RIVER BEND PLANNING BOARD

November 5th, 2026 at 6:00pm
River Bend Municipal Building
51 Shoreline Drive, River Bend, NC

I. CALL TO ORDER – *Bob Kohn*

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

III. REPORTS
- **a.** Summary of permits issued – *Allison McCollum*
- **b.** Town Council Update – *Lisa Benton*

IV. PUBLIC COMMENT - *All*

Anyone who wishes to address the Board during this period must sign the sign-up sheet posted by the door. The Public Comment Policy will be followed. A copy of the policy is also by the door and available on the Town's website. Each speaker will be limited to three (3) minutes.

V. OLD BUSINESS – *All*
- **a.** Discussion of Decorative Driveway Markers/Pillars

VI. NEW BUSINESS – *All*

None.

VII. OTHER – *All*
- **a.** Next regular meeting on 3 December 2026

VIII. CALL FOR ADJOURNMENT - *All*

Town of River Bend Planning Board

Minutes for Regular Meeting – 3 September 2026 – River Bend Municipal Building

Board Members present: Chairman Bob Kohn, Vice Chair Richard Taylor, Keith Boulware, Bernard Bush, Linda Cummings, Kathleen Fleming

Board Members absent: None

Others present: Councilman Buddy Sheffield, Assistant Zoning Administrator Allison McCollum, and 4 members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 3 September 2026, in the River Bend Municipal Building meeting room with a quorum present.

2. Approval of 6 August 2026 Regular Meeting Minutes

The Board reviewed the Minutes of the 6 August 2026 Regular Meeting. **Motion** was made by Board Member Keith Boulware to accept the Minutes as presented. Motion was **seconded** by Board Member Kathleen Fleming. **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 August 2026. 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

Jeff Meyer of 266 Shoreline Drive briefly introduced himself and spoke about his application to become a member of the Planning Board.

Barbara Maurer of 300 Shoreline Drive spoke about her application to join the Planning Board.

5. Old Business

a. Review of Planning Board Member Applications

Chairman Bob Kohn asked if there were any nominations to fill the vacancy on the Planning Board. Vice Chair Richard Taylor **nominated** Barbara Maurer for the vacancy. Chairman Bob Kohn **motioned** to recommend Barbara Maurer to the Town Council to fill the vacant seat on the Planning Board. Motion was **seconded** by Board Member Kathleen Fleming.

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Chairman Bob Kohn asked if there were any other nominations before voting on the motion. Board Member Keith Boulware **nominated** Patti Leonard and **motioned** to recommend Patti Leonard to the Town Council to fill the vacant seat on the Planning Board. There was no second to the motion.

The Board voted on the outstanding **motion** to recommend Barbara Maurer for the Planning Board vacancy. **Motion carried unanimously.** Councilman Buddy Sheffield stated that he would present the Board's nomination of Barbara Maurer at the next Town Council meeting.

b. Discussion of Decorative Driveway Entry Fences/Walls

Vice Chair Richard Taylor opened the discussion by suggesting that the Planning Board work to define clear parameters to allow or disallow driveway entry fences/wall and/or other fences in the front yard, since many of properties already have these structures. Board Member Bernie Bush suggested that if the Board decides to disallow driveway entry fences/wall, he recommends including language that included a grandfather clause so that existing structures would not be impacted.

After some discussion, Vice Chair Richard Taylor offered to draft some language, in consultation with Town staff, that would define and allow for driveway entry fences/walls for the Planning Board to discuss at the next regular meeting. Board Member Keith Boulware **motioned** to table the topic until the next meeting. Motion was **seconded** by Vice Chair Richard Taylor. **Motion carried unanimously.**

6. New Business

None.

7. Other

The next regular meeting is scheduled for Thursday, October 1st, 2026 at 6pm.

8. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Board Member Linda Cummings. **Motion carried unanimously** and the meeting adjourned at 6:50 PM.

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Allison McCollum, Secretary

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September 2026

Permit Type	Total Issued	Total Project Cost
Residential Zoning	3	$27,750.00
Floodplain Development	3	$129,899.00

The total amount of permit fees collected for September 2026 is **$412.40**

October 2026

Permit Type	Total Issued	Total Project Cost
Residential Zoning	6	$89,864.00
Floodplain Development	3	$74,464.00
Commercial	1	$29,000.00

The total amount of permit fees collected for October 2026 is **$642.80**

Front Yard Fences & Walls

Fence or Wall materials: Stone, Brick, Stucco, Wood, Wrought Iron, Aluminum or Vinyl (no wire or chain link)

All Lots

- Permanent "hardscape" planters (no more than 18" in height)
- Culvert Safety fences/walls (no more than 2' in height)

Large Lots (R20 or 1 Acre or 200')

- Driveway Monuments (no higher than 5' in height)
- Driveway Entrance Walls (1 acre or more, no more than 5' in height)
- Decorative/Sitting walls (no more than 50% of frontage and no more than 3' in height)
- Fences for larger properties (e.g. Gatewood) that cannot be seen from the road are allowed

§ 15.02.062 FENCES AND WALLS.

The purpose and intent of this section is to recognize that fences and/or walls serve legitimate private and public uses including but not limited to security and creating visual buffers between properties. These regulations are intended to establish standards that maximize the effectiveness of the fencing while preserving the views and safety of motorists, adjacent property owners and the public in general.

A. A fence or wall, unless otherwise stated, hereinafter referred to as fence, is defined as a freestanding, vertical structure, constructed of man-made or natural materials, or a combination thereof. While it may accomplish the same objective as a man-made fence, living vegetative materials such as trees and shrubs are not considered a fence that requires a permit.

B. A fence may provide any or all of the following: indicate a boundary; provide a barrier (either physical or visual); protect property; provide privacy; serve as an enclosure; control erosion or provide stability (such as is accomplished with a retaining wall); create a landscaping or ornamental effect.

C. Fences are a permitted use in all zoning districts, provided that:

1. No fences shall be allowed in any front yard, except where specifically authorized herein.
2. Fences shall be limited to seven (7) feet in height within any side or rear yard.
3. Fences shall be constructed of wood, brick, vinyl, ornamental iron or metal railing, chain link or stone. The exposed framing of each section of fence shall face the interior yard or property, e.g. the finished side shall face out.
4. The owner of the property on which the fence is located is required to maintain the fence in a safe condition and plumb (vertical) to the ground. For fences erected close to a property line, fence owners are advised to consider future access to the exterior side of the fence for maintenance.
5. Retaining walls over five (5) feet in height shall be designed and constructed under the responsible charge of a NC registered professional engineer.
6. Fences built in conjunction with electric or gas substations, public works facilities, public recreation facilities or other similar uses shall not exceed ten (10) feet in height without specific approval of the Zoning Administrator. Fences of this type may be located within front yards with approval of the Zoning Administrator.
7. No fence shall be constructed within or upon any street right-of-way. In addition, no fence shall be constructed within ten (10) feet of any street pavement.
8. No fence or wall shall alter or impede the natural flow of water in any stream, creek, drainage swale, ditch or similar drainage feature.
9. Fences made of mesh-type material, which may be easily trimmed/cut with scissors and used as a means to protect vegetation from animals may be located within front yards, provided it does not exceed six (6) feet in height or encompass more than 225 square feet (cumulatively) of the front yard.

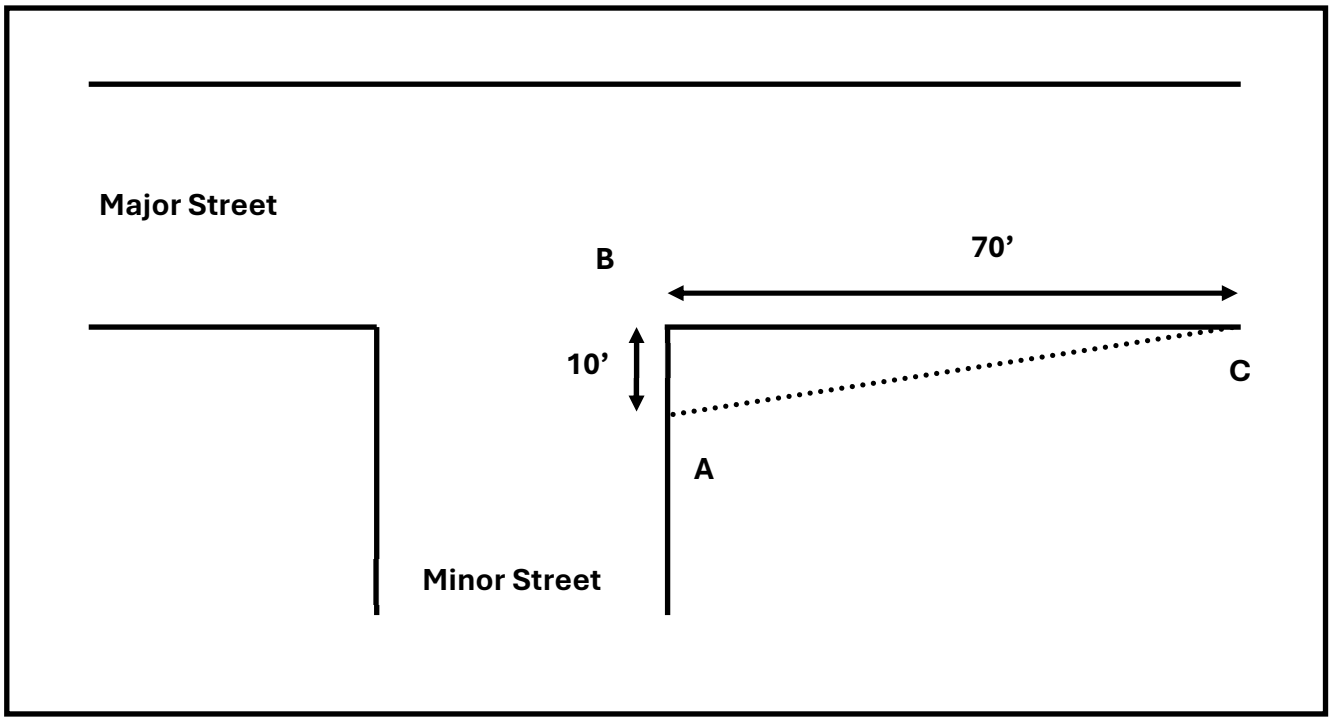
10. In residential zoning districts, fences shall not be constructed of material which may be dangerous or hazardous to the public, such as barbed or razor wire or other similar materials except in association with those uses permitted as a special use.
11. Fences constructed on or over utility easements are subject to be removed at the owner's expense subject to the terms of the easement.
12. Nothing in this section shall prevent the installation of temporary fences related to construction sites or sediment and erosion control. Temporary fences shall be removed within ten (10) days of the issuance of a certificate of zoning compliance for the project. Temporary fences must be removed within (90) days of their installation. A temporary permit may be extended for thirty (30) days.
13. It is the responsibility of the fence owner to insure that the fence is installed on their property.
14. Non-opaque fences may be located in the front yard of a lot zoned Business (BD), provided that the lot has a minimum of 100 feet of uninterrupted road frontage with a road maintained by the North Carolina Department of Transportation.
15. A zoning permit is required for the installation of any fence, except for the mesh-type fences described in Item 9, above.

Amended 11/18/2021

D. Visibility at intersections.
   1. In all districts, a clear line of sight must be maintained within each line of sight triangle formed at the intersection of any street (public or private), excluding private driveways, with another street (public or private), so intersected.
   2. To maintain a clear line of site, no fence, wall or other structure or planting of more than 3 feet may be placed within this sight triangle.
   3. The dimensions of the line of sight triangle shall be a point 70 feet along and with the street so intersected from the point of intersection, a point 10 feet along and with the street from the point of intersection, and a straight line extending from the 2 points so located. (See example below.)

      Amended 04/16/2009

      a) Point B – The point of intersection of the major street (street with the right of way) with the minor street (street which must yield to oncoming traffic).
      b) Point A – A point located 10 feet (measured along the pavement) from Point B on the minor street.
      c) Point C – A point located 70 feet (measured along the pavement) from Point B on the major street



E. Buffering. In applicable Zoning Districts, the provisions of §§ 15.02.220 et seq. of the Zoning Chapter shall apply.