

RIVER BEND PLANNING BOARD

August 3rd, 2023 at 6:00pm
River Bend Municipal Building
51 Shoreline Drive, River Bend, NC

- I. CALL TO ORDER – *Egon Lippert***
- II. APPROVAL OF LAST MEETING MINUTES – *Allison McCollum***
- III. REPORTS**
 - a. Summary of permits issued – *Allison McCollum***
 - b. Town Council Update – *Buddy Sheffield***
- IV. PUBLIC COMMENT - *All***

Anyone who wishes to address the Board during this period must sign the sign-up sheet posted by the door. The Public Comment Policy will be followed. A copy of the policy is also by the door and available on the Town’s website. Each speaker will be limited to three (3) minutes.
- V. OLD BUSINESS – *All***
 - a. Approval of Consistency Statement for previously recommended rezoning request by Jay Ammon (Parcel #8-206-083)**
- VI. NEW BUSINESS – *All***
 - a. Election of Planning Board Officers**
 - b. Rezoning request by Robert Davis & Kimberly Dow (Parcel #8-200-029)**
 - c. Applicant interviews and selection to fill vacant Planning Board seat**
- VII. OTHER – *All***
 - a. Next regular meeting on 7 September 2023**
- VIII. CALL FOR ADJOURNMENT - *All***

Town of River Bend Planning Board

Minutes for Regular Meeting – 1 June 2023 – River Bend Municipal Building

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

Board Members absent: Linda Cummings, Kelly Latimer

Others present: Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 1 June 2023, in the River Bend Municipal Building meeting room with a quorum present.

2. General Visitor Comments

Chairman Egon Lippert asked if any visitors wished to speak. There were no comments.

1. Approval of 6 April 2023 Regular Meeting Minutes

The Board reviewed the Minutes of the 6 April 2023 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.**

2. 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 months of April and May 2023. The members of the Board reviewed the report and asked questions as needed.

b. Council Report

Councilman Buddy Sheffield summarized recent actions by the Town Council. The Board asked questions as needed.

3. Old Business

None.

4. New Business

a. Outdoor Storage Ordinance

Town Manager Delane Jackson gave an overview of staff concerns and some sample ordinances from other municipalities for the Board to consider.

Motion was made by Board Member Keith Boulware to direct Town staff to draft an outdoor storage ordinance for the Board to consider at an upcoming meeting. Motion was **seconded** by Board Member Kathleen Fleming. **Motion carried unanimously.**

b. Public Comment Policy

Town Manager Delane Jackson provided a copy of a draft Public Comment Policy that had been adapted from the Town Council's policy to be appropriate for the Planning Board. He gave an overview of the policy and the anticipated need for a more thorough policy and answered questions as needed. The Board discussed moving the public comment portion of the meeting to a period after Zoning and Council Reports. **Motion** was made by Chairman Egon Lippert to adopt the Public Comment Policy as presented. Motion was **seconded** by Board Member Kelly Forrest. **Motion carried unanimously.**

5. Other

a. Update on Robert Davis property

Town Manager Delane Jackson informed the Planning Board that Mr. Davis will be harvesting timber on his property – Parcel #8-200-029 – and had mentioned submitting another rezoning request in the near future.

b. Schedule next meeting

Motion was made by Vice Chair Bob Kohn to schedule the next Planning Board meeting for Thursday, August 3rd, 2023 at 6pm due to the July 4th holiday occurring so close to the regularly scheduled July meeting. Motion was **seconded** by Board Member Kelly Forrest. **Motion carried unanimously.**

6. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously** and the meeting adjourned at 6:41 PM.

Allison McCollum, Secretary



TOWN OF RIVER BEND

45 Shoreline Drive
River Bend, NC 28562

T 252.638.3870
F 252.638.2580

www.riverbendnc.org

June 2023

Permit Type	Total Issued	Total Project Cost
Flood	4	\$425,161.00
Residential Zoning	7	\$441,431.00
Tree Harvesting	1	N/A

The total amount of permit fees collected for June 2023 is **\$1167.60**

July 2023

Permit Type	Total Issued	Total Project Cost
Flood	3	\$159,956.00
Residential Zoning	6	\$281,974.81
Sign	2	N/A

The total amount of permit fees collected for July 2023 is **\$980.4**

**TOWN OF RIVER BEND
PLANNING BOARD**

**RESOLUTION ADVISING THAT THE PROPOSED MAP AMENDMENT
IS IN ACCORDANCE WITH ALL OFFICIALLY ADOPTED PLANS, INCLUDING THE
COMPREHENSIVE LAND USE PLAN; ARE REASONABLE; AND ARE IN THE
PUBLIC INTEREST.**

WHEREAS, the North Carolina General Assembly has given the Town of River Bend (“Town”) the authority to adopt and amend zoning and development regulation ordinances and map amendments for the purpose of promoting health, safety, morals and the general welfare of its citizens, and

WHEREAS, N.C.G.S. § 160D-605(a) requires the Town of River Bend Planning Board (“Board”) to advise the Town of River Bend Town Council by written statement describing whether the proposed amendments to the Town’s Code of Ordinances/Zoning Map as related to zoning are consistent with all officially adopted plans, including the comprehensive land use plan, and

WHEREAS, the Board has in fact met to consider and evaluate the proposed map amendment of Parcel #8-206-083, rezoning the parcel from ID to PRD-SF.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Board finds that the proposed amendments are in accordance with and consistent with all officially adopted Town plans, including any comprehensive land use plan, and therefore recommends adoption by the Town Council.

This Resolution is effective upon its adoption this 3rd day of August, 2023.

**TOWN OF RIVER BEND
PLANNING BOARD**

Egon Lippert, Chairman

ATTEST:

Allison McCollum, Secretary



TOWN OF RIVER BEND

45 Shoreline Drive
River Bend, NC 28562

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www.riverbendnc.org

REZONING REQUEST

For staff to complete. Date received by town: 7-12-23

Application accepted by: Delane Jackson

I/We are the owner or authorized agent (check one) and are submitting this rezoning request for the parcel described as:

Street Address 403 Old Pollocksville Road, New Bern, NC 28562

Craven County Parcel Identification Number 8-200-029

Name, address, phone number and email of owner(s):

Robert Davis
PO Box 3702, New Bern NC 28564
robertdavispls@yahoo.com
252-514-3150

Kimberly Dow
319 Old Pollocksville Road New Bern NC 28562
kdow@suddenlink.net
252-229-1228

If the area being requested to be rezoned contains multiple parcels, the owner information requested above must be provided for each owner. Attach additional sheets as necessary.

Name, address, phone number and email of applicant:

Robert Davis
PO Box 3702
New Bern NC 28564
robertdavispls@yahoo.com
252-514-3150

Kimberly Dow
319 Old Pollocksville Road New Bern NC 28562
kdow@suddenlink.net
252-229-1228

Current zoning(s) of the parcel R-20A

Requested zoning district(s) for the parcel R-15

REZONING REQUEST CONTINUED

Does the request include the parcel being rezoned into multiple rezoning districts?

Yes X No _____

I/We have attached hereto a legal description (metes and bounds) and map of the property requested to be rezoned. If multiple zoning designations are required, the map must contain a legal description of each area requested for rezoning.

I/We acknowledge that we are responsible for any costs of notifying all adjacent property owners of the required public hearing associated with this request. Those owners will be identified according to the Craven County tax listing records. All owners of parcels of land abutting the property to be rezoned will be notified by first class mail of the public hearing. A list of all such owners is attached hereto.

I/We have read Sections 15.02.190-15.02.194 of the River Bend Code of Ordinances.

A non-refundable rezoning fee must be paid with the submission of this application.

Printed name of applicant(s) Robert Davis

Kimberly Dow

Signature of applicant(s) *Robert Davis* Date 07-07-23

Kimberly Dow Date 7-7-23

I/we are the owners of the property described in this rezoning application and are aware of the rezoning request.

Printed name of owner(s) Robert Davis

Kimberly Dow

Signature of owner(s) *Robert Davis* Date 07-07-23

Kimberly Dow Date 7-7-23

Include all required attachments. Incomplete applications will not be considered and will be returned to the applicant.

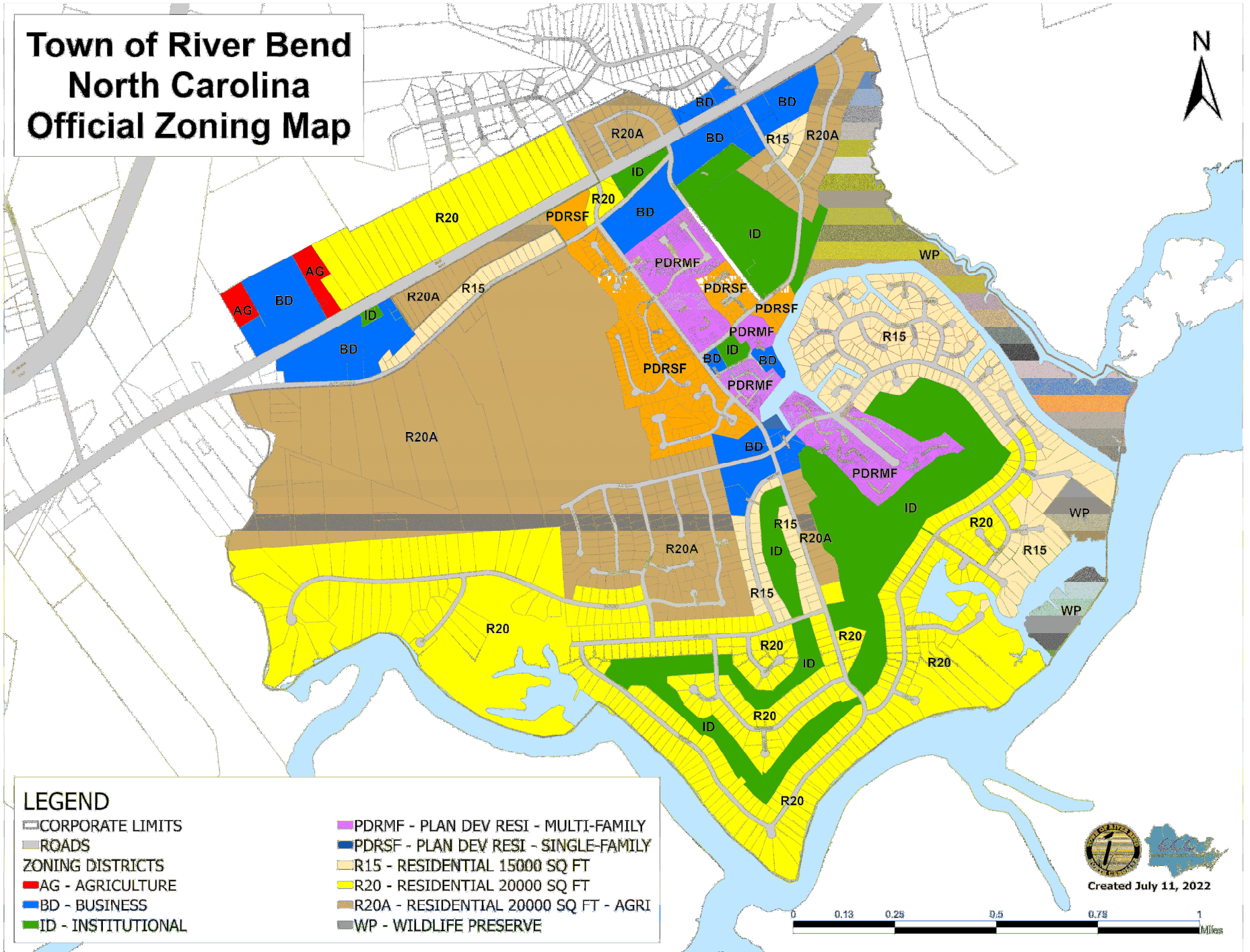


**Town of River Bend
Planning Board
August 3, 2023**

**Davis/Dow Rezoning Request
403 Old Pollocksville Road**

Parcel ID: 8-200-029

Town of River Bend North Carolina Official Zoning Map



LEGEND

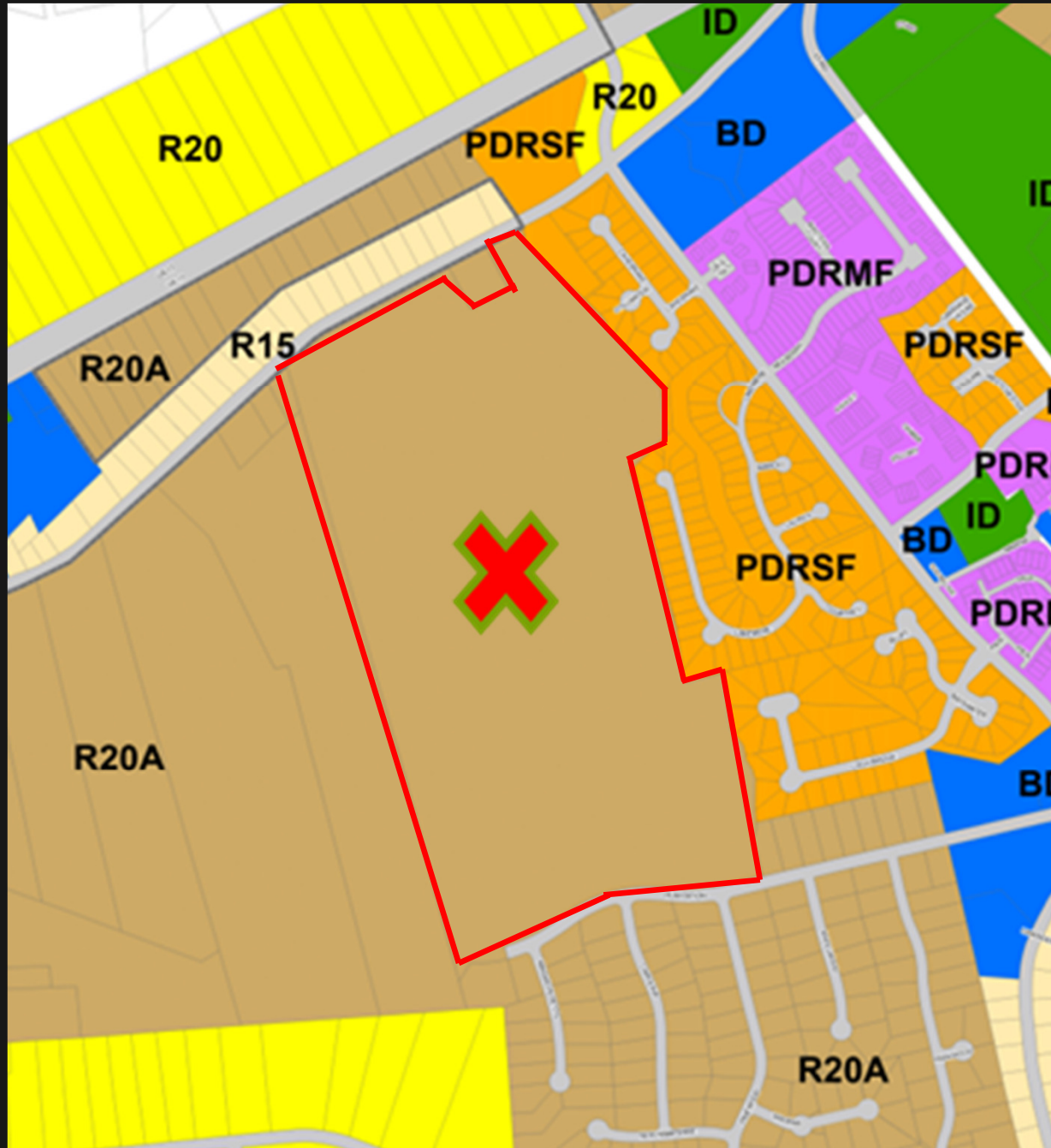
- CORPORATE LIMITS
- ROADS
- ZONING DISTRICTS
- AG - AGRICULTURE
- BD - BUSINESS
- ID - INSTITUTIONAL

- PDRMF - PLAN DEV RESI - MULTI-FAMILY
- PDRSF - PLAN DEV RESI - SINGLE-FAMILY
- R15 - RESIDENTIAL 15000 SQ FT
- R20 - RESIDENTIAL 20000 SQ FT
- R20A - RESIDENTIAL 20000 SQ FT - AGRI
- WP - WILDLIFE PRESERVE



Created July 11, 2022

Subject Property



Aerial of Subject Property



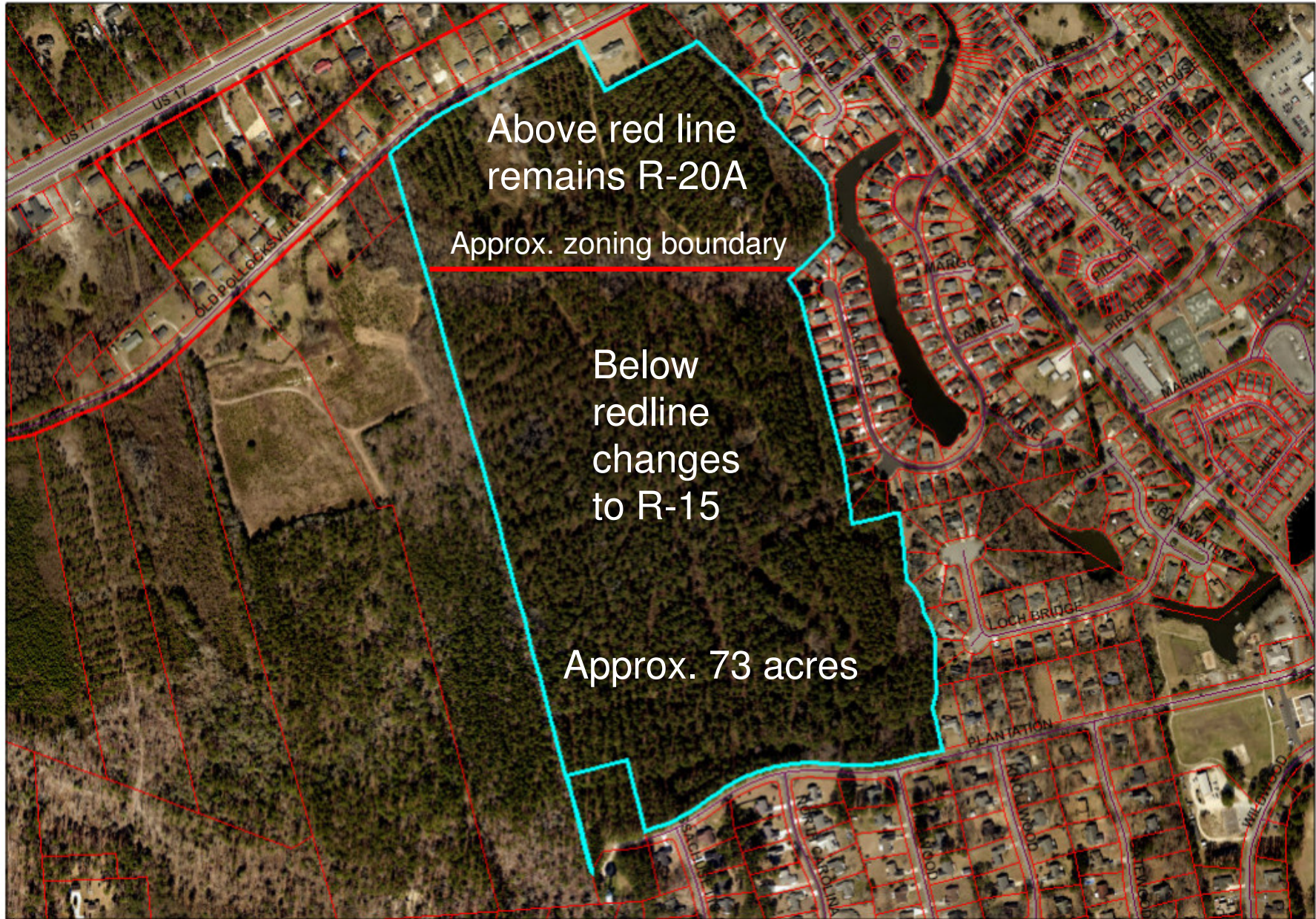
Craven County GIS

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on July 31, 2023 at 8:53:15 AM

1 inch = 501 feet



Requested Rezoning



Craven County GIS

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on July 31, 2023 at 8:53:15 AM

1 inch = 501 feet



Project Conceptual Plan

Remains R-20A

Proposed to be R-15

Approx. Zoning Boundary

OWNER	ADDRESS	LOT NUMBER	ACRES	LOT NUMBER	ADDRESS
11	2007	31	1.950	31	1992
12	2008	32	1.750	32	1993
13	2009	33	1.950	33	1994
14	2010	34	2.000	34	1995
15	2011	35	2.100	35	1996
16	2012	36	2.200	36	1997
17	2013	37	2.300	37	1998
18	2014	38	2.400	38	1999
19	2015	39	2.500	39	2000
20	2016	40	2.600	40	2001
21	2017	41	2.700	41	2002
22	2018	42	2.800	42	2003
23	2019	43	2.900	43	2004
24	2020	44	3.000	44	2005
25	2021	45	3.100	45	2006
26	2022	46	3.200	46	2007
27	2023	47	3.300	47	2008
28	2024	48	3.400	48	2009
29	2025	49	3.500	49	2010
30	2026	50	3.600	50	2011
31	2027	51	3.700	51	2012
32	2028	52	3.800	52	2013
33	2029	53	3.900	53	2014
34	2030	54	4.000	54	2015
35	2031	55	4.100	55	2016
36	2032	56	4.200	56	2017
37	2033	57	4.300	57	2018
38	2034	58	4.400	58	2019
39	2035	59	4.500	59	2020
40	2036	60	4.600	60	2021
41	2037	61	4.700	61	2022
42	2038	62	4.800	62	2023
43	2039	63	4.900	63	2024
44	2040	64	5.000	64	2025
45	2041	65	5.100	65	2026
46	2042	66	5.200	66	2027
47	2043	67	5.300	67	2028
48	2044	68	5.400	68	2029
49	2045	69	5.500	69	2030
50	2046	70	5.600	70	2031
51	2047	71	5.700	71	2032
52	2048	72	5.800	72	2033
53	2049	73	5.900	73	2034
54	2050	74	6.000	74	2035

NEED BUFFER
10 FT. W/OPEN SPACE
20 FT. W/

This adjacent parcel (below blue line) is in separate ownership and is **NOT** a part of the request.

Project **Conceptual** Plan

This is a zoomed in view of a section of the conceptual plan

LEGEND:

	OPEN SPACE
	SINGLE FAMILY (MIN 15,000 SF) 132 LOTS
	WETLAND
	PARK + MAIL KIOSK



R-20A vs. R-15 District Regulations

Differences shown in 

§ 15.02.036 RESIDENTIAL DISTRICTS.

<i>Use District</i>	<i>Permitted Uses</i>	<i>Dimensional Requirements</i>
R-20	Single Family Residential	20,000 square feet minimum lot area
R-20A		
R-15	Single Family Residential	15,000 square feet minimum lot area
PDR-SF	Planned Development Residential	Single family district is intended to provide for the unified development of permanent residential neighborhoods containing only single family detached dwellings. No tract shall be considered for PDR-SF zoning unless it contains at least 10 acres. The total density in a PDR-SF district shall not exceed 4 dwellings per acre of land.
PDR-MF	Planned Development Residential	Multi-family district is intended to provide for unified development of permanent residential neighborhoods with 1 and 2 story attached condominiums, apartments, and townhouses with no more than 4 dwelling units in a single building. No tract shall be considered for PDR-MF zoning unless it contains at least 5 acres. The total density in a PDR-MF district shall not exceed 6-1/2 dwellings per acre of land. Minimum distance between MF residential buildings is 20 feet.

§ 15.02.124 DISTRICT USE REGULATIONS.

For convenience in the administration of this chapter, there hereby is established and made a part of this chapter the following schedule of district use regulations.

SCHEDULE OF DISTRICT USE REGULATIONS									
KEY:									
P – Use permitted by right									
SU – Special use permitted upon approval by Board of Adjustment after recommendation of the Planning Board									
Blank/Unlisted – Prohibited use									
Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Accessory Building	P	P	P	P	SU	SU	SU	P	
Adult Day Care					P	P	P		G
Bakery, Retail						P	P		G
Financial Services						P	P		G
Barber Shop/Beauty Shop						P	P		G
Boats and Trailer Sales						SU	SU		G
Cabinet, Woodworking or Upholstery Shops						P	P		G
Child Day Care						SU			
Churches	SU	SU	SU	SU	P	SU	SU		E
Clubs and Lounges, Private					P	SU	SU		F
Clothing Store						P	P		G
Computer Sales and Service						P	P		G

R-20A
vs.
R-15

SCHEDULE OF DISTRICT USE REGULATIONS

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Blank/Unlisted – Prohibited use

Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Dairy Bar and Ice Cream Parlors						P	P		G
Drug Store						P	P		F
Dry Cleaners/Drop Off/Pick Up Only						P	P		G
Dwellings, Single-Family	P	P	P	P		SU			A
Dwellings, 2-Family				P		SU			A
Dwellings, Multi-Family				P		SU			A
Fire Department Buildings	SU	SU	SU	SU	SU	SU	SU		F
Fitness Center						P	P		G
Florists/Gift Shop						P	P		G
Furniture Store						P	P		G
Golf Course	SU	SU	SU	SU	P	SU	SU		F
Grocery Store						P	P		G
Hardware Sales						P	P		G
Home Occupations	P	P	P		P				G

**R-20A
VS.
R-15**

SCHEDULE OF DISTRICT USE REGULATIONS

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Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Tourist Home***	P	P			P	P	P		D
Jewelry and Watch Repair						P	P		G
Libraries	SU	SU	SU	SU		P	P		G
Marina						P			G
Nursing Home and Rest Home					P				G
Office for Business, Professional and Personal Services						P	P		G
Pet Shops (excluding Veterinary Services)						P	P		G
Pharmacy						P	P		G
Photo Shop/Supply						P	P		G
Police Station	SU	SU	SU	SU	SU	SU	SU		F
Public Enterprise**	SU	SU	SU	SU		SU	SU		F
Public Utility	SU	SU	SU	SU	SU	SU	SU		F
Restaurants					P	P	P		F
Schools	SU	SU	SU	SU	SU				F

**R-20A
vs.
R-15**

SCHEDULE OF DISTRICT USE REGULATIONS

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Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Service Station						SU	SU		J
Shoe Sales and Repair						P	P		G
Sporting Goods Sales						P	P		G
Storage Rental Units/Areas						P	P		G
Travel Agency						P	P		G
Utility Tanks, Pumps, Electrical Substations & Related Services	SU	SU	SU	SU	SU	SU	SU	SU	
Wholesale and/or Retail Janitorial Sales & Services						SU	SU		F
Youth Center					P	P	P		G

*Parking code described in §15.02.080

** As defined by G.S. § 160A-311

*** Non-conforming uses of tourist home at the time of its addition to this ordinance shall be amortized for a period of 12 months from November 17,2022. After that date, the use must terminate if not permitted in the corresponding zone or a special use permit has not been obtained, as applicable.

Penalty, see § 1.01.999

**R-20A
VS.
R-15**

Schedule of District Requirements

	R-20	R-20A	R-15	PDR-MF	PDR-SF	ID	BD	WP	AGR	PD-BD
Min. Lot Area (SF)	20,000	20,000	15,000	-	6,500	20,000	20,000	-	-	20,000
District Size	-	-	-	5 acres	10 acres	-	-	-	-	4 acres
Density	-	-	-	*	†	-	‡	-	-	‡
Min. Front Lot Line (FT)	90**	90**	85**	50††	50††	-	100	-	-	100
Min. Bldg. Set Back (FT)	30	30	30	25	25	40	40	-	-	40
Min. Side Yard (FT)										
Main Building	10	10	10	10	10	10	10	-	-	10
Accessory Building	5	5	5	5	5	-	-	-	-	-
Swimming Pool	10	10	10	-	-	10	-	-	-	-
Tennis Court	15	15	15	-	-	10	-	-	-	-
Min. Rear Yard (FT)										
Main Building	15	15	15	15	15	10	20	-	-	20
Accessory Building	10	10	10	10	10	-	-	-	-	-
Swimming Pool	10	10	10	-	-	10	-	-	-	-
Tennis Court	15	15	15	-	-	10	-	-	-	-
Accessory Building	PLEASE REFERENCE CHART IN §15.02.061									
Max. Lot Coverage by Bldg. (%)	24	24	24	24	30	24	24	-	-	24
Max. Height (FT)										
Main Building	34	34	34	34	34	34	34	-	-	34
Accessory Building	The lesser of 18 FT or one (1) story									
CAMA and FEMA setbacks, if applicable, take priority to Town designated setbacks.										

*Density - PDR-MF - No more than 65 dwelling units per acre

**R-20A
VS.
R-15**

R-20A lots per each 1 acre

Elm Street



1 acre = 43,560 sf

R-15 lots per each 1 acre

Elm Street



1 acre = 43,560 sf
45,000 sf is needed for every 3 R-15 lots

In conclusion.....

- The only question before the Planning Board at this time is whether or not to recommend approval of the rezoning request.
- The concept plan is just a visual aid to show what may be developed on the site at a later date. Any future development of the site will be subject to the applicable town ordinance and may be required to come back to the Planning Board for separate consideration. No site plan has been submitted at this time.
- If the rezoning is approved, anything allowed in the R-15 zoning district will be allowed on this parcel, regardless of the owner.
- As you know, your recommendation will be forwarded to the Town Council for consideration and a final decision.
- There is no guarantee that the current applicant or any other owner/developer will pursue the concept plan as presented or any other development.

§ 15.02.036 RESIDENTIAL DISTRICTS.

<i>Use District</i>	<i>Permitted Uses</i>	<i>Dimensional Requirements</i>
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§ 15.02.037 INSTITUTIONAL DISTRICTS.

<i>Use District</i>	<i>Designation</i>
ID	Established to allow churches, private clubs, academic day schools or preparatory schools, and health related facilities, provided they are located on adequate sites and have provision for parking for times of maximum attendance or use of the premises, with landscaping and controls over lighting and signs so as not to affect adversely adjoining properties.

§ 15.02.038 BUSINESS DISTRICTS.

<i>Use District</i>	<i>Designation</i>
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BD	Established to allow commercial development for retailing of goods and services and to provide offices and personal services. All these businesses shall provide a pleasing appearance, ample parking, controlled traffic movement and suitable landscaping and controls over lighting and signs so as not to affect adversely any adjoining properties.
PD-BD	Planned Development- Business District Land to be developed with an intent to either sell or rent 2 or more completed buildings or separated portions of the same building. All provisions of §§ 15.02.135 et seq. shall apply.
The area of a Business District development not covered by building shall be illuminated after dark and until the last of the business close for the day. Direct illumination on non-business district property, including public highways, by business district area lighting is prohibited. Reduced intensity illumination for security purposes during non-business hours may be used and is encouraged. All provisions of §§ 15.02.135 et seq. shall apply.	

§ 15.02.039 WILDLIFE PRESERVE DISTRICTS.

<i>Use District</i>	<i>Designation</i>
WP	Established to assure the continuing existence of the fragile wetland habitat for perpetuation of plants and wildlife essential to the preservation of the present and unique quality of the River Bend Community. County soil surveys have identified the wildlife preserve as lying within soil areas classified as muck, subject to flooding, and basically suitable only as habitat for wetlands, plants and wildlife. Muck lands as described by County Soil Conservation Specialists are unsuitable for sanitary facilities and for building site development.
The Wildlife Preserve may include coastal wetlands and public trust areas, which are areas of environmental concerns as identified by NCAC Title 15, Subchapter 7H .0205 and .0207.	
Also included may be Wetlands or other areas that may be subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers.	

§ 15.02.040 AGRICULTURAL DISTRICTS.

<i>Use District</i>	<i>Designation</i>
AGR	As noted on the River Bend land use plan, nearly all lands north and east of the Plantation Canal within the River Bend planning area are designated as prime farmland (about 80%) or important farmland (about 20%). In the interest of protecting and preserving this agricultural land and preserving River Bend's unique rural flavor, and agricultural district is hereby established.

§ 15.02.124 DISTRICT USE REGULATIONS.

For convenience in the administration of this chapter, there hereby is established and made a part of this chapter the following schedule of district use regulations.

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Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Accessory Building	P	P	P	P	SU	SU	SU	P	
Adult Day Care					P	P	P		G
Bakery, Retail						P	P		G
Financial Services						P	P		G
Barber Shop/Beauty Shop						P	P		G
Boats and Trailer Sales						SU	SU		G
Cabinet, Woodworking or Upholstery Shops						P	P		G
Child Day Care						SU			
Churches	SU	SU	SU	SU	P	SU	SU		E
Clubs and Lounges, Private					P	SU	SU		F
Clothing Store						P	P		G
Computer Sales and Service						P	P		G

SCHEDULE OF DISTRICT USE REGULATIONS

KEY:

P – Use permitted by right

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Dairy Bar and Ice Cream Parlors						P	P		G
Drug Store						P	P		F
Dry Cleaners/Drop Off/Pick Up Only						P	P		G
Dwellings, Single-Family	P	P	P	P		SU			A
Dwellings, 2-Family				P		SU			A
Dwellings, Multi-Family				P		SU			A
Fire Department Buildings	SU	SU	SU	SU	SU	SU	SU		F
Fitness Center						P	P		G
Florists/Gift Shop						P	P		G
Furniture Store						P	P		G
Golf Course	SU	SU	SU	SU	P	SU	SU		F
Grocery Store						P	P		G
Hardware Sales						P	P		G
Home Occupations	P	P	P		P				G

SCHEDULE OF DISTRICT USE REGULATIONS

KEY:

P – Use permitted by right

SU – Special use permitted upon approval by Board of Adjustment after recommendation of the Planning Board

Blank/Unlisted – Prohibited use

Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Tourist Home***	P	P			P	P	P		D
Jewelry and Watch Repair						P	P		G
Libraries	SU	SU	SU	SU		P	P		G
Marina						P			G
Nursing Home and Rest Home					P				G
Office for Business, Professional and Personal Services						P	P		G
Pet Shops (excluding Veterinary Services)						P	P		G
Pharmacy						P	P		G
Photo Shop/Supply						P	P		G
Police Station	SU	SU	SU	SU	SU	SU	SU		F
Public Enterprise**	SU	SU	SU	SU		SU	SU		F
Public Utility	SU	SU	SU	SU	SU	SU	SU		F
Restaurants					P	P	P		F
Schools	SU	SU	SU	SU	SU				F

SCHEDULE OF DISTRICT USE REGULATIONS

KEY:

P – Use permitted by right

SU – Special use permitted upon approval by Board of Adjustment after recommendation of the Planning Board

Blank/Unlisted – Prohibited use

Use	R20/ R20A	R15	PDR- SF	PDR- MF	ID	BD	BD- PD	AGR	Parking Code*
Service Station						SU	SU		J
Shoe Sales and Repair						P	P		G
Sporting Goods Sales						P	P		G
Storage Rental Units/Areas						P	P		G
Travel Agency						P	P		G
Utility Tanks, Pumps, Electrical Substations & Related Services	SU	SU	SU	SU	SU	SU	SU	SU	
Wholesale and/or Retail Janitorial Sales & Services						SU	SU		F
Youth Center					P	P	P		G

*Parking code described in §15.02.080

** As defined by G.S. § 160A-311

*** Non-conforming uses of tourist home at the time of its addition to this ordinance shall be amortized for a period of 12 months from November 17,2022. After that date, the use must terminate if not permitted in the corresponding zone or a special use permit has not been obtained, as applicable.

Penalty, see § 1.01.999

Amended 11/17/22

§ 15.02.047 DISTRICT REQUIREMENTS.

For convenience in the administration of this chapter, there is hereby established and made a part of this chapter the following schedule for the several districts setting forth minimum limitations and requirements. The requirements listed for each district as designated are subject to all provisions of this chapter and, unless otherwise indicated, shall be deemed to be the minimum requirements in every instance of their application.

<i>Schedule of District Requirements</i>										
	R-20	R-20A	R-15	PDR-MF	PDR-SF	ID	BD	WP	AGR	PD-BD
Min. Lot Area (SF)	20,000	20,000	15,000	-	6,500	20,000	20,000	-	-	20,000
District Size	-	-	-	5 acres	10 acres	-	-	-	-	4 acres
Density	-	-	-	*	†	-	‡	-	-	‡
Min. Front Lot Line (FT)	90**	90**	85**	50††	50††	-	100	-	-	100
Min. Bldg. Set Back (FT)	30	30	30	25	25	40	40	-	-	40
Min. Side Yard (FT)										
Main Building	10	10	10	10	10	10	10	-	-	10
Accessory Building	5	5	5	5	5	-	-	-	-	-
Swimming Pool	10	10	10	-	-	10	-	-	-	-
Tennis Court	15	15	15	-	-	10	-	-	-	-
Min. Rear Yard (FT)										
Main Building	15	15	15	15	15	10	20	-	-	20
Accessory Building	10	10	10	10	10	-	-	-	-	-
Swimming Pool	10	10	10	-	-	10	-	-	-	-
Tennis Court	15	15	15	-	-	10	-	-	-	-
Accessory Building	PLEASE REFERENCE CHART IN §15.02.061									
Max. Lot Coverage by Bldg. (%)	24	24	24	24	30	24	24	-	-	24
Max. Height (FT)										
Main Building	34	34	34	34	34	34	34	-	-	34
Accessory Building	The lesser of 18 FT or one (1) story									
CAMA and FEMA setbacks, if applicable, take priority to Town designated setbacks.										
*Density – PDR-MF – No more than 6.5 dwelling units per acre. †Density – PDR-SF – No more than 4 dwelling units per acre. ‡Density – BD, PD-BD – Nor more than 4 business units per acre. **Min. Front Lot Line – R-20, R-20A, R-15 – 40 FT on cul-de-sac. ††Min. Front Lot Line – PDR-MF, PDR-SF – 25 FT on cul-de-sac.										

**TOWN OF RIVER BEND
PLANNING BOARD**

**RESOLUTION ADVISING THAT THE PROPOSED MAP AMENDMENT
IS IN ACCORDANCE WITH ALL OFFICIALLY ADOPTED PLANS, INCLUDING THE
COMPREHENSIVE LAND USE PLAN; ARE REASONABLE; AND ARE IN THE
PUBLIC INTEREST.**

WHEREAS, the North Carolina General Assembly has given the Town of River Bend (“Town”) the authority to adopt and amend zoning and development regulation ordinances and map amendments for the purpose of promoting health, safety, morals and the general welfare of its citizens, and

WHEREAS, N.C.G.S. § 160D-605(a) requires the Town of River Bend Planning Board (“Board”) to advise the Town of River Bend Town Council by written statement describing whether the proposed amendments to the Town’s Code of Ordinances/Zoning Map as related to zoning are consistent with all officially adopted plans, including the comprehensive land use plan, and

WHEREAS, the Board has in fact met to consider and evaluate the proposed map amendment of Parcel #8-200-029, rezoning the parcel from R-20A to R-15.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Board finds that the proposed amendments are in accordance with and consistent with all officially adopted Town plans, including any comprehensive land use plan, and therefore recommends adoption by the Town Council.

This Resolution is effective upon its adoption this 3rd day of August, 2023.

**TOWN OF RIVER BEND
PLANNING BOARD**

Egon Lippert, Chairman

ATTEST:

Allison McCollum, Secretary

RECEIVED

JUN 09 2023



TOWN OF RIVER BEND
TOWN OF RIVER BEND

46 Shoreline Drive
River Bend, NC 28562
T 252.638.3870
F 252.638.2580
www.riverbendnc.org

REQUEST FOR APPOINTMENT TO BOARDS OR COMMISSIONS

The Planning Board

BOARD/COMMISSION FOR WHICH YOU ARE APPLYING

Lisa W. Benton

lisa@carolnashowcase.net

NAME

E-MAIL ADDRESS

223 Shoreline Drive, River Bend NC 28562

252-670-0650

STREET ADDRESS

PHONE #

If you listed a post office box, do you live in the Town of River Bend? Yes No

PLEASE LIST ANY EDUCATION, SPECIAL SKILLS, OR EXPERIENCE YOU HAVE THAT WOULD BE OF USE TO THE TOWN COUNCIL IN CONSIDERING YOUR APPLICATION (Please include any committees you have belonged to and offices held that would be helpful in considering your application):

I am a licensed real estate broker in the state of North Carolina, also I am real estate instructor

in the state of NC, so I am more familiar than most with rules and regulations regarding real estate

in the the state of NC. I am a managing owner of DWG Build, LLC, we are licensed general contractors,

being such I am familiar with zoning issues, land use restrictions, ordinances, subdivision and plat mapping also water and sewer issues, most everything that arises out of development. I have been heavily

involved in the development of subdivisions, Trent Creek in 2000 and most recently North Landing

in Goldsboro. I have a background in corporate management as well and understand the need to develop policies, procedures, regulations and administrative procedures to carry out plans in an efficient and organized manner. I have lived in River Bend since 1996 and I would like to give back to the community.

IF YOU NOW SERVE OR HAVE SERVED ON ANY TOWN COMMITTEES, PLEASE LIST DATES:

No

This information will be used by the Town Council in making appointments to Boards and Commissions, and in the event you are appointed, it may be used as a news release to identify you to the community. This form will be retained by the Town for two years after its submission. If after two years, you have not been appointed and wish to be considered for future appointments, you must resubmit your application.


SIGNATURE

6/8/23
DATE

Please submit application to
townclerk@riverbendnc.org

RECEIVED

JUN 12 2023



TOWN OF RIVER BEND
TOWN OF RIVER BEND

45 Shoreline Drive
River Bend, NC 28562

T 252.638.3870
F 252.638.2580

www.riverbendnc.org

REQUEST FOR APPOINTMENT TO BOARDS OR COMMISSIONS

Planning Board

BOARD/COMMISSION FOR WHICH YOU ARE APPLYING

Carolyn Gadwell

cagadwel@hotmail.com

NAME

E-MAIL ADDRESS

202 Outrigger Road, New Bern, NC 28562

724-601-7492

STREET ADDRESS

PHONE #

If you listed a post office box, do you live in the Town of River Bend? Yes No

PLEASE LIST ANY EDUCATION, SPECIAL SKILLS, OR EXPERIENCE YOU HAVE THAT WOULD BE OF USE TO THE TOWN COUNCIL IN CONSIDERING YOUR APPLICATION (Please include any committees you have belonged to and offices held that would be helpful in considering your application):

My prior experience as a Discipline Specialist with Bechtel could be helpful while serving on the Planning Board. It was my duty to review inspection, installation and safety record data for compliance to procedure and industry standards. I was assigned to do this for, Electrical, Civil, Piping and Mechanical disciplines. If identifying any deficiencies, I would then meet and discuss with Project Engineers and personnel and have them rework or retest until there was accuracy and provide assistance to them for proper completion. They would then be presented to either or both the Department of Defense and the Department of Energy for acceptance toward Turnover. I have had to work in a professional and diplomatic manner with personnel on all levels and disciplines. My experience in Work Habit Efficiency and well as writing Work Processes demonstrates how detail oriented I am.

IF YOU NOW SERVE OR HAVE SERVED ON ANY TOWN COMMITTEES, PLEASE LIST DATES:

This information will be used by the Town Council in making appointments to Boards and Commissions, and in the event you are appointed, it may be used as a news release to identify you to the community. This form will be retained by the Town for two years after its submission. If after two years, you have not been appointed and wish to be considered for future appointments, you must resubmit your application.

Please submit application to
townclerk@riverbendnc.org

Carolyn Gadwell
SIGNATURE

6-11-2023
DATE

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JUN 12 2023

TOWN OF RIVER BEND



45 Shoreline Drive
River Bend, NC 28562
T 252.638.3870
F 252.638.2580
www.riverbendnc.org

TOWN OF RIVER BEND

REQUEST FOR APPOINTMENT TO BOARDS OR COMMISSIONS

BOARD/COMMISSION FOR WHICH YOU ARE APPLYING
PLANNING BOARD

NAME: Jon Hall E-MAIL ADDRESS: Jon-Brewer@supernet.net

STREET ADDRESS: 105 KNOTLINE RD PHONE #: 224 688 3546

If you listed a post office box, do you live in the Town of River Bend? Yes No

PLEASE LIST ANY EDUCATION, SPECIAL SKILLS, OR EXPERIENCE YOU HAVE THAT WOULD BE OF USE TO THE TOWN COUNCIL IN CONSIDERING YOUR APPLICATION (Please include any committees you have belonged to and offices held that would be helpful in considering your application):

Black Branch (Hoke County) HOA Pres - 6 yrs
CAREER IN Sales and Service Medical + 15yrs
PROJECT MANAGEMENT + 15yrs
OPEN MINDED looking AT SUBJECTS FROM
ALL PERSPECTIVES Before making DECISIONS.
Looking forward to more LEADERSHIP IN
OUR COMMUNITY!

IF YOU NOW SERVE OR HAVE SERVED ON ANY TOWN COMMITTEES, PLEASE LIST DATES:

EWAB & BOA - Present

This information will be used by the Town Council in making appointments to Boards and Commissions, and in the event you are appointed, it may be used as a news release to identify you to the community. This form will be retained by the Town for two years after its submission. If after two years, you have not been appointed and wish to be considered for future appointments, you must resubmit your application.

SIGNATURE: [Signature] DATE: 6/12/2023

Please submit application to
townclerk@riverbendnc.org



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JUN 06 2023

TOWN OF RIVER BEND

TOWN OF RIVER BEND

45 Shoreline Drive
River Bend, NC 28562

T 252.638.3870
F 252.638.2580

www.riverbendnc.org

REQUEST FOR APPOINTMENT TO BOARDS OR COMMISSIONS

River Bend Planning Board

BOARD/COMMISSION FOR WHICH YOU ARE APPLYING

JOEY ROUTH

NAME

JOEROUTH57@GMAIL.COM

E-MAIL ADDRESS

9B MULBERRY LANE, NEW BERN, NC 28562

STREET ADDRESS

PHONE #

336-380-5542

If you listed a post office box, do you live in the Town of River Bend? Yes No

PLEASE LIST ANY EDUCATION, SPECIAL SKILLS, OR EXPERIENCE YOU HAVE THAT WOULD BE OF USE TO THE TOWN COUNCIL IN CONSIDERING YOUR APPLICATION (Please include any committees you have belonged to and offices held that would be helpful in considering your application):

Experience and knowledge of development of subdivisions including water and sewer.

IF YOU NOW SERVE OR HAVE SERVED ON ANY TOWN COMMITTEES, PLEASE LIST DATES:

This information will be used by the Town Council in making appointments to Boards and Commissions, and in the event you are appointed, it may be used as a news release to identify you to the community. This form will be retained by the Town for two years after its submission. If after two years, you have not been appointed and wish to be considered for future appointments, you must resubmit your application.

Please submit application to townclerk@riverbendnc.org

Joy Routh 6/5/23
SIGNATURE DATE



RECEIVED

JUL 06 2023

TOWN OF RIVER BEND

TOWN OF RIVER BEND

45 Shoreline Drive
River Bend, NC 28562

T 252.638.3870
F 252.638.2580

www.riverbendnc.org

REQUEST FOR APPOINTMENT TO BOARDS OR COMMISSIONS

any of the openings

BOARD/COMMISSION FOR WHICH YOU ARE APPLYING
Carina Wordham wordhamc@gmail.com

NAME E-MAIL ADDRESS
225 Pinewood Drive 703-595-6873
STREET ADDRESS PHONE #

If you listed a post office box, do you live in the Town of River Bend? Yes No

PLEASE LIST ANY EDUCATION, SPECIAL SKILLS, OR EXPERIENCE YOU HAVE THAT WOULD BE OF USE TO THE TOWN COUNCIL IN CONSIDERING YOUR APPLICATION (Please include any committees you have belonged to and offices held that would be helpful in considering your application):

I have worked in property management for the past 5 years. My main focus was the ARC/ARB

board applications for all of the communities we worked for. This job entailed, receiving the application

from the homeowner, making sure all pertinent information was listed and in line with the community

guidelines, submitting applications, answering board and homeowner question regarding the

application informing homeowner of the decision and facilitated appeals with the property

manager and board, and sometimes legal.

all applications were logged under the community as well as under the property address so that

if the property sells, these records would be transferred as well.

IF YOU NOW SERVE OR HAVE SERVED ON ANY TOWN COMMITTEES, PLEASE LIST DATES:

This information will be used by the Town Council in making appointments to Boards and Commissions, and in the event you are appointed, it may be used as a news release to identify you to the community. This form will be retained by the Town for two years after its submission. If after two years, you have not been appointed and wish to be considered for future appointments, you must resubmit your application.

Carina Wordham

07/05/2023

SIGNATURE

DATE

Please submit application to
townclerk@riverbendnc.org