

# Bermuda Run Town Council

## AGENDA MEETING MINUTES

Tuesday, April 24, 2018  
8:30 a.m. – Town Hall

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**Council Members Present:** Mayor Kenneth Rethmeier, Jerry West, John Guglielmi, Mike Ernst, and Rick Cross

**Council Members Absent:** Chris Fowler

**Also Present:** Lee Rollins, Town Manager; Brian Williams, Town Attorney; Christy Schafer, Planning Board Chair; Cindy Griffith, Town Clerk; Bill Holdgrafer, BR West resident; Erin Burris, Benchmark Planning; Marcia Barney, Realtor; Rick Bell, Developer

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### **1. Call to Order**

Mayor Ken Rethmeier called the meeting to order.

### **2. Adoption of the Agenda**

*Council Member John Guglielmi made a motion to adopt the agenda. Council Member Jerry West seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.*

### **3. Approval of the March 27, 2018 Meeting Minutes**

*Council Member Jerry West made a motion to approve the minutes from the March 27, 2018 Agenda Meeting. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.*

### **4. Citizen Comments- None**

### **5. Items for Consideration**

#### **A. TA 2018-01 Use Compatibility in Residential Districts**

- Strategy 3.2 of the Town Comprehensive Plan is to “support residential growth to attract the additional retail and services amenities desired by residents”. The strategy also includes a recommendation to analyze the permitted uses in each zoning district to ensure that existing residential development is protected from incompatible uses.
- The Planning Board unanimously recommended approval of the proposed amendments.
- The Town Council held a public hearing at the April 10, 2018 Town Council meeting on proposed changes to the zoning ordinance.
- The Town Council on April 10, 2018 voted unanimously to defer the proposed amendments to the April 24, 2018 Agenda meeting for additional consideration.

#### **Purpose of Proposed Text Amendments and Background Information**

Strategy 3.2 of the Town of Bermuda Run Comprehensive Plan is to “support residential growth to attract the additional retail and services amenities desired by residents”. The strategy also includes a recommendation to analyze the permitted uses in each zoning district to ensure that existing residential development is protected from incompatible uses.

The proposed text amendments are intended to do the following:

- Ensure that the intent of the Residential Mixed zoning district is consistent with the Village Residential land use designation description in Strategy 3.1 of the Comprehensive Plan (Section 3.2 (C)). *\*Approved*

- Either remove incompatible uses from primarily residential districts or require a Special Use Permit for those uses that may be compatible in certain circumstances (Section 3.5). *\*Approved*
- Define “vacation rental residences” and add as a use in the Table of Uses in order to prohibit such use (Section 12.3 & 3.5). *\*Approved*
- Amend the additional conditions for specific uses as it relates to proximity to residential uses (Chapter 9). *\*Approved*
- Limit multi-family residential development to the RM and CR districts with a Special Use Permit. In the CM, VM, TC, and GB districts multi-family residential units would only be permitted on the upper floors of mixed-use buildings. Based on public input during the Comprehensive Plan update and the desired residential development description in Strategy 3.2 of the Comprehensive Plan, the Planning Board recommends this change. (Section 9.49) *\*NOT Approved*
- Provide a more narrow definition of “single-family residential building”. (Section 12.3) *\*Approved*
- Provide definitions for “family unit”, “permanent residence”, “secondary residence”, and “vacation rental residence”. (Section 12.3) *\*Approved*
- Amend the definition of “bed and breakfast” establishment to include event venue. (Section 12.3) *\*Approved*
- Amend the definition of “electronic gaming operation” to include “skilled games” or “games of skill” and exclude such operations from the definition of “amusement, commercial indoor”. (Section 12.3) *\*Approved*

*Council Member Jerry West made a motion to approve with changes and consistent with Comprehensive Plan: The Town Council finds that, with the changes agreed upon, the amendments are consistent with the Town of Bermuda Run Comprehensive Plan, specifically Strategies 3.1 and 3/2, and considers the action to be reasonable and in the public interest. Council Member Rick Cross seconded the motion. The motion was approved by a vote of four (4) in favor and none opposed.*

#### **B. Gate Operations Fund: Allied Universal Proposed Wage Increase**

Allied Universal has proposed a 4% wage increase for gate attendants serving the Bermuda Run access control gates. There has been no increase since 2010 and rates paid to Allied Universal would go from \$12.55 to \$13.05 per hour. *Council Member Mike Ernst made a motion to approve the proposed wage increase with Council Member Rick Cross seconding the motion. The motion was approved by a vote of four (4) in favor and none opposed.*

#### **6. Information Items**

- Update: WWTP Removal and Pump Station Renovation
- Update: Financial Report through 9 Months

#### **7. Council / Mayor Comments**

Jerry West – Impressed with communication of Pat Ivey and NCDOT at Winmock last week; was disappointed, however, with the low turnout of 20-25 people.

John Guglielmi – Complimented the flowers provided by the Garden Club. Says there is a problem on Riverbend at the dam with people parking in the “no parking” zone.

Mike Ernst – Says there is a continued speeding problem within the Town. He also praised the Garden Club’s recent fundraising efforts.

Rick Cross – Gave update on communication brief saying he is gathering information. He also complimented the Mayor’s Corner in the Bermuda Run Living magazine.

Mayor Rethmeier – Discussed ongoing issue with businesses using “Advance” instead of “Bermuda Run” as their address. He said with the Town growth of the Davie Medical Center and the new Indoor Sports Complex that visibility should be improved.

#### **8. Town Manager Comments**

Lee Rollins reminded the Council that the first of the Sounds on the Square Concert Series is on Saturday, April 28 at 7 pm.

**9. Adjourn**

*With no further business, Council Member John Guglielmi made a motion to adjourn. The motion was seconded by Council Member Jerry West. The motion was approved by a vote of three (3) in favor and none opposed. (Note – Mike Ernst left after Town Manager comments.)*

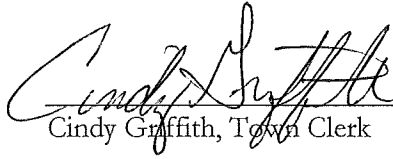
Approved:

Respectfully submitted,



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Kenneth Rethmeier, Dr. PH - Mayor



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Cindy Griffith, Town Clerk