

Town of Bermuda Run

Town Council Meeting Minutes

January 9, 2024 – 6:00 PM

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, January 9, 2024 at 6:00 PM. The meeting was held at the Bermuda Run Town Hall.

Council Members Present: Mayor Mike Brannon, Mike Ernst, Rae Nelson, and Melinda Szeliga

Council Members Absent: Jeff Tedder

Also Present: Andrew Meadwell, Town Manager; Cindy Poe, Town Clerk; and Brian Williams, Town Attorney

Call to Order – Mayor Mike Brannon 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

Town Manager Andrew Meadwell asked that item 8C (Part 2 – Request for Public Hearing - Annexation of Hall Walker Property) be removed from the agenda. Council Member Melinda Szeliga made a motion to approve the agenda as amended. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of three (3) in favor and none opposed.

Approval of the December 12, 2023 Council Meeting Minutes

Council Member Rae Nelson made a motion to approve the December 12, 2023 Council Meeting Minutes. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of three (3) in favor and none opposed.

Citizen Comments –

Brian Cesoro – 157 N. Field Dr – Appreciates Officer Foster helping with the speeding and people not stopping at stop signs in Kinderton Village.

Wes Beroth – 186 Bermuda Run Dr – Wants the speed limit lowered in the town (from 25 mph).

Erin DiNero – Haywood Drive, Advance – Wants development moderated; doesn't want Bermuda Run to become like Clemmons.

Sheila Reynolds – 139 Windsor Circle – Concerned with air quality with trees being removed; concerned about property values.

1. 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 Opened Public Hearing

- **Sally McGuire – 287 James Way/Hillsdale Group** – Spoke against the height restrictions and shared the history of the Town, stating that it would hinder potential for full build-out and make difference in final numbers (tax revenues).
- **Carl Carney – Boxwood Circle/Davie Construction** – Spoke against text amendment sharing need for another hotel. Restrictions would mean a 4-story building would be reduced to a 3-story – a 25% reduction. Would hinder what could be done in the town going forward.
- **Steve Garrett – Atrium / Davie Medical Center** – Spoke against the text amendments; concern that it would limit design flexibility for the hospital.
- **Garland Elmore – 277 Yadkin Valley Rd.** – Spoke in favor of the text amendment saying it’s consistent with the Comprehensive Plan. Added there should be exceptions on a case-by-case basis.
- **Sheila Reynolds – 139 Windsor Circle** – Spoke in favor of the text amendment adding that more parking spaces would be needed to accommodate additional people – added we need more greenery and trees.
- **Lynn Cole – 255 Kilbourne** – Wanted to know why the Council is entertaining ideas to change Bermuda Run. Said that 45’ is high enough, and that we “do not want to be Clemmons”.
- **Angel Jackson – 119 Lakeside Crossing** – Spoke in favor of text amendment adding that she doesn’t want skylines filled with tall buildings.
- **Vera Williamson – 229 Haywood Dr.** – Spoke in favor of text amendment. Said it would not hinder future development and would keep the small-town feel. Compared Bermuda Run to other towns that have even lower height restrictions.
- **Matthew Belford – 270 Yadkin Valley Rd.** – Spoke in favor of the text amendment adding that the “pendulum was swinging from residential to big business development”.

➤ Mayor Brannon Closed Public Hearing

*Council Member Melinda Szeliga made the following motion: **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. Council Member Rae Nelson seconded the motion. The motion was approved by a vote of two (2) in favor and one (1) opposed (Council Member Mike Ernst).*

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 Opened Public Hearing

- **Charlene Genaway – 150 Brookstone Dr. - Asked**, “Why would we annex something before it’s built?” Expressed concerns regarding trees and the sidewalk issues in Kinderton Village.
- **Sheila Reynolds – 139 Windsor Circle – Discussed** problem solving, and other ways to generate revenue for the town. Asked if Town Manager Andrew Meadwell was ‘the Attorney for the developer’.
- **Gail Evans – 129 Woodlee Dr., Advance –** She is seeking more clarity around the Potts development plans; we suggested she reach out to Andrew to better understand this proposed development.

➤ **Mayor Brannon Closed Public Hearing**

Council Member Melinda Szeliga clarified that the property is considered “Village Mixed” Zoning District and they can develop even if we did not annex them into the Town. Town Manager Andrew Meadwell spoke of the largest benefit to the town being the connecting boulevard that will run from Hwy. 801 to Hwy. 158, helping to alleviate congestion at the Hwy. 158/Hwy 801 intersection. Proposed are town houses on the 53 acres – 4 units per acre.

Council Member Mike Ernst made a motion to adopt the resolution as presented. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of three (3) in favor and none 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.

Council Member Melinda Szeliga made a motion to adopt the resolution as presented. Council Member Rae Nelson seconded the motion. The motion was approved by a vote of three (3) in favor and none opposed.

Set February 13th, 2024, as Public Hearing date for Annexation consideration - **POSTPONED

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.

Council Member Mike Ernst made the motion to appoint Christy Schafer to the Town Council to fulfill the term vacated by Mayor Mike Brannon. Council Member Rae Nelson seconded the motion. The motion was approved by a vote of three (3) in favor and none opposed.

Town Manager Report/Comments – Monthly Account Detail Report, Juniper Pump Station Update

Mayor Comments – Mayor Brannon noted that there is confusion across the community regarding the proposed Hall Walker development. There is no upcoming decision by the council to approve 500 apartments as the land is already zoned to allow approximately 520 housing units. Citizens are encouraged to always contact the town or their elected leaders if there are questions about town matters.

Council Comments – Council Member Melinda Szeliga spoke of the Bermuda Run Vision Committee’s Flag Project. Council Member Mike Ernst thanked everyone for attending and thanked all who spoke.

Adjourn

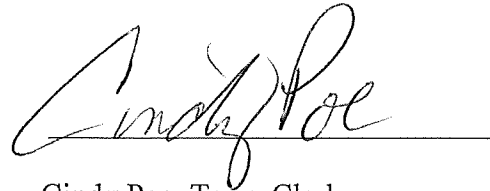
With no further business to discuss, Council Member Mike Ernst made a motion to adjourn. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of three (3) in favor and none opposed.

Approved

A handwritten signature in cursive script, appearing to read "Mike Brannon", written over a horizontal line.

Mike Brannon, Mayor

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Cindy Poe", written over a horizontal line.

Cindy Poe, Town Clerk