

**Bermuda Run Town Council**  
**AGENDA MEETING MINUTES**  
**Tuesday, March 26, 2019**  
**9:00 a. m. – Town Hall**

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

Council Members Absent: None

Also Present: Lee Rollins, Town Manager; Cindy Griffith, Town Clerk; Brian Williams, Town Attorney; Andrew Meadwell, Davie County Development Services; Rod Guthrie, Planning Board Chair

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**1. Call to Order**

Mayor Ken Rethmeier called the meeting to order.

**2. Adoption of the Agenda**

*Council Member Rick Cross made a motion to adopt the agenda with Council Member Chris Fowler seconding the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

**3. Approval of the February 26, 2019 Agenda Meeting Minutes**

*Council Member Rick Cross asked that the error of the name of the credit union from Mayor Rethmeier's comment in the "Council/Mayor Comments" section be changed from "Allegacy" to State Employees Credit Union. Council Member Mike Ernst made a motion to approve the February 26, 2019 Council Agenda Meeting Minutes as amended. Council Member Jerry West seconded the motion. The motion was approved by a vote of 5 in favor and none opposed.*

**4. Citizens Comments - None**

**5. Items for Consideration**

**A. Development Finance Initiative (DFI) Update** – Sarah Odio and Matt Hutton with DFI presented a market study overview to the Council. Review of process to date; Market analysis findings; and next steps. Focus was on the Town Center - what makes our area unique? Other Town Center in comparison is Farrington Village which is close to UNC Chapel Hill.

**B. Planning Board Recommendations for Proposed Zoning Amendments**

The Planning Board heard and reviewed the following proposed amendments. Each was unanimously voted to recommend approval (5-0)

**a. Zoning Text Amendment 2019-01**

Re: Self-Storage Units. After review by the Town Council, staff recommends that the Town Council vote to hold a Public Hearing on the proposed amendment for April 9, 2019 at 6:00 pm.

**b. Zoning Map Amendment**

South Creek Development LLC has applied to rezone a 6.25-acre tract of land from Village Mixed Master Overlay (VM-MP-O) to Village Mixed Conditional District (VM-CD). After review, staff recommends that the Town Council vote to hold a Public Hearing on the proposed Zoning Map Amendment for April 9, 2019 at 6:00 pm.

**c. Zoning Text Amendment 2019-02**

The purpose of this text amendment is to alter the application of the 10/70 provision on sites within the Town. After review, staff recommends that the Town Council vote to hold a Public Hearing on the proposed amendment for April 9, 2019 at 6:00 pm.

*Council member Jerry West made a motion to hold a Public Hearing on April 9, 2019 regarding the above-mentioned zoning amendments. Council Member Rick Cross seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

**C. Proposed Town and TDA 2018-2019 Audit Contracts**

Eddie Carrick, CPA, PC proposes the Town Audit at \$6,500 and the TDA Audit at \$1,500. There is no change in price from the previous two years.

*Council Member Mike Ernst made a motion to approve the contract as presented with Council Member Chris Fowler seconding the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

**6. Council/Mayor Comments**

*Jerry West- Impressed with the presentation by DFI.*

*John Guglielmi – No comment.*

*Chris Fowler – Shared that he feels it's hard for him to visualize growth within the Town Center, but appreciates the way DFI shared their vision.*

*Mike Ernst – Agreed with Chris Fowler that it is hard to envision the growth, but that there is significant opportunity. He also brought up the issue of speeding within the neighborhoods in Bermuda Run. He doesn't feel that the Council has attempted to come up with a solution.*

*Rick Cross – Thankful for the Zoning text amendments, and excited about DFI projects and the focus on the future of Town Center.*

*Mayor Rethmeier – Gave an update from the Transportation Advisory Committee regarding the redo of 158/ 801 and how it will be linked with the I-40 widening project. Baltimore Road project update. Additional entrances off of Hwy. 158 into Kinderton Commercial may require a long "right turn lane".*


**7. Town Manager Comments - None**

**8. Adjourn**

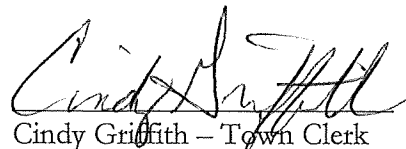
*With no further business, Council Member Chris Fowler made a motion to adjourn. The motion was seconded by Council Member Rick Cross. The motion was approved by a vote of five (5) in favor and none opposed.*

Approved:

Respectfully submitted:



Kenneth Rethmeier, Dr. PH – Mayor



Cindy Griffith – Town Clerk