

RIVER BEND PLANNING BOARD

April 6th, 2023 at 6:00pm
River Bend Municipal Building
51 Shoreline Drive, River Bend, NC

I. CALL TO ORDER – *Egon Lippert*

II. GENERAL VISITOR COMMENTS - *All*

We welcome our visitors. A copy of the agenda is available. If you want to address the board with general comments, you have the opportunity to do so at this time. The Chairman may impose a time limit on comments, depending on the number of guests who wish to speak.

III. APPROVAL OF LAST MEETING MINUTES – *Allison McCollum*

IV. REPORTS

- a. Summary of permits issued – *Allison McCollum*
- b. Town Council Update – *Buddy Sheffield*

V. OLD BUSINESS – *All*

- a. Rezoning request for potential development at Parcel #8-206-083.

VI. NEW BUSINESS – *All*

- a. Update of US Census data for Comprehensive Plan

VII. OTHER – *All*

- a. Next meeting is scheduled for **May 4th, 2023 at 6:00pm**– *All*

VIII. CALL FOR ADJOURNMENT - *All*

Town of River Bend Planning Board

Minutes for Regular Meeting – 2 February 2023 – River Bend Municipal Building

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

Board Members absent: None

Others present: Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Councilman James Castranova, Assistant Zoning Administrator Allison McCollum, and 11 members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 2 February 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. He stated that in the interest of time, comments would be limited to three minutes. Two members of the public spoke, including Councilman Castranova who stated that there was little undeveloped land in town and that he believed the issue of conditional zoning was an attempt to appease Ellis Development.

3. Approval of 5 January 2023 Regular Meeting Minutes

The Board reviewed the Minutes of the 5 January 2023 Regular Meeting. **Motion** was made by Board Member Keith Boulware to accept the Minutes as presented. Motion was **seconded** by Board Member Kelly Forrest. **Motion carried unanimously.**

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 January 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.

5. Old Business

a. Conditional Rezoning Ordinance Draft

Members of the Board reviewed the previously flagged sections for further discussion. No changes were made to section B.6. Vice Chair Bob Kohn made a **motion** to add the words 'limited to no more than 5%' after 'minor modifications' in Section B.8.a. Motion was **seconded** by Board Member Kelly Forrest. **Motion carried unanimously.** A **motion** was made by Chairman Egon Lippert to change 'two years' to 'one year' in Section B.9. Motion was **seconded** by Vice Chair Bob Kohn. Board Member Kelly Latimer voted in favor of the motion, all other remaining Board Members voted in opposition. **Motion failed.**

A **motion** was made by Chairman Egon Lippert to change the word 'may' to 'shall' in Section B.9. Motion was **seconded** by Board Member Keith Boulware. **Motion carried unanimously.** Board Member Keith Boulware made a **motion** to recommend the proposed ordinance with the changes to the Town Council. Motion was **seconded** by Kathleen Fleming. Board Member Kelly Latimer voted in opposition, all other remaining Board Members voted in favor of the motion. **Motion passed.** The consistency statement was signed by Chairman Egon Lippert.

6. New Business

Jay Ammon addressed the Board with a preliminary sketch of a development he would like to make at Parcel #8-206-083. Mr. Ammon noted that he had independently spoken to a sitting Councilmember who is widely known to be opposed to development within the Town. He stated that the Councilmember said he would have no issues with the type of development Mr. Ammon is proposing. Members of the Board asked questions as needed and explained what steps would be necessary for him to begin the process.

7. Other

The next regular meeting is scheduled for Thursday, 2 March 2023 at 6pm.

8. 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 7:06 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

February 2023

Permit Type	Total Issued	Total Project Cost
Flood	1	\$29,700.00
Residential Zoning	1	\$29,700.00

The total amount of permit fees collected for February 2023 is **\$123.20**

March 2023

Permit Type	Total Issued	Total Project Cost
Flood	3	\$185,300.00
Residential Zoning	6	\$209,050.00

The total amount of permit fees collected for March 2023 is **\$776.80**



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Date: 3-10-23

To: Town of River Bend
45 Shoreline Drive
River Bend, NC 28562-8970

From: Spectrum Building & Remodeling

P.O. Box 15475 New Bern

IVC 28561 Phone: _____

The undersigned owner of real property respectfully requests that the area described in the metes and bounds description attached hereto and further described in plot plan survey attached hereto be rezoned from ID to PDR-ME Zoning Classification.

The names and addresses of all owners of parcels of land within the property to be rezoned are as follows:

\$ 200.00 payment of filing fee is enclosed.

[Signature]
Signature

Craven County Geographic Information System



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PARCEL ID : 8-206 -083

Owner :	NEIL REALTY CO INC		
Mailing Address :	PO BOX 6159 KINSTON, NC 28501		
Address of Property :			
Subdivision :			
Property Description :	ODD FELLOWS LD		
Assessed Acreage :	19.59	Calculated Acreage :	19.58
Deed Book Page :	0997 0243	Deed Recording Date :	1 1 1982
Land Value :	\$979,490	Recorded Survey :	
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$979,490	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	No
City Name :	RIVER BEND	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	VACANT - TRACT SUITABLE FOR COMMERCIAL DEVELOPMENT

Sales where not found for this parcel.

Buildings or improvements where not found on this parcel.

Beginning at a point in the eastern R/W intersection of Efirld Blvd. and Pirates Road., the point or place of beginning. Thence from said point or place of beginning, N30°31'44"W a distance of 1552.50 feet to a point, thence N59°29'00"E a distance of 750.76 feet to a point, thence S48°00'00"E a distance of 988.76 feet to a point on the western R/W line of Pirates Road, thence along the western R/W line S11°47'03"W a distance of 69.43 feet to a point, thence leaving the R/W line N48°00'00"W a distance of 247.01 feet to a point, thence S42°12'12"W a distance of 750.54 feet to a point, thence S30°31'44"E a distance of 157.57 feet to a point, thence S59°28'16"W a distance of 150.00 feet to a point, thence S30°31'44"E a distance of 413.10 feet to a point, thence S59°28'16"W a distance of 60.00 feet back to the point or place of beginning, containing 19.7 acres.

Riverstone Assisted Living, LLC
DB 3302 PG 95
PC D Slide 482
18-206-124 |

N59°29'00"E 750.76'

Town of
River Bend
DB 1531 PG 619
18-206-143 |

S48°00'00"E

988.76'

(36)

(37)

(35)

(34)

(33)

(32)

Norbury
Estates
PC F
Slide 38

19.7 AC.
DB 997 PG 243
18-206-083 |

1552.50'

N30°31'44"W

60' Right-of-Way

750.54'

S42°12'12"W

N48°00'00"W

241.01'

S7°47'03"W

89.42'

NC Pace RE, LLC
DB 3403 PG 135
PC G Slide 18-B
18-206-1000 |

S30°31'44"E

157.57'

150.00'

S59°28'16"W

S30°31'44"E

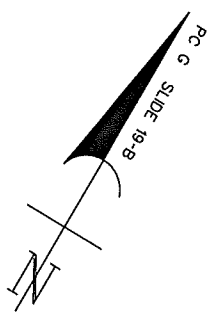
413.10'

PIRATES ROAD

60' R/W - (Public)

W.91.82.655

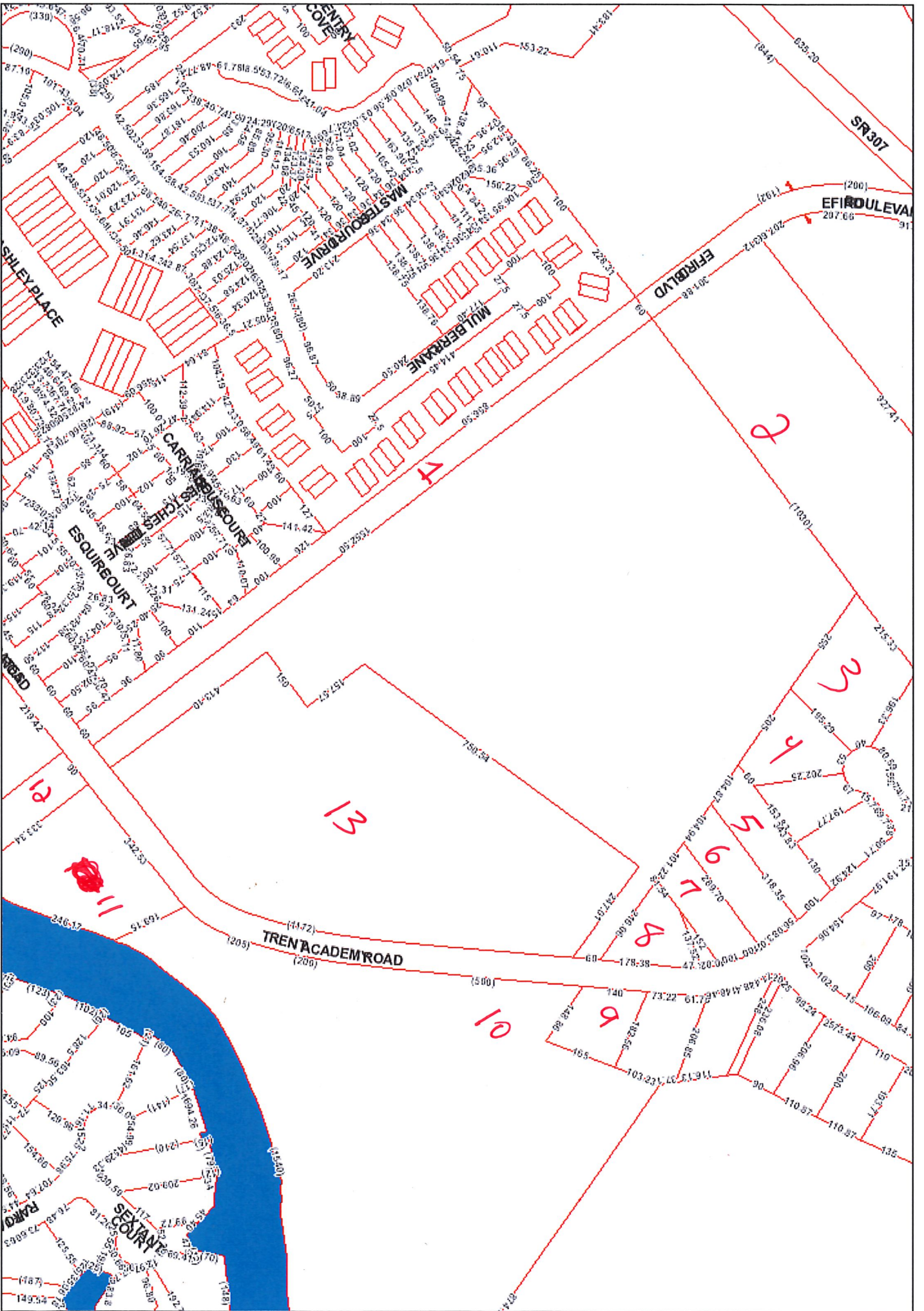
100.09'



PID	PANAME	TMADDR	CITYNM	TAXSTE	ZIP	PASTNU	PASTNA	PASTAB	PACITY
8-206 -083	NEIL REALTY CO INC	PO BOX 6159	KINSTON	NC	28501				RIVER BEND
8-206-4A-029	MATULEWICZ, LORLA	PO BOX 152	VOORHEESVILLE	NY	12186 251		PIRATES	RD	RIVER BEND
8-206-4A-038	PARNELL, CATHERINE	204 WAKEFIELD DR	NEW BERN	NC	28562 204		WAKEFIELD	DR	RIVER BEND
8-206-4A-11000	GAVALLIS, MIRANDA	250 PIRATES RD	NEW BERN	NC	28562 250		PIRATES	RD	RIVER BEND
8-206-4A-033	MOORE, PATRICK & JOSEPHS, MELISSA	252 PIRATES RD	NEW BERN	NC	28562 252		PIRATES	RD	RIVER BEND
8-206 -094	RIVER BEND - TOWN OF	45 SHORELINE DR	NEW BERN	NC	28562		PIRATES	DR	RIVER BEND
8-206 -115	NEIL REALTY CO INC	PO BOX 6159	KINSTON	NC	28501		PIRATES	DR	RIVER BEND
8-206 -124	RIVERSTONE ASSISTED LIVING LLC	201 S MCPHERSON CHURCH RD STE 226	FAYETTEVILLE	NC	28303 104		EFFRD	BLVD	RIVER BEND
8-206-4A-035	SEAMAN, ARTHUR R & MARIANN	302 PIRATES RD	NEW BERN	NC	28562 302		PIRATES	RD	RIVER BEND
8-206-4A-034	BROADHURST, FRANKLIN D & SHERRY T	300 PIRATES RD	NEW BERN	NC	28562 300		PIRATES	RD	RIVER BEND
8-206 -143	RIVER BEND - TOWN OF	45 SHORELINE DR	NEW BERN	NC	28562		PIRATES	RD	RIVER BEND
8-206 -059	HUMPHREY, JOHN A & PHYLLIS A	137 PIRATES RD	NEW BERN	NC	28562 137		PIRATES	RD	RIVER BEND
8-201 -060	ADAMS, DAVID KRIS & SUSAN	135 PIRATES RD	NEW BERN	NC	28562 135		PIRATES	RD	RIVER BEND
8-206 -1000	NC PACE RE LLC	17 CHURCH ST	ASHEVILLE	NC	28801 140		PIRATES	RD	RIVER BEND

Craven County GIS

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1 inch = 273 feet



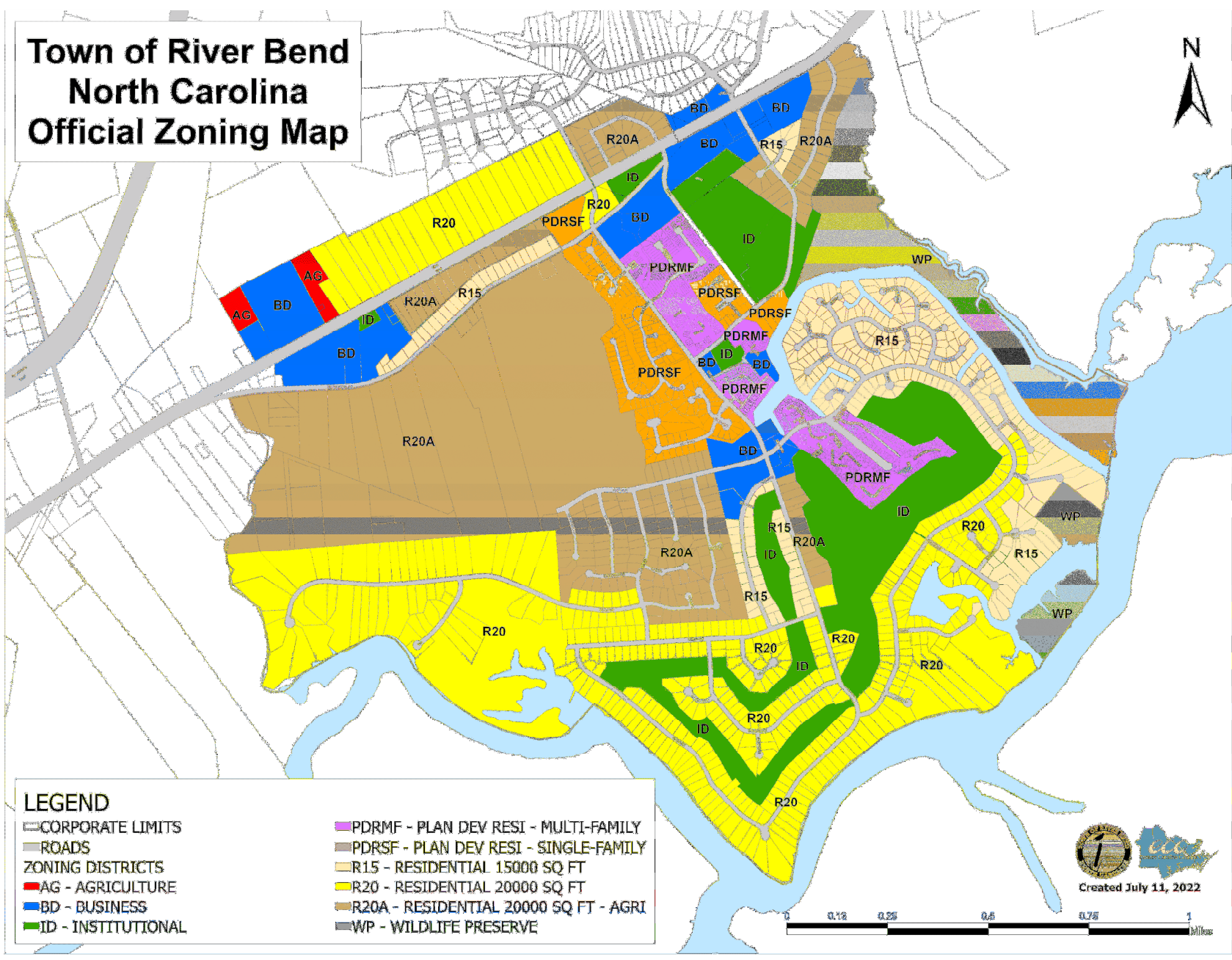


Town of River Bend Planning Board

Ammon Rezoning Request

April 6, 2023

Town of River Bend North Carolina Official Zoning Map



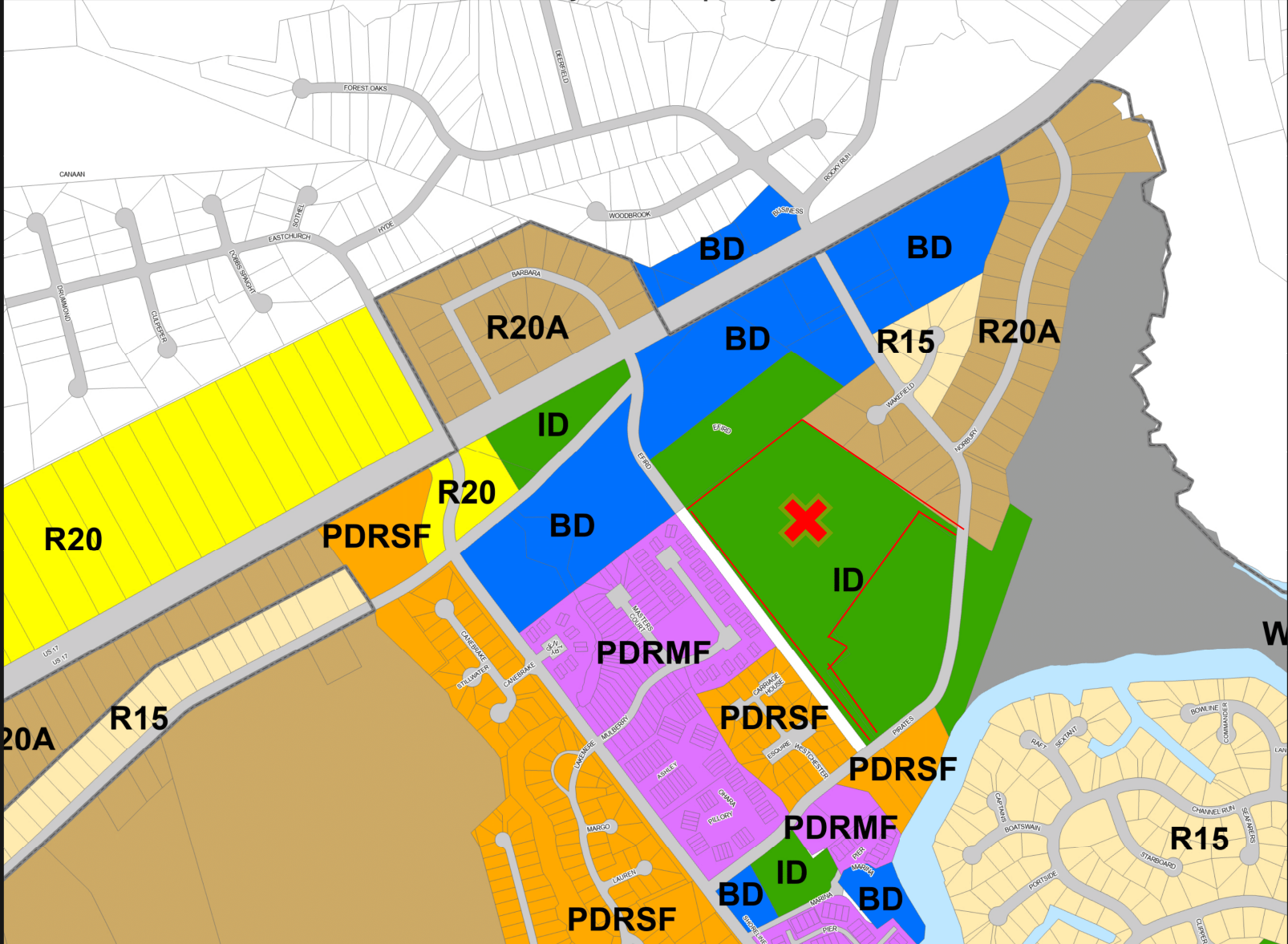
LEGEND

- 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



Subject Property



Aerial of Subject Property



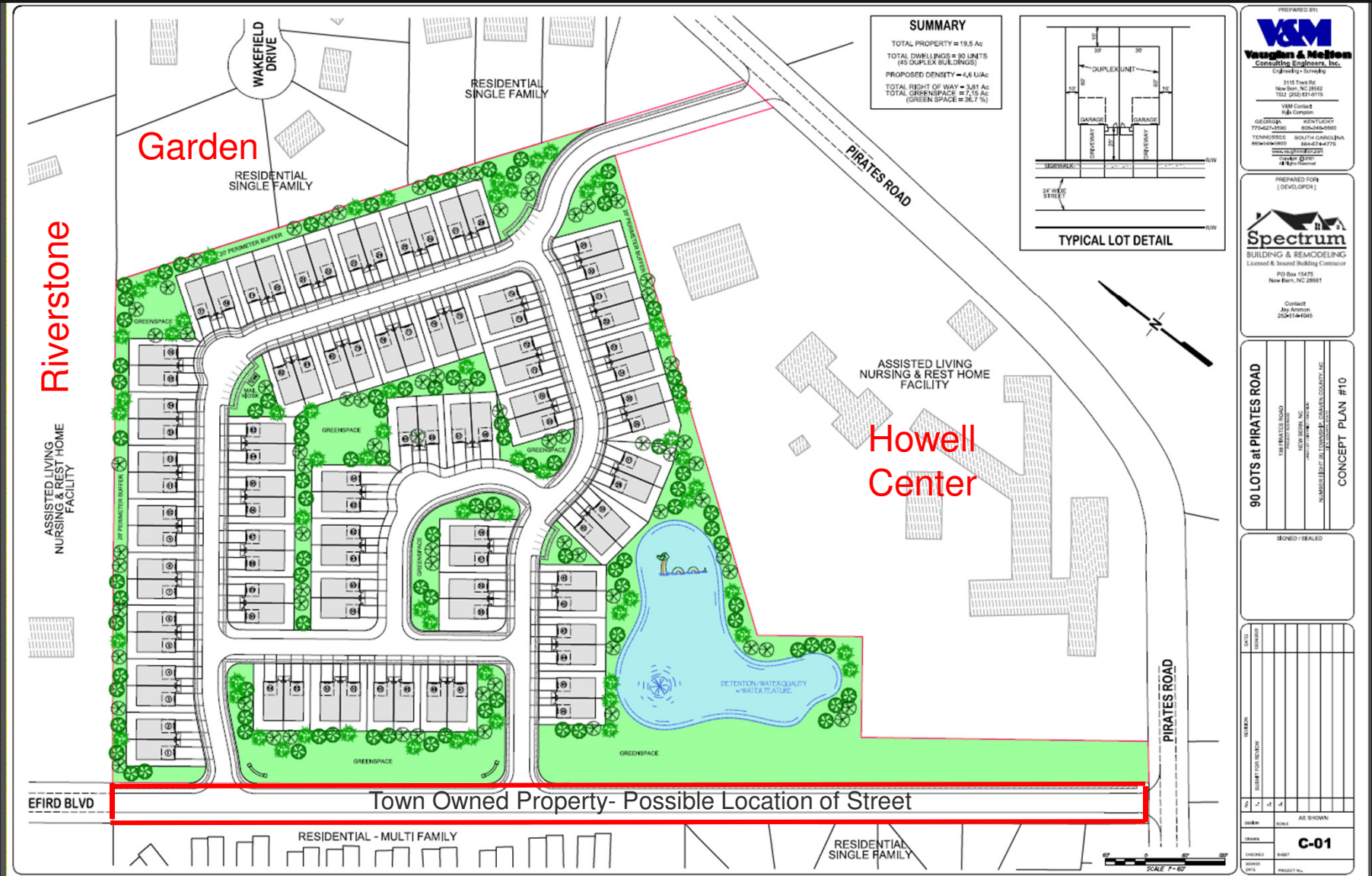
Craven County GIS

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1 inch = 248 feet



Project Conceptual Plan



Magnolia Place

Westchester





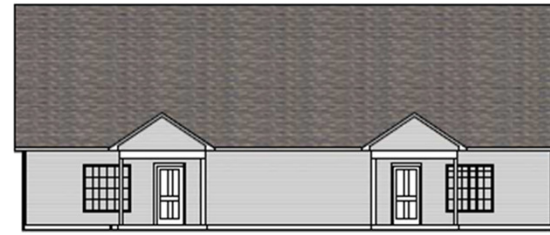
Conceptual Residence Unit



Proposed Duplex Residence
1215 sq. ft per Unit



Left Side Elevation



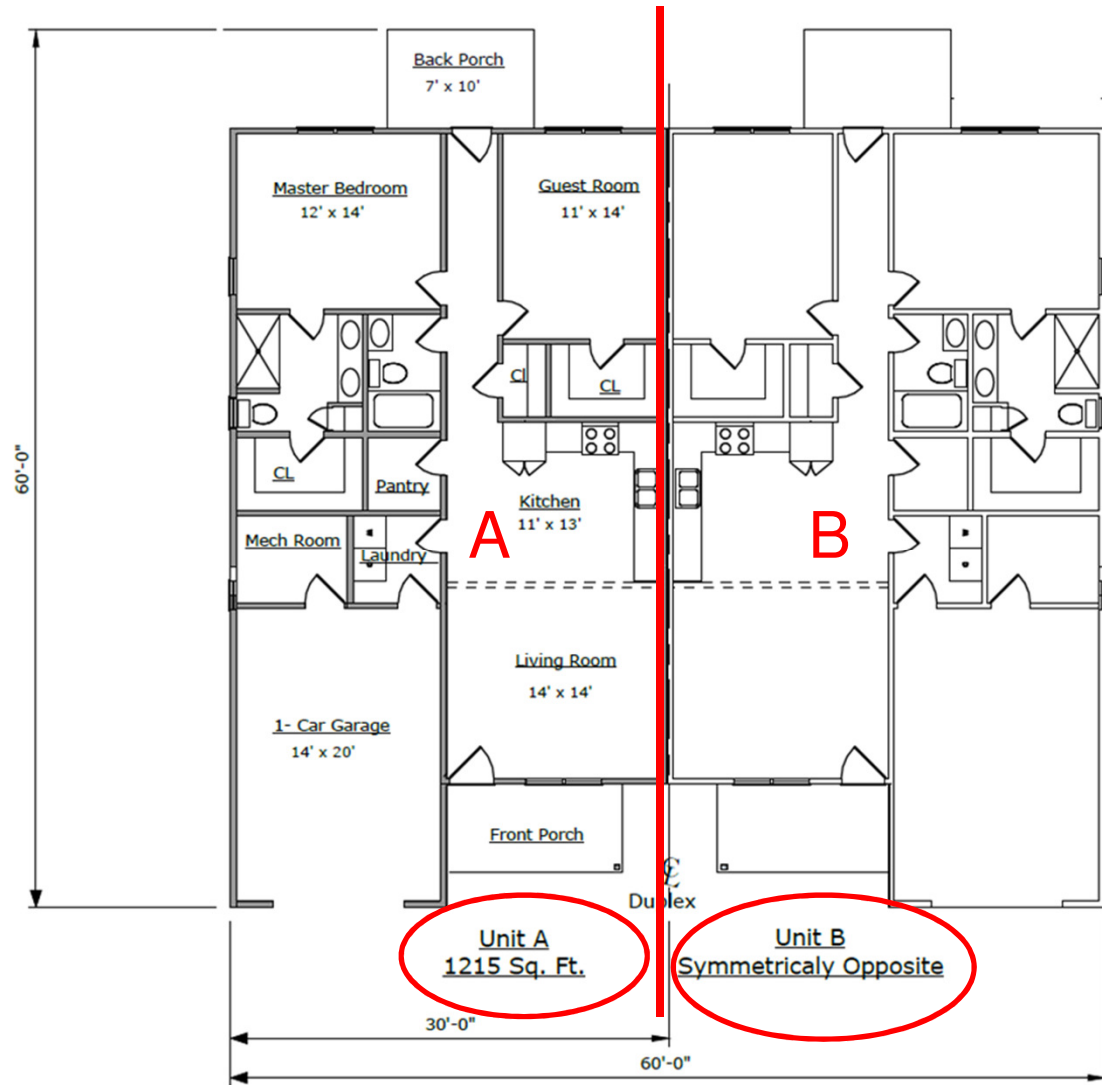
Rear Elevation



Front Elevation



Right Side Elevation



III. Town Demographics

The following data provides a profile of the community as of the [2010-2021 Census](#) and 5-Year American Community Survey:

River Bend Census [2010-2021](#) and 5-Year ACS Comparisons

Subject	River Bend	Craven Co.	NC	US
General Population & Housing Characteristics				
# Population	3,119,290	xxx 100,720	xxx 10,439,388	xxx 331,893,745
% age 0-14	10.14.9%	19.718.2%	19.917.9%	21.218.2%
% age 15-19	4.54.3%	6.24.6%	6.96.7%	7.26.6%
% age 20- 39 44	16.321.1%	28.235.0%	26.932.7%	26.833.2%
% age 40 45 -64	31.728.6%	30.622.2%	33.425.8%	33.225.2%
% age 65-74	18.20.9%	8.511.9%	7.410.5%	7.10.2%
% age 75+	19.418%	6.88.2%	5.56.5%	6.16.7%
Median age	56.856.7	36.237.4	37.439.4	37.238.8
% White--one race	88.285.6%	70.069.2%	68.562.1%	72.461.2%
% Black or African American--one race	8.610.4%	22.421.2%	21.520.5%	12.612.1%
% all others	3.24.0%	7.69.6%	10.017.4%	15.026.7%
% Hispanic or Latino ethnicity	2.66.1%	6.18.0%	8.410.7%	16.318.8%
# households	1,414,134	xxx 42,139	xxx 4,179,632	xxx 127,544,730
% living alone	29.326.1%	25.530.8%	27.029.4%	26.728.3%
% households with persons < age 18	16.811.8%	33.222.3%	33.328.6%	33.429.5%
% households with persons 65 & over	53.355.1%	27.535.1%	23.930.4%	24.931.3%
Avg. household size	2.082.06	2.452.27	2.482.46	2.62.54
% owner occupied housing units	79.791.4%	65.365.6%	66.766.9%	65.165.4%
% renter occupied housing units	20.38.6%	34.734.4%	33.333.1%	34.934.6%
Selected Housing Characteristics				
% single family homes	59.195.2%	63.370.2%	65.165.3%	61.661.8%
% mobile homes	0.90.5%	15.711.1%	14.311.5%	6.75.6%
% homes built 1939-1959	0.01.3%	16.017.2%	17.814.5%	30.826.2%
% homes built 1960-1979	36.325.8%	26.218.8%	25.20.4%	27.324.4%
% homes built 1980-1999	56.162.8%	39.229%	37.731%	28.125.3%
% homes built 2000 or later	7.610.0%	18.635.1%	19.534.1%	13.824.3%
Median value of owner-occupied units	\$195,900 180,600	\$151,500 190,600	\$149,100 236,900	\$188,400 281,400
Selected Social Characteristics				
% high school graduates	21.258.1%	28.468.4%	28.259.1%	29.061.1%
% bachelor's degree	18.522.4%	14.224.1%	17.421.7%	17.621.2%
% Graduate or professional degree	8.015.0%	7.111.6%	8.713.2%	10.313.8%
% Veterans	24.115.4%	18.613.4%	10.87.6%	9.96.4%
Selected Economic Characteristics				

% in labor force	43.2 <u>40.5</u> %	62.0 <u>59.9</u> %	64.9 <u>62.2</u> %	65.0 <u>63.0</u> %
% not in labor force	56.8 <u>59.5</u> %	38.0 <u>40.1</u> %	35.1 <u>37.8</u> %	35.0 <u>37.0</u> %
Median Household Income	\$48,547 <u>72,102</u>	\$44,599 <u>57,359</u>	\$45,570 <u>61,972</u>	\$51,914 <u>69,717</u>
Per Capita Income	\$26,311 <u>37,026</u>	\$24,591 <u>30,872</u>	\$24,745 <u>35,254</u>	\$27,334 <u>38,332</u>
Percent of families in poverty	4.0 <u>0.9</u> %	11.7 <u>10.9</u> %	11.4 <u>13.4</u> %	10.1 <u>12.8</u> %

Significant data by the numbers:

- ~~3,119~~2,902 population ~~2010~~2021
- ~~37.3~~38.9% population is age 65+
- ~~56.8~~56.7 median age
- ~~29.3~~26.1% live alone
- ~~53.3~~55.1% of households have people age 65+
- ~~2.08~~2.06 average household size
- ~~1,414~~1,349 number of households
- ~~79.7~~91.4% owner-occupied housing units
- ~~20.3~~8.6% renter-occupied housing units
- ~~7.6~~10.0% of homes were built 2000 or later
- ~~\$195,900~~180,600 median value of owner-occupied homes
- ~~24.1~~15.4% veterans
- ~~56.8~~59.5% not in labor force
- ~~\$48,547~~72,102 median household income
- ~~4.0~~0.9% number of families living in poverty