



Town of Bermuda Run
Planning Board and Board of Adjustment Agenda

120 Kinderton Boulevard, Suite 100

Bermuda Run, NC 27006

Wednesday April 20, 2022, 3:00pm

- 1. Call to Order**
- 2. Recognition of Quorum**
- 3. Approval of Planning Board Agenda**
- 4. Approval of Planning Board Minutes—March 16, 2022**
- 5. Citizen Comments**
- 6. Permit Reports & Zoning Administrator's Update**
- 7. Town Manager's Update**
- 8. Planning Board Cases**
 - a. **Zoning Map Amendment 2022-03.** Jonestown New Co, LLC has applied to rezone three tracts of land totaling approximately 51.27 acres from Village Mixed (VM), Master Plan Overlay (MP-O) to Village Mixed Conditional District (VM-CD). The subject properties are located between 5134 and 5162 US HWY 158 and are further described as parcels of the Davie County Tax Map D70000021101, D70000021102, and D700000201.
 - b. **Zoning Map Amendment 2022-04.** RLM Development, LLC (Home Urban) has applied to rezone a 22.5 acre portion of a tract of land totaling approximately 64.7 acres from Commercial Mixed (CM), WS-IV Yadkin River Watershed (WS-IV) to Village Mixed, WS-IV Yadkin River Watershed (VM, WS-IV). The subject property is behind 196 and 190 NC HWY 801 N and is further described as a portion of parcel of the Davie County Tax Map C800000001.
- 9. Other Business**
- 10. Board Member Comments**
- 11. Adjournment**

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

Record #	Record Type	Date Submitted	Applicant Name	Contractor Company Name	Address	Type of Structure	Total Square Feet	Construc tion Cost	Brief Project Description
RESB-22-100	Residential Building Permit	3/11/2022 16:39	William Allen	BETA Builders, Inc.	264 SYCAMORE RIDGE DR, BERMUDA RUN, NC 27006	Addition	200	22000	Modifying and expanding existing Patio on rear of House. Expanding driveway.
RESB-22-92	Residential Building Permit	3/9/2022	sandy ferraro	Hammer Homes & Renovations, Inc.	292 RIVERBEND DR, BERMUDA RUN, NC 27006	Accessory Structure	700	19000	shed
RESB-22-84	Residential Building Permit	3/3/2022	Brian Hammer		176 HAMILTON CT, BERMUDA RUN, NC 27006	Renovation	130	35000	Master bathroom remodel.

Record #	Record Type	Date Submitted	Address	Permit For	Fence material	Fence Height
BR-22-3	Bermuda Run Zoning Permit	3/31/2022	121 TIFTON ST, BERMUDA RUN, NC 27006	Fence	aluminum	4-6 ft



TO: Planning Board
FROM: Planning Staff
DATE: April 20, 2022
RE: ZMA 2022-03 Greystone at Bermuda Run

I. REQUEST

To rezone approximately 51.27 acres from Village Mixed Master Plan Overlay (VM MP-O) to Village Mixed Conditional District (VM-CD).

II. PROJECT LOCATION

The property is located off US HWY 158 between 5162 and 5134 US HWY 158 and would be accessed via a new street.

III. PROJECT PROFILE

DAVIE COUNTY PIN: D70000021101, D70000021102, and D700000201.

ZONING DISTRICT: Village Mixed- Master Plan Overlay (VM-MP-O)

LAND USE PLAN: both Village Residential & Mixed Use Center

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: Jonestown New Co, LLC c/o Brian Shugart

PROPERTY OWNER: Diane Potts, Potts Family Trust

PROPERTY SIZE: Three tracts totaling 51.27 acres

CURRENT LAND USE: wooded/vacant

PROPOSED LAND USE: Residential (182 single family & townhomes) & Commercial

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Commercial, Webb Way Development	VM-MP O, GB
West	Commercial along 158, Hillsdale West Drive	VM, CM & GB
South	Bermuda Run West	CR, CM
East	Vacant/ Riverview Townhouses	VM-MP O

Rezoning Request

The applicant Jonestown New Co, LLC requests a conditional district rezoning from VM-MPO Village Mixed Master Plan Overlay to VM-CD Village Mixed Conditional District in order to construct a residential and commercial development. The attached site plan shows a mix of single family homes with townhomes with a 1.8 acre portion reserved for commercial development. This site will be accessed via a new street from US HWY 158. This would be the first section of the proposed street to connect US HWY 158 to NC HWY 801 as outlined in the Comprehensive Plan.

Conditional zoning is authorized in North Carolina General Statute 160A-703 and provides that zoning ordinances may include conditional districts, in which site plans and individualized development conditions are imposed. The statute states that “specific conditions may be proposed by the petitioner or the local government or its agencies, but only those conditions approved by the local government and consented to by the petitioner in writing may be incorporated into the zoning regulations” (160D-703(b)). Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to city ordinances and an officially adopted comprehensive or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site. Conditional districts are set forth in Section 3.1 of the Zoning Ordinance.

The applicant has provided a conceptual master plan to accompany the conditional rezoning request. Upon rezoning approval, a Level II site plan would have to be reviewed by the Technical Review Committee for compliance with the Zoning Ordinance, and other local, state, and federal regulations, prior to the issuance of a zoning permit.

Sections 3.1 and 3.5 of the Zoning Ordinance set forth the intent and permitted uses of the VM and Conditional Zoning districts as follows:

Existing Zoning:

(B) Master Plan Overlay (MP-O) -Conditional District Requirement

(1) Intent

The Master Plan Overlay district is established for areas of the Town’s jurisdiction for which the Comprehensive Plan provides a conceptual circulation and/or programming plan in order to ensure that due consideration is given to the general recommended uses or internal circulation to provide for the orderly development of such area. No new development or expansion of existing buildings by greater than 20% shall occur within the Master Plan Overlay. New development and expansion of greater than 20% must receive Conditional District approval to remove the overlay in order to develop.

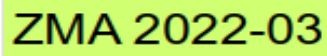
• VM District

- **District 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.*

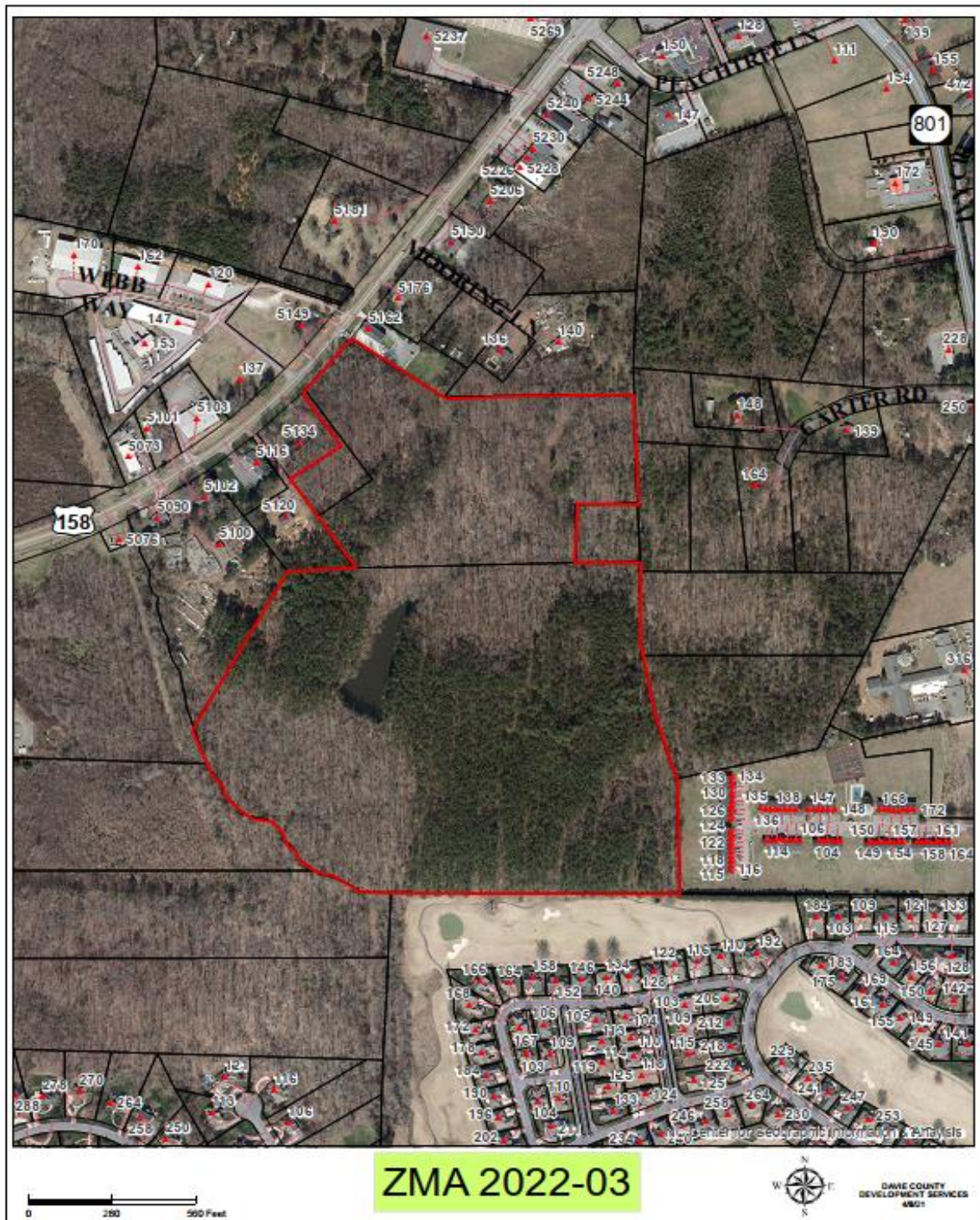
(1) Conditional zoning districts (CD)

- a) *Additional conditions, which may be suggested by the petitioner as part of the rezoning process, shall be binding upon property within a Conditional District in perpetuity or until the property is rezoned by the Town Council. Such conditions may include increased buffers, architectural features, access, parking, hours of operation, or any other feature of the development that is integral to meeting the spirit and intent of this ordinance or that serves to mitigate the impacts of the development on adjacent property or the community at large. Such conditions must be enforceable by the Town, presented by the petitioner during the public hearing as part of the rezoning petition, and agreed to by the Town Council during the rezoning process.*
- **Conditional District Uses Proposed:** 182 residential units consisting of 55 town homes and 127 single family homes together with a 1.8 acre parcel for commercial development fronting US HWY 158 (as shown on site plan).

Showing the VM Village Mixed with MP-O Master Plan Overlay

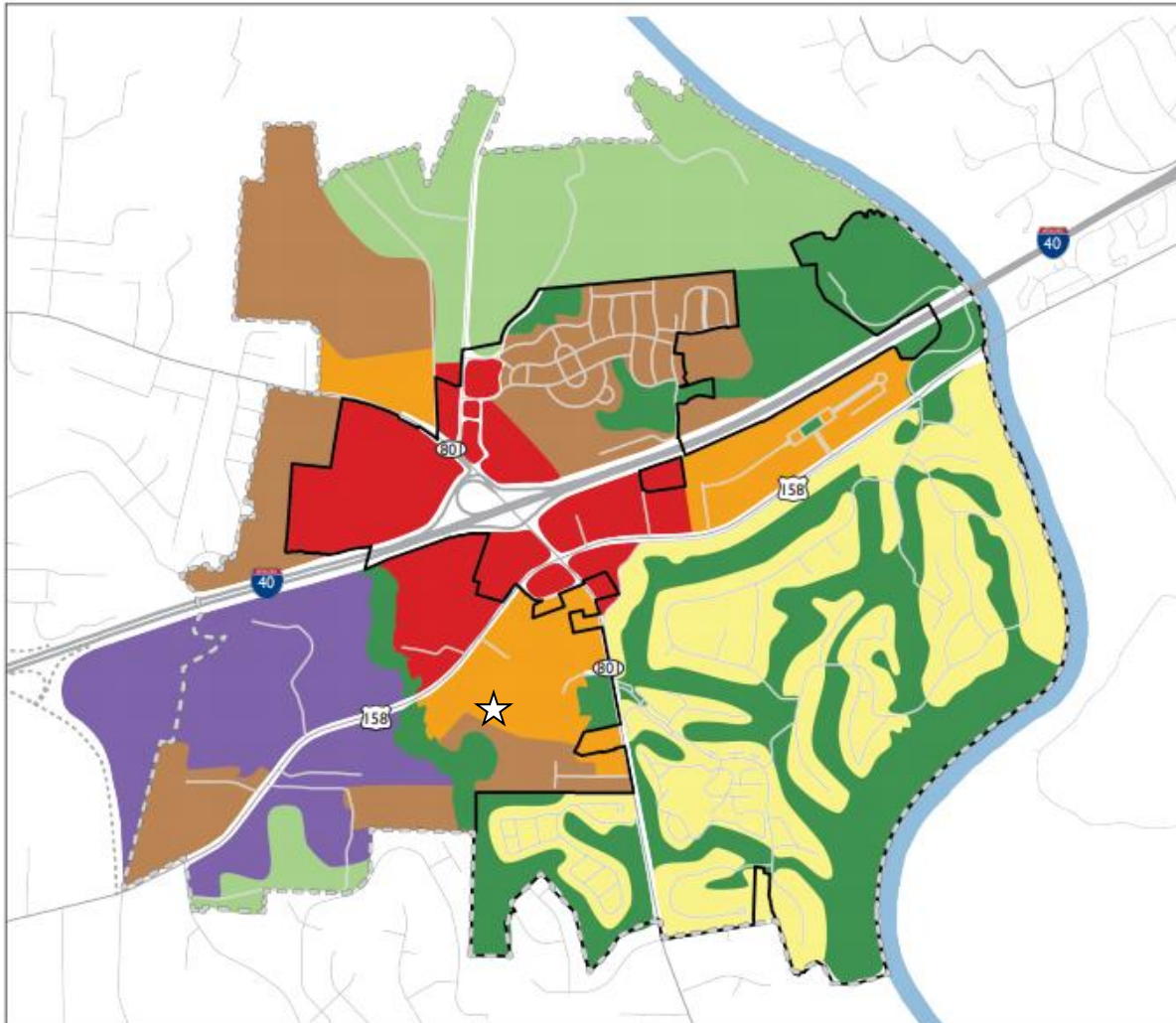


VI. 2018 AERIAL MAP

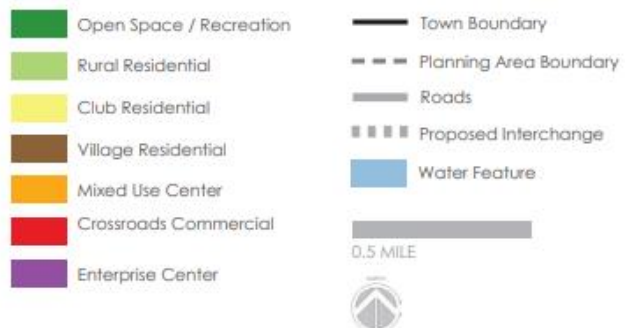


VI. FUTURE LAND USE MAP

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	



Town of Bermuda Run Comprehensive Plan

Some of the subject property located in the Village Residential designation on the Future Land Use Map in the Comprehensive Plan. The Plan states that this land use classification is *“primarily intended for mixed residential developments that include a variety of housing types and incorporate open space and recreational opportunities for use by the residents. Village Residential areas are located in close proximity to mixed-use and commercial areas and are connected to these areas by pedestrian and/or bicycle facilities”*.

A portion of the subject property is also within the Mixed Use Center designation on the Future Land Use Map. This land use classification is *“intended for a mix of compatible commercial and residential uses in a walkable village setting. The residential uses in a mixed use center are often higher density and located on the upper floors of mixed use buildings. The commercial uses are typically lower intensity office and retail establishments and serve the needs of the developments’ residents and the surrounding area.”*

Comprehensive Plan implementation strategies state:

- Strategy 2.3. Reclassify the existing Town Center (TC) zoning district to Commercial Mixed (CM) and Village Mixed Use (VM) to facilitate more realistic development potential. Include a “Master Plan Overlay” that requires conditional zoning for all new development to ensure overall development cohesiveness and fulfillment of land use and infrastructure goals and strategies.
This strategy is in response to the over-abundance of available commercial property on the market in the Town’s jurisdiction. The reclassification will help increase the amount of property reserved for residential uses to thereby increase the population base and reduce the amount of property that is viewed and marketed as commercial. This increase in population base will in turn attract additional retail uses to available property with infrastructure already in place within the Town’s jurisdiction. The overlay will continue to help prevent piecemeal development while encouraging overall development cohesiveness.
- Strategy 3.2. Support residential growth to attract the additional retail and service amenities desired by residents. Residential growth should include a variety of large lot, small lot, patio homes, townhome and upper floor residential unit in mixed use buildings at densities compatible with surrounding development but substantial enough to support new retail and service uses.

Draft Conditions

The following conditions are proposed to improve consistency with the Comprehensive Plan should the Board choose to recommend approval to the Town Council:

1. The project shall obtain a valid driveway permit from NC Department of Transportation & make all necessary improvements.
2. The project shall obtain any other local, state or federal permits that may be required.

Planning Board Recommendation

The Planning Board is requested to review the information presented and make a recommendation to the Town Council on one of the following actions:

- **Recommend Approval:** The Planning Board finds that the proposed conditional rezoning, with its associated site plan, is consistent with the Town of Bermuda Run Comprehensive Plan in that the property is located with the Village Residential & Mixed Use Center land use designation on the Future Land Use map and helps to further the intent of implementation strategy 2.3 and considers the action to be reasonable and in the public interest.
- **Recommend Approval with Conditions:** The Planning Board finds that the proposed conditional rezoning, with its associated site plan, is consistent with the Town of Bermuda Run Comprehensive Plan in that the property is located with the Village Residential & Mixed Use Center land use designation on the Future Land Use map and helps to further the intent of implementation strategy 2.3 and considers the action to be reasonable and in the public interest. The Planning Board recommends the following conditions:
 1. The project shall obtain a valid driveway permit from NC Department of Transportation & make all necessary improvements as required by Town Ordinances.
 2. The project shall obtain any other local, state or federal permits that may be required.
- **Recommend Denial:** The Planning Board finds that the amendment is not consistent with the Town of Bermuda Run Comprehensive Plan and does not consider the action to be reasonable and in the public interest due to...
- **Defer:** The amendment needs additional consideration.

Process

Following recommendation by the Planning Board, the Town Council will decide whether or not to set a public hearing for the rezoning request at the April 26 agenda meeting. The first available date for the hearing to be held is May 10 at the regular Town Council meeting held at 6:00pm at the Town Hall. Once the hearing date is set by the Town Council, the rezoning will be duly advertised. Letters will be mailed to adjacent property owners, signs will be posted on the property, and a legal advertisement will be posted in a newspaper of general circulation for two consecutive weeks at least 10 but not more than 25 days prior to the hearing date. 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 Ordinance, and other local, state, and federal regulations prior to the issuance of zoning permit to commence construction.



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:

Rezoning (Map Amendment)

Standard Rezoning ☐ _____

Conditional District Rezoning ☒ _____

Text Amendment

Special Use Permit

Design Waiver:

Other: _____

☒ Fee

(Maximum fee of \$3,500.00) Fee Total **\$3,500.00**

2. Project Information

Date of Application March 31, 2022 Name of Project Greystone at Bermuda Run Phase # Multiple

Location South side of US158, 0.5 mi. west of NC801 Property Size (acres) 51.27 Ac. # of Units (residential) 182

Current Zoning VM and MP-O Proposed Zoning VM-CD

Current Land Use Undeveloped Proposed Land Use Residential and Commercial

Tax Parcel Number(s) 5872-313-806; 5872-302-996; 5872-218-873

3. Contact Information

Jonestown New Co, LLC

Developer

1880 Woodstock Road

Developer Address

336.529.7285

Telephone

Clemmons, NC 27012

City, State Zip

briandshugart@yahoo.com

Email

Signature on file

Signature

Brian D. Shugart, Manager

Print Name

Date

Vincent C. Townsend, PE, PLS

Green Mountain Engineering, PLLC

Agent (Registered Engineer, Designer, Surveyor, etc.)

7A-Wendy Court

Address

Greensboro, NC 27409

City, State Zip

336.294.9394

Telephone

vince@greenmountainengineers.com

Email

Signature

Vincent C. Townsend

Print Name

3/29/2022

Date

Signature on file with Planning dept.

Property Owner

Address

City, State Zip

Telephone

Email

Signature

Print Name

Date

4. Description of Project

a. Briefly explain the nature of this request:

This project is a proposed mixed-use development including single-family detached lots, townhomes, and commercial space. The main access to the development will be provided via a proposed public thoroughfare. The residential lots and buildings will be provided access via public and private streets. Public water and sewer utilities will be provided.

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.

This plan complies with the comprehensive plan and is an appropriate use, well suited for the surrounding properties, roadways, and available utilities.

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

Given the close proximity to the intersection of US 158 and NC 801, and available public utilities, the density and proposed uses are appropriate and reasonable.

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

Staff Use Only:

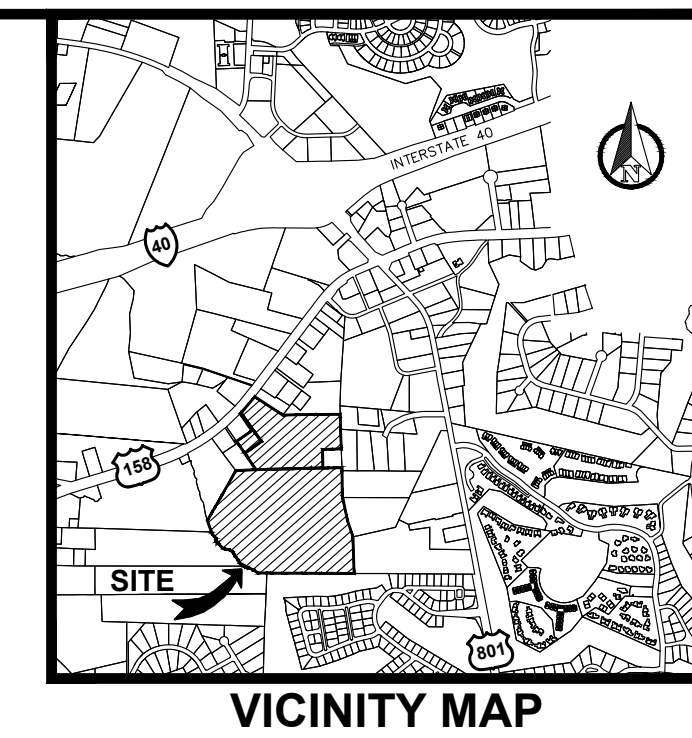
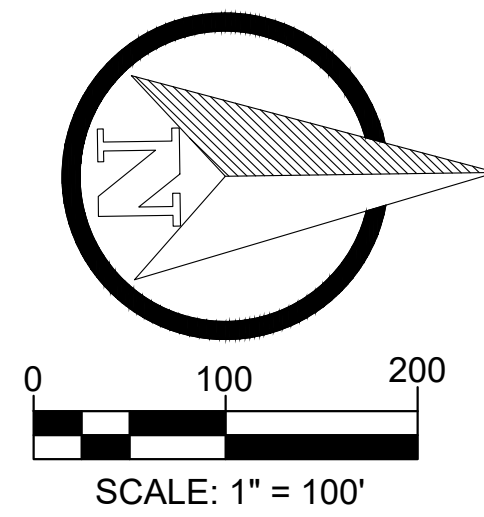
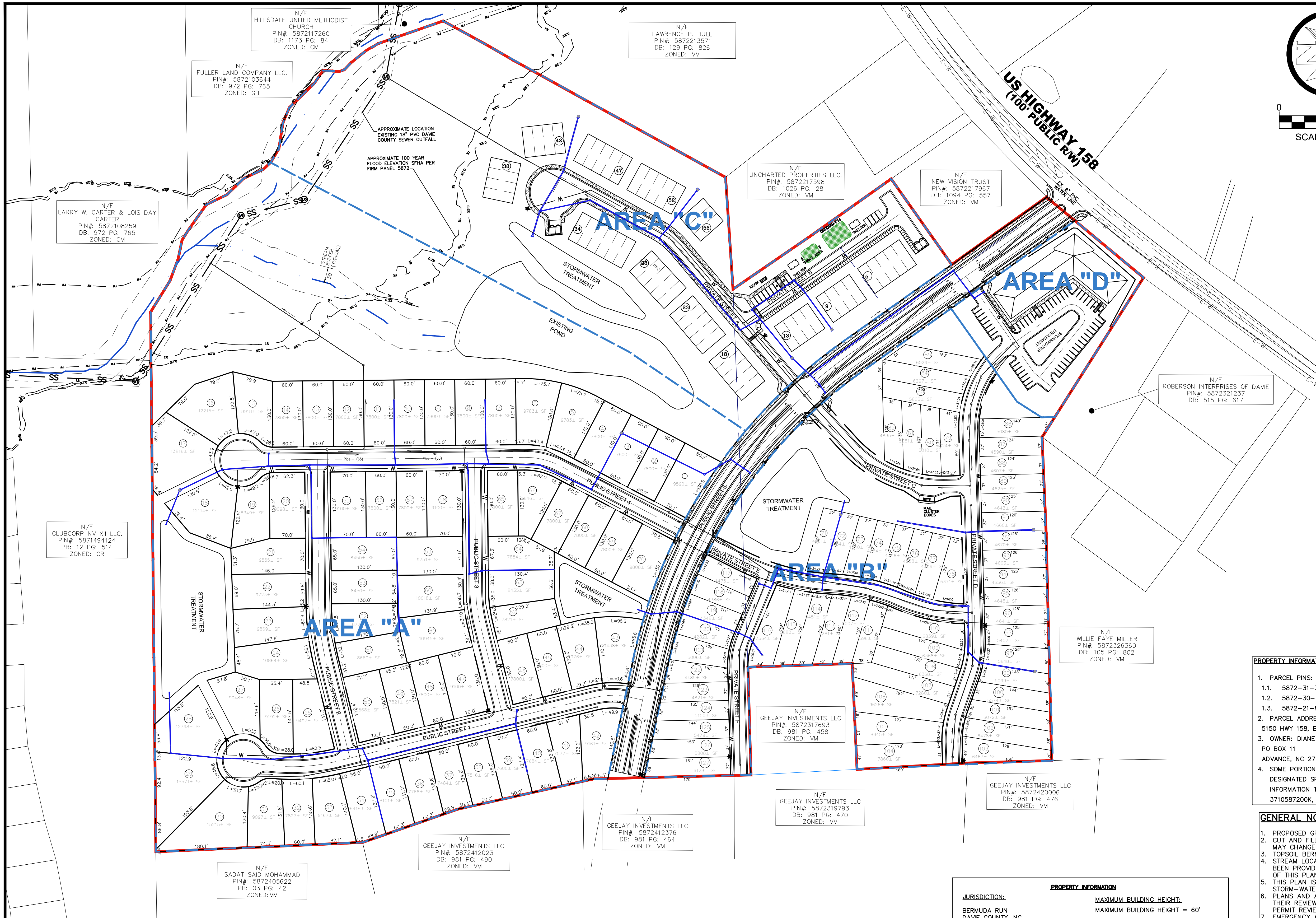
Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Case #: _____

Notes: _____



- LEGEND**
- W — PROPOSED WATER MAIN
 - E-W — EXISTING WATER MAIN
 - * — FIRE HYDRANT
 - — SEWER MAIN
 - SS — SANITARY SEWER MANHOLE
 - — EXISTING SEWER MAIN
 - — EXISTING SANITARY SEWER MANHOLE
 - — STORM DRAINAGE PIPE
 - — CURB INLET (NCDOT GRATE/FRAME/HOOD)
 - — YARD INLET
 - — STORM DRAINAGE MANHOLE
 - — PROPOSED CURB AND GUTTER
 - — PROPERTY BOUNDARY
 - — PROPOSED USE - AREA DELINEATION LINE

- PROPOSED LAND USE:**
1. RESIDENTIAL AREA "A"
 - 1.1. SE SECTION
 - 1.2. 70 UNITS
 2. RESIDENTIAL AREA "B":
 - 2.1. NE SECTION
 - 2.2. 57 UNITS
 3. RESIDENTIAL TOWN HOMES AREA "C"
 - 3.1. SW SECTION
 - 3.2. 55 UNITS
 4. COMMERCIAL SPACE AREA "D"
 - 4.1. NORTH SECTION
 - 4.2. 1 BLD & PARKING
 - 4.3. 1.80 ACRES ±
 5. 70' WIDE THOROUGHFARE:
 - 5.1. PUBLIC R/W
 - 5.2. 2.37 ACRES ±
 6. PUBLIC STREETS:
 - 6.1. 50' PUBLIC R/W
 - 6.2. 3.37 ACRES
 7. PRIVATE STREETS:
 - 7.1. 40' PRIVATE R/W
 - 7.2. 1.89 ACRES ±
 8. OPEN SPACE:
 - 8.1. PONDS AND ALL OTHER AREA
 - 8.2. 11.09 ACRES ±
 9. TOTAL ACREAGE: 51.27 ACRES
 10. TOTAL NUMBER OF UNITS: 182
 11. COMMERCIAL ACREAGE: 1.80 AC
 - 11.1. PROPOSED SF: ±17,000 SF
 12. RESIDENTIAL DENSITY:
 - 182/(51.27-1.80) = 3.68 UNITS/AC

- PROPERTY INFORMATION:**
1. PARCEL PIN:
 - 1.1. 5872-31-3806
 - 1.2. 5872-30-2996
 - 1.3. 5872-21-8873
 2. PARCEL ADDRESS:
 - 5150 HWY 158, BERMUDA RUN, NC 27006
 3. OWNER: DIANE H. POTTS
PO BOX 11
ADVANCE, NC 27006
 4. SOME PORTIONS OF THIS SITE ARE LOCATED INSIDE A DESIGNATED SPECIAL FLOOD HAZARD AREA PER INFORMATION TAKEN FROM FEMA MAP NUMBER 3710587200K, EFFECTIVE DATE JANUARY 2, 2009.

- GENERAL NOTES:**
1. PROPOSED GRADES ARE SUBJECT TO CHANGE DURING ENGINEERING DESIGN.
 2. CUT AND FILL SLOPE LOCATIONS MAY VARY FROM THIS PLAN, AND PROPOSED PAD ELEVATIONS MAY CHANGE FROM THOSE SHOWN ON THIS PLAN.
 3. TOPSOIL BERMS MAY BE ADDED.
 4. STREAM LOCATIONS BASED UPON NATIONAL WETLANDS INVENTORY, NO SITE EVALUATION HAS BEEN PROVIDED AND NO JURISDICTIONAL VERIFICATION HAS BEEN PERFORMED AS OF THE DATE OF THIS PLAN.
 5. THIS PLAN IS PROPOSED TO BE HIGH-DENSITY DEVELOPMENT WITH POST CONSTRUCTION STORM-WATER MANAGEMENT.
 6. PLANS AND APPLICATIONS FOR ACCESS TO US HIGHWAY 158 WILL BE SUBMITTED TO NCDOT FOR THEIR REVIEW AND CONSIDERATION. ACCESS TO US HIGHWAY 158 WILL REQUIRE NCDOT PLAN & PERMIT REVIEW & APPROVAL.
 7. EMERGENCY ACCESS ROADS AND FIRE HYDRANTS MUST BE IN PLACE AND OPERATIONAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 8. AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY SITE WORK.
 9. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM AVAILABLE ON-LINE GIS DATA.
 10. PUBLIC WATER AND SEWER UTILITIES ARE PLANNED TO BE EXTENDED THROUGHOUT THE SITE TO SERVE THE PROPOSED BUILDINGS.
 - 10.1. WATER IS PLANNED TO BE EXTENDED FROM AN EXISTING WATER MAIN IN US HIGHWAY 158 OWNED AND OPERATED BY DAVE COUNTY PUBLIC UTILITIES
 - 10.2. SANITARY SEWER IS PLANNED TO BE EXTENDED FROM AN EXISTING 18" SEWER MAIN LOCATED IN THE SOUTHWEST PORTION OF THE SITE.
 11. TURN-LANES SHALL BE PROVIDED AS REQUIRED BY NCDOT. THE TURN LANES SHOWN ARE PRELIMINARY AND HAVE NOT YET BEEN SUBMITTED TO NCDOT FOR REVIEW OR APPROVAL.
 12. PROPOSED STORM WATER MANAGEMENT DEVICES, SYSTEMS & UTILITIES LAYOUT ARE SCHEMATIC AND SUBJECT TO CHANGE DURING CONSTRUCTION DESIGN.
 13. ROADS AND FIRE HYDRANTS MUST BE IN PLACE AND OPERATIONAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 14. PUBLIC STREETS WILL BE DESIGNED AND CONSTRUCTED TO TOWN OF BERMUDA RUN STANDARDS AND SPECIFICATIONS.
 15. SANITARY SEWER OUTFALLS NOT WITHIN RIGHTS-OF-WAY SHALL HAVE MAINTENANCE AND ACCESS EASEMENTS OVER THEM A MINIMUM OF TWENTY (20) FEET WIDE, CENTERED OVER THE PIPE/MAIN.
 16. STORM SEWER OUTFALLS NOT WITHIN RIGHTS-OF-WAY SHALL HAVE MAINTENANCE AND ACCESS EASEMENTS OVER THEM A MINIMUM OF TWENTY (20) FEET WIDE, CENTERED OVER THE PIPE/MAIN.
 17. WATER MAINS NOT LOCATED WITHIN RIGHTS-OF-WAY SHALL HAVE MAINTENANCE AND ACCESS EASEMENTS OVER THEM A MINIMUM OF TWENTY (20) FEET WIDE, CENTERED OVER THE PIPE/MAIN.

PROPERTY INFORMATION

JURISDICTION:
BERMUDA RUN
DAVE COUNTY, NC
FARMINGTON TOWNSHIP

SITE ADDRESS:
5150 HWY 158
ADVANCE, NC 27006

TAX DATA:
TAX NO.: 5872-31-3806, 5872-30-2996, 5872-21-8873
13.74 AC - DB: 134 PG: 769
36.64 AC - DB: 529 PG: 939
0.89 AC - DB: 192 PG: 531

ZONING:
EXISTING IS VM
VILLAGE MIXED USE

SITE LOCATION:
LAT: 36° 00' 00.58" N
LONG: 80° 26' 37.99" W

SITE ACREAGES:
AREA TOTAL: 51.27 ACRES ±

MAXIMUM BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT = 60'

UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC

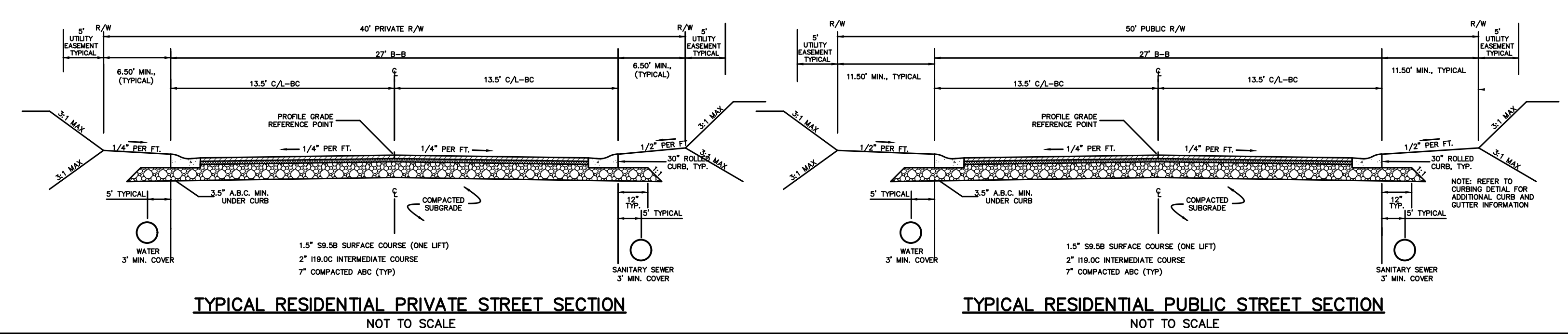
VM RESIDENTIAL SETBACKS:
FRONT/STREET: 10'
REAR: 20'
SIDE: 5'

VM COMMERCIAL SETBACKS:
FRONT/STREET: 0'
REAR: 15'
SIDE: 0'

WATERSHED INFORMATION:
THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED.
BERMUDA RUN WATERSHED

PROPOSED USE:
VM-CO
VILLAGE MIXED USE CONDITIONAL DISTRICT

EXISTING USE:
VM, MP-O
VILLAGE MIXED USE
MASTER PLAN OVERLAY



7A WENDY CT
GREENSBORO, NC 27409
Tel: 336.294.9394
CERTIFICATE #P-0826
www.greenmountainengineers.com
SEALS:

vince@greenmountainengineers.com

**PRELIMINARY PLAN
NOT FOR
CONSTRUCTION**

DEVELOPER/APPLICANT:
JONESTOWN NEW CORP. LLC.
1880 WOODSTOCK ROAD
CLEMMONS, NC 27012

CONTACT:
BRIAN D. SHUGART
336.529.7285

OWNER:
Diane H. Potts
PO Box 11
Advance, NC 27006-0011

STATE: NORTH CAROLINA
COUNTY: FORSYTH

**GREYSTONE
AT
BERMUDA RUN**

MUNICIPALITY: VILLAGE of CLEMMONS
TOWNSHIP: CLEMMONS

PARCEL ID: LISTED IN BLOCK

DESIGNED BY: GME

CHECKED BY: GME

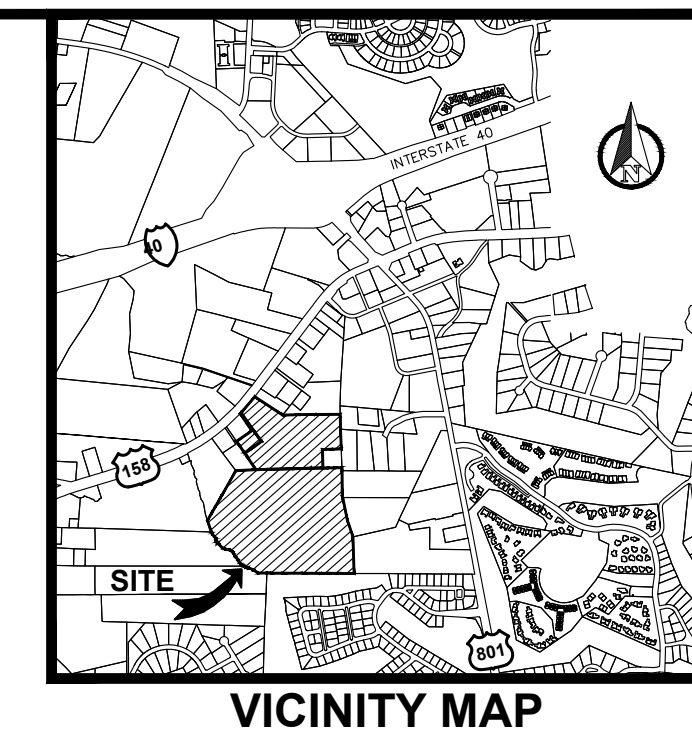
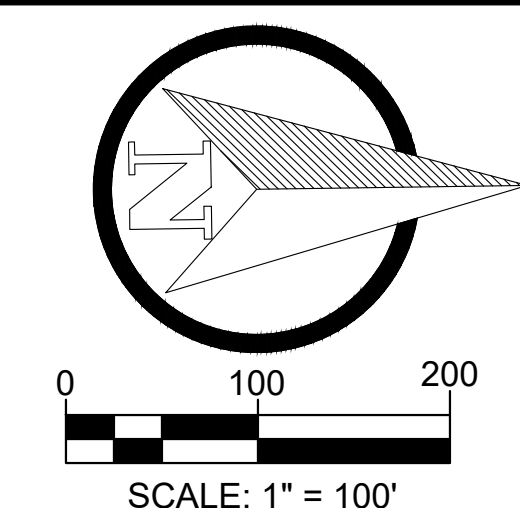
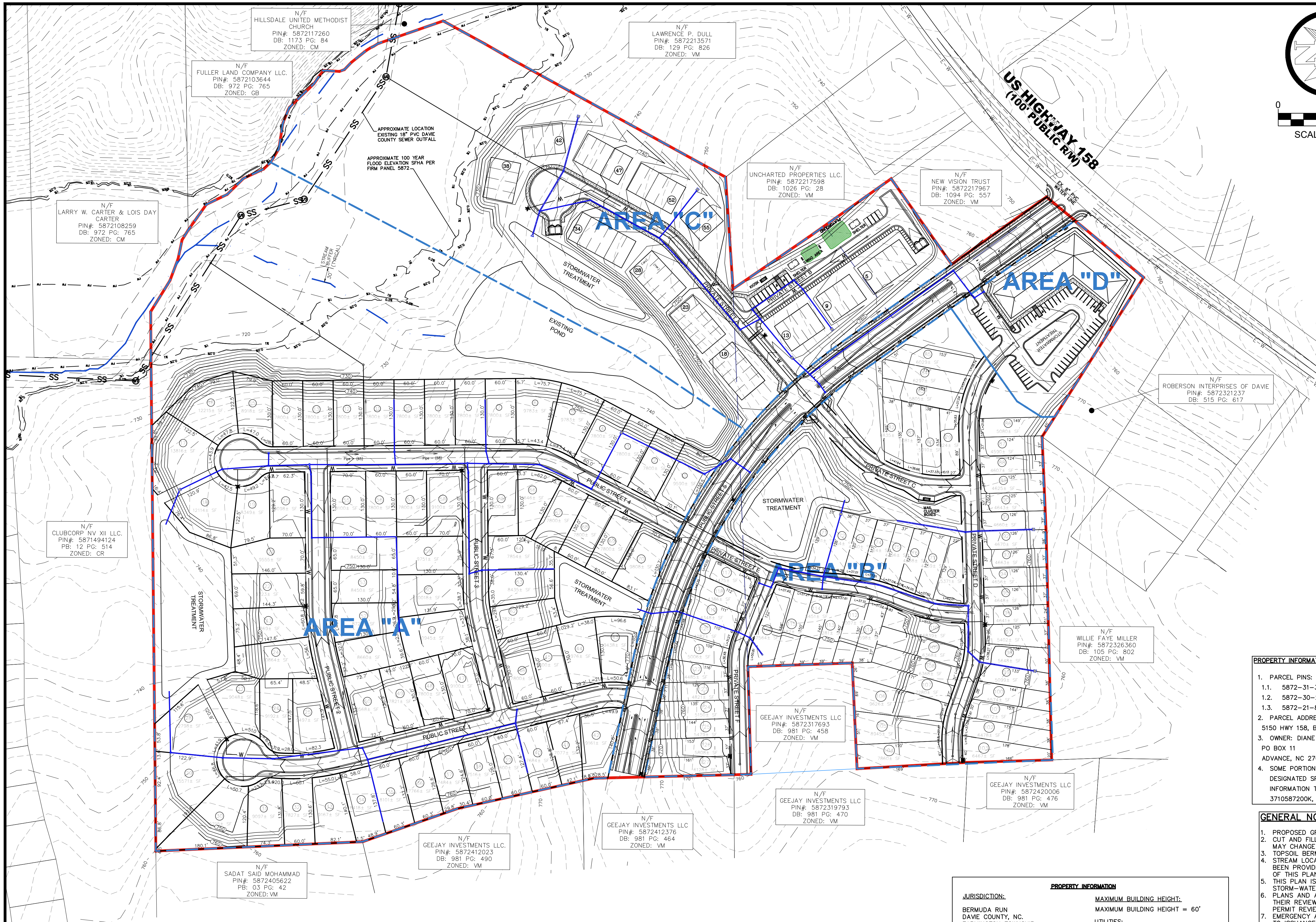
DATE: 2022-MAR-31

PROJECT: 22-015

REVISIONS:

SHEET TITLE:
**REZONING SITE PLAN
LAYOUT SHEET**

SCALE: 1" = 100'
SHEET NO.:
C-1.00



- LEGEND**
- W — PROPOSED WATER MAIN
 - E-W — EXISTING WATER MAIN
 - ✱ — FIRE HYDRANT
 - — SEWER MAIN
 - — SANITARY SEWER MANHOLE
 - SS — EXISTING SEWER MAIN
 - — EXISTING SANITARY SEWER MANHOLE
 - — STORM DRAINAGE PIPE
 - — CURB INLET (NCDOT GRATE/FRAME/HOOD)
 - — YARD INLET
 - — STORM DRAINAGE MANHOLE
 - — PROPOSED CURB AND GUTTER
 - — PROPERTY BOUNDARY
 - --- PROPOSED USE - AREA DELINEATION LINE

- PROPOSED LAND USE:**
1. RESIDENTIAL AREA "A"
 - 1.1. SE SECTION
 - 1.2. 70 UNITS
 2. RESIDENTIAL AREA "B":
 - 2.1. NE SECTION
 - 2.2. 57 UNITS
 3. RESIDENTIAL TOWN HOMES AREA "C"
 - 3.1. SW SECTION
 - 3.2. 55 UNITS
 4. COMMERCIAL SPACE AREA "D"
 - 4.1. NORTH SECTION
 - 4.2. 1 BLD & PARKING
 - 4.3. 1.80 ACRES ±
 5. 70' WIDE THOROUGHFARE:
 - 5.1. PUBLIC R/W
 - 5.2. 2.37 ACRES ±
 6. PUBLIC STREETS:
 - 6.1. 50' PUBLIC R/W
 - 6.2. 3.37 ACRES
 7. PRIVATE STREETS:
 - 7.1. 40' PRIVATE R/W
 - 7.2. 1.89 ACRES ±
 8. OPEN SPACE:
 - 8.1. PONDS AND ALL OTHER AREA
 - 8.2. 11.09 ACRES ±
 9. TOTAL ACREAGE: 51.27 ACRES
 10. TOTAL NUMBER OF UNITS: 182
 11. COMMERCIAL ACREAGE: 1.80 AC
 - 11.1. PROPOSED SF: ±17,000 SF
 12. RESIDENTIAL DENSITY:
 - 182/(51.27-1.80) = 3.68 UNITS/AC

- PROPERTY INFORMATION:**
1. PARCEL PIN:
 - 1.1. 5872-31-3806
 - 1.2. 5872-30-2996
 - 1.3. 5872-21-8873
 2. PARCEL ADDRESS:
 - 5150 HWY 158, BERMUDA RUN, NC 27006
 3. OWNER: DIANE H. POTTS
PO BOX 11
ADVANCE, NC 27006
 4. SOME PORTIONS OF THIS SITE ARE LOCATED INSIDE A DESIGNATED SPECIAL FLOOD HAZARD AREA PER INFORMATION TAKEN FROM FEMA MAP NUMBER 3710587200K, EFFECTIVE DATE JANUARY 2, 2009.

- GENERAL NOTES:**
1. PROPOSED GRADES ARE SUBJECT TO CHANGE DURING ENGINEERING DESIGN.
 2. CUT AND FILL SLOPE LOCATIONS MAY VARY FROM THIS PLAN, AND PROPOSED PAD ELEVATIONS MAY CHANGE FROM THOSE SHOWN ON THIS PLAN.
 3. TOPSOIL BERMS MAY BE ADDED.
 4. STREAM LOCATIONS BASED UPON NATIONAL WETLANDS INVENTORY, NO SITE EVALUATION HAS BEEN PROVIDED AND NO JURISDICTIONAL VERIFICATION HAS BEEN PERFORMED AS OF THE DATE OF THIS PLAN.
 5. THIS PLAN IS PROPOSED TO BE HIGH-DENSITY DEVELOPMENT WITH POST CONSTRUCTION STORM-WATER MANAGEMENT.
 6. PLANS AND APPLICATIONS FOR ACCESS TO US HIGHWAY 158 WILL BE SUBMITTED TO NCDOT FOR THEIR REVIEW AND CONSIDERATION. ACCESS TO US HIGHWAY 158 WILL REQUIRE NCDOT PLAN & PERMIT REVIEW & APPROVAL.
 7. EMERGENCY ACCESS ROADS AND FIRE HYDRANTS MUST BE IN PLACE AND OPERATIONAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 8. AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY SITE WORK.
 9. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM AVAILABLE ON-LINE GIS DATA.
 10. PUBLIC WATER AND SEWER UTILITIES ARE PLANNED TO BE EXTENDED THROUGHOUT THE SITE TO SERVE THE PROPOSED BUILDINGS.
 - 10.1. WATER IS PLANNED TO BE EXTENDED FROM AN EXISTING WATER MAIN IN US HIGHWAY 158 OWNED AND OPERATED BY DAVE COUNTY PUBLIC UTILITIES
 - 10.2. SANITARY SEWER IS PLANNED TO BE EXTENDED FROM AN EXISTING 18" SEWER MAIN LOCATED IN THE SOUTHWEST PORTION OF THE SITE.
 11. TURN-LANES SHALL BE PROVIDED AS REQUIRED BY NCDOT. THE TURN LANES SHOWN ARE PRELIMINARY AND HAVE NOT YET BEEN SUBMITTED TO NCDOT FOR REVIEW OR APPROVAL.
 12. PROPOSED STORM WATER MANAGEMENT DEVICES, SYSTEMS & UTILITIES LAYOUT ARE SCHEMATIC AND SUBJECT TO CHANGE DURING CONSTRUCTION DESIGN.
 13. ROADS AND FIRE HYDRANTS MUST BE IN PLACE AND OPERATIONAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 14. PUBLIC STREETS WILL BE DESIGNED AND CONSTRUCTED TO TOWN OF BERMUDA RUN STANDARDS AND SPECIFICATIONS.
 15. SANITARY SEWER OUTFALLS NOT WITHIN RIGHTS-OF-WAY SHALL HAVE MAINTENANCE AND ACCESS EASEMENTS OVER THEM A MINIMUM OF TWENTY (20) FEET WIDE, CENTERED OVER THE PIPE/MAIN.
 16. STORM SEWER OUTFALLS NOT WITHIN RIGHTS-OF-WAY SHALL HAVE MAINTENANCE AND ACCESS EASEMENTS OVER THEM A MINIMUM OF TWENTY (20) FEET WIDE, CENTERED OVER THE PIPE/MAIN.
 17. WATER MAINS NOT LOCATED WITHIN RIGHTS-OF-WAY SHALL HAVE MAINTENANCE AND ACCESS EASEMENTS OVER THEM A MINIMUM OF TWENTY (20) FEET WIDE, CENTERED OVER THE PIPE/MAIN.

JURISDICTION:
BERMUDA RUN
DAVE COUNTY, NC
FARMINGTON TOWNSHIP

SITE ADDRESS:
5150 HWY 158
ADVANCE, NC 27006

TAX DATA:
TAX NO.: 5872-31-3806, 5872-30-2996, 5872-21-8873
13.74 AC - DB: 134 PG: 769
36.64 AC - DB: 529 PG: 939
0.89 AC - DB: 192 PG: 531

ZONING:
EXISTING IS VM
VILLAGE MIXED USE

SITE LOCATION:
LAT: 36° 00' 00.58" N
LONG: 80° 26' 37.99" W

SITE ACREAGES:
AREA TOTAL: 51.27 ACRES ±

PROPERTY INFORMATION

MAXIMUM BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT = 60'

UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC

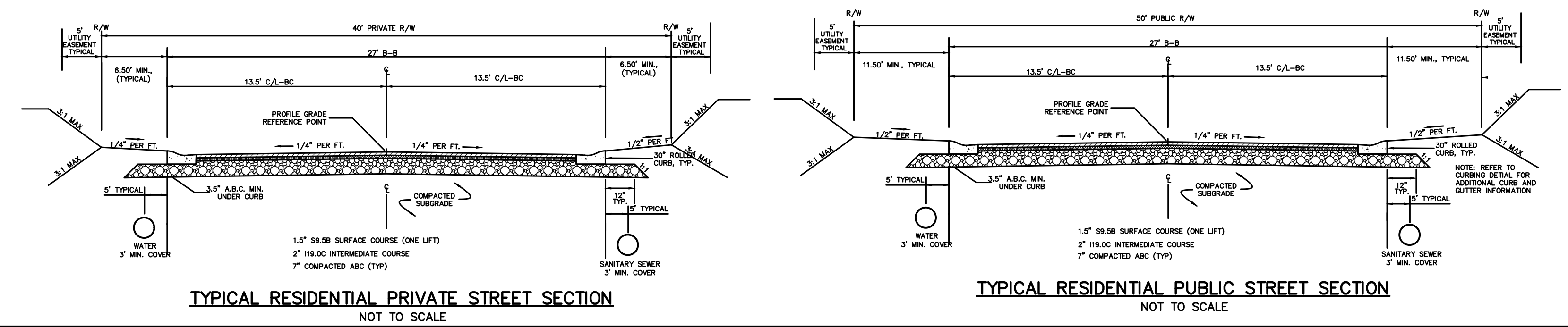
VM RESIDENTIAL SETBACKS:
FRONT/STREET: 10'
REAR: 20'
SIDE: 5'

VM COMMERCIAL SETBACKS:
FRONT/STREET: 0'
REAR: 15'
SIDE: 0'

WATERSHED INFORMATION:
THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED.
BERMUDA RUN WATERSHED

PROPOSED USE:
VM-CO
VILLAGE MIXED USE CONDITIONAL DISTRICT

EXISTING USE:
VM, MP-O
VILLAGE MIXED USE
MASTER PLAN OVERLAY



GREEN MOUNTAIN ENGINEERING, PLLC
7A WENDY CT
GREENSBORO, NC 27409
Tel: 336.294.9394
CERTIFICATE #P-0826
www.greenmountainengineers.com
SEALS:

PRELIMINARY PLAN NOT FOR CONSTRUCTION

DEVELOPER/APPLICANT:
JONESTOWN NEW CORP. LLC.
1880 WOODSTOCK ROAD
CLEMMONS, NC 27012

CONTACT:
BRIAN D. SHUGART
336.529.7285

OWNER:
Diane H. Potts
PO Box 11
Advance, NC 27006-0011

STATE: NORTH CAROLINA
COUNTY: FORSYTH

GREYSTONE AT BERMUDA RUN

MUNICIPALITY: VILLAGE of CLEMMONS
TOWNSHIP: CLEMMONS

PARCEL ID: LISTED IN BLOCK

DESIGNED BY: GME

CHECKED BY: GME

DATE: 2022-MAR-31

PROJECT: 22-015

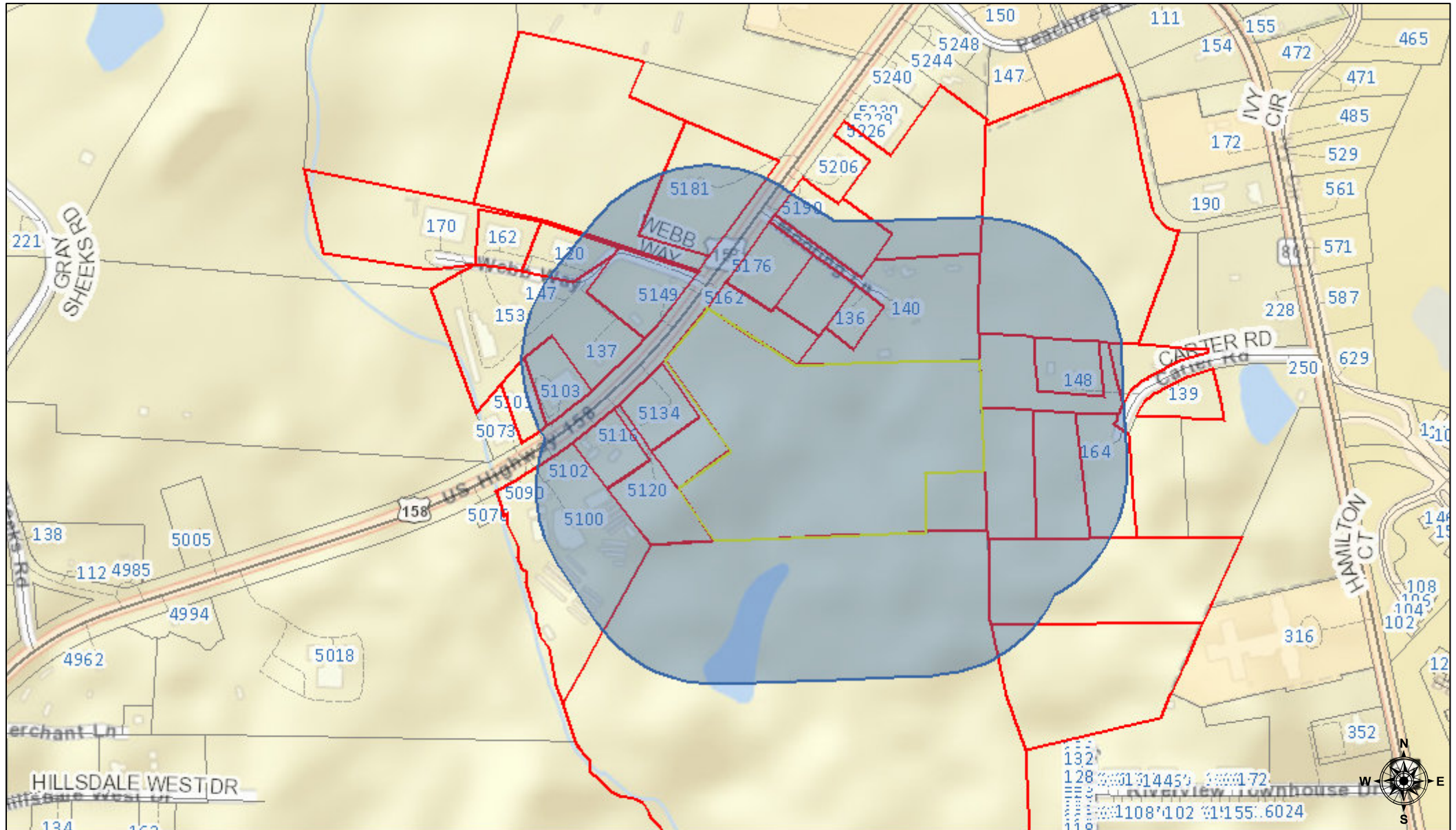
REVISIONS:

811
CALL 811 BEFORE YOU DIG!

SHEET TITLE:
**REZONING SITE PLAN
PRELIMINARY GRADING
SHEET**

SCALE: 1" = 100'
SHEET NO.:
C-1.00

parcels labels mailed 1



March 3, 2022

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

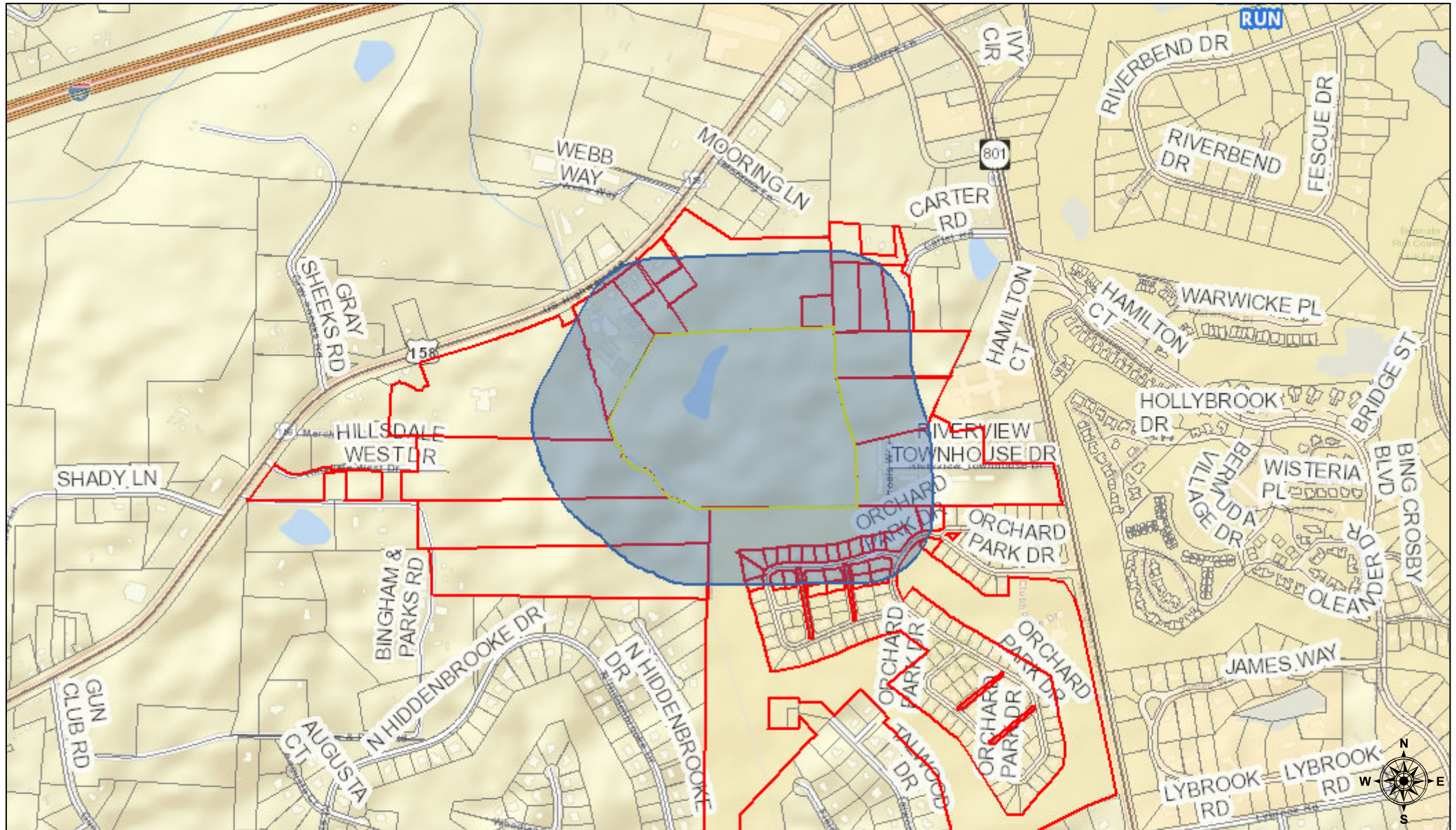
1:6,846

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

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

parcels labels mailed 2



March 3, 2022



Parcels



Watershed Structure

City Limit

MOCKSVILLE

COOLEEMEE



County Line

BERMUDA RUN

1:12,836

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

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

WILSON ERVIN
PO BOX 1147

CLEMMONS, NC 27012-1147

CARTER LARRY W & LOIS DAY
115 BARR LANE

ADVANCE, NC 27006-0000

CLA REAL ESTATE INVESTMENTS
149 COVINGTON DRIVE

ADVANCE, NC 27006-7866

BV WEST LLC
c/o DAVIE CONSTRUCTION
PO BOX 1670
CLEMMONS, NC 27012-0000

DAVIS FLOYD E JR
184 ORCHARD PARK DRIVE

BERMUDA RUN, NC 27006-0000

NICKS LOUIE G
116 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006-0000

RINN RONALD A
C/O SCOTT T HORN
128 SYCAMORE RIDGE DRIVE
BERMUDA RUN, NC 27006-0000

BROWN RONALD T
134 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006-7476

SAVIDGE GRACE ELIZABETH
146 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006-0000

GILLILAND KATHLEEN
158 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006-0000

MESSICK DALE C
164 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006-0000

CANADY F CLAYBORNE
166 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006-7476

WEST EDWIN A JR
212 ORCHARD PARK DRIVE

BERMUDA RUN, NC 27006-0000

BREVARD GEORGE P
103 SYCAMORE PARK LANE

BERMUDA RUN, NC 27006-7478

MURPHY JOSEPH L JR
167 SYCAMORE RIDGE DR

BERMUDA RUN, NC 27006-0000

ROYALL PEGGY M
106 SYCAMORE COMMONS LANE

BERMUDA RUN, NC 27006-0000

MATHIS CHRISTA N
103 CEDAR LANE

BERMUDA RUN, NC 27006-7311

MACK DENNIS
172 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006-0000

BURTON WILLIAM E JR ETAL
PO BOX 743

CONOVER, NC 28613-0000

HILLSDALE UNITED METHODIST
5018 US HWY 158

ADVANCE, NC 27006-0000

HILL DAPHNE W
122 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006

GEEJAY INVESTMENTS LLC
1510 PECAN LANE

KERNERSVILLE, NC 27284

SHELTON GERTIE ESTATE
C/O ANNIE S HEPLER
1195 YADKIN VALLEY ROAD
ADVANCE, NC 27006-0000

ROBERSON ENTERPRISES OF DAVIE
133 LIVE OAKS ROAD

ADVANCE, NC 27006-7983

MAYERS AL JR
136 MOORING LANE

ADVANCE, NC 27006-0000

REICH EMERSON J & HELEN M
5330 SHALLOWFORD ROAD

LEWISVILLE, NC 27023-0000

MARTIN RE ENTERPRISES LLC
5190 US HIGHWAY 158

ADVANCE, NC 27006-0000

WEBB WAYNE REVOCABLE TRUST
1848 NORTH NC HIGHWAY 801

MOCKSVILLE, NC 27028-0000

MOOSE B DAWN
110 SYCAMORE RIDGE DRIVE

ADVANCE, NC 27006

SLOANE KATHRYN A
105 SYCAMORE COMMONS LANE

BERMUDA RUN, NC 27006

UNCHARTED PROPERTIES LLC
105 SELDOM FARM LANE

ADVANCE, NC 27006

VORIS JOHN C
183 ORCHARD PARK DRIVE

BERMUDA RUN, NC 27006

MUNNELLY BARTHOLOMEW F
206 ORCHARD PARK DRIVE

BERMUDA RUN, NC 27006

HARRISON JENNIFER BRITT TRUST
JEFFREY B HARRISON TRUSTEE
PO BOX 364
WRIGHTSVILLE BEACH, NC 28480

MILLER WILLIE FAYE
PO BOX 617

CLEMMONS, NC 27012-0617

NEW VISION TRUST
311 ODELL MYERS RD

ADVANCE, NC 27006-7436

MAYS CHARLES R
192 ORCHARD PARK DR

BERMUDA RUN, NC 27006

SADAT SAID MOHAMMAD
149 RIVERVIEW TOWNHOUSE DRIVE

ADVANCE, NC 27006-0000

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

DELUGAS FREDRICK GEORGE
109 SYCAMORE PARK LANE

BERMUDA RUN, NC 27006-0000

MONTGOMERY JOHN III TRUSTEE
104 SYCAMORE PARK LANE

BERMUDA RUN, NC 27006

BATTLE PAUL W
113 SYCAMORE COMMONS LN

ADVANCE, NC 27006

FULLER LAND COMPANY LLC
980 Salisbury Road

MOCKSVILLE, NC 27028

HUMMEL CHARLES RICHARD
168 SYCAMORE RIDGE DRIVE

BERMUDA RUN, NC 27006

REID JOSEPH A
110 SYCAMORE PARK LN

BERMUDA RUN, NC 27006-7478

ISENHOUR STEPHEN L
140 SYCAMORE RIDGE DR

BERMUDA RUN, NC 27006-7476

HAYES NANCY MYERS REV TRUST
4670 US HWY 158

ADVANCE, NC 27006-0055

WATSON DAVE
195 PEMBROOKE RIDGE CT

ADVANCE, NC 27006-9597

WEBB INVESTMENTS LLC
170 WEBB WAY

ADVANCE, NC 27006-0000



TO: Planning Board
FROM: Planning Staff
DATE: April 20, 2022
RE: ZMA 2022-04 RLM Development, LLC

I. REQUEST

To rezone a 22.5 acre portion of a tract of land totaling approximately 64.7 acres from Commercial Mixed (CM) and WS-IV Yadkin River Watershed to **Village Mixed (VM), WS-IV Yadkin River Watershed.**

II. PROJECT LOCATION

The property is located to the rear of 196 and 190 NC HWY 801 N, off the ring road in the Lowes Foods shopping center.

III. PROJECT PROFILE

DAVIE COUNTY PARCEL NUMBER: C800000001
ZONING DISTRICT: Commercial Mixed (CM)
REQUESTED DISTRICT: Village Mixed (VM)
LAND USE PLAN: Village Residential
WATERSHED: WS-IV watershed
CROSS REFERENCE FILES: N/A
APPLICANT: RLM Development, LLC (Homes Urban)
PROPERTY OWNER: Hillsdale Group, LLC
PROPERTY SIZE: 22.5 acre (portion) of 64.7 acres.
CURRENT LAND USE: Vacant.
PROPOSED LAND USE: Multi Family development

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Commercial, Residential—Kinderton Village	CM, RM
West	Residential—Pinewood Lane, I-40	CM, RM
South	Commercial, Lowes Foods Shopping Center	CM
East	Commercial—State Employees Credit Union & Residential-Kinderton Village	CM, RM

Rezoning Request

The applicant RLM Development, LLC requests a rezoning from CM Commercial Mixed and to VM Village Mixed in order to develop the property for multifamily. The site is 22.5 acres. Multi Family is a permitted use in both the CM and VM zoning districts.

Existing Zoning:

Commercial Mixed district (CM and CM-CD)

(1) Intent

The Commercial Mixed (CM) district is provided to allow for the location of retail, services, offices, and civic uses essential to the everyday needs of Town residents. Residential uses may be dispersed amongst these uses as part of mixed-use buildings or multi-family residential development.

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.

For your reference, the Zoning Ordinance places a cap on the number of units located within the all zoning districts in Section 9.49. These are allocated on a first come, first served basis:

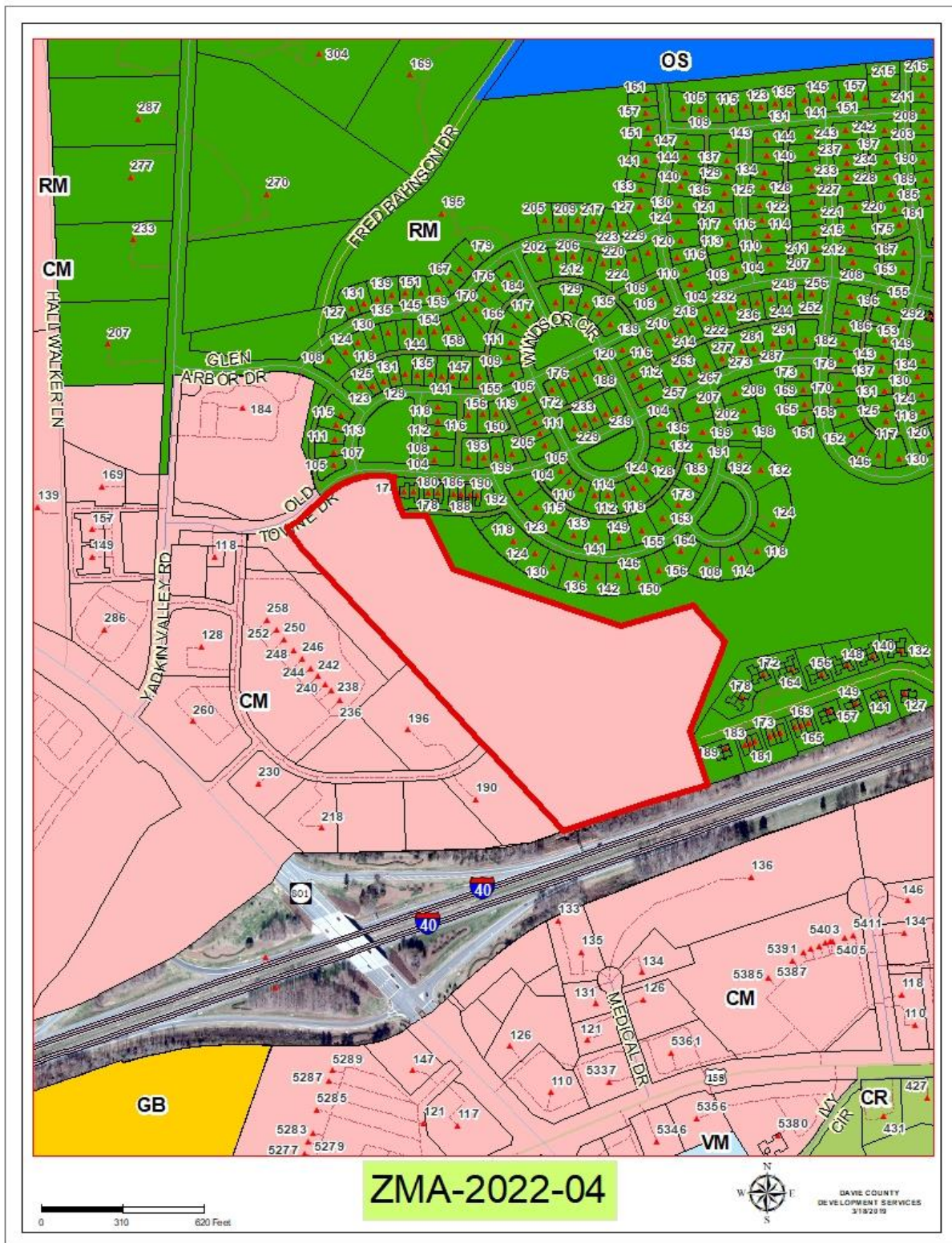
9.49 Residential, Multi-Family

(A) The maximum number of multi-family residential units per zoning district shall not exceed the percentage shown in the table below of the maximum number of total units based on the allowable maximum dwelling units per acre. The following table shows the calculations based on the total acreage of each zoning district at the time of adoption of this subsection (November 10, 2015):

Zoning District	Total Acres	Maximum Dwelling Units per Acre (DUA)	Maximum Total Units	Maximum % of Multi-family dwelling units	Maximum Multi-family dwelling units
OS	468	3	1,404	10	140
CR	980	4	3,920	10	392
RM	415	8	3,320	20	664
CM	466	8	3,728	20	745
VM	260	15	3,900	20	780
GB	245	15	3,675	20	735
Total	2,834	n/a	19,982	n/a	3,456

Presently, 401 units have been approved for the VM zoning district and this table is scheduled to be updated in May.

V. ZONING MAP

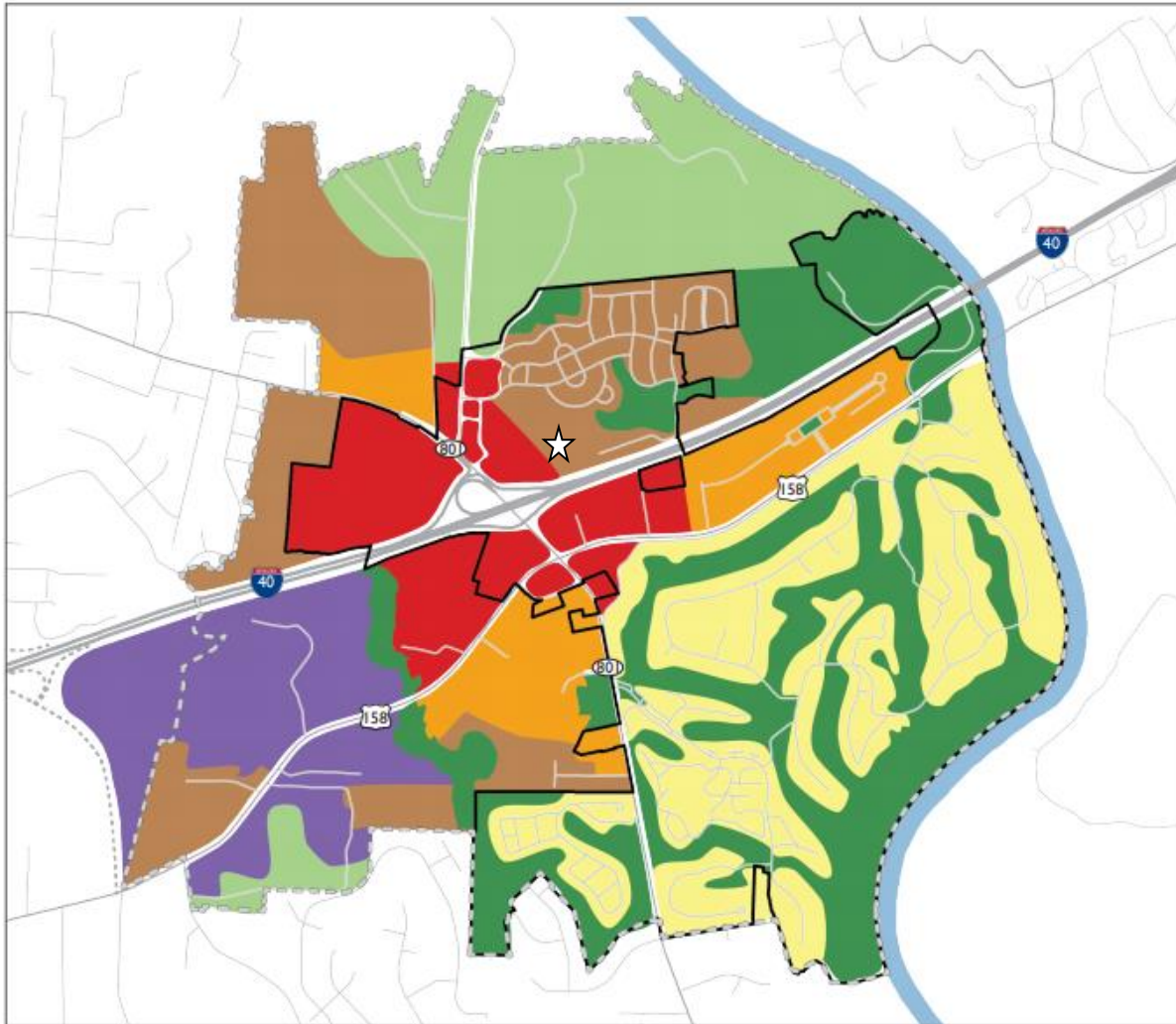


VI. AERIAL MAP

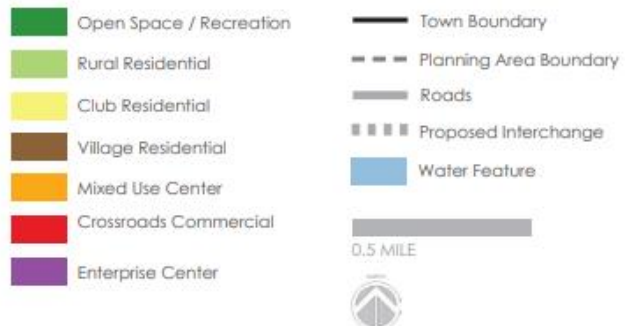


VI. FUTURE LAND USE MAP

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 Village Residential on the Future Land Use Map in the Comprehensive Plan. The Plan states that this land use classification is *“This land use classification is primarily intended for mixed residential developments that include a variety of housing types and incorporate open space and recreational opportunities for use by the residents. Village Residential areas are located in close proximity to mixed use and commercial areas and are connected to these areas by pedestrian and/or bicycle facilities. Kinderton Village is an existing Village Residential development that is nearly built out.”*

Strategies within the Comprehensive Plan include:

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 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 is requested to review the information presented and make a recommendation to the Town Council on one of the following actions:

- **Approval:** The Planning Board 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 designated on the Future Land Use Map Village Residential that is primarily intended for mixed residential developments that include a variety of housing types and the site is located between commercial and residential uses.
- **Denial:** The Planning Board finds that the general use zoning map amendment is not consistent with the Town of Bermuda Run Comprehensive Plan because the site is not compatible with surrounding land uses. Therefore, we find this zoning map amendment is unreasonable and not in the public interest because it does not support the Comprehensive Plan policies above and due to...
- **Defer:** The amendment needs additional consideration.

Process

Following recommendation by the Planning Board, the Town Council will decide whether or not to set a public hearing for the rezoning request at their April 26th agenda meeting. The first available date for the hearing to be held is May 10th at the regular Town Council meeting held at 6:00pm. Once the hearing date is set by the Town Council, the rezoning will be duly advertised in accordance with North Carolina General Statute 160D-602. Letters will be mailed to adjacent property owners, signs will be posted on the property where it abuts public streets, and a legal advertisement will be posted in a newspaper of general circulation for two consecutive weeks at least 10 but not more than 25 days prior to the hearing date. 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 permit.

Attachments:

- Application
- Labels & map of notified property owners
- Boundary survey



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 1/10/13)

Case #:

1. Application Type

Subdivision:	✓	Fee
<i>Major Subdivision</i>		
Sketch Plan	<input type="checkbox"/>	_____
Preliminary Plat	<input type="checkbox"/>	_____
Construction Plans	<input type="checkbox"/>	_____
Final Plat	<input type="checkbox"/>	_____
<i>Minor Subdivision</i>		
Final Plat	<input type="checkbox"/>	_____
Site Plans:		
Level II Site Plan	<input type="checkbox"/>	_____

Board Review Items:

	✓	Fee
Rezoning (Map Amendment)		
Standard Rezoning	<input checked="" type="checkbox"/>	<u>\$1,100</u>
Conditional District Rezoning	<input type="checkbox"/>	_____
Text Amendment	<input type="checkbox"/>	_____
Special Use Permit	<input type="checkbox"/>	_____
Design Waiver:	<input type="checkbox"/>	_____
Other: _____	<input type="checkbox"/>	_____

Fee Total \$1,100

2. Project Information

Date of Application 3/21/2022 Name of Project Kinderton Multifamily Phase # _____
Location Bermuda Run Property Size (acres) 22.5 # of Units (residential) 270
Current Zoning Commercial Mixed (CM) Proposed Zoning Village Mixed Use (VM)
Current Land Use Vacant Land Proposed Land Use Multifamily Residential
Tax Parcel Number(s) A portion of Pin # 5872662604

3. Contact Information

RLM Development LLC (doing business as Homes Urban); Contact: Robert Morgan
Developer
988 Equestrian Drive, Mount Pleasant, SC 29464
Developer Address City, State Zip
843-860-5676 robert.morgan@homesurban.com
Telephone Fax
Robert Morgan 03/21/2022
Signature Print Name Date

Seamon Whiteside
Agent (Registered Engineer, Designer, Surveyor, etc.)
1111 Metropolitan Avenue, Suite 1050
Address
Charlotte, NC 28204
City, State Zip
980-312-5450
Telephone Fax
Signature Print Name Date

Hillsdale Group, LLC
Property Owner
600 Hwy 801S
Address
Advance, NC 27006
City, State Zip
336-413-9519
Telephone Fax
Signature Print Name Date

Kinderton Multifamily Rezoning Application

4(a) – Briefly explain the nature of this request:

RLM Development (doing business as Homes Urban) kindly asks the Town of Bermuda Run to consider rezoning a portion of PIN #5872662604 from Commercial Mixed (CM) to Village Mixed Use (VM). The site is currently vacant land located behind the Lowes Foods anchored retail center (Kinderton Place) on NC Highway 801. The site can be accessed via two locations: the Kinderton Place center and Old Towne Drive. The reason for this request is our interest in constructing a multifamily rental community on the site.

4(c) – For all rezonings and text amendment: Provide a statement regarding the consistency of this request with the Comprehensive Plan and the surrounding land uses.

The surrounding land uses to the site are Kinderton Place to the east, Interstate 40 to the south, and Kinderton Village to the north and east. Kinderton Place is a grocery store anchored retail center with outparcels that contain restaurants, a hotel, a fuel station, and other uses. Within Kinderton Place, the uses directly facing the proposed multifamily community are the rear of the grocery strip center, a Hampton Inn, and a La Carreta Restaurant. Uses abutting the proposed multifamily community in Kinderton Village include townhomes, single family homes, ponds, and 8-plex housing units. The multifamily community will be separated from Kinderton Place by an existing Duke power easement and separated from directly abutting most of Kinderton Village by a homeowner's association owned buffer.

The original Kinderton Village master plan shows the use of the proposed multifamily community as an office park. While this use could still be a viable development option, the proposed multifamily community will be a better land-use transition between the intensely trafficked retail center and the Kinderton Village residential neighborhood. Transitioning from the moderate density of an apartment community to the primarily single-family Kinderton Village neighborhood is a widely accepted land-use planning strategy. In addition, the original Kinderton Village land-use plan contained multifamily housing within its bounds. From an aesthetic standpoint, an impervious soil standpoint, and a traffic standpoint, the proposed multifamily housing use is a more appropriate adjacent use to Kinderton Village than office, medical office, or shopping center (which are all uses allowed under the current CM zoning).

With respect to the Bermuda Run Comprehensive Plan and Future Land Use Map that were adopted in 2017, this multifamily residential community will provide an additional type of housing that is in demand but not readily available. This, in turn, will provide more residents for Bermuda Run that will drive additional retail and service amenities. Since several retail and service amenities are walkable to the multifamily community, residents will be able to walk or bike to them and not have to use their automobiles. Filling in this missing gap in Kinderton Village with a Village Residential use per the Comprehensive

Plan will finalize the original intent of the masterplan to have a walkable community with diverse housing types accessible to retail and service amenities.

Specific policies and goals contained in the Comprehensive Plan that will be met once this site is zoned VM include:

- Strategy 1.1 – “Embrace the unique character of areas of the Town while tying them together with unifying architectural elements, signage, landscaping, pedestrian connections, vehicular connections, and geographic nomenclature.”
 - The multifamily community will provide an appropriate intermediate land-use between Kinderton Place and Kinderton Village that will fill this gap within this community using connectivity and contextual architecture. The land use from retail center, to multifamily housing, to single family housing will reinforce the planned village atmosphere, and “embrace small-town charm” as Objective 1 states.
- 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.”
 - The Future Land Use Map calls for Village Residential for this site. Village Residential is “intended for mixed residential developments that include a variety of housing types and incorporate open space and recreational opportunities for use by the residents.” Village Mixed Use zoning for this site will accomplish several components of this strategy. It will allow multifamily residential development to occur where infrastructure and services are readily available. It will create another type of housing that is not available in the Kinderton Village community - rental multifamily housing. Finally, the site will be walkable to existing services and will contain an internal pedestrian network as well as multiple recreational activities for its residents.
- Strategy 3.2 – “Support residential growth to attract the additional retail and service amenities desired by current residents.”
 - The development of this site under Village Mixed Use will provide a population boost to the north side of Interstate 40 and will create support for existing retail and services, plus add demand for new retail and services. With infrastructure improvements in place along NC Highway 801, this is an appropriate area for both residential and retail growth to occur.
- Strategy 3.3 – “Continue to work with Davie County Economic Development Commission (EDC) to facilitate business retention and the development, redevelopment, or reuse of vacant properties, including participation in road infrastructure improvements.”
 - The intended housing type will diversify the Town’s housing stock allowing more people to live close to where they work. It is critical as new businesses consider locating in Bermuda Run that a diverse slate of housing options are readily available.
- Strategy 4.2 – “Utilize building prototype designs to guide new infill and master-planned development, helping to ensure architectural compatibility and cohesiveness.”

- Great sensitivity will be provided to ensure that the site design and vertical architectural design are contextual and additive to Kinderton Village community and the Town of Bermuda Run. The designs will be consistent with the goals noted in the Comprehensive Plan.
- Objective 10 – “Become a recognized center of excellence for medical services, and attract business entrepreneurship.”
 - Similar to Strategy 3.3, with the desire to support Wake Forest Baptist Health and create an “innovative enterprise business zone,” convenient housing options will need to be available as these businesses expand. Furthermore, a walkable/bikeable housing option for Wake Forest Baptist Health employees will provide a healthy and alternative mode of transportation to their workplace.

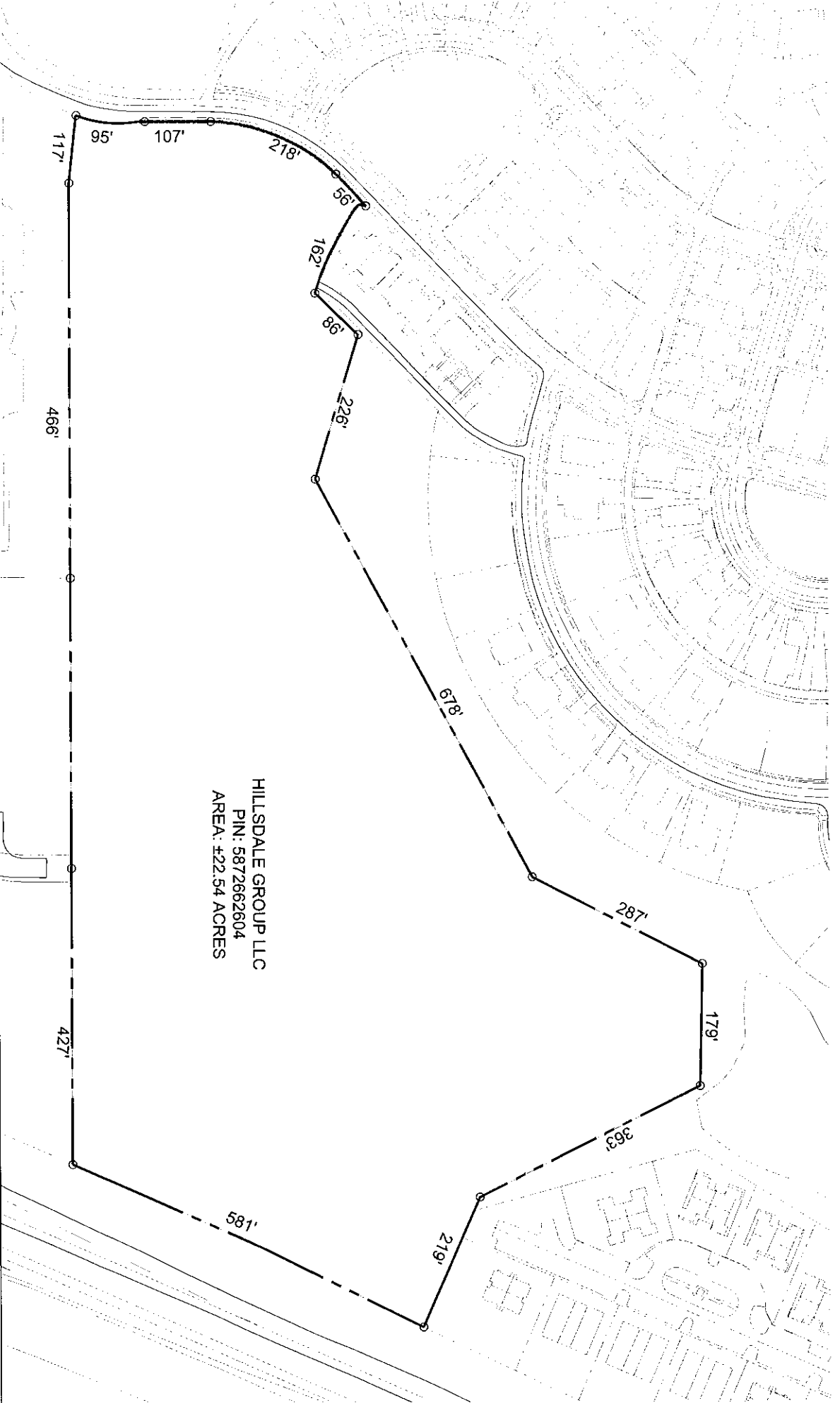
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
SCALE: 1" = 40'
120'



PRELIMINARY BOUNDARY MAP

HILLSDALE GROUP LLC
PIN: 5872662604
AREA: 422.54 ACRES

HOMES URBAN
BERAUDA RUN, NC
PROJECT# CU245 (MEM) 03/23/2022

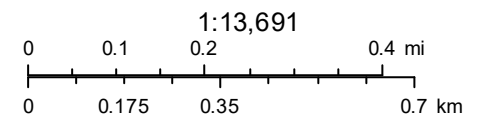


Mailing Letters Map



March 25, 2022

- ▲ Address
- ★ Special Uses & Variances
- Driveways
- ▨ Watershed Structure
- Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

YADKIN VALLEY TELEPHONE MEMB
PO BOX 368

YADKINVILLE, NC 27055-0000

BARABE DAVID J
247 GRIFFITH ROAD

ADVANCE, NC 27006-8731

FUQUA JENNIFER DOLAN
175 PINEWOOD LN # 6

BERMUDA RUN, NC 27006-8778

MECHAM BRENDA B
135 TOWNPARK DRIVE

BERMUDA RUN, NC 27006-0000

ROSEBORO LEISHA D
160 TOWNPARK DRIVE

BERMUDA RUN, NC 27006-0000

BURT ERIC H
113 TOWNPARK DRIVE

BERMUDA RUN, NC 27006-0000

WELCH DONALD B
199 OLD TOWNE DRIVE

BERMUDA RUN, NC 27006-8609

REAGAN SUSAN
108 GREENWAY STREET

BERMUDA RUN, NC 27006-0000

CONDOMINIUMS AT KINDERTON VILL
C/O DONALD M VONCANNON
118 Cherry St
KERNERSVILLE, NC 27284-0000

AARON ROGER
130 NORTH FORKE DRIVE

BERMUDA RUN, NC 27006-0000

JONES JOHN W
118 NORTH FORKE DRIVE

BERMUDA RUN, NC 27006-0000

KENNEDY JUSTIN G
105 TOWNPARK DRIVE

BERMUDA RUN, NC 27006-0000

BALLINGER CHRISTOPHER N
124 LAKEPOINT DRIVE

BERMUDA RUN, NC 27006-0000

SUN CHAO-HSIN
114 LAKE POINT DRIVE

BERMUDA RUN, NC 27006-0000

LAIL DONALD R
142 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006-0000

SCHMIDT HERBERT L
136 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006-0000

BUTLER ELEANOR B
111 AVALON STREET

BERMUDA RUN, NC 27006-0000

NOVANT HEALTH INC
2085 FRONTIS PLAZA BOULEVARD

WINSTON SALEM, NC 27103-0000

PRZYBYLOWICZ KATE LIN
183 PINEWOOD LN

BERMUDA RUN, NC 27006-8778

MYERS MICHAEL L
148 PINEWOOD LANE

BERMUDA RUN, NC 27006-0000

CREWS DAVID RAY
148 PINEWOOD LANE UNIT 104

BERMUDA RUN, NC 27006-8637

LITTLE REBECCA J
172 PINEWOOD LANE #101

BERMUDA RUN, NC 27006-0000

TOMALLO MELISSA DAWN
189 PINEWOOD LANE UNIT 104

BERMUDA RUN, NC 27006-0000

HOWARD CHRISTIN
157 PINEWOOD LANE #102

BERMUDA RUN, NC 27006-0000

LOWREY BRIAN PETER
181 PINEWOOD LN

BERMUDA RUN, NC 27006-8778

WHITE ANDREW T
174 OLD TOWNE DRIVE

BERMUDA RUN, NC 27006-0000

HEAD FRANCES L
180 OLD TOWNE DRIVE

BERMUDA RUN, NC 27006-8609

OWINGS JAMES R
3846 NC HIGHWAY 801 SOUTH

BERMUDA RUN, NC 27006-7115

CALVARY BAPTIST CHURCH OF W-S
5000 COUNTRY CLUB ROAD

WINSTON SALEM, NC 27104-0000

FRAZIER & BEESON INVESTMENTS
134 MEDICAL DRIVE

BERMUDA RUN, NC 27006-0000

THORNTON JENNIFER WARREN
141 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006-0000

WARREN MICHELLE A
163 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006-0000

KINDERTON VILLAGE TOWNHOMES
PO BOX 2325

ADVANCE, NC 27006-0000

DIRKS BETH M
253 HOLLY LANE

MOCKSVILLE, NC 27028

JESSEE REBECCA R
189 OLD TOWNE DRIVE

BERMUDA RUN, NC 27006-0000

HEWITT TREVOR WILSON
179 PINWOOD LN

BERMUDA RUN, NC 27006-8778

SERENA COLLEEN A
171 PINWOOD LN # 4

BERMUDA RUN, NC 27006-8778

HUDSON MATTHEW RYAN
124 BROOKSTONE DRIVE

ADVANCE, NC 27006

BLANTON SHEILA L
156 PINWOOD LANE #104

BERMUDA RUN, NC 27006

HARRIS LARRY J
189 PINWOOD LANE #101

ADVANCE, NC 27006

HINSHAW DIANNE G
107 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006

PEREZ FRANCISCO
138 NORTH FORKE DRIVE

BERMUDA RUN, NC 27006-0000

CORBETT WILLIAM F
109 AVALON STREET

BERMUDA RUN, NC 27006

MOORE DAVID R & SANDRA L HARRIS LIV
TRST
173 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006

HODGE CURTIS A
193 OLD TOWNE DRIVE

BERMUDA RUN, NC 27006

PIEDMONT FEDERAL SAVINGS BANK
201 SOUTH STRATFORD ROAD

WINSTON SALEM, NC 27103

REID STEPHEN
108 NORTH FORKE DRIVE

ADVANCE, NC 27006

PALMORE LEE ELAINE
125 TOWNPARK DRIVE

BERMUDA RUN, NC 27006-0000

BAHNSON MARY LOUISE
C/O BURT B BAHNSON
2078 Hwy 801 N
MOCKSVILLE, NC 27028

KINDERTON VILLAGE SINGLE FAM
1338 ASHLEY SQUARE

WINSTON SALEM, NC 27103-0000

HILLSDALE GROUP LLC
600 HWY 801 S

ADVANCE, NC 27006

SINK JEAN S
115 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006

BURNS WADE S
434 PEOPLES CREEK RD

ADVANCE, NC 27006-0000

BRAVO FRANK JOSEPH II
112 SWEETWATER CIRCLE

BERMUDA RUN, NC 27006

COPE JUANITA M
131 TOWNPARK DRIVE

BERMUDA RUN, NC 27006

REID BEVERLY A
133 TOWNPARK DRIVE

ADVANCE, NC 27006

BRYDGES CHARLES H IRREV TRUST
176 OLD TOWNE DRIVE

BERMUDA RUN, NC 27006

HIX WILLIAM THOMAS
188 OLD TOWNE DRIVE

BERMUDA RUN, NC 27006

KAIMAN SANDRA
148 NORTH FORKE DRIVE

BERMUDA RUN, NC 27006-0000

CLEMENTS PATRICIA H
149 BROOKSTONE DR

BERMUDA RUN, NC 27006-8613

HORNE MICHAEL ALWYN
133 BROOKSTONE DR

BERMUDA RUN, NC 27006-8613

AKERS CHARLES C JR
112 GREENWAY STREET

BERMUDA RUN, NC 27006

BAITY BONNIE H
156 BROOKSTONE DR

BERMUDA RUN, NC 27006-8613

WARD RICHARD T
183 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006

NESTOR ANGELA P
124 SYCAMORE PARK LANE

BERMUDA RUN, NC 27006

STANLEY JONATHAN M
145 TOWN PARK DRIVE

BERMUDA RUN, NC 27006

BRENNAN LISA F
178 OLD TOWNE DR

BERMUDA RUN, NC 27006-8609

MORRIS GREGORY KEVIN
141 TOWN PARK DR

BERMUDA RUN, NC 27006-8605

DESLOGES LANA M
114 SWEETWATER CIRCLE

BERMUDA RUN, NC 27006

BRENNER CAROL F
172 PINEWOOD LN UNIT 104

ADVANCE, NC 27006-8643

THE CONDOMINIUMS AT KINDERTON
VILLAGE OWNERS ASSO
% PRIESTLY MANAGEMENT
PO Box 4408
GREENSBORO, NC 27404

BARR DEBORAH ANN
173 PINEWOOD LN # 5

BERMUDA RUN, NC 27006-8778

MEACHUM AUTUMN LYNN
163 PINEWOOD LN # 1

BERMUDA RUN, NC 27006-8778

STATE EMPLOYEE'S CREDIT UNION
PO BOX 26807

RALEIGH, NC 27611-6807

WILSON LAUREN ELIZABETH
178 PINEWOOD LN UNIT 103

BERMUDA RUN, NC 27006-8645

BRIGGS KIMBERLY
165 PINEWOOD LN

BERMUDA RUN, NC 27006

PARAJELES MONZERRAT MESALLES
167 PINEWOOD LN

BERMUDA RUN, NC 27006

AMH NC PROPERTIES LP
23975 PARK SORRENTO STE 300

CALABASAS, CA 91302-4012

FORREST ALVIS E
131 CEDARPARK DR

ADVANCE, NC 27006-7363

MILLER KATINA
116 GREENWAY ST

BERMUDA RUN, NC 27006-8608

LIVENGOD BETTY B
110 SWEETWATER CIR

ADVANCE, NC 27006-8612

TOMPKINS DOUGLAS S
157 PINEWOOD LN #104

BERMUDA RUN, NC 27006-8789

BAILEY STEPHEN W
144 N FORKE DR

BERMUDA RUN, NC 27006-8602

HOWARD INARA M
108 LAKEPOINT DR

BERMUDA RUN, NC 27006-8615

DAUBENSCHMIDT KURT
124 N FORKE DR

Advance, NC 27006

WEATHERS GAIL D
PO BOX 545

STANLEY, NC 28164-0545

LWS HOLDINGS LLC
6570 SHALLOWFORD RD

LEWISVILLE, NC 27023

ESKEW ELIZABETH
118 SWEETWATER CIR

BERMUDA RUN, NC 27006-8612

LOFTON THOMAS O JR
130 BROOKSTONE DR

ADVANCE, NC 27006-8613

LOWERY SHARON H
230 REGAL RD

CLOVER, SC 29710-0000

BRALLEY AMANDA N
155 TOWN PARK DR

BERMUDA RUN, NC 27006-8605

STEFANICK RONALD STEVEN
111 TOWN PARK DR

BERMUDA RUN, NC 27006-8605

COOPER TROYE A
115 TOWN PARK DRIVE

BERMUDA RUN, NC 27006

MORRISON SHANDA M
147 TOWN PARK DR

BERMUDA RUN, NC 27006-8605

KMN LLC
234 SYCAMORE RIDGE DR

BERMUDA RUN, NC 27006-7477

BURNFAM LIMITED PARTNERSHIP
4007 COUNTRY CLUB RD STE A

WINSTON SALEM, NC 27104-3766

DILLING NATHAN
104 SWEETWATER CIR

BERMUDA RUN, NC 27006-8612

PFUNDSTEIN MARK G
155 BROOKSTONE DR

ADVANCE, NC 27006-8613

EASTWOOD CONSTRUCTION PARTNERS
LLC
3980 PREMIER DR STE 120

HIGH POINT, NC 27265-8410

EDGAR KRISTEN JOAN
172 PINWOOD LN UNIT 103

BERMUDA RUN, NC 27006-8643

GENAWAY STEPHEN
150 BROOKSTONE DR

BERMUDA RUN, NC 27006-8613

TURNER BARBARA N
192 OLD TOWNE DR

BERMUDA RUN, NC 27006-8609

KING TYLER
115 AVALON STREET

BERMUDA RUN, NC 27006

COWAN TIFFANY R
164 PINWOOD LN UNIT 103

Advance, NC 27006

CLODFELTER MACKENZIE K
104 GREENWAY ST

BERMUDA RUN, NC 27006-8608

CARTER JILL KRISTIN
137 TOWN PARK DR

BERMUDA RUN, NC 27006-8605

LUCAS MELISSA C
105 AVALON ST

BERMUDA RUN, NC 27006-8601

SPYCHALSKI CHESTER A
190 OLD TOWNE DR

BERMUDA RUN, NC 27006-8609

GAGLIAN JAMES A
148 PINWOOD LN UNIT 101

BERMUDA RUN, NC 27006-8637

LAPORTE KATHRYN ADAMS
120 SWEETWATER CIR

BERMUDA RUN, NC 27006-8612

FOSTER RONALD JR
156 PINWOOD LN UNIT 101

BERMUDA RUN, NC 27006-8639

JORDAN JAMES PHILIP
118 LAKEPOINT DR

BERMUDA RUN, NC 27006-8615

BARNETT MARY E
189 PINWOOD LANE UNIT #103

BERMUDA RUN, NC 27006

ADVANCE (KINDERTON) UY LLC
%WALGREEN CO
8816 Six Forks Rd STE 201
RALEIGH, NC 27615-2983

LANDRETH MICHAEL
205 OLD TOWNE DRIVE

BERMUDA RUN, NC 27006

HPA BORROWER 2018-1 MS LLC
120 S RIVERSIDE PLZ STE 2000

CHICAGO, IL 60601

COLLINS BILLIE W ETAL
186 OLD TOWNE DR

ADVANCE, NC 27006-8609

FKH SFR C2 LP
% FIRST KEY HOMES LLC
1850 Parkway PI SE STE 900
MARIETTA, GA 30067-8261

HUNDLEY SHELLEY
146 BROOKSTONE DR

ADVANCE, NC 27006-8613

ALDEN DAWN MARIE
148 PINWOOD LN UNIT 103

BERMUDA RUN, NC 27006-8637

YOUNG STEVEN L
189 PINWOOD LN UNIT 102

BERMUDA RUN, NC 27006-8796

ALLEGACY FEDERAL CREDIT UNION
1691 WESTBROOK PLAZA DRIVE

WINSTON SALEM, NC 27103

GROCE LINDA WILLIAMS
156 TOWNPARK DRIVE

BERMUDA RUN, NC 27006

SHIN SEUNG AE
164 PINWOOD LANE #104

BERMUDA RUN, NC 27006-0000

SNYDER JOHN H JR
178 PINWOOD LANE UNIT 102

BERMUDA RUN, NC 27006-0000

HALL TAMMY S
178 PINWOOD LANE

BERMUDA RUN, NC 27006-0000

CLAPHAM BARBARA B
140 RIVER ROAD

ADVANCE, NC 27006-7640

KINDERTON INN LLC
1500 SYCAMORE ROAD

MONTOURSVILLE, PA 17754-0000

CARTER CRAIG A JR
123 BROOKSTONE DRIVE

BERMUDA RUN, NC 27006

LUFFMAN ROBERT
172 PINWOOD LN UNIT 102

ADVANCE, NC 27006

JORDAN LAURA R
156 PINWOOD LANE

ADVANCE, NC 27006

GEYER ROBERT ROY
118 BROOKSTONE DR

ADVANCE, NC 27006

ROBERTSON KIMBERLY N
156 PINWOOD LANE #103

BERMUDA RUN, NC 27006

ADVANCE GROUP LLC
2325 SOUTH STRATFORD RD

WINSTON SALEM, NC 27103