

Town of River Bend Planning Board

Minutes for Regular Meeting – 2 December 2021 – River Bend Municipal Building

Board Members present: Chairman Egon Lippert, Vice Chair Bob Kohn, Keith Boulware, Kathleen Fleming,

Board Members absent: Linda Cummings, Kelly Forrest, Kelly Latimer

Others present: Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, Chris Barta, Gary McCabe, Craig Moffat, Ethan Rogers, Paul Warren

Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 2 December 2021, in the River Bend Municipal Building meeting room with a quorum present.

1. New Business

a. Special Use Permit for Sunbelt Rental on US Highway 17 S (PIN: 8-206-8004)

Representatives from Moffat Properties and Red Line Engineering presented a PowerPoint presentation to the Board summarizing their proposed project and the necessity for a Special Use Permit. Board Members asked questions as needed.

Chairman Egon Lippert raised a concern regarding the vegetative buffer between the planned development and the residential area adjacent. Moffat Properties was amenable to adding trees and/or a slatted fence to enhance the buffering. Other concerns regarding lighting, fuel storage, ingress/egress to the facility, and hours of operation were addressed. The Planning Board was satisfied with the responses from the developer and engineer present.

Chairman Egon Lippert made a **motion** to recommend approval of the Special Use Permit to the Board of Adjustment with the condition that the developer adds evergreen vegetative buffering inside of the 50 foot buffer noted on the plat plan to add to the existing vegetative buffer. Motion was **seconded** by Board Member Keith Boulware. Motion carried unanimously.

2. Approval of 4 November 2021 Regular Meeting Minutes

The Board reviewed the Minutes of the 4 November 2021 Regular Meeting. **Motion** was made by Vice Chair Bob Kohn to accept the Minutes as presented. Motion was **seconded** by Board Member Kathleen Fleming. **Motion carried unanimously.**

3. General Visitor Comments

None.

4. Reports

a. Zoning Report

AZA Allison McCollum presented the Board with a typed report summarizing the number of permits issued, the type of permit issued, and the total of all permit fees for the month of November 2021. The members of the Board reviewed the report and asked questions as needed.

b. Council Report

Councilman Buddy Sheffield addressed the Board and verbally reviewed the most recent actions of the Town Council. He also stated that the Town Council is conducting a Public Hearing on 16 December 2021 to gather comments on the location of a new public works facility at 25 Shoreline Drive, near the existing fire station. The members of the Planning Board asked questions as needed.

5. Old Business

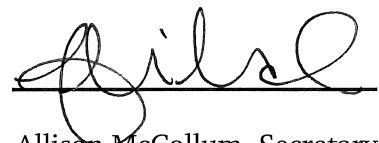
None.

6. Other

The next regular meeting is scheduled for Thursday, 6 January 2021 at 6pm.

7. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Board Member Kathleen Fleming. **Motion carried unanimously** and the meeting adjourned at 7:15 PM.



Allison McCollum, Secretary