



PROPOSED AGENDA
Bermuda Run Town Council Meeting
Tuesday, January 9, 2024
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 and Voting Rule Procedures-Town Attorney Brian Williams

5. Adoption of the Agenda

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

6. Approval of the December 12, 2023, Town Council Meeting Minutes

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

7. Citizen's Comments

8. Proposed Action Items

A. Text Amendment-2023-03-Multifamily Residential and Maximum Building Height

The purpose of this text amendment is to amend allowable building heights, remove multifamily from the GB General Business Zoning District, amend table 9.49 to include residential, townhouse as a permitted use with conditions and removing Open Space Residential and General Business.

The Planning Board at its October 18th, 2023, Meeting voted 5-0 to approve the request with changes.

➤ **Mayor Brannon Opens Public Hearing**

➤ **Mayor Brannon Closes Public Hearing**

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

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

B. Annexation Request

The Town has received petition(s) for a contiguous and a noncontiguous annexation of property being described as Davie County Tax Parcels D70000021101, D70000021102 and D700000201 and referenced as the "Potts Property". On November 14, 2023, the Town Council adopted a Resolution directing the Town Clerk to investigate the petition. On January 11, 2022, the Town Clerk presented a Certificate of Sufficiency of the petition. The Town Council declared a public hearing on the issue for voluntary annexation be held at Town Hall on Tuesday, January 9th, 2024, at 6:00pm.

➤ **Mayor Brannon Opens Public Hearing**

➤ **Mayor Brannon Closes Public Hearing**

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

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

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

The Town has received petition(s) for a contiguous and a noncontiguous annexation of property being described as Davie County Tax Parcels C700000115, C70000011501, C700000112 and referenced as the "Hall Walker and Wake Forest Baptist Medical "properties.

To proceed with further consideration to annex properties, the Town Council will need to adopt the enclosed resolution.

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

Set February 13th, 2024, as Public Hearing date for Annexation consideration:

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

D. Appointment of Town Council Member

The Town Council seat previously held by current Mayor Mike Brannon, is available for appointment. NC G.S. 160A-63 allows the Town Council to fill any vacancy created. The Town Council will follow the "Motion and Vote" method for appointment. The individual appointed to the seat will serve the remainder of the term, which ends December 9th, 2025.

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

E. Town Manager Report/Comments

a. Monthly Account Detail Report

F. Council / Mayor Comments

G. Adjourn

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

Town of Bermuda Run

Town Council Meeting Minutes

December 12, 2023 – 6:00 PM

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, December 12, 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, Mike Ernst, Heather Coleman, 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 of a reflective moment of silence

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

Adoption of the Agenda

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

Approval of the November 14, 2023 Council Meeting Minutes

Council Member Mike Ernst made a motion to approve the November 14, 2023 Council Meeting Minutes. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Citizen Comments – None

Mayor and Council Transition

- a) Recognition of Council Members Curtis Capps and Heather Coleman-Mayor Rick Cross
- b) Oath of Office Administered to Mayor-Elect Mike Brannon-The Honorable Judge Lori Hamilton
- c) Recognition of Mayor Rick Cross-Mayor Brannon
- d) Oath of Office Administered to Rae Nelson and Jeff Tedder –The Honorable Judge Lori Hamilton (administered separately)
- e) Brief Recess and Seating of New Town Council

Election of Mayor Pro Tempore

Pursuant to North Carolina General Statute 160A-70: “At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the pleasure of the council. A council member serving as mayor pro tempore shall be entitled to vote on all matters and shall be considered a council member for all purposes, including the determination of whether a quorum is present. During the absence of the mayor, the council may confer upon the mayor pro tempore any of the powers and duties of the mayor.”

Council Member Melinda Szeliga made a motion to re-appoint Council Member Mike Ernst to the position of Mayor Pro Tempore. Council Member Jeff Tedder seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.

Amend Adopted 2023 Town Council Meeting Schedule

Staff requests that the December 21, 2023, Agenda Meeting be cancelled, and the 2023 Town Council Meeting Schedule be amended meeting the requirements of NC G.S § 143-318.12.

Council Member Mike Ernst made a motion to cancel the December 21, 2023 Council Agenda Meeting. Council Member Rae Nelson seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.

Adopt the presented 2024 Town Council Meeting Schedule

As required by NC GS § 143-318.12. Staff presents the proposed 2024 Town Council Meeting Schedule. The proposed schedule keeps the Council meetings on the second Tuesday of each month at 6:00pm and the Council Agenda meetings on the Fourth Tuesday of each month at 8:30am.

Council Member Melinda Szeliga made a motion to approve the meeting schedule as presented. Council Member Jeff Tedder seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.

Town Manager Report/Comments – Monthly Account Detail Report

Mayor Comments – *Mayor Mike Brannon thanked everyone that participated in tonight’s meeting. He welcomed the new Council Members and shared that the vacant seat will be filled by recommendation of the Council. He also shared that the 3rd Annual Christmas in Bermuda Run was a success and thanked all that volunteered.*

Adjourn

With no further business to discuss, Council Member Mike Ernst made a motion to adjourn. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.

Approved

Respectfully Submitted

Mike Brannon, Mayor

Cindy Poe, Town Clerk



TO: Town Council
FROM: Town Staff
Date: January 9, 2024
RE: TA-2023-03 Multi-family Residential and Building Height Text Amendments

Basic Information

Applicant: Town of Bermuda Run

Applicable Sections: Chapter 3 Zoning District 3.2-G
 Chapter 3 Zoning Districts 3.4 Dimensional Requirements
 Chapter 3 Zoning Districts 3.4 E Height Limitations
 Chapter 3 Zoning Districts 3.5 Table of Uses
 Chapter 9 Additional Conditions for Certain Uses 9.49 (A)

Purpose of Text Amendments Background Information:

After the adoption and publication of the Bermuda Run Comprehensive Plan Town Staff, working with Benchmark Planning, began studying current state of land uses and future land uses and ways to bring better alignment with what we heard from residents in the Comprehensive Plan surveys and public input.

A focal point of the group was identifying what qualities, characteristics, uses, activities, or other elements should be replicated in the Town to meet the Comprehensive Plan Land Use Goal to “Promote development that is compatible with the Town’s character, while preserving environmentally sensitive areas, open spaces, and recreational opportunities.

As a result of this work the Town is proposing the following amendments regarding development of the Bermuda Run Zoning Ordinance to meet this goal:

- Remove “multi-family” as permitted use within the General Business Zoning District (3.2) and (3.5)
- Reduce maximum building heights in all zoning districts to a maximum of 45 feet and 3 stories (3.4)
- Add exception to maximum building heights. (3.4. E)
- Require Townhomes to be permitted with conditions subject to section 9.49 (3.5)
- Amend Residential Multi-family maximum number of residential units table by deleting Open Space and General Business districts (9.49A)

The amendments are supported by the following Objectives and strategies of the Bermuda Run Comprehensive Plan:

- Objective 1 Strategy 1.1 Utilize the Future Land Use Map to guide growth and development that is compatible with the existing characteristics of the community, surrounding land uses, and available infrastructure and services.
- Objective 1-Strategy 1.2 Evaluate the Town’s land use regulations and zoning map for consistency with the Comprehensive Plan and update as necessary.
- Objective 3-Strategy 3.2 Continue to utilize building prototype designs to guide new infill and master-planned development, helping to ensure architectural compatibility and cohesiveness
- Objective 3 Strategy 3.4 Engage the community in conversations regarding policies and regulations to help maintain unique areas of the Town while unifying architectural elements, signage, landscaping, pedestrian connections, vehicular connections, and geographic nomenclature.

The following Chapters and sections are proposed to be amended. ~~Language with strikethrough and Highlighted are to be deleted.~~ **Language that is red and in bold is being added.**

Chapter 3 Zoning Districts 3.2 (G) General Business District (GB and GB-CD)

(1) Intent

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

Chapter 3 Zoning Districts 3.4 Dimensional Requirements

Table 1. General Requirements

District	Maximum Residential Density (units per acre) ³	Minimum Non-Residential Lot size (sq feet) ³	Minimum Lot Width (feet) ¹	Minimum Public Street Frontage (feet)	Maximum Building Height (feet) ^{2,4}
OS	1 – 3 See section 3.2.(A)	20,000	120 unless in a cluster subdivision - see section 3.2.(A)	25	60 45
CR	4	20,000	85	25	60 45
RM	8	none	50	25	60 45
VM	15	none	25	25	60 45
CM	8	none	50	25	60 45
GB	15	none	50	25	60 45
MH-O	same as the underlying district	none	same as the underlying district	25	same as the underlying district
GC-O	same as the underlying district	none	same as the underlying district	25	same as the underlying district
MP-O	subject to Conditional District standards	subject to Conditional District standards	subject to Conditional District standards	subject to Conditional District standards	subject to Conditional District standards

¹ Minimum lot width shall not apply to townhouse developments. No lot width below 60 feet shall have a driveway directly accessing the fronting street. All driveways for lots of less than 60 feet shall access rear-loaded alleyways.

² No single-family residential building shall exceed 45 feet or two (2) stories plus a walk-out basement and no other building shall exceed five ~~(5)~~ **(3)** stories.

³ For areas lying within a state regulated watershed, maximum residential density and non-residential development built-upon limits shall be as established within the watershed regulations listed in section 10.1

⁴ **Existing non-residential structures and expansions to those structures shall be allowed to build to their current building heights.**

Chapter 3 Zoning Districts 3.5 Table of Uses

P = Permit from Zoning Administrator	DISTRICTS								Additional Conditions
S = S.U.P. from Board of Adjustment									
P/C = Permit from Zoning Administrator; use must meet additional conditions									
S/C = S.U.P from Board of Adjustment; use must meet additional conditions									
"-" = Not permitted									
"U" = Uses determined by underlying district	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
USES	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
RESIDENTIAL USES									
Residential, multi-family	-	S/C	S/C	U	U	P/C	P/C	P/C	9.49
Residential, townhouse	-	P/C	P/C	U	U	P/C	P/C	-	9.49

Chapter 9 Additional Conditions for Certain Uses 9.49 Residential, Multi-Family

- (A) The maximum number of multi-family and residential **townhouse** 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** (**November 2023**):

Zoning District	Total Acres	Maximum Dwelling Units per Acre (DUA)	Maximum Total Units	Maximum % of Multi-family dwelling units	Maximum Multi-family dwelling units
CR	1013.8	4	4,055	10	406
RM	485.1	8	3,880	20	776
CM	465.3	8	3,722	20	744
VM	286	15	4,290	20	858
Total	2,250	n/a	15,947	n/a	2,784

At any time that a zoning map amendment reclassifies an area of land, the maximum number of multi-family residential dwelling units shall be recalculated for each of the affected zoning districts

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

Chapter 3.4 (E) Height Limitation Exceptions

- (4) **The maximum allowed height may be exceeded to a height of 50 ft., if an additional increase of twenty-five linear ground foot in each direction for the required front, rear, and side setbacks.**

Planning Board Recommendation

Following review of the proposed text amendments, the Planning Board Recommend Approval with the following changes:

- Maximum Height in the Commercial Mixed (CM) and General Business (GB) remain at 60 ft.
- Footnote two (2) of Table 1 General Requirements to read “ No residential use building shall exceed 45 feet or three (3) stories plus a walk-out basement and no other non-residential building shall exceed three (3) stories”.
- Recommended deletion of Chapter 3.4 (E) Height Limitation Exceptions “~~(4) —The maximum allowed height may be exceeded to a height of 50 ft., if an additional increase of twenty-five linear ground foot in each direction for the required front, rear, and side setbacks”.~~

Town Council Action:

Following review of the proposed text amendments, the Council is requested to take action following a motion and a second for one of the items below:

- **Recommend Approval:** The Council finds that the amendments are consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Approval with changes:** The Council finds that the amendments are consistent with the Town of Bermuda Run Comprehensive Plan, but the changes agreed upon will make it fully consistent and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Council 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.
- **Defer:** The amendments need additional consideration.



**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, January 9, 2024** 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:

A. Zoning Text Amendment-2023-03-Multifamily Residential and Maximum Building Height

The purpose of this text amendment is to amend allowable building heights, remove multifamily from the GB General Business Zoning District, amend table 9.49 to include residential, townhouse as a permitted use with conditions and removing Open Space Residential and General Business.

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:

**December 28th, 2023 &
January 4th, 2024**

Send bill and affidavit of publication to:

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



TO: Town Council
FROM: Andrew Meadwell, Town Manager
DATE: December 28, 2023
RE: Annexation Assessment "Potts Property Development"

Items for Consideration:

- 213 lot Residential Townhome project
- Current Tax Value of properties: \$933,160.00
- **Ad Valorem Tax Revenue (Real Property) Estimates:**

Fiscal Year	Value	Revenue
24 – 25	\$ 933,160	\$ 1,400
25 – 26	\$ 22,720,000	\$ 34,080
26 – 27	\$ 44,985,600	\$ 68,160
27 – 28	\$68,160,000.00	\$ 102,240

- **Ad Valorem Tax Revenue (Personal Property) Estimates:**

Fiscal Year	Value	Revenue
24 – 25	\$ -	\$ -
25 – 26	\$ -	\$ -
26 – 27	\$ 4,659,375	\$ 6,989
27 – 28	\$9,318,750	\$ 13,978

- **Sales and Use Tax Distribution Estimates**

Fiscal Yr.	Revenue
24 – 25	\$ 5,000
25 – 26	\$ 5,000
26 – 27	\$ 20,000
27 – 28	\$ 53,000

- **Expenditure Estimate**

Fiscal Year	Snow	Street Maint	Solid Waste	Lighting	Tax	Elections	Total
24 – 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25 – 26	\$ -	\$ -	\$ -	\$ 1,300	\$ -	\$ -	\$ 1,300
26 – 27	\$ 400	\$ 1,000	\$ 12,000	\$ 1,300	\$ 2,150	\$ -	\$ 16,850
27 – 28	\$ 400	\$ 1,000	\$ 18,000	\$ 1,300	\$ 2,150	\$400	\$ 17,850

- Project provides beginning portion of the connecting collector boulevard between US Hwy 158 and NC 801 South as identified in the Comprehensive Plan. Boulevard is proposed to be public, maintained by the Town of Bermuda Run
- Internal access streets are private, maintained by HOA.
- 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 426 new residents to the Town.
- Public Safety-Impact to enhanced contracted law enforcement services.



O-2024-01

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-31 and G.S. 160A-58.1 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, January 9, 2024, after due notice by the Davie County Enterprise newspaper on December 28, 2023, and January 4, 2024; 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 January 9, 2024.

RE: PARCELS: D7/201, D7/21101, D7/21102

Parcel: D700000201

BEGINNING AT AN EXISTING 3/4 CAPPED IRON PIPE ON THE NORTHERN LINE OF CLUBCORP NV Nil, LLC, AS DESCRIBED IN DEED BOOK 986 PAGE 303 TRACT 5 AND THE SOUTHWESTERN CORNER OF MOHAMMAD SADAT AS DESCRIBED IN DEED BOOK 200 PAGE 240 ALL AS RECORDED IN THE DAVIE COUNTY NORTH CAROLINA REGISTAR OF DEEDS, SAID EXISTING 3/4 CAPPED IRON PIPE BEING THE SOUTHEASTERN MOST CORNER OF HEREIN DESCRIBED AND HAVING NORTH CAROLINA N.A.D. 83 (2011) GRID COORDINATES BEING NORTH 820,373.2448 FEET AND EAST BEING 1,574,040.447 FEET, THENCE WITH THE NORTHERN LINE OF AFORESAID CLUBCORP NV XIII, LLC, AS DESCRIBED IN DEED BOOK 986 PAGE 303 TRACT 5 (ALSO FOLLOWS THE CORPORATE LIMITS OF BERMUDA RUN) SOUTH 89 DEG. 45 MIN. 27 SEC. WEST DISTANCE BEING 950.95 FEET TO AN EXISTING #4 REBAR NEAR THE CENTER OF A SANITARY SEWER EASEMENT AS DESCRIBED IN DEED BOOK 1080 PAGE 197, SAID REBAR ALSO BEING THE NORTHEASTERN MOST CORNER OF DORCAS FOUNDATION, INC. AS DESCRIBED IN DEED BOOK 1227 PAGE 42, THENCE WITH THE NORTH LINE OF SAID DORCAS FOUNDATION, INC. SOUTH 87 DEG. 24 MIN. 12 SEC. WEST DISTANCE BEING 500.54 FEET TO A TALL 2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF FULLER LAND COMPANY AS DESCRIBED IN DEED BOOK 972 PAGE 765, THENCE WITH THE EASTERN LINE OF SAID FULLER LAND COMPANY NORTH 01 DEG. 52 MIN. 48 SEC. EAST DISTANCE BEING 254.32 FEET TO AN EXISTING 1/2 INCH IRON PIPE BEING THE NORTHWEST CORNER OF LOT 9 AS DESCRIBED RECORDED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME NORTH 00 DEG. 54 MIN. 35 SEC. EAST DISTANCE BEING 52.70 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE CENTERLINE OF SAID CREEK NORTH 65 DEG. 51 MIN. 57 SEC. WEST DISTANCE BEING 11.23 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 51 DEG. 39 MIN. 13 SEC. WEST DISTANCE BEING 56.21 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 28 DEG. 02 MIN. 52 SEC. WEST

DISTANCE BEING 51.97 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 52 DEG. 02 MIN. 46 SEC. WEST DISTANCE BEING 24.19 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 30 DEG. 40 MIN. 58 SEC. WEST DISTANCE BEING 77.43 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE CENTERLINE OF SAID CREEK AND AN EASTERN LINE OF HILLSDALE UNITED METHODIST CHURCH AS DESCRIBED IN DEED BOOK 1 173 PAGE 84 NORTH 24 DEG. 26 MIN. 28 SEC. WEST DISTANCE BEING 39.15 FEET TO A POINT IN THE CENTERLINE OF CREEK, THENCE WITH THE SAME NORTH 17 DEG. 46 MIN. 34 SEC. WEST DISTANCE BEING 58.42 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 09 DEG. 43 MIN. 50 SEC. WEST DISTANCE BEING 28.51 FEET TO THE CENTERLINE OF SAID CREEK ALSO BEING THE NORTHWEST CORNER OF LOT 8 AS DESCRIBED RECORDED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME NORTH 09 DEG. 43 MIN. 50 SEC. WEST DISTANCE BEING 26.75 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 28 DEG. 29 MIN. 15 SEC. WEST DISTANCE BEING 55.27 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 09 DEG. 06 MIN. 44 SEC. WEST DISTANCE BEING 72.41 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK, THENCE LEAVING THE CENTERLINE OF SAID CREEK AND WITH THE SOUTHERN LINE OF LAWRENCE P. DULL AND WIFE LILLIE DULL AS DESCRIBED IN DEED BOOK 129 PAGE 826 NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 50.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 105.79 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 198.80 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 198.80 FEET TO AN EXISTING BENT 1 INCH IRON PIPE, THENCE WITH THE SIUTHERN LINE OF UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28 NORTH 84 DEG. 44 MIN. 40 SEC. EAST DISTANCE BEING 221.54 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF ROY L. POTTS AND WIFE DIANE H. POTTS AS DESCRIBED IN DEED BOOK 134 PAGE. 769 ALSO BEING THE SOUTHERN LINE OF LOT 3 AS DESCRIBED IN DEED BOOK 47 PAGE 571 NORTH 88 DEG. 56 MIN. 31 SEC. EAST DISTANCE BEING 757.76 FEET TO AN EXISTING AXLE BEING A SOUTHWEST CORNER OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 458, THENCE WITH THE SOUTHERN LINE OF SAID GEEJAY INVESTMENTS NORTH 87 DEG. 30 MIN. 52 SEC. EAST DISTANCE BEING 205.29 FEET TO AN EXISTING TALL 1/2 INCH IRON PIPE IN THE WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 470 AND BEING THE NORTHEASTERN CORNER OF HEREIN DESCRIBED, THENCE WITH THE EASTERN LINE OF LOT 6 AS RECORDED IN DEED BOOK 47 PAGE 571 AND THE WESTERN LINE OF SAID GEEJAY INVESTMENTS SOUTH 02 DEG. 04 MIN. 05 SEC. EAST DISTANCE BEING 55.94 FEET TO AN EXISTING CAPPED IRON PIPE BEING THE SOUTHWEST CORNER OF SAID GEEJAY INVESTMENTS AND BEING THE SOUTHWEST CORNER OF PROPERTY SHOWN RECORDED ON PLAT BOOK 6 PAGE 10, THENCE WITH A WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 464 SOUTH 03 DEG. 00 MIN. 16 SEC. EAST DISTANCE BEING 26824 FEET TO AN EXISTING 3/4 INCH IRON PIPE BEING THE SOUTHEASTERN CORNER OF LOT 6 AS SHOWN RECORDED IN DEED BOOK 47 PAGE 51, THENCE WITH A WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 493 SOUTH 13 DEG. 55 MIN. 28 SEC. EAST DISTANCE BEING 270.74 FEET TO AN EXISTING 1/2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF LOT 7 AS SHOWN DESCRIBED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME SOUTH 12 DEG. 20 MIN. 10 SEC. EAST DISTANCE BEING 196.21 FEET -to A 12" CONCRETE POST 4 FEET TALL HAVING NORTH CAROLINA NAD 83 (2011) GRID COORDINATES BEING NORTH 820,782.1071 FEET EASTING BEING 1,574,034.4556 FEET, THENCE WITH THE WESTERN LINE OF AFORESAID MOHAMMAD SADAT AS DESCRIBED IN DEED BOOK 200 PAGE 240 SOUTH 59 DEG. 44 MIN. 10 SEC. WEST DISTANCE BEING 4.10 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME SOUTH 00 DEG. 48 MIN. 12 SEC. EAST DISTANCE BEING 136.08 FEET TO AN EXISTING NAIL AT THE BASE OF AN EXISTING BENT 1/2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF LOT 8 AS SHOWN DESCRIBED IN DEED BOOK 47 PAGE 581, THENCE WITH THE SAME SOUTH 01 DEG. 34 MIN. 05 SEC. EAST DISTANCE BEING 269.88 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 39.217 ACRES MORE OR LESS.

RE: PARCELS: D70000021101 AND D70000021102

BEGINNING AT AN EXISTING 3/4 IRON PIPE BEING THE NORTHEASTERN MOST CORNER OF HEREIN DESCRIBED AND HAVING NORTH CAROLINA N.A.D. 83 (2011) GRID COORDINATES BEING NORTH 822,137.6827 FEET AND EASTING BEING 1,573,895.3685 FEET, SAID EXISTING 3/4 IRON PIPE ALSO BEING THE SOUTHEASTERN CORNER OF GLENN PAUL MILLER AND WIFE WILLIE FAYE MILLER AS DESCRIBED IN DEED BOOK 105 PAGE 802 AND BEING IN THE WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 476, THENCE WITH THE WESTERN LINE OF

SAID GEEJAY INVESTMENTS SOUTH 02 DEG. 05 MIN. 11 SEC. EAST DISTANCE BEING 170.82 FEET TO AN EXISTING CAPPED T-BAR, THENCE WITH THE SAME SOUTH 02 DEG. 02 MIN. 28 SEC. EAST DISTANCE BEING 218.12 FEET TO AN EXISTING 1 INCH SOLID IRON ROD, THENCE WITH THE NORTH LINE OF GEEJAY INVESTMENTS NORTH 87 DEG. 14 MIN. 41 SEC. WEST DISTANCE BEING 209.86 FEET TO AN EXISTING BENT CAR AXLE, THENCE WITH A WESTERN LINE OF THE SAME SOUTH 01 DEG. 50 MIN. 10 SEC. EAST DISTANCE BEING 208.77 FEET TO AN EXISTING AXLE IN THE NORTH LINE OF DIANE H. POTTS AND GRAY A. POTTS AS DESCRIBED IN DEED BOOK 529 PAGE 939, THENCE WITH THE NORTH LINE OF SAID POTTS SOUTH 88 DEG. 56 MIN. 31 SEC. WEST DISTANCE BEING 757.76 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE EASTERN LINE OF UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28 NORTH 34 DEG. 40 MIN. 31 SEC. WEST DISTANCE BEING 182.32 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 35 DEG. 41 MIN. 21 SEC. WEST DISTANCE BEING 13.59 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 35 DEG. 34 MIN. 59 SEC. WEST DISTANCE BEING 182.68 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF NEW VISION TRUST AS DESCRIBED IN DEED BOOK 1094 PAGE 557 NORTH 54 DEG. 22 MIN. 48 SEC. EAST DISTANCE BEING 207.60 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE SAME BEING AN EASTERN LINE NORTH 35 DEG. 33 MIN. 37 SEC. WEST DISTANCE BEING 203.38 FEET TO A NEW IRON PIPE ON THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US HIGHWAY 158 (BEING 50 FEET FROM CENTERLINE OF HIGHWAY), THENCE WITH THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US HIGHWAY 158 BEING A CURVE TO THE LEFT A CHORD BEARING OF NORTH 42 DEG. 17 MIN. 23 SEC. EAST CHORD DISTANCE BEING 15.10 FEET ARC-LENGTH BEING 15.10 FEET AND HAVING A RADIUS OF 2,392.07 FEET TO A NEW IRON PIPE BEING THE NORTHEASTERN CORNER OF SAID UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28, THENCE WITH THE SAID SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US HIGHWAY 158 BEING A CURVE TO THE LEFT A CHORD BEARING OF NORTH 40 DEG. 37 MIN. 51 SEC. EAST CHORD DISTANCE BEING 234.65 FEET ARCLength BEING 234.74 FEET AND HAVING A RADIUS OF 2,392.07 FEET TO AN EXISTING #2 REBAR, THENCE LEAVING THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR SAID US HIGHWAY 158 AND WITH A SOUTHERN LINE OF ROBERSON ENTERPRISES OF DAVIE COUNTY, LLC AS DESCRIBED IN DEED BOOK 515 PAGE 617 TRACT 1 SOUTH 57 DEG. 33 MIN. 40 SEC. EAST DISTANCE BEING 189.64 FEET TO A CAPPED IRON PIPE, THENCE WITH THE SAME SOUTH 57 DEG. 33 MIN. 40 SEC. EAST DISTANCE BEING 185.05 FEET TO AN EXISTING AXLE 1.2 FEET TALL AND BEING THE SOUTH WESTERN MOST CORNER OF GLENN PAUL MILLER AND WIFE WILLIE FAYE MILLER AS DESCRIBED IN DEED BOOK 80 PAGE 23 NORTH 88 DEG. 27 MIN. 15 SEC. EAST DISTANCE BEING 635.09 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 14.420 ACRES MORE OR LESS.

Section 2. Upon and after January 9, 2024, 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 9th day of January 2024.

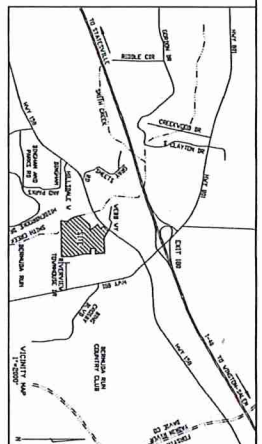
Mike Brannon, Mayor

ATTEST:

APPROVED AS TO FORM:

Cindy Poe, Town Clerk

Brian F. Williams, Town Attorney

[illegible]

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4408 DONNA DRIVE
DUBLIN, N.C. 27019
PHONE (336) 684-8877
FAX (336) 684-8878



PETITION REQUESTING A CONTIGUOUS ANNEXATION

PROPERTY NAME: POTTS PROPERTY DATE: 9-14-2023

To the Town Council of Bermuda Run, North Carolina:

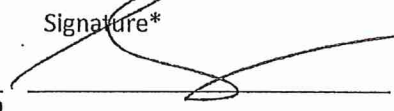

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Bermuda Run, North Carolina.
2. The area to be annexed is contiguous to the primary limits of the Town of Bermuda Run, North Carolina and the boundaries of such territory are as follows: PTN # 5872302996 / Davie Conty Parcel: D700000201

(See attached Map and Metes & Bounds Description)

3. This petition is signed by all property owners of the area to be annexed.
4. Check one:

☐ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160A-385.1 or G.S. 153A-344.1, and provide proof of such rights by attached hereto.

☒ The undersigned owners hereby declare that no such vested rights have been established and that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property.

	Name (print or type)	Address	Signature*
1.	<u>Camilla Potts Leonard</u> <u>Trustee of the</u>	<u>568 Pearson Circle</u> <u>Newport, NC 28570</u>	
2.	<u>Roy L. Potts Family Trust</u>		
3.	<u>Kendra Potts Smith</u> <u>Trustee of the</u> <u>Roy L. Potts Family Trust</u>	<u>120 Valley Oaks Dr</u> <u>Adventine, NC 27006</u>	
4.			

- Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.



PETITION REQUESTING A CONTIGUOUS ANNEXATION

PROPERTY NAME: POTTS PROPERTY DATE: 9-14-2023

To the Town Council of Bermuda Run, North Carolina:

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(See attached Map and Metes & Bounds Description)

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☒ The undersigned owners hereby declare that no such vested rights have been established and that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property.

Name (print or type)	Address	Signature*
1. <u>Teresa Smithson</u>	<u>114 Commonwealth</u>	<u>[Signature]</u>
<u>Personal Representative of Estate of Diane Potts File NO 23 E163</u>		
<u>and as trustee of Roy L Potts Family Trust</u>		
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

- Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.



Town of Bermuda Run

120 Kinderton Blvd., Suite 100 * Bermuda Run, NC 27006

t: 336-998-0906 f: 336-998-7209

NON-CONTIGUOUS ANNEXATION PETITION APPLICATION

Submittal Date: 9-14-23

To the Town Council of the Town of Bermuda Run:

I/we the undersigned owner(s) of real property respectfully request that the area described below in the paragraph below and as shown in the attached survey map of the property be annexed into the Town of Bermuda Run.

The boundaries of the area to be annexed into the Town of Bermuda Run corporate limits are as follows (*attach or insert below a metes and bounds description with a matching survey map*): See attached metes and bounds with matching survey

PTN # 5872313806 / Davie County Parcel : D700000 21101

PTN # 5872318873 / Davie County Parcel : D700000 21102

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

Camilla Potts Leonard

5108 Pearson Circle

10-12-2023

Name Trustee of
the Roy L. Potts Family Trust

Address

Newport, NC 28570

Signature

Date

Kendra Potts Smith

10-12-23

Name Trustee of
the Roy L. Potts Family Trust

Address

Signature

Date

Name

Address

Signature

Date

Name

Address

Signature

Date

For additional information or assistance, please call the Planning Department at 336-753-6050: #



Town of Bermuda Run
120 Kinderon Blvd., Suite 100 * Bermuda Run, NC 27006
t: 336-998-0906 f: 336-998-7209

NON-CONTIGUOUS ANNEXATION PETITION APPLICATION

Submittal Date: 9-14-23

To the Town Council of the Town of Bermuda Run:

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PIN # 5872313806 / Davie County Parcel: D700000 21101
PIN # 5872218873 / Davie County Parcel: D700000 21102

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

Personal Representative Diane Potts Estate File NO23-1163
Teresa Smithson and as trustee Roy L Potts Family Trust 9-14-23

Name	Address	Signature	Date
	<u>117 Commonwealth Ct</u>	<u>Teresa Smithson</u>	
	<u>Lexington SC 29013</u>		
Name	Address	Signature	Date
Name	Address	Signature	Date
Name	Address	Signature	Date

For additional information or assistance, please call the Planning Department at 336-753-6050.#



Town of Bermuda Run
120 Kinderton Blvd., Suite 100 * Bermuda Run, NC 27006
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NON-CONTIGUOUS ANNEXATION PETITION APPLICATION

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Teresa Smithson

Executor of Estate of Orne Potts
And as Trustee of Roy L Potts

[Signature]

9-14-23

Name

Address

Revocable Trust

Signature

Date

117 Commonwealth St
Lexington SC 29073

Name

Address

Signature

Date

Name

Address

Signature

Date

Name

Address

Signature

Date

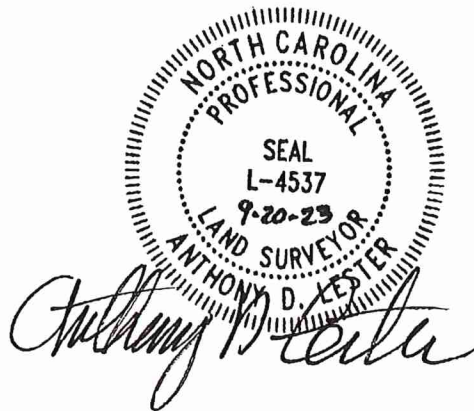
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ANNEXATION DESCRIPTION FOR
TAX PARCEL D70000021101 AND D70000021102
FARMINGTON TOWNSHIP~DAVIE COUNTY
NORTH CAROLINA
PAGE 1 OF 2

BEGINNING AT AN EXISTING 3/4 IRON PIPE BEING THE NORTHEASTERN MOST CORNER OF HEREIN DESCRIBED AND HAVING NORTH CAROLINA N.A.D. 83 (2011) GRID COORDINATES BEING NORTH 822,137.6827 FEET AND EASTING BEING 1,573,895.3685 FEET, SAID EXISTING 3/4 IRON PIPE ALSO BEING THE SOUTHEASTERN CORNER OF GLENN PAUL MILLER AND WIFE WILLIE FAYE MILLER AS DESCRIBED IN DEED BOOK 105 PAGE 802 AND BEING IN THE WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 476, THENCE WITH THE WESTERN LINE OF SAID GEEJAY INVESTMENTS SOUTH 02 DEG. 05 MIN. 11 SEC. EAST DISTANCE BEING 170.82 FEET TO AN EXISTING CAPPED T-BAR, THENCE WITH THE SAME SOUTH 02 DEG. 02 MIN. 28 SEC. EAST DISTANCE BEING 218.12 FEET TO AN EXISTING 1 INCH SOLID IRON ROD, THENCE WITH THE NORTH LINE OF GEEJAY INVESTMENTS NORTH 87 DEG. 14 MIN. 41 SEC. WEST DISTANCE BEING 209.86 FEET TO AN EXISTING BENT CAR AXLE, THENCE WITH A WESTERN LINE OF THE SAME SOUTH 01 DEG. 50 MIN. 10 SEC. EAST DISTANCE BEING 208.77 FEET TO AN EXISTING AXLE IN THE NORTH LINE OF DIANE H. POTTS AND GRAY A. POTTS AS DESCRIBED IN DEED BOOK 529 PAGE 939, THENCE WITH THE NORTH LINE OF SAID POTTS SOUTH 88 DEG. 56 MIN. 31 SEC. WEST DISTANCE BEING 757.76 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE EASTERN LINE OF UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28 NORTH 34 DEG. 40 MIN. 31 SEC. WEST DISTANCE BEING 182.32 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 35 DEG. 41 MIN. 21 SEC. WEST DISTANCE BEING 13.59 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 35 DEG. 34 MIN. 59 SEC. WEST DISTANCE BEING 182.68 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF NEW VISION TRUST AS DESCRIBED IN DEED BOOK 1094 PAGE 557 NORTH 54 DEG. 22 MIN. 48 SEC. EAST DISTANCE BEING 207.60 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE SAME BEING AN EASTERN LINE NORTH 35 DEG. 33 MIN. 37 SEC. WEST DISTANCE BEING 203.38 FEET TO A NEW IRON PIPE ON THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US HIGHWAY 158 (BEING 50 FEET FROM CENTERLINE OF HIGHWAY), THENCE WITH THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US HIGHWAY 158 BEING A CURVE TO THE LEFT A CHORD BEARING OF NORTH 42 DEG. 17 MIN. 23 SEC. EAST CHORD DISTANCE BEING 15.10 FEET ARC-LENGTH BEING 15.10 FEET AND HAVING A RADIUS OF 2,392.07 FEET TO A NEW IRON PIPE BEING THE NORTHEASTERN CORNER OF SAID UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28, THENCE WITH THE SAID SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US HIGHWAY 158 BEING A CURVE TO THE LEFT A CHORD BEARING OF NORTH 40 DEG. 37 MIN. 51 SEC. EAST CHORD DISTANCE BEING 234.65 FEET ARC-LENGTH BEING 234.74 FEET AND HAVING A RADIUS OF 2,392.07 FEET TO AN EXISTING #2 REBAR, THENCE LEAVING THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR SAID US HIGHWAY 158 AND WITH A SOUTHERN LINE OF ROBERSON ENTERPRISES OF

DAVIE COUNTY, LLC AS DESCRIBED IN DEED BOOK 515 PAGE 617 TRACT 1 SOUTH 57 DEG. 33 MIN. 40 SEC. EAST DISTANCE BEING 189.64 FEET TO A CAPPED IRON PIPE, THENCE WITH THE SAME SOUTH 57 DEG. 33 MIN. 40 SEC. EAST DISTANCE BEING 185.05 FEET TO AN EXISTING AXLE 1.2 FEET TALL AND BEING THE SOUTH WESTERN MOST CORNER OF GLENN PAUL MILLER AND WIFE WILLIE FAYE MILLER AS DESCRIBED IN DEED BOOK 80 PAGE 23 NORTH 88 DEG. 27 MIN. 15 SEC. EAST DISTANCE BEING 635.09 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 14.420 ACRES MORE OR LESS.

Evans Engineering, Inc.
4609 Dundas Drive
Greensboro, NC 27407
PHONE (336) 854-8877
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LICENSE #C-0168



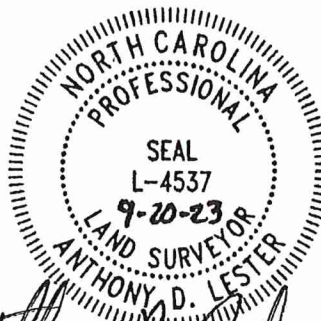
CONTIGUOUS ANNEXATION DESCRIPTION FOR
TAX PARCEL D700000201
FARMINGTON TOWNSHIP~DAVIE COUNTY
NORTH CAROLINA
PAGE 1 OF 3

BEGINNING AT AN EXISTING 3/4 CAPPED IRON PIPE ON THE NORTHERN LINE OF CLUBCORP NV XIII, LLC, AS DESCRIBED IN DEED BOOK 986 PAGE 303 TRACT 5 AND THE SOUTHWESTERN CORNER OF MOHAMMAD SADAT AS DESCRIBED IN DEED BOOK 200 PAGE 240 ALL AS RECORDED IN THE DAVIE COUNTY NORTH CAROLINA REGISTRAR OF DEEDS, SAID EXISTING 3/4 CAPPED IRON PIPE BEING THE SOUTHEASTERN MOST CORNER OF HEREIN DESCRIBED AND HAVING NORTH CAROLINA N.A.D. 83 (2011) GRID COORDINATES BEING NORTH 820,373.2448 FEET AND EAST BEING 1,574,040.4471 FEET, THENCE WITH THE NORTHERN LINE OF AFORESAID CLUBCORP NV XIII, LLC, AS DESCRIBED IN DEED BOOK 986 PAGE 303 TRACT 5 (ALSO FOLLOWS THE CORPORATE LIMITS OF BERMUDA RUN) SOUTH 89 DEG. 45 MIN. 27 SEC. WEST DISTANCE BEING 950.95 FEET TO AN EXISTING #4 REBAR NEAR THE CENTER OF A SANITARY SEWER EASEMENT AS DESCRIBED IN DEED BOOK 1080 PAGE 197, SAID #4 REBAR ALSO BEING THE NORTHEASTERN MOST CORNER OF DORCAS FOUNDATION, INC. AS DESCRIBED IN DEED BOOK 1227 PAGE 42, THENCE WITH THE NORTH LINE OF SAID DORCAS FOUNDATION, INC. SOUTH 87 DEG. 24 MIN. 12 SEC. WEST DISTANCE BEING 500.54 FEET TO A TALL 2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF FULLER LAND COMPANY AS DESCRIBED IN DEED BOOK 972 PAGE 765, THENCE WITH THE EASTERN LINE OF SAID FULLER LAND COMPANY NORTH 01 DEG. 52 MIN. 48 SEC. EAST DISTANCE BEING 254.32 FEET TO AN EXISTING 1/2 INCH IRON PIPE BEING THE NORTHWEST CORNER OF LOT 9 AS DESCRIBED RECORDED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME NORTH 00 DEG. 54 MIN. 35 SEC. EAST DISTANCE BEING 52.70 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE CENTERLINE OF SAID CREEK NORTH 65 DEG. 51 MIN. 57 SEC. WEST DISTANCE BEING 11.23 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 51 DEG. 39 MIN. 13 SEC. WEST DISTANCE BEING 56.21 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 28 DEG. 02 MIN. 52 SEC. WEST DISTANCE BEING 51.97 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 52 DEG. 02 MIN. 46 SEC. WEST DISTANCE BEING 24.19 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 30 DEG. 40 MIN. 58 SEC. WEST DISTANCE BEING 77.43 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE CENTERLINE OF SAID CREEK AND AN EASTERN LINE OF HILLSDALE UNITED METHODIST CHURCH AS DESCRIBED IN DEED BOOK 1173 PAGE 84 NORTH 24 DEG. 26 MIN. 28 SEC. WEST DISTANCE BEING 39.15 FEET TO A POINT IN THE CENTERLINE OF CREEK, THENCE WITH THE SAME NORTH 17 DEG. 46 MIN. 34 SEC. WEST DISTANCE BEING 58.42 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 09 DEG. 43 MIN. 50 SEC. WEST DISTANCE BEING 28.51 FEET TO THE CENTERLINE OF SAID CREEK ALSO BEING THE NORTHWEST CORNER OF LOT 8 AS DESCRIBED RECORDED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME NORTH

09 DEG. 43 MIN. 50 SEC. WEST DISTANCE BEING 26.75 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 28 DEG. 29 MIN. 15 SEC. WEST DISTANCE BEING 55.27 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 09 DEG. 06 MIN. 44 SEC. WEST DISTANCE BEING 72.41 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK, THENCE LEAVING THE CENTERLINE OF SAID CREEK AND WITH THE SOUTHERN LINE OF LAWRENCE P. DULL AND WIFE LILLIE DULL AS DESCRIBED IN DEED BOOK 129 PAGE 826 NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 50.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 105.79 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 198.80 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 198.80 FEET TO AN EXISTING BENT 1 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28 NORTH 84 DEG. 44 MIN. 40 SEC. EAST DISTANCE BEING 221.54 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF ROY L. POTTS AND WIFE DIANE H. POTTS AS DESCRIBED IN DEED BOOK 134 PAGE. 769 ALSO BEING THE SOUTHERN LINE OF LOT 3 AS DESCRIBED IN DEED BOOK 47 PAGE 571 NORTH 88 DEG. 56 MIN. 31 SEC. EAST DISTANCE BEING 757.76 FEET TO AN EXISTING AXLE BEING A SOUTHWEST CORNER OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 458, THENCE WITH THE SOUTHERN LINE OF SAID GEEJAY INVESTMENTS NORTH 87 DEG. 30 MIN. 52 SEC. EAST DISTANCE BEING 205.29 FEET TO AN EXISTING TALL 1/2 INCH IRON PIPE IN THE WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 470 AND BEING THE NORTHEASTERN CORNER OF HEREIN DESCRIBED, THENCE WITH THE EASTERN LINE OF LOT 6 AS RECORDED IN DEED BOOK 47 PAGE 571 AND THE WESTERN LINE OF SAID GEEJAY INVESTMENTS SOUTH 02 DEG. 04 MIN. 05 SEC. EAST DISTANCE BEING 55.94 FEET TO AN EXISTING CAPPED IRON PIPE BEING THE SOUTHWEST CORNER OF SAID GEEJAY INVESTMENTS AND BEING THE SOUTHWEST CORNER OF PROPERTY SHOWN RECORDED ON PLAT BOOK 6 PAGE 10, THENCE WITH A WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 464 SOUTH 03 DEG. 00 MIN. 16 SEC. EAST DISTANCE BEING 268.24 FEET TO AN EXISTING 3/4 INCH IRON PIPE BEING THE SOUTHEASTERN CORNER OF LOT 6 AS SHOWN RECORDED IN DEED BOOK 47 PAGE 51, THENCE WITH A WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 493 SOUTH 13 DEG. 55 MIN. 28 SEC. EAST DISTANCE BEING 270.74 FEET TO AN EXISTING 1/2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF LOT 7 AS SHOWN DESCRIBED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME SOUTH 12 DEG. 20 MIN. 10 SEC. EAST DISTANCE BEING 196.21 FEET TO A 12" CONCRETE POST 4 FEET TALL HAVING NORTH CAROLINA NAD 83 (2011) GRID COORDINATES BEING NORTH 820,782.1071 FEET EASTING BEING 1,574,034.4556 FEET, THENCE WITH THE WESTERN LINE OF AFORESAID MOHAMMAD SADAT AS DESCRIBED IN DEED BOOK 200 PAGE 240 SOUTH 59 DEG. 44 MIN. 10 SEC. WEST DISTANCE BEING 4.10 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME

SOUTH 00 DEG. 48 MIN. 12 SEC. EAST DISTANCE BEING 136.08 FEET TO AN EXISTING NAIL AT THE BASE OF AN EXISTING BENT 1/2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF LOT 8 AS SHOWN DESCRIBED IN DEED BOOK 47 PAGE 581, THENCE WITH THE SAME SOUTH 01 DEG. 34 MIN. 05 SEC. EAST DISTANCE BEING 269.88 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 39.217 ACRES MORE OR LESS.

Evans Engineering, Inc.
4609 Dundas Drive
Greensboro, NC 27407
PHONE (336) 854-8877
FAX (336) 854-8876
LICENSE #C-0168



Anthony D. Lester



RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER ARTICLE 4A OF G.S. 160A

Davie County Tax Parcels D70000021101, D70000021102 and D700000201 and
further reference as the "Potts Property".

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

WHEREAS, a petition requesting a noncontiguous annexation of an area described in said petition was received on October 11th, 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; and

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 on the 14th day of November 2023.



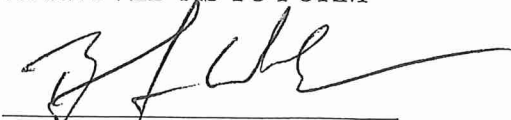
Rick Cross – Mayor

ATTEST:



Cindy Poe, Town Clerk

APPROVED AS TO FORM



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, January 9, 2024, at the Bermuda Run Town Hall, 120 Kinderton Blvd, 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: D7/201, D7/21101, D7/21102

Parcel: D700000201

BEGINNING AT AN EXISTING 3/4 CAPPED IRON PIPE ON THE NORTHERN LINE OF CLUBCORP NV Nil, LLC, AS DESCRIBED IN DEED BOOK 986 PAGE 303 TRACT 5 AND THE SOUTHWESTERN CORNER OF MOHAMMAD SADAT AS DESCRIBED IN DEED BOOK 200 PAGE 240 ALL AS RECORDED IN THE DAVIE COUNTY NORTH CAROLINA REGISTRAR OF DEEDS, SAID EXISTING 3/4 CAPPED IRON PIPE BEING THE SOUTHEASTERN MOST CORNER OF HEREIN DESCRIBED AND HAVING NORTH CAROLINA N.A.D. 83 (2011) GRID COORDINATES BEING NORTH 820,373.2448 FEET AND EAST BEING 1,574,040.4471 FEET, THENCE WITH THE NORTHERN LINE OF AFORESAID CLUBCORP NV XIII, LLC, AS DESCRIBED IN DEED BOOK 986 PAGE 303 TRACT 5 (ALSO FOLLOWS THE CORPORATE LIMITS OF BERMUDA RUN) SOUTH 89 DEG. 45 MIN. 27 SEC. WEST DISTANCE BEING 950.95 FEET TO AN EXISTING #4 REBAR NEAR THE CENTER OF A SANITARY SEWER EASEMENT AS DESCRIBED IN DEED BOOK 1080 PAGE 197, SAID REBAR ALSO BEING THE NORTHEASTERN MOST CORNER OF DORCAS FOUNDATION, INC. AS DESCRIBED IN DEED BOOK 1227 PAGE 42, THENCE WITH THE NORTH LINE OF SAID DORCAS FOUNDATION, INC. SOUTH 87 DEG. 24 MIN. 12 SEC. WEST DISTANCE BEING 500.54 FEET TO A TALL 2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF FULLER LAND COMPANY AS DESCRIBED IN DEED BOOK 972 PAGE 765, THENCE WITH THE EASTERN LINE OF SAID FULLER LAND COMPANY NORTH 01 DEG. 52 MIN. 48 SEC. EAST DISTANCE BEING 254.32 FEET TO AN EXISTING 1/2 INCH IRON PIPE BEING THE NORTHWEST CORNER OF LOT 9 AS DESCRIBED RECORDED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME NORTH 00 DEG. 54 MIN. 35 SEC. EAST DISTANCE BEING 52.70 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE CENTERLINE OF SAID CREEK NORTH 65 DEG. 51 MIN. 57 SEC. WEST DISTANCE BEING 11.23 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 51 DEG. 39 MIN. 13 SEC. WEST DISTANCE BEING 56.21 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 28 DEG. 02 MIN. 52 SEC. WEST DISTANCE BEING 51.97 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 52 DEG. 02 MIN. 46 SEC. WEST DISTANCE BEING 24.19 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE SAME NORTH 30 DEG. 40 MIN. 58 SEC. WEST DISTANCE BEING 77.43 FEET TO A COMPUTED POINT IN THE CENTERLINE OF A CREEK, THENCE WITH THE CENTERLINE OF SAID CREEK AND AN EASTERN LINE OF HILLSDALE UNITED METHODIST CHURCH AS DESCRIBED IN DEED BOOK 1 173 PAGE 84 NORTH 24 DEG. 26 MIN. 28 SEC. WEST DISTANCE BEING 39.15 FEET TO A POINT IN THE CENTERLINE OF CREEK, THENCE WITH THE SAME NORTH 17 DEG. 46 MIN. 34 SEC. WEST DISTANCE BEING 58.42 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 09 DEG. 43 MIN. 50 SEC. WEST DISTANCE BEING 28.51 FEET TO THE CENTERLINE OF SAID CREEK ALSO BEING THE NORTHWEST CORNER OF LOT 8 AS DESCRIBED RECORDED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME NORTH 09 DEG. 43 MIN. 50 SEC. WEST DISTANCE BEING 26.75 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 28 DEG. 29 MIN. 15 SEC. WEST DISTANCE BEING 55.27 FEET TO THE CENTERLINE OF SAID CREEK, THENCE WITH THE SAME NORTH 09 DEG. 06 MIN. 44 SEC. WEST DISTANCE BEING 72.41 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK, THENCE LEAVING THE CENTERLINE OF SAID CREEK AND WITH THE SOUTHERN LINE OF LAWRENCE P. DULL AND WIFE LILLIE DULL AS DESCRIBED IN DEED BOOK 129 PAGE 826 NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 50.00 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 105.79 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING 198.80 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 38 DEG. 58 MIN. 54 SEC. EAST DISTANCE BEING

198.80 FEET TO AN EXISTING BENT 1 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28 NORTH 84 DEG. 44 MIN. 40 SEC EAST DISTANCE BEING 221.54 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF ROY L. POTTS AND WIFE DIANE H. POTTS AS DESCRIBED IN DEED BOOK 134 PAGE. 769 ALSO BEING THE SOUTHERN LINE OF LOT 3 AS DESCRIBED IN DEED BOOK 47 PAGE 571 NORTH 88 DEG. 56 MIN. 31 SEC. EAST DISTANCE BEING 757.76 FEET TO AN EXISTING AXLE BEING A SOUTHWEST CORNER OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 458, THENCE WITH THE SOUTHERN LINE OF SAID GEEJAY INVESTMENTS NORTH 87 DEG. 30 MIN. 52 SEC. EAST DISTANCE BEING 205.29 FEET TO AN EXISTING TALL 1/2 INCH IRON PIPE IN THE WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 470 AND BEING THE NORTHEASTERN CORNER OF HEREIN DESCRIBED, THENCE WITH THE EASTERN LINE OF LOT 6 AS RECORDED IN DEED BOOK 47 PAGE 571 AND THE WESTERN LINE OF SAID GEEJAY INVESTMENTS SOUTH 02 DEG. 04 MIN. 05 SEC. EAST DISTANCE BEING 55.94 FEET TO AN EXISTING CAPPED IRON PIPE BEING THE SOUTHWEST CORNER OF SAID GEEJAY INVESTMENTS AND BEING THE SOUTHWEST CORNER OF PROPERTY SHOWN RECORDED ON PLAT BOOK 6 PAGE 10, THENCE WITH A WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 464 SOUTH 03 DEG. 00 MIN. 16 SEC. EAST DISTANCE BEING 268.24 FEET TO AN EXISTING 3/4 INCH IRON PIPE BEING THE SOUTHEASTERN CORNER OF LOT 6 AS SHOWN RECORDED IN DEED BOOK 47 PAGE 51, THENCE WITH A WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 493 SOUTH 13 DEG. 55 MIN. 28 SEC. EAST DISTANCE BEING 270.74 FEET TO AN EXISTING 1/2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF LOT 7 AS SHOWN DESCRIBED IN DEED BOOK 47 PAGE 571, THENCE WITH THE SAME SOUTH 12 DEG. 20 MIN. 10 SEC. EAST DISTANCE BEING 196.21 FEET -to A 12" CONCRETE POST 4 FEET TALL HAVING NORTH CAROLINA NAD 83 (2011) GRID COORDINATES BEING NORTH 820,782.1071 FEET EASTING BEING 1,574,034.4556 FEET, THENCE WITH THE WESTERN LINE OF AFORESAID MOHAMMAD SADAT AS DESCRIBED IN DEED BOOK 200 PAGE 240 SOUTH 59 DEG. 44 MIN. 10 SEC. WEST DISTANCE BEING 4.10 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME SOUTH 00 DEG. 48 MIN. 12 SEC. EAST DISTANCE BEING 136.08 FEET TO AN EXISTING NAIL AT THE BASE OF AN EXISTING BENT 1/2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF LOT 8 AS SHOWN DESCRIBED IN DEED BOOK 47 PAGE 581, THENCE WITH THE SAME SOUTH 01 DEG. 34 MIN. 05 SEC. EAST DISTANCE BEING 269.88 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 39.217 ACRES MORE OR LESS.

RE: PARCELS: D70000021101 AND D70000021102

BEGINNING AT AN EXISTING 3/4 IRON PIPE BEING THE NORTHEASTERN MOST CORNER OF HEREIN DESCRIBED AND HAVING NORTH CAROLINA N.A.D. 83 (2011) GRID COORDINATES BEING NORTH 822,137.6827 FEET AND EASTING BEING 1,573,895.3685 FEET, SAID EXISTING 3/4 IRON PIPE ALSO BEING THE SOUTHEASTERN CORNER OF GLENN PAUL MILLER AND WIFE WILLIE FAYE MILLER AS DESCRIBED IN DEED BOOK 105 PAGE 802 AND BEING IN THE WESTERN LINE OF GEEJAY INVESTMENTS AS DESCRIBED IN DEED BOOK 981 PAGE 476, THENCE WITH THE WESTERN LINE OF SAID GEEJAY INVESTMENTS SOUTH 02 DEG. 05 MIN. 11 SEC. EAST DISTANCE BEING 170.82 FEET TO AN EXISTING CAPPED T-BAR, THENCE WITH THE SAME SOUTH 02 DEG. 02 MIN. 28 SEC. EAST DISTANCE BEING 218.12 FEET TO AN EXISTING 1 INCH SOLID IRON ROD, THENCE WITH THE NORTH LINE OF GEEJAY INVESTMENTS NORTH 87 DEG. 14 MIN. 41 SEC. WEST DISTANCE BEING 209.86 FEET TO AN EXISTING BENT CAR AXLE, THENCE WITH A WESTERN LINE OF THE SAME SOUTH 01 DEG. 50 MIN. 10 SEC. EAST DISTANCE BEING 208.77 FEET TO AN EXISTING AXLE IN THE NORTH LINE OF DIANE H. POTTS AND GRAY A. POTTS AS DESCRIBED IN DEED BOOK 529 PAGE 939, THENCE WITH THE NORTH LINE OF SAID POTTS SOUTH 88 DEG. 56 MIN. 31 SEC. WEST DISTANCE BEING 757.76 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE EASTERN LINE OF UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28 NORTH 34 DEG. 40 MIN. 31 SEC. WEST DISTANCE BEING 182.32 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 35 DEG. 41 MIN. 21 SEC. WEST DISTANCE BEING 13.59 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 35 DEG. 34 MIN. 59 SEC. WEST DISTANCE BEING 182.68 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF NEW VISION TRUST AS DESCRIBED IN DEED BOOK 1094 PAGE 557 NORTH 54 DEG. 22 MIN. 48 SEC. EAST DISTANCE BEING 207.60 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE SAME BEING AN EASTERN LINE NORTH 35 DEG. 33 MIN. 37 SEC. WEST DISTANCE BEING 203.38 FEET TO A NEW IRON PIPE ON THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US HIGHWAY 158 (BEING 50 FEET FROM CENTERLINE OF HIGHWAY), THENCE WITH THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US

HIGHWAY 158 BEING A CURVE TO THE LEFT A CHORD BEARING OF NORTH 42 DEG. 17 MIN. 23 SEC. EAST CHORD DISTANCE BEING 15.10 FEET ARC-LENGTH BEING 15.10 FEET AND HAVING A RADIUS OF 2,392.07 FEET TO A NEW IRON PIPE BEING THE NORTHEASTERN CORNER OF SAID UNCHARTED PROPERTIES, LLC AS DESCRIBED IN DEED BOOK 1026 PAGE 28, THENCE WITH THE SAID SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR US HIGHWAY 158 BEING A CURVE TO THE LEFT A CHORD BEARING OF NORTH 40 DEG. 37 MIN. 51 SEC. EAST CHORD DISTANCE BEING 234.65 FEET ARCLength BEING 234.74 FEET AND HAVING A RADIUS OF 2,392.07 FEET TO AN EXISTING #2 REBAR, THENCE LEAVING THE SOUTHERN 100 FOOT WIDE RIGHT OF WAY FOR SAID US HIGHWAY 158 AND WITH A SOUTHERN LINE OF ROBERSON ENTERPRISES OF DAVIE COUNTY, LLC AS DESCRIBED IN DEED BOOK 515 PAGE 617 TRACT 1 SOUTH 57 DEG. 33 MIN. 40 SEC. EAST DISTANCE BEING 189.64 FEET TO A CAPPED IRON PIPE, THENCE WITH THE SAME SOUTH 57 DEG. 33 MIN. 40 SEC. EAST DISTANCE BEING 185.05 FEET TO AN EXISTING AXLE 1.2 FEET TALL AND BEING THE SOUTH WESTERN MOST CORNER OF GLENN PAUL MILLER AND WIFE WILLIE FAYE MILLER AS DESCRIBED IN DEED BOOK 80 PAGE 23 NORTH 88 DEG. 27 MIN. 15 SEC. EAST DISTANCE BEING 635.09 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 14.420 ACRES MORE OR LESS.

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.

PUBLICATION DIRECTIONS

Publish in the Notices section of the Newspaper

Publish on the following Dates:

December 28, 2023

January 4, 2024

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



TO: Town Council
FROM: Staff
Date: December 20, 2023
RE: Petition for Annexation

Included for your review:

- Resolution Directing the Clerk to Investigate a Petition for Annexation
- Preliminary Plat Map showing parcels requesting voluntary annexation
- Petitions for Annexation
- GIS Map of the parcels and their proximity to the Town of Bermuda Run corporate limits.

Overview

On December 12, 2023, the Town received petitions for voluntary annexation of three (3) properties. Town Clerk, Cindy Poe, has prepared a Resolution that directs the Town Clerk to investigate the petition.

I recommend that the Town Council adopt the Resolution to move the process forward. If the Resolution is adopted, I recommend that the Town Council vote to set a public hearing on the issue of annexation for public comment at the February 13, 2024, Council Meeting.



RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER ARTICLE 4A OF G.S. 160A

**Davie County Tax Parcels C700000115, C70000011501, C700000112 and
further reference as the "Hall Walker and Wake Forest Baptist Medical" properties.**

WHEREAS, a petition requesting a contiguous annexation of an area described in said petition was received on December 12, 2023, by the Town Council; and

WHEREAS, a petition requesting a noncontiguous annexation of an area described in said petition was received on December 12, 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; and

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 on the 9th day of January 2024.

Mike Brannon – Mayor

ATTEST:

Cindy Poe, Town Clerk

APPROVED AS TO FORM

Brian F. Williams, Town Attorney



CERTIFICATE OF SUFFICIENCY

Davie County Tax Parcels C700000115, C70000011501, C700000112

To the Bermuda Run Town Council:

I, Cindy Poe, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation based on the Metes and Bounds Description.
- b. The area described in the petition is contiguous to the Town of Bermuda Run corporate limits, as defined by G.S. 160A-31.
- c. The area described in the petition is non-contiguous to the Town of Bermuda Run corporate limits, as defined in G.S. 160A-58.1
- d. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Bermuda Run, this ____ day of January 2024.

(Seal)

Town Clerk



PETITION REQUESTING A CONTIGUOUS ANNEXATION / *NON Contiguous Annexation.*

PROPERTY NAME: HWY 801 Property (ID NO 5872069613) DATE: 12/1/2023 | 10:45:04 PST

To the Town Council of Bermuda Run, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Bermuda Run, North Carolina.
2. The area to be annexed is contiguous to the primary limits of the Town of Bermuda Run, North Carolina and the boundaries of such territory are as follows:

(See attached Map and Metes & Bounds Description)

3. This petition is signed by all property owners of the area to be annexed.
4. Check one:

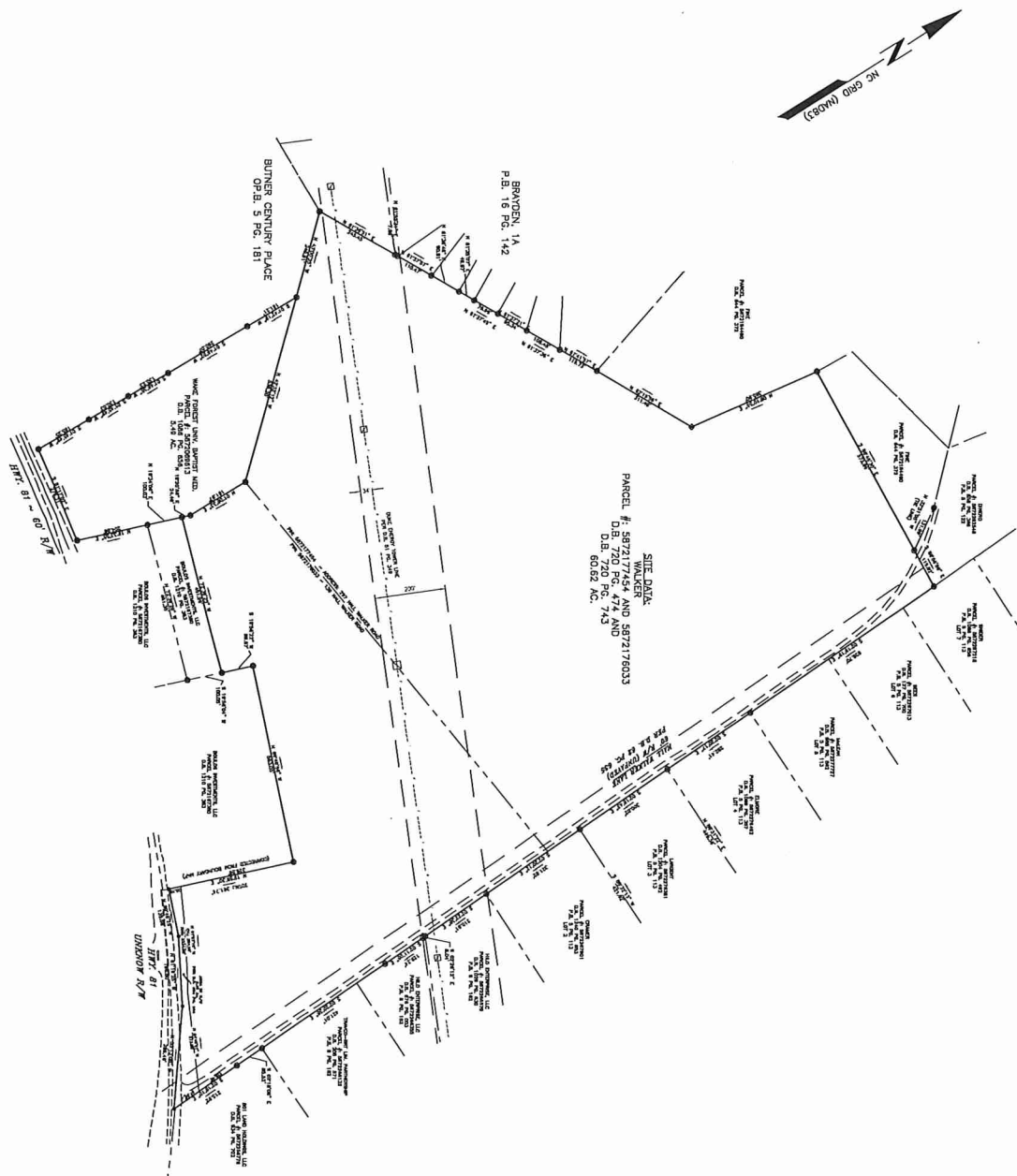
____ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160A-385.1 or G.S. 153A-344.1, and provide proof of such rights by attached hereto.

X The undersigned owners hereby declare that no such vested rights have been established and that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property.

	Name (print or type)	Address	Signature*
1.	Wake Forest University Baptist Med		Julie Freischlag
2.	CTR Community Physicians		Russell Howerton
3.			
4.			

- Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.

●	FOUND IRON PIPE
●	SET IRON PIN
●	COMPUTED POINT
Δ	STONE/ROCK
CH	CHORD
R/W	RIGHT OF WAY
P.B.	PLAY BOOK
D.B.	DEED BOOK
PG.	PAGE



NO.	DATE	REVISION NOTE
1		
2		
3		
4		
5		

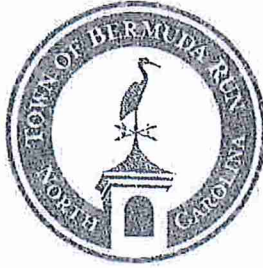
DRAWING FILE PATH: TTT

BOUNDARY MAP

PARCEL #: 5872177454, 5872176033 AND 5872069613

<u>PROJECT LOCATION:</u>	<u>CLIENT INFORMATION:</u>
STATE: NORTH CAROLINA	LOWHAGG INVESTMENTS
COUNTY: DAVE	C/O BRIAN FORD
TOWNSHIP: FARMINGTON	

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



PETITION REQUESTING A CONTIGUOUS ANNEXATION

PROPERTY NAME: 139 & 297 Hall Walker Lane DATE: _____

To the Town Council of Bermuda Run, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Bermuda Run, North Carolina.
2. The area to be annexed is contiguous to the primary limits of the Town of Bermuda Run, North Carolina and the boundaries of such territory are as follows:

(See attached Map and Metes & Bounds Description)

3. This petition is signed by all property owners of the area to be annexed.
4. Check one:

☐ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160A-385.1 or G.S. 153A-344.1, and provide proof of such rights by attached hereto.

☒ The undersigned owners hereby declare that no such vested rights have been established and that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property.

Name (print or type)	Address	Signature*
1. <u>Thomas Hall Walker Etal</u>	_____	<u>[Signature]</u>
2. <u>Linda Carol Smith</u>	_____	<u>[Signature]</u>
3. _____	_____	_____
4. _____	_____	_____

- Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.

PARCEL #: 5872177454 AND 5872176033 and 8572069613

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 81;

thence N 53°13'08" W a distance of 289.46' to a computed point along Highway 81;

thence N 61°19'25" W a distance of 196.60' to a computed point along Highway 81;

thence N 69°49'25" W a distance of 135.56' to a computed point along Highway 81;

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 S 19°34'06" W a distance of 100.03' to an EIP;

thence S 19°33'55" W a distance of 204.66' to an EIP ;

thence N 81°17'02" W a distance of 279.31' to an EIP ;

thence N 01°45'49" E a distance of 165.25' to an EIP;

thence N 01°45'49" E a distance of 130.03' to an EIP;

thence N 01°46'35" E a distance of 130.23' to an EIP;

thence N 01°46'52" E a distance of 260.07' to an EIP;

thence N 01°42'19" E a distance of 161.21' 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;

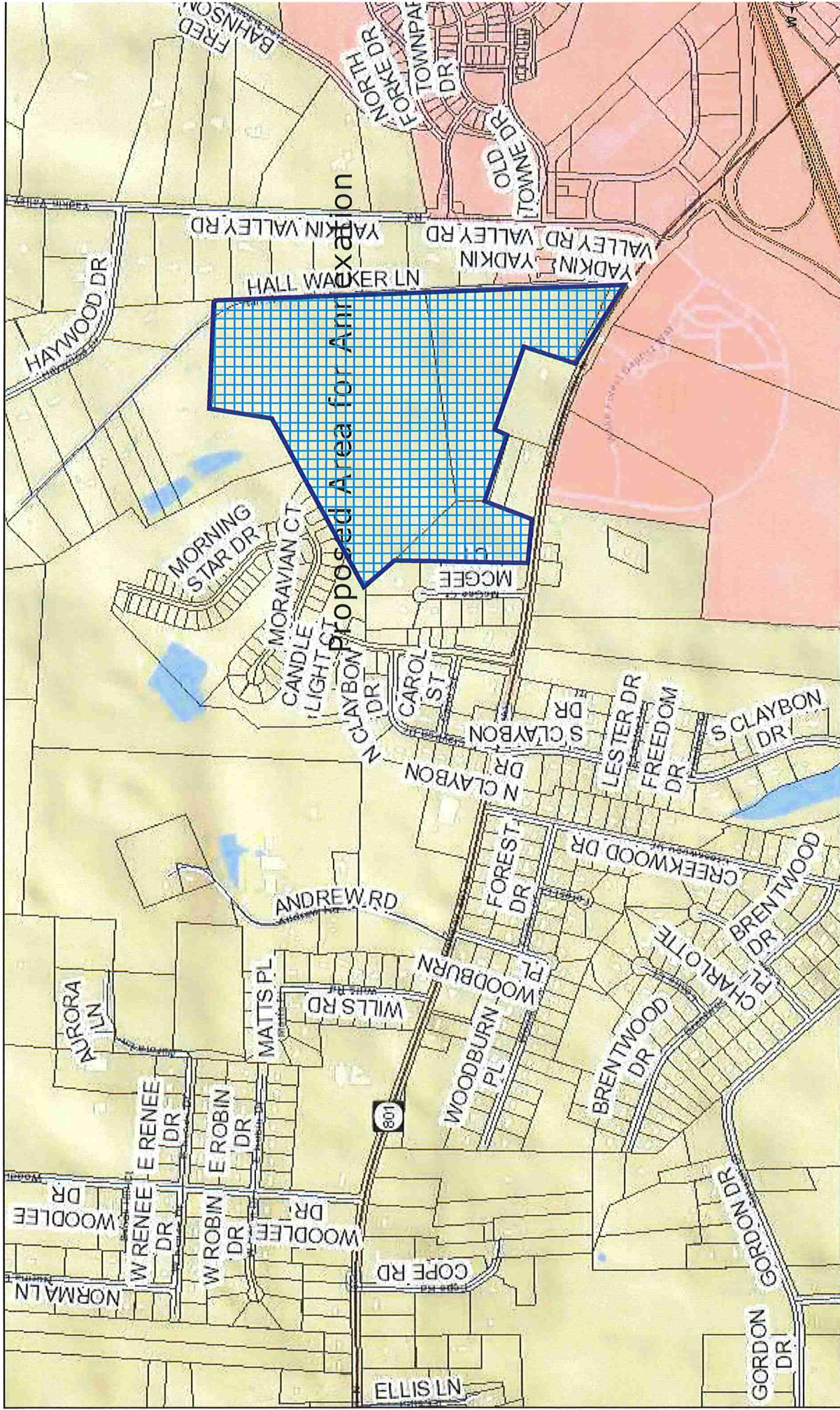
thence S 86°56'59" E a distance of 115.82' to an EIP;

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 66.11 acres

Proposed Annexation



December 28, 2023

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

1:12,530

0 0.1 0.2 0.3 0.4 m

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



TO: Town Council
FROM: Andrew Meadwell, Town Manager
DATE: December 19, 2023
RE: Answers to Questions about Filling Council Seats

Enclosed for your review are two posts from the UNC School of Government staff regarding the appointment of vacant Council positions.

Below is the North Carolina General Statute that specifies the process for appointment of vacant Council positions:

§ 160A-63. Vacancies.

A vacancy that occurs in an elective office of a city shall be filled by appointment of the city council. If the term of the office expires immediately following the next regular city election, or if the next regular city election will be held within 90 days after the vacancy occurs, the person appointed to fill the vacancy shall serve the remainder of the unexpired term. Otherwise, a successor shall be elected at the next regularly scheduled city election that is held more than 90 days after the vacancy occurs, and the person appointed to fill the vacancy shall serve only until the elected successor takes office. The elected successor shall then serve the remainder of the unexpired term. If the number of vacancies on the council is such that a quorum of the council cannot be obtained, the mayor shall appoint enough members to make up a quorum, and the council shall then proceed to fill the remaining vacancies. If the number of vacancies on the council is such that a quorum of the council cannot be obtained and the office of mayor is vacant, the Governor may fill the vacancies upon the request of any remaining member of the council, or upon the petition of any five registered voters of the city. Vacancies in appointive offices shall be filled by the same authority that makes the initial appointment. This section shall not apply to vacancies in cities that have not held a city election, levied any taxes, or engaged in any municipal functions for a period of five years or more.

In cities whose elections are conducted on a partisan basis, a person appointed to fill a vacancy in an elective office shall be a member of the same political party as the person whom he replaces if that person was elected as the nominee of a political party. (R.C., c. 111, ss. 9, 10; Code, ss. 3793, 3794; Rev., ss. 2921, 2931; C.S., ss. 2629, 2631; 1971, c. 698, s. 1; 1973, c. 426, s. 11; c. 827, s. 1; 1983, c. 827, s. 1.)

TOWN OF BERMUDA RUN DETAIL ACCOUNT INQUIRY BY FUND

FY 2023-2024

PERIOD: 12/01/2023 TO 12/31/2023

10-10-00-005 BOTO - Checking

10-10-00-005 BOTO - Checking				BAL FORWARD	PERIOD TO DATE	ACCT BAL	
				-410,631.37	-44,028.20	-454,659.57	
DATE	MOD	REFERENCE	JE # or VOUCHER#	CHECK#	DEBIT	CREDIT	BALANCE
		BALANCE FORWARD					-284,370.17
12/03/2023	FL	Sweep	3887		348.94		-284,021.23
12/05/2023	CA	DEP 12523 RFIDs			225.00		-283,796.23
12/05/2023	FL	Sweep	3888		75.00		-283,721.23
12/06/2023	AP	DETAIL/SUMMARY CHECK POSTING				162,062.12	-445,783.35
12/06/2023	FL	Sweep	3889		10,779.33		-435,004.02
12/06/2023	FL	Office Supplies	3892			90.62	-435,094.64
12/07/2023	FL	Sweep	3890		6,153.00		-428,941.64
12/08/2023	FL	Sweep	3891		871,876.86		442,935.22
12/08/2023	FL	Payroll Liabilities	3895			2,671.11	440,264.11
12/08/2023	FL	Transfer to NCCMT	3897			860,240.00	-419,975.89
12/08/2023	FL	CBIZ Payroll	3896			72.26	-420,048.15
12/08/2023	FL	Prudential Retirement	3898			1,054.17	-421,102.32
12/08/2023	AP	DETAIL/SUMMARY CHECK POSTING				6,343.67	-427,445.99
12/08/2023	AP	DETAIL/SUMMARY CHECK POSTING				731.40	-428,177.39
12/11/2023	FL	Sweep	3893		500.00		-427,677.39
12/12/2023	FL	Sweep	3894		16,932.53		-410,744.86
12/13/2023	CA	DEP 121323 RFIDS			350.00		-410,394.86
12/13/2023	FL	Sweep	3924		749.69		-409,645.17
12/14/2023	CA	DEP 121423 Prperty Tax and Sew			495,088.49		85,443.32
12/14/2023	FL	Sales & Use Tax	3911		36,923.78		122,367.10
12/14/2023	FL	Utility & Fran Tax	3912		46,938.46		169,305.56
12/14/2023	FL	Meeting Expense	3910			13.88	169,291.68
12/14/2023	FL	Sweep	3913			455,857.27	-286,565.59
12/15/2023	FL	Meeting Expense	3914			50.97	-286,616.56
12/15/2023	FL	Sweep	3915		808.71		-285,807.85
12/15/2023	FL	Laptop M. Brannon	3916			1,227.63	-287,035.48
12/18/2023	FL	Sweep	3917		3,054.19		-283,981.29
12/20/2023	FL	Sweep	3919			33,262.94	-317,244.23
12/20/2023	FL	Powell Bill	3918		49,649.09		-267,595.14
12/21/2023	CA	DEP 122123 RFIDs			275.00		-267,320.14
12/21/2023	FL	Sweep	3920		532.56		-266,787.58
12/22/2023	FL	Flex Pay	3906			102.11	-266,889.69
12/22/2023	FL	Prudential Retirement	3907			1,066.80	-267,956.49
12/22/2023	FL	NC Retirement	3908			3,699.51	-271,656.00
12/22/2023	FL	Payroll Liabilities	3909			3,017.48	-274,673.48
12/22/2023	AP	DETAIL/SUMMARY CHECK POSTING				8,500.25	-283,173.73
12/28/2023	AP	DETAIL/SUMMARY CHECK POSTING				178,344.50	-461,518.23
12/29/2023	FL	Sweep	3921		6,858.66		-454,659.57
SUBTOTALS FOR ACCOUNT 10-10-00-005 :					1,548,119.29	1,718,408.69	
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