

**River Bend Board of Adjustment**  
**June 28<sup>th</sup>, 2022**  
**Town Hall**  
**6:00 PM**

Board Members present: Chairman Paige Ackiss, Chris Barta, Rick Fisher (ETJ Alternate), Jon Hall (Alternate), Helmut Weisser

Board Members absent: Vice Chair Patty Leonard, Kelly Forrest (ETJ Representative), Cinda Hill

Others present: Councilman Buddy Sheffield (Liaison to BOA), Town Manager Delane Jackson, Town Attorney Dave Baxter, Assistant Zoning Administrator Allison McCollum, and 6 members of the public

**CALL TO ORDER**

Chairman Paige Ackiss called the meeting to order at 6:00 PM on Tuesday, June 28<sup>th</sup>, 2022 at the River Bend Town Hall with a quorum present.

**APPROVAL OF FEBRUARY 3<sup>RD</sup>, 2022 MEETING MINUTES**

Board Member Chris Barta made a motion to accept the minutes from the February 3<sup>rd</sup>, 2022 meeting of the Board of Adjustment. Motion was seconded by Board Member Helmut Weisser and the motion carried unanimously.

**EVIDENTIARY HEARING**

Chairman Ackiss introduced the case. The Board of Adjustment assembled to conduct an evidentiary hearing and consider a special use permit to construct a Public Works office for the Town of River Bend at 1504 Plantation Drive, submitted by Delane Jackson, Town Manager of the Town of River Bend.

Chairman Ackiss explained the quasi-judicial nature of the case.

Chairman Ackiss swore in the following attendees as witnesses: Town Manager Delane Jackson and Assistant Zoning Administrator Allison McCollum.

Chairman Ackiss called for any necessary disclosures from the Board of Adjustment members. There were none.

Chairman Ackiss, asked if anyone present wished to establish standing in the hearing. No one responded.

Assistant Zoning Administrator presented 13 exhibits that Town staff had prepared as relevant materials for the case. (See attached.)

Town Manager Delane Jackson presented a PowerPoint presentation to the Board and the other attendees present. (See attached.)

During the presentation, Board Member Helmut Weisser asked several questions about the location and orientation of windows in the proposed building. The Town Manager responded that the building itself had not been put out for bid, so construction specifics were not settled. Board Member Rick Fisher asked if the building allowed for future expansion and needs. The Town Manager responded that the building footprint was limited by the budget.

Chairman Ackiss skipped items H-K on the agenda as there were no other parties present. He moved to open the deliberation portion of the meeting.

Chairman Ackiss asked if any board members had specific concerns or questions that they wanted to discuss. No relevant issues were raised and Chairman Ackiss closed the evidentiary hearing at 6:20 PM.

## **DECISIONS**

Following the testimony and discussion, the Board voted on the following motions:

1. Board Member Barta moved that **the proposed use will not affect adversely the general plans for the physical development of the Town as embodied in these regulations or in any plan or portion thereof adopted by the Planning Board and/or the Town Council.** Board Member Weisser seconded and the motion carried unanimously.
2. Board Member Barta moved that **the proposed use will not be contrary to the purposes stated in the Town's zoning regulations.** Board Member Weisser seconded and the motion carried unanimously.
3. Board Member Barta moved that **the proposed use will not affect adversely the health and safety of residents and workers in the zoned area.** Board Member Weisser seconded and the motion carried unanimously.
4. Board Member Barta moved that **the proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.** Board Member Weisser seconded and the motion carried unanimously.
5. Board Member Barta moved that **the proposed use will not be affected adversely by the existing uses.** Board Member Weisser seconded and the motion carried unanimously.
6. Board Member Barta moved that **the proposed use will be placed on a lot of sufficient size to satisfy the space requirements of the use.** Board Member Weisser seconded and the motion carried unanimously.
7. Board Member Barta moved that **the proposed use will not constitute a nuisance or hazard because of number of persons who will attend or use these facilities, vehicular movement, noise or fume generation, or type of physical activity.** Board Member Weisser seconded and the motion carried unanimously.
8. Board Member Barta moved that **the standards set forth for each particular use for which a permit may be granted have been met or will be met.** Board Member Weisser seconded and the motion carried unanimously.
9. Board Member Barta moved that **the proposed use shall be subject to the minimum area, setback, and other dimensional requirements of the zoning district in which it will be located.** Board Member Weisser seconded and the motion passed unanimously.

10. Board Member Barta moved that **the proposed use shall be subject to the off-street parking and service requirements of these regulations.** Board Member Weisser seconded and the motion carried unanimously.

Board Member Barta moved that **the request for a special permit be approved as submitted.** Board Member Weisser seconded and the motion carried unanimously.

### **ADJOURNMENT**

Town Manager Delane Jackson informed everyone present that this was Board Member Helmut Weisser's last meeting after a long tenure with the Board of Adjustment. He thanked Mr. Weisser for his service to the Town. Alternate Board Member Jon Hall has been approved by the Town Council to take Board Member Weisser's seat as a regular member of the Board of Adjustment.

Board Member Chris Barta motioned to adjourn the meeting. Board Member Helmut Weisser seconded the motion; it carried unanimously. The meeting adjourned at 6:33 PM.

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Allison McCollum, Secretary



# **Town of River Bend**

## **Proposed Public Works Building**

**Presented to Planning Board  
on June 2, 2022 for  
Special Use Application**



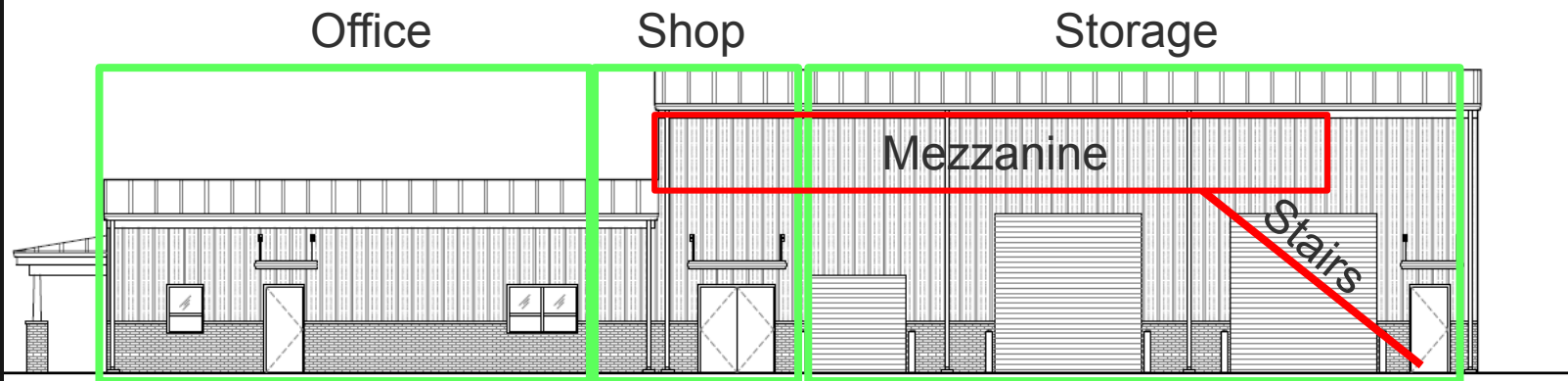
Front View





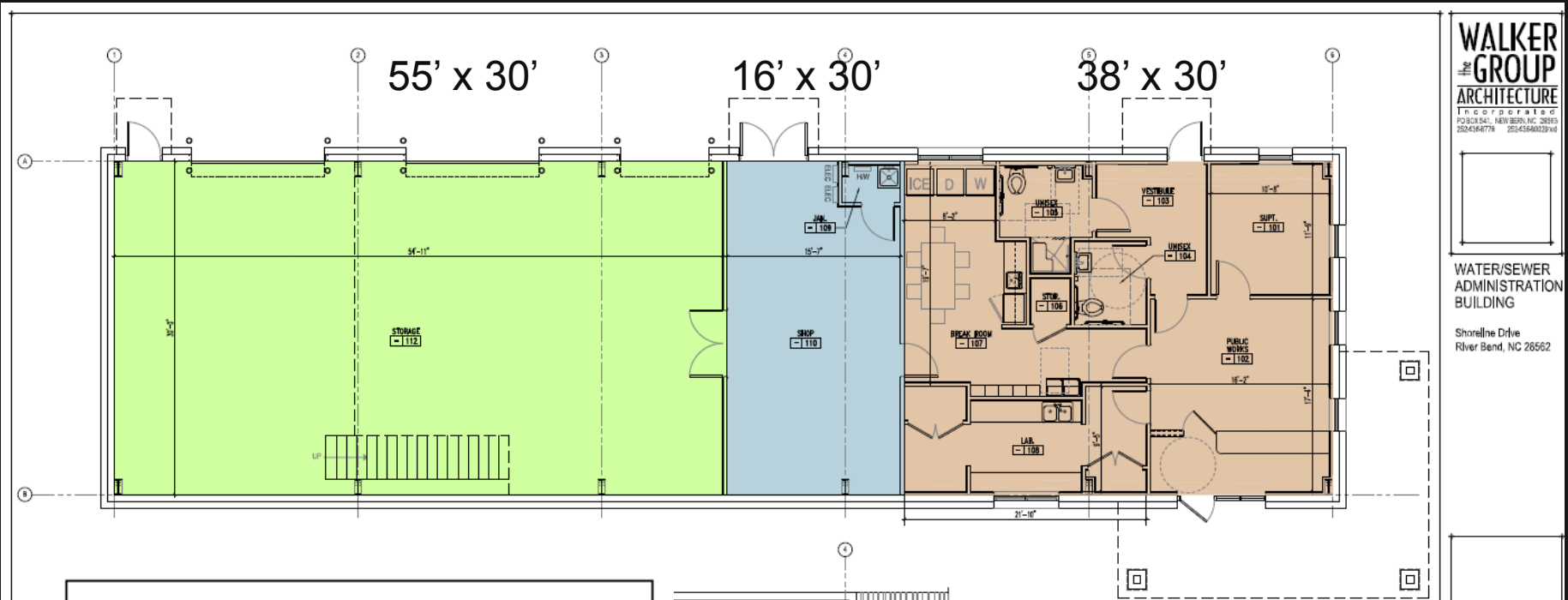
Side View

## Rear View



Mezzanine will provide additional  
overhead storage area





**WALKER**  
the GROUP  
ARCHITECTURE  
INCORPORATED  
PO BOX 841, NEW BERN, NC 28515  
252.434.6776 252.434.6822 FAX

WATER/SEWER  
ADMINISTRATION  
BUILDING  
Shoreline Drive  
River Bend, NC 28562

#### OCCUPANCY SQUARE FOOTAGE

- ADMIN SQ.FT. = 1160 SQFT
- SHOP SQ.FT. = 480 SQFT
- STORAGE SQ.FT. = 1660 SQFT +  
1265 SQFT MEZZANINE

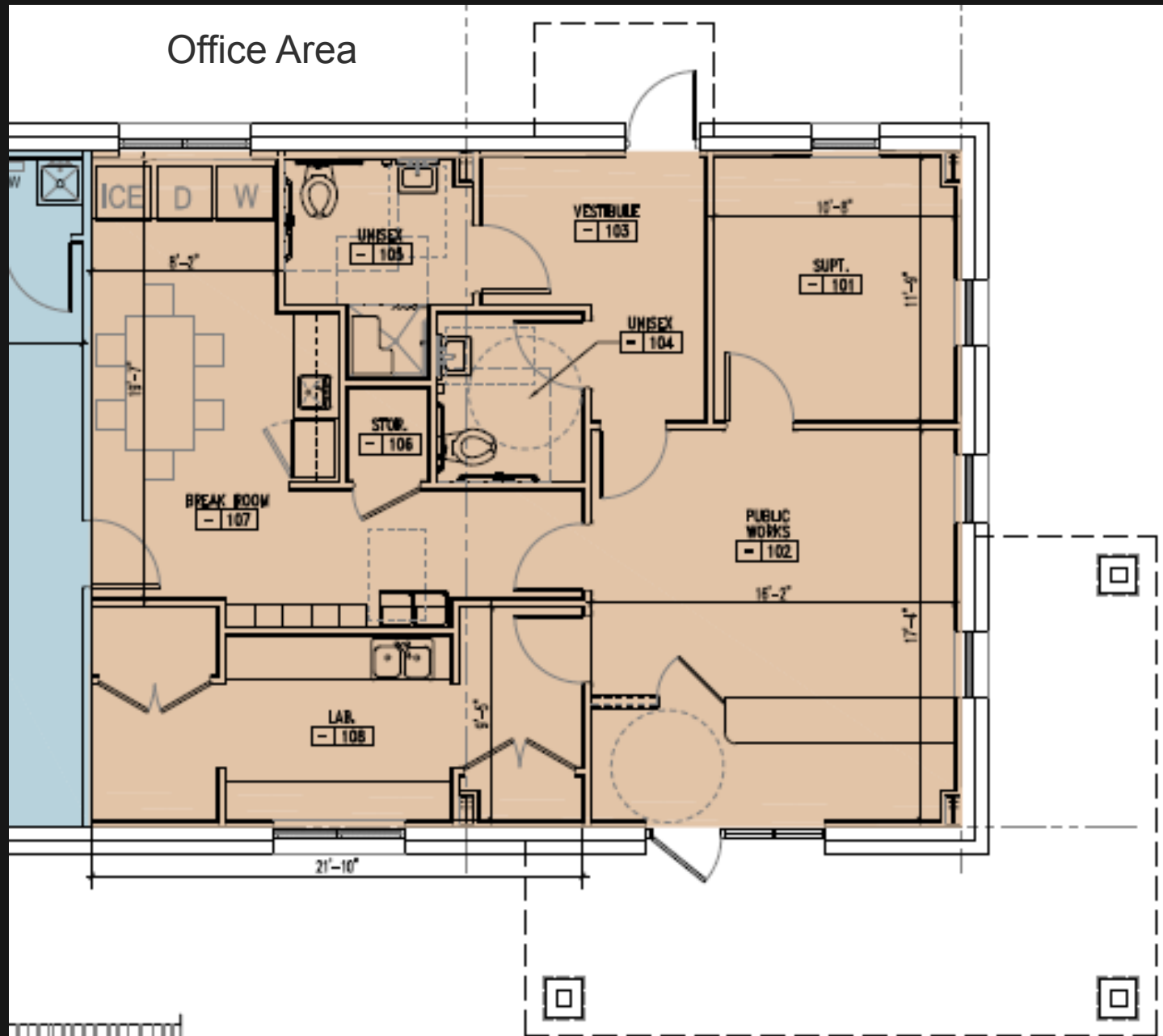
**TOTAL INTERIOR SQ.FT. = 4565 SQFT**

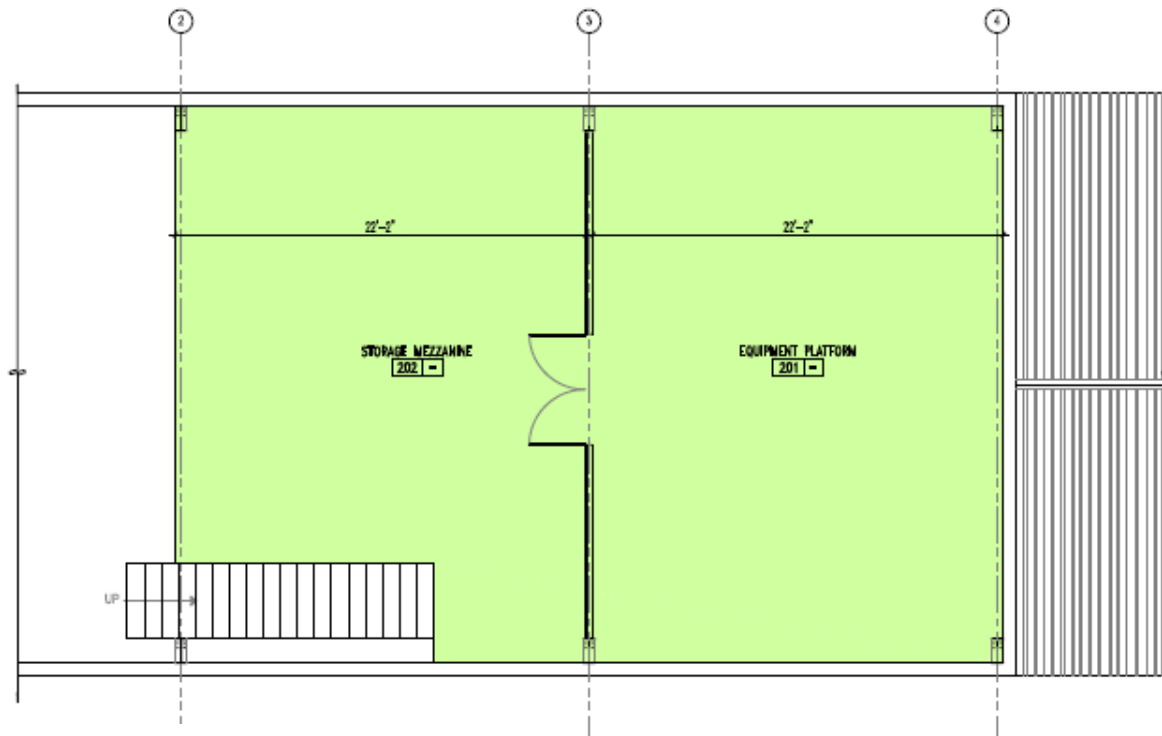
Existing PW Bldg. -  $82' \times 32' = 2,624$  SF

Proposed PW Bldg. -  $110' \times 30' = 3,300$  SF

New Bldg. will have 676 SF more space +  
larger mezzanine

## Office Area





MEZZANINE/EQUIPMENT PLATFORM

SCALE: 1/4"=1'-0"



OCCUPANCY SQUARE FOOTAGE



ADMIN SQ.FT. = 1160 SQFT



SHOP SQ.FT. = 480 SQFT



STORAGE SQ.FT. = 1660 SQFT +  
1265 SQFT MEZZANINE

TOTAL INTERIOR SQ.FT. = 4565 SQFT

Overhead  
Mezzanine Area

BROWN  
2973-788

87,120 +/- sf  
2.000 +/- acres

EXISTING 60' ACCESS EASEMENT  
per DB: 1625 P: 787

N 06°36'30" W 83.34'  
Chd=115.21'  
CR-S 87°42'10" W  
L=115.40' R=580.00'  
CA=11°24'00"

S 37°47'55" W  
6.08'

TOWN of RIVER BEND  
1625-787

DAVIS & HARGETT  
MB: 73-E-8

PLANTATION DRIVE 60' R/W

MASSACHUSETTS ROAD 50' R/W

( 50 )

THE COLONIES  
Phase Two  
PC: F S: 92-93

LEGEND  
sf = Square Feet  
R/W = Right of Way

NOTES:

OWNERS: ROBERT H. & CORNELIA H. DAVIS,  
& MELBA DAVIS HARGETT  
REFERENCES: DB: 371 P: 136, MB: 10 P: 88,  
MB: 73-E-8, PC: F S: 92-93,  
S DB: 1625 P: 786

THIS PROPERTY SCALES WITHIN ZONE X ACCORDING TO  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD  
INSURANCE RATE MAP "37020545600" DATED JULY  
2, 2004. THIS STATEMENT DOES NOT SUPERCEDE THE  
ABOVE REFERENCED MAP.

Map of Proposed  
Acquisition for

Town of RIVER BEND

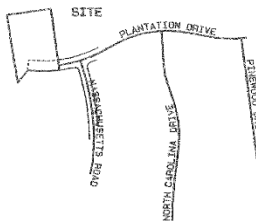
PLANTATION DRIVE  
NEW BERN, NORTH CAROLINA

#8 TOWNSHIP CRAVEN CO. NC  
PORTION OF PROPERTY DESCRIBED AT  
DEED BOOK: 371 PAGE: 136 & MB: 10 P: 88

97175.3 02-18-22 1" = 60'



VICINITY MAP  
not to scale



I, ROBERT H. DAVIS, CERTIFY THAT THIS MAP WAS  
DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS  
RECORDED IN BOOK 371 PAGE 136, MB: 10 P: 88, WILL  
BOOK 73-E-8, DEED BOOK 1625 PAGE 786 AND PLAT  
CABINET: F GLIDES 92 & 93, THAT THE RATIO OF  
PRECISION AS CALCULATED IS 1/10,000. THAT THE  
BOUNDARIES WERE NOT SURVEYED AT THIS TIME AND  
THAT THIS MAP MEETS THE REQUIREMENTS OF THE  
STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH  
CAROLINA (21 NCAC 06-1000)  
WITNESS MY HAND AND SEAL THIS 18TH DAY OF  
FEBRUARY, 2022



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BE CONSIDERED VALID.

ROBERT H. DAVIS, PLS  
SURVEYORS AND PLANNERS  
7175 HIGHWAY 70 EAST  
NEW BERN, NORTH CAROLINA 28562  
252-514-3150

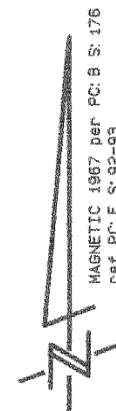
BROWN  
2973-788



DAVIS & HARGETT  
WB: 73-E-8

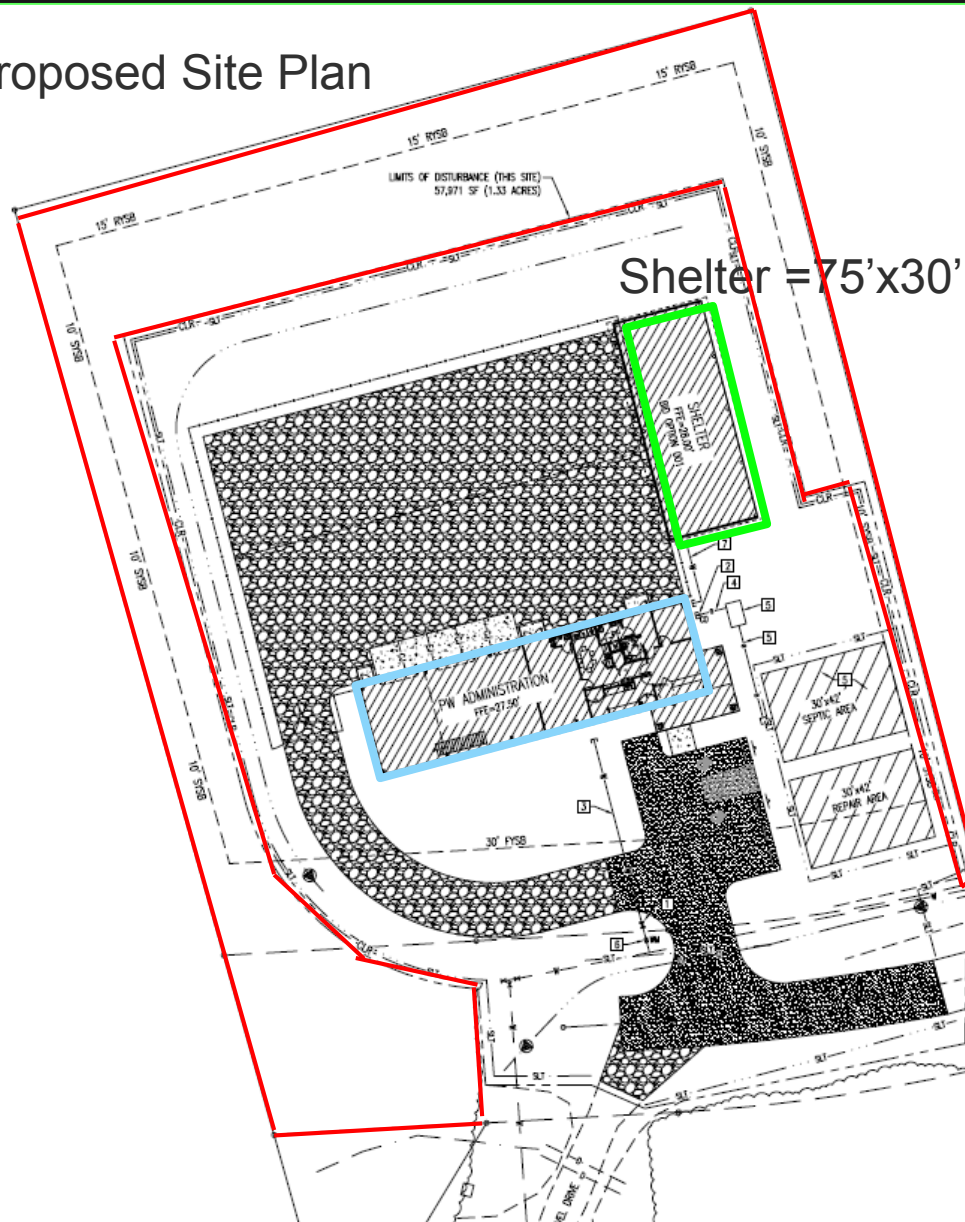
( 50 )

THE COLONIES  
Phase Two  
PC: F S: 92-93





# Proposed Site Plan



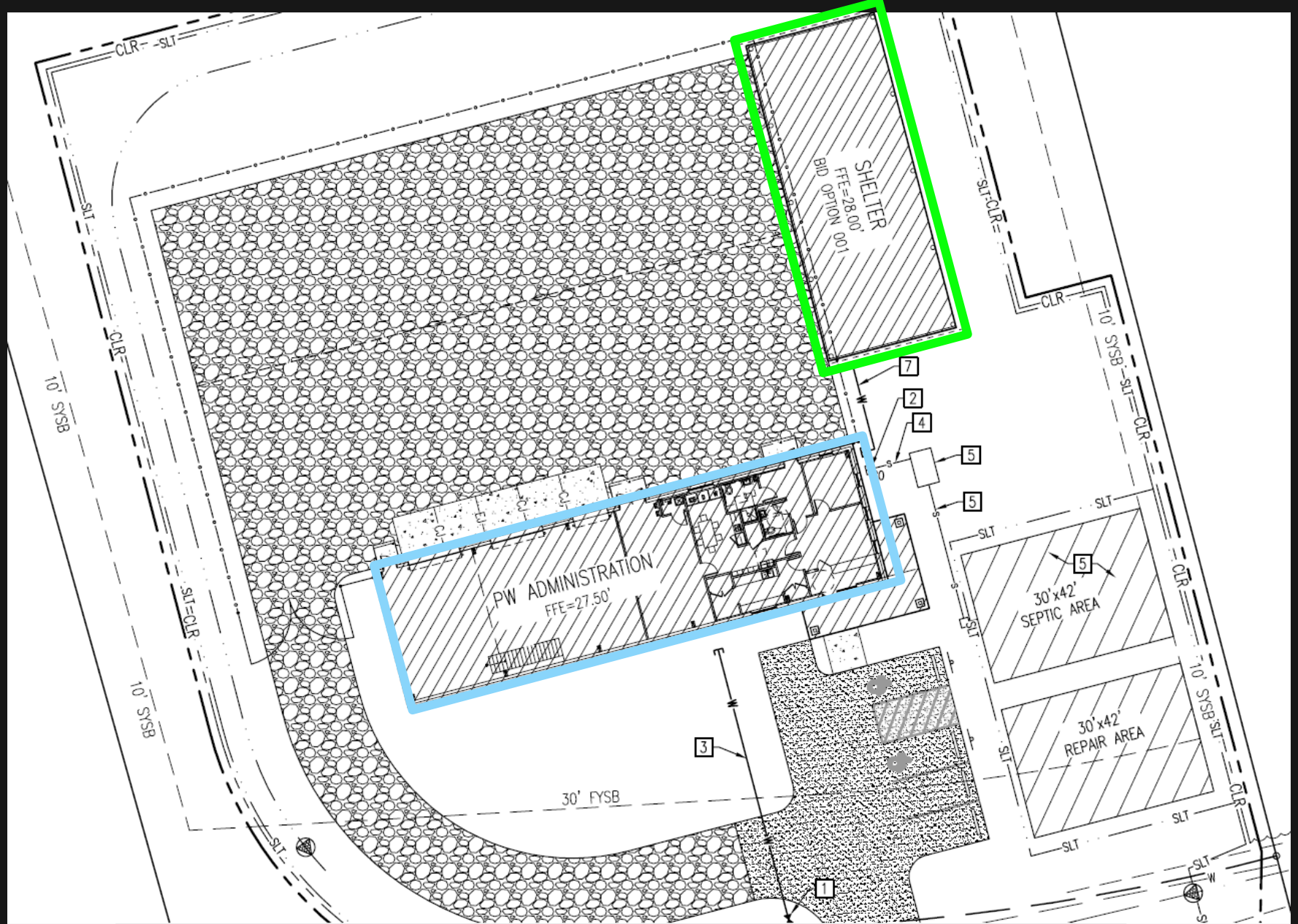
- GENERAL CONSTRUCTION NOTES:**
1. THE LOCATION AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCANNING THE AREA OF WORK TO IDENTIFY TO HIS OWN SATISFACTION THE EXTENT OF UTILITIES PRESENT INCLUDING THE UTILITIES INDICATED TO BE PRESENT, THOSE NOT SHOWN, AND THOSE SHOWN TO BE IN A DIFFERENT LOCATION.
  2. PHYSICAL SITE FEATURES OUTSIDE THE AREA OF WORK OR THOSE FEATURES NOT RELEVANT TO THE WORK BEING PERFORMED ARE NOT SHOWN FOR CLARITY.
  3. ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE PROJECT VEGETATION PLAN. SEE DETAIL D, SHEET CUS01.
  4. COMPLETE ALL TRENCH SECTIONS IN ACCORDANCE WITH DETAIL C, SHEET CUS01.
  5. GRADE EVENLY BETWEEN FINISH GRADE SPOT ELEVATIONS SHOWN.
- SPECIFIC WORK ITEMS-THIS SHEET:**
- 1 VALVE AND VALVE BOX - SEE DETAIL A, SHEET CUS01.
  - 2 CLEANOUT - SEE DETAIL B, SHEET CUS01.
  - 3 75-HLF 1" PVC WATER SERVICE, MINIMUM 36" BURY. INSTALL TO WITHIN 5' OF BUILDING WALL. SEE PLUMBING PLANS FOR CONTINUATION.
  - 4 10-HLF 4" PVC SEWER SERVICE @ 1.0% SLOPE. INSTALL TO WITHIN 5' OF BUILDING WALL. SEE PLUMBING PLANS FOR CONTINUATION.
  - 5 NEW SEPTIC SYSTEM - SEE DETAIL D, SHEET CUS01.
  - 6 NEW WATER SERVICE AND WATER METER BY TOWN OF RIVER BEND.
  - 7 25-HLF 1" PVC WATER SERVICE, MINIMUM 36" BURY. INSTALL TO WITHIN 5' OF BUILDING WALL. SEE PLUMBING PLANS FOR CONTINUATION. BD OPTION 001 WORK.

Blue = New Bldg  
Green = New  
Equipment Shelter

EX. WOOD

Red = Area to be  
left undisturbed

To be located on 2 acre lot at 1504 Plantation Drive across from water tank.



Close up view of site plan