

RIVER BEND PLANNING BOARD

March 5th, 2026 at 6:00pm

**River Bend Municipal Building
51 Shoreline Drive, River Bend, NC**

I. CALL TO ORDER – *Egon Lippert*

II. RECOGNITION OF NEW BOARD MEMBER

Richard Taylor took the oath to serve on the Planning Board on Thursday, November 20th, 2025.

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

IV. REPORTS

a. Summary of permits issued – *Allison McCollum*

b. Town Council Update – *Buddy Sheffield*

V. 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.

VI. OLD BUSINESS – *All*

a. Kirkland Creek Community – Preliminary Plat (Second Submittal)

b. Comprehensive Plan

VII. NEW BUSINESS – *All*

a. Wireless Communications Tower – Special Use Permit

Parcel #8-205-2000

VIII. OTHER – *All*

a. Next regular meeting on 2 April 2026

IX. CALL FOR ADJOURNMENT - *All*

Town of River Bend Planning Board

Minutes for Regular Meeting – 6 November 2025 – River Bend Municipal Building

Board Members present: Chairman Egon Lippert, Vice Chair Bob Kohn, Bernard Bush, Linda Cummings, Kathleen Fleming

Board Members absent: Keith Boulware

Others present: Councilman Buddy Sheffield, Councilwoman Kathy Noonan, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, Richard Taylor, 3 members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 6 November 2025, in the River Bend Municipal Building meeting room with a quorum present.

2. Approval of 2 October 2025 Regular Meeting Minutes

The Board reviewed the Minutes of the 2 October 2025 Regular Meeting. **Motion** was made by Chairman Egon Lippert to accept the Minutes as presented. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

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 month of October 2025. 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.

4. Public Comment

None.

5. Old Business

- a. Assistant Zoning Administrator Allison McCollum presented the Board with a draft ordinance changing some language in §15.01.051, §15.02.020, and §15.02.062 -- based on the Board's direction to consider allowing fencing on corner lots in the area that is currently considered the front yard. AZA Allison McCollum reviewed the potential ordinance changes and presented a visual slideshow to demonstrate the impact of these changes.

After a brief discussion, Chairman Egon Lippert **motioned** to not recommend these changes. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

- b. AZA Allison McCollum presented the Board with a draft ordinance, amending some language in §15.02.047 for clarification purposes. Some abbreviated words were unabbreviated and wording was changed to make it clear that the maximum lot coverage percentages were based on impervious surface.

After a brief discussion, Vice Chair Bob Kohn **motioned** to recommend these ordinance changes to the Town Council. Motion was **seconded** by Board Member Kathleen Fleming. **Motion carried unanimously.** In turn, Chairman Egon Lippert **motioned** to approve the consistency statement for these recommended changes. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

6. New Business

Due to a recent resignation, the Planning Board reviewed applications on file to fill a vacant seat on the Board. Mr. Richard Taylor has been a frequent attendee of Planning Board meetings and was present at the meeting. Mr. Edwin Vargas was not present at the meeting, and has not attended any meetings, to anyone's recollection. After a brief discussion, Vice Chair Bob Kohn **motioned** to recommend to Town Council that Richard Taylor be appointed to fill the vacant seat on the Planning Board. Board Member Bernie Bush **seconded** the motion. **Motion carried unanimously.**

7. Other

The next regular meeting is scheduled for Thursday, December 4th, 2025 at 6pm.

8. Adjournment

Motion was made by Vice Chair Bob Kohn to adjourn the meeting. Motion was **seconded** by Board Member Linda Cummings. **Motion carried unanimously** and the meeting adjourned at 6:22 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

November 2025

Permit Type	Total Issued	Total Project Cost
Flood	1	\$1,600.00
Residential Zoning	2	\$76,000.00

The total amount of permit fees collected for November 2025 is **\$232.00**

December 2025

Permit Type	Total Issued	Total Project Cost
Residential Zoning	1	\$58,000.00

The total amount of permit fees collected for December 2025 is **\$144.00**

January 2026

Permit Type	Total Issued	Total Project Cost
Flood	4	\$42,315.00
Residential Zoning	6	\$46,215.00

The total amount of permit fees collected for January 2026 is **\$336.00**

February 2026

Permit Type	Total Issued	Total Project Cost
Residential Zoning	2	\$74,533.52

The total amount of permit fees collected for February 2026 is **\$206.00**

Town of River Bend

COMPREHENSIVE LAND USE PLAN

2026



Acknowledgements

We would like to thank the following members of the Town of River Bend community for their input and participation on the Comprehensive Plan. Your insights and expertise helped guide this plan.

Planning Board

Egon Lippert, Chair

Robert Kohn, Vice-Chair

Keith Boulware

Bernard Bush, Extra-Territorial Jurisdiction Representative

Linda Cummings

Kathleen Fleming

Richard Taylor

Buddy Sheffield, Town Council Liaison

Staff

Delane Jackson, Town Manager

Allison McCollum, Assistant Zoning Administrator

DRAFT

Table of Contents

Introduction	4
Why Plan Our Town?	4
About Town Planning	4
Official State Policy	4
Statutory Reference	4
About River Bend	5
Vision Statement	5
Town History	5
Community Profile	6
Population	6
Historic Population Growth	6
Population Projections	6
Age/Sex/Race/Education	7
Veterans & Military	9
Household Characteristics	10
Occupancy & Housing Costs	11
Economic Characteristics	12
Town of River Bend	13
Town Vision	14
Land Use Patterns & Community Resources	15
Existing Land Use & Development	15
Current Zoning (Map)	16
Current Land Use	17
Community Facilities & Public Infrastructure	18
Transportation & Traffic	18
Parks & Recreation	18
Natural Resources & Environmental Protection	18
Water	18
Wetlands	19
Biodiversity & Wildlife Habitats	20
Floodplain	22
Community Vision & Future Planning	23
Land Use Goals	23
Future Land Use	25
Conclusion	26

Introduction

Why Plan Our Town?

The purpose of the *Town of River Bend – Comprehensive Land Use Plan* (hereinafter referred to as “Town Plan”) is to provide information and perspective used to plan and prioritize actions to support a resilient, self-sustaining community. The Town Plan must outline goals and strategies to perpetuate and improve upon the livability and desirability of the Town of River Bend. The Town Plan should encourage growth opportunities, while maintaining the character and resources essential to River Bend. Information within the Town Plan should serve as the basis for future development decisions.

River Bend – On the river, around the bend.

About Town Planning

Long term planning for the future of a community is vitally important. The Comprehensive Plan is one of two key documents that the Town develops and uses to plan, finance, and implement projects and programs. Our Capital Improvement Plan estimates the costs for specific projects and finances them over a 5-year period. The Comprehensive Plan is structured to provide an overview of a community’s existing conditions and features. The main function of the plan is to serve as a guide to a community’s future development policy. The goals of a comprehensive land use plan are to:

- » develop a long-term vision,
- » address what should be maintained or changed to achieve that vision,
- » identify future land uses in an overall community-wide context,
- » identify and prioritize needed future infrastructure improvement aimed at supporting the vision, and
- » provide implementation guidance as to the private and public investment strategies to realize the vision.

Planning is an ongoing process! Part of the process is monitoring the plan’s progress as a fluid document that should be regularly updated to reflect changing conditions.

Official State Policy

The State of North Carolina requires local governments in NC General Statute 160D, effective January 1, 2021, to adopt a plan to be eligible for certain funding, powers, and authority. The plan is to be used as an assurance to the public that local decisions are made with a perspective on the future implications of pending decisions, and to affirm that public accountability and fiscal responsibility are considered as part of the decision-making process.

Decisions made about public spending and growth can often appear centered around individuals involved and how they may benefit. When governing board decisions adhere to an adopted plan, those individual interests are balanced with others affected by the outcome of decisions, which include citizens, property owners, and businesses.

Statutory Reference

Town of River Bend – Comprehensive Land Use Plan shall serve as the adopted plan pursuant to §N.C.G.S. 160D in the planning and regulation of development.

About River Bend

Vision Statement

The Town of River Bend strives to be a strong community that values its history and neighborhood feel while embracing growth to become a vibrant place that offers a variety of quality opportunities for residents of all ages to live and actively participate in our community.

Town History

The area now known as the Town of River Bend began as a robust tobacco plantation of 1,200 acres owned by the Odd Fellows – a fraternal group of black tenant farmers collectively working and farming together. During the recession of 1914, this group sold the land to the W.S. Clark Company – a leading supplier and farm supplies and general merchandise at the time. In 1964, Frank Efirm moved to New Bern, established the Efirm Company, and began looking for large tracts of land to develop with single-family homes. As small tenant farming was declining, the Clark family sold the Odd Fellow farm to the Efirm Company in October 1967 for \$486,000.

The first family moved to what was then known as River Bend Plantation in July 1969. As demand for more housing, and new housing options increased, new sections of River Bend Plantation were developed. As the population grew, the need for community services also grew. The still active Rhems Volunteer Fire Department was established entirely by residents, completing all the necessary paperwork, raising money for the original construction, and performing manual labor during the construction.

In 1977, after much discussion, several community members met to discuss the possibility of incorporating River Bend Plantation into a town. The initial vote resulted in the residents deciding against incorporation. The idea was revived in 1980, and this time, with a vote of 298 residents in favor versus 224 opposed, the project to incorporate moved forward. In 1981, the Town of River Bend was officially incorporated and held a festival celebrating the event on July 25, 1981.

Since incorporating, the Town has continued to evolve. In 1986 the Town acquired the land that currently houses the Town Hall and adjacent park. Over the years, additional parks and municipal buildings have been added – most recently a new building that houses meeting spaces for community events and our police department, and a new building for our Public Works department. The Town manages and operates its own water and sewer system. Community volunteers operate and manage the Red Caboose Library and an active Community Watch organization.

In 2001, the Town transitioned to a Council-Manager form of government. A Town Manager was hired to oversee the day-to-day operations of the Town, including supervising the staff, developing and administering the annual budget, and performing a variety of other tasks to carry out the vision of the elected Council.

Through tireless efforts of the residents of the Town, the Town Council, the Advisory Boards, and the Town staff, the Town of River Bend has evolved from a small, residential neighborhood to a dynamic community which offers unique business opportunities while still maintaining a neighborhood feeling.

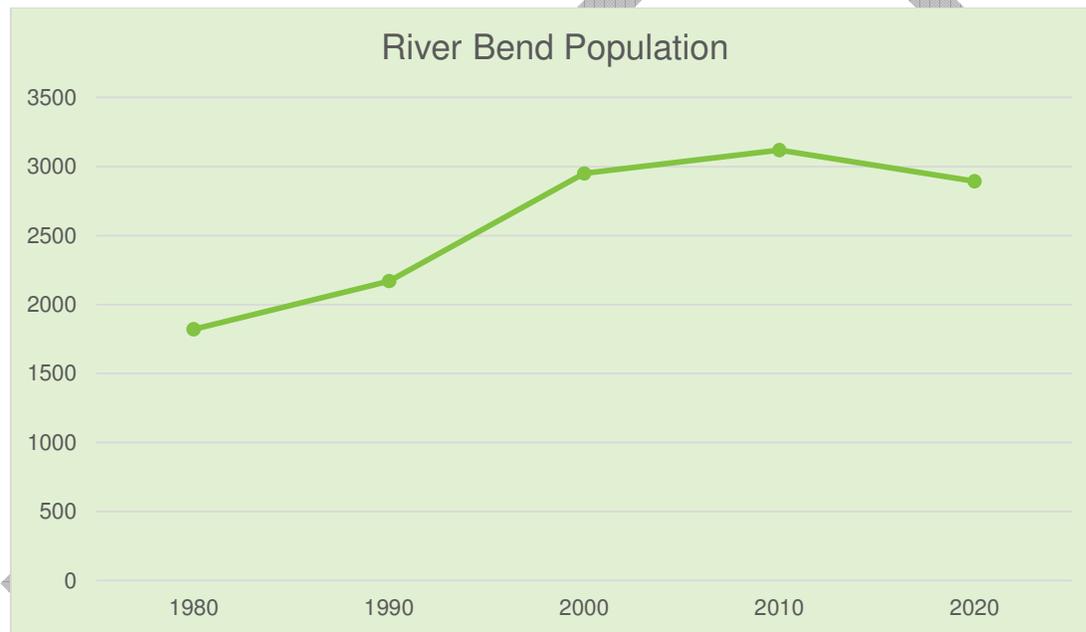
Community Profile

Population

Historic Population Growth

Geographic Area	1980	1990	2000	2010	2020
River Bend	1,821	2,170	2,949	3,119	2,894
Craven County	71,285	82,131	91,954	104,180	100,646
North Carolina	5,896,178	6,664,016	8,081,614	9,574,586	10,449,445

Historic Population Growth Rates (US Census Bureau)



Population Projections

Geographic Area	2020	2030	2040	2050	2060
Craven County	100,646	103,334	103,336	103,335	103,335
North Carolina	10,449,445	11,743,841	12,966,080	14,170,486	15,369,596

Population Projections (NC Office of State Budget & Management)

Age/Sex/Race/Education

Median age is the age that divides the total age frequency into two equal parts (e.g., half of individuals are older than the median age and half are younger). It is a good indicator to gauge whether a population is getting older. In 2023, the median age of all people in the Town of River Bend was 52.5, about 35% higher than the median age in both Craven County and North Carolina.

Median Age by Sex	Town of River Bend	Craven County	North Carolina
Total Population	52.5	39.0	39.4
Male	53.3	35.5	37.8
Female	51.9	42.7	41.0

S0101 – Age & Sex (US Census Bureau)

The Town of River Bend skews older – particularly compared with Craven County and North Carolina – with most citizens falling into the 40+ age category.

Population by Age Range	Town of River Bend		Craven County		North Carolina	
	Number	Percent	Number	Percent	Number	Percent
Total Population	2,896		102,391		10,835,491	
0 to 9 years	111	3.8%	11,488	11.2%	1,235,975	11.4%
10 to 19 years	253	8.7%	13,393	13.1%	1,388,048	12.8%
20 to 29 years	242	8.4%	13,538	13.2%	1,424,474	13.1%
30 to 39 years	287	9.9%	13,938	13.6%	1,445,930	13.3%
40 to 49 years	470	16.2%	10,041	9.8%	1,355,073	12.5%
50 to 59 years	420	14.5%	10,587	10.3%	1,375,569	12.7%
60 to 69 years	499	17.2%	14,881	14.5%	1,319,960	12.2%
70 to 79 years	434	15.0%	10,050	9.8%	891,828	8.2%
80 years and over	180	6.2%	4,475	4.4%	398,634	3.7%

S0101 – Age & Sex (US Census Bureau)

In 2023, 55.8% of River Bend residents were women, which was markedly higher than both Craven County and North Carolina.

Population by Sex	Town of River Bend		Craven County		North Carolina	
	Number	Percent	Number	Percent	Number	Percent
Total Population	2,896		102,391		10,835,491	
Male	1,280	44.2%	51,272	50.1%	5,312,054	49.0%
Female	1,616	55.8%	51,119	49.9%	5,523,437	51.0%

S0101 – Age & Sex (US Census Bureau)

In the Town of River Bend, for people reporting one race alone, 83.7% were White; 12.6% were Black or African American; and 0.5% were some other race. An estimated 3.1% of people in River Bend reported two or more races.

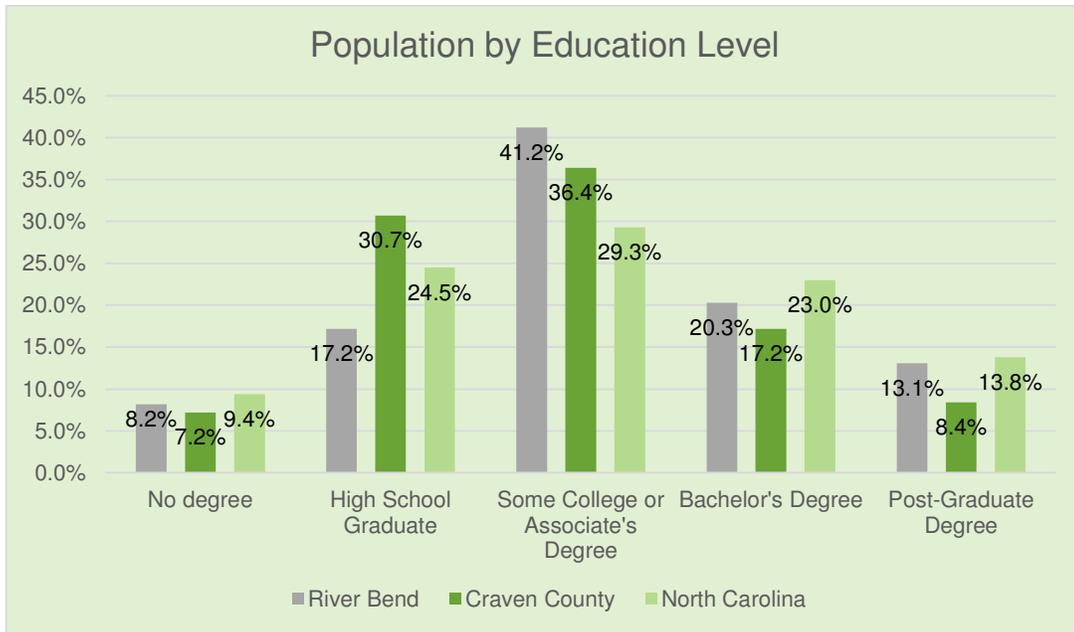
Race & Hispanic or Latino Origin	Town of River Bend	Craven County	North Carolina
Total Population	2896	102,391	10,835,491
White	83.7%	65.2%	61.4%
Black or African American	12.6%	17.6%	20.1%
American Indian and Alaska Native	0.4%	0.0%	1.0%
Asian	0.0%	3.1%	3.3%
Native Hawaiian and Other Pacific Islander	0.1%	0.0%	0.0%
Some other race	0.0%	3.9%	5.7%
Two or more races	3.1%	10.0%	8.3%
Hispanic or Latino origin (of any race)	3.3%	7.8%	11.4%
White alone, not Hispanic or Latino	80.4%	63.8%	59.8%

S0601 – Selected Characteristics (US Census Bureau)

Almost 92% of River Bend residents have a high school degree or higher. Over 33% have a Bachelor’s degree or higher.

Educational Attainment	Town of River Bend		Craven County		North Carolina	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Population 25 years and over	2,348		70,552		7,487,552	
Less than high school graduate	192	8.2%	5,054	7.2%	705,856	9.4%
High school graduate	405	17.2%	21,685	30.7%	1,831,714	24.5%
Some college or associate’s degree	967	41.2%	25,709	36.4%	2,195,061	29.3%
Bachelor’s degree	477	20.3%	12,168	17.2%	1,718,641	23.0%
Graduate or professional degree	307	13.1%	5,936	8.4%	1,036,280	13.8%

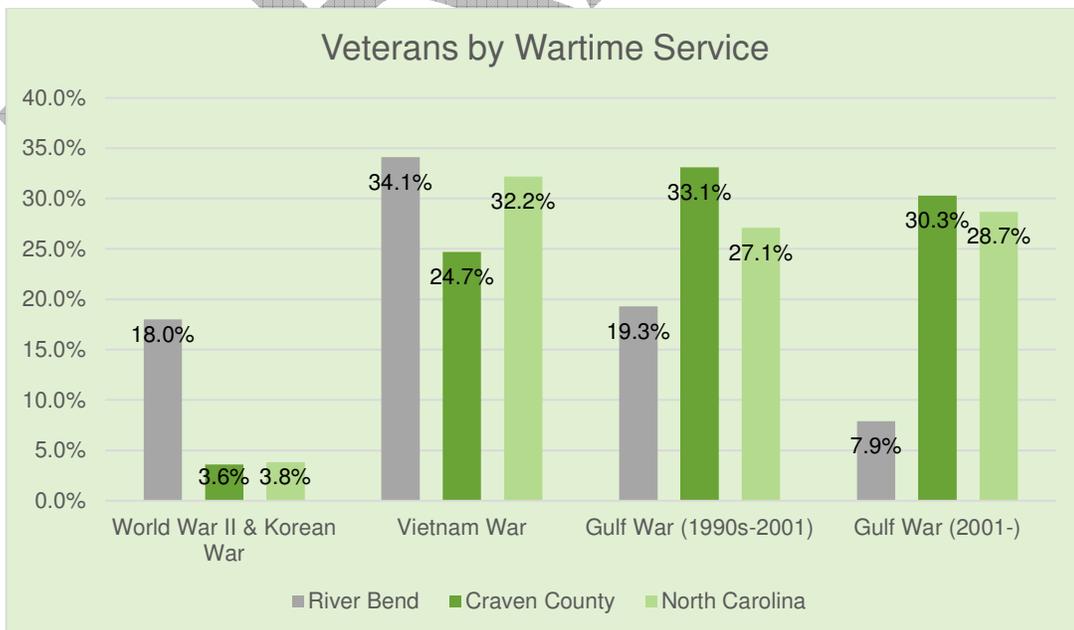
S1501 – Educational Attainment (US Census Bureau)



S1501 – Educational Attainment (US Census Bureau)

Veterans & Military

In 2022, 14.3% of River Bend's population had veteran status; River Bend had 378 total veterans – 294 males and 84 females. A higher share of Craven County's population had veteran status (15.7%); Craven County had 11,506 total veterans – 9,752 males and 1,754 females. River Bend had a significantly higher share of veterans who served in World War II and/or the Korean War (18.0%) than both Craven County (3.6%) and North Carolina (3.8%), and a much lower share of veterans who served in the most recent Gulf War (7.9%) compared to Craven County (30.3%) and North Carolina (28.7%).



S2101 – Veteran Status (US Census Bureau)

Household Characteristics

In 2023, the Town of River Bend had 1,345 total households and 875 family households (65.1%). River Bend had an average household size of 2.05 persons, slightly lower than Craven County's average household size of 2.39 persons and North Carolina's average household size of 2.40 persons.

Household Size	Town of River Bend	Craven County	North Carolina
Total Households	1,345	41,100	4,392,669
1-Person Household	28.1%	29.7%	29.1%
2-Person Household	50.2%	36.1%	36.2%
3-Person Household	15.6%	16.8%	15.4%
4-or-More-Person Household	6.1%	17.3%	19.3%

S2501 – Occupancy Characteristics (US Census Bureau)

Among persons 15 years of age and older, 63.5% of males and 54.0% of females are currently married, which is higher than the percentages in both Craven County and North Carolina. Consequently, the population of persons who have never married in River Bend is lower when compared to Craven County and North Carolina.

Marital Status	Town of River Bend		Craven County		North Carolina	
	Males	Females	Males	Females	Males	Females
Population 15 years and over	1,215	1,481	41,461	43,187	4,329,463	4,611,456
Now Married	63.5%	54.0%	47.9%	45.6%	51.6%	47.0%
Widowed	1.2%	14.6%	4.0%	9.1%	2.8%	8.6%
Divorced	15.1%	9.7%	8.4%	12.6%	8.8%	11.9%
Separated	0.0%	0.0%	1.1%	2.7%	1.6%	2.2%
Never Married	20.2%	19.9%	37.7%	28.7%	35.2%	30.2%

S1201 – Marital Status (US Census Bureau)

Occupancy & Housing Costs

Vacancy Status	Town of River Bend	Craven County	North Carolina
Total Housing Units	1,627	48,300	4,979,177
Vacant Housing Units	282	7,200	586,508
For Rent	30.1%	12.2%	17.4%
Rented, Unoccupied	0.0%	3.6%	4.0%
For Sale	0.0%	4.5%	6.0%
Sold, Unoccupied	0.0%	4.7%	3.2%
Seasonal/Occasional Use	25.5%	19.7%	32.5%
Other Vacant	44.3%	37.7%	36.6%

B25004 – Vacancy Status (US Census Bureau)

In 2023, the median value of owner-occupied housing units in the Town of River Bend was \$233,700, which is slightly higher than that of Craven County (\$229,500). Most homes in River Bend fall within the \$200,000-\$299,999 value range.

Value	Town of River Bend	Craven County	North Carolina
Owner-Occupied Housing Units	1,188	28,487	2,913,467
Under \$100,000	3.4%	20.3%	12.2%
\$100,000 - \$149,999	11.7%	8.0%	7.0%
\$150,000 - \$199,999	23.7%	12.4%	9.5%
\$200,000 - \$299,999	37.1%	26.6%	19.9%
\$300,000 - \$499,999	19.2%	21.6%	29.5%
\$500,000 - \$999,999	5.0%	10.1%	18.4%
\$1,000,000 or More	0.0%	1.1%	3.6%

DP04 – Selected Housing Characteristics (US Census Bureau)

Homeowners with and without mortgages have ongoing monthly costs. The selected costs used for these estimates include payments for mortgages or other debts on the property, real estate taxes, insurance, utilities, and other related costs. The median Selected Monthly Owner Costs (SMOC) in the Town of River Bend were slightly below the median costs in both Craven County and North Carolina.

Selected Monthly Owner Costs (SMOC)	Town of River Bend	Craven County	North Carolina
Housing Units with a Mortgage	680	14,291	1,785,195
Less than \$500	0.0%	0.0%	1.2%
\$500 - \$999	7.9%	16.9%	16.1%
\$1,000 - \$1,499	68.1%	39.0%	28.7%

\$1,500 - \$1,999	14.7%	23.6%	22.7%
\$2,000 - \$2,499	4.0%	8.5%	14.0%
\$2,500 - \$2,999	2.9%	8.1%	7.1%
\$3,000 or More	2.4%	3.8%	10.1%
Median SMOC	\$1,332	\$1,424	\$1,578

DP04 – Selected Housing Characteristics (US Census Bureau)

Economic Characteristics

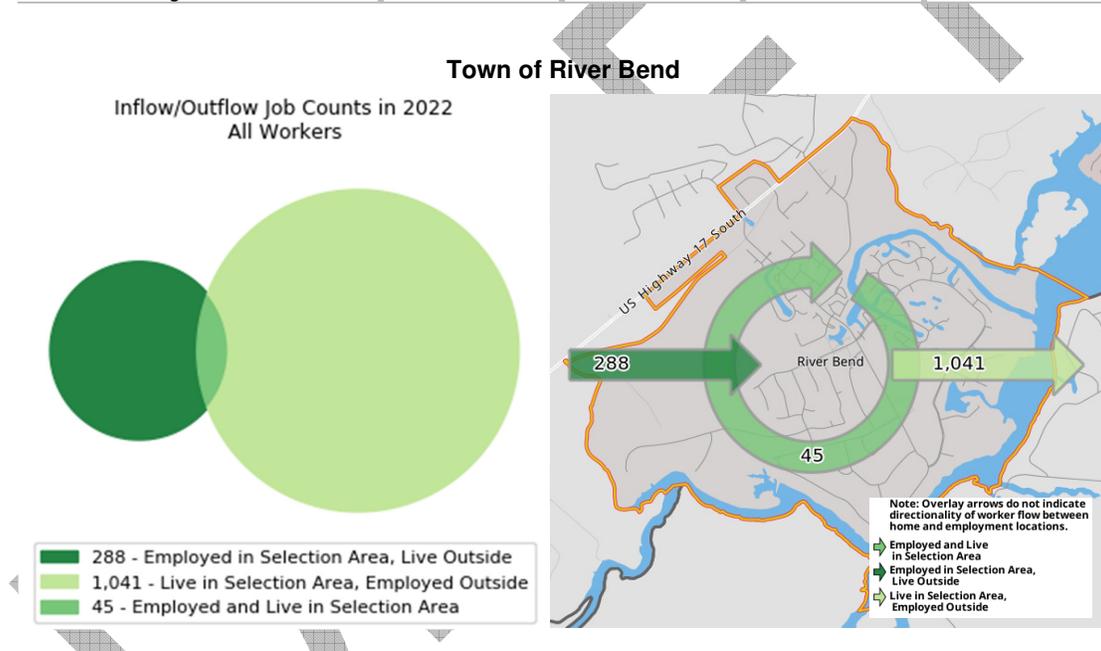
In 2023, the per capita income in the Town of River Bend was \$38,496 and the median household income was \$68,314. In Craven County both the per capita income (\$36,111) and median household income (\$59,399) were lower than the Town of River Bend. However, Craven County had a higher percentage of households in the \$150,000+ range (11.9%) compared to the Town of River Bend (9.8%).

Household Income	Town of River Bend	Craven County	North Carolina
Total Households	1,345	41,100	4,392,669
Less than \$10,000	3.4%	6.5%	5.2%
\$10,000 - \$14,999	0.0%	4.4%	3.6%
\$15,000 - \$24,999	5.7%	9.7%	7.0%
\$25,000 - \$34,999	11.7%	7.8%	7.5%
\$35,000 - \$49,999	13.2%	13.8%	11.9%
\$50,000 - \$74,999	21.9%	17.2%	17.5%
\$75,000 - \$99,999	7.9%	11.8%	13.0%
\$100,000 - \$149,999	26.3%	17.0%	16.5%
\$150,000 - \$199,999	5.0%	5.3%	7.9%
\$200,000 or More	4.8%	6.6%	9.7%
Median Income	\$68,314	\$59,399	\$70,804
Mean Income	\$82,947	\$86,508	\$98,139

S1901 & B19301 – Income in the Past 12 Months (US Census Bureau)

Only 4.1% of River Bend residents are also employed within the Town of River Bend. 95.9% of residents are employed outside of the Town of River Bend. In Craven County, a significantly higher share of its residents are also employed in Craven County (48.9%); 51.1% of residents live within the county, but are employed elsewhere.

Inflow/Outflow Job Counts (All Jobs)	Town of River Bend		Craven County	
	Count	Share	Count	Share
Net Job Inflow (+) or Outflow (-)	-753		-4,394	
Living in the Area	1,086	100.0%	38,453	100.0%
Living & Employed in the Area	45	4.1%	18,786	48.9%
Living in the Area, Employed Outside	1,041	95.9%	19,667	51.1%
Employed in the Area	333	100%	34,059	100.0%
Employed & Living in the Area	45	13.5%	18,786	55.2%
Employed in the Area, Living Outside	288	86.5%	15,273	44.8%



LEHD, OnTheMap (US Census Bureau)

Town Vision

River Bend is a dynamic and uniquely located waterfront and golfing community well prepared to benefit from the area's historical and natural resources. By protecting its assets and actively fostering a diverse multi-aged population, the River Bend community will continue to be a safe, attractive place to live and will be competitively positioned to participate in the broader area's economic and population growth.



A Vision for the Future Looking Ahead

- » **Dynamic waterfront location** – The Town wants to take advantage of its unique location to encourage growth that fully utilizes the waterfront. A public kayak launch is available; considerations for a public boat launch should be made.
- » **A diverse multi-aged population** – The demographics of the Town have changed over the years. While it still trends to an older population, efforts should be made to encourage younger people and families to move to River Bend.
- » **Safe place to live** – The River Bend Police Department provides 24-hour coverage, seven days a week to provide timely response to emergency calls and practice proactive community policing. Our police force is continually looking for ways to improve to keep our citizens safe.
- » **Economic and population growth** – Our business district is relatively small but has seen some growth within recent years. The Town looks to encourage further business development and also new residential developments in the undeveloped areas of Town.

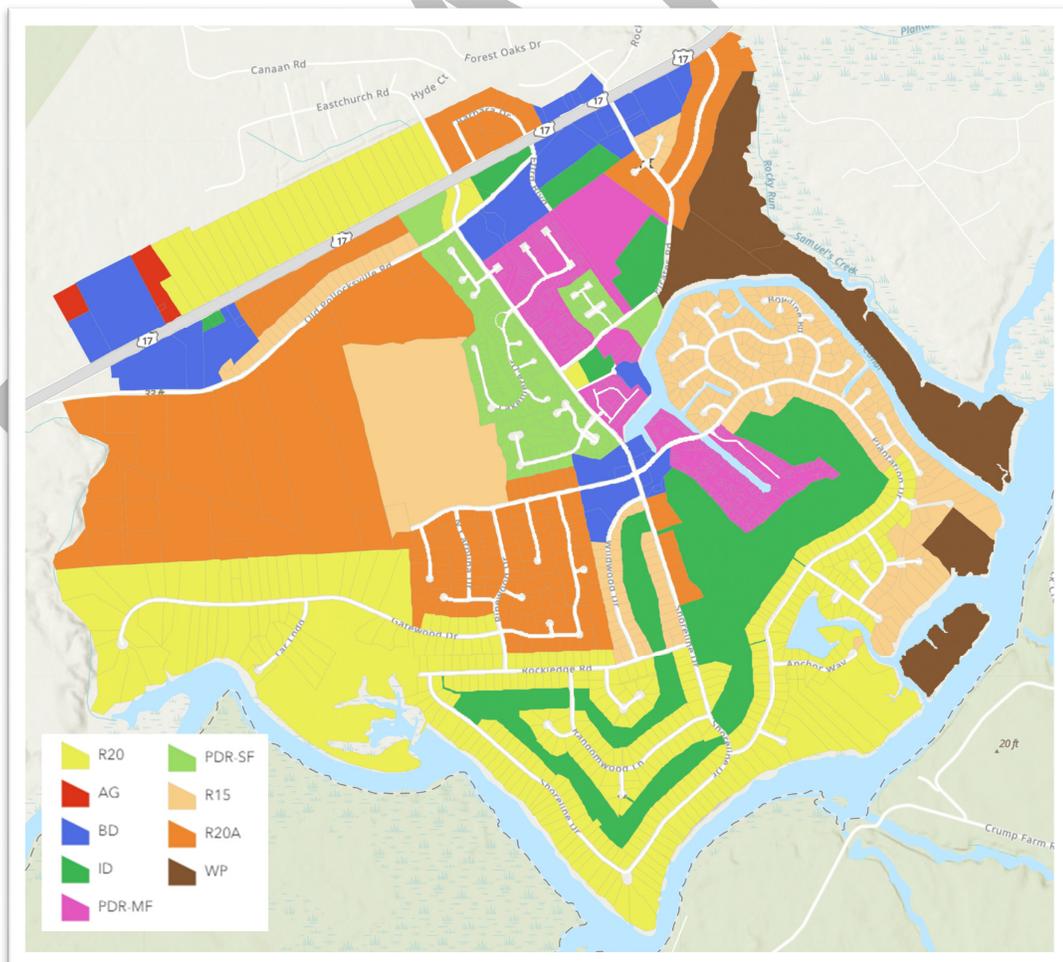
DRAFT

Land Use Patterns & Community Resources

To better plan for the future of the River Bend community, it is important to understand the existing features of the area, including the existing land use and environmental constraints.

Existing Land Use & Development

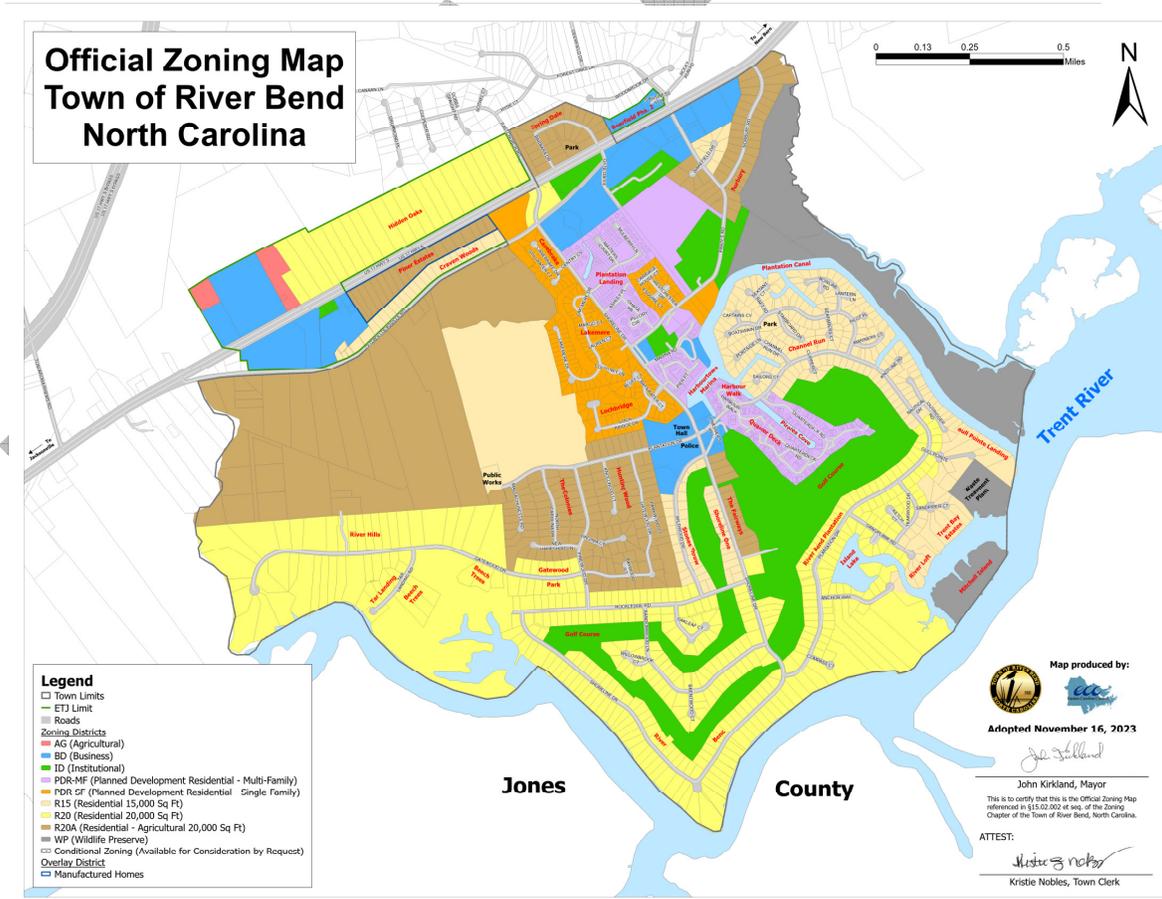
The Town of River Bend began as a residential development centered around an 18-hole golf course, 36-stall riding academy, and a marina. The first family moved into the new development in July 1969. Since then, there have been many residential subdivisions developed with a variety of housing options and a slow, but significant, increase in commercial and institutional development. The Town of River Bend remains primarily a residential community, and the majority of the undeveloped parcels are currently zoned for residential uses.



Current Zoning (Map)

The following zoning classifications are contained within the Town of River Bend (both within the town limits and the ETJ):

- » AG (Agricultural) – designated as prime farmland
- » BD (Business) – commercial development for retail, office space, etc.
- » ID (Institutional) – established for churches, private clubs, academic facilities, health-related facilities, etc.
- » PDR-MF (Planned Development Residential – Multi-Family) – residential district with 1 and 2 story attached condominiums, apartments, and townhouses with no more than 4 dwelling units in a single building; no more than 6.5 dwellings per acre of land
- » PDR-SF (Planned Development Residential – Single-Family) – residential district for single-family detached dwellings; no more than 4 dwellings per acre of land
- » R15 (Residential) – residential district for single-family detached dwellings; minimum lot size of 15,000 square feet
- » R20 (Residential) – residential district for single-family detached dwellings; minimum lot size of 20,000 square feet
- » R20A (Residential/Agricultural) – designated for both agricultural and residential uses; minimum lot size of 20,000 square feet
- » WP (Wildlife Preserve) – established to protect the wetland habitat



Current Land Use

These estimates include both property within the town limits and within the extra-territorial jurisdiction.

Land Use Category	Acres	Percentage
Agricultural	110.36	5.2%
Civic	25.29	1.2%
Commercial	103.60	4.9%
Golf Course	141.23	6.6%
Institutional	166.39	5.5%
Residential	1133.33	53.1%
Undeveloped and/or Forested	367.70	17.2%
Wildlife Preserve	84.6	4.0%

DRAFT

Community Facilities & Public Infrastructure

Transportation & Traffic

The roadway network in the Town of River Bend primarily consists of secondary and local roads that connect with the main highway at the entrance of town. US Highway 17.

The Town of River Bend Police Department maintains a Traffic Unit to provide motor vehicle law enforcement combined with educational initiatives and accurate crash scene investigations to enhance the Town's quality of transportation. The team maintains close working relationships with other Town departments, the North Carolina Department of Transportation, and the Governor's Highway Safety Program.

Parks & Recreation

The Town of River Bend has several recreational amenities for the enjoyment of residents of all ages.

- » Two playgrounds, one near Town Hall, and the other in the Springdale subdivision.
- » A skateboard park near Town Hall
- » A basketball court on Wildwood Drive near Public Works
- » A volleyball court on Town Commons
- » Two large "recreation" fields – Town Commons and Ritter Field - include a walking trail and fitness trail
- » A smaller "recreation" field at the corner of Starboard Drive/Channel Run Drive
- » Kayak / Canoe Launch to the Trent River
- » A dog park adjacent to the skateboard park

We also have a small picnic shelter (with restrooms), a gazebo in Town Hall Park, and two docks overlooking Town Hall pond.

Natural Resources & Environmental Protection

Water

Our water system withdraws from the Castle Hayne Aquifer through three wells with a combined capacity of 925,000 gallons per day. Two elevated storage tanks with a total capacity of 400,000 gallons ensure a consistent supply and adequate pressure throughout the system.

The water in the Castle Hayne Aquifer, while plentiful, requires treatment to remove iron and manganese. Using pH adjustment, pressure filters and adding chlorine, our operators ensure that clean water is ready for our customers to use.

Water is transmitted to nearly 1500 households through 19 miles of pipe ranging in size from 2 to 8 inches in diameter. In addition to providing water for consumption, our system also stands ready in the event of fire. There are 108 hydrants located throughout the system to give the fire department ample access to water for their work.

The Town of River Bend owns and operates a Wastewater Treatment and Collection system serving approximately 950 households and businesses. Wastewater is collected from our customers and transmitted via approximately 11 miles of gravity and force main pipes. Eight lift stations pressurize portions of the system, so the waste is efficiently moved to our treatment facility on Gull Pointe Drive.

For a three-bedroom home, the state standard for waste treatment usage is 330 gallons per day (110 gallons per bedroom). In theory, that would translate to 313,500 gallons per day of usage for

us. By that standard, we should be using 95% of our permitted capacity. In reality, on average, we only use about 36% of our permitted capacity.

The North Carolina Department of Water Quality (DWQ) administers federal and state regulations designed to protect the quality of the receiving waters. Part of this administration is the issuance of permits for treatment facilities like the one we have here in River Bend. Our treatment plant has a permitted capacity of 330,000 gallons per day and discharges treated effluent to the Trent River. We take weekly samples of our effluent to test chemical and nutrient content to ensure our plant is operating effectively and we are within the limits established by DWQ.

The Town holds three discharge permits, one for the main wastewater plant, and the other two to discharge backwash for our water treatment filters.



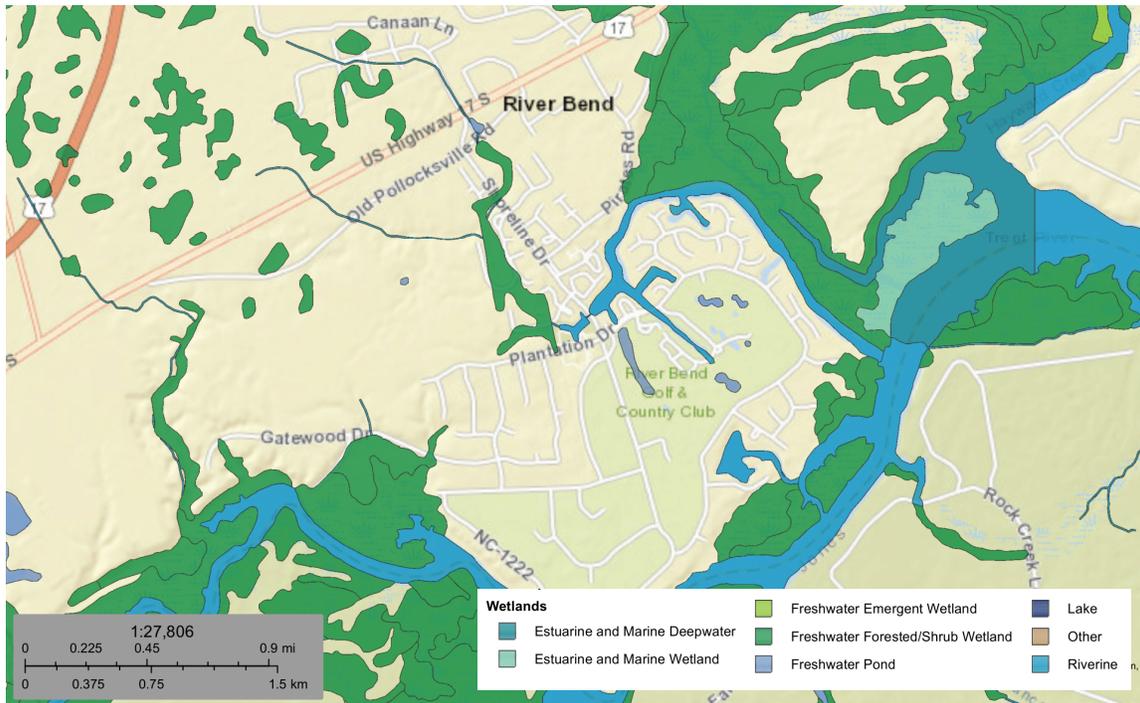
Neuse River Basin (Map)

Wetlands

The wetlands within the Town of River Bend primarily fall into one of two categories:

- » Riverine – The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. The riverine areas within the Town of River Bend are also contained within the tidal subsystem – the gradient is low and water velocity fluctuates under tidal influence.
- » Freshwater Forested/Shrub Wetland – The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking;

(3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt. It is also characterized by woody vegetation that is 6 meters tall or taller, majority deciduous, and semi permanently flooded.

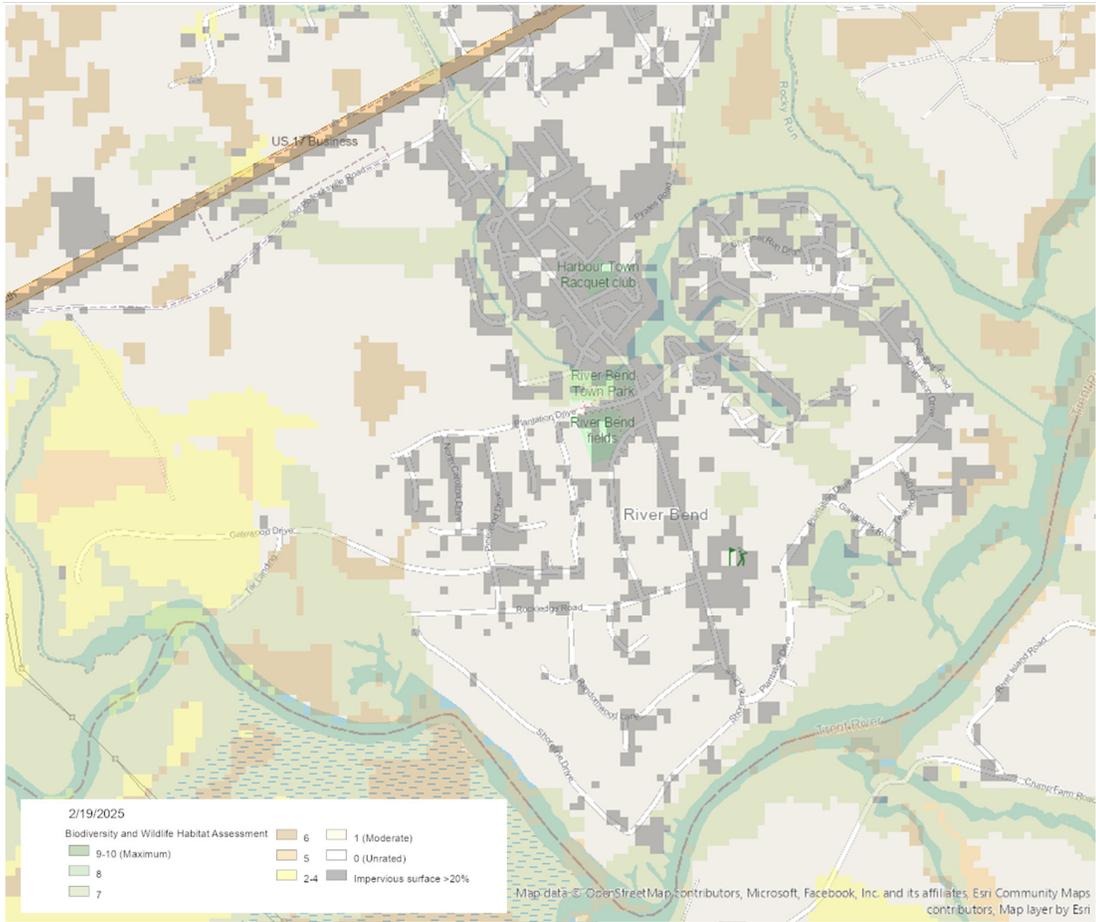


Wetlands (Map)

Biodiversity & Wildlife Habitats

Riverine habitats are important for several wildlife species, especially to herpetofauna that utilize aquatic habitats during part of all of their life cycle, and to a variety of common mammals that are semi-aquatic and/or that have an aquatic food base (e.g., beavers, river otters, certain bats).

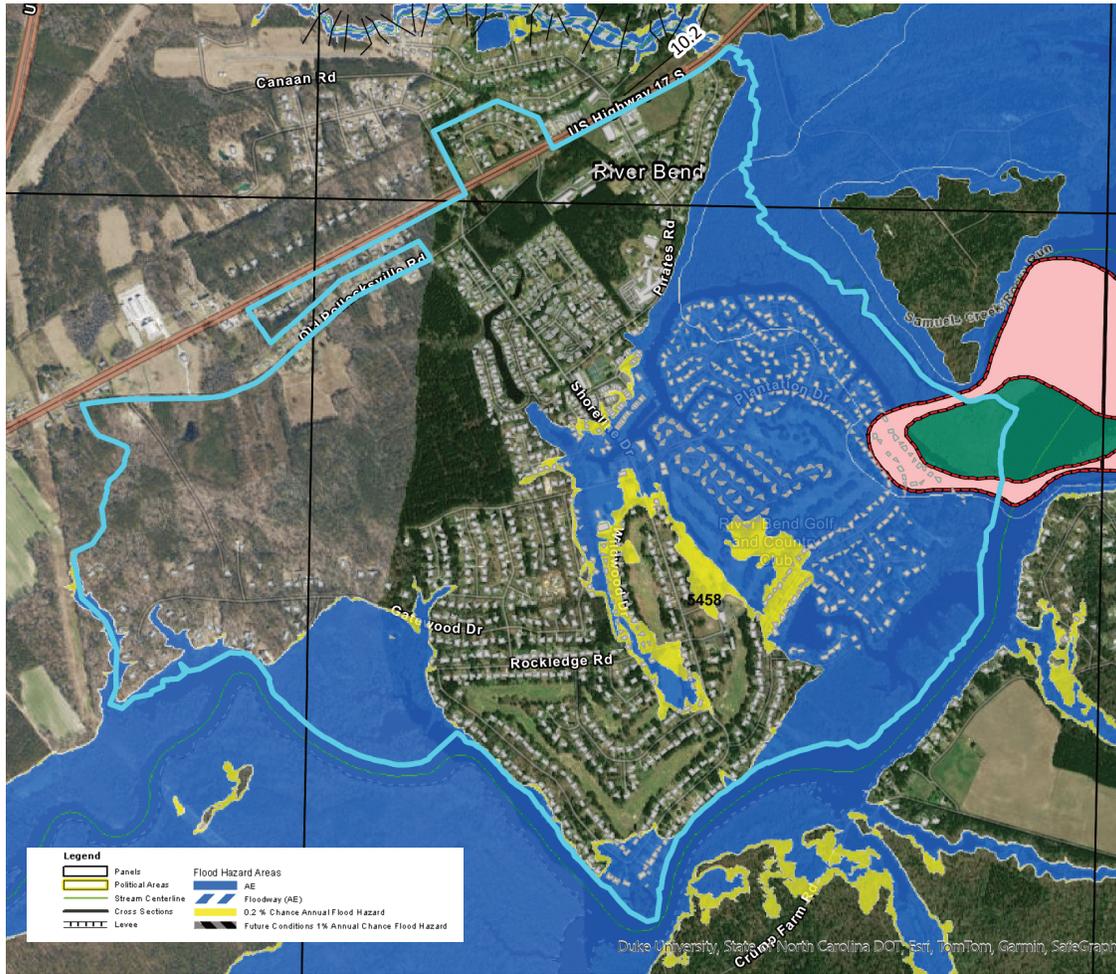
The Neuse River Basin, in which the Town of River Bend lies, is home to a variety of species – some rare – including the Neuse River waterdog, an aquatic salamander that is found nowhere else in the world outside the Neuse and Tar-Pamlico river basins.



Biodiversity Map

DR

Floodplain



Floodplain Area Map

Community Vision & Future Planning

Land Use Goals

In order to provide more detailed guidance to Town leaders as they consider future land use decisions, this Plan identifies a series of goals and objectives for specific topic areas. Goals are statements that identify what should happen, and objectives are statements that identify actions or methods to achieve the goals. Each goal will typically have several objectives related to it.

Preserve and celebrate small-town charm, scale, and community roots	Proactively use regulatory mechanisms such as nuisance, minimum housing, zoning, and junk vehicle ordinances to ensure continued maintenance and upkeep of properties, including the use of condemnation when appropriate.
	Maintain the Town Hall and Municipal Building as the center of the community's civic life through the continued siting of public buildings, parks, and other civic institutions.
Coordinated, intentional, and well-planned growth and development	Discourage development that would disrupt the integrity and cohesiveness of existing neighborhoods.
	Promote development patterns that allow safe and convenient access between residential areas and shopping, services, community amenities, recreation, and public facilities.
	Encourage future development to occur within the existing town limits, or in designated growth areas with access to existing water and sewer services, and other community facilities; encourage infill development.
	Plan for continued growth and development that improves the quality of life within the Town of River Bend—growth that improves the community rather than growth for growth's sake.
	Continued pursuit of plans and funding that would lead to the construction of an additional road connecting the southern half of River Bend with Old Pollocksville Road to create an alternate egress and access route.
	Encourage adherence to the Town's Special Flood Hazard Area Development guidelines either by limiting development in high risk areas or by ensuring that proper flood prevention and reduction methods are followed.

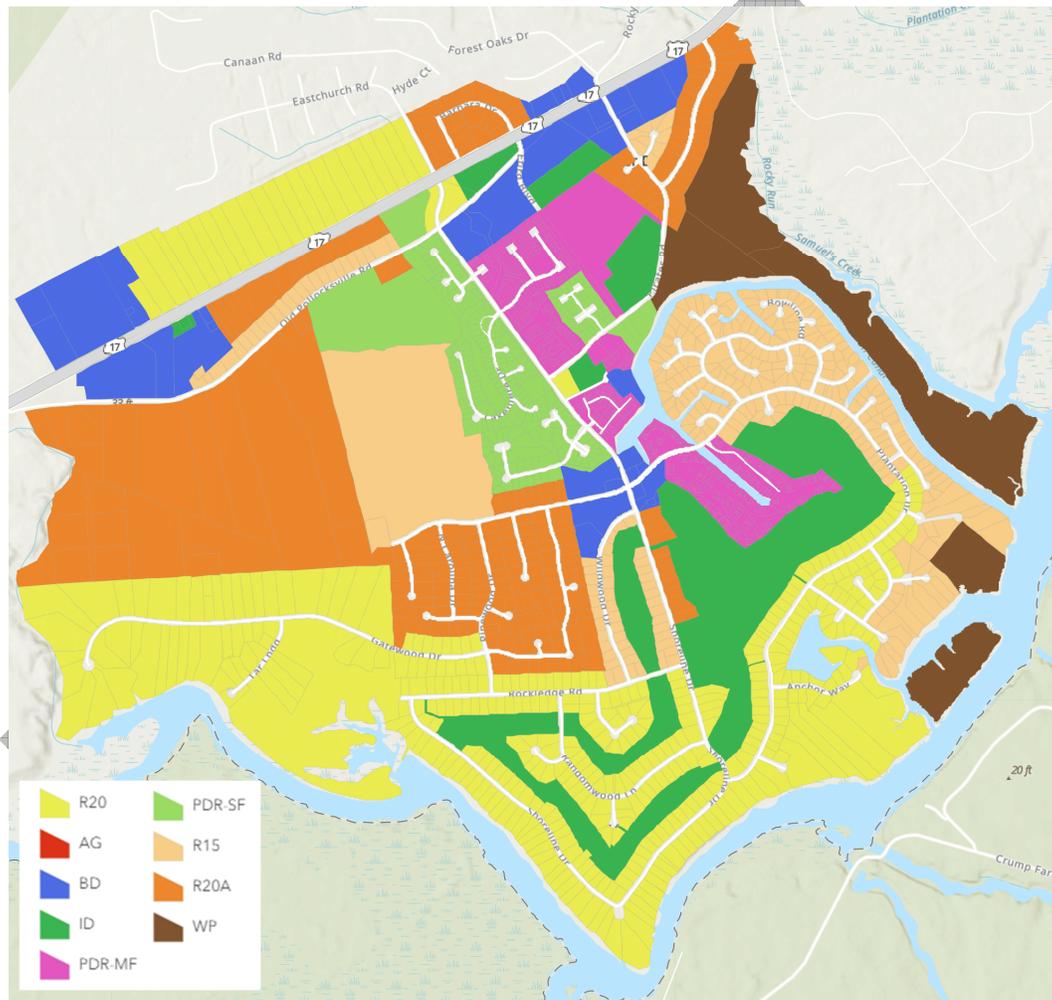
Protection of open space and critical natural features	Encourage and promote the preservation of significant open spaces, wetlands, floodplains, and stream corridors in their natural condition.
	Limit and/or mitigate the negative impacts of development on the environment.
	Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of River Bend residents, visitors, and businesses.
Support for business development	Ensure that commercial and industrial development is appropriately buffered from neighboring land uses through buffer and screening requirements.
	Encourage non-residential development that is aesthetically pleasing and meets the market and economic development needs of the community; promote emerging green industries when possible.
High-quality parks and recreational facilities that are accessible to all	Ensure parks, greenways, bicycle and pedestrian facilities, and community centers/facilities are located conveniently throughout the Town and connected to each other and the surrounding neighborhoods in a way that ensures broad access.
	Provide both passive and active recreational opportunities for River Bend residents by protecting natural resources that have recreational, environmental, or aesthetic value.
Regulations that are consistent with the Town's vision	Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete; or to accommodate new uses or situations that arise and are not clearly covered by existing ordinances.
	Modify ordinances to be more understandable and user-friendly when possible.

Future Land Use

In crafting a vision for the future development patterns of the Town of River Bend, this plan aims to provide a framework this is both descriptive and flexible – descriptive enough to provide the Town’s decision makers with clear information on the intended vision, but flexible enough to allow decision makers latitude in the interpretation of the vision.

The Future Land Use Map found in this chapter should not be interpreted as a regulatory document, such as a zoning map. Instead, it should be viewed as general guidance to help the Town’s decision makers make clear, informed decisions in support of an agreed-upon vision.

As a general guide, most growth is anticipated to occur in and around the existing northwest quadrant of town, as well as limited development in the US Highway 17 corridor.



Conclusion

Achievement of these goals and objectives will require major effort on the part of the Town Council, the Planning Board, the Board of Adjustment and citizens in the planning area. Existing ordinances and land use control tools and enforcement of these controls are the most efficient method of implementing the Land Use Plan. The zoning ordinance is the most effective tool for implementation as it is concerned with land use, intensity, and placement of buildings. Other tools currently in force in the planning area are building codes and subdivision regulations. These tools, when properly enforced, will ensure implementation of the Land Use Plan.

As the population of Craven County grows, the Town of River Bend needs to be prepared to meet the growth demands. As this growth continues to impact the community, it will be incredibly important for the Town's decision makers to intentionally implement the vision outlined in this plan—a vibrant, active community with a charming hometown character that complements its natural environment, reflects its cultural heritage, and is connected to the larger region.

DRAFT

River Bend Parks & Recreation Advisory Board

Thoughts on Comprehensive Plan

Vision for the Future (page 14)

Community – Continue to invest in infrastructure and activities that maintain and enhance a sense of community that results in citizens that are engaged and active within the Town.

Community Vision & Future Planning (page 23)

Park Improvement – Annual maintenance and/or upgrade of park facilities to increase opportunities for residents to gather and participate in physical activities.

Two specific community infrastructure opportunities have been identified for funding and development:

Pickleball Courts

Children's Playground

Both improvements will foster an active lifestyle in an inclusive community that will be attractive to current Town members and will attract new residents.

Community Appearance Improvements

Enhance the initial entrance to the Town to be more welcoming and inviting.

- Front Entrance Signage/Greenery
- Pond/Fountain Improvements
- Beautify Waters' Edge
- Beautify grounds around the Community Building

Town Manager to plan for and implement regular Botox treatments to erase worry lines and present the appearance of a Don't Worry, Be Happy Executive.



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: Eric Dahl, Agent for Harmoni Towers Development Co., LLC Date: 2/6/26
Address: 6210 Ardrey Kell Road, Suite 375
Phone: 860-227-1975 Email: edahl@comcast.net

Request

I/We request a Special Use Permit to allow: A new 235' self-support wireless communications tower, 50' x 50' fenced equipment compound, gravel access road, fiber & power conduits from ROW.

- 1. Legal description of land: 5431 S US 17, River Bend, NC (Parcel #8-205-2000)
2. Is map/plat plan/drawing enclosed? YES [X] NO []
3. Land described is currently zoned: (R15, BD, etc.) BD - Business District
4. Intended use of land: Communications tower
5. Will the proposed use adversely affect the health and safety of residents and/or workers in the zoned area? YES [] NO [X]
6. Will the proposed use be detrimental to the use or development of adjacent properties? YES [] NO [X]
7. Is the lot sufficient size to accommodate the proposed use? YES [X] NO []
8. Will the intended use create a nuisance or hazard for the adjacent property owners? YES [] NO [X]
9. Will the proposed use adversely affect the value of adjacent properties? YES [] NO [X]
10. Is a site plan enclosed? YES [X] NO []
11. Are architectural drawings enclosed? YES [X] NO []



Applicant: Harmoni Towers Development Co., LLC
Project: Wireless Communications Tower – NC00010270 / RHEMS_RELHR
Location: 5431 S. US 17, New Bern, NC 28562 (Parcel #8-205-2000)
Prepared For: Town of River Bend Zoning Department
Date: February 16, 2026

Harmoni Towers Development Co., LLC (“Harmoni”) proposes to construct a new 235’ tall self-support tower and fenced area at the base of the tower capable of supporting Verizon’s equipment and antennas, as well as the collocation of additional future wireless carriers which will reduce the need for additional towers in the area. As illustrated in the attached drawings (Exhibit A.1), Verizon’s proposed wireless facility will include panel antennas and radio equipment mounted at the top of Harmoni’s proposed tower, and associated ground mounted equipment located within a fenced enclosure at the base of the support structure (“Tower Facility”).

The property is zoned BD - Business District which permits Public Utilities and so the Tower Facility as a Special Use (per Section 15.02.124 Schedule of District Use Regulations) upon approval by Board of Adjustment after recommendation of the Planning Board and complies with the required findings of fact relevant to the issuance of a Special Use Permit. Access to the site will be provided through a new driveway off US 17. Because maintenance visits occur approximately once a month, there will be virtually no transportation impact to the surrounding area.

Response to the Special Use Permit Approval Criteria

The following paragraphs are a response to the general regulations for a Special Use Permit set forth in Section 15.02.120.

(1) The proposed use does not affect adversely the general plans for the physical development of the town as embodies in these regulations or in any plan or portion thereof adopted by the Planning Board and/or the Town Council.

Response: The Tower Facility has been reviewed for consistency with the Town’s Comprehensive Plan and Zoning Ordinance, including all plans and plan elements adopted by the Planning Board and/or the Town Council. Based on this review, the proposed facility will not adversely affect the general plans for the physical development of the Town. Further, the



proposed tower does not conflict with any adopted land-use, infrastructure, or community development plans. The facility supports established planning objectives such as expanding and modernizing connectivity by improving communications infrastructure while preserving the character of the surrounding area through appropriate siting, setbacks, and mitigation measures. Accordingly, the Tower Facility is consistent with and does not adversely affect the Town's adopted plans or zoning regulations.

(2) The proposed use will not be contrary to the purposes stated in these regulations.

Response: The Tower Facility is consistent with the intent and purposes of the Zoning Ordinance, including the promotion of orderly development, the provision of essential public and private services, and the protection of the public health, safety, and welfare. The location, height, and design of the proposed tower comply with applicable zoning standards and have been selected to minimize visual, environmental, and land-use impacts on surrounding properties and existing development patterns.

(3) The proposed use will not affect adversely the health and safety of residents and workers in the zoned area.

Response: The Tower Facility has been designed, sited, and will be constructed and operated in full compliance with all applicable federal, state, and local regulations governing public health and safety.

With respect to radiofrequency (RF) emissions, the proposed Tower Facility will operate within the limits established by the Federal Communications Commission (FCC) for the protection of the general public and occupational workers. These limits are based on extensive scientific research and are intended to ensure a substantial margin of safety. Prior to operation, and as required thereafter, the facility will comply with all FCC licensing and operational requirements related to RF exposure.

The structural design of the tower will conform to applicable building codes, engineering standards, and wind and ice loading requirements. The tower will be designed by qualified professionals and constructed by licensed contractors to ensure structural integrity and long-term safety. Routine inspections and maintenance will be conducted to ensure continued compliance with safety standards.

The proposed Tower Facility will not generate emissions, noise, vibration, or other conditions that would pose a hazard to nearby residents, workers, or properties. Access to the facility will be controlled and secured to prevent unauthorized entry, and appropriate signage and safety measures will be implemented in accordance with industry standards.



(4) *The proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.*

Response: The Tower Facility will not be detrimental to the use or development of adjacent properties or other neighborhood uses. The Tower Facility is designed to be consistent with surrounding land uses and will comply with all applicable zoning, setback, height, and safety requirements. The tower will occupy a limited ground area, will not generate significant traffic, noise, or lighting impacts, and will operate unmanned except for periodic maintenance visits.

The project will not interfere with existing or planned uses of neighboring properties and will not impair property values or development potential. Appropriate siting, design standards, and any required screening or buffering will minimize visual impacts and ensure compatibility with the surrounding area. In addition, the proposed use supports essential communications infrastructure that benefits the broader community without imposing adverse effects on nearby land uses.

The Tower Facility will not substantially injure the value of adjoining or abutting property as demonstrated in more detail in the Appraiser's Report in Exhibit A.2

(5) *The proposed use will not be affected adversely by the existing uses.*

Response: Existing uses on the property include cultivated crops and grassland, a billboard, and an industrial building with a dedicated access road. The existing uses will not adversely affect the proposed Tower Facility.

(6) *The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of the use.*

Response: The Tower Facility will be located on a lot of sufficient size (10.4 acres) to fully accommodate the use and all associated space requirements. The parcel provides adequate area for the tower structure, required setbacks, equipment compound, access, and any necessary safety or maintenance clearances. The placement and design of the facility comply with all applicable dimensional, spacing, and zoning requirements, and the lot size ensures that the use can be established and operated without encroachment or adverse impact on adjacent properties.

(7) *The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use these facilities, vehicular movement, noise or fume generation or type of physical activity.*

Response: The proposed Tower Facility is a passive, unoccupied use which will only generate an average of one vehicle trip for maintenance via a new driveway off US 17. The monthly



maintenance visit will not impact local streets or traffic. Its only interaction with other uses in the area is providing reliable wireless telecommunication services in the area. There are no activities associated with the site that will produce odor, vibration, heat, glare, radioactive materials, or noxious and toxic material. All equipment and materials needed to operate the site will be located within the proposed fenced area at the base of the support structure.

Lighting, if required by the FAA, will be the minimum necessary for compliance and will use downward-shielded fixtures to reduce light spill. Noise impacts will be minimal and limited to occasional maintenance activities. The only noise generating equipment is the emergency back-up generator which will be limited to emergency purposes and occasional testing. The emergency generator is vital to provide service during power outages when communication is needed most.

(8) The standards set forth for each particular use for which a permit may be granted have been or will be met.

Response: The proposed Tower Facility meets all requirements for a Public Utility under the Zoning Ordinance:

Zoning District Compliance – The Tower Facility is proposed within a zoning district (BD – Business District) where such use is permitted by special use permit.

Compatibility with Surrounding Uses – The design, height, and location of the tower minimize visual impacts and maintain compatibility with existing and planned land uses. Landscaping, fencing, and color treatments are provided to reduce visual intrusion and preserve community character.

Public Health, Safety, and Welfare – The Tower Facility will comply with all federal (FCC and FAA) and state safety regulations, including radio frequency emissions standards. Structural design will meet current building and safety codes.

Minimization of Environmental Impacts – The site avoids environmentally sensitive areas to the extent feasible. Any necessary disturbance will be mitigated according to local and state environmental regulations.

Project compliance with all requirements of the Town of River Bend Zoning Ordinance for the Tower Facility is demonstrated in the exhibits and documents attached to and included as part of this special use permit application.



(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.*

Response: Section 15.02.047 Schedule of District Requirements for the BD district lists a required minimum front lot line building setback of 40', side yard building setback of 10', and rear yard building setback of 20'. The Tower Facility will have a front lot line building setback of 50', side yard building setback of 91', and a rear yard building setback of 77', thus meeting the setback requirements.

(10) *The proposed use shall be subject to the off-street parking and service requirements of these regulations.*

Response: The Tower Facility does not generate on-site parking or service demand and therefore should not be subject to the off-street parking and service requirements of the zoning ordinance. The facility is unmanned and operates automatically, with maintenance visits occurring infrequently and on an as-needed basis only. No full-time or part-time personnel will be stationed at the site, and no customer or service traffic is anticipated.

Conclusion

The Applicant respectfully requests approval of this Special Use Permit for the proposed Tower Facility. The Tower Facility meets all applicable standards of the Town of River Bend Zoning Ordinance, is compatible with the surrounding land uses, and serves an important public need for improved communications infrastructure for enhanced reliability in wireless coverage and broadband access.

We appreciate the Planning Board's and Board of Adjustment's consideration of this application and look forward to working with staff to ensure a successful project.

Sincerely,

Eric D.

Agent for the Applicant

860-227-1975 / edahl@comcast.net

PLANS PREPARED FOR: **verizon**

PLANS PREPARED FOR: **HARMONI TOWERS**

6210 Audrey Kell Road, Suite 375
Charlotte, NC 28277

PLANS PREPARED BY: **T-SQUARED T&E SITE SERVICES**
2043 HUNTERWOOD AT WILLIAMS LANE #103
RIVER BEND, NC 28562
919.487.8888

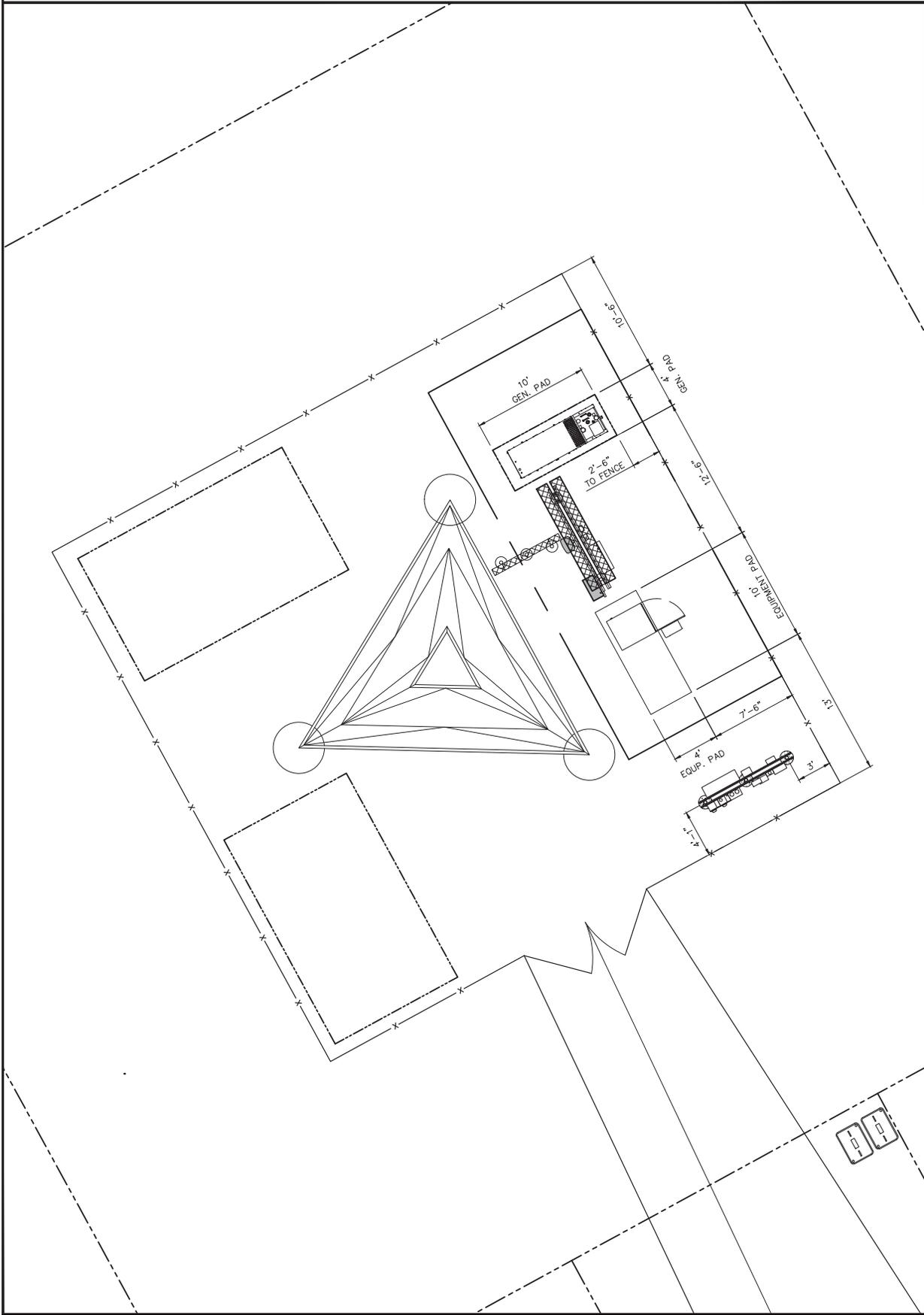
COPYRIGHT © 2012 T-SQUARED T&E SERVICES, LLC
ENGINEERING LICENSE & SEAL

THIS DOCUMENT, INCLUDING ALL DRAWINGS, PLANS, SPECIFICATIONS, AND NOTES, IS THE PROPERTY OF T-SQUARED T&E SITE SERVICES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, REPARATED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF T-SQUARED T&E SITE SERVICES.

REVISIONS:	DATE	BY	REV
REVISED CD/CLASS PERMITS	2.4.26	KE	3
REVISED CDs	2.4.26	KE	2
REVISED CDs	1.30.26	KE	1
ISSUED FOR REVIEW	01.27.26	JTB	0

PROJECT INFO
HARMONI TOWER ID #: NC00010270
VZW FUZE PROJECT #: 17333084
HARMONI SITE NAME: RHEMS RELHR
5431 S US 17
RIVER BEND, NC 28562
NEW
235' SELF SUPPORT

SHEET NUMBER: **C-4** REV: 0 68242



1/8" = 1'-0" 1

DIMENSIONED SITE PLAN

PLANS PREPARED FOR: **verizon**

PLANS PREPARED FOR: **HARMONI TOWERS**

6210 Atoyac Kell Road, Suite 315
Charlotte, NC 28277

PLANS PREPARED BY: **T-SQUARED**
T-SQUARED SITE SERVICES
204 HUNTERWOOD AVENUE, SUITE 100
CHARLOTTE, NC 28205
(704) 533-1100
www.t-squared.com

CONTRACTOR: HARMONI TOWERS SERVICES, LLC
ENGINEERING LICENSE & SEAL

REVISIONS:

DESCRIPTION	DATE	BY	REV
REVISED CD/CLASS PERMITS	2.4.26	KE	3
REVISED CDs	2.4.26	KE	2
REVISED CDs	1.30.26	KE	1
ISSUED FOR REVIEW	01.27.26	JTB	0

PROJECT INFO:
HARMONI TOWER ID #: NC00010270
VZW FUZE PROJECT #: 17333084
HARMONI SITE NAME: RHEMS RELHR
5431 S US 17
RIVER BEND, NC 28562
NEW
235' SELF SUPPORT

SHEET NUMBER: C-8
REV: 0
68242



CAUTION SIGN 2
NO SCALE



CAUTION SIGN 1
NO SCALE



WARNING SIGN
NO SCALE



NOTICE SIGN 1
NO SCALE



NO TRESPASSING SIGN 2
NO SCALE



FCC SIGN 1
NO SCALE



NFPA HAZARD SIGN
NO SCALE



EHS SIGN
NO SCALE



GATE SIGN 1
NO SCALE



FUEL TYPE SIGN 3
NO SCALE



FUEL TYPE SIGN 2
NO SCALE



FUEL TYPE SIGN 1
NO SCALE

NOTE: CONTRACTOR SHALL VERIFY ALL REQUIRED SIGNAGE IS POSTED AT ALL SITES. IF REQUIRED SIGNAGE IS NOT POSTED, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER.

NOTE: ALL SIGNS WILL BE REQUIRED FOR ALL SITES. CONTRACTOR TO VERIFY ALL NECESSARY SIGNAGE IS INSTALLED AS NEEDED.

- 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

§ 15.02.124 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
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
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

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*
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
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

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*
-----	--------------	-----	------------	------------	----	----	-----------	-----	------------------

*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