



PROPOSED AGENDA
Bermuda Run Town Council Meeting
Tuesday, April 12, 2022
6:00PM

Bermuda Run Town Hall

Mission: "The Town of Bermuda Run exists to provide core public services that enhance the quality of life for its residents and an environment for the business community to thrive".

1. Call to Order

2. Pledge of Allegiance

3. 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."

4. Adoption of the Agenda

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

5. Approval of the March 8, 2022 Town Council Meeting Minutes

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

6. Citizens' Comments

7. Proposed Action Item(s)

A. Public Hearing – Zoning Map Amendment 2022-02

Fuller Land Company has applied to rezone four tracts of land totaling approximately 22 acres from General Business (GB), Gateway Corridor Overlay (GC-O) to Village Mixed (VM). The subject properties are located along Hillsdale West Drive.

Mayor Cross Opens Public Hearing –

Mayor Cross Closes Public Hearing –

Following the public hearing, the Council is requested to take action to approve, to deny, or to defer. Please reference page 7 of 7 of the staff report when making a motion for consideration.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

B. Resolution To Apply for State Wastewater Asset Inventory Grant

Adoption of a resolution is required to apply for the grant. The grant is for \$400,000 with no required match from the town. The application fee is \$6,000, which would be expended from the Utility Fund.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

C. Amend 2022 Council Meeting Schedule

Due to the Davie County Board of Elections hosting early voting on May 10, 2022, the Town Council will need to hold its Council meeting at the WinMock Barn Loft. The Town Council has also requested changing the start of its fourth Tuesday Agenda meetings to begin at 8:30am starting Tuesday, May 24, 2022.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

8. Town Manager Comments

9. Council/Mayor Comments

10. Adjourn

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

Town of Bermuda Run

Town Council Meeting Minutes

March 8, 2022 – 6:00 PM

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, March 8, 2022 at 6:00 PM. The meeting was held at the Bermuda Run Town Hall.

Council Members Present: Mayor Rick Cross, Mike Brannon, Curtis Capps, Heather Coleman, Mike Ernst, and Melinda Szeliga

Council Members Absent:

Also Present: Lee Rollins, Town Manager; Cindy Poe, Town Clerk; Brian Williams, Town Attorney

Call to Order Mayor Rick Cross called the meeting to order.

Pledge of Allegiance

Mayor Cross recognized the Town's new Community Officer Mike Foster, and wished Officer Zach Williams well as he is moving out of state to pursue new opportunities. Both officers were in attendance.

Mayor Cross asked everyone to remember the Quinn family as former Council Member Charlie Quinn recently passed away.

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

Approval of the February 8, 2022 Town Council Meeting Minutes

Council Member Curtis Capps made a motion to approve the February 8, 2022 meeting minutes. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Public Comments - None

Proclamation – Recognition for Outstanding Service to the Community

Mayor Rick Cross and the Town Council with to recognize Bermuda Run residents Rosanne Peacock, Sharon Reid, and Christy Schafer for their efforts to bring Christmas in the Town of Bermuda Run to life. Council Member Mike Brannon made a motion to approve the proclamation. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Town Manager/Council/Mayor Comments

Lee Rollins – Provided an update regarding the Blue Heron Trail project. Proposed start date of 4/11/22. Chic Fil A has submitted their site plan – to go in location of former Rite Aid building.

Mike Brannon – Thanked the “Tree-O” ladies for all of their hard work. Thanked the Community Officers, welcoming Mike Foster. Urged support of local businesses such as the Davie County Enterprise.

Heather Coleman – Shared that the ladies recognized tonight are wonderful to work with, adding that their energy is infectious. She’s ready for more memories for generations to come, adding that her children loved the Christmas in Bermuda Run event.

Mike Ernst – Agrees that the “Tree-O” did a fabulous job on the Christmas in Bermuda Run event, and he knows that they are still working on upcoming events for the community. Shared that the Town is transitioning from a “retirement community” with younger families with children moving into the area. Urged community involvement by attending meetings, signing up for Constant Contact emails, and visiting the Town’s website, Facebook, and Instagram pages.

Curtis Capps – Thanked everyone in attendance and recognized the Community Officers. Agreed that the demographics of the Town is changing. Thanked the ladies for their work on the Christmas in Bermuda Run event, adding that he can’t wait until the next event.

Melinda Szeliga – Echoed the other Council Members with praise of the “Tree-O”, adding that their involvement of the business community was outstanding – gave them a chance to give back to the community. Welcomed the new Community Officer. Stressed the importance of engagement of all residents in the upcoming Comprehensive Plan process.

Mayor Rick Cross –

- Thanked the “Tree-O” again, adding that he’s known two of them for over 20 years.
- Noted that it was awesome to hear “IN BERMUDA RUN” on the news regarding recent activities at Rise, and at Bermuda Run West golf course.
- Davie County Manager update
- Comprehensive Plan
- Early Voting at Town Hall
- COVID-19 numbers are declining
- Community Officer update
- Welcomed Fire Chiefs from Smith Grove and Advance Fire Depts.
- Thanked all in attendance.

Adjourn

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

Approved

Respectfully Submitted

Rick Cross, Mayor

Cindy Poe, Town Clerk



(7.A.)

**NOTICE OF PUBLIC HEARING
BERMUDA RUN TOWN COUNCIL**

NOTICE IS HEREBY GIVEN, pursuant to G.S. 160D-602, that the Town Council of Bermuda Run will meet at **6:00 P.M. on Tuesday, April 12, 2022** at the Town Hall, located at 120 Kinderton Blvd., Suite 100, Bermuda Run, NC 27006, to hold a public hearing and to receive public comment on the following items:

Zoning Map Amendment 2022-02. Fuller Land Company has applied to rezone four tracts of land totaling approximately 22 acres from General Business (GB), Gateway Corridor Overlay (GC-O) to Village Mixed (VM). The subject properties are located along Hillsdale West Drive and are further described as parcels of the Davie County Tax Map D7010C0001, D7010C0002, D700000187, and D700000186.

All interested parties are invited to attend the public hearing and present their comments to the Bermuda Run Town Council. Please call the Bermuda Run Town Hall at (336) 998-0906 if you have questions or if you need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 1-800-735-8262 or 711 for mobile phones.

PUBLICATION DIRECTIONS

Publish in the Notices section of the Newspaper

Publish on the following Dates:

March 31, 2022

April 7, 2022

Send bill and affidavit of publication to:

Bermuda Run Town Clerk
Town of Bermuda Run
120 Kinderton Boulevard, Suite 100
Bermuda Run, NC 27006



TO: Town Council
FROM: Planning Staff
DATE: April 12, 2022
RE: ZMA 2022-02 Fuller Land Company

I. REQUEST

To rezone 4 tracts of land totaling approximately 22.57 acres from General Business (GB) to **Village Mixed (VM)**.

II. PROJECT LOCATION

The properties are located along Hillsdale West Drive.

III. PROJECT PROFILE

DAVIE COUNTY PARCEL NUMBER: D7010C0001, D7010C0002, D700000187, D700000186

ZONING DISTRICT: General Business (GB)

REQUESTED DISTRICT: Village Mixed (VM)

LAND USE PLAN: Enterprise Center

WATERSHED: none

CROSS REFERENCE FILES: REZ-2012-01 & REZ-2014-01

APPLICANT: Fuller Land Company c/o The Bomar Law Firm

PROPERTY OWNER: Fuller Land Company, Phillip and Darlene Fuller

PROPERTY SIZE: 22.57 acres

CURRENT LAND USE: Vacant

PROPOSED LAND USE: Townhouse development on a portion (4.2 ac.) of the site

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Residential, Institutional—Hillsdale United Methodist	CM
West	Residential, Vacant	GB, RM
South	Industrial, Commercial, Office, Vacant	CM
East	Vacant	VM, MP-O

Rezoning Request

The applicant, Fuller Land Company, requests a rezoning from GB General Business to VM Village Mixed in order to develop a portion of the property for residential townhouses. The site is 22.57 acres and located adjacent to VM zoned parcels.

Although, the applicant has indicated a use this is a general use rezoning request and all uses in the VM zoning district should be considered.

Existing Zoning:

General Business district (GB and GB-CD)

(1) *Intent*

The General Business district is established to accommodate heavy business and light industrial uses on individual tracts of land and within coordinated business/industrial parks. The General Business district may also accommodate higher density multi-family residential uses.

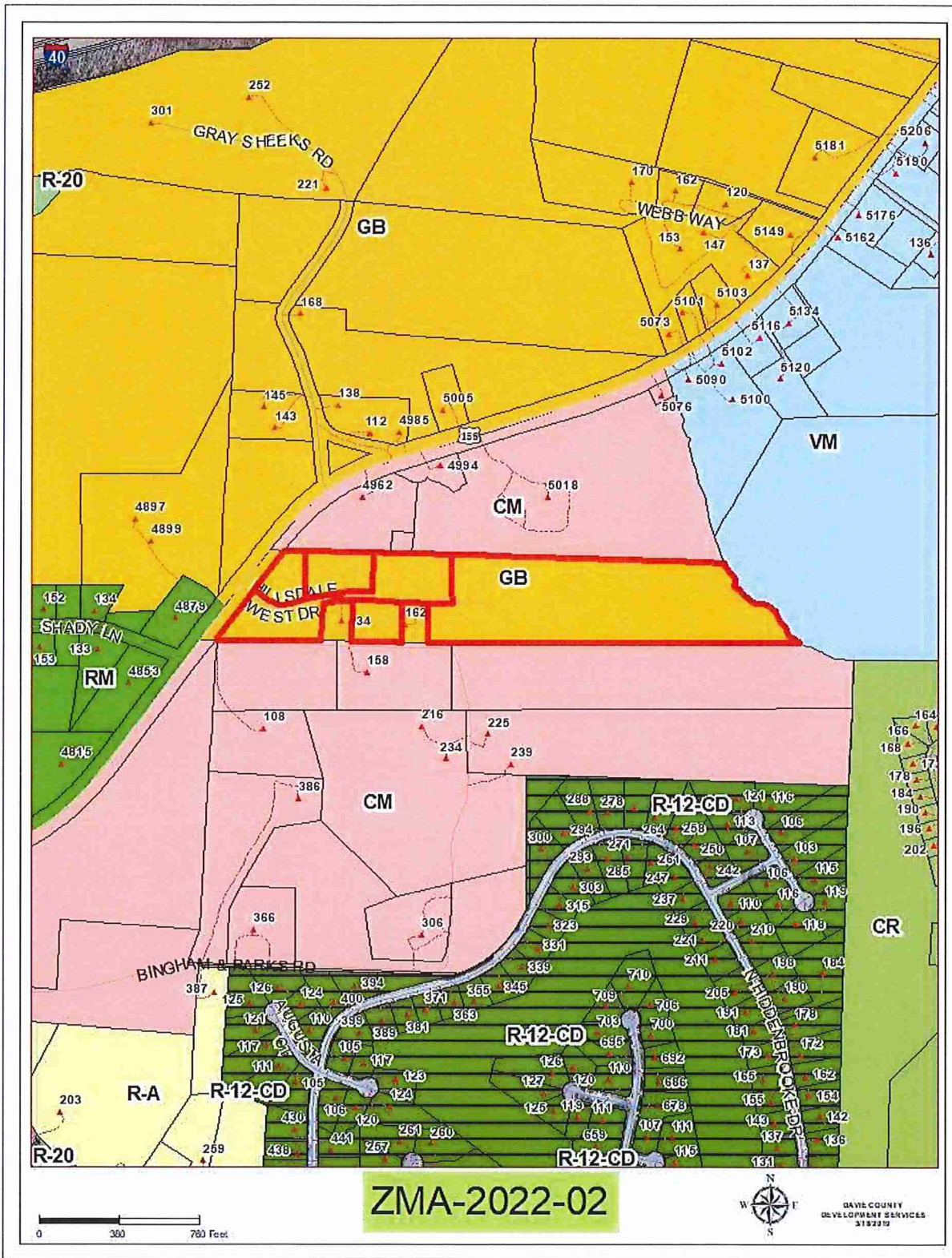
Requested Zoning:

Village Mixed District (VM and VM-CD)

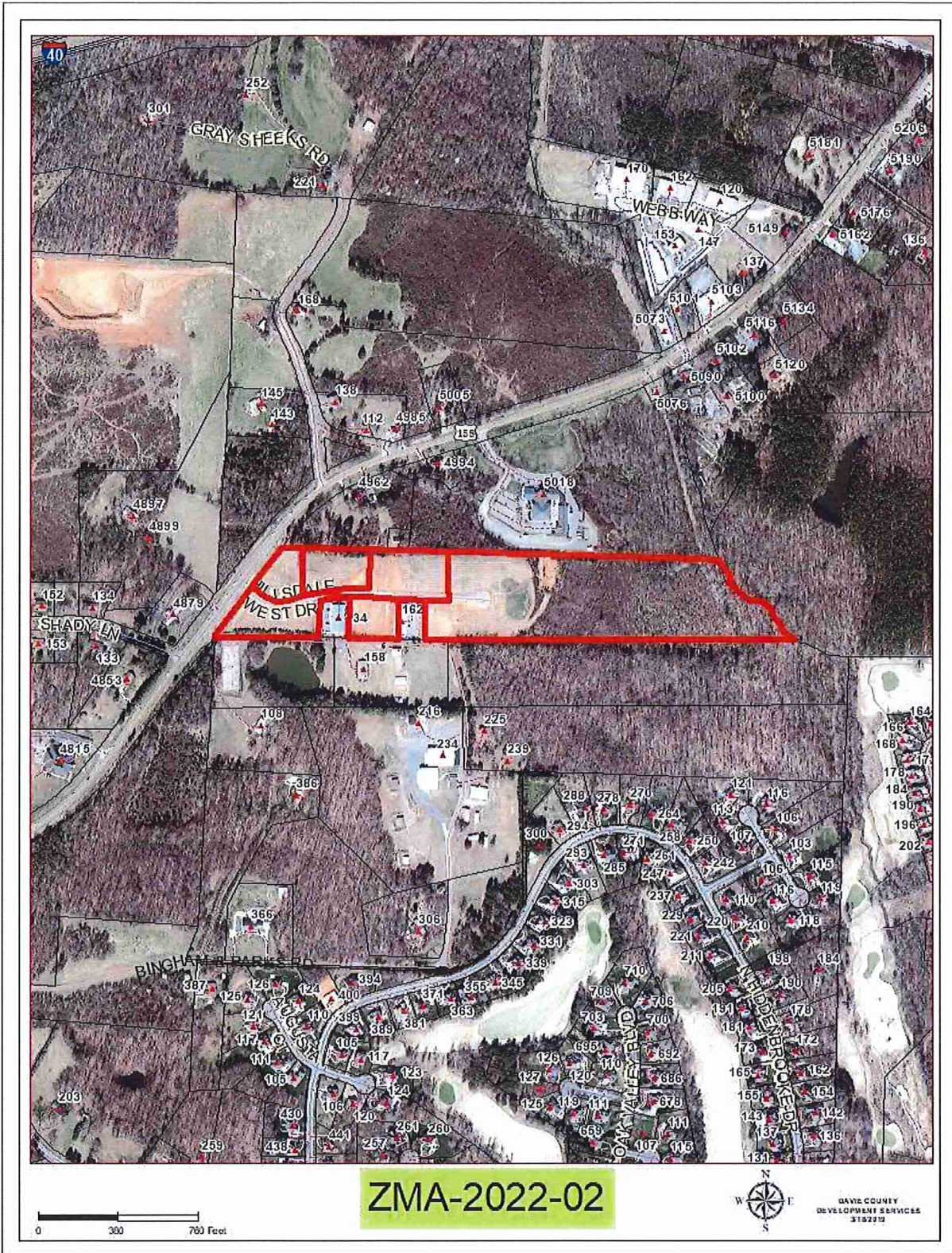
(1) *Intent*

The Village Mixed-Use (VM) district is provided to allow for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. High density residential development is encouraged to support the commercial uses within the VM district.

V. ZONING MAP

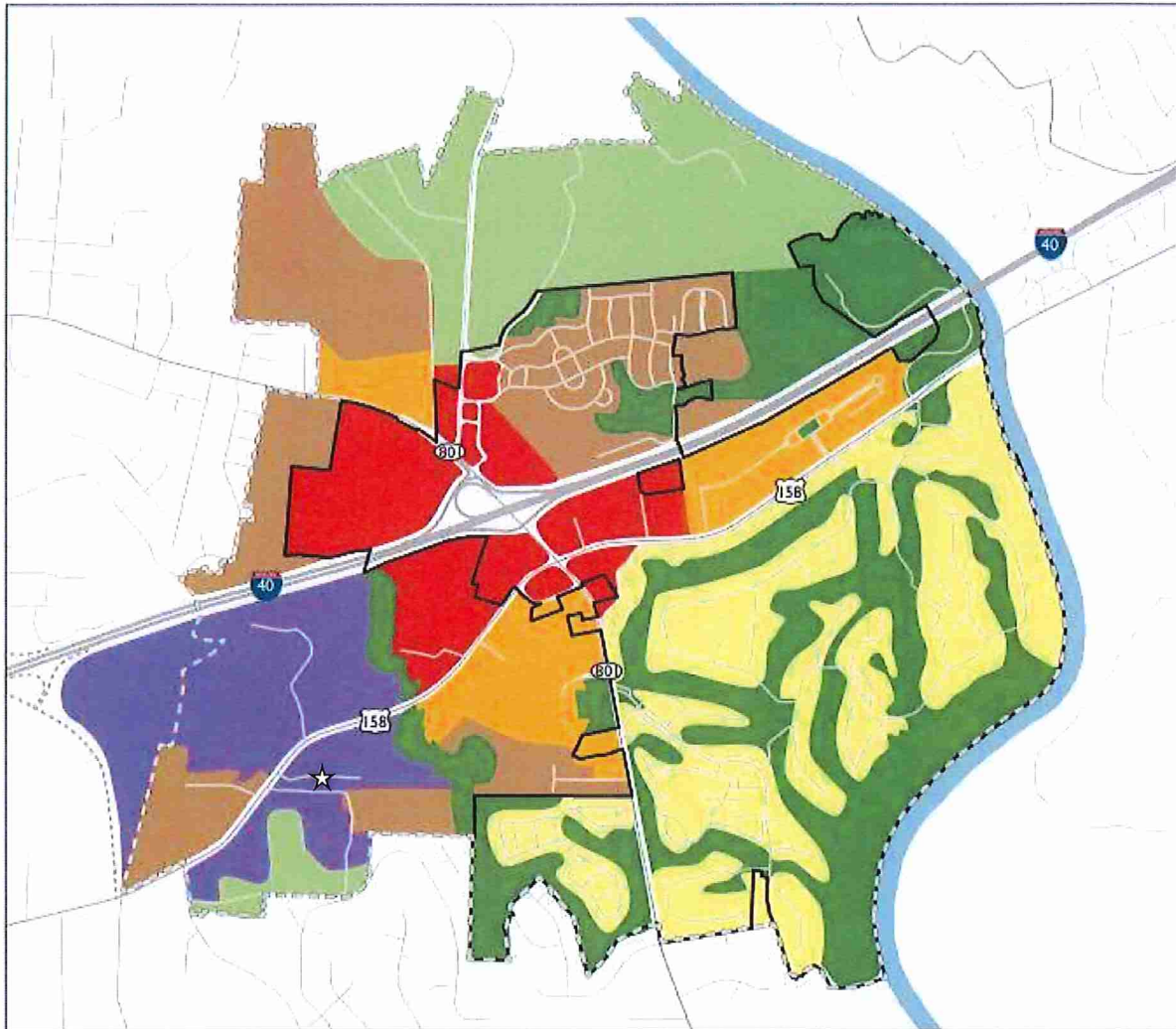


VI. AERIAL MAP

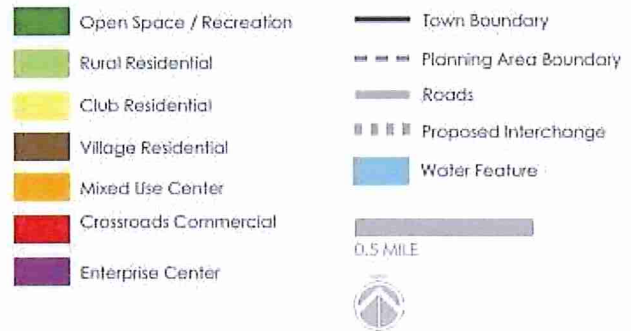


VI. FUTURE LAND USE MAP

The future land use map depicts the proposed configuration of the Town's development.



LAND USE CLASSIFICATION	ACRES	%
Open Space/Recreational	662.55	25.0%
Rural Residential	364.87	13.8%
Club Residential	492.85	18.6%
Village Residential	467.30	17.6%
Mixed Use Center	180.69	6.8%
Crossroads Commercial	256.54	9.7%
Enterprise Center	227.98	8.6%
TOTAL*	2,653	



VII. Town of Bermuda Run Comprehensive Plan

The subject property is designated as Enterprise Center on the Future Land Use Map in the Comprehensive Plan. The Plan states that this land use classification is *“intended to attract development of small-scale, spinoff industries related to medical services, technology, furniture, or similar light industry in Davie County. Transportation and utilities infrastructure are either readily available or can be easily extended or improved upon to accommodate small-scale light industry and promote economic development.”*

Strategies within the Comprehensive Plan include:

Strategy 1.1 Embrace the unique character areas of the Town while tying them together with unifying architectural elements, signage, landscaping, pedestrian connections, vehicular connections and geographic nomenclature. The Town will encourage the use of “Bermuda”, “Bermuda Run” or “at Bermuda Run” in development names and the difference character areas of Town.

Strategy 3.1 Utilize the Future Land Use Map to encourage managed growth and development that is compatible with the Town’s character, surrounding land uses and available infrastructure and services.

Strategy 3.2 Support residential growth to attract the additional retail and service amenities desired by current residents.

Strategy 3.3 Continue to work with the Davie County Economic Development Commission to facilitate business retention and the development, redevelopment, or reuse of vacant properties, including participation in road infrastructure improvements.

Strategy 4.2 Utilize building prototype designs to guide new infill and master planned development, helping to ensure architectural compatibility and cohesiveness.

Strategy 8.4 Work with property owners and developers to improve development access and connectivity with new driveways and street connections between compatible land uses, where feasible.

VIII. Issues to Consider

In considering any petition to reclassify property the Planning Board in its recommendation and the Town Council in its decision shall consider all of the following:

- a) Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
- b) Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
- c) The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.

- d) Whether the proposed reclassification will adversely affect a known archaeological, environmental, historical, or cultural resource.
- e) When considering a petition to reclassify property to a general-use district, the Planning Board and the Town Council shall not evaluate the petition based on any specific proposal for the use of the property or design of the site.

X. Planning and Board Recommendation

The Planning Board heard the request at their March 16th meeting and voted 4-0 to recommend approval of the request. (see attached draft minutes)

XI. Town Council Action

Following the public hearing, the Council is requested to take action following a motion and a second for one of the items below:

- **Approval:** The Town Council finds that the proposed general use rezoning is consistent with the Town of Bermuda Run Comprehensive Plan policies, specifically the objective to encourage managed growth and development that is compatible with the Town's character, surrounding land uses and available infrastructure and to support residential growth to attract additional retail and service amenities desired by current residents.
Therefore, we find this zoning amendment is reasonable and in the public interest because it supports the Comprehensive Plan policies and maps above and because the site is located adjacent to other Village Mixed properties and its location off US HWY 158. Further, we propose an amendment to the Future Land Use Map to show the site as Village Residential.
- **Denial:** The Town Council finds that the general use zoning map amendment is not consistent with the Town of Bermuda Run Comprehensive Plan because the site is designated as Enterprise Center on the Future Land Use Map. Therefore, we find this zoning map amendment is unreasonable and not in the public interest because it does not support the Comprehensive Plan Map above and due to...
- **Defer:** The amendment needs additional consideration.

Process

Following the public hearing, the Town Council may take action on the request. Upon rezoning approval, a Level II site plan would have to be reviewed by the Technical Review Committee for compliance with the Zoning & Subdivision Ordinances, and other local, state, and federal regulations prior to the issuance of zoning or development permit.

Attachments:

- Application
- Labels & map of notified property owners
- Site plan for proposed project (for reference only)



TOWN OF BERMUDA RUN

120 Kinderton Blvd., Suite 100• Bermuda Run, NC 27006 • Phone 336-998-0906• Fax 336-998-7209

Land Development Application-Please fill out completely, or application will not be processed.
(updated 1/6/16)

Case #:

1. Application Type

Subdivision: ☒ Fee _____
Major Subdivision ☒
Sketch Plan ☐ _____
Preliminary Plat ☐ _____
Construction Plans ☐ _____
Final Plat ☐ _____
Minor Subdivision ☐
Final Plat ☐ _____
Site Plans: ☐
Level II Site Plan ☐ _____

Board Review Items: ☒ Fee

Rezoning (Map Amendment) ☒
Standard Rezoning ☒ _____
Conditional District Rezoning ☐ _____
Text Amendment ☐ _____
Special Use Permit ☐ _____
Design Waiver: ☐ _____
Other: ☐ _____

Fee Total \$ 800.00

2. Project Information

Date of Application 1/14/22 Name of Project _____ Phase # _____
Location Hillsdale West. Busi. Park Property Size (acres) Approx 12 ac of Units (residential) See tax parcel
Current Zoning GB Proposed Zoning VM
Current Land Use _____ Proposed Land Use _____
Tax Parcel Number(s) ⁽¹⁾ 5872003754, ⁽²⁾ 5872006737, ⁽³⁾ 5872008786, ⁽⁴⁾ 5872103644

3. Contact Information

Fuller Land Company, LLC ^{(1),(2),(3)+(4)}; Phil and Darlene Fuller ⁽¹⁾
Developer
980 Salisbury Rd. Mocksville, NC 27028
Developer Address City, State Zip
336-345-8943 Chad @ fuller contracting company, LLC
Telephone Email
Signature _____ Print Name _____ Date _____

The Bomer Law Firm, PLLC
Agent (Registered Engineer, Designer, Surveyor, etc.)
148 W. Water St.
Address
Mocksville, NC 27028
City, State Zip
336-408-6741 Chad @ bomer law firm.
Telephone 336-493-4381 Email com
Signature _____ Print Name _____ Date 1/14/22

Fuller (see above)
Property Owner
Address
City, State Zip
Telephone Email
Signature _____ Print Name _____ Date _____

4. Description of Project

a. Briefly explain the nature of this request:

- Change current GB zoning to VM.

- The applicants wish to explore options offered by Village Mixed Use (VM).

- Applicants are considering town homes (see attached sketch).

- VM zoning is consistent with the Comprehensive Plan (2017), reasonable, and in the public's best interest.

b. For All Text Amendments: State the section(s) of the Zoning or Subdivision Ordinance you wish to amend and attach the proposed text change. Section (s): _____ of the _____ Ordinance.

c. For All Rezoning and Text Amendments: Provide a statement regarding the consistency of this request with the Comprehensive Plan and the surrounding land uses.

d. For Conditional District Rezoning: Provide a statement regarding the reasonableness of the rezoning request.

e. For Special Use Permits: Please also fill out the supplemental form for Special Use Permits.

Staff Use Only:

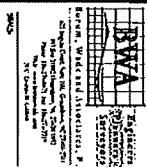
Date Application Received: _____

Received By: _____

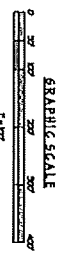
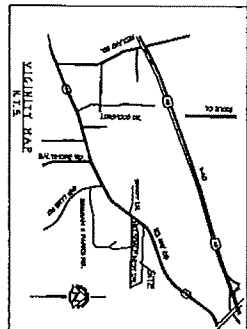
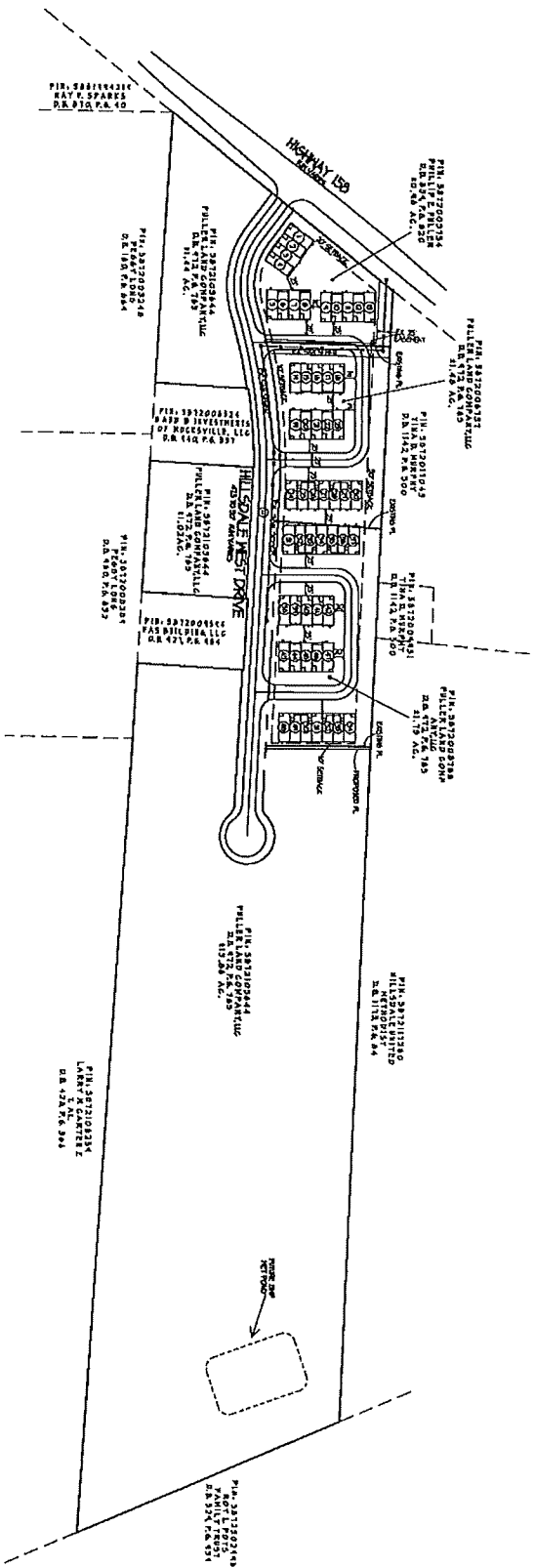
Fee Paid: \$ _____

Case #: _____

Notes: _____

[illegible]

SITE DATA
 TOWNHOME AREA: 3.421 AC
 NO. UNITS: 54
 TOTAL AREA FOR REZONING: 3.2051 AC.

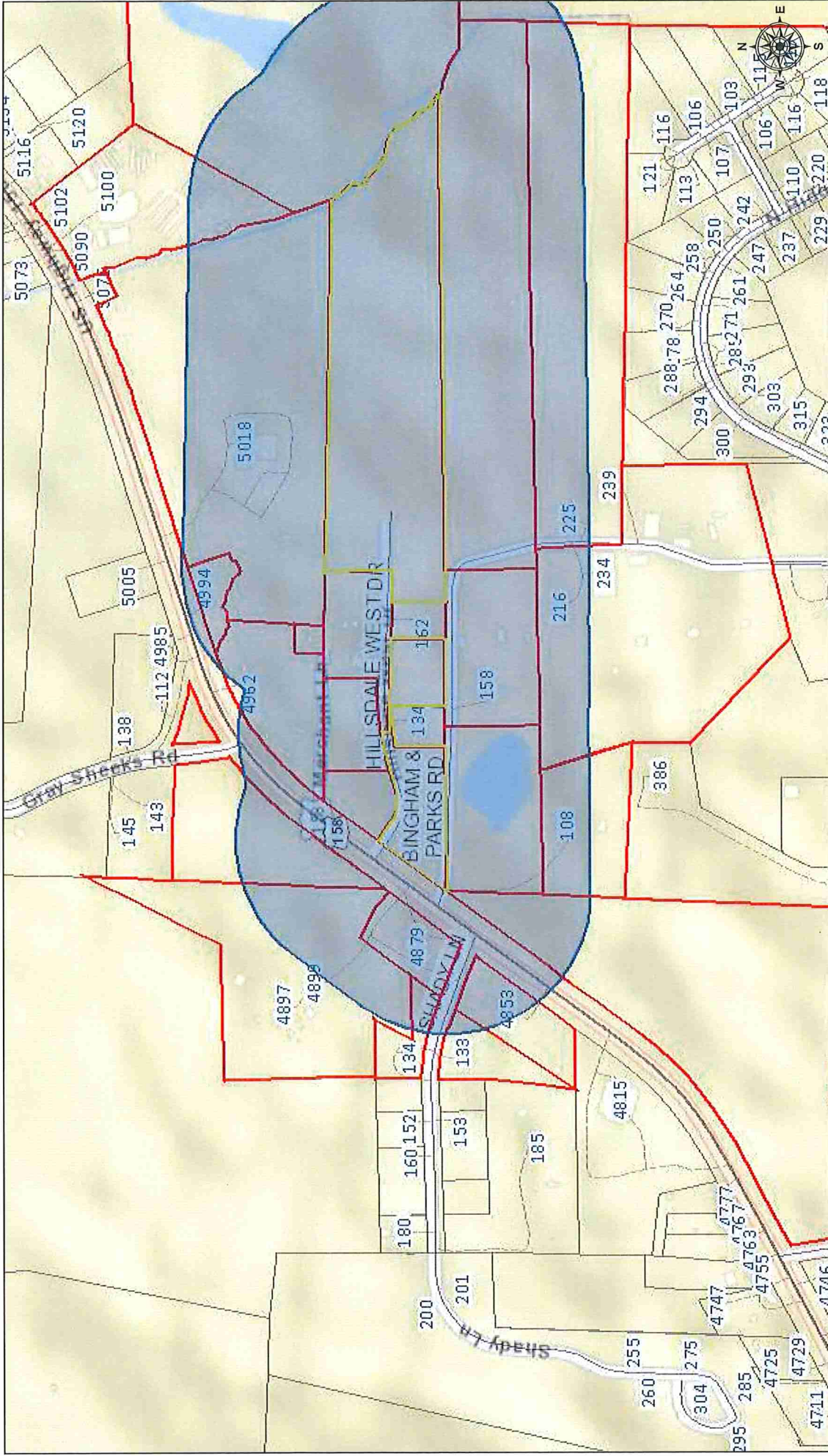


**HILLSDALE RIDGE
 TOWNHOMES**
 HILLSDALE WEST DRIVE
 FARMINGTON TOWNSHIP, DAVIE COUNTY
 BURNHDA RUN, NORTH CAROLINA

BWA
 BURNHDA WATER & WASTE ASSOCIATES, P.A.
 1000 BURNHDA RUN, SUITE 100
 BURNHDA, NC 27008
 704/281-1111
 FAX 704/281-1112

DATE	2/13/2003
BY	PLM
PROJECT	HILLSDALE RIDGE TOWNHOMES
CLIENT	WILLOW CREEK LLC
LOCATION	1000 BURNHDA RUN, SUITE 100, BURNHDA, NC 27008
SCALE	1"=100'
SHEET NO.	1
TOTAL SHEETS	1

parcels labels mailed



February 14, 2022

- Address
- Driveways
- Parcels
- Watershed Structure
- City Limit
- MOCKSVILLE
- COOLEEMEE
- BERMUDA RUN
- County Line

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

DULL LAWRENCE P
5100 US HIGHWAY 158

ADVANCE, NC 27006-6946

POTTS DIANE H
POTTS ROY L FAMILY TRUST SHARE
PO BOX 11
ADVANCE, NC 27006-0000

LONG PEGGY RIGHTS
158 BINGHAM & PARKS ROAD

ADVANCE, NC 27006-0000

FULLER LAND COMPANY LLC
980 Salisbury Road

MOCKSVILLE, NC 27028

FOSTER LARRY D
4853 US HIGHWAY 158

ADVANCE, NC 27006-0000

POTTS WILBURN AVALON
3201 CENTRE PARK BLVD

WINSTON SALEM, NC 27107-0000

WILSON ERVIN
PO BOX 1147

CLEMMONS, NC 27012-1147

CARTER LARRY W & LOIS DAY
115 BARR LANE

ADVANCE, NC 27006-0000

HILLSDALE UNITED METHODIST
5018 US HWY 158

ADVANCE, NC 27006-0000

GEORGE ZACHARY LEE
108 BINGHAM AND PARKS ROAD

ADVANCE, NC 27006

ROBERTSON TOBY W
2427 SALEM PARK DRIVE

WINSTON SALEM, NC 27127

The Bomar Law Firm
148 W Water Street
Mocksville, NC 27028

ELDRETH TONY
4879 US HIGHWAY 158

ADVANCE, NC 27006-6901

SPARKS RAY F
C/O DONALD SPARKS
191 DOG TROT RD
Mocksville, NC 27028

FAS BUILDING LLC
132 DEERFIELD ROAD

MOCKSVILLE, NC 27028

WOOD GRANT JAMES
134 SHADY LN

ADVANCE, NC 27006-6660

PARKS DONALD WILLIAM
3466 REDMAN RD

YADKINVILLE, NC 27055-8666

CLUBCORP NV XII LLC
c/o PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO, TX 78299-2539

MURPHY TINA DENISE
3630 CLEMMONS RD UNIT # 1364

CLEMMONS, NC 27012

WOODALL SHANE MICHAEL
4994 US HIGHWAY 158

ADVANCE, NC 27006-6944

B & B INVESTMNT OF MOCKS LLC
501 NORTH MAIN STREET

MOCKSVILLE, NC 27028

Bermuda Run Planning Board/Board of Adjustment

Regular Meeting

Minutes

Wednesday, March 16, 2022

3:00 PM

Bermuda Run Town Hall

I. Call to Order

Attendee Name	Title	Status
Tom Brady	Board Member	Absent
Bryan Thompson	Alternate Member	Absent
Lynn Senger	Vice Chairman	Absent
Rod Guthrie	Chairman	Present
David Strand	Board Member	Present
Erin Shea	Regular Member	Present
Tony Krasienko	Alternate Member	Present

II. Recognition of Quorum

The Chairman recognized that a quorum was met with four members present.

III. Approval of Planning Board Agenda

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Shea
SECONDER:	Tony Krasienko
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

IV. Approval of Planning Board Minutes—February 16, 2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tony Krasienko
SECONDER:	Erin Shea
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

V. Citizen Comments

There were none.

VI. Permit Reports & Zoning Administrator's Update

Permit reports & zoning update were included in the agenda packet for reference and discussion.

VII. Town Manager's Update

Lee Rollins updated the Board on the Blue Heron Trail project and upcoming meetings with NCDOT regarding improvements at the Hwy 158 & 801 intersection.

VIII. Planning Board Cases

Zoning Map Amendment 2022-02. Fuller Land Company applied to rezone four tracts of land totaling approximately 22 acres from General Business (GB), Gateway Corridor Overlay (GC-O) to Village Mixed (VM). The subject properties are located along Hillsdale West Drive and are further described as parcels of the Davie County Tax Map D7010C0001, D7010C0002, D700000187, and D700000186.

Chairman Guthrie opened the public comment period.

1. Chad Bomar, attorney for the applicant outlined the request, highlighted compliance with the Comprehensive Plan, and uses within the table of uses including townhomes.
2. Chad Fuller, the applicant, spoke in support of the request and the ongoing process for NCDOT to accept Hillsdale West Drive as a public street.
3. Gil Sheek, 134 Hillsdale West Drive, spoke of concern with mixing commercial and residential uses on the cul de sac street and requested more studies be done.
4. Will Bartholomew, representing Meridian Realty and the property owner at 162 Hillsdale West Drive, spoke of concern with property values, traffic issues, and mixing residential and commercial uses in the business park.
5. Rita Smith, 162 Hillsdale West Drive spoke of concern for property values and support for the street remaining a business park.
6. Amanda Cranfill, 246 Bermuda Run Drive, spoke in support of the request citing a need for more owner occupied housing types.

Chairman Guthrie closed the public comment period.

The Board held discussion on the request.

Erin Shea made a motion to approve with the following statement, the Planning Board finds that the proposed general use rezoning is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Shea
SECONDER:	Tony Krasienko
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

IX. Other Business

Jason Epley and the team with Benchmark Planning presented an update on the Comprehensive Plan progress including the survey, survey dates, demographic data and the joint board meeting on April 20th.

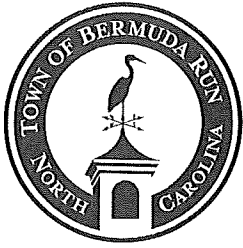
X. Board Member Comments

There was none.

XI. Adjournment

RESULT:	ADJOURNMENT [UNANIMOUS]
MOVER:	David Strand
SECONDER:	Tony Krasienko
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

(7.B.)



TO: Town Council
FROM: Lee Rollins, Town Manager
DATE: April 12, 2022
RE: Resolution To Apply for State Wastewater Asset Inventory Grant

Overview:

The Town of Bermuda Run incorporated on July 1, 1999. As part of the incorporation, the Town agreed to take over the operations and assets of the Bermuda Run Sanitary District wastewater treatment plant, sewer pumps and collection system. This system serves the areas of Bermuda Run Country Club East and Bing Crosby Boulevard subdivisions (US 158 & NC 801 gate area).

Davie County Public Utilities is the single provider of water distribution within the town limits and provides sewer service to all remaining residential and commercial customers within the town limits.

In 2016, the Town of Bermuda Run and Davie County entered into a Memorandum of Understanding for the purpose of providing the most economically and environmentally safe method for the disposition of sewer for both parties. The County entered into an agreement with the Winston-Salem/Forsyth County Utility Commission for regional treatment and disposal. Therefore, the town agreed to abandon its wastewater treatment plant facility and connect to the Northeast Davie Pump Station. A portion of the incentive for the Winston-Salem/Forsyth Utility Commission to cooperate with Davie County was a future commitment by the Town of Bermuda Run to remove its sewer discharge into the Yadkin River above the Utility Commission's water intake.

The town has constructed the sewer forcemain in preparation to upgrade the current Juniper Circle Pump Station and then decommission the wastewater treatment plant. When connected to the Northeast Davie Pump Station, the Town will then only have the sewer collection system to maintain. At that point, there is no financial reason for the town to continue to operate its sewer utility permanently.

In preparation for an intent to turn over ownership and operations of the sewer collection system at a mutually agreeable point in the future, the town needs to develop asset inventories and condition assessment of the system. Hazen & Sawyer, a firm contracted through a master agreement for utilities with Davie County, has recommended the Town apply for an Asset Inventory and Assessment Grant for the May 2, 2022 Spring application deadline with the North Carolina Department of Environmental Quality Division of Water Infrastructure. The grant is for \$400,000 with no match required from the town. The application fee is \$6,000 and would be expended from the Utility Fund.

The deliverable from the Asset Inventory Grant: an asset inventory, condition assessment, capital improvement development (CIP), and a plan/roadmap to transitioning the system over to Davie County Public Utilities.



R2022-05

**RESOLUTION TO APPLY FOR STATE
WASTEWATER ASSET INVENTORY GRANT**

- WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection system, stream restoration, stormwater treatment, drinking water treatment works, and/or drinking water distribution system or other "green" project, and
- WHEREAS, The Town of Bermuda Run has need for and intends to develop asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management program for their sewer system and
- WHEREAS, The Town of Bermuda Run intends to request state grant assistance for the project.

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF BERMUDA RUN:

That the Town of Bermuda Run, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant award.

That the **Applicant** will provide for efficient completion of the project per program guidelines.

That Rick Cross, Mayor and Lee Rollins, Town Manager, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the construction of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12th day of April 2022 in Bermuda Run, North Carolina.

Rick Cross - Mayor



PROPOSED AGENDA
Bermuda Run Town Council Meeting
Tuesday, April 12, 2022
6:00PM

Bermuda Run Town Hall

Mission: "The Town of Bermuda Run exists to provide core public services that enhance the quality of life for its residents and an environment for the business community to thrive".

1. Call to Order

2. Pledge of Allegiance

3. 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."

4. Adoption of the Agenda

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

5. Approval of the March 8, 2022 Town Council Meeting Minutes

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

6. Citizens' Comments

7. Proposed Action Item(s)

A. Public Hearing – Zoning Map Amendment 2022-02

Fuller Land Company has applied to rezone four tracts of land totaling approximately 22 acres from General Business (GB), Gateway Corridor Overlay (GC-O) to Village Mixed (VM). The subject properties are located along Hillsdale West Drive.

Mayor Cross Opens Public Hearing –

Mayor Cross Closes Public Hearing –

Following the public hearing, the Council is requested to take action to approve, to deny, or to defer. Please reference page 7 of 7 of the staff report when making a motion for consideration.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

B. Resolution To Apply for State Wastewater Asset Inventory Grant

Adoption of a resolution is required to apply for the grant. The grant is for \$400,000 with no required match from the town. The application fee is \$6,000, which would be expended from the Utility Fund.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

C. Amend 2022 Council Meeting Schedule

Due to the Davie County Board of Elections hosting early voting on May 10, 2022, the Town Council will need to hold its Council meeting at the WinMock Barn Loft. The Town Council has also requested changing the start of its fourth Tuesday Agenda meetings to begin at 8:30am starting Tuesday, May 24, 2022.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

8. Town Manager Comments

9. Council/Mayor Comments

10. Adjourn

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

Town of Bermuda Run

Town Council Meeting Minutes

March 8, 2022 – 6:00 PM

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, March 8, 2022 at 6:00 PM. The meeting was held at the Bermuda Run Town Hall.

Council Members Present: Mayor Rick Cross, Mike Brannon, Curtis Capps, Heather Coleman, Mike Ernst, and Melinda Szeliga

Council Members Absent:

Also Present: Lee Rollins, Town Manager; Cindy Poe, Town Clerk; Brian Williams, Town Attorney

Call to Order Mayor Rick Cross called the meeting to order.

Pledge of Allegiance

Mayor Cross recognized the Town's new Community Officer Mike Foster, and wished Officer Zach Williams well as he is moving out of state to pursue new opportunities. Both officers were in attendance.

Mayor Cross asked everyone to remember the Quinn family as former Council Member Charlie Quinn recently passed away.

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

Approval of the February 8, 2022 Town Council Meeting Minutes

Council Member Curtis Capps made a motion to approve the February 8, 2022 meeting minutes. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Public Comments - None

Proclamation – Recognition for Outstanding Service to the Community

Mayor Rick Cross and the Town Council wish to recognize Bermuda Run residents Rosanne Peacock, Sharon Reid, and Christy Schafer for their efforts to bring Christmas in the Town of Bermuda Run to life. Council Member Mike Brannon made a motion to approve the proclamation. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Town Manager/Council/Mayor Comments

Lee Rollins – Provided an update regarding the Blue Heron Trail project. Proposed start date of 4/11/22. Chic Fil A has submitted their site plan – to go in location of former Rite Aid building.

Mike Brannon – Thanked the “Tree-O” ladies for all of their hard work. Thanked the Community Officers, welcoming Mike Foster. Urged support of local businesses such as the Davie County Enterprise.

Heather Coleman – Shared that the ladies recognized tonight are wonderful to work with, adding that their energy is infectious. She’s ready for more memories for generations to come, adding that her children loved the Christmas in Bermuda Run event.

Mike Ernst – Agrees that the “Tree-O” did a fabulous job on the Christmas in Bermuda Run event, and he knows that they are still working on upcoming events for the community. Shared that the Town is transitioning from a “retirement community” with younger families with children moving into the area. Urged community involvement by attending meetings, signing up for Constant Contact emails, and visiting the Town’s website, Facebook, and Instagram pages.

Curtis Capps – Thanked everyone in attendance and recognized the Community Officers. Agreed that the demographics of the Town is changing. Thanked the ladies for their work on the Christmas in Bermuda Run event, adding that he can’t wait until the next event.

Melinda Szeliga – Echoed the other Council Members with praise of the “Tree-O”, adding that their involvement of the business community was outstanding – gave them a chance to give back to the community. Welcomed the new Community Officer. Stressed the importance of engagement of all residents in the upcoming Comprehensive Plan process.

Mayor Rick Cross –

- Thanked the “Tree-O” again, adding that he’s known two of them for over 20 years.
- Noted that it was awesome to hear “IN BERMUDA RUN” on the news regarding recent activities at Rise, and at Bermuda Run West golf course.
- Davie County Manager update
- Comprehensive Plan
- Early Voting at Town Hall
- COVID-19 numbers are declining
- Community Officer update
- Welcomed Fire Chiefs from Smith Grove and Advance Fire Depts.
- Thanked all in attendance.

Adjourn

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

Approved

Respectfully Submitted

Rick Cross, Mayor

Cindy Poe, Town Clerk



(7.A.)

**NOTICE OF PUBLIC HEARING
BERMUDA RUN TOWN COUNCIL**

NOTICE IS HEREBY GIVEN, pursuant to G.S. 160D-602, that the Town Council of Bermuda Run will meet at **6:00 P.M. on Tuesday, April 12, 2022** at the Town Hall, located at 120 Kinderton Blvd., Suite 100, Bermuda Run, NC 27006, to hold a public hearing and to receive public comment on the following items:

Zoning Map Amendment 2022-02. Fuller Land Company has applied to rezone four tracts of land totaling approximately 22 acres from General Business (GB), Gateway Corridor Overlay (GC-O) to Village Mixed (VM). The subject properties are located along Hillsdale West Drive and are further described as parcels of the Davie County Tax Map D7010C0001, D7010C0002, D700000187, and D700000186.

All interested parties are invited to attend the public hearing and present their comments to the Bermuda Run Town Council. Please call the Bermuda Run Town Hall at (336) 998-0906 if you have questions or if you need special accommodations for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 1-800-735-8262 or 711 for mobile phones.

PUBLICATION DIRECTIONS

Publish in the Notices section of the Newspaper

Publish on the following Dates:

March 31, 2022

April 7, 2022

Send bill and affidavit of publication to:

Bermuda Run Town Clerk
Town of Bermuda Run
120 Kinderton Boulevard, Suite 100
Bermuda Run, NC 27006



TO: Town Council
FROM: Planning Staff
DATE: April 12, 2022
RE: ZMA 2022-02 Fuller Land Company

I. REQUEST

To rezone 4 tracts of land totaling approximately 22.57 acres from General Business (GB) to **Village Mixed (VM)**.

II. PROJECT LOCATION

The properties are located along Hillsdale West Drive.

III. PROJECT PROFILE

DAVIE COUNTY PARCEL NUMBER: D7010C0001, D7010C0002, D700000187, D700000186

ZONING DISTRICT: General Business (GB)

REQUESTED DISTRICT: Village Mixed (VM)

LAND USE PLAN: Enterprise Center

WATERSHED: none

CROSS REFERENCE FILES: REZ-2012-01 & REZ-2014-01

APPLICANT: Fuller Land Company c/o The Bomar Law Firm

PROPERTY OWNER: Fuller Land Company, Phillip and Darlene Fuller

PROPERTY SIZE: 22.57 acres

CURRENT LAND USE: Vacant

PROPOSED LAND USE: Townhouse development on a portion (4.2 ac.) of the site

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Residential, Institutional—Hillsdale United Methodist	CM
West	Residential, Vacant	GB, RM
South	Industrial, Commercial, Office, Vacant	CM
East	Vacant	VM, MP-O

Rezoning Request

The applicant, Fuller Land Company, requests a rezoning from GB General Business to VM Village Mixed in order to develop a portion of the property for residential townhouses. The site is 22.57 acres and located adjacent to VM zoned parcels.

Although, the applicant has indicated a use this is a general use rezoning request and all uses in the VM zoning district should be considered.

Existing Zoning:

General Business district (GB and GB-CD)

(1) Intent

The General Business district is established to accommodate heavy business and light industrial uses on individual tracts of land and within coordinated business/industrial parks. The General Business district may also accommodate higher density multi-family residential uses.

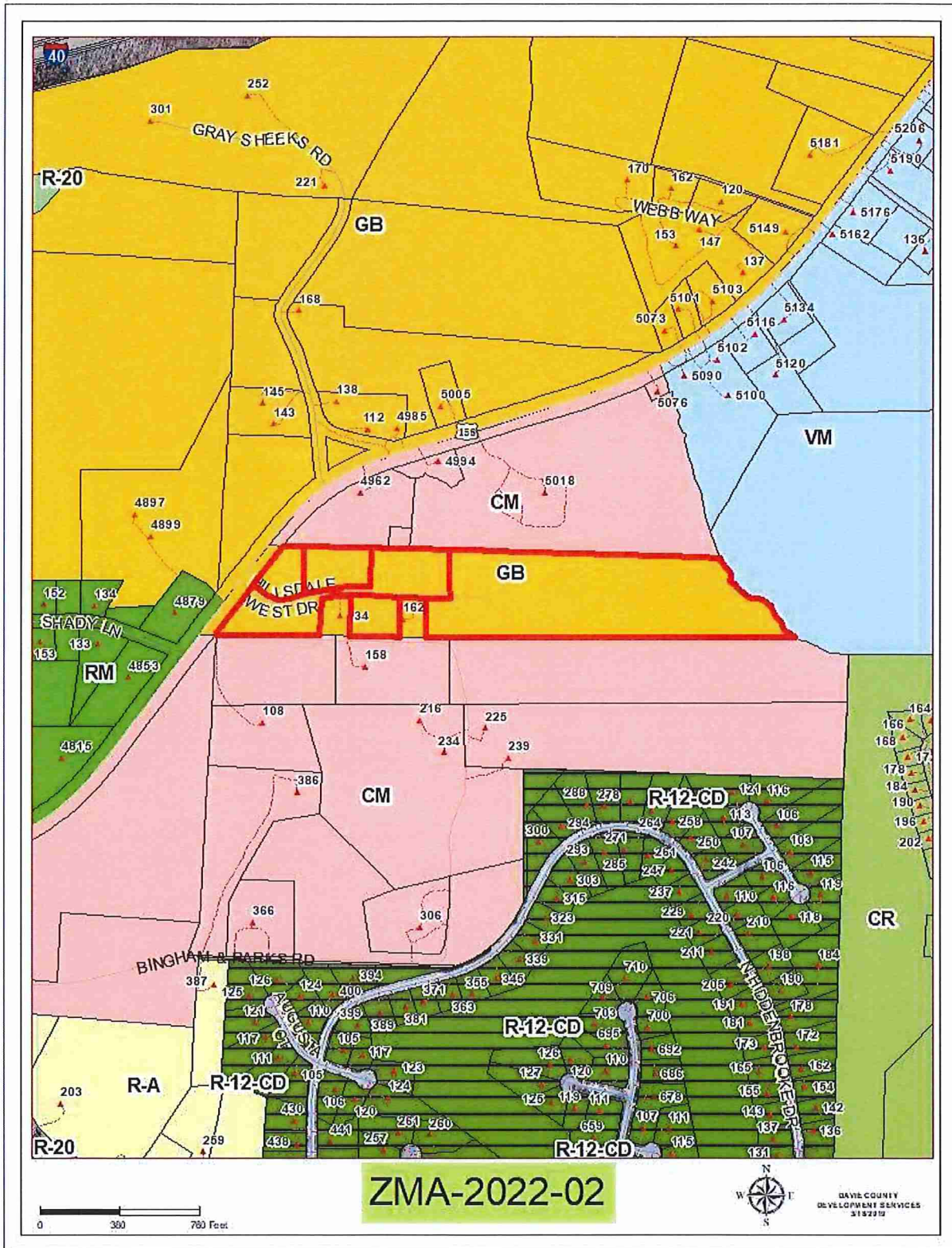
Requested Zoning:

Village Mixed District (VM and VM-CD)

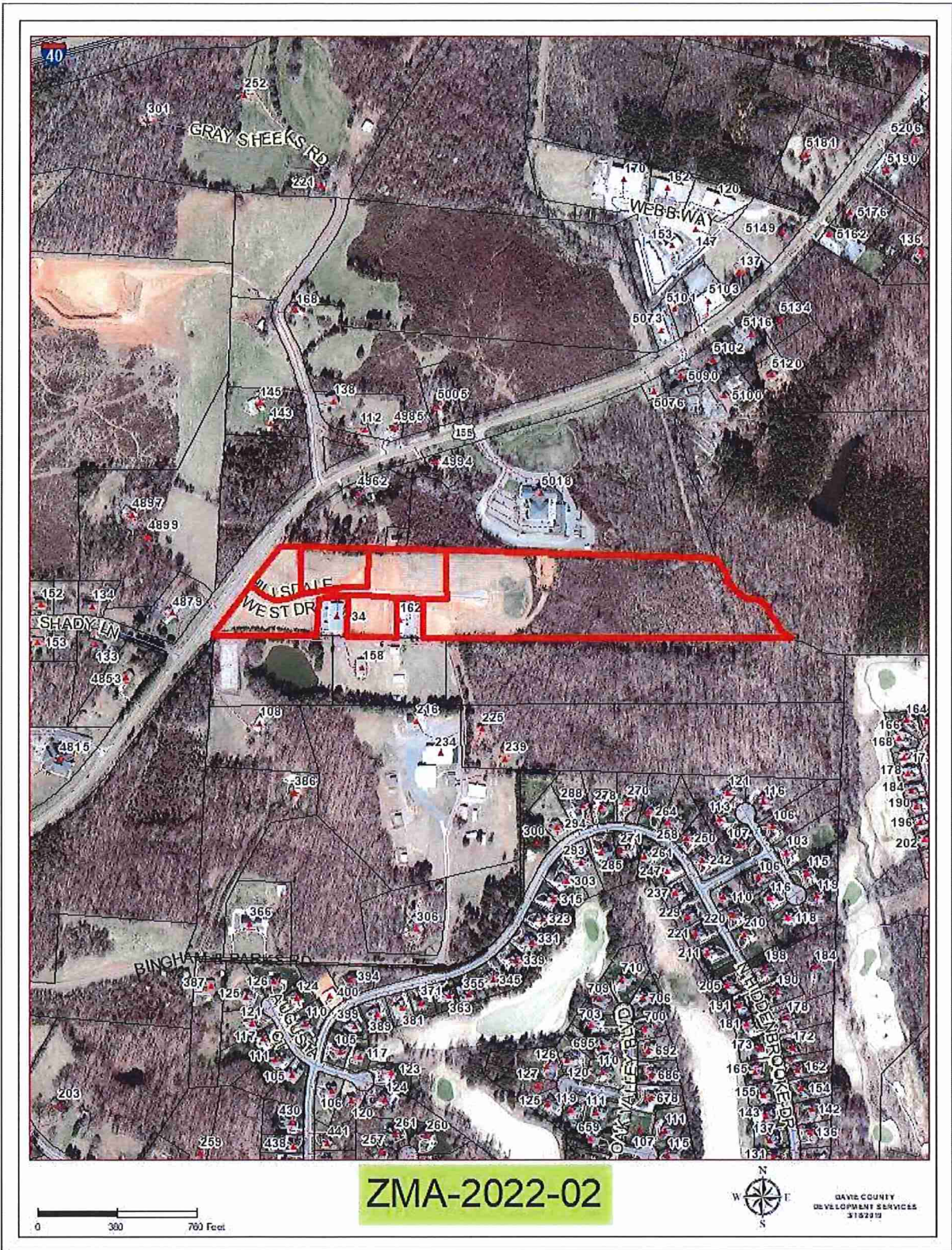
(1) Intent

The Village Mixed-Use (VM) district is provided to allow for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. High density residential development is encouraged to support the commercial uses within the VM district.

V. ZONING MAP

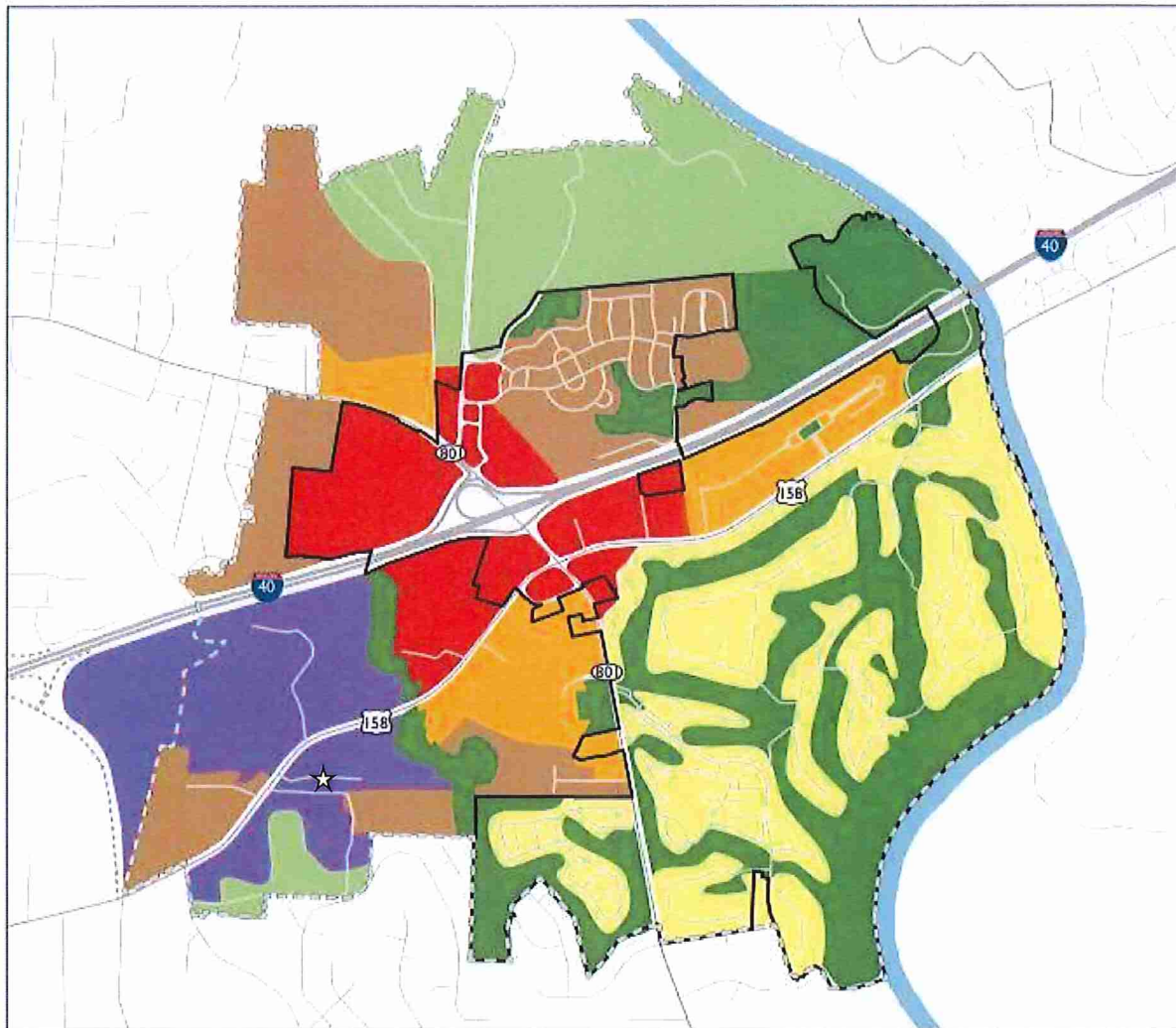


VI. AERIAL MAP

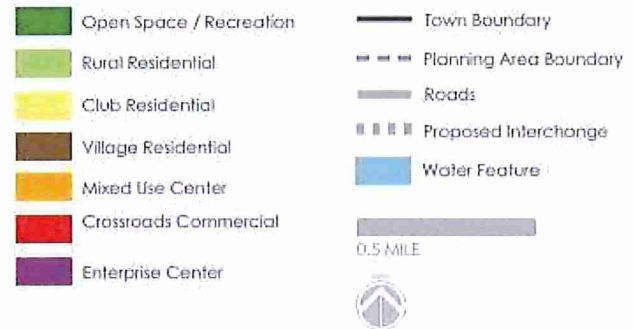


VI. FUTURE LAND USE MAP

The future land use map depicts the proposed configuration of the Town's development.



LAND USE CLASSIFICATION	ACRES	%
Open Space/Recreational	662.55	25.0%
Rural Residential	364.87	13.8%
Club Residential	492.85	18.6%
Village Residential	467.30	17.6%
Mixed Use Center	180.69	6.8%
Crossroads Commercial	256.54	9.7%
Enterprise Center	227.98	8.6%
TOTAL*	2,653	



VII. Town of Bermuda Run Comprehensive Plan

The subject property is designated as Enterprise Center on the Future Land Use Map in the Comprehensive Plan. The Plan states that this land use classification is *“intended to attract development of small-scale, spinoff industries related to medical services, technology, furniture, or similar light industry in Davie County. Transportation and utilities infrastructure are either readily available or can be easily extended or improved upon to accommodate small-scale light industry and promote economic development.”*

Strategies within the Comprehensive Plan include:

Strategy 1.1 Embrace the unique character areas of the Town while tying them together with unifying architectural elements, signage, landscaping, pedestrian connections, vehicular connections and geographic nomenclature. The Town will encourage the use of “Bermuda”, “Bermuda Run” or “at Bermuda Run” in development names and the difference character areas of Town.

Strategy 3.1 Utilize the Future Land Use Map to encourage managed growth and development that is compatible with the Town’s character, surrounding land uses and available infrastructure and services.

Strategy 3.2 Support residential growth to attract the additional retail and service amenities desired by current residents.

Strategy 3.3 Continue to work with the Davie County Economic Development Commission to facilitate business retention and the development, redevelopment, or reuse of vacant properties, including participation in road infrastructure improvements.

Strategy 4.2 Utilize building prototype designs to guide new infill and master planned development, helping to ensure architectural compatibility and cohesiveness.

Strategy 8.4 Work with property owners and developers to improve development access and connectivity with new driveways and street connections between compatible land uses, where feasible.

VIII. Issues to Consider

In considering any petition to reclassify property the Planning Board in its recommendation and the Town Council in its decision shall consider all of the following:

- a) Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
- b) Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
- c) The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.

- d) Whether the proposed reclassification will adversely affect a known archaeological, environmental, historical, or cultural resource.
- e) When considering a petition to reclassify property to a general-use district, the Planning Board and the Town Council shall not evaluate the petition based on any specific proposal for the use of the property or design of the site.

X. Planning and Board Recommendation

The Planning Board heard the request at their March 16th meeting and voted 4-0 to recommend approval of the request. (see attached draft minutes)

XI. Town Council Action

Following the public hearing, the Council is requested to take action following a motion and a second for one of the items below:

- **Approval:** The Town Council finds that the proposed general use rezoning is consistent with the Town of Bermuda Run Comprehensive Plan policies, specifically the objective to encourage managed growth and development that is compatible with the Town's character, surrounding land uses and available infrastructure and to support residential growth to attract additional retail and service amenities desired by current residents.
Therefore, we find this zoning amendment is reasonable and in the public interest because it supports the Comprehensive Plan policies and maps above and because the site is located adjacent to other Village Mixed properties and its location off US HWY 158. Further, we propose an amendment to the Future Land Use Map to show the site as Village Residential.
- **Denial:** The Town Council finds that the general use zoning map amendment is not consistent with the Town of Bermuda Run Comprehensive Plan because the site is designated as Enterprise Center on the Future Land Use Map. Therefore, we find this zoning map amendment is unreasonable and not in the public interest because it does not support the Comprehensive Plan Map above and due to...
- **Defer:** The amendment needs additional consideration.

Process

Following the public hearing, the Town Council may take action on the request. Upon rezoning approval, a Level II site plan would have to be reviewed by the Technical Review Committee for compliance with the Zoning & Subdivision Ordinances, and other local, state, and federal regulations prior to the issuance of zoning or development permit.

Attachments:

- Application
- Labels & map of notified property owners
- Site plan for proposed project (for reference only)



TOWN OF BERMUDA RUN

120 Kinderton Blvd., Suite 100 • Bermuda Run, NC 27006 • Phone 336-998-0906 • Fax 336-998-7209

Land Development Application-Please fill out completely, or application will not be processed.

(updated 1/6/16)

Case #:

1. Application Type

Subdivision: ☒ Fee
Major Subdivision ☒
Sketch Plan ☐
Preliminary Plat ☐
Construction Plans ☐
Final Plat ☐
Minor Subdivision
Final Plat ☐
Site Plans:
Level II Site Plan ☐

Board Review Items: ☒ Fee
Rezoning (Map Amendment)
Standard Rezoning ☒
Conditional District Rezoning ☐
Text Amendment ☐
Special Use Permit ☐
Design Waiver: ☐
Other: ☐

Fee Total \$800.00

2. Project Information

Date of Application 1/14/22 Name of Project _____ Phase # _____
Location Hillsdale West. Busi. Park Property Size (acres) ^{Approx 12 ac} _{See tax parcel #} of Units (residential) _____
Current Zoning GB Proposed Zoning VM
Current Land Use _____ Proposed Land Use _____
Tax Parcel Number(s) ⁽¹⁾ 5872003754, ⁽²⁾ 5872006737, ⁽³⁾ 5872008786, ⁽⁴⁾ 5872103644

3. Contact Information

Fuller Land Company, LLC ^{(12),(13)+(14)}; Phil and Darlene Fuller ⁽¹⁾
Developer
980 Salisbury Rd. Mocksville, NC 27028
Developer Address City, State Zip
336-345-8943 chad@fullercontractingcompany, LLC
Telephone Email
Signature _____ Print Name _____ Date _____

The Bumar Law Firm, PLLC
Agent (Registered Engineer, Designer, Surveyor, etc.)
148 W. Water St.
Address
Mocksville, NC 27028
City, State Zip
336-408-6741 chad@bumarkim.
Telephone 336-793-4381 Email com
Signature _____ Print Name Chad Bumar Date 1/14/22

Fuller (see above)
Property Owner
Address
City, State Zip
Telephone Email
Signature _____ Print Name _____ Date _____

4. Description of Project

a. Briefly explain the nature of this request:

- Change current GB zoning to VM.

- The applicants wish to explore options offered by Village Mixed Use (VM).

- Applicants are considering townhomes (see attached sketch).

- VM zoning is consistent with the Comprehensive Plan (2017), reasonable, and in the public's best interest.

b. For All Text Amendments: State the section(s) of the Zoning or Subdivision Ordinance you wish to amend and attach the proposed text change. Section (s): _____ of the _____ Ordinance.

c. For All Rezoning and Text Amendments: Provide a statement regarding the consistency of this request with the Comprehensive Plan and the surrounding land uses.

d. For Conditional District Rezoning: Provide a statement regarding the reasonableness of the rezoning request.

e. For Special Use Permits: Please also fill out the supplemental form for Special Use Permits.

Staff Use Only:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Case #: _____

Notes: _____

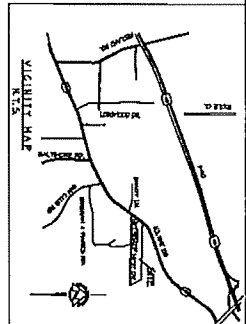
HIGHWAY 158
RHWYS

SITE DATA
AREA: ± 4.21 AC
NO. UNITS: 54

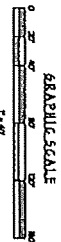
HILLSDALE WEST DRIVE
475 TO 50' RHW VIEWS

EXISTING PL. PROPOSED PL.

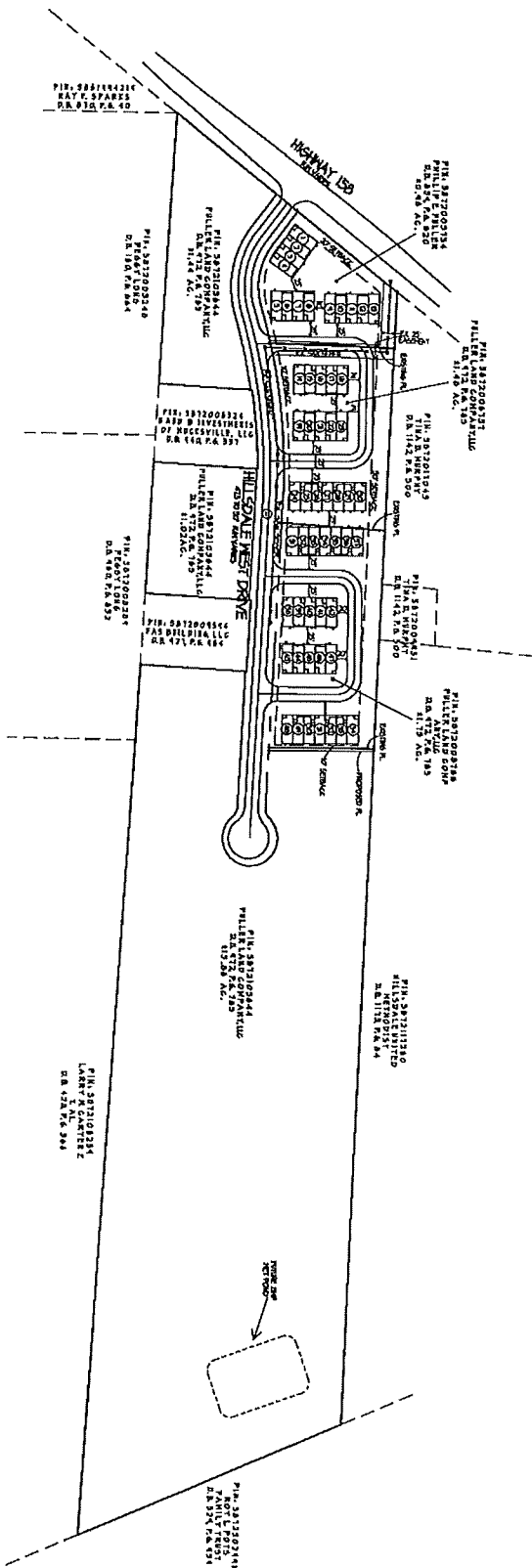
**HILLSDALE RIDGE
TOWNHOMES**
HILLSDALE WEST DRIVE
FARMINGTON TOWNSHIP, DAVIE COUNTY
BIRMINGHAM, NORTH CAROLINA



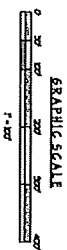
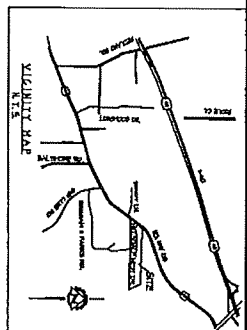
BWA
BIRMINGHAM WATER & WASTE ASSOCIATES, P.A.
201 North Second Street, Suite 200
Birmingham, AL 35203
Phone: (205) 261-1234
Fax: (205) 261-1235
www.bwa.com



DATE: 01/11/2007	BY: JLM
REVISION: 1	DATE: 01/11/2007
REVISION: 2	DATE: 01/11/2007
REVISION: 3	DATE: 01/11/2007
REVISION: 4	DATE: 01/11/2007
REVISION: 5	DATE: 01/11/2007
REVISION: 6	DATE: 01/11/2007
REVISION: 7	DATE: 01/11/2007
REVISION: 8	DATE: 01/11/2007
REVISION: 9	DATE: 01/11/2007
REVISION: 10	DATE: 01/11/2007
REVISION: 11	DATE: 01/11/2007
REVISION: 12	DATE: 01/11/2007
REVISION: 13	DATE: 01/11/2007
REVISION: 14	DATE: 01/11/2007
REVISION: 15	DATE: 01/11/2007
REVISION: 16	DATE: 01/11/2007
REVISION: 17	DATE: 01/11/2007
REVISION: 18	DATE: 01/11/2007
REVISION: 19	DATE: 01/11/2007
REVISION: 20	DATE: 01/11/2007
REVISION: 21	DATE: 01/11/2007
REVISION: 22	DATE: 01/11/2007
REVISION: 23	DATE: 01/11/2007
REVISION: 24	DATE: 01/11/2007
REVISION: 25	DATE: 01/11/2007
REVISION: 26	DATE: 01/11/2007
REVISION: 27	DATE: 01/11/2007
REVISION: 28	DATE: 01/11/2007
REVISION: 29	DATE: 01/11/2007
REVISION: 30	DATE: 01/11/2007
REVISION: 31	DATE: 01/11/2007
REVISION: 32	DATE: 01/11/2007
REVISION: 33	DATE: 01/11/2007
REVISION: 34	DATE: 01/11/2007
REVISION: 35	DATE: 01/11/2007
REVISION: 36	DATE: 01/11/2007
REVISION: 37	DATE: 01/11/2007
REVISION: 38	DATE: 01/11/2007
REVISION: 39	DATE: 01/11/2007
REVISION: 40	DATE: 01/11/2007
REVISION: 41	DATE: 01/11/2007
REVISION: 42	DATE: 01/11/2007
REVISION: 43	DATE: 01/11/2007
REVISION: 44	DATE: 01/11/2007
REVISION: 45	DATE: 01/11/2007
REVISION: 46	DATE: 01/11/2007
REVISION: 47	DATE: 01/11/2007
REVISION: 48	DATE: 01/11/2007
REVISION: 49	DATE: 01/11/2007
REVISION: 50	DATE: 01/11/2007
REVISION: 51	DATE: 01/11/2007
REVISION: 52	DATE: 01/11/2007
REVISION: 53	DATE: 01/11/2007
REVISION: 54	DATE: 01/11/2007
REVISION: 55	DATE: 01/11/2007
REVISION: 56	DATE: 01/11/2007
REVISION: 57	DATE: 01/11/2007
REVISION: 58	DATE: 01/11/2007
REVISION: 59	DATE: 01/11/2007
REVISION: 60	DATE: 01/11/2007
REVISION: 61	DATE: 01/11/2007
REVISION: 62	DATE: 01/11/2007
REVISION: 63	DATE: 01/11/2007
REVISION: 64	DATE: 01/11/2007
REVISION: 65	DATE: 01/11/2007
REVISION: 66	DATE: 01/11/2007
REVISION: 67	DATE: 01/11/2007
REVISION: 68	DATE: 01/11/2007
REVISION: 69	DATE: 01/11/2007
REVISION: 70	DATE: 01/11/2007
REVISION: 71	DATE: 01/11/2007
REVISION: 72	DATE: 01/11/2007
REVISION: 73	DATE: 01/11/2007
REVISION: 74	DATE: 01/11/2007
REVISION: 75	DATE: 01/11/2007
REVISION: 76	DATE: 01/11/2007
REVISION: 77	DATE: 01/11/2007
REVISION: 78	DATE: 01/11/2007
REVISION: 79	DATE: 01/11/2007
REVISION: 80	DATE: 01/11/2007
REVISION: 81	DATE: 01/11/2007
REVISION: 82	DATE: 01/11/2007
REVISION: 83	DATE: 01/11/2007
REVISION: 84	DATE: 01/11/2007
REVISION: 85	DATE: 01/11/2007
REVISION: 86	DATE: 01/11/2007
REVISION: 87	DATE: 01/11/2007
REVISION: 88	DATE: 01/11/2007
REVISION: 89	DATE: 01/11/2007
REVISION: 90	DATE: 01/11/2007
REVISION: 91	DATE: 01/11/2007
REVISION: 92	DATE: 01/11/2007
REVISION: 93	DATE: 01/11/2007
REVISION: 94	DATE: 01/11/2007
REVISION: 95	DATE: 01/11/2007
REVISION: 96	DATE: 01/11/2007
REVISION: 97	DATE: 01/11/2007
REVISION: 98	DATE: 01/11/2007
REVISION: 99	DATE: 01/11/2007
REVISION: 100	DATE: 01/11/2007



SITE DATA
 TOWNHOME AREA: ± 4.21 AC
 NO. UNITS: 54
 TOTAL AREA FOR REZONING: ± 20.51 AC.



**HILLSDALE RIDGE
 TOWNHOMES
 HILLSDALE WEST DRIVE
 FARMINGTON TOWNSHIP, DAVIE COUNTY
 BURNHUA RUN, NORTH CAROLINA**

BWA
 BURNHUA WATER ASSOCIATION
 1000 BURNHUA RUN
 BURNHUA, NC 27009
 (704) 281-1111
 www.bwa-burnhua.com

DATE	2/13/2022
BY	JAN 13, 2022
PROJECT	HILLSDALE RIDGE, LLC
OWNER	DAVIE COUNTY
DESIGNER	DAVIE COUNTY
REVISIONS	1-100
DATE	2/13/2022
BY	JAN 13, 2022
PROJECT	HILLSDALE RIDGE, LLC
OWNER	DAVIE COUNTY
DESIGNER	DAVIE COUNTY
REVISIONS	1-100
DATE	2/13/2022
BY	JAN 13, 2022
PROJECT	HILLSDALE RIDGE, LLC
OWNER	DAVIE COUNTY
DESIGNER	DAVIE COUNTY
REVISIONS	1-100

	Address		Watershed Structure		COOLEEMEE
	Driveways	City Limit			BERMUDA RUN
	Parcels		MOCKSVILLE		County Line

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

DULL LAWRENCE P
5100 US HIGHWAY 158

ADVANCE, NC 27006-6946

POTTS DIANE H
POTTS ROY L FAMILY TRUST SHARE
PO BOX 11
ADVANCE, NC 27006-0000

LONG PEGGY RIGHTS
158 BINGHAM & PARKS ROAD

ADVANCE, NC 27006-0000

FULLER LAND COMPANY LLC
980 Salisbury Road

MOCKSVILLE, NC 27028

FOSTER LARRY D
4853 US HIGHWAY 158

ADVANCE, NC 27006-0000

POTTS WILBURN AVALON
3201 CENTRE PARK BLVD

WINSTON SALEM, NC 27107-0000

WILSON ERVIN
PO BOX 1147

CLEMMONS, NC 27012-1147

CARTER LARRY W & LOIS DAY
115 BARR LANE

ADVANCE, NC 27006-0000

HILLSDALE UNITED METHODIST
5018 US HWY 158

ADVANCE, NC 27006-0000

GEORGE ZACHARY LEE
108 BINGHAM AND PARKS ROAD

ADVANCE, NC 27006

ROBERTSON TOBY W
2427 SALEM PARK DRIVE

WINSTON SALEM, NC 27127

The Bomar Law Firm
148 W Water Street
Mocksville, NC 27028

ELDRETH TONY
4879 US HIGHWAY 158

ADVANCE, NC 27006-6901

SPARKS RAY F
C/O DONALD SPARKS
191 DOG TROT RD
Mocksville, NC 27028

FAS BUILDING LLC
132 DEERFIELD ROAD

MOCKSVILLE, NC 27028

WOOD GRANT JAMES
134 SHADY LN

ADVANCE, NC 27006-6660

PARKS DONALD WILLIAM
3466 REDMAN RD

YADKINVILLE, NC 27055-8666

CLUBCORP NV XII LLC
c/o PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO, TX 78299-2539

MURPHY TINA DENISE
3630 CLEMMONS RD UNIT # 1364

CLEMMONS, NC 27012

WOODALL SHANE MICHAEL
4994 US HIGHWAY 158

ADVANCE, NC 27006-6944

B & B INVESTMNT OF MOCKS LLC
501 NORTH MAIN STREET

MOCKSVILLE, NC 27028

Bermuda Run Planning Board/Board of Adjustment

Regular Meeting

Minutes

Wednesday, March 16, 2022

3:00 PM

Bermuda Run Town Hall

I. Call to Order

Attendee Name	Title	Status
Tom Brady	Board Member	Absent
Bryan Thompson	Alternate Member	Absent
Lynn Senger	Vice Chairman	Absent
Rod Guthrie	Chairman	Present
David Strand	Board Member	Present
Erin Shea	Regular Member	Present
Tony Krasienko	Alternate Member	Present

II. Recognition of Quorum

The Chairman recognized that a quorum was met with four members present.

III. Approval of Planning Board Agenda

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Shea
SECONDER:	Tony Krasienko
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

IV. Approval of Planning Board Minutes—February 16, 2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tony Krasienko
SECONDER:	Erin Shea
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

V. Citizen Comments

There were none.

VI. Permit Reports & Zoning Administrator's Update

Permit reports & zoning update were included in the agenda packet for reference and discussion.

VII. Town Manager's Update

Lee Rollins updated the Board on the Blue Heron Trail project and upcoming meetings with NCDOT regarding improvements at the Hwy 158 & 801 intersection.

VIII. Planning Board Cases

Zoning Map Amendment 2022-02. Fuller Land Company applied to rezone four tracts of land totaling approximately 22 acres from General Business (GB), Gateway Corridor Overlay (GC-O) to Village Mixed (VM). The subject properties are located along Hillsdale West Drive and are further described as parcels of the Davie County Tax Map D7010C0001, D7010C0002, D700000187, and D700000186.

Chairman Guthrie opened the public comment period.

1. Chad Bomar, attorney for the applicant outlined the request, highlighted compliance with the Comprehensive Plan, and uses within the table of uses including townhomes.
2. Chad Fuller, the applicant, spoke in support of the request and the ongoing process for NCDOT to accept Hillsdale West Drive as a public street.
3. Gil Sheek, 134 Hillsdale West Drive, spoke of concern with mixing commercial and residential uses on the cul de sac street and requested more studies be done.
4. Will Bartholomew, representing Meridian Realty and the property owner at 162 Hillsdale West Drive, spoke of concern with property values, traffic issues, and mixing residential and commercial uses in the business park.
5. Rita Smith, 162 Hillsdale West Drive spoke of concern for property values and support for the street remaining a business park.
6. Amanda Cranfill, 246 Bermuda Run Drive, spoke in support of the request citing a need for more owner occupied housing types.

Chairman Guthrie closed the public comment period.

The Board held discussion on the request.

Erin Shea made a motion to approve with the following statement, the Planning Board finds that the proposed general use rezoning is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Shea
SECONDER:	Tony Krasienko
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

IX. Other Business

Jason Epley and the team with Benchmark Planning presented an update on the Comprehensive Plan progress including the survey, survey dates, demographic data and the joint board meeting on April 20th.

X. Board Member Comments

There was none.

XI. Adjournment

RESULT:	ADJOURNMENT [UNANIMOUS]
MOVER:	David Strand
SECONDER:	Tony Krasienko
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

(7.B.)



TO: Town Council
FROM: Lee Rollins, Town Manager
DATE: April 12, 2022
RE: Resolution To Apply for State Wastewater Asset Inventory Grant

Overview:

The Town of Bermuda Run incorporated on July 1, 1999. As part of the incorporation, the Town agreed to take over the operations and assets of the Bermuda Run Sanitary District wastewater treatment plant, sewer pumps and collection system. This system serves the areas of Bermuda Run Country Club East and Bing Crosby Boulevard subdivisions (US 158 & NC 801 gate area).

Davie County Public Utilities is the single provider of water distribution within the town limits and provides sewer service to all remaining residential and commercial customers within the town limits.

In 2016, the Town of Bermuda Run and Davie County entered into a Memorandum of Understanding for the purpose of providing the most economically and environmentally safe method for the disposition of sewer for both parties. The County entered into an agreement with the Winston-Salem/Forsyth County Utility Commission for regional treatment and disposal. Therefore, the town agreed to abandon its wastewater treatment plant facility and connect to the Northeast Davie Pump Station. A portion of the incentive for the Winston-Salem/Forsyth Utility Commission to cooperate with Davie County was a future commitment by the Town of Bermuda Run to remove its sewer discharge into the Yadkin River above the Utility Commission's water intake.

The town has constructed the sewer forcemain in preparation to upgrade the current Juniper Circle Pump Station and then decommission the wastewater treatment plant. When connected to the Northeast Davie Pump Station, the Town will then only have the sewer collection system to maintain. At that point, there is no financial reason for the town to continue to operate its sewer utility permanently.

In preparation for an intent to turn over ownership and operations of the sewer collection system at a mutually agreeable point in the future, the town needs to develop asset inventories and condition assessment of the system. Hazen & Sawyer, a firm contracted through a master agreement for utilities with Davie County, has recommended the Town apply for an Asset Inventory and Assessment Grant for the May 2, 2022 Spring application deadline with the North Carolina Department of Environmental Quality Division of Water Infrastructure. The grant is for \$400,000 with no match required from the town. The application fee is \$6,000 and would be expended from the Utility Fund.

The deliverable from the Asset Inventory Grant: an asset inventory, condition assessment, capital improvement development (CIP), and a plan/roadmap to transitioning the system over to Davie County Public Utilities.



R2022-05

**RESOLUTION TO APPLY FOR STATE
WASTEWATER ASSET INVENTORY GRANT**

- WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection system, stream restoration, stormwater treatment, drinking water treatment works, and/or drinking water distribution system or other "green" project, and
- WHEREAS, The Town of Bermuda Run has need for and intends to develop asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management program for their sewer system and
- WHEREAS, The Town of Bermuda Run intends to request state grant assistance for the project.

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF BERMUDA RUN:

That the Town of Bermuda Run, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant award.

That the **Applicant** will provide for efficient completion of the project per program guidelines.

That Rick Cross, Mayor and Lee Rollins, Town Manager, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the construction of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12th day of April 2022 in Bermuda Run, North Carolina.

Rick Cross - Mayor