the brand and vibe of the district sets the stage for what behaviors and activities are acceptable there</li> </ul> <p>Of course, it is impossible to prevent all nefarious activity in any downtown district. With the hypothetical above, there's nothing preventing someone from bringing their own alcohol into any public space and sneaking it into a drink. That could happen with or without a social district. If you aren't having issues with it now, you likely won't when you implement the district.</p> <p><b>How do you protect the business liability of permittees when patrons are not following social district rules? Has this been reported as an issue in your districts? What has legal consult provided as examples or response to ABC permittee concerns?</b></p> <p>Answer: There is no increased liability on the businesses within the social district. They are responsible for patrons on their property in the same way they would be responsible for not over-serving patrons without a social district. If someone takes a social district cup outside of the limits of the social district, the individual is liable for their own actions. If they have been overserved and an incident happens, the business bears responsibility for overserving. They can opt out. One thing that might help ease anxieties is to implement a trial period to see how it goes, evaluate the district, survey the businesses, and make recommendations based on the trial period.</p> <p><b>If an approved cup with a business permittee logo on it is found on a person outside of the district full or otherwise, is the business liable? Is their ABC permit in jeopardy in any way by a patron who chooses not to follow the social district rules?</b></p> <p>Answer: No, the person is liable for their own actions, but this stresses the need for clear signage and communication.</p> <p><b>What uptick (if any) crime has been reported? What alcohol related incidents?</b></p> <p>Answer: There has not been any widespread reporting of crime due to social districts. In my experience starting and managing a social district for three years, there was no crime reported within the district.</p> <p><b>Do you have parks or residential homes (single family detached) inside any of the boundaries? Any issues reported if so?</b></p> <p>Answer: Some social districts overlap with residential. The district I managed had two residential units within the district, and an additional 85+ units within a block of the district. The only issue was to make sure live music ended at a reasonable time, which</p>
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		<p>was an easy fix. The social district became a residential recruitment tool for nearby units, not so much because of allowing open containers, but because of the cultural programming of the district.</p> <p><b>Do you exclude any specific areas or business types from the boundary? (Parks or other gov't or civic institutions?)</b></p> <p>Answer: Some downtowns include their entire downtown district in the social district. If you have opposition to starting a social district, I suggest pinpointing the entertainment areas that make the most sense for the social district (near restaurants and bars) and starting smaller.</p> <p><b>Do you have many contiguous businesses that are not completely located within the boundary?</b></p> <p>N/A</p> <p><b>Have your businesses reported increased sales/revenue/foot traffic in the first 6-9 months?</b></p> <p>Answer: Mount Airy's social district started in 2020 as a pandemic recovery method. Some retail businesses in the district reported a 30% increase in sales, with breweries in reporting a 42% sales increase (year 1). Not only did the social district benefit the businesses within the district, but it also served as a recruitment tool for economic development projects. After year one of the district, we recruited both a high-end cocktail bar and most notably, the social district was key in the recruitment of a Marriott hotel half a block away.</p> <p><b>Any other legal or law enforcement insights are greatly appreciated as they pertain to "bad actors" and illegal activities.</b></p> <p>Answer: You may have already done this, but it helps to have lots of meetings with your local law enforcement agencies to make sure you are addressing any concerns ahead of a council meeting/taking their advice on the front end. I think Nicole (Brevard) mentioned her police dept contacted every (or most) communities with social districts and asked questions to their police departments. This may help ease tension.</p>
11	Sylva	<p>Bernadette Peters, Economic Development Director</p> <p><b>How do you (or can you) regulate or prevent nefarious activity? For example: What if a patron emptied a social district cup, took it in their car, exited the social district and returned at a later time with the same cup, walking around with their own alcohol (not purchased from a permittee in the district)? You can't, just like you can't without the Social District. If the sellers do it right, ultimately, the consumer is responsible for their actions. Our PD didn't change the way they handle alcohol as far as policing those things – only if they are caught doing something illegal or are publicly intoxicated.</b></p>

			<p><b>How do you protect the business liability of permittees if patrons are not following social district rules?</b> The permit-holders are responsible to follow the rules for SELLING – not for what happens when they leave the premises. NC ALE indicated that if someone is pulled over for drunk driving and has a Social District cup in the car, their investigation is exactly the same. If the person has a Sierra Nevada shirt on, they don't automatically assume that was the last place they drank, same as if there is a Social District cup in the car. They are required to go through the entire investigation. Liquor liability coverage is the same for the permit holder regardless of the Social District.</p>
12	NC Main Street & Rural Planning Center	Elizabeth (Liz) H. Parham, CMSM Director, NC Main Street & Rural Planning Center	<p>“72 Main Street communities currently, and in July 73 (Thomasville) which I did not count, but I did count Belhaven which is a Small Town Main Street program - but not one of the 72.”</p>
13	Edenton	Ches Chesson, Director of Destination Downtown Edenton	<p><b>Can you share where you purchased the stickers?</b> I used StickerGiant and ordered matte labels. They work well on your typical plastic cup even after it sweats.</p> <p><b>Were there any cups with the Social District logo printed, or stickers only? Did businesses buy their own to-go logo cups if they wanted to participate?</b> We did not purchase logo printed cups, just stickers. None of the businesses have done so either, but I provided the logo png for them to do so. We sold Silipint cups with the Social District logo at our last fundraiser with the idea they could be used in the district. They sold out, but I've only seen a handful in use.</p> <p><b>Where did you purchase boundary signage?</b> The boundary signage was from a local vendor. They were standard 8.5 x 11 metal signs. We are going through an expansion and printing new signs. Those will be bigger based on feedback from the public.</p> <p>We just were approved for an expansion to 7 days a week and slightly larger boundary. I had similar questions from the Council when we introduced this over a year ago. I've attached copies of our signage and answers below. What type of boundary signage did you use? Size, material, cost per sign - Attached. total cost for 15 signs was ~\$800, then PW installed them throughout the district. Approximate cost to your municipality to implement and maintain the District? - Apart from signage we don't have implementation costs. We already had downtown attendants that would walk main street and had a radio to call police for support. We</p>

		<p>just adjusted their hours to align better with the Social District hours. For our initial roll out our Main Street program purchased the first 500 stickers for each participant, this cost me ~\$850. They're responsible for any new stickers.</p> <p>Do you have dedicated police or public work staff assigned to your social district? - See above. We've had ZERO negative reports of public intoxication, extra trash, misuse of the district, etc. Which is what allowed us to expand the hours and footprint.</p> <p>Are you requiring ABC permitted businesses participating in the social district to provide proof of insurance for liquor liability? - Our council opted to only allow beer and wine. No liquor drinks can be served in to-go cups. We did not require proof of liquor liability to participate.</p> <p>We've had good success with our district. The only argument we hear is a moral 'prohibitionist' argument, and that's from a single individual. The one councilman that voted against it a year ago, voted to approve the expansion. Good luck!</p> <p>"I'm happy to help as best I can. Our Social District has been very successful overall. It's been especially useful during downtown festivals and events. Since our district runs from 10AM to 10PM, we have not seen much in terms of negative impacts. Generally speaking, our nightlife issues are more related to the nightlife crowd. Every so often our police officers have seen some folks not realize that they need to have the plastic cup in order to leave the restaurant. However, that's generally been a good faith misunderstanding handled by police through educating the patron or new staff at restaurants. I've copied in Captain Philip Demas who oversees the patrol division of our police department. He may be able to provide some additional information."</p> <p>"I have forwarded your request to ABC Officer Cody Eiss for follow-up and further handling as appropriate." <i>(Town of Aberdeen Spoke with ABC Officer Cody Eiss directly via phone call; no negative implications reported overall.)</i></p> <p>"I received your response and ran the crime rates for that area. We have not had any issues in that area. I checked with our patrol lieutenants and they agreed that we have not had an issue with our social district area. I will admit, our area is very small and I believe there are only two bars in our district. Our social district also doesn't include much shopping or entertainment within that designated area. I would suggest checking with Huntersville and Kannapolis. They have a fairly large social district area."</p> <p>"We haven't had any negative issues with Downtown Social District and this was a plus for the town."</p>
14	Hickory	David Leonetti, AICP Business and Community Development Manager
15	Monroe	Angie Rangelan, Administrative Services Supervisor Monroe Police Department
16	Cornelius	Bridget Burleson, Police Analyst
17	Ahoskie	Michele' A. Garrett, Chief of Police Ahoskie Police

## Social District Email Responses – All as of Dec 9<sup>th</sup>, 2024

18	Albemarle	Penny L. Dunn, Interim Chief of Police	<p>"I was not here in Albemarle when this transition was made. We have recently changed our Computer Aided Dispatch and Records Management System. The pulling of data will take a bit of work since we have to pull from the old system and we are still learning and setting up the new systems.</p> <p>Assistant Chief Cranford can provide more insight to the process and implementation of the social district. I've included him on this email so he can reply when he returns next week."</p>
19	Benson	Chief of Police, Benson Police Department	<p>"Our Social District has been in place for just a few months, but thus far, we have not had any incidents related to alcohol sales or use within it. It's very small; roughly half of a block, which likely is a contributing factor. And honestly, it's there to benefit a brewery and a restaurant, both of which serve alcohol, so the target audience is also limited, so I don't expect any issues moving forward."</p>
20	Cramerton	Brad Adams, Chief of Police	<p>"We have not had any negative impacts or incidents related to our social district."</p>
21	Davidson	Kim Fleming, Economic Development Director	<p>"Chief Davidson asked me to share with you our experience with our Social Districts. We implemented 2 Social Districts in Davidson in March 2024. To date, we have not had any calls for service relating to the social districts. We typically see that people take advantage of being in a social district during outdoor special events such as concerts, gallery crawls, and events on our Town Green. The businesses have seen an increase in sales because of the social districts. Overall, it has been a positive addition to the livelihood of our commercial areas."</p>
22	Edenton	Dewayne Whealton, Assistant Town Manager Planning Department	<p>"The town hasn't seen any negative implications or impacts since the Social District was implemented in 2023. We have downtown ambassadors that patrol the social district area and report to the police department if anything is seen.</p> <p>A couple of months ago, on the 1 year anniversary of the Social District, council voted to expand the boundaries(<a href="https://www.townofedenton.com/socialdistrict">https://www.townofedenton.com/socialdistrict</a>). We are looking at rebranding at some point in the future."</p>
23	Fuquay-Varina	Christy Famolare, Downtown Development Manager	<p>"That's funny you wrote. I spoke to Apex about the same thing on Wednesday. I will attach a couple of documents that might be of some help. As for Fuquay-Varina we just passed 6 months. We've have had absolutely no safety issues surrounding social district. It's almost as if people have forgotten it existed. We also passed out 1000 stickers to every participating business to begin with. Not one business has run out. Our Hours and locations are limited so after feedback from the business owners this is what I came up with</p> <ul style="list-style-type: none"> <li>· Hours of operations: 7 days a week 11am-10pm (I know this is the 2nd most common but I feel like people in town would be more amenable to 11am than 10am)</li> </ul>

#### Social District Email Responses – All as of Dec 9<sup>th</sup>, 2024



		<ul style="list-style-type: none"><li>· Footprint recommendation is to expand to:<ul style="list-style-type: none"><li>o the Varina parking lot, Durham street and Fayetteville street surrounding the lot to support possible upcoming events</li><li>o The new aviator venue</li><li>o The library steakhouse</li><li>o Centennial park greenspace temporarily— just until space is developed</li></ul></li><li>· Ordinance: very large consensus in the community (especially business owners) is that Social District should be open during Town event hours</li><li>· People/business feedback:<ul style="list-style-type: none"><li>o Most people have forgotten that it happens</li><li>o We equipped most businesses with 1000 labels to begin, none that I know of have run out</li><li>o Most people want it 7 days a week</li><li>o There have been no safety concerns</li><li>o We should advertise it more &amp; program it more to encourage people coming here instead of Cary</li><li>o More signage</li><li>o More trash cans at end of district lines</li></ul></li><li>· Possibilities for social district areas for people to gather: Possibilities for social district areas for people to gather: Centennial Park temporarily</li></ul> <p>T.R. Ashworth's – to discuss with Fidelity about creating a plaza in renovations but even if downtown development put some money into it to clear and level the ground as well as add some public seating temporarily</p> <p>Back of Brus on Main stickboy off of trade lane- would have to develop an area</p> <p>Add public seating to area in front of welcome to FV mural on Vance street possibly outdoor cornhole boards</p> <p>Add seating in front of small parking lot in Varina across from J&amp;E Pizza- possibly outdoor games</p> <p>Create patio in greenspace next to Blanchard's plumbing in Varina (I've been told that is town property)</p> <p>Not all these suggestions are feasible, and most will not even be brought up for change but I thought it might give you a perspective from business point of view. Does this help?"</p>
24	Laurinburg	Walker McCoy Community Development Director

**Social District Email Responses – All as of Dec 9<sup>th</sup>, 2024**

			<p>rules in simple terms. We also made some 5"x7" flyers that have simple rules and a QR code that links to more information on the website. We put these in plastic displays and gave several of them to the restaurant to have on tables and the bar to help spread the word. Even though it is not really an issue, our only problem is for people to understand the difference between Social District drinks and one that a business might have during a Sip-n-Shop event. We did some explaining to the business owners and how those drinks were to be enjoyed inside of their shops. It has not been a big issue. We currently only have one ABC-licensed establishment in our downtown. So, things might change as more are hopefully added. It could be an advantage that it allows for a slow rollout. We will just have to see how things progress. Our main reason for moving forward with implementing the district was to have another incentive to encourage more restaurants and establishments that would offer drinks. When I am around downtown, is see people with cups from time to time. It has been nice at events, like our Christmas on Main, that this is an offering, and we do not have to look at a way to provide it."</p>
25	Marion	Allen Lawrence, Police Chief	<p>"Good afternoon, our social district has been nothing but successful. From a law enforcement perspective we have had zero issues. Like most that implemented districts across the state we had a lot of meetings with our businesses about pros and cons if any. So far it has been great for us."</p>

## NOTICE OF PUBLIC HEARING

The Reidsville City Council has scheduled a public hearing on Tuesday, July 8, 2025 at 6:00 p.m. in the Council Chambers at Reidsville City Hall, 230 W. Morehead Street, Reidsville, North Carolina to allow input on the establishment of a Social District in downtown Reidsville and to consider adoption of an ordinance establishing a Social District.

Persons interested are invited to attend and participate in this public hearing. Further information can be obtained on the scheduled public hearing from the Economic Development Office on the second floor of City Hall located at 230 West Morehead Street, Reidsville 27320.

This the 28<sup>th</sup> day of June, 2025.

Angela G. Stadler, CMC/NCCMC  
City Clerk  
City of Reidsville

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The City of Reidsville shares the goals of the Americans With Disabilities Act, which protects qualified individuals from discrimination on the basis of disabilities and provides for equality of opportunity in the services, programs, activities and employment of the City. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City of Reidsville at 336-349-1030 (Voice). The toll-free number for Relay North Carolina is 1-800-735-2962 (TT).

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PUBLISH Saturday, June 28, 2025 as a line column ad in the Greensboro News & Record.

Mail Printer's Affidavit & Statement to:

Angela G. Stadler, City Clerk  
230 W. Morehead St  
Reidsville NC 27320

## MEMORANDUM – MARKET SQUARE RENTALS

**To: Summer Woodard, City Manager**

**From: Montana Brown, Director of Marketing and Economic Development**

**Date: June 23, 2025**

During the City Council's budget retreat in February, City Council indicated that they would potentially be interested in updating the city's existing alcohol ordinance. Included in this discussion was the ability for alcohol to be served by renters of Market Square. In addition to this, staff felt that it was necessary to make updates to the policy that more closely resemble the updated street closure process that was implemented over the last year.

Staff held internal meetings with Administration, Police Department, Fire Department, Public Works, Human Resources, Planning, Parks and Recreation, and Marketing/Economic Development to collaboratively discuss these matters. Through these meetings, we went through Market Square Rental Application, along with the Market Rules and Regulations. Additional fees were added, such as a \$10 fee per additional trash receptacle that needs to be added to the facility for an event. Additionally, we changed the amount of time given to the city to return the required \$200 security deposit to extend up to 30 days.

We added language that will allow renters to sell alcohol, given that they acquire the appropriate ABC permits. If alcohol is to be served at an event, it would also require the presence of security personnel in the form of the Police Department. After reviewing the proposed event, the Police Department would develop a staffing plan, and the renter would be charged based on the previously approved Fee Schedule. As part of the changes, we require that the fee balance be paid 45 prior to the event and the proposed security fee assessed by the Police Department be paid at least 14 days prior to the event.

If so desired, we ask that you make a motion to approve the proposed Market Square Application, Rules, and Regulations as shown in your agenda packet.

**Attachments:**

- Proposed Market Square Rental Application with Rules and Regulations





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## Market Square Rental Application

Name of Individual/group/organization: \_\_\_\_\_

Description of event/activity: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date(s) of event: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone (cell): \_\_\_\_\_

Phone (home/work): \_\_\_\_\_

Email: \_\_\_\_\_

**Time of Event / Number of Rental Hours:** Maximum number of rental hours not to exceed 10 in a 24 hour period. 4 hours minimum rental. If the planned event spans several days, please indicate that within the application. There will be additional costs associated with rentals spanning more than a day.

Event Time: \_\_\_\_\_

Total Rental Hours:	Fee Per Hour	Public Safety Fee	Extra Trash Receptacles
_____	\$100	\$ _____	\$ _____

Security Deposit (Refundable): \$ \_\_\_\_\_ Total Rental Fee: \$ \_\_\_\_\_

**Security Deposit: \$200:** The security deposit is due with the application submittal and will be returned 30 days after the event, provided the terms of the contract/rules and regulations have been met. If the facility isn't properly cleaned and the trash receptacles emptied following the event, then a \$100 cleaning fee will be kept from the security deposit.

**Total Amount Due with Application: \$200.** The remaining balance is due 45 days before the event. The public safety fee is due 14 days prior to the event. **If scheduling less than 30 days out from the event, your balance is due with application.**

**Make all checks payable to The City of Reidsville and remit with your signed application and signed copy of the rules and regulations.**

**Indemnification/Hold Harmless Agreement:**

The renter agrees to protect, defend, indemnify and hold the City, its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlement costs, charges, professional fees or other expenses or liabilities of every kind and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind in connection with or arising out of this agreement and or the performance thereof that are due to the negligence of the contractor, its officers, employees, agents, subcontractors, or suppliers. The contractor further agrees to investigate, handle, respond to, provide defense for and defend the same at its sole expense and agrees to bear all costs and expenses related thereto.

**We, the undersigned, have read and fully understand this contract and will assume the aforementioned responsibilities.**

**We, the undersigned, have read and fully understand the Rules and Regulations for Market Square.**

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Renter Signature/Date

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City of Reidsville

**Checklist**

<input type="checkbox"/> Completed Contract	<input type="checkbox"/> Rental Balance (due 45 days prior to rental)
<input type="checkbox"/> General Liability Insurance Policy (due 14 days prior to rental)	<input type="checkbox"/> \$200 Security Deposit due with application



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## Market Square Rules and Regulations

The City of Reidsville recognizes the value of having a facility such as Market Square to serve the citizens of Reidsville and Rockingham County. The facility is open for City-sponsored events and events that are open to the community. Must be 21 years or older to request a rental of Market Square. The City Manager reserves the right to reject any application as to the use of the facility for any special event. Rules and interpretations of the rules are enforced and subject to the City Manager's discretion.

- 1) The City of Reidsville reserves the right to refuse rental requests where such rentals are deemed to be inappropriate. The person renting the facility is solely responsible for all damage and misuse of facilities and shall bear the responsibility for all damages, reimbursements and replacements for damages to the facility or equipment.
- 2) Any infraction of the contractual rules governing the use of the facility will be considered sufficient cause for cancellation of the contract and will disqualify the renter from any further rentals. The contracting party is responsible for enforcing strict adherence to the rules and specifications requested.
- 3) The City reserves the right to deny any rental application where the proposed use is deemed to conflict with planned programs or existing rentals.
- 4) The following rules apply within or on the facility premises: (need to check Ordinance 11-22)
  - No illegal drugs or other controlled substances.
  - No alcoholic beverages allowed except by Section 11-22 of the City of Reidsville Code of Ordinances and applicable NC State laws.
  - No weapons of any kind except for Law Enforcement officers in the execution of their duties.
  - No use of profanity, profane gestures and any unruly behavior detrimental to the normal operation of the facility or the safety of the public or City employees.
  - All noise regulations must be followed in accordance with the City of Reidsville Code of Ordinances (Chapter 9, Sections 9-4 and 9-6).
  - No electronic or mechanical sound amplification or broadcast is allowed in the pavilion area of the facility.
- 5) The renter or agents shall not cause or permit any nails or other such fasteners to be driven into any portion of the facility, nor any signs to be affixed to any part of the facility except in designated areas, nor cause or permit any damages, changes or defacement to the physical structure.
- 6) Where required, the renter must purchase and maintain a policy of Comprehensive General Liability Insurance in the amount of no less than \$2,000,000. To protect the City of Reidsville of all liability, damages and other expenses which may be imposed upon, incurred by or asserted against the City of Reidsville by reason of the renter's use of the facility. The renter must purchase said policy prior to the lease of the facility and present the Insurer's Certificate naming the City of Reidsville as an additional named insured two weeks prior to the use of the facility.
- 7) No regularly scheduled routine organized worship services will be allowed on the premises. No flea markets, adult entertainment or spectator sports are allowed.
- 8) No person shall solicit, peddle or sell edible products or other merchandise in the facility until the Market Square rental application is submitted and approved by the City of Reidsville.

- 9) Pets are not allowed on the premises, with exceptions provided to service animals.
- 10) Security personnel may be required by the City of Reidsville depending on the nature of the event.

The Reidsville Police Department shall determine the number of police officers needed to appropriately manage event security and the appropriate times for the services to commence/end.

Permitting Reidsville Police Department employees to engage in extra-duty employment enhances the safety and security of the community at large through the increased presence of law enforcement officers during Market Square events.

Please refer to current City of Reidsville fee schedule for the pay rate for an off-duty officer. The minimum length of a shift is three (3) hours. The RPD will develop a staffing plan for the event, and notify you of the total projected cost of extra-duty police coverage prior to the approval of your Market Square application. The projected cost of services must be paid in full prior to the start of your event. All charges for security will be incurred and are the responsibility of the renter. All events that intend to serve alcohol will require presence by Reidsville Police Department. No private security personnel are permitted to be hired by the renter.

- 11) If an event requires the closing of a street, it must be approved and coordinated with the City of Reidsville through the City Manager's office and the Special Permit Review Committee (SPRC) at least 45 days prior to the event. See Appendix A attached.
- 12) There are limited restroom facilities available in the facility. The renter is responsible for any additional restroom/ADA restroom facilities (Portable Toilets) for each event. Restrooms must be removed within 24 hours.
- 13) The renter shall not assign the space or rights covered by this rental agreement to another party.
- 14) The stage facility may be used only by rental agreement, subject to terms and conditions set out herein and according to other limitations as may be prescribed by the city to protect the citizens of Reidsville and to safeguard the facility. Renters are permitted to bring their own sound equipment. It is recommended that a sound technician assess the facility before the scheduled event.
- 15) Applicants must comply with all applicable City, County, State and federal regulations pertaining to the event. This includes, but is not limited to, fire department regulations, zoning and health department regulations.
- 15a) All food vendors requiring inspection by the Rockingham County Health Department must be listed on the Market Square Vendor Form.
- 15b) If a vendor is a non-profit, a copy of the non-profit status must be turned in with your application.
- 15c) All amusement games that require NC State Inspections must be up to date or they may not set-up at the facility.
- 16) The rental fee balance for the facility must be paid 45 days before the event, and is non-refundable if the event is cancelled within 30 days of the scheduled date. A public safety fee is also due 14 days before the event. In the event of adverse weather, the applicant may request a rain date within a calendar year.
- 17) This security deposit and/or rental deposit are refundable within 30 days after the event upon satisfactory compliance with these rules and contract.
- 18) The renter is responsible for cleaning the premises, (entrances, parking areas and surrounding areas) so they are in their original condition. All items which are not the property of the City of Reidsville must be removed, all food and drink areas are to be cleaned, and the stage is to be completely cleared. The renter is responsible for emptying all trash bins. If the facility isn't properly cleaned and the trash receptacles emptied, there will be a \$100 fee kept from the security deposit. Extra trash receptacles can be provided at a fee of \$10 per bin. The base rental fee includes 4 trash receptacles.



- 19) All tents, inflatable, or motorized structures must be disclosed within the application and be approved by The Market Square Manager. Tent permits will be required from the Fire Department in accordance with NCFC 105.6.45 for all tents equal to or greater than 400 square feet in size.
- 20) Hours of operation for the facility are 8 a.m. to 10 p.m. unless authorized with prior approval. No one is allowed on the stage except during scheduled performances. All rentals happening during the Farmer's Market Season (May – October) must begin after the completion of the Farmer's Market. The Farmer's Market takes place on Thursday evenings from 4PM-7PM and Saturdays from 7AM-1PM.
- 21) Use of the facility may not in any way violate the laws of the State of North Carolina.

Organization Renting Facility: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_  
           Person Renting Facility

\_\_\_\_\_  
           For the City of Reidsville

**MEMORANDUM – AN ORDINANCE AMENDING SECTION 11-22**

**To: Summer Woodard, City Manager**

**From: Montana Brown, Director of Marketing and Economic Development**

**Date: June 23, 2025**

During the City Council's budget retreat in February, City Council indicated that they would potentially be interested in updating the city's existing alcohol ordinance. Included in this discussion was the ability for lessees of Market Square to be able to serve alcohol at their events if they acquire the proper ABC permits required.

Staff held internal meetings with Administration, Police Department, Fire Department, Public Works, Human Resources, Planning, Parks and Recreation, and Marketing/Economic Development. Through these meetings we went through Section 11-22 of the existing ordinance and updated the language to include the consumption of alcohol at Market Square, The Penn House, and The Carriage House where appropriate permits have been obtained as required by law. Additionally, language was updated to better reflect the intent of the ordinance, as well as to eliminate some redundancies.

If so desired, we ask that you make a motion to approve the ordinance amending Chapter 11, subsection 11-22 as proposed in the agenda packet.

**Attachments:**

- AN ORDINANCE AMENDING CHAPTER 11 OFFENSES AND MISCELLANEOUS PROVISIONS: ARTICLE I. IN GENERAL SECTION 11-22 CONSUMPTION OF ALCOHOLIC BEVERAGES

**AN ORDINANCE AMENDING CHAPTER 11 OFFENSES AND MISCELLANEOUS  
PROVISIONS  
ARTICLE I. IN GENERAL  
SECTION 11-22 CONSUMPTION OF ALCOHOLIC BEVERAGES**

**WHEREAS**, it is the desire of the Reidsville City Council to amend Section 11-22. – Consumption of malt beverages and unfortified wine of the Reidsville City Code of Ordinances to specify in which city-owned properties the consumption of alcoholic beverages is allowed with appropriate permitting:

**NOW THEREFORE, BE IT ORDAINED BY THE REIDSVILLE CITY COUNCIL:**

That Section 11-22 of the Reidsville Code of Ordinances be retitled and (a) and (b) be written to reflect changes in language and to specify those city-owned properties; (a1) and (c) referencing motor vehicles be deleted due to changes in N.C.G.S. Chapter 18B; and (d) to be re-labeled (c) remains the same:

Sec. 11-22. - Consumption of alcoholic beverages.

- (a) It shall be unlawful for any person to consume any alcoholic beverages (as defined by G.S. chapter 18B) in or on any public street, right-of-way, or sidewalk within the city or on any property owned, occupied or controlled by the city.
- (b) Subsections (a) shall not apply within a building or premises on city-owned property where appropriate permits have been obtained as required by law for the consumption of alcoholic beverages for the period of time permitted thereunder. These permitted premises include Market Square (303 S. Scales Street), The Penn House (324 Maple Avenue), and The Carriage House (324 Maple Avenue Unit A). For all city parks and recreation areas refer to city code section 12-1.
- (c) A violation of this Ordinance shall be a Class 3 Misdemeanor punishable by a fine not to exceed \$500.00 pursuant to NCGS 14-4.

This the 8<sup>th</sup> day of July, 2025.

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Donald L. Gorham, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC  
City Clerk

**MEMORANDUM – AN ORDINANCE AMENDING SECTION 12-1**

**To: Summer Woodard, City Manager**

**From: Montana Brown, Director of Marketing and Economic Development**

**Date: June 23, 2025**

During the City Council's budget retreat in February, City Council indicated that they would potentially be interested in updating the city's existing alcohol ordinance. Included in this discussion was the ability for alcohol to be consumed at Lake Reidsville.

Staff held internal meetings with Administration, Police Department, Fire Department, Public Works, Human Resources, Planning, Parks and Recreation, and Marketing/Economic Development to collaboratively discuss these matters. Through these meetings we went through Section 12-1 of the existing ordinance and updated the language to include the consumption of alcohol by registered campers at Lake Reidsville be allowed, as well as the ability for an area designated for alcohol purchases/consumption at appropriately permitted events at Lake Reidsville. This ordinance also further clarifies the ability to possess alcohol at the Upper Jaycee Ballfield. As before, alcohol will be prohibited except by contract between a lessee and the City. The decision will now be made by the City Council instead of the Parks and Recreation Advisory Board.

If so desired, we ask that you make a motion to approve the ordinance amending Chapter 12, subsection 12-1 as proposed in the agenda packet.

**Attachments:**

- AN ORDINANCE AMENDING CHAPTER 12 PARKS AND RECREATION ARTICLE I. IN GENERAL SECTION 12-1 CONSUMPTION OF ALCOHOLIC BEVERAGES IN CITY PARKS AND RECREATION AREAS



**AN ORDINANCE AMENDING CHAPTER 12 PARKS AND RECREATION  
ARTICLE I. IN GENERAL  
SECTION 12-1 CONSUMPTION OF ALCOHOLIC BEVERAGES IN CITY PARKS AND  
RECREATION AREAS**

**WHEREAS**, it is the desire of the Reidsville City Council that the Reidsville City Code of Ordinances Section 12-1. – Prohibition of malt beverages and unfortified wine in city parks and recreation areas, allows consumption of alcoholic beverages at Lake Reidsville after appropriate permits have been obtained for a designated area and allowed within the campground area;

**THEREFORE, BE IT ORDAINED BY THE REIDSVILLE CITY COUNCIL:**

That Section 12-1 of the Reidsville Code of Ordinances be repealed, retitled and rewritten as follows:

Sec. 12-1. – Consumption of alcoholic beverages in city parks and recreation areas.

- (a) It shall be unlawful for any person to consume any alcoholic beverages (as defined by G.S. Chapter 18B) in or on any public street, right-of-way, park, greenway, lake, or sidewalk within the city or on any property owned, occupied or controlled by the city.
- (b) Subsection (a) shall not apply within a building or premises on city-owned property where appropriate permits have been obtained as required by law for the consumption of alcoholic beverages for the period of time permitted thereunder. These permitted premises include a designated area for alcohol consumption at Lake Reidsville (630 Water Works Road).
- (c) Consumption of alcoholic beverages are allowed within the Lake Reidsville campground by registered campers and their guests.
- (d) The possession of alcoholic beverages on the premises of parks and recreational areas under the control of the City of Reidsville is prohibited except by contract between a lessee and the City for Upper Jaycee Park Ballfield (125 Jaycee Road).
- (e) A violation of this Ordinance shall be a Class 3 Misdemeanor punishable by a fine not to exceed \$500.00 pursuant to NCGS 14-4.

This the 8<sup>th</sup> day of July, 2025.

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Donald L. Gorham, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC  
City Clerk



THE CITY OF  
**Reidsville**  
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**Date:** June 30, 2025

**To:** Mayor Donald Gorham  
City Council

**From:** Summer Moore, City Manager

**Subject:** Sherwood-Richardson Drive Intersection

*Office of the City Manager*

Residents have expressed safety concerns about the intersection of Sherwood Drive and Richardson Drive. There was a fatality at this intersection in 1997. There have also been several vehicle accidents at this intersection, according to police crash reports.

City Staff reached out to NCDOT back in April, 2025 in regards to this concern as Richardson Drive is an NCDOT-maintained road. NCDOT conducted a traffic study on May 5, 2025. Based on NCDOT's traffic study, this intersection does not have enough traffic volume to have a traffic signal installed. NCDOT does agree that there is a sight distance concern at this intersection. NCDOT is recommending converting this intersection into a four (4) way stop. NCDOT would pay for all costs and construction associated with this conversion.

City Staff expressed concerns with turning this intersection into a four (4) way stop due to the increased traffic congestion this may cause. NCDOT officials recommend to try this approach first and then, if traffic congestion becomes a problem, NCDOT is willing to reconsider the installation of a traffic signal. NCDOT also suggested that this may help slow speed on Richardson Drive.

NCDOT will not pay for a traffic signal as this intersection does not have a high enough traffic volume to warrant a traffic signal according to NCDOT data. This information is attached.

If the City wishes to pursue a traffic light at this intersection, the City would have to get approval from NCDOT and, if NCDOT granted approval, this expense would be on the City of Reidsville. The estimated cost according to NCDOT to install a traffic signal at this intersection would be \$100,000 to \$250,000.

**Option One:** Keep intersection at Sherwood Drive and Richardson Drive as is.

**Option Two:** Authorize NCDOT to convert the intersection at Sherwood Drive and Richardson Drive into a four (4) way stop.

**Option Three:** Petition the NCDOT for a traffic signal.

*"Live Simply. Think Big."*

**N.C. Department of Transportation**  
**Traffic Engineering**  
**Division 7**

Study Name: Richardson at Sherwood

Study Date : 5/5/2025

## Signal Warrants - Summary

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### Major Street Approaches

Eastbound: SR 2686 (Richardson Dr)

Number of Lanes : 1

Total Approach Volume: 2,846

Westbound: SR 2686 (Richardson Dr)

Number of Lanes :1

Total Approach Volume: 2,723

### Minor Street Approaches

Northbound: Sherwood Dr

Number of Lanes :1

Total Approach Volume: 199

Southbound: Sherwood Dr

Number of Lanes :1

Total Approach Volume: 743

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### Warrant Summary (Urban Values Apply)

Warrant 1 - Eight Hour Vehicular Volumes.....**Not Satisfied**

Warrant 1A - Minimum Vehicular Volume.....**Not Satisfied**

Required volumes reached for 0 hours, 8 are needed

Warrant 1B - Interruption Of Continuous Traffic.....**Not Satisfied**

Required volumes reached for 0 hours, 8 are needed

Warrant 1C - Combination Of Warrants.....**Not Satisfied**

Required 1A volumes reached for 0 hours, 8 are needed

Required 1B volumes reached for 0 hours, 8 are needed

Warrant 2 - Four Hour Volumes.....**Not Satisfied**  
Number of hours (0) volumes exceed minimum < minimum required (4).

Warrant 3 - Peak Hour.....**Not Satisfied**

Warrant 3A - Peak Hour Delay.....**Not Satisfied**

Approach volumes on minor street don't exceed minimums for any one hour period. Delay data not evaluated.

Warrant 3B - Peak Hour Volumes.....**Not Satisfied**

Volumes do not exceed minimums for any one hour period.

Warrant 4 - Pedestrian Volumes.....Not Evaluated

Warrant 5 - School Crossing.....Not Evaluated

Warrant 6 - Coordinated Signal System.....Not Evaluated

Warrant 7 - Crash Experience.....Not Evaluated

Warrant 8 - Roadway Network.....Not Evaluated

Warrant 9 - Intersection Near a Grade Crossing.....Not Evaluated



**N.C. Department of Transportation**  
**Traffic Engineering**  
Division 7

Study Name: Richardson at Sherwood

Study Date : 5/5/2025

## Warrant 1A - Minimum Volumes

### Description

Intended For sites where the volume Of intersecting traffic Is the principal reason For consideration Of a signal installation.

### Summary

Only 0 one hour periods meet minimums.  
Warrant is NOT met.

### Site Data Required

Rural Settings Apply = False  
Number Of Major Lanes = 1  
Number Of Minor Lanes = 1

### Volume Requirements

Veh/Hr Major = 500

Veh/Hr Minor = 150

Major Road						Minor Road		
SR 2686 (Richardson Dr)						Sherwood Dr		
Time	Major EB	+	Major WB	=	Total	Minor NB	Minor SB	Met?
16:15 - 17:15	260	+	310	=	570	12	72	No
14:45 - 15:45	292	+	264	=	556	21	55	No
16:30 - 17:30	255	+	301	=	556	10	81	No
15:30 - 16:30	274	+	277	=	551	19	51	No
16:00 - 17:00	255	+	292	=	547	14	62	No
14:30 - 15:30	275	+	270	=	545	23	58	No
15:45 - 16:45	267	+	277	=	544	18	52	No
14:15 - 15:15	259	+	283	=	542	24	54	No
15:00 - 16:00	285	+	254	=	539	16	56	No
15:15 - 16:15	273	+	264	=	537	19	60	No
16:45 - 17:45	248	+	280	=	528	8	77	No
17:00 - 18:00	251	+	270	=	521	14	70	No
11:45 - 12:45	235	+	282	=	517	20	43	No
14:00 - 15:00	238	+	275	=	513	24	61	No
12:00 - 13:00	230	+	276	=	506	18	43	No
13:45 - 14:45	225	+	275	=	500	17	59	No
11:30 - 12:30	234	+	265	=	499	19	50	No
17:15 - 18:15	244	+	239	=	483	12	58	No
11:15 - 12:15	230	+	253	=	483	16	50	No
12:15 - 13:15	225	+	255	=	480	18	48	No
13:30 - 14:30	225	+	254	=	479	11	54	No
13:00 - 14:00	229	+	236	=	465	12	44	No
17:30 - 18:30	238	+	219	=	457	17	59	No
12:30 - 13:30	218	+	235	=	453	15	42	No
13:15 - 14:15	220	+	232	=	452	12	48	No



# N.C. Department of Transportation

## Traffic Engineering

### Division 7

Study Name: Richardson at Sherwood

Study Date : 5/5/2025

## Warrant 1B - Interruption Of Continuous Traffic

### Description

Intended For sites where the volume Of the major street is so heavy that traffic On the minor street suffers excessive delay Or hazard.

### Summary

Only 0 one hour periods meet minimums.  
Warrant is NOT met.

### Site Data Required

Rural Settings Apply = False  
Number Of Major Lanes = 1  
Number Of Minor Lanes = 1

### Volume Requirements

Veh/Hr Major = 750

Veh/Hr Minor = 75

Major Road SR 2686 (Richardson Dr)						Minor Road Sherwood Dr		
Time	Major EB	+	Major WB	=	Total	Minor NB	Minor SB	Met?
16:15 - 17:15	260	+	310	=	570	12	72	No
14:45 - 15:45	292	+	264	=	556	21	55	No
16:30 - 17:30	255	+	301	=	556	10	81	No
15:30 - 16:30	274	+	277	=	551	19	51	No
16:00 - 17:00	255	+	292	=	547	14	62	No
14:30 - 15:30	275	+	270	=	545	23	58	No
15:45 - 16:45	267	+	277	=	544	18	52	No
14:15 - 15:15	259	+	283	=	542	24	54	No
15:00 - 16:00	285	+	254	=	539	16	56	No
15:15 - 16:15	273	+	264	=	537	19	60	No
16:45 - 17:45	248	+	280	=	528	8	77	No
17:00 - 18:00	251	+	270	=	521	14	70	No
11:45 - 12:45	235	+	282	=	517	20	43	No
14:00 - 15:00	238	+	275	=	513	24	61	No
12:00 - 13:00	230	+	276	=	506	18	43	No
13:45 - 14:45	225	+	275	=	500	17	59	No
11:30 - 12:30	234	+	265	=	499	19	50	No
17:15 - 18:15	244	+	239	=	483	12	58	No
11:15 - 12:15	230	+	253	=	483	16	50	No
12:15 - 13:15	225	+	255	=	480	18	48	No
13:30 - 14:30	225	+	254	=	479	11	54	No
13:00 - 14:00	229	+	236	=	465	12	44	No
17:30 - 18:30	238	+	219	=	457	17	59	No
12:30 - 13:30	218	+	235	=	453	15	42	No
13:15 - 14:15	220		232		452	12	48	No



**N.C. Department of Transportation**  
**Traffic Engineering**  
Division 7

Study Name: Richardson at Sherwood

Study Date : 5/5/2025

**Warrant 1C Combination Of Warrants**

**Description**

Intended For sites where the traffic volumes don't meet individual warrants but where Warrants 1A and 1B are both met to 80% of their stated values.

**Summary**

Only 0 hours meet 1A minimums.  
Only 0 hours meet 1B minimums.  
Warrant is NOT met.

**Site Data Required**

Rural Settings Apply = False  
Number Of Major Lanes = 1  
Number Of Minor Lanes = 1

**Volume Requirements**

Warrant 1A 1B  
Veh/Hr Major = 400 600

Veh/Hr Minor = 120 60

Major Road SR 2686 (Richardson Dr)					Minor Road Sherwood Dr			
Time	Major EB	+	Major WB	=	Total	Minor NB	Minor SB	Met1A?
16:15 - 17:15	260	+	310	=	570	12	72	No
14:45 - 15:45	292	+	264	=	556	21	55	No
16:30 - 17:30	255	+	301	=	556	10	81	No
15:30 - 16:30	274	+	277	=	551	19	51	No
16:00 - 17:00	255	+	292	=	547	14	62	No
14:30 - 15:30	275	+	270	=	545	23	58	No
15:45 - 16:45	267	+	277	=	544	18	52	No
14:15 - 15:15	259	+	283	=	542	24	54	No
15:00 - 16:00	285	+	254	=	539	16	56	No
15:15 - 16:15	273	+	264	=	537	19	60	No
16:45 - 17:45	248	+	280	=	528	8	77	No
17:00 - 18:00	251		270		521	14	70	No

Time	Major EB	+	Major WB	=	Total	Minor NB	Minor SB	Met1B?
16:15 - 17:15	260	+	310	=	570	12	72	No
14:45 - 15:45	292	+	264	=	556	21	55	No
16:30 - 17:30	255	+	301	=	556	10	81	No
15:30 - 16:30	274	+	277	=	551	19	51	No
16:00 - 17:00	255	+	292	=	547	14	62	No
14:30 - 15:30	275	+	270	=	545	23	58	No
15:45 - 16:45	267	+	277	=	544	18	52	No
14:15 - 15:15	259	+	283	=	542	24	54	No
15:00 - 16:00	285	+	254	=	539	16	56	No
15:15 - 16:15	273	+	264	=	537	19	60	No
16:45 - 17:45	248	+	280	=	528	8	77	No
17:00 - 18:00	251		270		521	14	70	No

# N.C. Department of Transportation

## Traffic Engineering

### Division 7

Study Name: Richardson at Sherwood

Study Date : 5/5/2025

## Warrant 2 - Four Hour Volumes

### Description

Intended for sites where the volume of intersecting traffic during any four hours of the day is the principal reason for consideration of a signal installation.

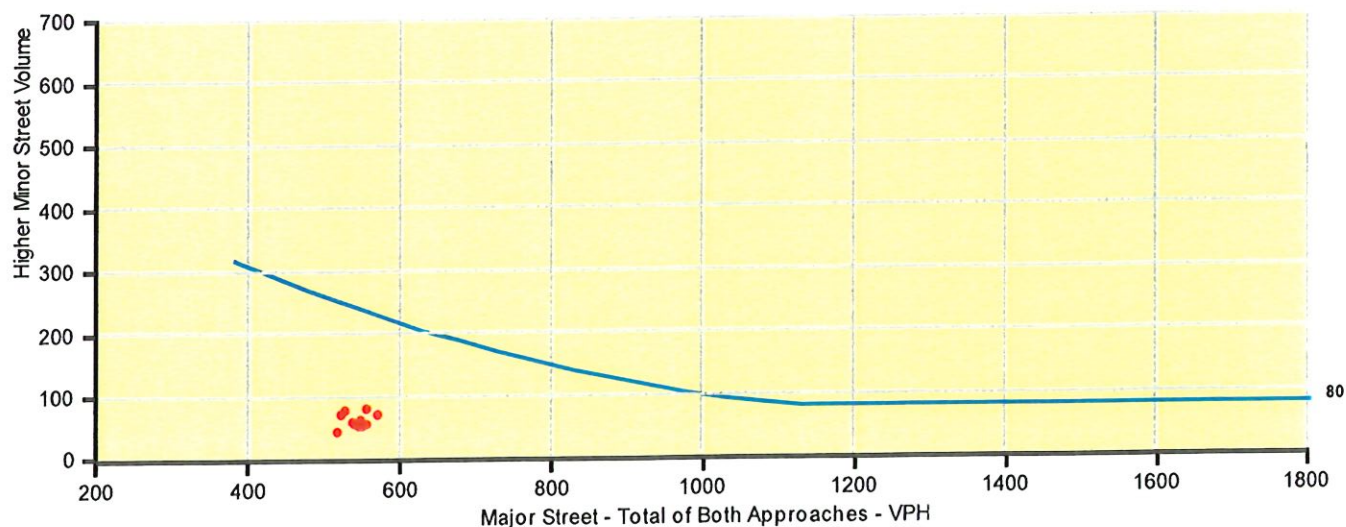
### Summary

Only 0 one hour periods meet minimums.  
Warrant is NOT met.

### Site Data Required

Rural Settings Apply = False  
Number of Major Lanes = 1  
Number of Minor Lanes = 1

Major Road SR 2686 (Richardson Dr)						Minor Road Sherwood Dr		
Time	Major EB	+	Major WB	=	Total	Minor NB	Minor SB	Met?
16:15 - 17:15	260	+	310	=	570	12	72	No
14:45 - 15:45	292	+	264	=	556	21	55	No
16:30 - 17:30	255	+	301	=	556	10	81	No
15:30 - 16:30	274	+	277	=	551	19	51	No
16:00 - 17:00	255	+	292	=	547	14	62	No
14:30 - 15:30	275	+	270	=	545	23	58	No
15:45 - 16:45	267	+	277	=	544	18	52	No
14:15 - 15:15	259	+	283	=	542	24	54	No
15:00 - 16:00	285	+	254	=	539	16	56	No
15:15 - 16:15	273	+	264	=	537	19	60	No
16:45 - 17:45	248	+	280	=	528	8	77	No
17:00 - 18:00	251		270		521	14	70	No





# N.C. Department of Transportation

## Traffic Engineering

### Division 7

Study Name: Richardson at Sherwood

Study Date : 5/5/2025

## Warrant 3A - Peak Hour Delay

### Description

Intended for sites where for one hour of the day minor street traffic suffers undue traffic delay entering or crossing the major street.

### Summary

Only 0 one hour periods meet minimums.  
Warrant is NOT met.

### Site Data Required

Number of Minor Lanes = 1

### Volume and Delay Requirements

Veh/Hr All Approaches = 800

Veh/Hr Minor = 100

Total Delay (Veh-Hrs) = 4

Major Road SR 2686 (Richardson Dr)						Minor Road Sherwood Dr			
Time	Total of All Approaches	Met?	Minor NB	Delay NB	Met?	Minor SB	Delay SB	Met?	Warrant Met?
16:15 - 17:15	654	No	12	-	—	72	-	No	No
16:30 - 17:30	647	No	10	-	—	81	-	No	No
14:45 - 15:45	632	No	21	-	—	55	-	No	No
14:30 - 15:30	626	No	23	-	—	58	-	No	No
16:00 - 17:00	623	No	14	-	—	62	-	No	No
15:30 - 16:30	621	No	19	-	—	51	-	No	No
14:15 - 15:15	620	No	24	-	—	54	-	No	No
15:15 - 16:15	616	No	19	-	—	60	-	No	No
15:45 - 16:45	614	No	18	-	—	52	-	No	No
16:45 - 17:45	613	No	8	-	—	77	-	No	No
15:00 - 16:00	611	No	16	-	—	56	-	No	No
17:00 - 18:00	605	No	14	-	—	70	-	No	No
14:00 - 15:00	598	No	24	-	—	61	-	No	No
11:45 - 12:45	580	No	20	-	—	43	-	No	No
13:45 - 14:45	576	No	17	-	—	59	-	No	No
11:30 - 12:30	568	No	19	-	—	50	-	No	No
12:00 - 13:00	567	No	18	-	—	43	-	No	No
17:15 - 18:15	553	No	12	-	—	58	-	No	No
11:15 - 12:15	549	No	16	-	—	50	-	No	No
12:15 - 13:15	546	No	18	-	—	48	-	No	No
07:30 - 08:30	545	No	17	-	—	94	-	No	No
13:30 - 14:30	544	No	11	-	—	54	-	No	No
17:30 - 18:30	533	No	17	-	—	59	-	No	No
07:15 - 08:15	532	No	18	-	—	103	-	Yes	No
07:45 - 08:45	527	No	19	-	—	85	-	No	No



# N.C. Department of Transportation

## Traffic Engineering

### Division 7

Study Name: Richardson at Sherwood

Study Date : 5/5/2025

## Warrant 3B - Peak Hour Volumes

### Description

Intended for sites where the volume of intersecting traffic during one hour of the day is the principal reason for consideration of a signal installation.

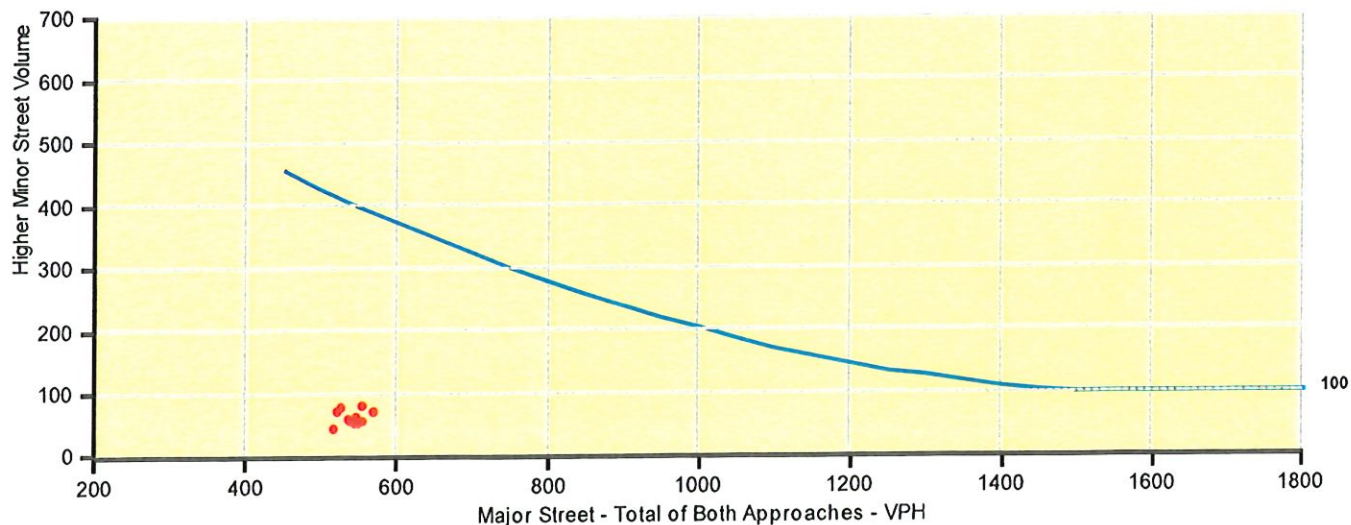
### Summary

Only 0 one hour periods meet minimums.  
Warrant is NOT met.

### Site Data Required

Rural Settings Apply = False  
Number of Major Lanes = 1  
Number of Minor Lanes = 1

Time	Major Road SR 2686 (Richardson Dr)					Minor Road Sherwood Dr		Met?
	Major EB	+	Major WB	=	Total	Minor NB	Minor SB	
16:15 - 17:15	260	+	310	=	570	12	72	No
14:45 - 15:45	292	+	264	=	556	21	55	No
16:30 - 17:30	255	+	301	=	556	10	81	No
15:30 - 16:30	274	+	277	=	551	19	51	No
16:00 - 17:00	255	+	292	=	547	14	62	No
14:30 - 15:30	275	+	270	=	545	23	58	No
15:45 - 16:45	267	+	277	=	544	18	52	No
14:15 - 15:15	259	+	283	=	542	24	54	No
15:00 - 16:00	285	+	254	=	539	16	56	No
15:15 - 16:15	273	+	264	=	537	19	60	No
16:45 - 17:45	248	+	280	=	528	8	77	No
17:00 - 18:00	251	+	270	=	521	14	70	No





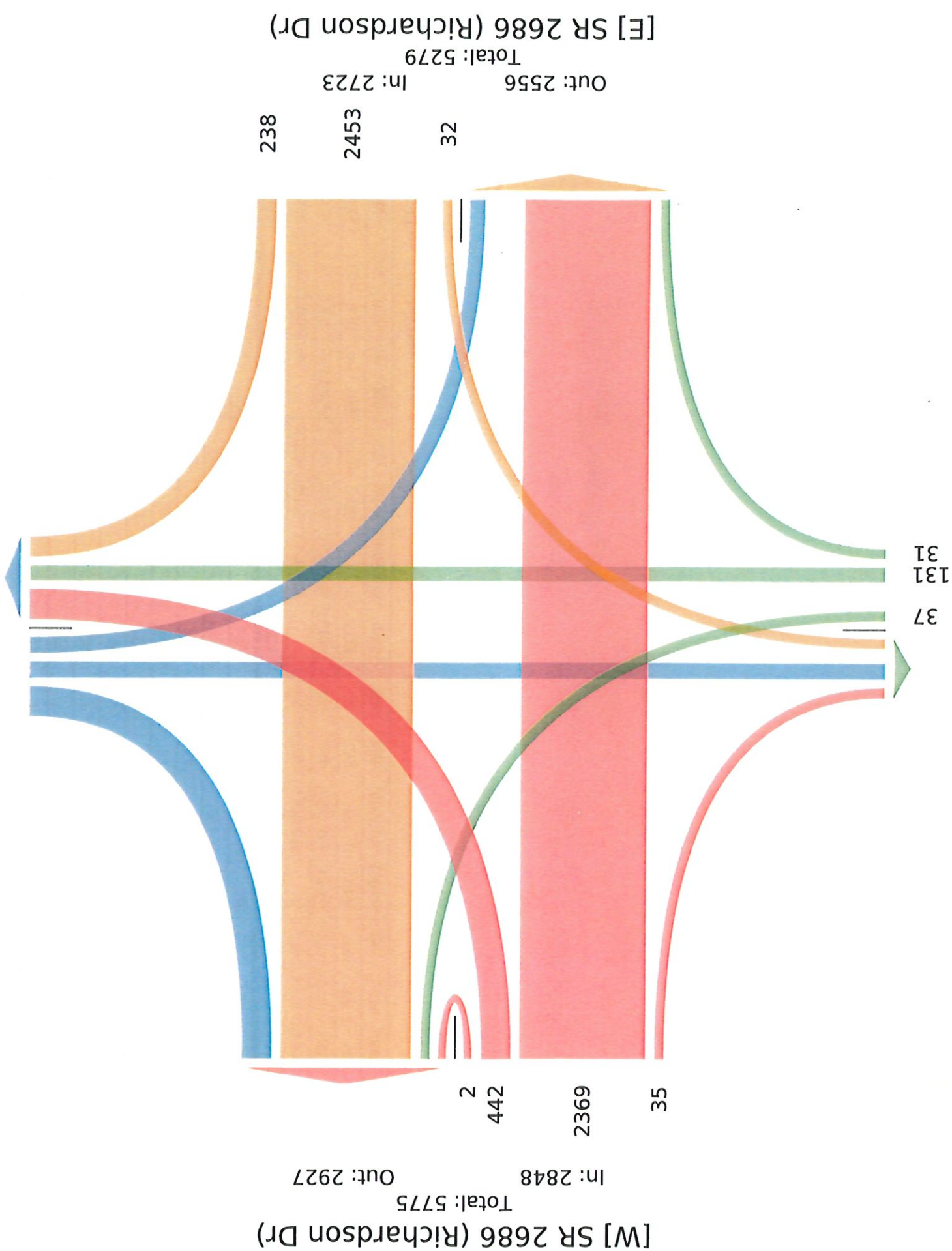
Richardson Dr at Sherwood Dr - TMC  
Wed Apr 30, 2025  
Full Length (6 AM-7 PM)  
All Classes (Vehicles)  
All Movements  
ID: 1293238, Location: 36.337723, -79.684137

Provided by: North Carolina DOT  
1584 Yanceyville St, Greensboro, NC, 27415, US

[N] Sherwood Dr

Total: 1554  
In: 743 Out: 811

435  
152  
156



Out: 219 In: 199  
Total: 418  
[S] Sherwood Dr

Richardson Dr at Sherwood Dr - TMC  
Wed Apr 30, 2025  
Full Length (6 AM-7 PM)  
All Classes (Vehicles)  
All Movements  
ID: 1293238, Location: 36.337723, -79.684137

Provided by: North Carolina DOT  
1584 Yanceyville St, Greensboro, NC, 27415, US

Leg	Sherwood Dr								SR 2686 (Richardson Dr)								SR 2686 (Richardson Dr)							
Direction	Southbound				Westbound				Northbound				Eastbound											
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int								
2025-04-30 6:00AM	40	7	9	0	56	2	66	0	0	68	1	4	2	0	7	0	79	13	0	92	223			
7:00AM	63	10	20	0	93	13	136	0	0	149	3	11	3	0	17	1	184	37	0	222	481			
8:00AM	40	17	9	0	66	14	130	4	0	148	2	12	2	0	16	3	212	27	0	242	472			
9:00AM	18	4	11	0	33	16	140	2	0	158	1	13	1	0	15	0	184	16	0	200	406			
10:00AM	17	12	11	0	40	9	170	1	0	180	3	4	4	0	11	1	171	7	0	179	410			
11:00AM	24	14	11	0	49	16	209	2	0	227	3	7	6	0	16	1	201	12	0	214	506			
12:00PM	22	8	13	0	43	28	242	6	0	276	4	11	3	0	18	7	195	28	1	231	568			
1:00PM	24	9	11	0	44	17	216	3	0	236	2	7	3	0	12	3	197	29	0	229	521			
2:00PM	37	11	13	0	61	24	250	1	0	275	4	16	4	0	24	3	196	39	0	238	598			
3:00PM	32	17	7	0	56	22	228	4	0	254	1	15	0	0	16	2	218	65	0	285	611			
4:00PM	37	15	10	0	62	29	260	3	0	292	0	11	3	0	14	5	185	65	0	255	623			
5:00PM	41	17	12	0	70	23	242	5	0	270	2	9	3	0	14	7	195	49	1	252	606			
6:00PM	40	11	19	0	70	25	164	1	0	190	5	11	3	0	19	2	152	55	0	209	488			
Total	435	152	156	0	743	238	2453	32	0	2723	31	131	37	0	199	35	2369	442	2	2848	6513			
% Approach	58.5%	20.5%	21.0%	0%	-	8.7%	90.1%	1.2%	0%	-	15.6%	65.8%	18.6%	0%	-	1.2%	83.2%	15.5%	0.1%	-	-			
% Total	6.7%	2.3%	2.4%	0%	11.4%	3.7%	37.7%	0.5%	0%	41.8%	0.5%	2.0%	0.6%	0%	3.1%	0.5%	36.4%	6.8%	0%	43.7%	-			
Vehicles	435	152	156	0	743	238	2453	32	0	2723	31	131	37	0	199	35	2369	442	2	2848	6513			
% Vehicles	100%	100%	100%	0%	100%	100%	100%	100%	0%	100%	100%	100%	100%	0%	100%	100%	100%	100%	100%	100%	100%			



## City of Reidsville

### Public Works Department

1100 Vance Street, Reidsville, NC 27320

Phone: (336) 349-1070



## MEMORANDUM

**TO:** Summer Moore, City Manager  
**FROM:** Blake Franchi, Water Treatment Plant Superintendent  
**RE:** Recreation Activities on Lake Hunt and Lake Reidsville  
**DATE:** July 8, 2025

### Background:

On April 30, 2025, a meeting was held with City staff to discuss current recreational activities on Lake Hunt and Lake Reidsville, as well as the potential addition of floating docks at Lake Hunt as requested by City Council. At present, the City permits boating, fishing, and water skiing on both lakes.

Over the years, the City of Reidsville has made multiple requests to allow swimming on both Lake Hunt and Lake Reidsville; however, these requests have been denied by the Commission of Public Health. City staff have formally sought clarification on the appeal process and are currently awaiting further guidance.

Additionally, inquiries have been made to state officials regarding the feasibility of installing floating docks on Lake Hunt, and staff are awaiting a response.

### Request:

City staff respectfully request direction from City Council regarding the potential appeal of the Commission of Public Health's decision to restrict recreational activities on Lake Hunt, specifically regarding swimming and/or the installation of floating docks. Since Lake Hunt is not the City's primary drinking water source, staff seek Council's input on whether to proceed with an appeal to the Commission of Public Health.

If the City Council wishes to move forward with the appeal, a motion should be made to authorize staff to initiate the appeal process in order to seek approval for expanded recreational activities on Lake Hunt.

Thank you for your consideration.

Sincerely,  
Blake Franchi  
Water Treatment Plant Superintendent



# RESERVOIRS THAT SUPPLY THE CITY OF REIDSVILLE DRINKING WATER



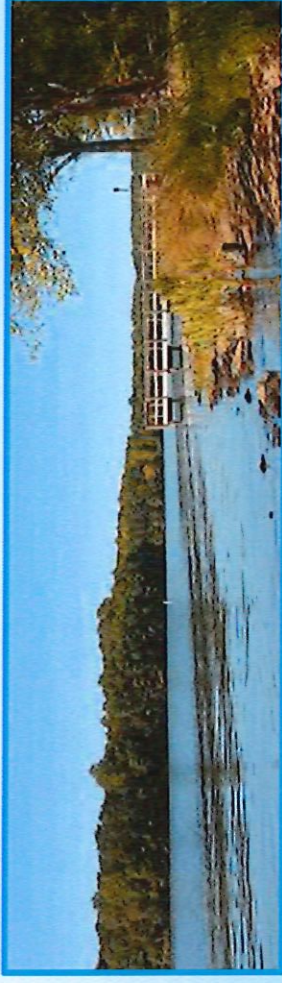
BLAKE FRANCHI  
WATER TREATMENT PLANT  
SUPERINTENDENT



# LAKE REIDSVILLE

- ◆ APPROXIMATELY 750 SQ ACRE RESERVOIR
- ◆ APPROXIMATELY HOLDS 2.7 BILLION GALLONS OF WATER
- ◆ PRIMARY WATER SOURCE FOR THE CITY OF REIDSVILLE
- ◆ PUBLIC WATER SUPPLY CATEGORIZES LAKE REIDSVILLE AS A CLASS I RESERVOIR

"Class I Reservoir" means a reservoir from which water flows by gravity or is pumped directly to a treatment plant or to a small intervening storage basin and thence to a treatment plant.





# LAKE HUNT

- APPROXIMATELY 176 SQ ACRE RESERVOIR
- WATER FROM LAKE HUNT'S SPILLWAY NATURALLY TRAVELS THROUGH A TRIBUTARY DIRECTLY INTO LAKE REIDSVILLE
- EMERGENCY WATER SOURCE FOR THE CITY OF REIDSVILLE
- IN EMERGENCIES, WATER IS PULLED FROM A DRAIN IN THE BOTTOM OF THE LAKE
- PUBLIC WATER SUPPLY CATEGORIZES LAKE HUNT AS A CLASS II RESERVOIR

"Class II Reservoir" means a reservoir from which the water flows by gravity or is pumped to a Class I reservoir prior to final entrance to a water treatment plant.





# WATER TREATMENT PROCESS OVERVIEW



- WATER IS PUMPED FROM LAKE REIDSVILLE AND TREATED.
- WATER THEN ENTERS THE WATER TREATMENT PLANT (WTP) AND BEGINS THE PROCESSES OF:



- WATER IS STORED IN THE WTP'S 3-MILLION-GALLON CLEARWELL
- DEPENDING ON DEMAND, WATER IS PUMPED TO THE CITY USING THE WTP'S HIGH SERVICE PUMPS
  - THIS PROCESS FILLS THE CITY'S 3 ELEVATED STORAGE TANKS – WHICH PROVIDES WATER PRESSURE AND ADDITIONAL WATER SUPPLY FOR EMERGENCIES



# RULES FOR DRINKING WATER SUPPLY RESERVOIRS

- ◆ RULES GOVERNING PUBLIC WATER SYSTEMS – NCAC 15A SUBCHAPTER 18C
  - ◆ 15A NCAC 18C .0403 SURFACE WATER FACILITIES
    - ◆ (E) A MARGIN OF AT LEAST 50 FEET AROUND A CLASS I AND CLASS II RESERVOIR, MEASURED FROM THE NORMAL POOL ELEVATION, SHALL BE OWNED OR CONTROLLED BY THE SUPPLIER OF WATER.





# RULES FOR DRINKING WATER SUPPLY RESERVOIRS

- ♦ RULES GOVERNING PUBLIC WATER SYSTEMS – NCAC 15A SUBCHAPTER 18C
  - ♦ 15A NCAC 18C .1201 RECREATIONAL ACTIVITIES
    - ♦ (A) NO RECREATIONAL ACTIVITIES SHALL BE PERMITTED ON A CLASS I OR CLASS II RESERVOIR WITHOUT A RESOLUTION BY THE COMMISSION OR WITHOUT APPROVAL BY THE DEPARTMENT. THE DEPARTMENT MAY APPROVE RECREATIONAL EVENTS ON A CLASS I OR CLASS II RESERVOIR WHICH LAST ONE DAY OR LESS UPON A SHOWING THAT THE RECREATIONAL EVENT WILL NOT ADVERSELY AFFECT THE QUALITY OF THE WATER TO THE POINT OF RENDERING IT UNSUITABLE AS A SOURCE FOR A PUBLIC WATER SYSTEM. ALL OTHER RECREATIONAL ACTIVITIES ON A CLASS I OR CLASS II RESERVOIR SHALL BE PERMITTED ONLY UPON A RESOLUTION BY THE COMMISSION AUTHORIZING THE ACTIVITY.
    - ♦ (B) UPON REQUEST FOR SUCH A RESOLUTION, THE DIVISION SHALL MAKE OR CAUSE TO BE MADE A THOROUGH INVESTIGATION OF THE QUALITY OF THE WATER TO DETERMINE THE EXTENT TO WHICH THE PROPOSED RECREATIONAL ACTIVITIES WOULD ADVERSELY AFFECT THE QUALITY OF THE WATER. IF, AFTER SUCH INVESTIGATION, THE COMMISSION FOR PUBLIC HEALTH IS OF THE OPINION THAT THE PROPOSED RECREATIONAL ACTIVITIES WILL NOT ADVERSELY AFFECT THE QUALITY OF THE WATER TO THE POINT OF RENDERING IT UNSUITABLE AS A SOURCE OF PUBLIC WATER SYSTEM, THE COMMISSION FOR PUBLIC HEALTH MAY ADOPT A RESOLUTION AUTHORIZING THE PROPOSED RECREATIONAL ACTIVITIES.
    - ♦ (C) ONLY THOSE RECREATIONAL ACTIVITIES SPECIFICALLY AUTHORIZED IN THE RESOLUTION WILL BE ALLOWED. NO RECREATIONAL ACTIVITIES SHALL BE PERMITTED WITHIN 50 YARDS OF ANY PUBLIC WATER SYSTEM INTAKE.



# RULES FOR DRINKING WATER SUPPLY RESERVOIRS

- ♦ RULES GOVERNING PUBLIC WATER SYSTEMS – NCAC 15A SUBCHAPTER 18C
  - ♦ 15A NCAC 18C .1202 PROTECTION OF WATER QUALITY
    - ♦ THE ISSUANCE OF A RESOLUTION BY THE COMMISSION FOR PUBLIC HEALTH FOR RECREATIONAL ACTIVITIES ON PUBLIC WATER SUPPLY RESERVOIRS SHALL BE CONTINGENT UPON THE GOVERNING AUTHORITY ESTABLISHING PROVISIONS FOR ADEQUATE SANITATION FACILITIES, SUPERVISION AND POLICE CONTROL TO INSURE THE PROTECTION OF THE WATER QUALITY.
  - ♦ 15A NCAC 18C .1203 MAINTENANCE OF PARKS
    - ♦ PARKS OR OTHER PLACES OF RESORT FOR THE USE AND ENTERTAINMENT OF THE PUBLIC WHICH MAY BE ESTABLISHED AND MAINTAINED ON A WATERSHED SHALL BE PROVIDED WITH SANITARY FACILITIES FOR THE COLLECTION OF GARBAGE AND DISPOSAL OF SEWAGE. SUCH FACILITIES MUST NOT CAUSE DETERIORATION OF WATER QUALITY. PERSONS IN CHARGE OF SUCH FACILITIES MUST MAINTAIN THESE FACILITIES AT ALL TIMES IN ORDER TO PREVENT THE POLLUTION OF THE PUBLIC WATER SYSTEM.



# RULES FOR DRINKING WATER SUPPLY RESERVOIRS

- ♦ RULES GOVERNING PUBLIC WATER SYSTEMS – NCAC 15A SUBCHAPTER 18C
  - ♦ 15A NCAC 18C .1204 FISHING
    - ♦ (A) FISHING SHALL NOT BE PERMITTED ON ANY CLASS I OR CLASS II PUBLIC WATER SUPPLY RESERVOIR WITHOUT A RESOLUTION GRANTING PERMISSION BY THE COMMISSION FOR PUBLIC HEALTH. IN ORDER TO OBTAIN PERMISSION, A WRITTEN APPLICATION SHALL BE SUBMITTED BY THE OWNER OF THE WATER SUPPLY TO THE COMMISSION FOR PUBLIC HEALTH. PERMISSION SHALL NOT BE ISSUED UNTIL AN INVESTIGATION HAS BEEN MADE BY AN AUTHORIZED REPRESENTATIVE OF THE DIVISION OF WATER RESOURCES AND A DETERMINATION MADE THAT FISHING IN THE RESERVOIR SHALL NOT ADVERSELY AFFECT THE WATER QUALITY.
    - ♦ (B) THE APPLICATION REQUESTING PERMISSION TO FISH IN ANY RESERVOIR SHALL BE ACCOMPANIED BY SUFFICIENT EVIDENCE (SUCH AS ORDINANCES ADOPTED BY THE APPLICANT) TO ENSURE THAT THE FOLLOWING REQUIREMENTS SHALL BE ENFORCED BY THE APPLICANT:
      - ♦ (1) FISHING SHALL BE PERMITTED ONLY FROM BOATS OWNED OR CONTROLLED BY THE APPLICANT. BOATS WILL AT ALL TIMES BE UNDER THE SUPERVISION AND JURISDICTION OF A RESPONSIBLE REPRESENTATIVE OF THE APPLICANT. BANK FISHING MAY BE PERMITTED IN RESTRICTED SUPERVISED AREAS WITH PROPER SANITATION FACILITIES WHEN INCLUDED AS A SPECIFIC, LISTED ACTIVITY AND APPROVED BY THE COMMISSION FOR PUBLIC HEALTH.
      - ♦ (2) A SUFFICIENT NUMBER OF WARDENS AND WATERSHED INSPECTORS SHALL BE EMPLOYED AT ALL TIMES TO ENSURE THAT NO ACTS OF URINATION, DEFECATION, OR OTHER ACTS WHICH WOULD DEFILE THE WATER SUPPLY ARE COMMITTED BY ANY PERSON WHILE FISHING IN THE PUBLIC WATER SUPPLY RESERVOIR.
      - ♦ (3) A DOCK SHALL BE PROVIDED OR CONTROLLED BY THE APPLICANT FOR THE PURPOSE OF DOCKING FISHING BOATS. NO BOAT SHALL ENTER OR LEAVE THE RESERVOIR EXCEPT FROM A RAMP OWNED OR CONTROLLED BY THE APPLICANT.



# CURRENT ACTIVITIES ALLOWED ON LAKE HUNT AND LAKE REIDSVILLE

## ALLOWED ON LAKE REIDSVILLE:

- FISHING; IF THE CITY OF REIDSVILLE HAS ENOUGH WARDENS/WATER SHED

### INSPECTORS

- BOATING
- SKIING



## ALLOWED ON LAKE HUNT: (UPON APPROVAL)

- FISHING; IF THE CITY OF REIDSVILLE HAS ENOUGH WARDENS/WATER SHED

### INSPECTORS

- BOATING
- SKIING

## NOT ALLOWED ON EITHER LAKE:

- SWIMMING/WADING



# City of Reidsville

1100 Vance Street, Reidsville, North Carolina 27320

PHONE (336) 349-1077

FAX (336) 634-1738



Public Works Department

---

**Date:** 6-24-2025

**To:** Summer Moore, City Manager

**From:** David Bracken, Interim Public Works Director

**Subject:** JCC Proposed change order four (4) WWTP Headworks Replacement

After several meetings and price negotiations, I am submitting Change Order #4 from J Cumby Construction in the amount of \$106,341.00 for Council approval. This amount was negotiated down from the previous total of \$170,410.00. Most of the costs are associated with work outside the scope of project construction.

On April 28<sup>th</sup>, 2025, there was a significant storm event that resulted in flood remediation to remove contaminated soil around the Headworks. The total cost for this Headworks remediation was \$41,336.00 and soil disposal costs came in at \$34,581.00.

Additionally, there had to be a change in the pole light design at the facility for the plant to pass state inspection. The cost associated with this change was \$12,026.00.

The Headworks Project is substantially complete as we are working on a final punch list. There should be a final closeout change order to reflect any changes resulting from the punch list.

**Suggested Motion:**

**If Council agrees with this request, please make a motion to approve Change Order #4 for the Headworks Project.**

David L Bracken, Interim PW Director





Shaping Communities Together

June 13, 2025

Mr. David Bracken  
City of Reidsville  
1100 Vance Street  
Reidsville, North Carolina 27320

RE: JCC Proposed Change Orders – CO No. Four (4)  
WWTP Headworks Replacement  
City of Reidsville, North Carolina

Dear Mr. Bracken:

Pursuant to your request McGill Associates (McGill) is providing this correspondence regarding J Cumby Construction's (JCC) Proposed Change Orders associated with the executed Change Order No. Four (4). This proposed change order was submitted by JCC for work outside of the original construction contract scope.

The change order proposals included have been discussed several times with McGill, City staff, and representatives of JCC. After several meetings and price negotiations the final dollar amounts are shown within the documents attached to proposed Change Order No. 4. These dollar amounts have been accepted by City staff. With each of these work items outside of the construction scope the only viable option will be to accept the change orders as submitted by JCC.

Should you have any questions related to this letter or the above-mentioned documentation, please do not hesitate to contact me at (828) 328-2024. We look forward to the successful completion of this very important project.

Sincerely,  
**McGILL ASSOCIATES, P.A.**

**MICHAEL PATTON**  
Construction Services Manager

:mgp

Enclosures

p:\2020\20.01107-reidsvillenc-wwtp headworks\construction\changeorders\co 4\dracken june 2025 co no 4.docx



**Change Order No. 4**Date of Issuance: June 10, 2025Effective Date: June 10, 2025

Project: WWTP Headworks Replacement	Owner: City of Reidsville	Owner's Contract No.: CS370384-07
Contract: WWTP Headworks Replacement	Date of Contract: 10/06/2023	
Contractor: J Cumby Construction, LLC	Engineer's Project No.: 20.01107	

**The Contract Documents are modified as follows upon execution of this Change Order:**


**Description:** Increase in contract price in the amount of \$106,341.00 involving various items that were not included in the original scope of construction work. See attachments for further information.

**Attachments (list documents supporting change):**

Summary of change order items: See back up documentation and Change Order Summary

<b>CHANGE IN CONTRACT PRICE:</b>	<b>CHANGE IN CONTRACT TIMES:</b>
Original Contract Price:	Original Contract Times: <input type="checkbox"/> Working <input checked="" type="checkbox"/> Calendar days
\$ <u>4,307,000.00</u>	Substantial completion (days or date) <u>330 (12/10/2024)</u>
	Ready for final payment (days or date): <u>360 (01/09/2025)</u>
[Increase] [ <del>Decrease</del> ] from previously approved Change Orders No. <u>0</u> to No. <u>3</u> :	[Increase] [ <del>Decrease</del> ] from previously approved Change Orders No. <u>0</u> to No. <u>3</u> :
\$ <u>96,692.00</u>	Substantial completion (days): <u>28</u>
	Ready for final payment (days): <u>28</u>
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$ <u>4,403,692.00</u>	Substantial completion (days or date): <u>358</u>
	Ready for final payment (days or date): <u>388</u>
[Increase] [ <del>Decrease</del> ] of this Change Order:	[Increase] [ <del>Decrease</del> ] of this Change Order:
\$ <u>106,341.00</u>	Substantial completion (days or date): <u>29</u>
	Ready for final payment (days or date): <u>29</u>
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$ <u>4,510,033.00</u>	Substantial completion (days or date): <u>387 (02/05/2025)</u>
	Ready for final payment (days or date): <u>417 (03/07/2025)</u>

**RECOMMENDED:**

Engineer:   
 Print: Mike Patton  
 Date: 06/13/2025

**ACCEPTED:**

Owner: \_\_\_\_\_  
 Print: \_\_\_\_\_  
 Date: \_\_\_\_\_

**ACCEPTED:**

Contractor:   
 Print: Bob Faulhaber  
 Date: 06/12/2025

Approved by Funding Agency

(if applicable): \_\_\_\_\_

Date: \_\_\_\_\_



CHANGE ORDER SUMMARY  
City of Reidsville  
WWTP Headworks Replacement

CHANGE ORDER DETAILS

CONTRACT AMOUNT REVISIONS						
Previous CO Proposals	Date Submitted	Change Order Description	Unit	Qty	Unit Price	Total Price
CO-001 (Executed CO 1)	2/1/2024	Changes to Bypass Line D	LS	1	\$ 1,873.00	\$ 1,873.00
CO-002 (Executed CO 1)	5/11/2024	Electrical Power Relocation	LS	1	\$ 2,512.00	\$ 2,512.00
CO-003 (Executed CO 1)	3/2/2024	Bypass Line Pumping MH A - Extension of Bypass Lines	LS	1	\$ 12,929.00	\$ 12,929.00
CO-005 (Executed CO 2)	8/17/2024	Headworks Flood Event Remediation	LS	1	\$ 69,274.00	\$ 69,274.00
CO-006 (Executed CO 3)	8/17/2024	Electrical Canopy Size and Cost Increase	LS	1	\$ 10,104.00	\$ 10,104.00
Sub-Total						\$ 96,692.00
						28

PROPOSED CHANGE ORDER DETAILS

CONTRACT AMOUNT REVISIONS						
CO Proposal	Date Submitted	Bid Schedule Description	Unit	Qty	Unit Price	Total Price
7		Headworks - Bypass Pumping	LS	1	\$ 765.00	\$ 765.00
8		Storm-Drain-Line-Repair	LS	4		
9		Headworks Flood Remediation II	LS	1	\$ 41,336.00	\$ 41,336.00
10		ISCO/Parshall Flume Controls	LS	1	\$ 5,499.00	\$ 5,499.00
11		Concrete Demo For MH D	LS	1	\$ 3,397.00	\$ 3,397.00
12		Demo UG Structure	LS	1	\$ 900.00	\$ 900.00
13		TIP Fees for Hauling Spoils Material	LS	1	\$ 34,581.00	\$ 34,581.00
14		Equipment Upgrades	LS	1	\$ 1,712.00	\$ 1,712.00
15		Water-PRVs	LS	4		
16		Asphalt SOW Changes	LS	1	\$ 6,125.00	\$ 6,125.00
17		Pole Light Changes	LS	1	\$ 12,026.00	\$ 12,026.00
Sub-Total						\$ 106,341.00
						29

CONTRACT TIME REVISIONS		
Cumulative Contract Time Adjustment (Substantial)	330	December 10, 2024
Cumulative Contract Time Adjustment (Final)	360	January 9, 2025
Previously Executed Change Orders	28	
Proposed Change Order	29	
Total Calendar Days	57	
Cumulative Contract Time Adjustment (Substantial)	387	February 5, 2025
Cumulative Contract Time Adjustment (Final)	417	March 7, 2025

ADJUSTED CONTRACT AMOUNT	
Original Contract Amount	\$ 4,307,000.00
Previously Executed Change Orders	\$ 96,692.00
Proposed Change Orders	\$ 106,341.00
Contract Amount Incorporating Change Orders	\$ 4,510,033.00



# PCO TRACKING LOG - PROJECT 20.01107

TO: Mike Patton  
 McGill Associates, P.A.  
 1240 19th street Lane NW  
 Hickory, NC 28601

DATE: 5/28/2025

JCC JOB NO: 23-107

DWI NO: CS3730384-0

TIME IMPACT: NONE

ENG. JOB NO: 20.01107

PROJECT: Reidsville - WWTP Headworks Replacement Project

RE: PCO Project Log

PCO	REQUEST DATE	DESCRIPTION	OCO	APPROVED DATE	ADDED DAYS	TOTAL	
1	02/01/24	Changes to Bypass Line D	1	08/15/24	10	\$ 1,873.00	
2	05/11/24	Electrical Power Line Relocation	1	08/15/24	4	\$ 2,512.00	
3	03/02/24	Bypass Line Pumping MH A - Extension	1	09/12/24	0	\$ 12,929.00	
4	03/04/25	Supernatant Pump Line		REJECTED		\$ -	
5	08/17/24	Headworks Flood Remediation Event	2	09/12/24	14	\$ 69,274.00	
6	08/22/24	Electrical Control Panel Hood	3	11/12/24	0	\$ 10,104.00	
Currently Approved Totals					28	\$ 96,692.00	Previous total
7	09/05/24	Headworks Stop Work - MH A Invert Issue			9	\$ 765.00	\$ 27,811.00
8	09/05/24	Storm Drain Line Repair - MH F			2	\$ -	\$ 6,383.00
9	04/28/25	Headworks Flood Remediation Event II			14	\$ 41,336.00	\$ 52,324.00
10	04/28/25	ISCO / Parshall Flume Controls			0	\$ 5,499.00	\$ 5,499.00
11	04/28/25	Concrete Demo for MH D			5	\$ 3,397.00	\$ 3,606.00
12	04/28/25	Demo UG Headworks for Storm Drain			1	\$ 900.00	\$ 3,886.00
13	04/28/25	TIP Fees for Spoiled Soils Landfill			0	\$ 34,581.00	\$ 34,581.00
14	04/28/25	Equipment Upgrades			0	\$ 1,712.00	\$ 1,712.00
15	04/28/25	Water Pressure Reducing Valves			2	\$ -	\$ 3,453.00
16	04/28/25	Asphalt SOW Project Changes			0	\$ 6,125.00	\$ 19,129.00
17	05/05/25	Pole Lights Design Change			TBD	\$ 12,026.00	\$ 12,026.00
Negotiated Total					33	\$ 106,341.00	\$ 170,410.00 Presented Total

\* Agreed to no liquidated damages and JCC will repair damaged asphalt and pay for environmental fine for overflow (estimated at \$2,500 or less)

Signed: \_\_\_\_\_

COPY TO:

File

JCC Phone: (931) 526-5158

JCC Fax: (931) 526-5171





THE CITY OF  
**Reidsville**  
NORTH CAROLINA

Engineering Department

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax: (336) 342-3649

Memorandum

To: Summer Moore, City Manager  
From: Josh Farmer, Fire Chief/ACM-Public Safety  
Date: June 30, 2025  
Re: RFQ for Additional On-Call Engineering Services – Contract Recommendation

Due to the recent resignation of Josh Beck, the City does not have an engineer on staff. We are currently contracted with McGill Associates as the primary point of contact for on-call engineering services, and Davis-Martin-Powell & Associates is our backup option.

Considering there is an uptick in engineering and consultant service demands city-wide, the City published an RFQ for Additional On-Call Professional Engineering & Consulting Services on June 2, 2025. This RFQ was sent to several firms via email, it was posted in the newspaper and published on our City website. Responses were to be received by 2:00 p.m. on June 23, 2025.

All submittals were evaluated by a panel of staff — Summer Moore, Haywood Cloud, Josh Farmer — using the scoring matrix provided in the RFQ.

Below is the list of firms that submitted a Statement of Qualifications:

1. Municipal Engineering Inc.
2. Sturgill Engineering, PA
3. Highfill Infrastructure Engineering, P.C.
4. M.G. Newell Corporation
5. SKA Consulting Engineers
6. Geographic Technologies Group (GTG)
7. SEH
8. CESI
9. Black & Veatch International Company
10. Hazen and Sawyer
11. Stocks Engineering, PA
12. Stantec Consulting Services Inc.
13. The Wooten Company
14. Arcadis

*“Live Simply. Think Big.”*



THE CITY OF  
**Reidsville**  
NORTH CAROLINA

**Engineering Department**

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230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax: (336) 342-3649

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Based on the results of the scores from the panel, staff is recommending approval of all firms to ensure the City has a diverse group of consultants to provide a wide range of services. This contract is for three years and has two optional one-year extensions.

If Council agrees, please approve a motion to “allow staff to proceed with securing agreements with all firms to provide additional on-call engineering and consultant services for the City of Reidsville.”

*“Live Simply. Think Big.”*

**City of Reidsville**  
**Request for Qualifications**  
**Additional On Call Engineering Services**

The City of Reidsville is seeking qualified engineering firms to provide on call engineering design and support services on an as-needed basis. The selected firm shall be experienced in providing professional services that include, but are not limited to, the design, funding, bidding, reviewing, construction administration oversight and construction inspection of various projects in Reidsville. Possible engineering services envisioned by the City include surveying, water distribution, sewer collection, SCADA, stormwater drainage systems, stormwater detention, capacity analysis, compliance, roadway improvements, water and wastewater treatment upgrades or improvements, solid waste, environmental, grant writing, geographic information systems (GIS), structural including municipal bridges, electrical, plumbing, mechanical, and hydro excavation.

Interested firms can find the full RFQ on our City's website by going to [Reidsvillenc.gov/city-document-center](http://Reidsvillenc.gov/city-document-center) and select Request for Qualifications.

**Submittals must be received by 2:00 p.m. on June 23, 2025.**





THE CITY OF  
**Reidsville**  
NORTH CAROLINA

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## MEMORANDUM

**TO:** Summer Moore, City Manager  
**FROM:** Angela G. Stadler, CMC, City Clerk *AS*  
**SUBJ:** Board/Commission Appointments for July 8, 2025  
**DATE:** July 1, 2025

At the July 8<sup>th</sup> meeting, Council members will discontinue ballot voting for boards and commissions and approve board members by a motion vote under the recently approved Rules of Procedure by Council.

The following applications have been received for appointments to the board listed below:

### Reidsville Planning Board

Two applications have been received for the lone vacancy on the Planning Board. Charles Fagg of 103 Birchwood Drive and Anne Lane of 536 Park Lane have each applied for the open five-year term on this board. Once this vacancy is filled, there will be no other vacancies on this board.

### ADDITIONAL VACANCIES

The following openings on other boards and commissions of the City will be advertised for consideration at the next City Council meeting:

- Four 3-year term positions on the Reidsville Appearance Commission.
- Three 3-year term positions on the Reidsville Community Pool Association.
- Six 3-year term positions on the Reidsville Parks and Recreation Advisory Commission.
- One 3-year term adult position and one 3-year term student position available on the Reidsville Human Relations Commission.

Applications to be considered at the August 12, 2025, Council meeting will need to be turned in by 5 p.m. on Thursday, July 31, 2025.

Attachments (2)

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THE CITY OF  
**Reidsville**  
NORTH CAROLINA

230 W. Morehead Street • Reidsville, North Carolina 27320 • (336) 349-1030 • Fax (336) 342-3649

**Date:** June 2, 2025

**To:** Mayor Donald Gorham  
City Council Members

**From:** Summer Moore, City Manager

**Subject:** City Manager's Monthly Report

*Office of the City Manager*

**City Council Upcoming Events:**

- National League of Cities' Annual City Summit will be Thursday, November 20, through Saturday, November 22, 2025 in Salt Lake City.

**Personnel Updates:**

- Congratulations to Danny Yount for over thirty (30) years of service with the City of Reidsville. Mr. Yount will be receiving a gold watch at the July 8<sup>th</sup> meeting.
- Congratulations to Trevor Beck who was recently named Employee of the Year for 2024. Mr. Beck works as a building inspector and has been with the City of Reidsville since December 2023.
- The City of Reidsville promoted from within to find its new Planning and Community Development Director. Drew G. Bigelow replaces former Director Jason Hardin, who left earlier this month for a position with Guilford County. She has been working as the City Planner since February of 2023. Her new position as Director became effective June 24. Born in Chapel Hill, Bigelow grew up in Alamance County, North Carolina. In 2020, she received a Bachelor of Arts from the University of North Carolina at Greensboro. She was enrolled in a dual program in Anthropology and Environmental Studies, concentrating in Sociocultural Development and Sustainable Development. Bigelow would go on to earn a Master of Science in Sustainability and the Environment from UNC-G in 2022 with a concentration in Regional Planning and Resiliency. In addition to being a Certified Zoning Official (CZO) from the NC Association of Zoning Officials, Bigelow has received Surface Water Identification Training and Certification from the NC Department of Environmental Quality and the NCSU Biological Agricultural Extension Program. She is also certified in NC Law & Administration from Vance-Granville Community College and last month she obtained her certification as a Geospatial Information Systems-Technician (GIS-T). Bigelow is a 2025 graduate of the NCSU Leadership Learning Institute, and the Leadership Rockingham course completed through the local Chambers of Commerce.

### **City Project Updates:**

- **Water and Wastewater Projects** - I will provide an update next month on the following projects: WTP Whole Plant Generator and MCC Replacement Project, WWTP BNR Project, WWTP Headworks Project, Redundant Waterline, Laster Pump Station and WWTP Sand Filter Control Project. I would like to give Interim Public Works Director David Bracken time to be able to review these projects in full for next month's report.
- **Unified Development Ordinance** - City staff is working with the Reidsville Chamber of Commerce on hosting a public form on Tuesday, September 16, 2025 from 8:30 a.m. to 11:00 a.m. at the Carriage House. The name of this event will be "Java and Jargon: Making Sense of the UDO."
- **105 Gilmer Street Update** – Per Jason's email history, there has been no communication with Carpino since March. They have an active building permit to do the repairs and have been slowly making progress. They passed their framing and façade inspection back on 3/28/2025. Since then, there has been no notable progress. It is my understanding that they are supposed to be working on the stucco. Trevor confirmed that the inspectors have not heard from Carpino since March.

### **City Manager Updates:**

- Management Team is continuing to work on making our phone tree options more customer friendly. New after-hours messages are now available.
- Management Team is continuing to work on the Career Ladder Policy. We hope to have this to you to review by September, 2025.
- The City of Reidsville contracted with McGill Associates back in the fall of 2024 to look at future wastewater capacity and future plant expansion needs. McGill presented a preliminary document for City staff to review a couple weeks ago. City staff feels that the City needs to look at doing a current capacity study on our wastewater system. The cost to conduct this study is \$12,000.

### **Events/Meetings Attended:**

- 6/2 – Met with City staff to discuss water and wastewater treatment plant schedules. Mayor Gorham and I met with Dr. Stover to discuss SRO officers for Rockingham County Elementary Schools.
- 6/3 – Met with City staff to discuss alcohol ordinance at Market Square. Also, attended public forum at City Hall to discuss social district.



- 6/4 – Mayor Gorham and I met with NC State Main Street representatives for annual review.
- 6/5 – Met with City Council for two-on-two meetings.
- 6/6 - Met with Dawn Charaba with Reidsville Area Foundation.
- 6/10 – Attended City Council meeting.
- 6/11- Monthly Management Team meeting and attended Farmina ribbon cutting.
- 6/12 – Met with City Staff and Chamber Staff to discuss UDO Forum. Hosted appreciation luncheon for Josh Beck and Jason Hardin.
- 6/13 – Checked on City crews during water main break.
- 6/16- Met with City staff to discuss CDL requirements for City employees. Met with Leniece Lane and Revitalize Reidsville Committee. Met with attorneys to discuss legal matters.
- 6/17 – Attended Employee Engagement Committee meeting and was the guest speaker for realtors at Realty One.
- 6/18 – Met with Hank Henning with Duke Energy to discuss the power surge that occurred at the water plant on May 13. Met with City staff to discuss floating docks and swimming at Lake Hunt and Lake Reidsville.
- 6/23 – Met with Chief David Bracken and Lindsey Tuttle to debrief on Public Works since they are both serving as interims. Attended meeting with Foothills Recycling/Meridian and met with City staff to discuss non-profit rate for street closing requests.
- 6/24 - Met with citizen to discuss beach volleyball courts at Lake Reidsville. Met with City staff to discuss Career Ladder.
- 6/25 - Met with City staff to discuss alcohol ordinance at Market Square.
- 6/26 – Met with NCDOT to discuss intersection concern at Richardson Drive and Sherwood Drive.
- 6/30 – Attended Rainbow Bridge ribbon cutting and swearing-in ceremony.

DATE:

# CITY OF REIDSVILLE TRANSFER OF FUNDS

DEPARTMENT: Planning/InspecREQUESTED BY: Cphillips

Account Number	Account Name	INCREASE	DECREASE
10-4910-1200	Salaries	\$ 25,400	
10-4910-1207	Bilingual	\$ 100	
10-4910-1810	FICA	\$ 300	
10-4910-1820	Ret	\$ 4,000	
10-4910-1821	401k	\$ 1,300	
10-4910-1830	Group Hlth	\$ 1,100	
10-4910-1850	Unemp	\$ 200	
10-4910-2600	Supplies	\$ 400	
10-4910-2698	IT Supplies	\$ 900	
10-4910-3110	Travel	\$ 1,100	
10-4910-4300	Contracted	\$ 1,000	
10-4910-4400	Contracted	\$ 1,800	
10-4910-4910	Dues	\$ 300	
10-4350-1200	Salaries		\$ 24,600
10-4350-1260	PT		\$ 11,000
10-4350-1810	FICA		\$ 6,000
10-4350-1820	Ret		\$ 2,000
10-4350-1821	401k		\$ 1,600
10-4350-1830	Group Hlth		\$ 6,000
10-4350-2510	Auto Supplies		\$ 350
10-4350-1207	Bilingual	\$ 100	
10-4350-2120	Uniforms	\$ 450	
10-4350-2699	IT Supplies	\$ 4,200	
10-4350-3110	Travel	\$ 300	
10-4350-3520	M&R	\$ 600	
10-4350-4402	Contracted	\$ 8,000	
	Total	\$ 51,550	\$ 51,550

\$ -

Explanation:

To reallocate resources between Inspections dept and Planning as needed

APPROVED BY:

  
CITY MANAGER

DATE:

6/25/25



# CITY OF REIDSVILLE TRANSFER OF FUNDS

DEPARTMENT: P&RREQUESTED BY: Cphillips

Account Number	Account Name	INCREASE	DECREASE
11-6121-1200	Salaries	\$ 6,000	
11-6121-1202	OT	\$ 1,500	
11-6121-1820	Ret	\$ 700	
11-6121-1821	401k	\$ 500	
11-6121-1830	Group Hlth	\$ 650	
11-6121-1860	WC	\$ 1,600	
11-6121-2600	Supplies	\$ 1,300	
11-6121-3310	Utilities	\$ 16,750	
11-6121-3520	M&R	\$ 7,600	
11-6121-4500	Ins	\$ 1,500	
11-6121-5500	Capital Equip	\$ 13,000	
11-6121-5800	Capital Imp	\$ 2,500	
11-6121-2510	Auto Supplies		\$ 600
11-6121-2900	Small Tools		\$ 300
11-6121-3110	Travel		\$ 2,700
11-6122-1260	Tenn Cnter - PT		\$ 7,000
11-6122-1810	TeenCntr FICA		\$ 1,000
11-6122-1820	Tenncntr Ret		\$ 2,000
11-6123-1200	Athletics Salary		\$ 12,000
11-6123-5800	Athletics Capital imp		\$ 38,000
11-6124-1200	RCRE salaries		\$ 1,500
11-6124-1820	RCRE ret		\$ 1,500
11-6124-2110	RCRE janitorial		\$ 500
11-6124-2510	RCRE auto supplies		\$ 500
11-6124-4400	RCRE contracted		\$ 3,000
11-6130-3210	Lake Telephone	\$ 10,000	
11-6130-3310	Lake Utilities	\$ 7,000	
11-6130-3520	Lake M&R	\$ 3,000	
11-6131-1260	Lake H PT		\$ 2,500
11-6131-3310	Lake H Utilities		\$ 500
	Total	\$ 73,600	\$ 73,600

\$ -

Explanation:

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 To Eclassify P&R reources as needed for year end - to Facilities and Lake Rville
 

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 6/25/25

6/24/25





## BUDGET TRANSFER REQUEST

Department

## Sewer Collections

Date: 3/6/25

Requested by

Josh Beck

[illegible]

**REASON:** Carryover request was placed into wrong account.

Approved by:

d by: Jim Moore  
10/24/25

## **REIDSVILLE ABC BOARD**

### **Minutes of May 22, 2025 Board Meeting**

1. The meeting was called to order by Chairman Turner at 9:00 am. Members K. Almond, C. Nimmons, GM J. Langel and Chris Phillips were present.
2. Chairman Turner called for any known conflicts of interest. None were reported.
3. The Board approved minutes of April 2025 meeting as read.  
Motion to approve: K. Almond      Second: C. Nimmons
4. GM Langel reported to the Board that sale of Diesel Drive property has been completed. \$750,000 was paid on the loan leaving a balance of \$469,950.
5. The Board approved the 2025/26 proposed budget and travel policy.  
Motion to approve: K. Almond      Second: C. Nimmons
6. The next meeting of the Board will be June 19, 2025.
7. There being no further business to discuss, the meeting was adjourned at 9:30 a.m.  
Motion to adjourn: K. Almond      Second: C. Nimmons

Approved:

W. Clark Turner

W. Clark Turner, Chairman

D. Kelly Almond

D. Kelly Almond

Absent

Carolyn Nimmons

Jodi M. Langel

6-19-25

Jodi M. Langel, General Manager



**MINUTES OF THE  
REIDSVILLE HUMAN RELATIONS COMMISSION  
MEETING ON TUESDAY, MAY 27, 2025  
REIDSVILLE CITY HALL  
1<sup>ST</sup>-FLOOR CONFERENCE ROOM**

**COMMISSION MEMBERS PRESENT:** Cathy Badgett, Chair  
Daunte Carter  
Dawn Charaba  
Wanda Harley  
Morgan Jones  
Richard Ratliff  
Anna Roach  
Ashley Jaimes Sosa  
Ruth Webb

**COMMISSION MEMBERS ABSENT:** None

**CITY STAFF PRESENT:** Latasha Wade, Deputy City Clerk

**VISITORS:** None

**CALL TO ORDER**

Chair Dr. Cathy Badgett called the meeting to order at approximately 6:30 p.m.

**INVOCATION**

Ms. Wanda Harley provided the invocation.

**ROLL CALL**

Deputy City Clerk Latasha Wade then called the roll.

**READING OF THE MISSION STATEMENT**

Dr. Cathy Badgett asked Ms. Ruth Webb to read the Mission Statement.

**APPROVAL OF APRIL 22, 2025 MINUTES**

Ms. Ruth Webb made the motion to approve the April 22, 2025 minutes and Ms. Anna Roach seconded the motion with the minutes being unanimously approved.

## **OLD BUSINESS**

Dr. Badgett said she is still contacting people to assist with the McLaurin-Harris Funeral Home Community event-Partnered with the Human Relations Commission. Richard Ratliff has gotten McDonalds to donate gift cards for 100 small orders of French Fries.

Mr. Ronald Flack will bring his med tech information and equipment. Educational vendors will not pay a fee.

She has not heard back from Daymark.

Lt. Carter will have Dare, fingerprinting, and gun locks at the event.

Dr. Badgett asked the Commission for food vendor recommendations for the event.

Ms. Anna agreed to check on the following: Big O about being a vendor; the Fire Department to see if they could have an educational booth and fire truck there; and food trays by Jersey Mikes and Subway.

Ms. Morgan Jones agreed to send Dr. Badgett some information on WIC and Daymark.

Ms. Ruth agreed to check on a hot dog vendor and Ms. Dawn Charaba would follow up with the Art Studio owner who does hot dogs also if needed.

Dr. Badgett said food vendors have to be cleared by the County Health Department. She would need the names of the vendors that do not have permits to submit to the health department no later than June 13<sup>th</sup>.

Cone Health will take blood pressure readings.

Dr. Badgett suggested Candy Creek as a food vendor. She mentioned connecting with the taco food truck that's in Schewels parking lot. Miss Ashley Jaimes Sosa agreed to check with them about being a vendor since she knows them.

Dr. Badgett showed the members to the vendor sheets and said that she would email anyone the sheet as needed.

Dr. Badgett said she had talked to Jordan Yount at Reidsville Parks & Rec about having activities for the kids at the event. She also shared that Mr. Gerald Harris will have bounce houses there also.

Dr. Badgett said she would like a cartoonist to be there again. Ms. Anna agreed to reach out to November, the high schooler that did it at the 2024 Team Reidsville Community event. Dr. Badgett made it clear that he cannot charge the citizens if the HRC is paying him also.

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May 27, 2025

Page 2

Dr. Badgett said that the HRC will pay for the street closure.

Dr. Badgett said that she needed to speak with Mr. Montana Brown, the Marketing and Economic Business Development Director, about advertising the event on the marquee sign.

She welcomed members to provide door prizes. Miss Ashley said that her dad can provide a cooler. Mr. Daunte said that he would supply ice. He could bring an ice cooler if it can be plugged in at Market Square. Deputy City Clerk Wade shared with Dr. Badgett that there were concerns by the committee that reviews the permits about electrical usage.

Dr. Badgett said she would need to speak with the McLaurin-Harris contact person, Ms. Shay, about more information and updates about the event.

## **NEW BUSINESS**

### **HRC T Shirts**

Dr. Badgett brought an order book with t-shirts for the board to review and decide on the shirt to be ordered. After much discussion, Dr. Badgett said she would surprise them. She got them to write down their shirt sizes.

### **Change of Next Meeting**

After discussion, the board decided it would be in the best interest of everyone for the meeting to be held on Monday, June 23, 2025.

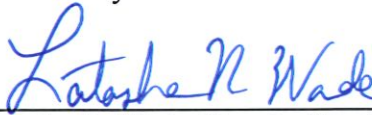
**The motion to hold the June meeting on Monday, June 23, 2025 was made by Mr. Daunte Carter, seconded by Ms. Anna Roach, and unanimously approved.**

### **Closing**

Ms. Dawn announced the "Root Fest" event will be held on Saturday, May 31, 2025, at Market Square.

**The motion to adjourn the meeting at 7:48 p.m. was made by Ms. Wanda Harley, seconded by Mr. Daunte Carter, and unanimously approved.**

Submitted by:



Latasha R. Wade, Deputy City Clerk