



**PROPOSED AGENDA**  
**Bermuda Run Town Council Meeting**  
**Tuesday, March 10, 2020**  
**Town Hall – 6:00PM**

*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. Adoption of the Agenda

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

5. Approval of the February 11, 2020 Town Council Meeting Minutes

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

6. Public Comments

7. Public Hearing: ZTA 2020-01 Uses in Gateway Corridor Overlay (A.)

The purpose of the proposed text amendment is to clarify that the underlying zoning district shall dictate uses rather than an overlay district. The Planning Board heard the text amendment at their February 19<sup>th</sup> meeting and voted unanimously to recommend approval.

- Mayor Cross Opens the Public Hearing
- Mayor Cross Closes the Public Hearing
- Possible Town Council Action

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

- **Approval:** The Town Council finds that the amendment is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Approval with changes:** The Town Council finds that the amendment is not fully 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.
- **Denial:** The Town 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 amendment needs additional consideration.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

8. Planning Board Member Appointments (B.)

It is recommended that the Town Council consider action to appoint Alternate Member, Tom Brady, to fill the unexpired term of Dr. Ken Peacock's Regular Member position and appoint Erin Hege to fill Tom Brady's unexpired Alternate Member position.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

9. Presentation: New Davie County Park Paul Moore, CPRP – Recreation and Parks Director

10. Mayor and Town Council Comments

11. Town Manager Comments

12. Adjourn

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

# **Town of Bermuda Run**

## **Town Council Meeting Minutes**

### **February 11, 2020 – 6:00 PM**

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, February 11, 2020 at 6:00 PM. The meeting was held at Bermuda Run Town Hall.

**Council Members Present:** Mayor Rick Cross, Heather Coleman, Curtis Capps, Mike Ernst, Chris Fowler, and Ken Peacock

**Council Members Absent:** None

**Also Present:** Lee Rollins, Town Manager; Cindy Griffith, Town Clerk

**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 for a reflective moment of silence.*

*Mayor Rick Cross welcomed Ken Peacock to his first Town Council Meeting.*

#### **Adoption of the Agenda**

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

#### **Approval of the January 14, 2020 Town Council Meeting Minutes**

*Council Member Heather Coleman made a motion to approve the January 14, 2020 meeting minutes. Council Member Chris Fowler seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

#### **Public Comments**

Kelly Funderburk of 384 Park Avenue, Mocksville – Republican candidate for Davie County Register of Deeds spoke to Council regarding her experience and strengths that make her a good choice for the office.

#### **Presentation – County of Davie Efforts to Strengthen US Census Participation**

Andrew Meadwell, Director of Davie County Development Services informed the Council of efforts being made to ensure all Davie County residents are counted for the US Census. He shared the website for the Davie Census information – [www.daviecounts2020.com](http://www.daviecounts2020.com). The challenge is to make everyone aware of the importance of being counted as it relates to healthcare, housing, State House representation, Federal funding, etc. In 2010, there was an 80% response rate; they are hoping for a higher rate in 2020 with the implementation of online census reporting.

**Town Manager Comments** – Lee Rollins shared that there had been a few concerns about leaf pickup and he would look into ways to improve this service, then share options with Council.

### **Council/ Mayor Comments**

*Chris Fowler* – He really appreciated Andrew Meadwell’s presentation; it was very informative.

*Heather Coleman* – Agreed with Chris Fowler, saying it was important to make residents aware of the importance of participation.

*Curtis Capps* – Felt Census presentation was informative, stressing that the Federal dollars do not need to be held from NC due to lack of representation.

*Mike Ernst* – Discussed recent storms and flooding, stating he was thankful that our area didn’t see the flooding that other areas experienced. He commended the crew working on the East Davie Sewer Project, saying that their work has caused minimal traffic issues.

*Ken Peacock* – This was his first Town Council meeting and he learned a lot. He also thanked Andrew Meadwell for the informative Census presentation.

*Mayor Rick Cross* – He was also very glad that Andrew Meadwell took the time to come make his presentation, stressing that awareness is very important and the Town will share information via Social Media, newsletters, etc.

Early voting starts at the Town Hall on Thursday, Feb. 13 and runs up to the Saturday before Primary Election on March 3.

There will be a Ribbon Cutting at Los Torritos, the new Mexican restaurant in Bermuda Run, on Wednesday, Feb. 12.

He shared that the January Planning Session of the Town Council went very well, as representatives from Davie County participated. He assured everyone that the Comprehensive Plan is working!

In closing, the Mayor congratulated Town Clerk Cindy Griffith on her upcoming wedding on Feb.14 saying this would be her last meeting as “Cindy Griffith”; she will be “Cindy Poe” at the next meeting.

### **Adjourn**

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

Approved

Respectfully Submitted

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Rick Cross, Mayor

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Cindy Griffith, Town Clerk





(7.A.)

**NOTICE OF PUBLIC HEARING  
BERMUDA RUN TOWN COUNCIL**

**NOTICE IS HEREBY GIVEN**, pursuant to G.S. 160A-364, that the Town Council of Bermuda Run will meet at **6:00 P.M. on Tuesday, March 10, 2020** 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:

**Zoning Text Amendment 2020-01.** The Board will review a text amendment in 3.5 of the Zoning Ordinance regarding the Gateway Corridor Overlay.

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.

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**PUBLICATION DIRECTIONS**

Publish in the Notices section of the Newspaper

Publish on the following Dates:

February 27, 2020

March 5, 2020

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:** Planning Staff  
**DATE:** March 10, 2020  
**RE:** ZTA 2020-01 Uses in Gateway Corridor Overlay

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**Applicable Section(s):** Section 3.5 of Zoning Ordinance

**Proposed Text Amendment and Background Information**

The purpose of this text amendment to clarify that the underlying zoning district shall dictate uses rather than an overlay district. Presently, the use of warehousing, self-storage is permitted in the GB district and permitted with conditions in the CM & VM zoning districts. However, the Gateway Corridor Overlay (GC-O) prohibits the use. Typically, zoning overlays like the Gateway Corridor have no listed use as the underlying zoning districts dictate uses.

The text amendment proposes to allow the use warehousing self-storage in the GB, and with conditions in the CM and VM. All other requirements of the Gateway Corridor Overlay will remain intact.

The section of the Zoning Ordinance outlining the intent and purpose of the GC-O district is below.

**(B) *Gateway Corridor Overlay District (GC-O)***

***(1) Intent***

The primary purpose of the Gateway Corridor Overlay District is to make additional provisions for the preservation of scenic vistas, to enhance the compatibility and appearance of development, minimize future traffic congestion, and maintain a safe walkable community within the Planning and Zoning Jurisdiction of Bermuda Run along US Hwy 158, NC Hwy 801, and Interstate 40 and its ramps.

The purpose of the Gateway Corridor Overlay District includes the following:

- a) To promote the general health, safety and welfare of the community.
- b) To improve the efficient operation of traffic around the Town.
- c) To promote safe and efficient movement within the Overlay District for persons using all modes of travel – motorized vehicles, bicycles and walking.
- d) To create a sense of place that is aesthetically appealing and environmentally responsible.
- e) To encourage innovative development projects that set standards for landscaping, community design and aesthetics.
- f) To establish consistent and harmonious design standards for public improvements and private property development within the “GC-O” so as to unify the distinctive visual quality of Bermuda Run.

### **Bermuda Run Comprehensive Plan**

This proposed amendment is related to the following goals, objectives, and/or strategies in the Town's updated Comprehensive Plan:

- Character & Identity Goal: Cultivate the identity of the Town of Bermuda Run as a charming, walkable small town with a healthy balance of both nature and an attractive built environment, offering amenities for both residents and visitors.
- Economic Development & Land Use Goal: Promote a healthy and diverse economic base within a sustainable land development pattern that complements the character of the Town, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.
- Objective 3: Support steady, managed growth with additional residential and retail development.
- Strategy 3.3 Continue to work with Davie County Economic Development Commission (EDC) to facilitate business retention and the development, redevelopment, or reuse of vacant properties, including participation in road infrastructure improvements.

### **Staff Recommendation**

Staff recommends review of the text amendment by the Board with consideration given to all of the relevant goals, objectives, and strategies of the Comprehensive Plan and the purpose of the Gateway Corridor Overlay district.

### **Zoning Text Amendment.**

Proposed text amendment for table of uses in section § 3.5 of the Zoning Ordinance. New text will be **bold, underlined and italicized**. Deleted text will have a **strikethrough**.

### **3.5. Table of Uses**

|   |             |    |    |         |                   |           |     |      |                          |
|---|-------------|----|----|---------|-------------------|-----------|-----|------|--------------------------|
| P = Permit from Zoning Administrator  | DISTRICTS   |    |    |         |                   |           |     |      | Additional<br>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   |                          |
| INDUSTRIAL USES   |             |    |    |         |                   |           |     |      |                          |
| Warehousing, self-storage   | -           | -  | -  | U       | - <u><i>U</i></u> | P/C       | P/C | P    | 9.59                     |

### **Planning Board Recommendation**

The Planning Board heard the text amendment at their February 19<sup>th</sup> meeting and voted unanimously to recommend approval (6-0). Please see attached draft Planning Board minutes.

### **Town Council Action**

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

- **Approval:** The Board finds that the amendment is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Approval with changes:** The Board finds that the amendment is not fully 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.
- **Denial:** The Board 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 amendment needs additional consideration.

(8.B.)



**TO:** Town Council  
**FROM:** Lee Rollins, Town Manager  
**DATE:** March 10, 2020  
**RE:** **Planning Board Appointments**

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The Town Council appointed Planning Board member, Ken Peacock, to the Council member position previously held by Rick Cross. Therefore, Dr. Ken Peacock's position as a member of the Planning Board is now vacant.

Current Planning Board Members are:

| <b>Regular Members:</b>                                     | <b>Term Ends</b> |
|---|------------------|
| Rod Guthrie   | 6/30/2022        |
| Lynn Marcellino   | 6/30/2022        |
| Lynn Senger   | 6/30/2022        |
| David Strand (ETJ Member)                                   | 6/30/2022        |
| <b>Vacant Position</b> (Previously held by Dr. Ken Peacock) | 6/30/2020        |

| <b>Alternate Members:</b> |           |
|---------------------------|-----------|
| Tom Brady                 | 6/30/2021 |
| Bryan Thompson            | 6/30/2022 |

It is recommended that the Town Council consider action to:

1. Appointment Alternate Member, Tom Brady, to the vacant Regular Member position that was previously held by Dr. Ken Peacock.
2. Appoint Erin Hege as an Alternate Member to fill the remaining term of Tom Brady's Alternate Member position.