

Bermuda Run Planning Board/Board of Adjustment Regular Meeting

Minutes

Wednesday, March 16, 2022

3:00 PM

Bermuda Run Town Hall

I. Call to Order

Attendee Name	Title	Status
Tom Brady	Board Member	Absent
Bryan Thompson	Alternate Member	Absent
Lynn Senger	Vice Chairman	Absent
Rod Guthrie	Chairman	Present
David Strand	Board Member	Present
Erin Shea	Regular Member	Present
Tony Krasienko	Alternate Member	Present

II. Recognition of Quorum

The Chairman recognized that a quorum was met with four members present.

III. Approval of Planning Board Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Erin Shea
SECONDER: Tony Krasienko
AYES: Krasienko, Guthrie, Strand, Shea
ABSENT: Brady, Thompson, Senger

IV. Approval of Planning Board Minutes—February 16, 2022

RESULT: APPROVED [UNANIMOUS]
MOVER: Tony Krasienko
SECONDER: Erin Shea
AYES: Krasienko, Guthrie, Strand, Shea
ABSENT: Brady, Thompson, Senger

V. Citizen Comments

There were none.

VI. Permit Reports & Zoning Administrator's Update

Permit reports & zoning update were included in the agenda packet for reference and discussion.

VII. Town Manager's Update

Lee Rollins updated the Board on the Blue Heron Trail project and upcoming meetings with NCDOT regarding improvements at the Hwy 158 & 801 intersection.

VIII. Planning Board Cases

Zoning Map Amendment 2022-02. Fuller Land Company applied to rezone four tracts of land totaling approximately 22 acres from General Business (GB), Gateway Corridor Overlay (GC-O) to Village Mixed (VM). The subject properties are located along Hillsdale West Drive and are further described as parcels of the Davie County Tax Map D7010C0001, D7010C0002, D700000187, and D700000186.

Chairman Guthrie opened the public comment period.

1. Chad Bomar, attorney for the applicant outlined the request, highlighted compliance with the Comprehensive Plan, and uses within the table of uses including townhomes.
2. Chad Fuller, the applicant, spoke in support of the request and the ongoing process for NCDOT to accept Hillsdale West Drive as a public street.
3. Gil Sheek, 134 Hillsdale West Drive, spoke of concern with mixing commercial and residential uses on the cul de sac street and requested more studies be done.
4. Will Bartholomew, representing Meridian Realty and the property owner at 162 Hillsdale West Drive, spoke of concern with property values, traffic issues, and mixing residential and commercial uses in the business park.
5. Rita Smith, 162 Hillsdale West Drive spoke of concern for property values and support for the street remaining a business park.
6. Amanda Cranfill, 246 Bermuda Run Drive, spoke in support of the request citing a need for more owner occupied housing types.

Chairman Guthrie closed the public comment period.

The Board held discussion on the request.

Erin Shea made a motion to approve with the following statement, the Planning Board finds that the proposed general use rezoning is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Shea
SECONDER:	Tony Krasienko
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger

IX. Other Business

Jason Epley and the team with Benchmark Planning presented an update on the Comprehensive Plan progress including the survey, survey dates, demographic data and the joint board meeting on April 20th.

X. Board Member Comments

There was none.

XI. Adjournment

RESULT:	ADJOURNMENT [UNANIMOUS]
MOVER:	David Strand
SECONDER:	Tony Krasienko
AYES:	Krasienko, Guthrie, Strand, Shea
ABSENT:	Brady, Thompson, Senger