



Town of Bermuda Run
Planning Board and Board of Adjustment Agenda

120 Kinderton Boulevard, Suite 100
Bermuda Run, NC 27006
Wednesday September 20, 2023, 6:00pm

1. Call to Order

- 2. Disclosure of Conflicts of Interest**-it is the duty of every Board member to avoid conflicts of interest. Does any Board member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.

3. Recognition of Quorum

4. Approval of Planning Board Agenda

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

5. Approval of Planning Board Minutes

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

6. Citizen Comments

7. Permit Reports & Zoning Administrator's Update

8. Town Manager's Update

9. Review Comprehensive Plan Updates

The Board will review amendments to the 2023 Comprehensive Plan.

Planning Board Action

Following review of the proposed amendments, the Board is requested to make a recommendation following a motion and a second for one of the items below:

- **Recommendation Approval:** The Board finds that the amendment is consistent with goals and objectives of the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Board finds that the amendment is not consistent with the goals and objectives of the Town of Bermuda Run Comprehensive Plan and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

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

9. Other Business

10. Board Member Comments

11. Adjournment

Bermuda Run Planning Board/Board of Adjustment

Regular Meeting

Draft Minutes

Wednesday, May 17, 2023

6:00 PM

Bermuda Run Town Hall

I. Call to Order

Attendee Name	Title	Status
Tom Brady	Board Member	Present
Tony Krasienko	Board Member	Absent
Rod Guthrie	Chairman	Present
David Strand	Board Member	Present
Leigh Anne Joyce	Board Member	Absent
Sharon Anderson	Board Member	Present
Dylan Hines	Board Member	Present
Howard Rush	Board Member	Present

II. Recognition of Quorum

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

III. Approval of Planning Board Amended Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Tom Brady
SECONDER: David Strand
AYES: Guthrie, Brady, Strand, Rush, Hines, Anderson
ABSENT: Joyce, Krasienko

IV. Approval of Planning Board Minutes—March 15, 2023

RESULT: APPROVED [UNANIMOUS]
MOVER: Rush
SECONDER: Tom Brady
AYES: Guthrie, Brady, Strand, Hines, Anderson, Rush
ABSENT: Joyce, Krasienko

V. Public Comment

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

Andrew Meadwell updated the Board and audience on recent projects occurring in and around Town.

VII. Review Zoning Text Amendment TA-2023-02

The Board reviewed staff report to the text amendment to Zoning Ordinance Section 10-C-4 Use Limitations. The Board made a recommendation to approve amendment and forward to Town Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anderson
SECONDER:	Tom Brady
AYES:	Guthrie, Brady, Strand, Hines, Anderson, Rush
ABSENT:	Joyce, Krasienko

VIII Other Business**IX. Board Member Comments**

None.

X. Adjournment

RESULT:	ADJOURNMENT [UNANIMOUS]
MOVER:	David Strand
SECONDER:	Sharon Anderson
AYES:	Guthrie, Brady, Strand, Rush, Strand, Anderson, Hines
ABSENT:	Krasienko, Joyce

MEMORANDUM

TO: Planning Board, Town of Bermuda Run
FROM: Jason Epley, AICP, President
DATE: September 13, 2023
RE: Comprehensive Plan Updates

From February 2022 to January 2023, the Planning Board developed the 2023 Comprehensive Plan, and forwarded it to the Town Council with a favorable recommendation. As part of the development of the updated Comprehensive Plan, the Planning Board drafted several significant changes to the Future Land Use map. The intent of this change was to leverage Residential Growth to reflect "subdivision" style growth in areas defined as either Rural Residential or Village Residential.

The Town Council raised concerns regarding the creation of the new Future Land Use Category and the elimination of the Rural Residential category, as it would create inconsistency with prior adopted Comprehensive Plans. The Council requested the Residential Growth Category be removed and reverted back to the Rural Residential category designation. After a public meeting and a public hearing, the Plan was adopted with this change on April 11, 2023.

Soon after the adoption of the Plan, the Town Council discovered these changes were not fully incorporated into the Future Land Use Map nor were the associated category descriptions updated. Additionally, it was discovered that a portion of the land adjacent to Kinderton Village behind Lowes Foods was designated with the Mixed-Use designation.

The following changes are being proposed to amend the Future Land Use Map and refine the definitions of the future land use categories within the Comprehensive Plan. These include:

1. Amend the Future Land Use Map to reflect the areas originally identified in 2017 as Village Residential plus the new areas near 1-40 and US Highway 158 as Village Residential.
2. Amend the Future Land Use Map area at Kinderton Village from Mixed Use to Crossroads Commercial
3. Amend the Future Land Use descriptions of Village Residential, Rural Residential, and Crossroads Commercial.

The proposed Future Land Use descriptions for Village Residential, Crossroads Commercial and Rural Residential and the Future Land Use Map changes described above are displayed on pages 2 and 3. In addition to these changes, several minor edits are outlined on page 4 of this memorandum.

Proposed Future Land Use Description Changes

(Page 4.3 of the Comprehensive Plan)

VILLAGE RESIDENTIAL (CURRENT)

This land use classification is applied to the Kinderton Village neighborhood. This development includes mixed residential developments that include a variety of housing types and incorporate open space and recreational opportunities for use by residents. Kinderton Village is located in close proximity to mixed-use and commercial areas, and is intended to be connected to these areas by pedestrian and/or bicycle facilities. Kinderton Village is an existing development that is mostly built-out.

VILLAGE RESIDENTIAL (PROPOSED REVISION)

This land use classification is intended to facilitate medium density residential development that includes a variety of housing types and incorporates open space and recreational opportunities for residents. The areas designated as Village Residential are intended to be connected by pedestrian and/or bicycle facilities. Churches, schools, and other uses that are typically compatible with residential uses are also permitted in these areas.

CROSSROADS COMMERCIAL (CURRENT)

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 Interstate 40, US Highway 158, and NC Highway 801. Uses primarily include retail, restaurants, medical services, and professional offices.

CROSSROADS COMMERCIAL (PROPOSED REVISION)

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 Interstate 40, US Highway 158, and NC Highway 801. Uses primarily include retail, restaurants, medical services, professional offices, and may include residential uses.

RURAL RESIDENTIAL (CURRENT)

This land use classification encourages future single family residential development that is suburban in nature, occurring primarily in subdivisions. Churches, schools, and other uses that are typically compatible with residential uses are also encouraged in the rural residential areas.

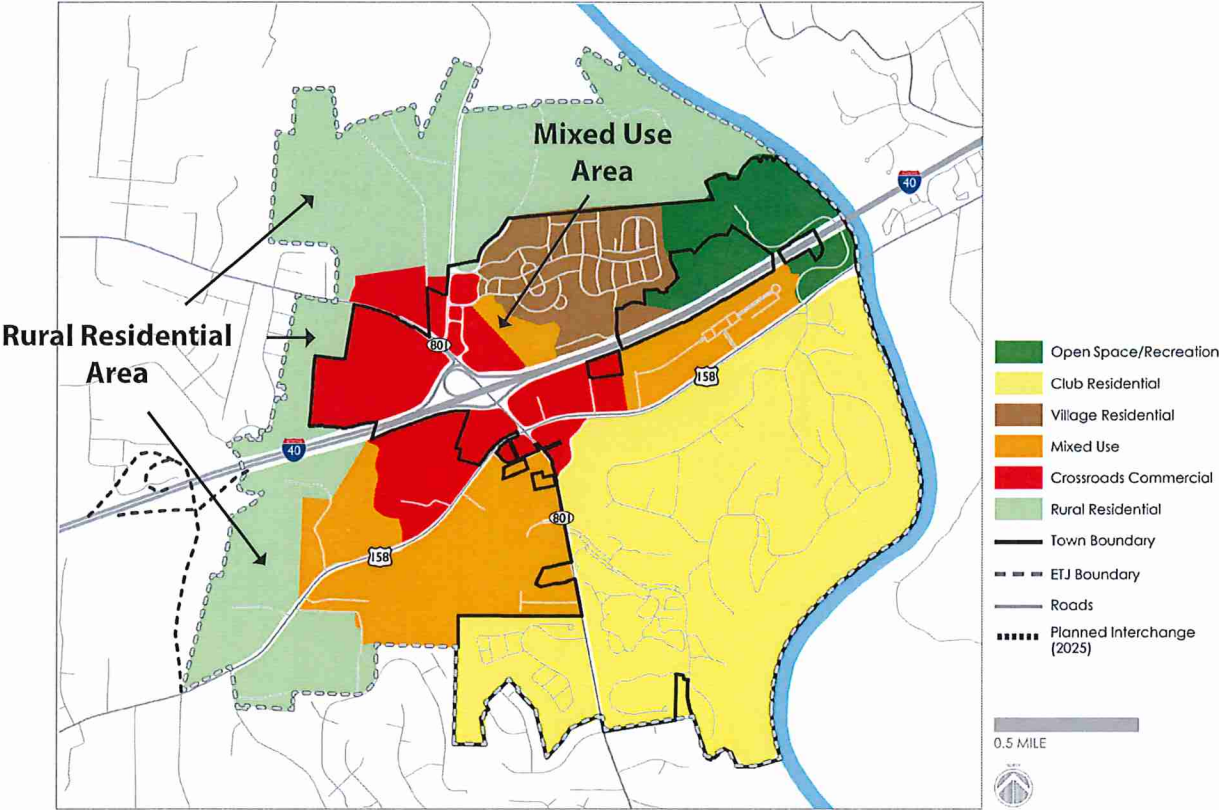
RURAL RESIDENTIAL (PROPOSED REVISION)

This land use classification is predominantly intended to foster a low density single-family residential use, as well as the preservation of existing agricultural land uses. Homes should be situated on lots with a minimum size of 2 acres. The Rural Residential Land Use designation has been applied to the northern portion of the Planning Area, along Yadkin Valley Road and eastward toward the Yadkin River.

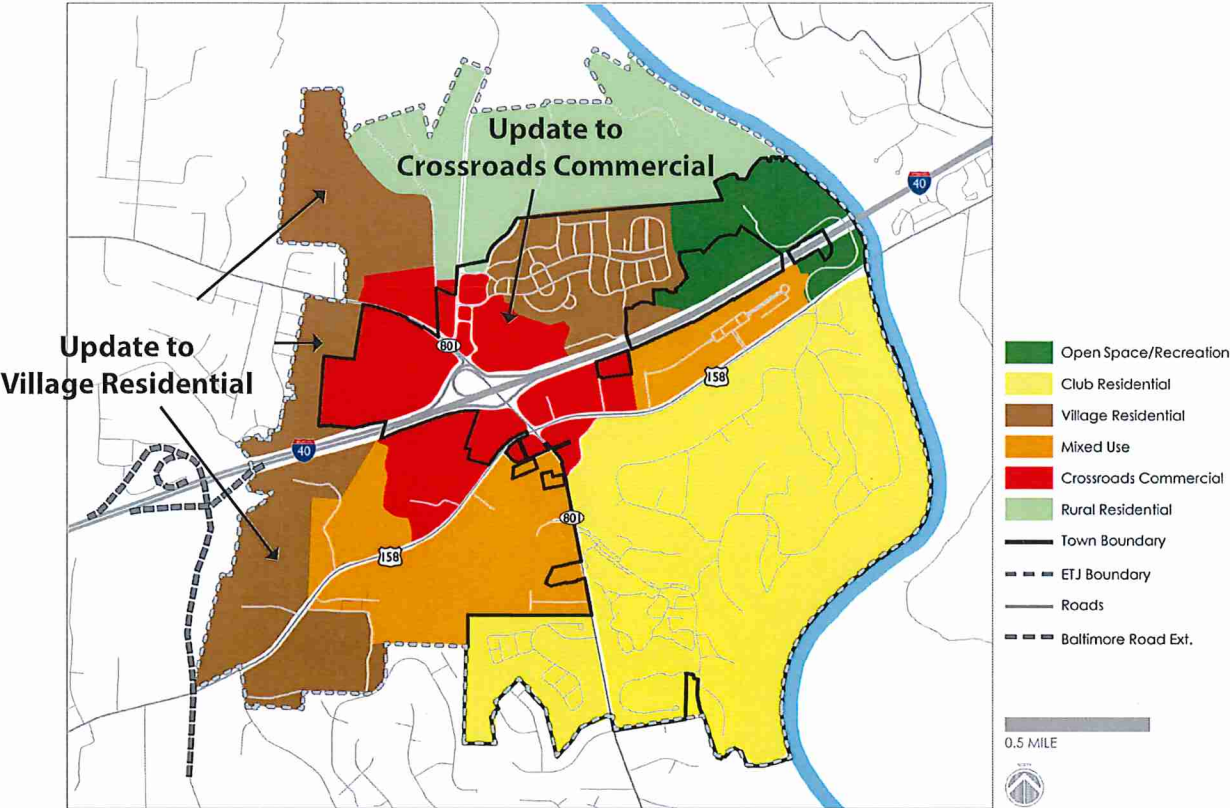
Proposed Future Land Use Map Revisions

(Pages 3.3, 4.1, and 4.4 of the Comprehensive Plan)

▼ APRIL 2023 - ADOPTED FUTURE LAND USE MAP



▼ SEPTEMBER 2023 - PROPOSED CHANGES TO FUTURE LAND USE MAP



Proposed Minor Edits

(Pages vii, 2.1, 2.11, 4.15, and 5.12 as noted below)

Pages vii, 4.15, and 5.12:

Replace the word Hillsdale with Mixed Use in Strategy 8.4. The Hillsdale reference was not updated to Mixed Use after the Town Council workshops in February.

Strategy 8.4 Work with NCDOT, property owners, and developers to establish a southwest connector road between US 158 West and NC 801 South through the ~~Hillsdale~~ **Mixed Use** future land use classification area southwest of that intersection.

Page 2.1: Correct misspelling of “available”

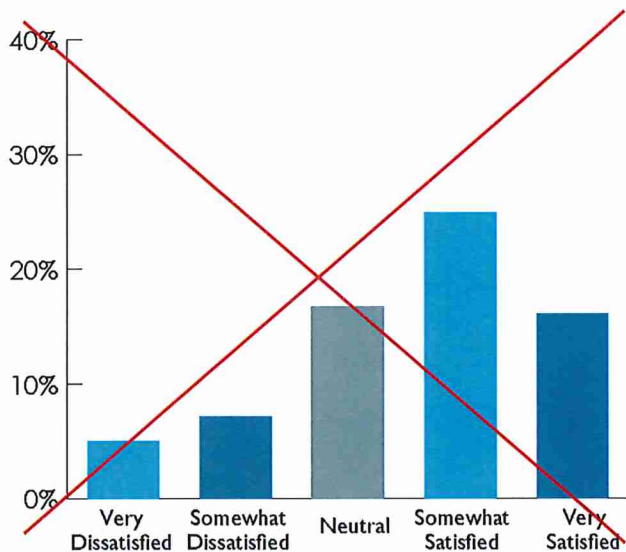
Page 2.11:

There was an unintentional error on the graphic for the results to public survey question 9. The results, as displayed, did not add up to 100% due to the incorrect sizing of the graphic. This graphic was revised from what is shown on the left below to what is shown on the right below.

PUBLIC SURVEY - QUESTION 9

Are you satisfied with the efforts the Town has made regarding transportation infrastructure?

▼ FIGURE 2.10 TRANSPORTATION INFRASTRUCTURE (OLD)



▼ FIGURE 2.10 TRANSPORTATION INFRASTRUCTURE (NEW)

