

KINDERTON VILLAGE

Kinderton Village Meet & Greet with Town Officials

Meeting took place on Tuesday, March 22, 2022 at the Kinderton Village Club House

TOWN OFFICIALS THAT WERE AVAILABLE FOR UPDATES, QUESTION & ANSWER.



- Mayor Rick Cross
- Town Manger Lee Rollins
- Town Council Melinda Willis Szeliga
- Town Council Mike Ernst
- Town Council Mike Brannon
- Davie County Sheriff JD Hartman
- Davie County Deputy Community Officer Mike Foster
- Smith Grove Fire Department Chief Howard
- Smith Grove Assistant Fire Chief Kendall Howard

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Question: Update on Apartment Developer Behind Lowe's Food?

ANSWER: Bermuda Run is seen as an amazing place to live and grow in. Homes have very little for sale signs and we have some great amenities here in the Town of Bermuda Run. Making this area seen as an area of growth. The Town of Bermuda Run on 3/21/22 at 5:05 PM received an application to Rezone the area behind the Lowe's shopping center.. The applicant (Homes Urban) and the property owner (The Hillsdale Group) have applied for a general use rezoning of approximately 22 acres that is currently zoned CM-Commercial Mixed to VM-Village Mixed. Currently the area is zoned residential for 8 units per Acre. At this time the Homes Urban Corp. has not purchased the property but is interested in possibly building 270 apartments with a road access off of Old Town Drive.

STEPS FOR HOMES URBAN CORP. IN THE NEXT MONTH:

-Tuesday, April 12, 2022 at 6 PM at Bermuda Run Town Hall

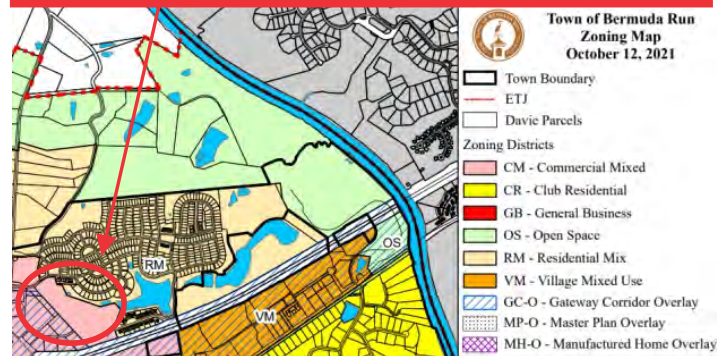
- Wednesday, April 20, 2022 at 3 PM at Bermuda Run Town Hall.

The Bermuda Run Planning Board will consider the application to rezone. Planning Board agenda packets will be available a week prior to the meeting. The agenda packets are public documents and will be available online for viewing. The Planning Board may Approve / Deny / or Defer a decision on the request to rezone the property. The Town Council will have the Planning Board information and decision in their Council Agenda meeting packet.

- Tuesday, April 26, 2022 at 9 AM at Bermuda Run Town Hall.

Bermuda Run Town Council Agenda Meeting will be held. The Town Council at that time may vote to hold a public hearing on the issue of the rezoning request for Tuesday, May 10th at 6pm.

LOCATION SUBMITTED BY HOMES URBAN CORP. FOR 270 APARTMENTS BEHIND LOWE'S



KINDERTON VILLAGE RESIDENTS EXPRESSED CONCERNS:

- Property value going down because it will take away from the aesthetics of our "Norman Rockwell" feeling of our Kinderton Village Community because it will be located in the front of the community. Traffic & appearances will hinder our front entrance.
- Concerned about the Safety of residents and children during construction. During the RISE development the town officials and RISE had no consideration or actions in completing things in a timely manner or be made accountable for their actions. Finishing projects, Manhole covers not covered, Building after 10:00 PM sometimes at 3 AM in the morning are a few things that were effecting our Kinderton Community. This was in the back of the neighborhood, this developer will be putting it in the front of the community. Kinderton wants reassurances and plans made if any more construction happens to surround our community to make sure these kinds of things never happen again. Especially since we are still dealing with RISE issues today.
- Kinderton residents are concerned for the School District that there will be now possibly a second apartment development possibly. What will another 270 homes do to our schools?. Over crowding should be researched so the Davie County children are not effected by larger class sizes and learning in Modules Units outside the buildings.
- Kinderton Village is concerned that this Apartment Development will be using our Amenities when they would not be part of Kinderton Village. Our Parks, Volleyball Courts, Basketball Courts, Our Lake and not be paying for maintenance of these areas. Our open space would not be Kinderton Villages Amenities it would be consider Bermuda Run Community Areas.

[Click HERE for Q&A with Town Manager Lee Rollins 3/25](#)

Homes Urban Corp has reached out to the Kinderton Village HOA Boards to set up a meeting to discuss their vision.

The HOA Boards hear the community's concern and will be speaking to the developer on April 6th.

Please look for further communication after the 6th on what us as a community possible next steps will be.



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Question: Update on Chick-Fil-A in Lowe's Shopping Center

ANSWER: Lee Rollins explained that Chick-Fil-A is in the process of submitting their Technical Plans for approval. Representatives for Chick-Fil-A submitted a site plan to the Technical Coordinating Committee (TRC) for review on March. The site plan included proposed building design and location, proposed parking and drive-thru, proposed lighting and landscaping, and proposed utilities locations. Chick-fil-A intends to demolish the existing building (former Rite-Aid) on the property. The TRC needed some additional details on the elevations of the new proposed building. No date for construction has been provided at this time.

Question: RISE Emergency Access

ANSWER: Mayor Rick Cross has asked that an in-person meeting between RISE management and Kinderton Village Board members be scheduled to clarify expectations for finalizing the emergency access area, and to create a dialogue going forward. This meeting is scheduled for early April, and members of the Kinderton Village Single Family Board will keep everyone apprised of progress.

SMITH GROVE FIRE DEPARTMENT INPUT ON THE RISE EMERGENCY ACCESS

The Smith Grove Fire Department just had a recent emergency at the RISE Complex at one of their events being held. They unfortunately had issues getting to the RISE complex because of the Emergency Access being blocked. They expressed the importance for them to have that area complete also. They explained that once completed that they would hold the keys to the Knox Box and only they would be able to open it. The Davie County Sheriff Department won't have access to open the gate.

Question: Update on Davie County Sheriff Department & Stop Signs

UPDATE: Our new Davie County Community Officer Mike Foster was introduced. He is available for any community law enforcement concerns in our neighborhood. His phone number is 336-817-6444. Emergencies should always dial 911. If Community Officer Mike Foster is unavailable, you can also call the Davie County Sheriff Department at 336-751-0896 for non emergencies.

STOP SIGNS CONCERNS: Kinderton Village shared that there were a lot of vehicles that do not stop at stop signs. The Sheriff's Department made suggestions if there are specific vehicles that are repeatedly not stopping, report it to Community Officer Mike Foster. He would need licence plate number, make of car, stop sign location, date and times the vehicle continues to not stop at.

Question: Update on Bermuda Run Blue Heron Trail

ANSWER: Construction on Phase 1 of the trail is scheduled to begin in the next few weeks. As a reminder, this phase will include the area beginning at the north entrance of the pedestrian tunnel at Lakeside Crossing - the tunnel will be retrofitted for bike and pedestrian use. The trail will then travel parallel to Royal Troon Lane (going south toward 158 in the area between Hillsdale Dental and Steelman's Ace Hardware). It will then turn east and follow Highway 158 to the roundabout where users will be the able to cross Twins Way and Highway 158 and, if desired, continue on to Tanglewood Park.

We are continuing to focus on subsequent pedestrian pathways - creating connections that will allow us to open the pedestrian bridge, potential trails that could include some of the Bahnsen Lakes areas, as well as other connection points across town. We recently reviewed a feasibility study, which included an assessment of the Bahnsen lakes - this area, including the lakes and all of the land around them, is privately owned property. In addition to you, our residents, we also continue to include stakeholders like NC Fusion (Truist Sports Park), RISE, and others in helping evaluate the priorities for expansion, as well as considering potential funding strategies over time.



NOTE FROM MAYOR RICK CROSS TO KINDERTON COMMUNITY

Good Morning Angel, Diane, Paul -

I again wanted to thank each of you for what of you did to make last evening's session happen. I know it takes a lot of attention and work, and am so appreciative to have the opportunity to spend time with residents.

I had several things I wanted to share with folks while together, and understandably that did not happen. I fully appreciate that, given the energy and concern behind the requested re-zoning in an area behind the Lowe's shopping center, this was where we spent our time. Although we had scheduled our session many weeks ago, well before the issue of apartments/re-zoning arose, I am glad to have been together last evening to listen to the thoughts and concerns of residents. Since the request had just been received for the re-zoning there is little detail we know at this point, and the process will play out. A big part of that process is due diligence done by our Planning Board, staff, and Town Council. I commit to everyone that, along with the three Council members in attendance, I will make sure that the concerns and reasons put forth last evening are shared across the balance of the Town Council as we move forward. Additionally, as Mark Pfundstein mentioned, the interested developer has recently reached out to the Master HOA Board with a request to meet with them in the very near future to share more information.

From a process perspective, as Lee Rollins shared last evening, we expect the Town Planning Board to hear the general use re-zoning request during their scheduled meeting on Wednesday April 20, at 3:00pm in Town Hall. Agenda Information is provided in advance via our constant-contact email list, our town website, and our town's Facebook and Instagram pages. As a reminder, all Town Council and Planning Board meetings are open to the public.

In the meantime, I would be very happy to spend additional time with folks if/as they would like. Just reach out to me. Also, there was a fair bit of interest in the zoning map I shared on the easel, so I am attaching a link to it from our town's website: <https://townofbr.com/wp-content/uploads/2021/10/BRZoning101321.pdf>

Late in the evening we did share some information relative to RISE. Most would agree that there is opportunity for improvement in communication and implementation. As was shared last evening, fire officials (Smith Grove FD and Davie County Fire Marshall) have required a parking and traffic flow plan within the park area, and the lockbox for the emergency access will be installed when received - currently en route. Also, I have recommended that the HOA Board representatives and the RISE GM Lane Newsome meet face-to-face in the very near future. All have agreed, so this meeting will occur in early April. I will expect that your HOA Board representatives will keep everyone apprised of progress.

One additional thing I had hoped to get into last evening is the upcoming update to our town's Comprehensive Plan. A great way to inform the town's leaders of your thoughts and desires for the future of our town is to engage in this update. We will be sending out a survey in the near future and will have a website with all Comprehensive Plan related information. Additionally, we will be holding an input session on May 25th at the WinMock Granary. Mark your calendar.

I sincerely hope that we can begin thinking about a good time to schedule our next time together. As I committed to everyone last year, I want to gather with residents at least a few times each year (or more often as requested) to share thoughts and plans around town, and to hear what is on the minds of our neighbors. Maybe early summer?

Again, thanks for all each of you do for our community. And thanks to all of our neighbors who took time to come out last evening. Regardless of the specific topic, I am always heartened and energized by the opportunity to spend time together. It helps me as I work to represent our residents and serve our town.

Don't hesitate to reach out to me if there is anything I can do for you.

Take Care

Rick Cross
Mayor, Town of Bermuda Run