

Town of Bermuda Run

Town Council Meeting Minutes

April 10, 2018– 7:00 PM

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, April 10, 2018 at 7:00 PM. The meeting was held at Bermuda Run Town Hall.

Council Members Present: Mayor Kenneth A. Rethmeier, DrPH; Rick Cross; Mike Ernst; Chris Fowler; John Guglielmi; and Jerry West

Council Members Absent: None

Also Present: Lee Rollins, Town Manager; Erin Burris, Zoning Administrator; Brian Williams, Town Attorney

Call to Order Mayor Rethmeier called the meeting to order.

Moment of Silence

Adoption of the Agenda

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

Approval of the March 13, 2018 Meeting Minutes

Council Member Jerry West made a motion to approve the March 13, 2018 Town Council Meeting Minutes as presented. Council Member Rick Cross seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Proclamation

Mayor Rethmeier presented a proclamation declaring the month of April as “Child Abuse Prevention Month”, on behalf of the Dragonfly House.

Citizens’ Comments

Mitch Whitener, candidate for Davie County Sheriff, introduced himself to those in attendance.

Proposed Meeting Action Items

A. Public Hearing: TA-2018-01 Compatibility for Residential Districts & Uses

Administrative text amendments to require special use permits to ensure use compatibility or remove incompatible uses from the Table of Uses for primarily residential districts (OS, CR, & RM), limit multi-family residential uses, improve landscaping and buffering standards between residential and non-residential uses. Affected Sections of Zoning Ordinance: 3.5, Chapter 5, Chapter 9, Section 12.3.

Zoning Administrator Erin Burris provided an overview of the proposed text amendments, as was unanimously approved by the Town Planning Board. There were approximately 384 potential multi-family units that were planned or in production that would not be affected by any action the Town Council may make.

Mayor Rethmeier opened the Public Hearing, asking for those who wished to speak in favor of the proposed text amendments.

Christy Schafer, 132 Tifton Street, Bermuda Run, spoke on her behalf and on behalf of the Planning Board to support the proposed text amendments. She believes the Planning Board has

listened to the largest group of stakeholders, which wants to limit, but not eliminate multi-family residential due to concerns for additional traffic. Patio homes are the number one need in the Town. Does not want pressure from developers and realtors to adversely affect the final decision of the Town Council.

There being no one else who wished to speak in favor of the proposed text amendments, Mayor Rethmeier asked if there were those who wished to speak in opposition of the proposed text amendments.

Barry Burge, a Winston-Salem Attorney, spoke on behalf of others, expressing opposition to the proposed text amendments requiring multi-family residential development above retail and office. Mrs. Burris stated this was classic “not in my back yard mentality”. He further commented that there was not enough interest in the type of mixed-use development being proposed. He cited the May Fair development in Wilmington, NC as an example of a project that has not worked as planned. He also cited the Town Vision Statement within the Comprehensive Plan as a reason not to approve the proposed text amendments. If passed, Mr. Burge believed the amendments to be in violation of the Fair Housing Act.

Troi Hicks, Local Government Affairs Director for the NC Realtors Association, spoke in opposition to the proposed text amendments. She cited that the Town needs to attract additional households to accomplish the goals set forth in the Comprehensive Plan. She asked what research the Town has done regarding the risk and rewards of the proposed text amendments. She asked that the Town Council wait before making a final decision.

Wendy Taylor, a realtor living in Lewisville, spoke in opposition to the proposed text amendments. She has served on the Lewisville Planning Board and has been a realtor for 30 years. She believes Bermuda Run needs affordable housing and thinks more information is needed before the Town Council takes action.

Jack Ingle, a realtor and former Clemmons Council Member, spoke in opposition to the proposed text amendments. He wants the Town Council to think of the “law of unintended consequences” regarding the proposed text amendments. If the Town wants to mitigate retail leakage to Clemmons, the Town needs more “roof-tops”.

Marcia Barney, a local realtor and Advance resident, spoke in opposition. She believes stand-alone multi-family residential is needed to attract younger residents, as the average age of Town residents is 60. She said that demand should drive zoning, not zoning driving demand.

Rick Bell, realtor and Advance resident, provided the Town Council with letters from property owners and developers opposed to the proposed text amendments. He cited the need for additional housing for jobs that have been brought to Davie County.

There being no one further wishing to speak in opposition, Mayor Rethmeier Closed the public hearing.

Erin Burris provided options for action that the Town Council might consider, following the public hearing.

Council Member John Guglielmi made a motion to defer action on the proposed text amendments and asked that the issue be placed on the April 28 Council Agenda Meeting for further discussion. Council Member Jerry West seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

B. Engagement Letter and Audit Contract for 2017-2018 Audit

Eddie Carrick, CPA, PC, has proposed to prepare financial statements for \$1,000.00 and the Town Audit for \$5,500.00. This amount is the same as the previous year.

Council Member Mike Ernst made a motion to approve the contract with Eddie Carrick, CPA, PC to prepare financial statements and conduct the 2017-2018 Town Audit. Council Member Rick Cross seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Council/Mayor Comments:

- Jerry West - Encouraged all in attendance to not pick winners and losers regarding the proposed text amendments. Thanked all who attended that voiced opinions on both sides.
- John Guglielmi - Realized there is not a lot of housing stock in the Bermuda Run/Advance area, as his daughter is planning to move back into the area. He thanked Christy Schafer for her leadership as Planning Board Chair and appreciated all those who spoke during the public hearing.
- Mike Ernst - Thanked all who came out for the meeting. Regardless of the decision the Town Council may make, all should work toward the common good of the community. Thanked Christy Schafer and the Planning Board members for their hard work on the proposed text amendments.
- Rick Cross - Concurred with all that had been said from other Council Members. Attended the Workshop on legislative zoning in Kernersville and understands the weight of The issues brought before the Planning Board and ultimately the Town Council.
- Chris Fowler - Thanked Christy Schafer and Erin Burris for their hard work. Appreciated all the phone calls he received on the subject. It just proves how proud we are of our community.
- Mayor Rethmeier - Thanked all who attended this evening and all who spoke for and against the proposed text amendments. The work of the Planning Board on the update to the Town Comprehensive Plan was excellent. The current two economic drivers for town, Davie Medical Center and Twins Sports Park, coupled with WinMock and the proposed Carolina Athletic Performance facility, truly establishes Bermuda Run as a “destination”.

Adjourn

With no further business to discuss, Council Member Mike Ernst made a motion to adjourn. Council Member Rick Cross seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Approved



Kenneth A. Rethmeier, DrPH – Mayor

Respectfully Submitted



Lee Rollins, Town Manager