

# **RIVER BEND PLANNING BOARD**

## **Agenda – December 02, 2021 at 6:00pm**

### **I. CALL TO ORDER – *Egon Lippert***

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 after the approval of the minutes. For comments or questions regarding a specific agenda item, please address the board as the item comes up.

### **VI. NEW BUSINESS – *All***

- A.** Application for construction of ‘Sunbelt Rental’ facility on Rt 17.
  - 1. Introduction of applicants
  - 2. Questions/comments from board members
  - 3. Addresses (short) from visitors
  - 4. Board vote on recommendation to Board of Adjustments

### **II. APPROVAL OF LAST MEETING MINUTES – *Allison McCollum***

### **III. GENERAL VISITOR COMMENTS**

### **IV. REPORTS**

- A.** Summary of permits issued – *Allison McCollum*
- B.** Town Council Update – *Buddy Sheffield*

### **V. OLD BUSINESS – *All***

- A.** None at this time

### **VII. OTHER – *All***

- A.** Next meeting is scheduled for **January 06, 2022 at 6:00pm**– *All*

### **VIII. CALL FOR ADJOURNMENT - *All***





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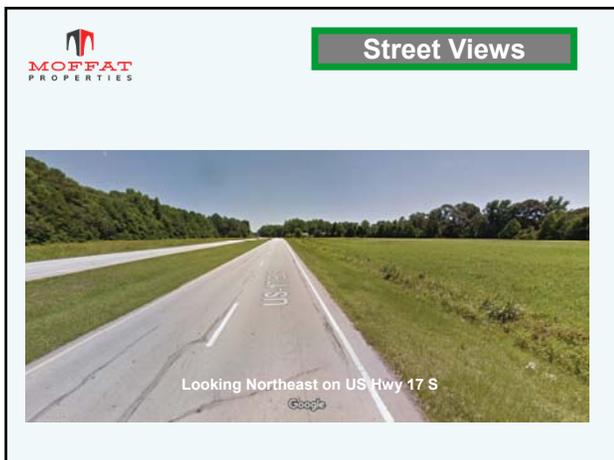
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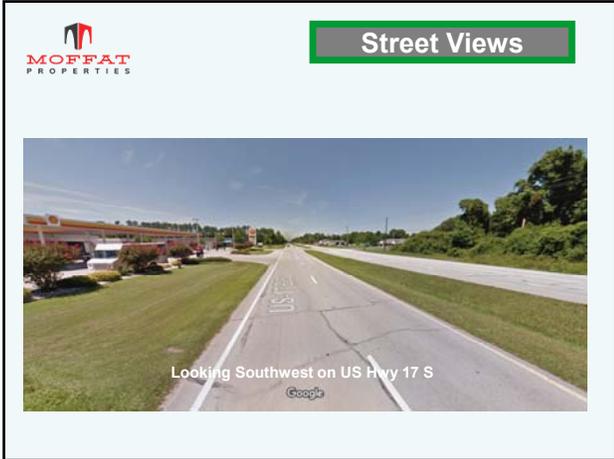
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 **Nearby Properties**



Caro-San Maintenance Supply  
SW Corner of Intersection of Pirates Road and US Hwy 17 S

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 **Nearby Properties**



Shell Gas Station  
NE Corner of Intersection of Pirates Road and US Hwy 17 S

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 **Nearby Properties**



Dollar General  
455 Pirates Road

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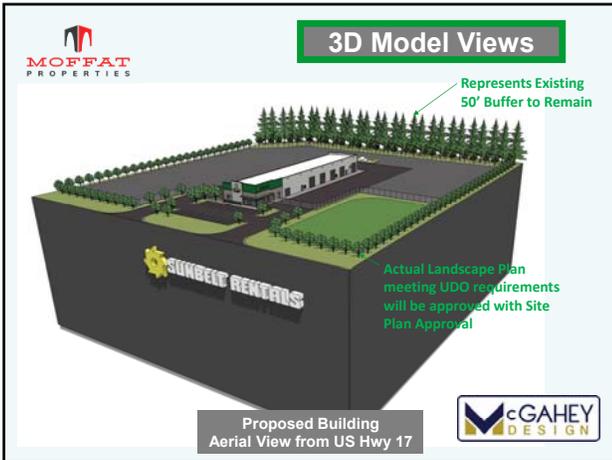
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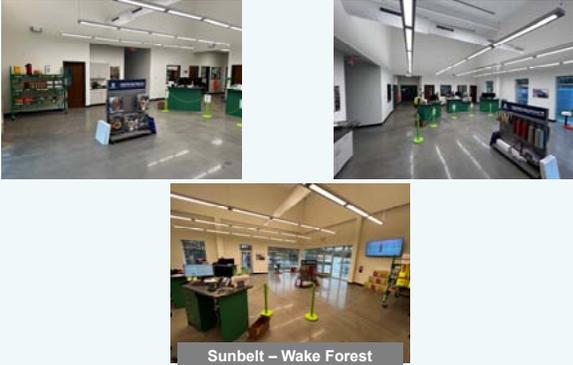
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**MOFFAT**  
PROPERTIES

**Similar Projects**



Sunbelt – Wake Forest

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**MOFFAT**  
PROPERTIES

**Similar Projects**



Sunbelt – Clayton

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**MOFFAT**  
PROPERTIES

**Similar Projects**



Sunbelt – Clayton

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**MOFFAT PROPERTIES**

**Similar Projects**



Sunbelt – Clayton

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**MOFFAT PROPERTIES**

**Similar Projects**

20' Perimeter Buffer  
Adjacent to Residential



Sunbelt – Clayton

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**Questions?**






Craig T. Moffat  
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701 Finger Lakes Drive  
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cmoffat@moffatproperties.com  
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# Town of River Bend Planning Board

Minutes for Regular Meeting – 4 November 2021 – River Bend Municipal Building

**Board Members present:** Chairman Egon Lippert, Linda Cummings, Kathleen Fleming, Kelly Forrest, Bob Kohn, Kelly Latimer

**Board Members absent:** Keith Boulware

**Others present:** Councilwoman Barbara Maurer, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, ETJ Property Owners Mr. Tom Norville and Mrs. Jean Norville

## Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 4 November 2021, in the River Bend Municipal Building meeting room with a quorum present.

### 1. Approval of 2 September 2021 Regular Meeting Minutes

The Board reviewed the Minutes of the 2 September 2021 Regular Meeting. **Motion** was made by Board Member Bob Kohn to accept the Minutes as presented. Motion was **seconded** by Board Member Linda Cummings. **Motion carried unanimously.**

### 2. General Visitor Comments

None.

### 3. 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 September and October 2021. The members of the Board reviewed the report and asked questions as needed.

#### b. Council Report

Town Manager Delane Jackson addressed the Board and verbally reviewed the most recent actions of the Town Council. The members of the Planning Board asked questions as needed. After his report, Town Manager Delane Jackson asked to add an item to the New Business portion of the meeting, regarding a Special Use Permit application. Chairman Egon Lippert added the agenda item.

### 4. Old Business

None.

## 5. New Business

### a. Proposed changes to § 15.02.062 Fences and Walls

Town Manager Delane Jackson presented the proposed amendment and asked if the Planning Board had any comments or suggestions. The members of the Planning Board reviewed the proposed changes asked questions as needed. **Motion** was made by Board Member Kelly Latimer to change language in Item #6 from ‘Town Manager’ to ‘Zoning Administrator.’ Motion was **seconded** by Board Member Bob Kohn. **Motion passed unanimously.** No other changes were suggested. **Motion** was made by Board Member Kathleen Fleming to propose the revised ordinance to the Town Council. Motion was **seconded** by Board Member Kelly Latimer. **Motion carried unanimously.**

**Motion** was made by Board Member Kelly Forrest to approve the Resolution – Advising that the proposed amendments to the Code of Ordinances are in accordance with all officially adopted plans, including the Comprehensive Land Use Plan; are reasonable; and are in the public interest. Motion was **seconded** by Board Member Bob Kohn. **Motion carried unanimously.** The consistency statement was signed by Chairman Egon Lippert and witnessed by Secretary Allison McCollum.

### b. Minor text update in § 15.02.047 District Requirements

Town Manager Delane Jackson presented the proposed changes to the ordinance. The change is required to comply with the North Carolina General Statute. The members of the Planning Board asked questions as needed; no changes were suggested. **Motion** was made by Board Member Bob Kohn to propose the revised ordinance to the Town Council. Motion was **seconded** by Board Member Kelly Latimer. **Motion carried unanimously.**

**Motion** was made by Board Member Bob Kohn to approve the Resolution – Advising that the proposed amendments to the Code of Ordinances are in accordance with all officially adopted plans, including the Comprehensive Land Use Plan; are reasonable; and are in the public interest. Motion was **seconded** by Board Member Kathleen Fleming. **Motion carried unanimously.** The consistency statement was signed by Chairman Egon Lippert and witnessed by Secretary Allison McCollum.

### c. Special Use Permit

Town Manager Delane Jackson gave a brief overview of a Special Use Permit application that had been submitted to staff at Town Hall and will require review by the Planning Board at an upcoming meeting. AZA Allison McCollum distributed a packet of information for the Planning Board members to review before the next regular meeting. Board Members asked a few questions as needed.

### d. Elect Vice Chairperson

Chairman Egon Lippert stated that the Planning Board is required to have a Vice Chairperson, and currently does not have one. He asked for a volunteer or a nomination from the Board Members. Board Member Kathleen Fleming **motioned** to name Board

Member Bob Kohn Vice Chairman. Board Member Linda Cummings **seconded** the motion. **Motion carried unanimously.** Vice Chairman Bob Kohn accepted the position.

**6. Other**

The next regular meeting is scheduled for Thursday, 2 December 2021 at 6pm.

**7. Adjournment**

**Motion** was made by Board Member Kathleen Fleming to adjourn the meeting. Motion was **seconded** by Board Member Kelly Forrest. **Motion carried unanimously** and the meeting adjourned at 6:46 PM.



## TOWN OF RIVER BEND

45 Shoreline Drive  
River Bend, NC 28562

T 252.638.3870  
F 252.638.2580

[www.riverbendnc.org](http://www.riverbendnc.org)

### November 2021

Permit Type	Total Issued	Total Project Cost
Res. Zoning	10	\$697,462.00
Flood	4	\$80,061.00

The total amount of permit fees collected for November 2021 is **\$1,622.00**



Town of River Bend

Zoning Permit Application
Permit No. \_\_\_\_\_

1. Applicant's Name: Moffat Properties, LLC; Phone No.
2. Street Address: 701 Finger Lakes Drive, Wake Forest, NC 27587; Mailing Address, if different:
3. Property Owner's Name: Mattocks Family Properties, LLC; Phone No.
4. Contact Name: Craig Moffat; Phone No. 919-261-7781
5. Site Location (Street, Road, etc.): US Highway 17 S; Lot No. 4; District Zone of Site BD
6. Plat Plan Required (must include proposed changes and show distance between structures and distance to property lines) See Instructions on Reverse
Plat plan along with proposed sketch plan included with application.
7. Storm Water Drainage Plan Required - Certified by a Licensed, Professional Engineer (See instructions on reverse)
Estimated stormwater control device size and location provided on sketch plan.
8. Building Site in Flood Plain [ ] YES [x] NO
9. Proposed Structure:
[ ] Residential Construction [ ] Renovation [ ] Excavation [ ] Fill [ ] Attached Garage [ ] Grading [ ] Utility Construction
[ ] Road Construction [ ] Driveway paving/tiling
[x] Nonresidential Construction (specify) Equipment rental and storage.
[ ] Additional Accessory Structure (please briefly describe structure and purpose being sure to include square footage and height) N/A
If addition is a garage, will it be used for any purpose other than parking vehicles, building access or storage?
[ ] Yes [ ] No [x] Does Not Apply (not a garage) (If yes, please briefly describe structure and purpose being sure to include square footage and height. See Reverse for instructions)
[x] Other (specify and briefly describe; i.e. fence, pool, irrigation system, etc.) (If irrigation system, will the system use well water or Town Water?) Proposed security fence and gravel yard
10. Restrictive Covenants (We encourage you to review your copy of the restrictive covenants governing your property, if applicable) N/A
11. Property Served by the Town's Municipal Sewer System: [x] Yes [ ] No (See reverse for instructions)
12. Estimated Cost of Project: \$3,000,000
13. Estimated Date of Completion of Project: November 2022
Required Attachments: ( See reverse for instructions)
Plat Plan
Storm Water Drainage Plan
Applicant's Signature: [Signature]; Date: 11.3.21
Signature of Zoning Administrator Indicating Project Approval; Date
Permit Fee: \$

See Instructions on Reverse

## Permits Required

*A permit is required for proposed building, construction, alterations, etc., located within the jurisdictional area of the Town of River Bend to assure conformity with the requirements of the Town's Zoning Ordinance. The Zoning Ordinance and all other Town ordinances are available for inspection or purchase at the River Bend Town Hall.*

## Form Instructions

**Applicant must complete all items. If an item does not apply to this application, write N/A.  
All appropriate boxes must be checked.  
All drawings must be accurate and attached to the application.  
Application must be signed and dated by applicant.**

*Additional instructions are provided below for assistance in completing line items 6, 7, 10 and 12.*

**#6.** Each application for a zoning permit shall be accompanied with a plat signed and sealed by a licensed surveyor drawn to scale showing accurate dimensions of the lot, applicable easements, elevations of site including driveways and drainage features, relationship to adjoining lots and accurate dimensions of the building to be erected, constructed or altered, including its location on the lot.

**#7.** It shall be determined that the plan will be in compliance with the North Carolina Storm Water Site Planning Guidance Manual and will not adversely impact the flow of storm water in areas outside the new project. This plan shall be signed and sealed by a professional engineer, licensed to practice in North Carolina.

**PLEASE NOTE:** *If your site is located in the flood plain, you must contact the Zoning Administrator when foundation construction is complete so that it can be inspected.*

**#10.** Use of a garage for the purpose of locating a hot water heater, water softener, heating and air conditioning equipment and ductwork constitute usage "other than parking vehicles, building access or storage." The list provided here is not to be considered an all inclusive list.

**#12.** The Craven County Inspections Department issues Building Permits and performs required inspections for the Town of River Bend. Projects on lots that have septic tanks require a permit from the Craven County Health Department.

**Failure to complete form properly or to provide the required information and drawings will delay the processing of your application.**

**A COPY OF THIS ZONING PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON PROPERTY DURING CONSTRUCTION.**

**HOLDER OF ZONING PERMIT MUST CONTACT ZONING ADMINISTRATOR UPON COMPLETION OF PROJECT. AN INSPECTION IS REQUIRED BY RIVER BEND OFFICIALS BEFORE THE COUNTY WILL ISSUE A CERTIFICATE OF OCCUPANCY.**

*Note: If the proposed construction requires a County Building Permit, a copy of this certificate must be delivered to the Craven County Inspection Department (2818 Neuse Blvd. 636-4987) prior to issuance of that permit.*

Contact Us:	Type of Structure	Requirements
45 Shoreline Drive, River Bend, NC 28562 Phone (252) 638-3870 ext. 216 Fax: (252) 638-2580 <a href="mailto:zoning@riverbendnc.org">zoning@riverbendnc.org</a> <a href="http://www.riverbendnc.org">www.riverbendnc.org</a> 8:00 a.m. to 4:00 p.m. weekdays	Type 1 – Pre-FIRM Structure was built prior to 8/21/85	Advise vents will help flood insurance rates. Cannot allow any more non conformance
	Type 2 – Post FIRM Structure was built after 8/21/85 but before 7/18/01	Must meet code compliance at time of original construction
	Type 3 – Built Post FIRM but after 7/18/01 2 ft. freeboard	Must meet today's ordinance



## TOWN OF RIVER BEND

45 Shoreline Drive  
River Bend, NC 28562

T 252.638.3870  
F 252.638.2580

www.riverbendnc.org

### APPLICATION FOR SPECIAL USE PERMIT

#### Applicant Information

Full Name: Craig Moffat T Date: 11/03/2021  
First Last M.I.

Address: 701 Finger Lakes Drive  
Street Address Apartment/Unit #

Wake Forest NC 27587  
City State ZIP Code

Phone: (919) 669-7469 Email: cmoffat@moffatproperties.com

#### Request

I/We request a Special Use Permit to allow: Equipment Rental & Storage use on the subject property.  
The Equipment Rental & Storage use is not currently covered in the UDO. As such, a Special Use Permit is required to allow it. The property is appropriately zoned for the intended use.

1. Legal description of land: Lot 4 Norbury Estate Commercial Park
2. Is map/plat plan/drawing enclosed? YES  NO
3. Land described is currently zoned: (R15, BD, etc.) Business District (BD)
4. Intended use of land: Equipment Rental & Storage
5. Will the proposed use adversely affect the health and safety of residents and/or workers in the zoned area?  
YES  NO
6. Will the proposed use be detrimental to the use or development of adjacent properties?  
YES  NO
7. Is the lot sufficient size to accommodate the proposed use?  
YES  NO
8. Will the intended use create a nuisance or hazard for the adjacent property owners?  
YES  NO
9. Will the proposed use adversely affect the value of adjacent properties?  
YES  NO
10. Is a site plan enclosed?  
YES  NO
11. Are architectural drawings enclosed?  
YES  NO

12. Is an off-street parking plan enclosed?

YES  
  
YES

NO  
  
NO

13. Is the \$25 fee for Special Use Permits enclosed?

**Additional Information**

*Please list any additional relevant information or further justification for the request.*

The location of the property on US Hwy 17, adjacent to a fueling station, in a business park is ideal for an Equipment Rental & Storage facility. The UDO does not specifically address the Equipment Rental & Storage use. Therefore, a Special Use Permit is required. The adjacent neighborhood will be protected by an existing 50 ft perimeter buffer. No encroachments into the existing perimeter buffer are proposed at this time. The existing trees and vegetation are proposed to remain.

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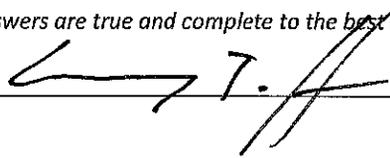
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**Signature**

*I certify that my answers are true and complete to the best of my knowledge.*

Signature:



Date:

11.4.21

## **SPECIAL USE REGULATION**

### **§ 15.02.120 GENERAL REGULATIONS.**

- A. Permission may be granted by the Board of Adjustment for the establishment of uses listed as special uses (SU) in the district use regulation tables in this subchapter, after Planning Board review and recommendations and after a public hearing held by the Board of Adjustment. And further, that the Board of Adjustment finds that:
  - 1. The proposed use does 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;
  - 2. The proposed use will not be contrary to the purposes stated in these regulations;
  - 3. The proposed use will not affect adversely the health and safety of residents and workers in the zoned area;
  - 4. The proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses;
  - 5. The proposed use will not be affected adversely by the existing uses;
  - 6. The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of the use;
  - 7. 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;
  - 8. The standards set forth for each particular use for which a permit may be granted have been or will be met;
  - 9. 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; and
  - 10. The proposed use shall be subject to the off-street parking and service requirements of these regulations.
- B. The Board of Adjustment shall impose or require any additional restrictions and standards as may be necessary to protect the health and safety of workers and residents of the community, and to protect the value and use of property in the general neighborhood.
- C. Whenever the Board of Adjustment shall find, in the case of any permit granted pursuant to the provisions of these regulations, that any of the terms, conditions or restrictions upon which the permit was granted are not being complied with, the Board shall rescind and revoke the permit after giving due notice to all parties concerned.
- D. If construction of a use authorized by a special use permit does not begin within 6 months of the time the permit is issued, the permit shall be revoked.

Penalty, see § 1.01.999

### **§ 15.02.121 APPLICATION FOR SPECIAL USE PERMITS.**

- A.
  - 1. An application for special use permits shall be made in duplicate to the Zoning Administrator on forms furnished by the Zoning Administrator.
  - 2. If rezoning is to be requested in connection with the request for a special use, the request shall be made concurrent with the application for the special use.
- B. A fee shall be paid the Town of River Bend for each application for a special use permit. In addition, costs for retaining legal, planning, engineering and other technical or professional services in connection with the review of special use permit applications may be charged to the applicant.

Penalty, see § 1.01.999

## § 15.02.122 REVIEW AND APPROVAL OF SPECIAL USES.

A.

1. The application forms for a special use permit shall be transferred along with required plans, plats and the like to the Planning Board by the Zoning Administrator 7 days before a regularly scheduled Planning Board meeting so that the application can be placed on the Board's agenda.
2. At this meeting, the owner of the property for which the special use is sought or his agent shall appear.

B. The Planning Board shall review the application for details, where applicable, of the site, situation, existing and proposed structures, architectural plans, neighboring land and water uses, proposed parking areas, driveway locations, highway access, traffic generation and circulation potential, drainage, waste disposal, water supply systems and the effects of the proposed use, structure, operation and potential changes in water quality, shoreland cover, natural beauty and wildlife habitat.

C.

1. The Planning Board shall consider recommending conditions that may be placed in the granting of the special use permit by the Board of Adjustment.
2. These conditions may include items such as landscaping, architectural design, type of construction, construction commencement and proposed completion dates, sureties, lighting, fencing, location, size and number of signs, water supply and waste disposal systems, performance standards, street dedication, certified survey maps, floodproofing, ground cover, sedimentation control from the project construction, terraces, stream bank protection, planting of buffer screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, yard sizes or additional parking.

D. In addition, the Planning Board shall check for compliance of the requested special use with all other relevant provisions of this subchapter, such as lot dimensional requirements, building heights, parking and loading standards.

E. The Planning Board shall consider the application at the first regular meeting of the Planning Board after receiving the completed application. Within 45 days after the meeting at which the application is considered, the Planning Board shall make its written recommendations and pass them on to the Board of Adjustment.

F. The Zoning Administrator shall set a date and advertise for Board of Adjustment public hearing. The Board of Adjustment shall review the application and all recommendations from the Planning Board.

G. The Board of Adjustment shall approve or deny the application following a public hearing provided for in division (F) above.

H. After approval or conditional approval of the special use by the Board of Adjustment, the Board shall notify the Zoning Administrator of the approval. Notification shall be by a written letter signed by the Chairperson of the Board of Adjustment, and a copy of the approval letter shall be forwarded to the special use permit applicant and the Planning Board Chairperson. Applicant/landowner must give written consent to conditions related to the special use permit to ensure enforceability.

I.

1. Rejection of an application for a special use permit shall be recorded in the minutes of the Board of Adjustment meeting during which the decision was made.
2. Notification of the rejection or denial of an application for a special use permit shall be a letter signed by the Chairperson of the Board of Adjustment.
3. The letter shall state reasons for denial and reference the specific sections or paragraphs in this chapter that would be violated if the special use were granted.
4. The denial letter shall be forwarded to the applicant by certified or registered mail and copies of the letter shall be forwarded to the Chairperson of the Planning Board and the Zoning Administrator.
5. One copy shall be retained in the files of the Board of Adjustment.

Penalty, see § 1.01.999

**§ 15.02.123 SPECIFIC REQUIREMENTS FOR SOME SPECIAL USES.**

- A. *Accessory building in Business Districts (BD).*
  - 1. May be allowed in the event that state or federal regulations require storage of flammable or other dangerous materials outside of the principal building and where these materials are necessary for the principal use to be continued.
  - 2. Accessory building shall not be allowed in the front yard.
- B. *Churches.*
  - 1. Minimum side and rear yards of at least 50 feet.
  - 2. All buildings and related uses shall be no closer than 25 feet from the nearest property line.
- C. *Day care centers and nurseries.* Day care centers or nurseries shall comply with the G.S., Chapter §110, Article 7, which governs the licensing of day care facilities.
- D. *Hospitals, nursing homes and/or extended medical facilities.* Side, front and rear yards shall be at least 50 feet.
- E. *Schools, public or private.*
  - 1. Minimum side and rear yards of at least 50 feet.
  - 2. All accessory buildings and related uses shall be at least 25 feet from the nearest property line.
  - 3. An off-street loading and unloading area for vehicles carrying pupils shall be provided.
- F. *Service stations and other automotive-oriented business establishments.* Due to the nature of the materials handled, the light, noise and other nuisances that sometimes are related to service stations, automobile repair facilities, automobile washing facilities and similar establishments catering to the needs of the motoring public, certain minimum standards for development of these business uses are established as follows:
  - 1. A buffer shall be provided along all property lines of the uses which abut a residential district or lot which is occupied by a residential use;
  - 2. All gasoline pumps and other stationary equipment shall be at least 24 feet off the edge of pavement and 12 feet off the edge of right of way; and
  - 3. All areas subject to daily or frequent use of vehicles shall be paved.
- G. *Janitorial supplies.* Due to the nature of the materials handled which could be a safety hazard, the business owner must demonstrate strict control of chemical supplies by showing capability to comply with all federal and state regulations.

Penalty, see § 1.01.999

**§ 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.

<b>SCHEDULE OF DISTRICT USE REGULATIONS</b>									
<b>KEY:</b>									
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
Dairy Bar and Ice Cream Parlors						P	P		G
Drug Store						P	P		F
Dry Cleaners/Drop Off/Pick Up Only						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*
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
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

**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*
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
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

Penalty, see § 1.01.999





 **SUNBELT RENTALS**

  
**SUNBELT**  
RENTALS

709





**SUNBELT**  
RENTALS

709



Handicap  
Parking  
Permitted  
When  
Authorized  
Person  
Present







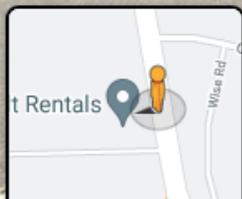
7653 US-70 BUS

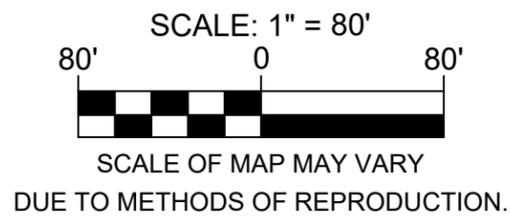
Clayton, North Carolina



Google

Street View - Jul 2021





PROJECT AREA: 5.10 ACRES  
 IMPERVIOUS AREA: 3.86 ACRES  
 JURISDICTION: RIVER BEND  
 ZONING: BUSINESS DISTRICT (BD)  
 RIVER BASIN: NEUSE, CLASS C



GENERAL TOOLS PC1505

#	SITE KEY
1	50'X230' BUILDING
2	6 FT CHAINLINK FENCE
3	PARKING (20 SPACES)
4	5' SIDEWALK
5	10' CONCRETE APRON
6	SWING GATE TO REAR
7	PERSONNEL GATE TO REAR
8	2.43 ACRE GRAVEL YARD
9	APPROX. LOCATION AND SIZE OF PROPOSED SCM

**LEASE EXHIBIT A**  
**US HIGHWAY 17 S**  
**NEW BERN, NC**  
**OCTOBER 25, 2021**

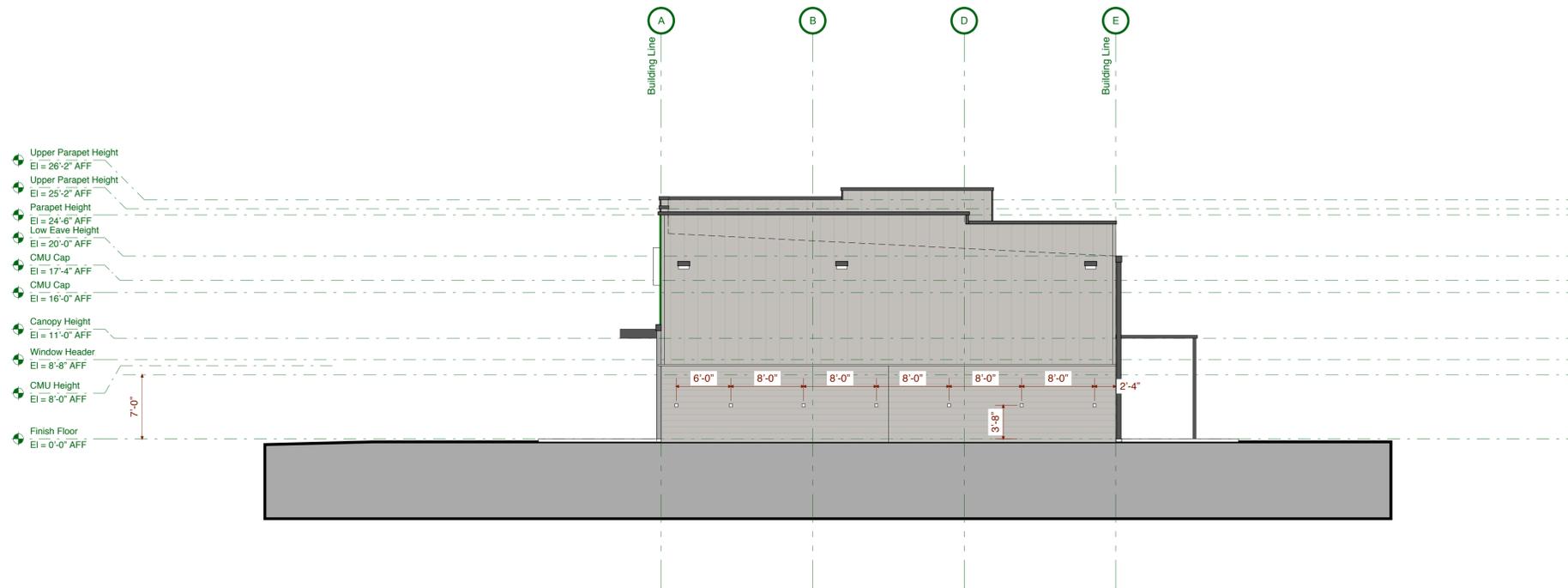
REVISIONS	DATE



**Elevation - Front**

**1 Overall Elevation** Scale: 1/8" = 1'-0"

10' 0' 2' 4' 6' 8' 10'



**Elevation - Rear**

**2 Overall Elevation** Scale: 1/8" = 1'-0"

10' 0' 2' 4' 6' 8' 10'

**Preliminary**  
 Do not use for Construction

**Preliminary**  
 Do not use for Construction

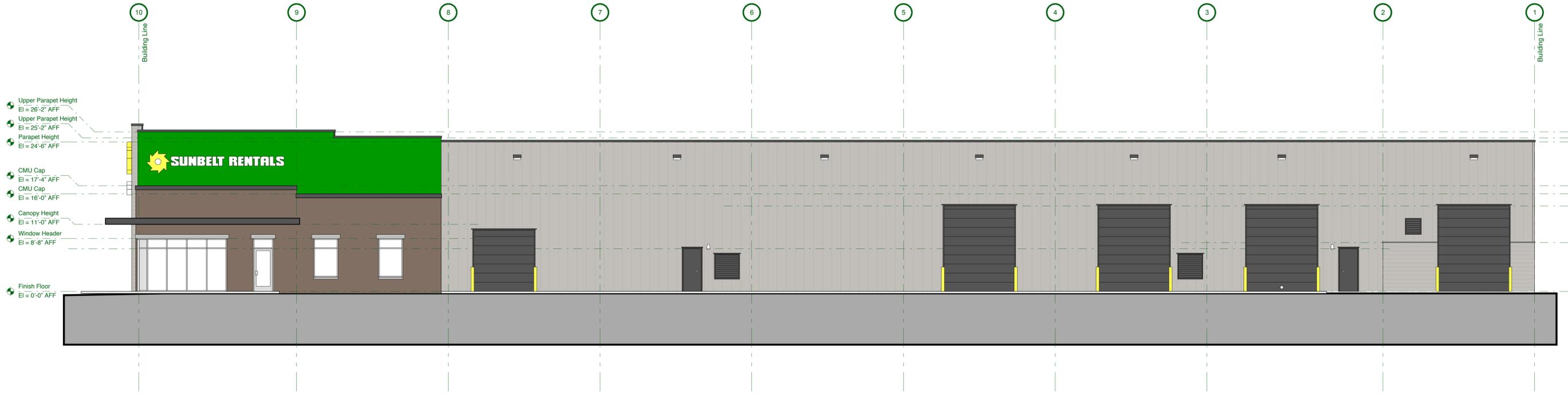
River Bend

PROJECT: 2021-83  
 DATE ISSUED: 10.28.21

REVISIONS:	DATE

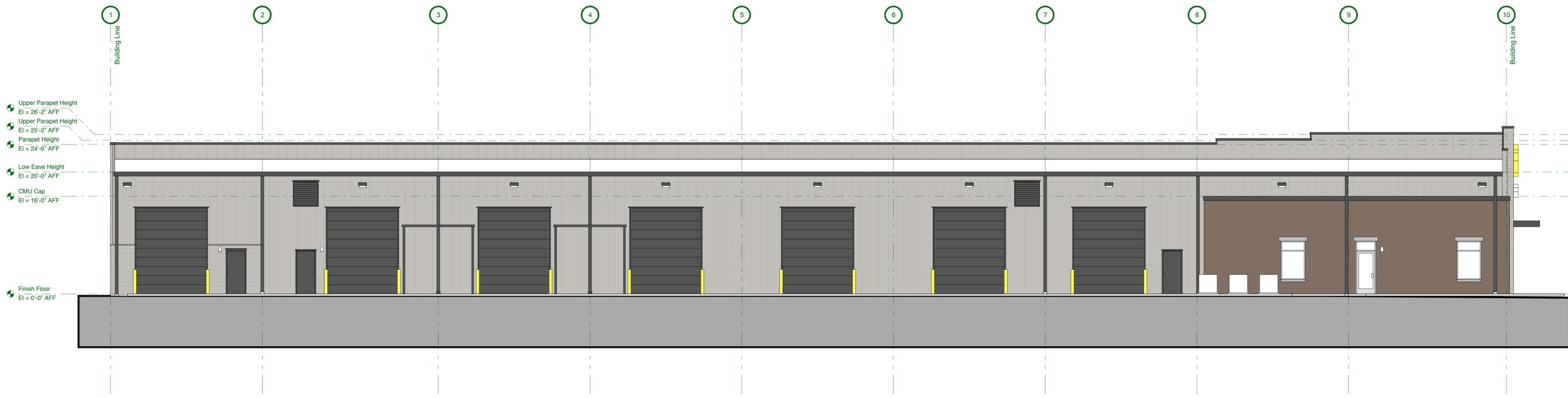
DRAWN BY: JMM  
 CHECK BY: JMM

Elevations



**Elevation - Side**

**1 Overall Elevation**  
 Scale: 1/8" = 1'-0"  
 10' 0' 2' 4' 6' 8' 10'



**Elevation - Side**

**2 Overall Elevation**  
 Scale: 1/8" = 1'-0"  
 10' 0' 2' 4' 6' 8' 10'

**Preliminary**  
 Do not use for Construction

**Preliminary**  
 Do not use for Construction

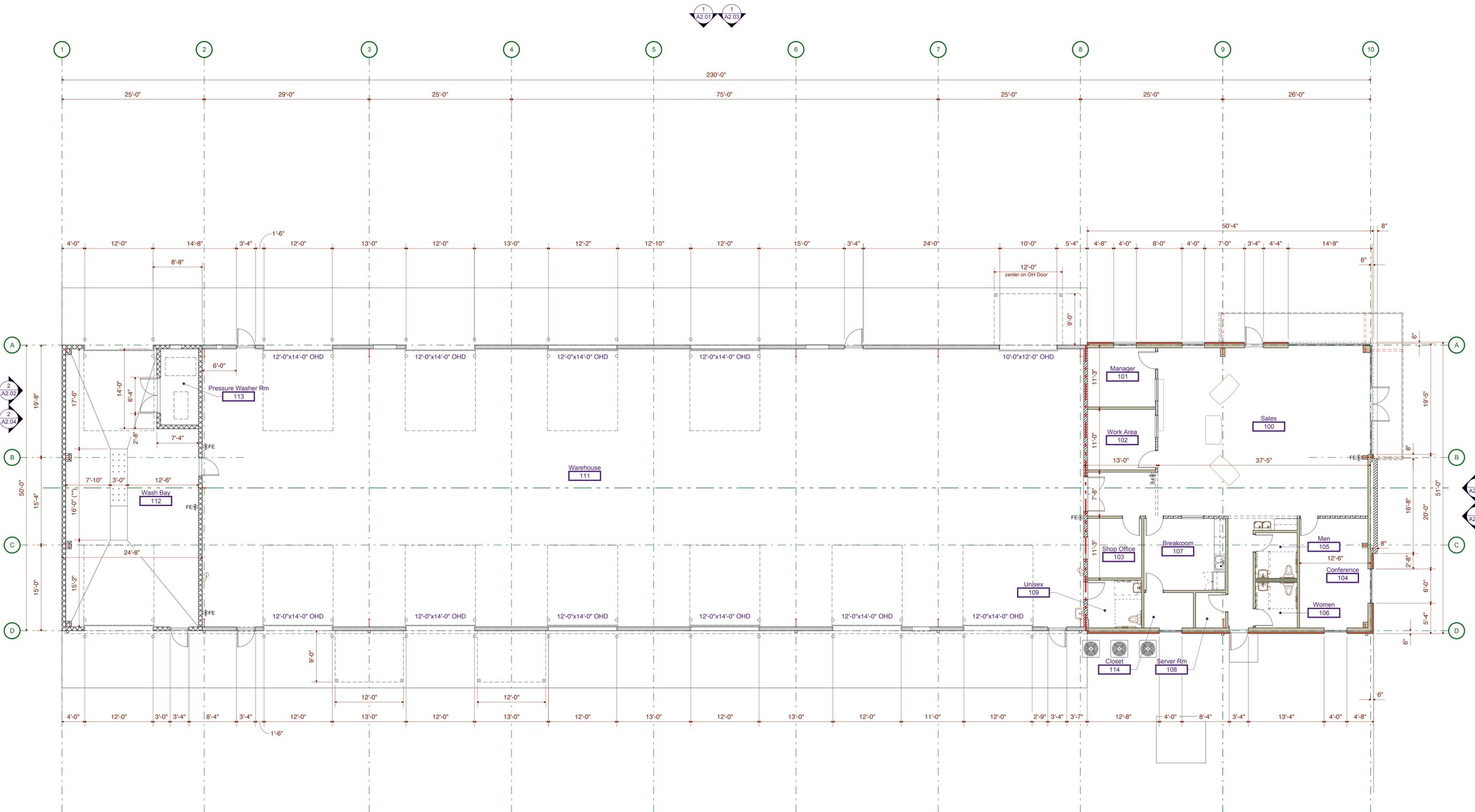
**River Bend**

PROJECT: 2021-83  
 DATE ISSUED: 10.21.21  
 REVISIONS: DATE

DRAWN BY: JMM  
 CHECK BY: JMM

Floor Plan

**A1.01**



Exterior Face: 11,575.00 SF

**1 Overall Floor Plan**  
 Scale: 1/8" = 1'-0"

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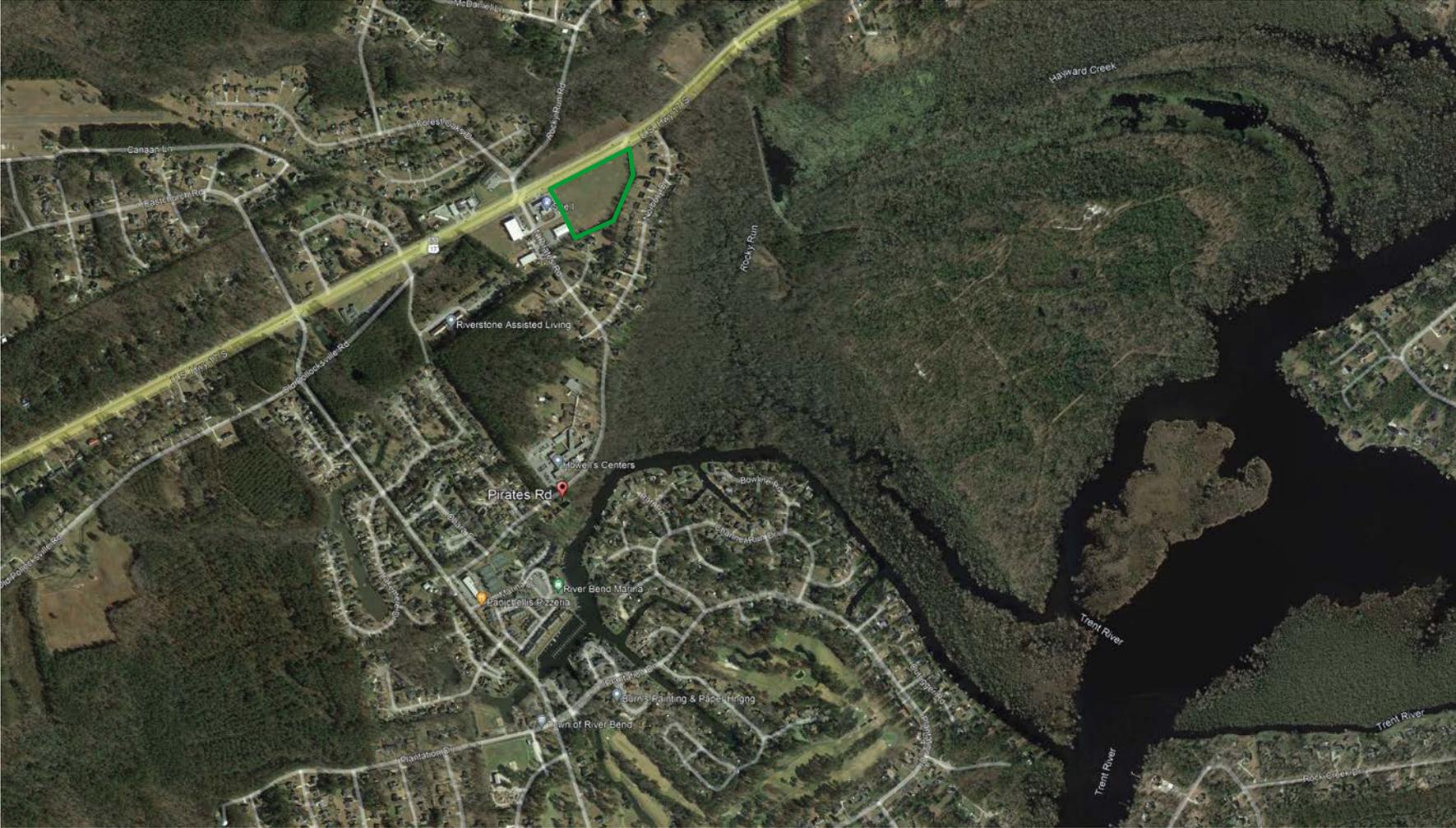
# Town of River Bend Planning Board December 2, 2021



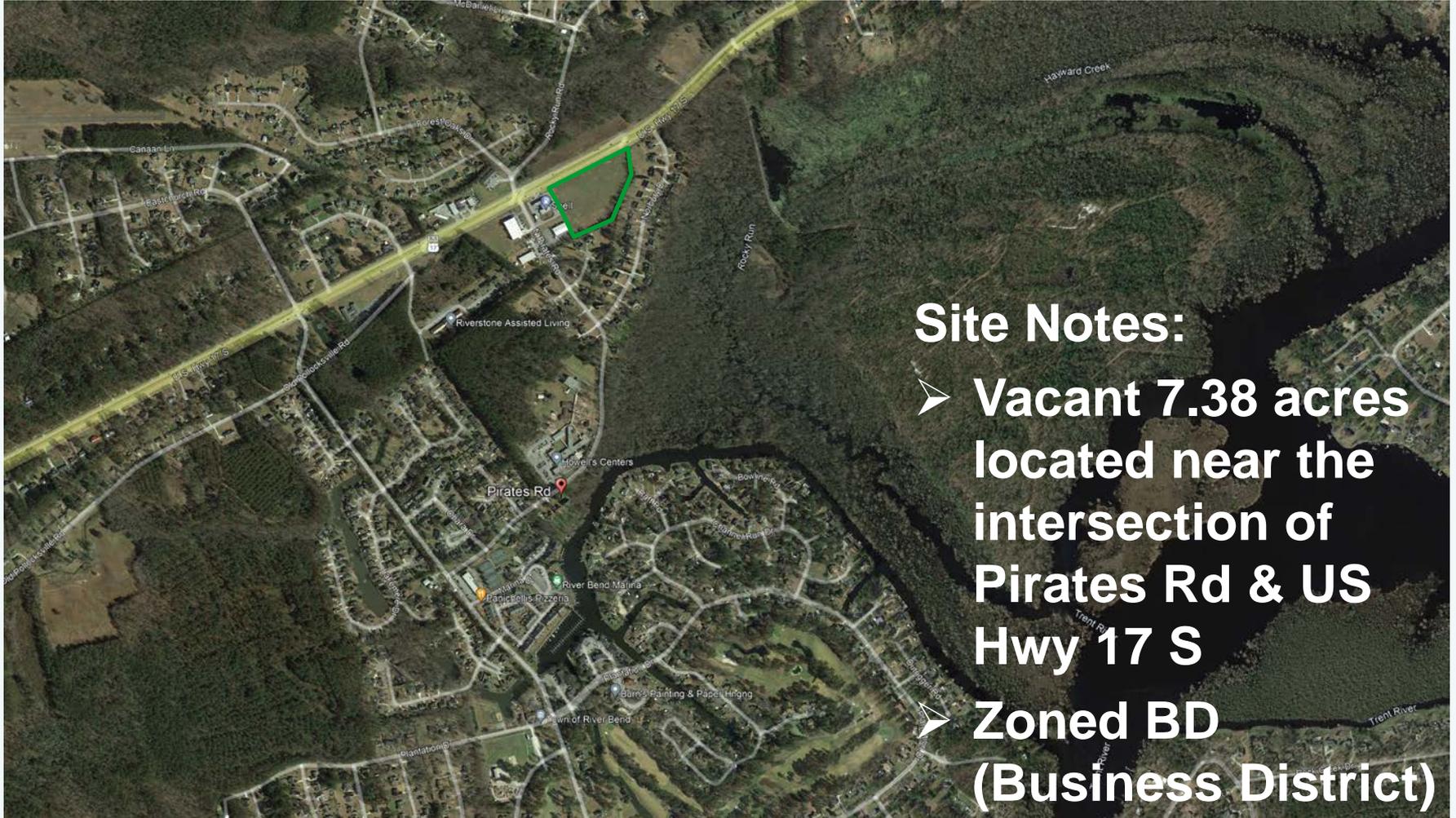
**SUNBELT RENTALS**  
**(PC1505)**



# Site Introduction



# Site Introduction



## Site Notes:

- Vacant 7.38 acres located near the intersection of Pirates Rd & US Hwy 17 S
- Zoned BD (Business District)

# Site Introduction



View A

# Site Introduction



**View B**

# Site Introduction



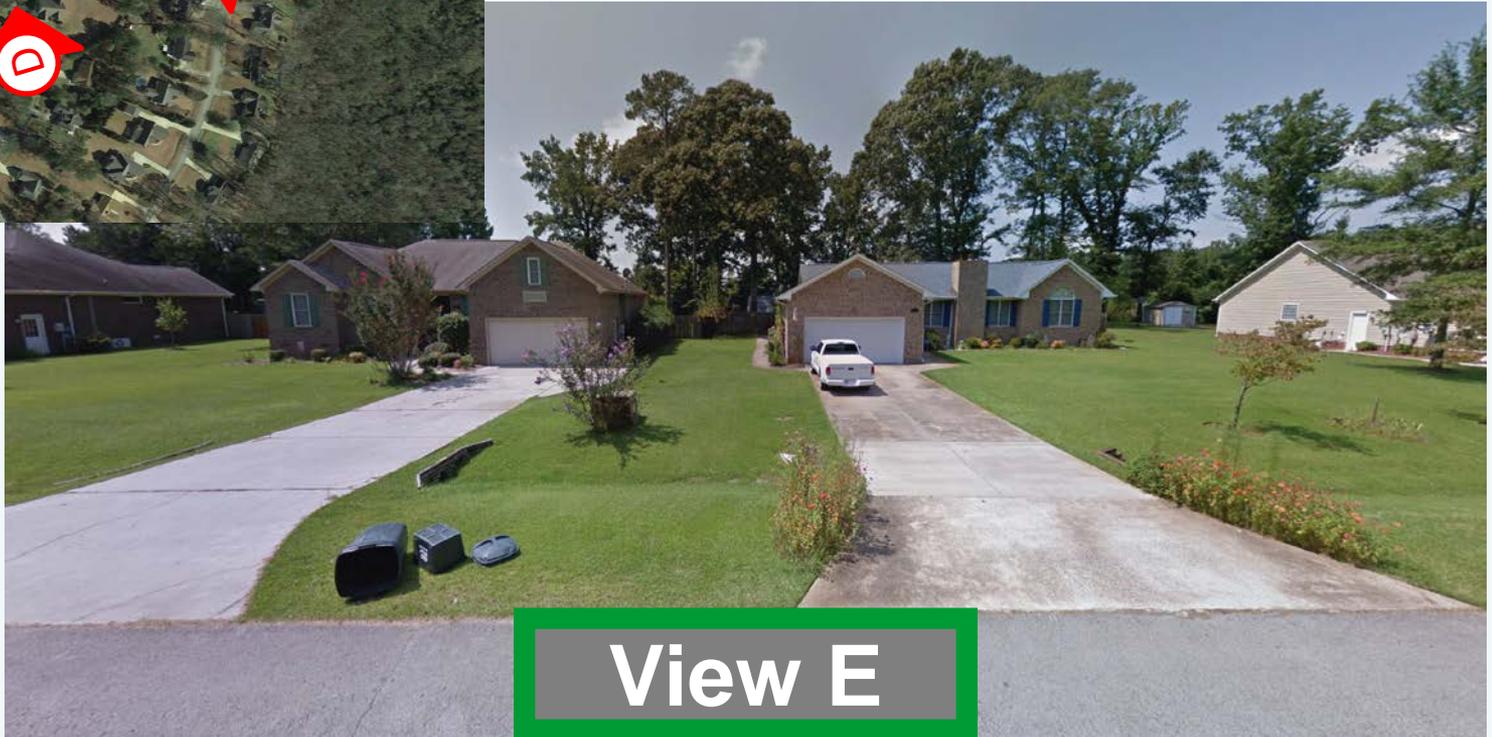
**View C**

# Site Introduction



**View D**

# Site Introduction



**View E**

# Site Introduction



**View F**

# Aerial View



# Aerial View



## Nearby Businesses

- Shell Gas Station
- Dollar General
- Excel Learning Center
- South Business Plaza
- Caro-San
- Baldwin Transmissions
- Pro Motors & Mill's Dent & Paint Shop
- Norville's Boat Repair

# Street Views



# Street Views



# Nearby Properties





# Nearby Properties



**Baldwin Transmissions, Pro Motors, Mill's Dent & Paint Shop,  
Norville's Boat Repair – Southwest Across US Hwy 17 S**

# Nearby Properties



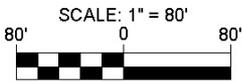
# Nearby Properties



# Nearby Properties



# What is Proposed?



SCALE OF MAP MAY VARY  
DUE TO METHODS OF REPRODUCTION.



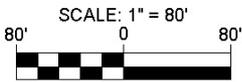
GENERAL TOOLS PC1505

- | #  | SITE KEY                       |
|----|--------------------------------|
| 1  | 50'x230' BUILDING              |
| 2  | CHAINLINK SECURITY FENCE       |
| 3  | PARKING (20 SPACES)            |
| 4  | 5' SIDEWALK                    |
| 5  | 10' CONCRETE APRON             |
| 6  | SWING GATE TO REAR             |
| 7  | PERSONNEL GATE TO REAR         |
| 8  | 2.43 ACRE GRAVEL YARD          |
| 9  | APPROX. LOCATION & SIZE OF SCM |
| 10 | PROPOSED FUEL ISLAND           |



# What is Proposed?

**Proposed Use:  
Sunbelt Rentals  
11,500 SF Building with  
Outside Storage**



SCALE: 1" = 80'  
SCALE OF MAP MAY VARY  
DUE TO METHODS OF REPRODUCTION.



GENERAL TOOLS PC1505

- # SITE KEY
- 1 50'x230' BUILDING
- 2 CHAINLINK SECURITY FENCE
- 3 PARKING (20 SPACES)
- 4 5' SIDEWALK
- 5 10' CONCRETE APRON
- 6 SWING GATE TO REAR
- 7 PERSONNEL GATE TO REAR
- 8 2.43 ACRE GRAVEL YARD
- 9 APPROX. LOCATION & SIZE OF SCM
- 10 PROPOSED FUEL ISLAND





# Why Are We Here?

## § 15.02.038 BUSINESS DISTRICTS.

<i>Use District</i>	<i>Designation</i>
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.	

## § 15.02.043 PERMITTED USES FOR BUSINESS DISTRICTS.

Permitted uses for Business Districts:

- A. Commercial development for stores, personal services, banks, restaurants, social and business associations and offices; and
- B.
  - 1. Residential use in a business district is allowed as long as the use is incidental to the intended business use.
  - 2. Where more than 1 business is located on a property or within a structure, such as but not limited to, a strip mall or office complex, this residential allowance shall be applied to each individual business location within the property or structure.

The UDO for River Bend does not specifically address the “Equipment Rental Use”. As such, a Special Use Permit is required for the use to be allowed within any district. The Equipment Rental Use is best suited for the Business District. The proposed site is located along US Hwy 17, near a mixture of residential and commercial uses, which is ideal for an Equipment Rental facility.



# Site Compliance

<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.										

# Site Compliance

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)										
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Accessory Building	The lesser of 18 FT or one (1) story									
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5.33 ac

468 ft

85 ft

195 ft

188 ft

5%

24 ft

The Proposed Special Use Site Plan meets all of the dimensional standards required by UDO Section 15.02.047 for Business District (BD)





**§ 15.02.048 APPLICATION REQUIREMENTS FOR BUSINESS DISTRICT AREAS ZONED BD AND BD-PD IN HEAVILY TRAFFICKED AREAS.**

**A. General provisions.**

1. The purpose of this section is to visually enhance and provide for the orderly development of business and commercial areas along the Highway 17 corridor that is adjacent to or within the town and its extraterritorial jurisdiction, and along Shoreline Drive from Highway 17 to the first intersection with Plantation Drive. A site plan review process regulates the development of structures and sites in a manner that considers the following concerns, and where necessary, requires modification of development proposals to eliminate or minimize potential problems and nuisances, and to encourage architecturally and aesthetically integrated development in accordance with adopted architectural and site design guidelines. In addition, this section is designed to complement Article XXII of the City of New Bern's Code which outlines the architectural and aesthetic development of entrance corridors to the City of New Bern.
2. The principal areas of interest are:
  - a) Protection of property values;
  - b) The balancing of the landowner's rights to use his land, with the corresponding right of abutting and neighboring landowners to live without nuisances such as noise, smoke, fumes, odors, and glare of lights, visual pollution and the like;
  - c) The convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent areas or roads;
  - d) Applicant's efforts to integrate the proposed development into the existing landscape, or to create a new "image" streetscape through design features such as vegetative buffers, berms, roadside plantings and the retention of open space; and
  - e) The building setbacks, area and location of parking, architectural compatibility, and how these features harmonize with the surrounding developments and the natural landscape.

**The rear of corner of the proposed building is over 230 ft away from the nearest residence.**

# Site Compliance

**The Proposed Special Use Site Plan is consistent with the provisions and goals of UDO Section 15.02.048. The site has been designed such that the building, parking, stormwater control measures and utilities are located as far away from the existing residences as practicable and closest to the existing adjacent commercial uses.**



# Site Compliance

F. *Design guidelines and performance standards.*

1. The following are the design guidelines and performance standards.
2. Exceptions to these guidelines may be granted by the Board of Adjustment after reviewing the petition of the developer along with the recommendations of the Zoning Administrator.
  - a) Required standards.
    - (1) For those developments abutting Highway 17, entrance shall be from Pirates Road or Efirid Boulevard. An exception may be granted for any single property not directly connected to Pirates Road or Efirid Boulevard.
    - (2)
      - (a) For all developments, each development under single ownership shall be limited generally to 1 driveway access to provide both ingress and egress.
      - (b) In cases where it is determined by the Zoning Administrator that more than 1 driveway access would provide a more efficient circulation pattern within the development and would promote improved traffic safety, 1 additional driveway access may be permitted.
    - (3)
      - (a) Shared driveway access between 2 neighboring developments shall also be recommended as a suitable alternative to the above mentioned requirement.
      - (b) In these cases, it is recommended that the driveway midpoint be the property line between the 2 parcels.
      - (c) The driveway must meet standard specifications, and the estimated driveway volume will be the sum of the trip generation rate of both land uses in question.
    - (4) Those portions of the principal building visible from any street right-of-way shall be sheathed in materials such as wood siding, stone, stucco (drivet), brick or other masonry materials (excluding cinder block or regular concrete block). Metal facades may be used only with special permission of the Board of Adjustment upon recommendation of the Zoning Administrator.

**To safely accommodate the equipment rental use, a separate entrance & exit is requested. This arrangement provides the safest and most efficient traffic patterns and circulation for a rental facility. The separate entrance & exit allows both tractor-trailers and passenger trucks with trailers to enter on one side of the site, load or unload and safely exit on the opposite side, reducing the amount of conflicting traffic movements onsite.**

**Two driveway accesses are requested, one entrance and one exit, to allow for safe truck and trailer maneuvering through the site. Access on US Hwy 17 is RIRO by default due to the existing median. NCDOT has preliminarily reviewed the proposed layout and expressed that they are not opposed to the separate entrance/exit as shown.**

# Building Compliance

F. *Design guidelines and performance standards.*

1. The following are the design guidelines and performance standards.
2. Exceptions to these guidelines may be granted by the Board of Adjustment after reviewing the petition of the developer along with the recommendations of the Zoning Administrator.
  - a) Required standards.
    - (1) For those developments abutting Highway 17, entrance shall be from Pirates Road or Efirid Boulevard. An exception may be granted for any single property not directly connected to Pirates Road or Efirid Boulevard.
    - (2)
      - (a) For all developments, each development under single ownership shall be limited generally to 1 driveway access to provide both ingress and egress.
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The proposed building uses a mixture of masonry, EIFS and CMU on the front facing façade and 50 ft down each side of the proposed building, along US Hwy 17, which is consistent with the materials requirements of UDO Section 15.02.048. The remainder of the building will be constructed with architectural metal panels along the side and rear of the building, which is in harmony with the surrounding commercial buildings.

- **All mechanical equipment and fuel island are located and screened from the public right of way to the maximum extent practical.**

# Architectural Elevations

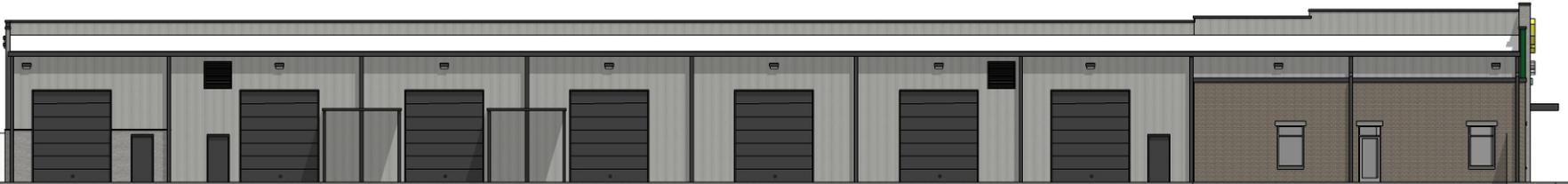


Proposed Front  
Building Elevation

# Architectural Elevations



**Proposed Rear  
Building Elevation**



Proposed East  
Building Elevation



Proposed West  
Building Elevation

# 3D Model Views



Proposed Building  
Front View from US Hwy 17

# 3D Model Views



Proposed Building  
Side View from Shell Station



Proposed Building  
Side View from East

# 3D Model Views



Proposed Building  
Side View from Rear

# 3D Model Views



Proposed Building  
Aerial View from US Hwy 17

# Similar Projects



Sunbelt – Wake Forest

# Similar Projects

20' Perimeter Buffer



Sunbelt – Wake Forest

# Similar Projects



Sunbelt – Wake Forest

# Similar Projects



Sunbelt – Wake Forest

# Similar Projects



**Sunbelt – Wake Forest**

# Similar Projects



Sunbelt – Clayton



# Similar Projects



Sunbelt – Clayton

# Similar Projects



Sunbelt – Clayton

# Similar Projects

20' Perimeter Buffer  
Adjacent to Residential



Sunbelt – Clayton

# Questions?



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