

RIVER BEND PLANNING BOARD

May 1st, 2025 at 6:00pm

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

I. CALL TO ORDER – *Egon Lippert*

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

III. REPORTS

a. Summary of permits issued – *Allison McCollum*

b. Town Council Update – *Buddy Sheffield*

IV. PUBLIC COMMENT - *All*

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

V. OLD BUSINESS – *All*

a. Aare Creek Development Discussion

VI. NEW BUSINESS – *All*

a. Discussion of Fence Ordinance

VII. OTHER – *All*

a. Next regular meeting on 5 June 2025

VIII. CALL FOR ADJOURNMENT - *All*

Town of River Bend Planning Board

Minutes for Regular Meeting – 3 April 2025 – River Bend Municipal Building

Board Members present: Chair Egon Lippert, Vice Chair Bob Kohn, Keith Boulware, Bernard Bush

Board Members absent: Linda Cummings, Kathleen Fleming, Jon Hall

Others present: Councilman Buddy Sheffield, Councilwoman Kathy Noonan, Assistant Zoning Administrator Allison McCollum, 5 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 April 2025, in the River Bend Municipal Building meeting room with a quorum present.

Chairman Egon Lippert noted that Board Member Bernard Bush was sworn in earlier in the day at Town Hall and now serves as the Extraterritorial Jurisdiction representative for the Planning Board.

2. Approval of 7 November 2024 Regular Meeting Minutes

The Board reviewed the Minutes of the 7 November 2024 Regular Meeting. **Motion** was made by Board Member Keith Boulware 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 months of November 2024 through March 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. AZA Allison McCollum distributed a first draft of a new Comprehensive Land Use Plan for the Planning Board to review and prepare to discuss at a future meeting.

6. New Business

None.

7. Other

The next regular meeting is scheduled for Thursday, May 1st, 2025 at 6pm.

8. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously** and the meeting adjourned at 6:13 PM.

Allison McCollum, Secretary



TOWN OF RIVER BEND

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www.riverbendnc.org

April 2025

Permit Type	Total Issued	Total Project Cost
Flood	2	\$19,000.00
Residential Zoning	5	\$197,424.00

The total amount of permit fees collected for April 2025 is **\$552.60**

§ 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.

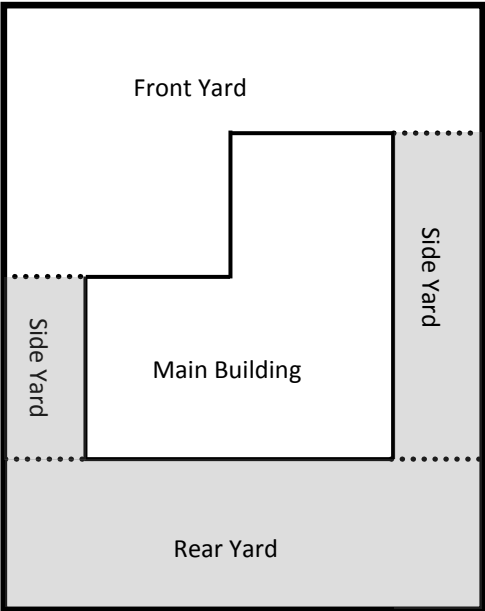
- A. A fence or wall, unless otherwise stated, hereinafter referred to as fence, is defined as a freestanding, vertical structure, constructed of man-made or natural materials, or a combination thereof. While it may accomplish the same objective as a man-made fence, living vegetative materials such as 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.

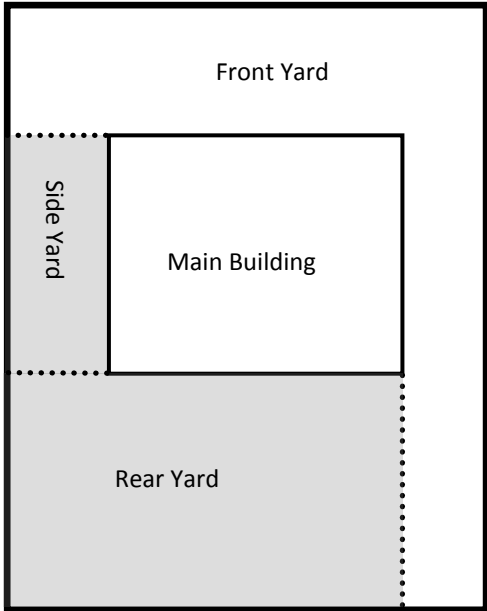
Amended 11/18/2021

STREET RIGHT-OF-WAY

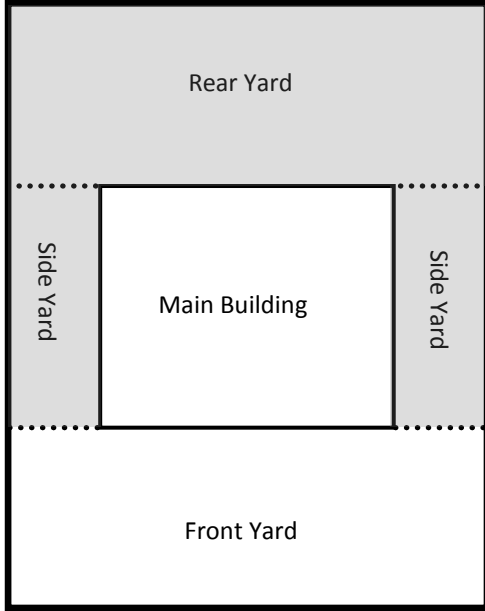
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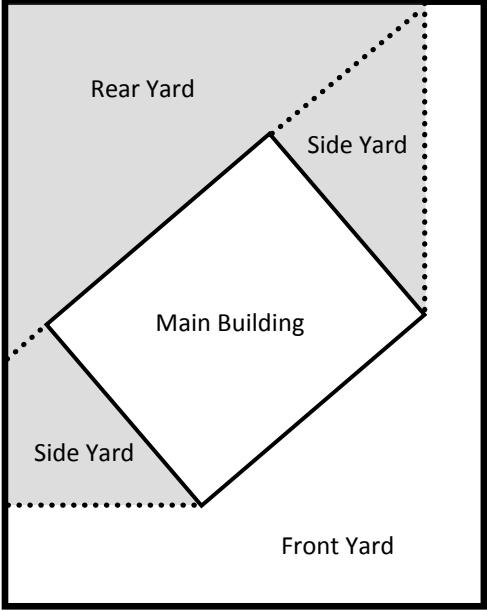
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STREET RIGHT-OF-WAY

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