

Town of Bermuda Run

Town Council Meeting Minutes

April 9, 2024 – 6:00 PM

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, April 9, 2024 at 6:00 PM. The meeting was held at the Bermuda Run Town Hall.

Council Members Present: Mayor Mike Brannon, Mike Ernst, Rae Nelson, Christy Schafer, Melinda Szeliga, and Jeff Tedder

Council Members Absent:

Also Present: Andrew Meadwell, Town Manager; Cindy Poe, Town Clerk; and Brian Williams, Town Attorney

Call to Order Mayor Mike Brannon 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 of a reflective moment of silence

Town of Bermuda Run Code of Ethics Statement – Town Attorney Brian Williams

Adoption of the Agenda

Council Member Jeff Tedder made a motion to approve the agenda as presented. 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 March 12, 2024 Council Meeting Minutes

Council Member Melinda Szeliga made a motion to approve the March 12, 2024 Council Meeting Minutes. Council Member Rae Nelson seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Citizen Comments

- Dan Bourland of 346 Yadkin Valley Rd spoke regarding goals of Bermuda Run and said wanted the town to get guidance on how the 10/70 requests are allocated.
- Erin Dinero of 147 Haywood Dr quoted portions of the DEQ audit, saying that the findings presented were not true.

1. Proposed Action Items

A. Public Hearing 10/70 Request Davie Construction

The applicant is petitioning the Town of Bermuda Run for the approval of a 10/70 provision for 0.044 acres (1.906 sq. ft.) of project area for a commercial project. The site currently has 0.217 acres (33%) of existing impervious area. The applicant is proposing 0.366 acres of total impervious area on the site. The total impervious area of the site would be 55.71% percent.

Brad Chapman of Davie Construction gave information regarding the Caribou Coffee location, saying that this 10/70 allocation would allow for 10 parking spots needed.

Mayor Brannon Opened the Public Hearing

- There were no public comments.

Mayor Brannon Closed the Public Hearing

Council Member Rae Nelson made a motion to approve the requested 10/70 allocation. Council Member Jeff Tedder seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

B. Public Hearing 10/70 Request Hall Walker

The applicant is petitioning the Town of Bermuda Run for the approval of a 10/70 provision for 59.54 acres of project area for a multi-use development project. The project area currently consists of 6.57 acres that is outside of the watershed. The applicant is proposing 24.44 acres of impervious area on the site. The total impervious area of the site would be 41.04 % percent.

Amanda Hodieme, Attorney for the developer (Bermuda Run Investments, LLC) explained how they have used the past 8 months to pause and reflect, adding that tonight is a threshold to set up the rest of the development sequence. She shared the vision of the Fords and showed how the property would look with the 10/70 allocation, and without the 10/70 allocation. They have changed the access point from Yadkin Valley Road to Hwy. 801 based on concerns regarding traffic flow. Environmental regulations are being followed and protections are in place as required by the state. Council Member Melinda Szeliga asked for clarification that if the 10/70 was not allocated, it would be all multi-family (instead of a combination of townhomes and apartments).

Mayor Brannon Opened the Public Hearing

- Vera Williamson of 229 Haywood Drive – Shared a slideshow (included in minutes) saying 10/70 was a “privilege, not a right”, and asked for a deferred vote.
- Carl Carney of Davie Construction – Concerned about affordable housing in the area, giving examples of his own kids and employees wanting them to be able to stay in the area. Felt it would be wise to approve the 10/70 request as this was a good project proposal.
- Dan Bourland of 346 Yadkin Valley Rd – There needs to be improvements on how the town approves 10/70 requests. Be conservative and protect watershed.
- Beth Bourland of 346 Yadkin Valley Rd – Feels that the town is becoming “less charming” and failing to “Just Be”. Concerned about traffic and stormwater studies.
- Matt Belford of 270 Yadkin Valley Rd. – Quoted the Comprehensive Plan and called it “ancient history”, saying it is just “hollow words on paper”.
- Elizabeth Hutcherson of Haywood Drive – Questioned total acres and accuracy saying numbers were inaccurate.
- Erin Dinero of 147 Haywood Drive – Says her parcel abuts the Hall Walker property and she worries about a “bait and switch”. Wanted to appeal to the common sense of the Council, saying that it was a “no brainer” to turn down the request. However, she added that she is not “anti-development.
- Teresa Snider of Yadkin Valley Rd – Read a letter from the Yadkin River Keeper who is opposed to the request due to the negative impact on the streams, creeks.
- Monica Belford of 113 Oakwind Dr (Kinderton Village) Stated that she lives in a condo, and is in favor of affordable housing but not what is being proposed. High density affects home values.

- Patricia Williams of 124 Parkview Ln (Kinderton Village) – Applauds the town now videoing the meetings. “More doesn’t mean better.” Look at the future – Trees gone makes noise from I-40 horrible.

Mayor Brannon Closed the Public Hearing

Attorney for developer, Amanda Hodieme clarified misquotes. Development plans not about density/land use, but about the shape it takes. This is a threshold decision – which allows them to decide permits for which to apply. Council Member Rae Nelson addressed the height limit of 3 stories when project mentioned 4. (At the time of the application, 4-story buildings were allowed.) Council Member Christy Schafer asked for clarification regarding buffering (greenery, fence). Council Member Jeff Tedder asked about timing of the project. (Depending on outcome of tonight’s meeting, it will probably be developed in 2-4 phases.)

Council Member Melinda Szeliga made a motion to approve the 10/70 request with conditions. Council Member Christy Schafer seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

C. Public Hearing Annexation Request Hall Walker

The Town has received petition(s) for a contiguous and a noncontiguous annexation of property being described as Davie County Tax Parcels C700000115, C70000011501, C700000112 and referenced as the “Hall Walker Property”. On January 9th, 2024, the Town Council adopted a Resolution directing the Town Clerk to investigate the petition. The Town Clerk has submitted a Certificate of Sufficiency of the petition.

Mayor Brannon Opened the Public Hearing

- Paul Dixon of 120 Kilbourne Dr – Shared concerns regarding the impact on the town. Concerned about population – schools, law enforcement, traffic. Mentioned “Show us the Plan”
- Elizabeth Hutcherson of Haywood Drive – Wanted to go on record as questioning the zoning and land use.
- Jim Fulghum of 357 Town Park Dr – Pointed out concerns for fire/police protection, EMS and timely medical care, street maintenance and other services – financial impacts on the town.
- Charlene Genaway of 150 Brookstone Dr – Against high density, feels watershed is being ignored. There will be more expenses with adding residents and would love to hear the benefits, “when the town can’t service what you have.”

Mayor Brannon Closed the Public Hearing

Council Member Christy Schafer made a motion to approve the annexation request. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Mayor Comments –

Mayor Mike Brannon thanked the speakers and all in attendance. He also thanked the Council and Town Staff for their professionalism. Bermuda Run Garden Club Shredding Event Saturday, April 13. Sheriff Hartman will be speaking at the May 14 Council Meeting.

Adjourn

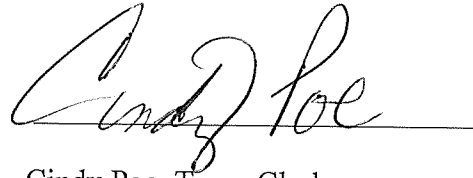
With no further business to discuss, Council Member Jeff Tedder made a motion to adjourn. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Approved

A handwritten signature in black ink, appearing to read "Mike Brannon", written over a horizontal line.

Mike Brannon, Mayor

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Cindy Poe", written over a horizontal line.

Cindy Poe, Town Clerk