



**PROPOSED AGENDA**  
**Bermuda Run Town Council Meeting**  
**Tuesday, July y 11, 2023**  
**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. Town of Bermuda Run Code of Ethics Statement-Town Attorney Brian Williams**

**5. Adoption of the Agenda**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**6. Approval of the June 13, 2023, Town Council Meeting Minutes**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**7. Citizens' Comments**

**8. Proposed Action Items**

**A. Public Hearing: Petition for Annexation of Parcels C7/115, C711501 (Hall Walker Lane) and C7-50-A/3 (Yadkin Valley Road).**

On May 11, 2023, the Town received a petition for a contiguous and noncontiguous annexation from the property owners of parcels **C7/115, C711501 and C7-50-A/3**. On June 13, 2023, the Town Council adopted a Resolution directing the Town Clerk to investigate the petition. On June 13, 2023, the Town Clerk presented a Certificate of Sufficiency of the petition. The Town Council declared a public hearing on the issue for voluntary annexation to be held at Town Hall on Tuesday, July 11, 2023, at 6:00pm. The Town Manager recommends adoption of the included Ordinance, O-2023-1, to extend the Corporate Limits of the Town of Bermuda Run.

- **Mayor Cross Opens Public Hearing**
- **Mayor Cross Closes Public Hearing**

The Town Council may take action after the close of the public hearing.

**Parcels: C7/115 and C711501**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**Parcel: C7-50-A/3139**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**B. Public Hearing: Hall Walker Development 10/70 Request.**

Bermuda Run Investments, LLC has applied for a 10/70 provision on approximately 57.4 acres of project area on properties identified as Davie County Tax Parcels C7/115, C7/11501 and C7/50-A-3.

- Mayor Cross opens the public hearing
- Mayor Cross closes the public hearing

The Town Council may act after the closing of the public hearing.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**C. ABC Board Appointment**

The Town Council is requested to appointment Mr. Mike Czarnecki for a 3-year term to the Triad ABC Board.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**D. Town Manager Report/Comments**

**a. Monthly Account Detail Report**

**E. Council / Mayor Comments**

**F. Adjourn**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

# **Town of Bermuda Run**

## **Town Council Meeting Minutes**

### **June 13, 2023 – 6:00 PM**

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, June 13, 2023 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:** Andrew Meadwell, Town Manager; Cindy Poe, Town Clerk; Dora Robertson, Finance Director; and Brian Williams, Town Attorney

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

**Pledge of Allegiance**

**Moment of Silence**

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

**Presentation – Davie County All-America City Award – Andrew Meadwell and Melinda Szeliga**

**Town of Bermuda Run Code of Ethics Statement – Town Attorney Brian Williams**

**Adoption of the Agenda**

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

**Approval of the May 9, 2023 Town Council Meeting Minutes**

*Council Member Heather Coleman made a motion to approve the May 9, 2023 meeting minutes. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

**Citizens' Comments –**

Lennie Ring of 125 Kilbourne Drive spoke regarding the emotions shared while watching Davie County present and then be awarded at the All-America City Awards. He feels blessed to have such amazing future leaders in our community. He thanked Andrew Meadwell and Melinda Szeliga for their participation in traveling to Denver, CO for the event.

Cathy Ring of 125 Kilbourne Drive spoke regarding safety concerns – speeding, not stopping at stop signs – in the Kinderton Village neighborhood.



### **Presentation**

Cameron Webb, Davie County Fire Marshal gave an overview of the functions, services, and responsibilities of the Fire Marshal's Office in Davie County, including the Local Emergency Planning Committee (LEPC).

### **Proposed Action Items**

#### **Public Hearing 2023-24 Recommended Budget**

The Town Manager's recommended budget for the General Fund is balanced at \$2,321,850, Gate Operations Fund balanced at \$693,000 and Utilities Fund balanced at \$791,700.

Mayor Rick Cross Opened the Public Hearing

No one signed up to speak.

Mayor Rick Cross Closed the Public Hearing

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

#### **Public Hearing – Zoning Text Amendment TA-2023-02**

The purpose of this text amendment is to alter the application of the 10/70 provision on sites within the town. The text amendment proposes to remove the eligibility limitation to areas identified on the Future Land Use Map as Village Residential, Mixed-Use Center, Crossroads Commercial, and Enterprise Center. The Planning Board has reviewed the amendment and unanimously approved.

Mayor Rick Cross Opened the Public Hearing

No one signed up to speak.

Mayor Rick Cross Closed the Public Hearing

*Council Member Mike Brannon made the following motion: "The Board finds that the amendment is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest". Council Member Curtis Capps seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

#### **Resolution Directing the Town Clerk to Investigate a Petition Received Under G.S. 160A**

On May 11, 2023 the town received a petition for contiguous annexation from the property owners of 139 Hall Walker Lane and 233 Yadkin Valley Road. To proceed with further consideration to annex the properties, the Town Council will need to adopt the enclosed resolution.

*Council Member Heather Coleman made a motion to approve the resolution as presented. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

Town Manager requested that a Public Hearing be set for July 11, 2023 for annexation consideration. *Council Member Mike Brannon made a motion to set a Public Hearing on the matter of annexation for July 11, 2023. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

**Budget Amendment BA 2022-23-03**

**Budget Amendment – General Fund Acceptance from Bermuda Run Community Vision Fund**

The Town Manager recommends the 2022-23 General Fund Budget be amended to accept \$1800 from the Davie Community Foundation as revenue and expend \$1800 for expenses related to the “2022 Christmas in the Town of Bermuda Run”, and “Food Truck Friday” events.

*Council Member Curtis Capps made a motion to approve the budget amendment as requested. Council Member Mike Brannon seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

**Town Manager Report/ Comments** – Blue Heron Trail opening the week of June 26. Wastewater Treatment Plant project coming to an end (Juniper Pump Station). Paving is currently being done on Riverbend Drive near the Lakes.

**Council Comments** –Thanked all in attendance at the meeting, and each person that spoke. Appreciated all of the hard work done on the 2023-24 Budget by Dora Robertson and Andrew Meadwell. Reminded all that this is election year and there are 2 Town Council seats and a mayor seat opening; encouraged people to serve. Food Truck Friday was a success, and the Community Vision Committee is working hard on several projects (started with the Christmas in Bermuda Run). New businesses have opened – Chick Fil A, KJ’s Soul Food, and Habitat Davie/ReStore. Great things going on in the town.

**Mayor Comments** –Thanked all in attendance and shared his excitement over Davie County’s Award – All-America City. There will be a celebration in Mocksville at the Community Park on July 1. Very pleased that new businesses are making an investment in our community. The town is requesting suggestions for uses of the “Town Green” such as the Food Truck Friday that was a success. It is election year, so he encouraged people to file.

**Adjourn**

*With no further business to discuss, Council Member Melinda Szeliga 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

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Rick Cross, Mayor

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Cindy Poe, Town Clerk



**TO:** Town Council  
**FROM:** Andrew Meadwell, Town Manager  
**DATE:** July 3, 2023  
**RE:** Annexation Assessment "Hall Walker Development"

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BENCHMARK Planning Services conducted an Annexation Assessment Report for the proposed Hall Walker Development mixed use residential subdivision. The subdivision is proposed to consist of 508 total dwelling units, including 356 multi-family dwellings in 13 buildings and 152 single family dwellings (townhomes) and is located at the northwest corner of the Town of Bermuda Run Extraterritorial Jurisdiction (ETJ).

**Report Assumptions:**

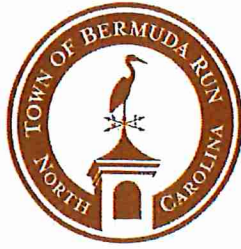
Based upon calculated assumptions, a summary of revenues and expenditures is as follows:

Fiscal Year	Revenue	Expense	Net Impact w/Depreciation	Net Impact Ex/Depreciation
24-25	\$15,858	\$0	\$15,858	\$15,858
25-26	\$17,349	\$61,496	\$ (44,147)	\$12,103
26-27	\$101,485	(\$83,005)	\$18,480	\$74,730
27-28	\$303,203	(\$110,065)	\$193,138	\$249,388

**Items for Consideration:**

- Solid Waste and Recycling Pickup – The current solid waste contract with Republic Services ends June 30, 2024. Parameters for a future contract will involve how recycling plays into overall expenses. The current forecast of future expenses has not been quantified.
- Given the current uncertainties for consistent future Town revenue streams over the next twelve to twenty-four months, I recommend the Town Council be particularly prudent in deliberating the opportunity for annexation.
- The proposed development will likely add 1,016 new residents to the Town.
- Public Safety-Impact to enhanced contracted law enforcement services.





02023-01

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF BERMUDA RUN, NORTH CAROLINA**

**WHEREAS**, the Bermuda Run Town Council has been petitioned under G.S. 160A to annex the area described below; and

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

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Bermuda Run Town Hall at 6:00pm on Tuesday, July 11, 2023, after due notice by the Davie County Enterprise newspaper on June 29 and July 6th, 2023; and

**WHEREAS**, the Bermuda Run Town Council finds that the petition meets the requirements of G.S. 160A-31 and G.S. 160A-58.1; and

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Bermuda Run, North Carolina that:

**Section 1.** By virtue of the authority granted by G.S. 160A-31 and 160A-58.1, the following described territory is hereby annexed and made part of the Town of Bermuda Run as of July 11, 2023.

RE: PARCELS: C7/115, C7/11501 (139 Hall Walker Road)

Beginning at an EIP near the right of way of unpaved Hall Walker Road; said beginning point being thence S 88°32'13" W a distance of 421.62' from an EIP on the west right of way of Yadkin Valley Road; thence S 02°20'12" E a distance of 321.62' to an EIP; thence S 02°22'38" E a distance of 210.81' to an EIP; thence S 02°26'12" E a distance of 8.04' to an EIP; thence S 02°11'05" E a distance of 129.24' to an EIP; thence S 02°20'38" E a distance of 421.01' to an EIP; thence S 02°18'09" E a distance of 85.52' to an EIP; thence S 02°18'11" E a distance of 215.92' to a computed point along Highway 801; thence N 53°13'08" W a distance of 289.46' to a computed point along Highway 801; thence N 61°19'25" W a distance of 196.60' to a computed point along Highway 801; thence N 69°49'25" W a distance of 135.56' to a computed point along Highway 801; thence N 19°55'30" E a distance of 361.74' to an EIP; thence N 69°49'56" W a distance of 563.05' to an EIP; thence S 19°44'07" W a distance of 89.87' to an EIP; thence N 72°39'25" W a distance of 451.99' to an EIP; thence N 19°20'58" E a distance of 24.49' to an EIP; thence N 01°08'33" E a distance of 181.97' to an EIP; thence N 42°32'12" W a distance of 538.20' to an EIP; thence N 43°00'25" W a distance of 249.91' to an EIP; thence N 61°36'51" E a distance of 245.45' to an EIP; thence N 61°52'31" E a distance of 7.89' to an EIP; thence N 61°37'57" E a distance of 110.47' to an EIP; thence N 61°36'48" E a distance of 90.81' to an EIP; thence N 61°35'07" E a distance of 49.97' to an EIP; thence N 61°37'49" E a distance of 76.96' to an EIP; thence N 61°37'21" E a distance of 95.34' to an EIP; thence N 61°37'36" E a distance of 108.48' to an EIP; thence N 61°41'57" E a distance of 119.73' to an EIP; thence N 62°19'59" E a distance of 311.49' to a split tree; thence N 08°10'55" E a distance of 385.90' to an EIP; thence S 86°45'30" E a distance of 573.69' to an EIP; thence S 86°56'59" E a distance of 115.82' to an EIP; thence S 02°19'19" E a distance of 628.70' to an EIP; thence S 02°20'17" E a distance of 282.41' to an EIP; which is the point of beginning, having an area of 60.62 acres

RE: PARCEL: C7-50-A/3 (233 Yadkin Valley Road)

Beginning at an EIP on the west right of way of Yadkin Valley Road thence S 02°58'36" W a distance of 301.00' to an EIP; thence S 88°32'13" W a distance of 421.62' to an EIP; thence N 02°18'43" W a distance of 300.02' to an EIP; thence N 88°31'22" E a distance of 449.36' to an EIP; which is the point of beginning, having an area of 3.00 acres

**Section 2.** Upon and after July 11, 2023, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Bermuda Run and shall be entitled to the same privileges and benefits as other parts of the Town of Bermuda Run. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this the 11<sup>th</sup> day of July, 2023.

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Rick Cross, Mayor

ATTEST:

APPROVED AS TO FORM:

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Cindy Poe, Town Clerk

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Brian F. Williams, Town Attorney





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

**NOTICE IS HEREBY GIVEN**, that the Town Council of the Town of Bermuda Run has called a public hearing at 6:00pm on Tuesday, July 11, 2023, at the Bermuda Run Town Hall, 120 Kinderton Boulevard, Suite 100, on the question of annexing the following described territory, requested by petition filed pursuant to G.S. 160A-31 and 160A-58.1:

The area proposed for voluntary annexation is described as follows:

RE: PARCELS: C7/115, C7/11501 (139 Hall Walker Road)

Beginning at an EIP near the right of way of unpaved Hall Walker Road; said beginning point being thence S 88°32'13" W a distance of 421.62' from an EIP on the west right of way of Yadkin Valley Road; thence S 02°20'12" E a distance of 321.62' to an EIP; thence S 02°22'38" E a distance of 210.81' to an EIP; thence S 02°26'12" E a distance of 8.04' to an EIP; thence S 02°11'05" E a distance of 129.24' to an EIP; thence S 02°20'38" E a distance of 421.01' to an EIP; thence S 02°18'09" E a distance of 85.52' to an EIP; thence S 02°18'11" E a distance of 215.92' to a computed point along Highway 801; thence N 53°13'08" W a distance of 289.46' to a computed point along Highway 801; thence N 61°19'25" W a distance of 196.60' to a computed point along Highway 801; thence N 69°49'25" W a distance of 135.56' to a computed point along Highway 801; thence N 19°55'30" E a distance of 361.74' to an EIP; thence N 69°49'56" W a distance of 563.05' to an EIP; thence S 19°44'07" W a distance of 89.87' to an EIP; thence N 72°39'25" W a distance of 451.99' to an EIP; thence N 19°20'58" E a distance of 24.49' to an EIP; thence N 01°08'33" E a distance of 181.97' to an EIP; thence N 42°32'12" W a distance of 538.20' to an EIP; thence N 43°00'25" W a distance of 249.91' to an EIP; thence N 61°36'51" E a distance of 245.45' to an EIP; thence N 61°52'31" E a distance of 7.89' to an EIP; thence N 61°37'57" E a distance of 110.47' to an EIP; thence N 61°36'48" E a distance of 90.81' to an EIP; thence N 61°35'07" E a distance of 49.97' to an EIP; thence N 61°37'49" E a distance of 76.96' to an EIP; thence N 61°37'21" E a distance of 95.34' to an EIP; thence N 61°37'36" E a distance of 108.48' to an EIP; thence N 61°41'57" E a distance of 119.73' to an EIP; thence N 62°19'59" E a distance of 311.49' to a split tree; thence N 08°10'55" E a distance of 385.90' to an EIP; thence S 86°45'30" E a distance of 573.69' to an EIP; thence S 86°56'59" E a distance of 115.82' to an EIP; thence S 02°19'19" E a distance of 628.70' to an EIP; thence S 02°20'17" E a distance of 282.41' to an EIP; which is the point of beginning, having an area of 60.62 acres

RE: PARCEL: C7-50-A/3 (233 Yadkin Valley Road)

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All interested parties are invited to attend the public hearing and present their comments to the Bermuda Run Town Council. Please call Bermuda Run Planning at (336) 753-6050 if you have questions or if you need special accommodation 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.

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**PUBLICATION DIRECTIONS**

Publish in the Notices section of the Newspaper  
Publish on the following Dates:

June 29, 2023

July 6, 2023

Send bill and affidavit of publication to:

Bermuda Run Town Clerk, Cindy G. Poe  
Town of Bermuda Run  
120 Kinderton Boulevard, Suite 100  
Bermuda Run, NC 27006



**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE**  
**A PETITION RECEIVED UNDER ARTICLE 4A OF G.S. 160A**  
**139 Hall Walker Lane (Parcel C7/115), 297 Hall Walker Lane (Parcel C7/11501)**  
**and 233 Yadkin Valley Road (Parcel C7/50-A-3)**

**WHEREAS**, a petition requesting a contiguous annexation of an area described in said petition was received on May 11, 2023 by the Town Council; and

**WHEREAS**, a petition requesting a noncontiguous annexation of an area described in said petition was received on May 11, 2023 by the Town Council; and

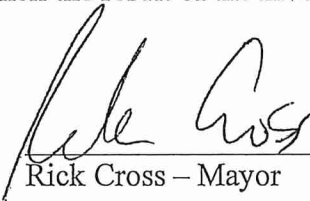
**WHEREAS**, N.C.G.S. Chapter 160A, Article 4A, Part 1 provides that the sufficiency of the petition shall be investigated by the Town Clerk of the Town of Bermuda Run, North Carolina before further annexation proceedings may take place; and

**WHEREAS**, the Town Council of the Town of Bermuda Run, North Carolina deems it advisable to proceed in response to this request for annexation;

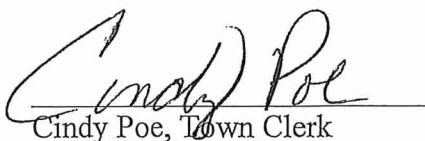
**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Bermuda Run, North Carolina that:

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

Adopted this the 13th day of June 2023.

  
Rick Cross – Mayor

ATTEST:

  
Cindy Poe, Town Clerk

APPROVED AS TO FORM

  
Brian F. Williams, Town Attorney





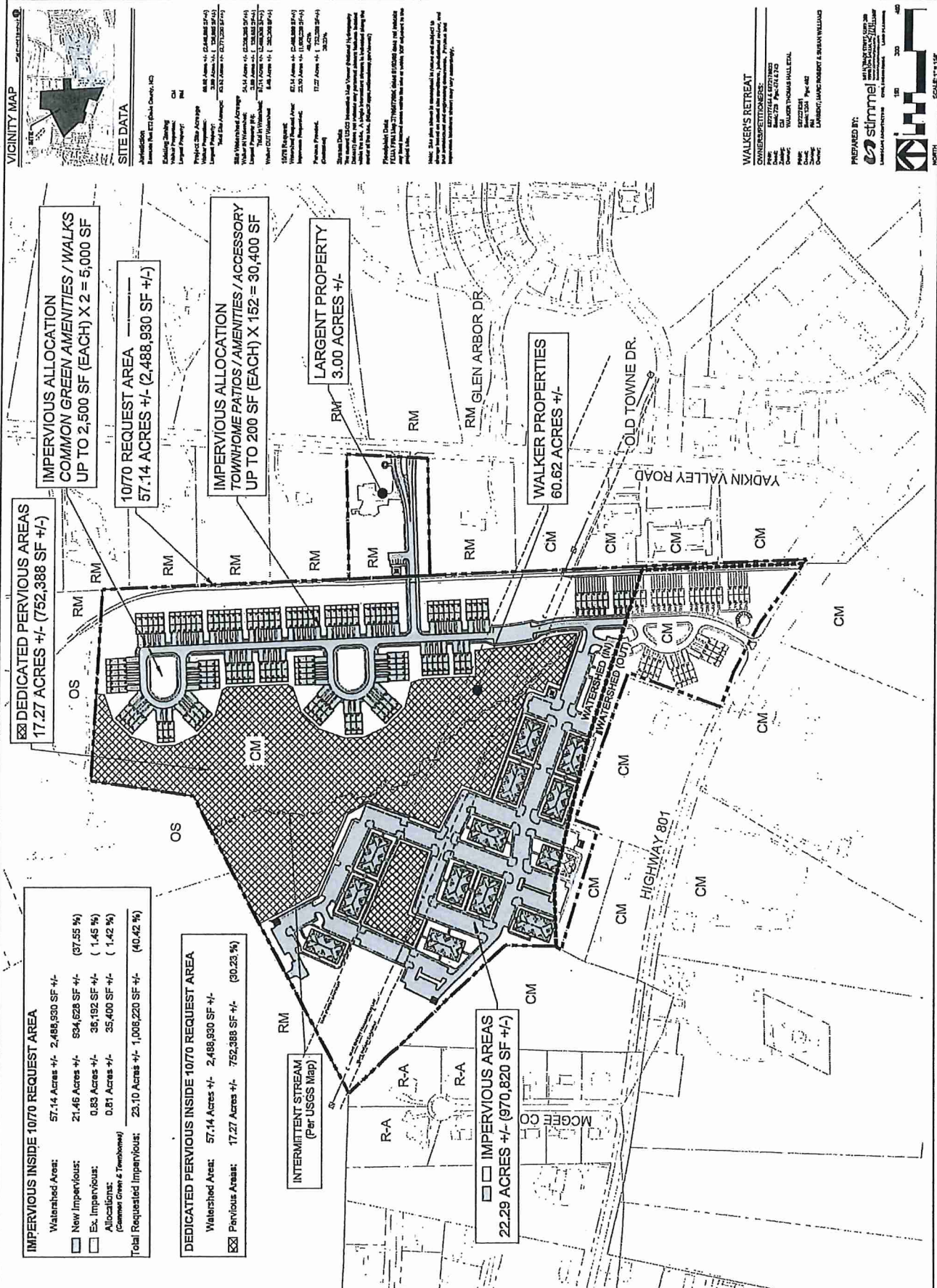
PLANS FOR:	<input type="checkbox"/> PRE-SUBMITTAL
	<input checked="" type="checkbox"/> SUBMITTAL
	<input type="checkbox"/> REVISED SUBMITTAL

CLIENT:  
Baronets Real Investments, LLC  
77 Corporate Center Court, Suite B  
Greensboro, NC 27408  
(336) 707-0480

[illegible]

10/70 Watershed  
Submittal

**G-801**

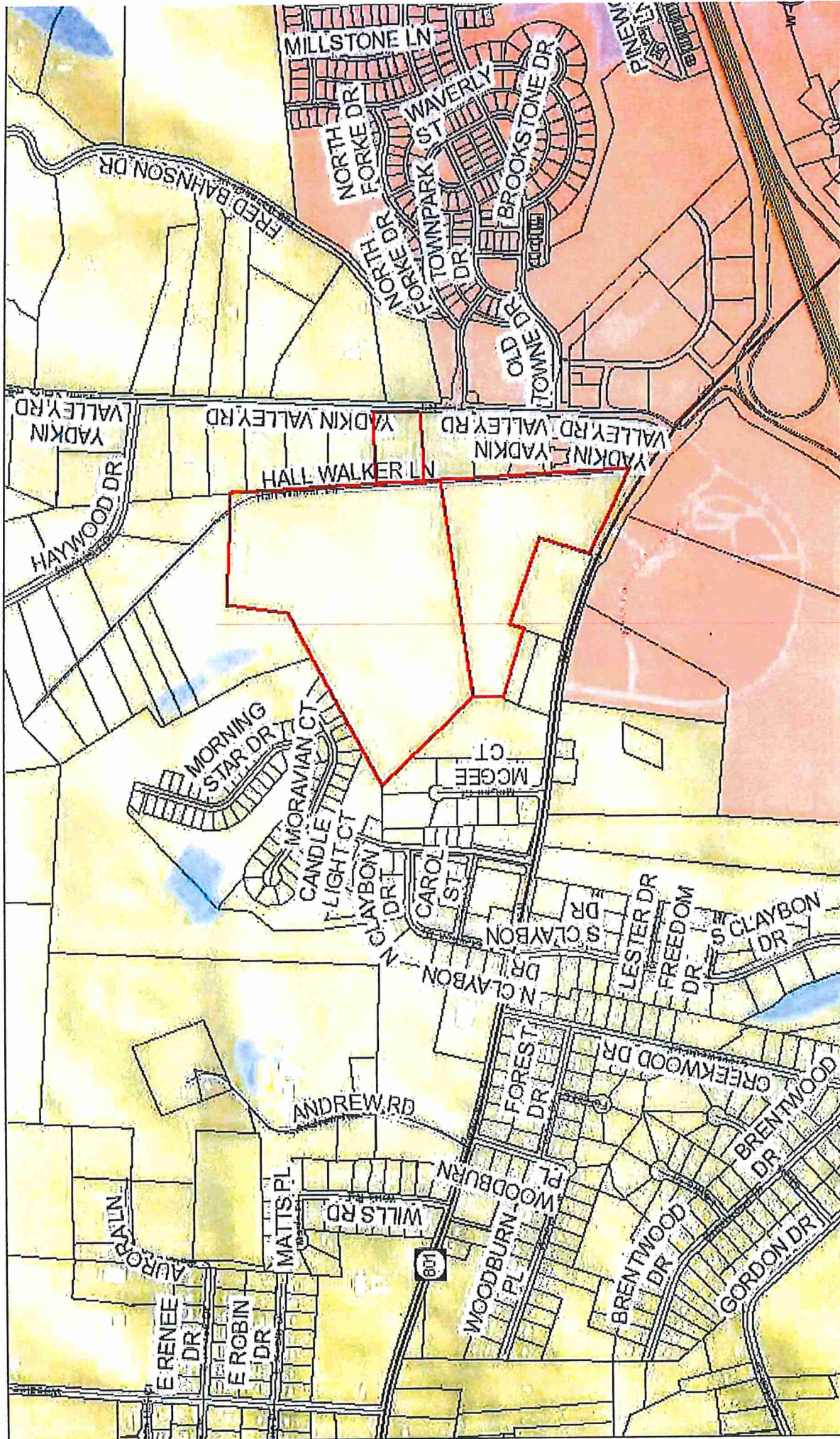


PREPARED BY: **stimmel**  
1000 JEFFERSON STREET, SUITE 300  
NEWTON, MASSACHUSETTS 02459  
TEL: 617-552-3300 FAX: 617-552-3301  
WWW.STIMMEL.COM

**LE**



# "Hall Walker Petition"



June 2, 2023

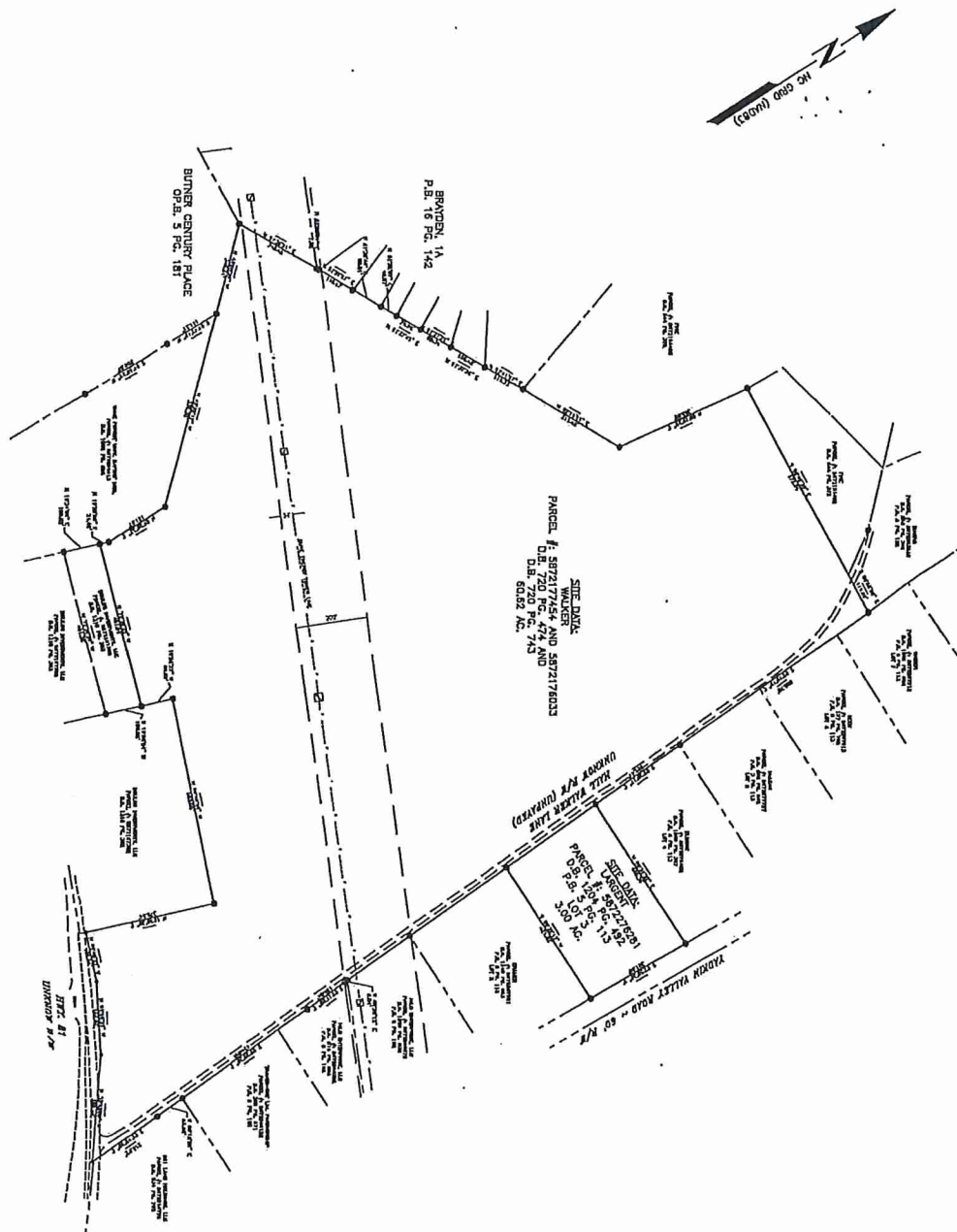
- Parcels
- Watershed Structure
- City Limit
- Mocksville
- Cooleemee
- Bermuda Run
- County Line

1:12,530  
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0 0.15 0.3 0.6 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), OpenStreetMap contributors, and the GIS User Community  
NC OneMap, NC Center for Geographic Information and Analysis, N



Legend	
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DE	DEED BOOK
PL	PAGE



THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

**SHEET**  
**1 OF 1**

NO.	DATE	REVISION	NOTE
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DRAWING NO. 100  
 DATE 10/1/10  
 PROJECT NO. 1001-100  
 REF. NO. 100  
 SCALE: 1" = 100'

## BOUNDARY MAP

PARCEL #: 5872177454, 5872176033 AND 5872276281

PROJECT LOCATION:	CLIENT INFORMATION:
STATE: NORTH CAROLINA	LOUHIACO INVESTMENTS
COUNTY: DADE	C/O BRIAN FORD
TOWNSHIP: FARMINGTON	

ALLRED LAND SURVEYING, PLLC

JEFF ALLRED, PLS ~ L-4500  
8065 COBLE MILL ROAD  
SNOW CAMP, NC 27349  
PHONE: 336-684-8202



**TO:** Town Council  
**DATE:** July 5, 2023  
**RE:** Hall Walker 10/70 Request

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**Basic Information**

**Applicant(s)/Owner:** Bermuda Run Investments, LLC Brian Ford  
7 Corporate Center Court, Suite B  
Greensboro, NC

**Agent(s):** Stimmel & Associates  
601 N. Trade Street, Suite 200  
Winston-Salem, NC 27104

**Site Location:** along Hall Walker Lane and Yadkin Valley Road  
**Davie Co. Parcels:** currently C7/115, C7/11501, and C7/50-A-3. (proposed to be recombined)  
**Total Site Area:** 63.62 acres  
**Total New Impervious:** 23.10 acres (56.1% impervious area)  
**Zoning:** CM and RM (Commercial Mixed & Residential) and WS-IVPA Yadkin River Watershed Protected Area

**10-70 Request**

Section 15A NCAC 02B .0216 of the North Carolina Administrative Code states that local governments may allow up to 10 percent of their watershed area to be developed and built upon up to 70 percent built-upon surface. The area built upon is then considered impervious. The remaining 30 percent that is not built upon is termed pervious area. This is commonly referred to as the 10/70 option. Without the 10/70 option, the maximum impervious area is 24 percent of the total site area.

Section 10.1 (C) of the Bermuda Run Zoning Ordinance provides this option. A total of 300 acres was granted to Bermuda Run by Davie County when zoning was established. A minimum of 50 acres of impervious area has been reserved by the Town. A total of 32.4 acres of property have previously received a 10/70 allocation. Therefore, a total of 218 acres may receive a 10/70 allocation.

The applicant is petitioning the Town of Bermuda Run for the approval of a 10/70 provision for 57.4 acres of project area for a multi-mixed use residential project. The applicant is proposing 23.10 acres of impervious area on the site. The total impervious areas of the site would be 40.42% percent. If approved, this allocation would permit up to 70% of the impervious area on the site.

The applicant proposes constructing a mixed-use multi-family project. The 3 lots are not currently in the Town limits, but the applicant has submitted a voluntary annexation petition to run concurrently with this 10/70 allocation request.

**Comprehensive Plan**

The site is located in the "Crossroads Commercial" and "Rural Residential" designations as identified in the Town's Comprehensive Plan. The following is a description of the character area:

*This land use classification is intended for commercial uses that have a more regional draw and may serve residents outside of the immediate area. The area included in this classification is located in close proximity to the crossroads of Interstate 40, US Highway*



*158, and NC Highway 801. Uses primarily include retail, restaurants, medical services, and professional offices.*

*The Rural Residential land use classification encourages single family residential development that is suburban in nature, occurring primarily in subdivisions.*

The plan includes the following objectives and strategies:

**OBJECTIVE 3:** Support steady, managed growth with additional residential and retail development.

**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 residents.

Residential growth should include a variety of large lot, small lot, patio home, townhome, and upper floor residential units in mixed use buildings at densities compatible with surrounding development but substantial enough to support new retail and service uses. Existing residential development should also be protected from incompatible uses.

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

The building prototypes depicted on the following pages are intended to provide guidelines for the form, massing, and materials for different building types throughout the Town's jurisdiction. These prototypes are intended to promote building compatibility and cohesiveness, but not monotony. Architects and designers are encouraged to incorporate design elements that are common to the Town, while designing creative and unique structures within it. For example, a building facade can be balanced without being symmetrical.

#### **Town Council Review**

According to Section 10.1 (C) (7) of the Zoning Ordinance, all requests for the 10/70 provision shall be decided by the Town Council after a duly advertised public hearing. In making a decision regarding the 10/70 allocation the Council should consider the following:

1. The amount of 10/70 acreage remaining to be allocated.
2. The type and location of development.
3. The type and location of required pervious surfaces.
4. Stormwater impacts.
5. Any other factor which the Town Council feels is significant to the development and future of Bermuda Run. The following questions are provided for consideration:
  - a. Will the proposed use/building improve the tax base of the Town?
  - b. How many jobs will the proposed use provide?
  - c. Is the proposed use compatible with other uses in the area and with the Town of Bermuda Run Comprehensive Plan?
  - d. Is the proposed building design compatible with other buildings in the area?
  - e. Is the applicant proposing enhanced site improvements to mitigate or improve stormwater runoff?
  - f. Is the amount of impervious requested the minimum amount necessary to complete the proposed development?



**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, July 11, 2023**, 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:

**10/70 Request.** Bermuda Run Investments, LLC has applied to request a 10/70 provision on approximately 57.4 acres of project area land. The subject properties are located along Hall Walker Lane and Yadkin Valley Road and is further described as parcels of the Davie County Tax Map C7/115, C711501 and C7/50-A-3.

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:

June 29, 2023

July 6, 2023

Send bill and affidavit of publication to:

Bermuda Run Town Clerk

Town of Bermuda Run

120 Kinderton Boulevard, Suite 100

Bermuda Run, NC 27006



## 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		Board Review Items:	✓	Fee
Subdivision:	✓	Rezoning (Map Amendment)		
Major Subdivision		Standard Rezoning	<input type="checkbox"/>	
Sketch Plan	<input type="checkbox"/>	Conditional District Rezoning	<input type="checkbox"/>	
Preliminary Plat	<input type="checkbox"/>	Text Amendment	<input type="checkbox"/>	
Construction Plans	<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	
Final Plat	<input type="checkbox"/>	Design Waiver:	<input type="checkbox"/>	
Minor Subdivision		Other: _____	<input checked="" type="checkbox"/>	
Final Plat	<input type="checkbox"/>			
Site Plans:				
Level II Site Plan	<input type="checkbox"/>			
				Fee Total _____

2. Project Information	
Date of Application <u>5/5/2023</u>	Name of Project <u>Walkers Retreat</u> Phase # _____
Location <u>139 &amp; 297 Hall Walker Lane</u>	Property Size (acres) <u>63.62</u> # of Units (residential) <u>508 max.</u>
Location <u>233 Yadkin Valley Road</u>	Current Zoning <u>CM &amp; RM</u> Proposed Zoning <u>No Change</u>
Current Land Use <u>Vacant Land &amp; Residential SF</u>	Proposed Land Use <u>Residential Multifamily, Townhomes, Single-Family</u>
Tax Parcel Number(s) <u>5872-17-6033; 5872-17-7454; 5872-27-6281</u>	

3. Contact Information	
Bermuda Run Investments, LLC c/o Brian Ford	
Developer	Greensboro, NC
7 Corporate Center Court, Suite B	City, State Zip
Developer Address	
(336) 707-0480	
Telephone	Fax
DocuSigned by: <u>Brian Ford</u>	<u>5/11/2023</u>
Brian Ford	Date
Signature <u>2AD98121ABCA477...</u>	Print Name

Stephen Owen / Stimmel Associates, PA	Marc Robert Largent & Susan Williams Largent
Agent (Registered Engineer, Designer, Surveyor, etc.)	Property Owner
601 N. Trade Street, Suite 200	233 Yadkin Valley Road
Address	Address
Winston-Salem, NC 27101	Advance, NC 27006
City, State Zip	City, State Zip
(336) 723-1067	
Telephone	Fax
<u>Stephen Owen</u>	<u>Susan Largent</u>
Signature	Signature
Print Name	Print Name
Date <u>05/10/2023</u>	Date <u>5/11/23</u>





## 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	Board Review Items:	✓	Fee
<i>Major Subdivision</i>			Rezoning (Map Amendment)		
Sketch Plan	<input type="checkbox"/>	_____	Standard Rezoning	<input type="checkbox"/>	_____
Preliminary Plat	<input type="checkbox"/>	_____	Conditional District Rezoning	<input type="checkbox"/>	_____
Construction Plans	<input type="checkbox"/>	_____	Text Amendment	<input type="checkbox"/>	_____
Final Plat	<input type="checkbox"/>	_____	Special Use Permit	<input type="checkbox"/>	_____
<i>Minor Subdivision</i>			Design Waiver:	<input type="checkbox"/>	_____
Final Plat	<input type="checkbox"/>	_____	Other: _____	<input checked="" type="checkbox"/>	_____
<b>Site Plans:</b>					
Level II Site Plan	<input type="checkbox"/>	_____			

Fee Total \_\_\_\_\_

### 2. Project Information

Date of Application 5/5/2023 Name of Project Walkers Retreat Phase # \_\_\_\_\_  
 Location 139 & 297 Hall Walker Lane Property Size (acres) 63.62 # of Units (residential) 508 +/-  
233 Yacklin Valley Road Current Zoning CM & RM Proposed Zoning No Change  
 Current Land Use Vacant Land & Residential SF Proposed Land Use Residential Multifamily, Townhomes, Single-Family  
 Tax Parcel Number(s) 5872-17-6033; 5872-17-7454; 5872-27-6281

### 3. Contact Information

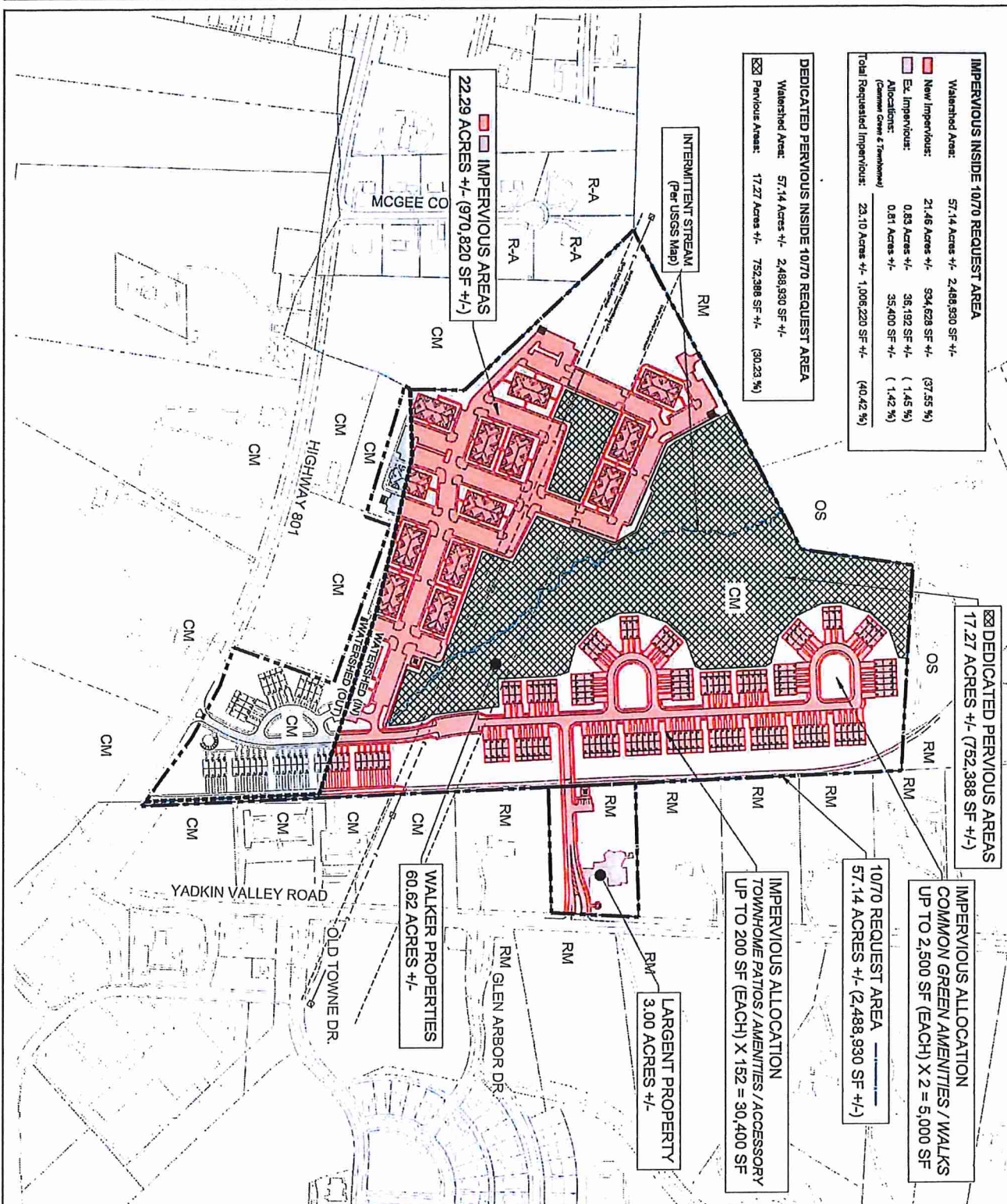
Bermuda Run Investments, LLC c/o Brian Ford  
 Developer  
 7 Corporate Center Court, Suite B Greensboro, NC  
 Developer Address City, State Zip  
 (336) 707-0480  
 Telephone DocuSigned by: Brian Ford Fax 5/11/2023  
 Signature Brian Ford Print Name Date

Stephen Owen / Stimmel Associates, PA  
 Agent (Registered Engineer, Designer, Surveyor, etc.)  
 601 N. Trade Street, Suite 200  
 Address  
 Winston-Salem, NC 27101  
 City, State Zip  
 (336) 723-1067

Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Signature Stephen Owen Print Name STEPHEN OWEN Date 05/10

Thomas Hall Walker Etal & Linda Carol Smith  
 Property Owner  
 46 Sunset Drive  
 Address  
 Titusville, FL 32780  
 City, State Zip

Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 Signature Julian P. Robb Print Name Julian P. Robb Date 5/12/23



**IMPERVIOUS INSIDE 10/70 REQUEST AREA**

Watershed Area:	57.14 Acres +/-	2,488,930 SF +/-
New Imperious:	21.46 Acres +/-	934,628 SF +/- (37.55 %)
Ex. Imperious:	0.83 Acres +/-	36,192 SF +/- (1.45 %)
Allocations:	0.81 Acres +/-	35,400 SF +/- (1.42 %)
(Common Green & Amenities)		
Total Requested Imperious:	23.10 Acres +/-	1,005,220 SF +/- (40.42 %)

**DEDICATED PERVIOUS INSIDE 10/70 REQUEST AREA**

Watershed Area:	57.14 Acres +/-	2,488,930 SF +/-
Previous Areas:	17.27 Acres +/-	752,388 SF +/- (30.23 %)

**DEDICATED PERVIOUS AREAS**  
17.27 ACRES +/- (752,388 SF +/-)

**IMPERVIOUS ALLOCATION**  
COMMON GREEN AMENITIES / WALKS  
UP TO 2,500 SF (EACH) X 2 = 5,000 SF

**10/70 REQUEST AREA**  
57.14 ACRES +/- (2,488,930 SF +/-)

**IMPERVIOUS ALLOCATION**  
TOWNHOME PATIOS / AMENITIES / ACCESSORY  
UP TO 200 SF (EACH) X 152 = 30,400 SF

**LARGENT PROPERTY**  
3.00 ACRES +/-

**WALKER PROPERTIES**  
60.62 ACRES +/-

**VICINITY MAP**

**SITE DATA**

Address:	10/70 Watershed
Parcel ID:	10/70 Watershed
Project Name:	Walker's Retreat
Project Address:	10/70 Watershed
Project City:	Bermuda Run
Project State:	NC
Project Zip:	28708
Project Phone:	(817) 232-1000
Project Email:	info@stimmel.com
Project Website:	www.stimmel.com

**PREPARED BY:**  
stimmel

**DESIGNED BY:**  
stimmel

**ENGINEERED BY:**  
stimmel

**DATE:**  
03/20/2016

**PROJECT NO.:**  
10/70 Watershed

**DRAWN BY:**  
G-801

**WALKER'S RETREAT**  
Town of Bermuda Run / Davie County, NC

**PLANS FOR:**

- ☒ PRE-SUBMITTAL
- ☐ SUBMITTAL
- ☐ REVISED SUBMITTAL

**CLIENT:**  
Bermuda Run Properties, LLC  
10/70 Watershed  
Bermuda Run, NC 28708

**STIMMEL ASSOCIATES, P.A.**  
10/70 Watershed  
Bermuda Run, NC 28708

**SEAL**

**PROJECT NAME & LOCATION**



#### 4. Description of Project

a. Briefly explain the nature of this request:

57.14 acres of the proposed mixed use residential development is within the Yadkin River WS-IV-P watershed.

The request is to develop a high density residential development up to a maximum of 8 units per acre and up to

40.42 % or 1,006,220 square feet (23.10 acres) of impervious area within the Yadkin River WS-IV-P per Chapter 10(C)

The 10/70 Provision of the Bermuda Run Zoning Ordinance.

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





To: Andrew Meadwall  
Town Manager  
Town of Bermuda Run, NC  
120 Kinderton Blvd, Suite 100  
Bermuda Run, NC

From: LJB Engineering PC & Bermuda Run Investments, LLC

Date: 05/04/2023

Subject: 10/70 Watershed Provision Post-Construction Run-off Certification

Dear Andrew:

I hereby certify that post-construction run-off for the proposed development, known as "Hall-Walker Development", located north of 348 NC-801, Advance, NC will not be substantially significant or will not substantially impact adjacent properties when compared to preconstruction run-off. The proposed development will utilize stormwater control measures to meet or exceed post-construction run-off requirements by controlling the run-off created by the added impervious area. If you have any questions or need further information, please do not hesitate to contact me at 937-259-5022 or [mpaton@ljbinc.com](mailto:mpaton@ljbinc.com).

Sincerely,

LJB Inc.

Max Paton, PE  
Project Manager  
937-259-5022



\*Distribution list: Laurie Ford, Jon Ford, Brian Ford



STRUCTURAL



FALL PROTECTION  
SAFETY



TRANSPORTATION



SITE DESIGN



SURVEY



WATER  
RESOURCES



TECHNOLOGY  
& INNOVATION



**TO: Town Council**  
**FROM: Staff**  
**Date: July 11, 2023**  
**RE: ABC Board Appointment**

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Talmadge Brown's term serving on the Triad Municipal ABC Board representing the Town of Bermuda Run ends on June 30, 2023. The Triad Municipal ABC Board evolved to govern the ABC stores and operations in Winston-Salem and the towns of Clemmons, Lewisville, Bermuda Run, Yadkinville, Oak Ridge, and Kernersville. The annual budget is approximately \$55 to \$60 million. There are 9 members on the board: 3 from Winston-Salem and one member each from the other 6 municipalities.

Board members are appointed by their municipalities and have authority over the administration of the real estate, personnel, and retail sales of liquor in their communities. They monitor quarterly distributions to their municipalities. Boards are independent units of government. Board members are expected to be good stewards of public funds and to maintain safe and orderly sales of liquor.

Each Board member serves a term of three years and no one individual may serve more than two consecutive terms. The Chairman of the Board may serve for a one-year term. The Chairman is selected from among the Board members, with the chairmanship rotating between members of each of the municipalities.

Board members should have interest in public affairs, good judgment, knowledge, and good moral character. They are responsible to be familiar with and to operate within the boundaries of North Carolina Alcoholic Beverage Control laws and regulations. Board members receive two hours of ethics training to ensure no conflicts of interest.

The board meets at 4:00 pm on the third Tuesday of each month at the Administrative Offices of the Board at 3127 Starlight Drive, Winston-Salem NC 27107. The next meeting of the Board is on July 18<sup>th</sup>, 2023.

The Administrator prepares the agenda which typically includes the following:

*Pledge of Allegiance*

*Approval of previous month's meeting minutes*

*Review and approval of the month's financial report by Finance Manager (sales, expenses etc.)*

*Staff reports concerning store operations, personnel issues if any, warehouse operations, and law enforcement.*

*Member comments*

*Administrator comments*

*Chairman comments*

*Adjournment*