

Town of Bermuda Run

Town Council Meeting Minutes

April 9, 2019 – 6:00 PM

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, April 9, 2019 at 6:00 PM. The meeting was held at Bermuda Run Town Hall.

Council Members Present: Mayor Kenneth A. Rethmeier, DrPH; Rick Cross, Mike Ernst, John Guglielmi, Jerry West, and Chris Fowler

Council Members Absent: None

Also Present: Lee Rollins, Town Manager; Brian Williams, Attorney; Cindy Griffith, Town Clerk; Andrew Meadwell, Development & Facilities Services

Call to Order Mayor Kenneth Rethmeier called the meeting to order.

Pledge of Allegiance

Moment of Silence

It is the intent of the Town Council to solemnize the proceedings of this meeting and the business brought before the governing board, to offer the opportunity for a reflective moment of silence.

Adoption of the Agenda

Council Member Mike Ernst made a motion to approve the agenda as presented. Council Member Rick Cross seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Approval of the March 12, 2019 Town Council Meeting Minutes

Council Member Jerry West made a motion to approve the minutes from the March 12, 2019 Council Meeting. Council Member John Guglielmi seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Citizens' Comments – None

Mayor Kenneth Rethmeier proclaimed April 27, 2019 Moving Day Winston-Salem for Parkinson's Disease.

Action Items:

PUBLIC HEARING to receive comment on the following items:

A. TA 2019-01 Self-Storage Warehousing

The purpose of this text amendment is to permit with conditions the use of self-storage warehousing in the CM zoning district. The Planning Board heard the text amendment at their March 20 meeting and unanimously voted to recommend approval. Andrew Meadwell presented the information to the Council sharing that the storage units would be enclosed structures - no outside storage of boats, campers, RV's – and would look from the outside like an office building.

*Mayor Kenneth Rethmeier opened the Public Hearing.
There were no public comments.
Mayor Kenneth Rethmeier closed the Public Hearing.*

Council Member Rick cross recommended approval – The Board finds that the amendments are consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest. Council Member Chris Fowler seconded the motion with the motion approved by a vote of five (5) in favor and none opposed.

B. ZMA 2019-01 Bermuda Run Landing

South Creek Development, LLC has applied to rezone approximately a 6.25-acre tract from Village Mixed Overlay VM MP-O to Village Mixed Conditional District (VM-CD). The property is located behind 316 NC Hwy. 801 S (Bermuda Commons). The Planning Board heard the map amendment at their March 20 meeting and unanimously voted to recommend approval. Andrew Meadwell presented information regarding the proposed project's identified use as an 80-unit multi-family project.

*Mayor Kenneth Rethmeier opened the Public Hearing.
Attorney Brian Williams reviewed the rules regarding comments during the hearing.*

Charlie Heritage of Friendly Ave, Greensboro, NC who represented the applicant spoke about the project and showed photos of other similar projects. He shared that the project targets the 55 and older age group, and that the project cost is approximately \$13 million. He also stated that the applicant would also pay for half of a boulevard that would hopefully open up the area to future development.

Robin Blum of Riverview Townhouses spoke about her concerns that the Town may have violated General Statutes regarding advertisement of the Public Hearing. She felt that the vote should be postponed. Also, she said that the traffic would be horrendous and that the Town was "becoming like Clemmons".

Said Sadat of Riverview Townhouses shared his concern that there is a slave graveyard on the property. *Note – Brian Williams, Attorney shared that there would be an environmental study conducted and that would be part of the applicant's process.

Karen Myers of Orchard Park Drive (Bermuda Run West) shared her concerns about increased traffic. She also shared that the floorplans she has seen for the proposed project are not appealing. Examples – Two-bedroom apartments with only one bathroom, small living rooms, and all of the windows being on one side. She shared that she felt they'd have trouble renting to the kind of neighbors she would want.

Mayor Kenneth Rethmeier closed the Public Hearing.

Council Member Mike Ernst made a motion to recommend approval – The Board finds that the proposed conditional rezoning, with its associated site plan and conditions is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest. Council Member Jerry West seconded the motion with the motion. The motion was approved by a vote of five (5) in favor and none opposed.

C. TA 2019-02 The 10/70 Provision

The text amendment proposes to change application of the 10/70 provision to areas on the Future Land Use Map. The text amendment also proposes to delete the maximum size requirement for any 10/70. The Planning Board heard the text amendment at their March 20 meeting and unanimously voted to recommend approval.

Mayor Kenneth Rethmeier opened the Public Hearing.

There were no public comments.

Mayor Kenneth Rethmeier closed the Public Hearing.

Council Member John Guglielmi made a motion to approve – The Board finds that the amendments are consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest. Council Member Rick Cross seconded the motion with the motion approved by a vote of five (5) in favor and none opposed.

Council & Mayor Comments

Jerry West – No comment.

John Guglielmi – Thanked everyone for coming to the meeting and shared that decisions are not always easy, but that the Council considered what is best for the Town.

Mike Ernst – Agreed with John, and told the attendees to be sure to tell their neighbors and encourage them to come to the Council Meetings each month to get involved with the community.

Rick Cross – Shared that Parkinson's Disease was something that is personal to him, and that he's glad for tonight's proclamation. He was also appreciative of the work done on the amendments to the Zoning Ordinance and how they support the Town's Comprehensive Plan.

Chris Fowler – No comment.

Mayor Rethmeier – Thanked Andrew Meadwell and staff for their work on the amendments and for presenting at the meeting tonight. He also thanked everyone for their attendance and for the comments. He thanked Brian Williams, Attorney for his work regarding tonight's meeting.

An update regarding DOT's project and the 158/801 intersection was given. He feels that the Town is moving in the right direction to support its character and identity. He shared the exciting band lineup for this year's Summer Concert Series and encouraged everyone to attend.

Town Manager Comments - None

Adjourn

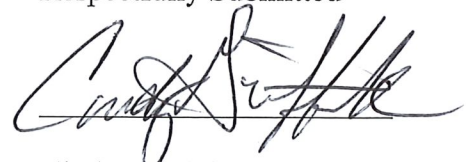
With no further business to discuss, Council Member Mike Ernst made a motion to adjourn. Council Member John Guglielmi seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Approved



Kenneth A. Rethmeier, DrPH – Mayor

Respectfully Submitted



Cindy Griffith, Town Clerk