



**PROPOSED AGENDA**  
**Bermuda Run Town Council Meeting**  
**Tuesday, July 14, 2020**  
**6:00PM**

**Bermuda Run Town Hall**

*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 June 9, 2020 Town Council Meeting Minutes**

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

6. **Citizens' Comments**

7. **Proposed Action Items**

**A. Resolution Directing the Clerk to Investigate a Petition for Annexation**

The Town Clerk has received a petition for non-contiguous annexation from Clayton Properties, doing business as Shugart Homes. The property under petition is the former Moravian Acres property. In order to move forward in the process for deliberation for the annexation request, the Town Council need to adopt the proposed Resolution.

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

8. **Council / Mayor Comments**

9. **Town Manager Comments**

10. **Adjourn**

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

# **Town of Bermuda Run**

## **Town Council Meeting Minutes**

**June 9, 2020 – 6:00 PM**

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, June 9, 2020 at 6:00 PM. The meeting was held at Winmock at Kinderton.

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

**Council Members Absent:**

**Also Present:** Lee Rollins, Town Manager; Brian Williams, Attorney; Cindy Poe, 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.*

**Adoption of the Agenda**

*Council Member Heather Coleman 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 May 12, 2020 Town Council Meeting Minutes**

*Council Member Heather Coleman made a motion to approve the May 12, 2020 meeting minutes. Council Member Curtis Capps seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

**Public Comments** - None

**Public Hearing of Recommended 2020-2021 Budget**

The Town Manager's recommended budget for the General Fund is balanced at \$1,691,300, Gate Operations Fund balanced at \$566,017, and Utilities Fund balanced at \$530,850.

Mayor Cross opened the public hearing.

There were no public comments.

Mayor Cross closed the public hearing.

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

### **Recognition of Town Clerk, Cindy Poe**

Mayor Rick Cross recognized Cindy's recent NCAMC designation as a NC Certified Municipal Clerk. This designation came after completion of many classroom hours and tests, and of being a member of the NCAMC for 2 years.

### **Town Manager Comments**

Town Manager Lee Rollins awarded Town Clerk, Cindy Poe with a clock in honor of her 10-year work anniversary with the Town of Bermuda Run. He also congratulated her for the designation of NCCMC.

### **Council/ Mayor Comments**

*Ken Peacock – Expressed that this was a good meeting, thanking Lee Rollins for his hard work on the budget. He congratulated Cindy Poe on her recent award and anniversary. He also enjoyed the information shared at the earlier ZOOM meeting with the Davie Foundation.*

*Mike Ernst – Agreed with Ken Peacock, adding that he's glad to see people adjusting and eating at restaurants again.*

*Heather Coleman – Congratulated Cindy. Thanked Lee for his work and presentation of the budget, adding that the gate fee increase (that has not changed in 10 years) was needed in order to get better quality attendants.*

*Chris Fowler – Agreed with everyone; was thankful that Winmock allowed us to use the facility for the meeting.*

*Curtis Capps – Thanked Lee for a well-done budget. Also congratulated Cindy.*

*Mayor Rick Cross*

- *Sheriff Dept./Community Officer transition is going well.*
- *Blue Heron Trail is on hold due to DOT budget challenges, but pedestrian bridge and tunnel are on track.*
- *Census – we're at 75.2%, but would like that to increase.*
- *The Sports Park is ramping back up.*
- *Rise Facility – Dirt is being moved.*
- *Lee Rollins was thanked for his hard work on the budget.*
- *Fire and emergency services were thanked.*
- *Attendees of the meeting were also thanked for coming.*

### **Adjourn**

*With no further business to discuss, Council Member Curtis Capps made a motion to adjourn. Council Member Heather Coleman 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 Poe, Town Clerk



**TO:** Town Council  
**FROM:** Lee Rollins, Town Manager  
**DATE:** July 14, 2020  
**RE:** Annexation of Non-Contiguous Area Procedures

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**Included for your review:**

- Petition for non-contiguous annexation: Clayton Properties Group DBA Shugart Homes
- Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-58.1

**Overview:**

Upon petition signed by all owners of real property in the area, the Town may annex by ordinance certain “satellite” areas whose boundaries do not at any point touch its primary corporate limits. The primary corporate limits consist of boundaries of a municipality as defined in its charter and as enlarged by annexation of contiguous territory according to applicable laws or diminished by exclusion of contiguous territory by the General Assembly. Satellite annexations are governed by the following procedures and requirements.

**Standards the Satellite Area Must Meet**

- (1) The nearest point on the satellite area must not be more than (3) miles from the primary limits of the annexing municipality.
- (2) No point on the satellite area may be closer to the primary limits of another municipality than to the primary limits of the annexing municipality.
- (3) The area proposed for annexation must be so situated that the municipality will be able to provide for the same services within the satellite area that it provides within the primary limits.
- (4) If the area proposed for annexation, or any portion thereof, is a subdivision, as defined in G.S. 160A-376, all of the subdivision must be included.
- (5) The area within the proposed satellite limits plus the area within all other satellite corporate limits may not exceed ten percent (10%) of the total land area within the primary corporate limits of the annexing municipality.

**Suggested Action:**

To move forward in the process of deliberation for the annexation request, the Town Council will need to adopt a Resolution Directing the Clerk to Investigate a Petition Received under G.S. 160A-58.1



Town of Bermuda Run

120 Kinderton Blvd., Suite 100 \* Bermuda Run, NC 27006

t: 336-998-0906 f: 336-998-7209

**NON-CONTIGUOUS ANNEXATION PETITION APPLICATION**

Submittal Date: 6/22/2020

To the Town Council of the Town of Bermuda Run:

I/we the undersigned owner(s) of real property respectfully request that the area described below in the paragraph below and as shown in the attached survey map of the property be annexed into the Town of Bermuda Run.

The boundaries of the area to be annexed into the Town of Bermuda Run corporate limits are as follows (*attach or insert below a metes and bounds description with a matching survey map*):

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Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

Name	Address	Signature	Date
Clayton Properties Group DBA Shugar Homes	221 Jonesboro Rd Winston Salem, NC 27104		6-22-2020

Name	Address	Signature	Date
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Name	Address	Signature	Date
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Name	Address	Signature	Date
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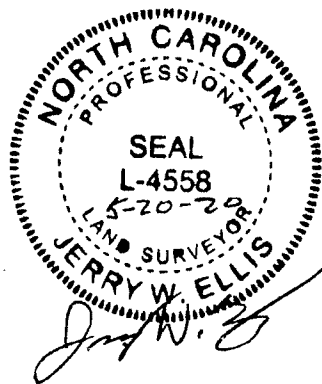
*For additional information or assistance, please call the Planning Department at 336-753-6050.*

## Exhibit A

**BEGINNING** at an existing Axle, the southeastern corner of the PIN 5872083575 as described and recorded in Deed Book 1118, Page 444 and the southwestern corner of PIN 5872184490 as described and recorded in Deed Book 644, Page 372 and having NAD83(2011) North Carolina Grid Coordinates of North 827,770.38; East 1,571,401.41; thence with the southern line of said PIN 5872083575 the following three (3) courses and distances: 1) South 61°33'00" West 905.50 feet to an existing stone; thence 2) North 87°49'37" West 49.06 feet to an existing 1" iron; thence 3) North 88°25'33" West 219.27 feet to an existing 3/4" iron, the northeast corner of PIN 5872062819 as described and recorded in Deed Book 1118, Page 441 and the northwest corner of PIN 5872074147 as described and recorded Deed Book 1000, Page 363; thence with the eastern line of said PIN 5872062819 the following three (3) courses and distances: 1) South 01°05'59" East crossing an existing 7/8" iron at 300.42 feet and an existing 7/8" iron an additional 180.02 feet and continuing 101.96 feet for a total distance of 582.40 feet to an existing 1/2" rebar; thence 2) North 80°49'05" West 112.73 feet to an existing 1/2" rebar; thence 3) South 11°24'00" West 377.41 feet to an existing 1/2" rebar in the northern right-of-way of NC Highway 801; thence with said right-of-way North 76°16'42" West 130.70 feet to an existing 1/2" rebar; thence with the western line of said PIN 5872062819 the following five (5) courses and distances: 1) North 11°23'52" East crossing an existing 1" iron at 20.04 feet and an existing 1" iron at an additional 147.61 feet and continuing 147.46 feet for a total distance of 315.11 feet to an existing 1" iron; thence 2) North 11°34'28" East 59.95 feet to an existing 1" bent iron; thence 3) North 11°19'38" East 171.25 feet to an existing 1/4" rebar; thence 4) North 11°24'07" East 164.99 feet to an existing 1" iron; thence 5) North 11°23'42" East 60.74 feet to an existing 1" iron at the northeast terminus of North Claybon Drive and the southeast corner of PIN 5872071228 as described and recorded in Deed Book 1118, Page 444; thence with the northern right-of-way of North Claybon Drive North 87°27'56" West 132.75 feet to an existing 3/4" rebar, the southwest corner of said PIN 5872071228 and the southeast corner of PIN 5862978390 as described and recorded in Deed Book 934, Page 1084; thence with the western line of said PIN 5872071228 North 02°06'12" East 148.66 feet to an existing 1" iron in the southern line of PIN 5872083575, as described above; thence with the southern line of said PIN 5872083575 the following five (5) courses and distances: 1) North 87°23'43" West 206.03 feet to an existing 1" iron; thence 2) North 88°14'12" West 78.92 feet to an existing 1 1/4" iron; thence 3) North 87°58'02" West 202.64 feet to an existing 1 1/4" iron; thence 4) North 88°14'46" West 20.04 feet to an existing concrete monument; thence 5) North 87°36'55" West 65.18 feet to an existing stone, the southwest corner of said PIN 5872083575 and the southeast corner of PIN 5863903544 as described and recorded in Deed Book 89, Page 57; thence with the western line of said PIN 5872083575 North 03°45'35" East 2077.39 feet to an existing 1 1/2" x 1/4" flat bar, the northwest corner of said PIN 5872083575 and the northeast corner of said PIN 5863903544; thence with the north line of said PIN 5872083575 South 85°26'26" East 1163.32 feet to an existing stone the northeastern corner of said PIN 5872083575 and the southeast corner of PIN 5872093651 as described and recorded in Deed Book 324, Page 636; thence with the eastern line of said PIN 5872083575 the following eleven (11) courses and distances: 1) South 31°59'04" East 200.36 feet to an existing 1 1/2" iron;



thence 2) South 32°01'05" East 160.66 feet to an existing 5/8" iron; thence 3) South 31°58'27" East 183.79 feet to an existing 5/8" iron; thence 4) South 31°56'51" East 103.57 feet to an existing 1" solid iron; thence 5) South 54°42'10" West 155.34 feet to an existing axle; thence 6) South 26°29'12" East 23.01 feet to an existing 5/8" iron; thence 7) South 26°20'46" East 122.03 feet to an existing 5/8" iron; thence 8) South 26°23'27" East 115.61 feet to an existing 5/8" iron; thence 9) South 26°22'49" East 282.51 feet to an existing 1 1/4" bent iron; thence 10) South 34°43'52" East 66.52 feet to an existing 1" rebar; thence 11) South 16°37'20" East 423.96 feet to the Beginning and containing 76.3069 acres more or less as shown on a survey by Encompass Surveying and Engineering, PC dated May 20, 2020 and bearing drawing number 19003 Annexation.



76.3069 Acres ± Total  
Ameydon Map  
Brayden  
Shugart Enterprises, LLC  
Farmington Township  
Davie County, North Carolina  
May 20, 2020  
Deed Book 1118, Page 444  
Deed Book 1118, Page 441  
GRAPHIC SCALE  
( 31 FEET )  
1 inch = 300 ft.  
JERRY W. ELLIS, PLS





**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION  
RECEIVED UNDER G.S. 160A-58.1**

**WHEREAS**, a petition requesting annexation of an area described in said petition was received on June 22, 2020 by the Bermuda Run Town Council; and

**WHEREAS**, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

**WHEREAS**, the Town Council of the Town of Bermuda Run deems it advisable to proceed in response to this request for annexation:

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Bermuda Run that:

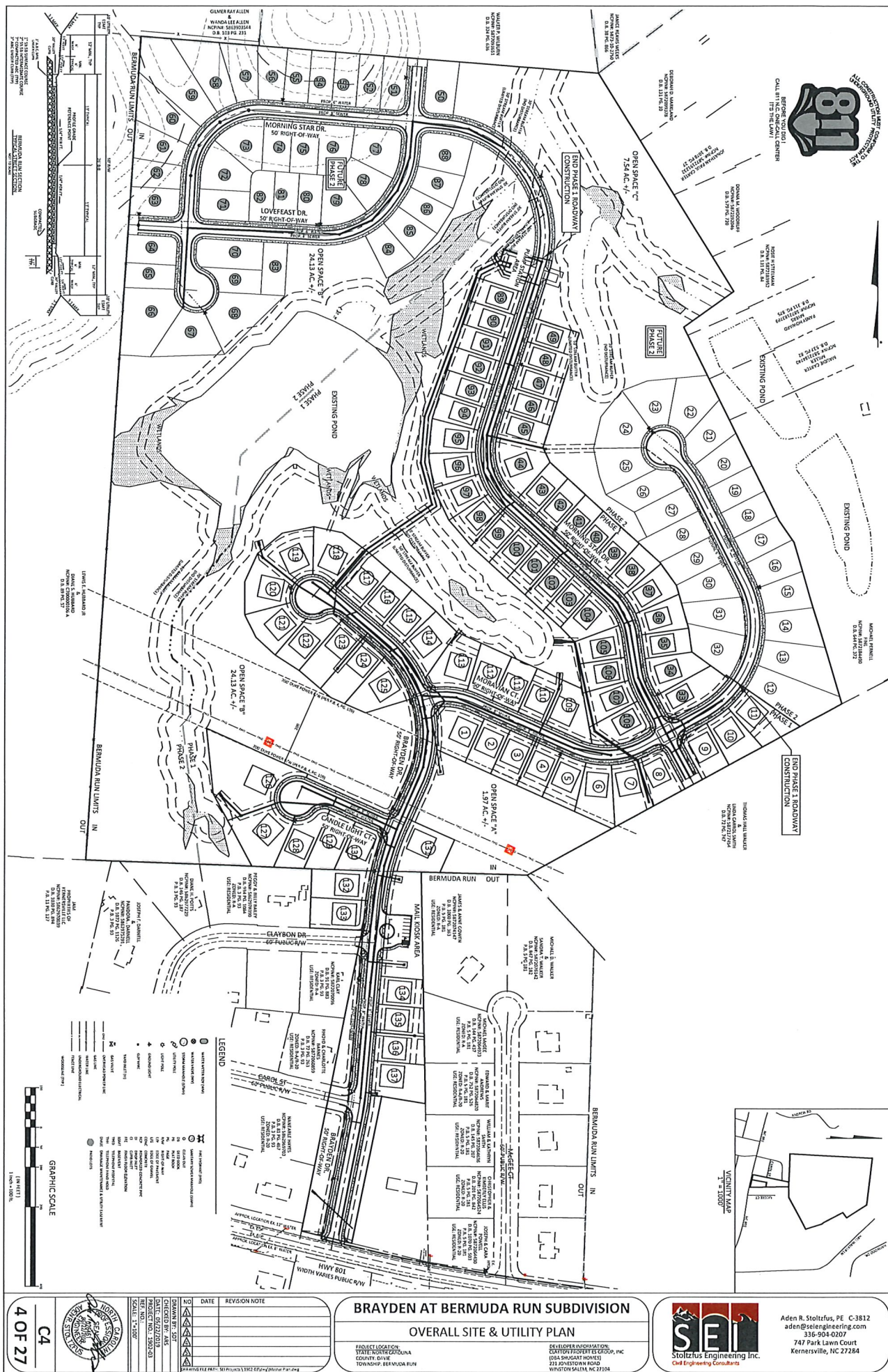
The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Town Council the result of her investigation.

Adopted: July 14, 2020 Town Council meeting by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

\_\_\_\_\_  
Rick Cross, Mayor

ATTEST:

\_\_\_\_\_  
Cindy G. Poe, Town Clerk



GRAPHIC SCALE	
1" = 100'	
4 OF 27	
C4	
DATE: 09/22/2023	
CHECKED BY: JAS	
DATE: 09/22/2023	
REV. NO.: 001	
SCALE: 1/8" = 10'	
DATE: 09/22/2023	
CHECKED BY: JAS	
DATE: 09/22/2023	
REV. NO.: 001	
SCALE: 1/8" = 10'	

BRAYDEN AT BERMUDA RUN SUBDIVISION	
OVERALL SITE & UTILITY PLAN	
PROJECT LOCATION: STATE COLLEGE, PA	
COUNTY: BERK	
TOWNSHIP: BERMUDA RUN	
DEVELOPER INFORMATION: STOLTZ ENGINEERING, INC.	
1731 JONESTOWN ROAD	
WILKES BARRE, PA 18703	



Stoltz Engineering, Inc.  
Civil Engineering Consultants

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Kernersville, NC 27284