

Town of River Bend Planning Board

Minutes for Regular Meeting – 2 September 2021 – River Bend Municipal Building

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

Board Members absent: Kelly Forrest

Others present: Councilman Buddy Sheffield, 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 6:02 PM on Thursday, 2 September 2021, in the River Bend Municipal Building meeting room with a quorum present.

1. Approval of 6 May 2021 Regular Meeting Minutes

The Board reviewed the Minutes of the 6 May 2021 Regular Meeting. **Motion** was made by Board Member Keith Boulware to accept the Minutes as presented. Motion was seconded by Board Member Bob Kohn. **Motion carried unanimously.**

2. General Visitor Comments

Mr. Tom Norville addressed the Board regarding the fence on his property (4940 US Hwy 17 S, located in the River Bend ETJ) and his dissatisfaction with the Town's current fence ordinance. He asked the Board to consider revising the ordinance to differentiate between commercial and residential properties.

Several Planning Board members and Councilman Buddy Sheffield asked Mr. Norville follow-up questions. Chairman Lippert thanked Mr. Norville for his comments and said the Planning Board would review the ordinance and address his comments at the next regular meeting in October.

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 May, June, July, and August 2021. The members of the Board reviewed the report and asked questions as needed.

b. Council Report

Councilman Buddy Sheffield addressed the Board and verbally reviewed the most recent actions of the Town Council. The members of the Planning Board asked questions as needed.

4. Old Business

a. NC General Statutes Chapter 160D

The Planning Board was given a draft copy of further proposed updates to Chapter 15 prior to the meeting. The Board reviewed the draft and asked questions as necessary. No changes were made to the draft. **Motion** was made by Board Member Keith Boulware to recommend to the Town Council the revisions of Chapter 15: Land Usage to incorporate the required language prescribed by the North Carolina General Assembly. **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.

5. New Business

a. Planning Board Ordinance - §3.05.035 - §3.05.039

Councilman Buddy Sheffield presented the proposed amendment and asked if the Planning Board had any comments or suggestions. The members of the Planning Board asked questions as needed; no changes were suggested. **Motion** was made by Board Member Keith Boulware to accept the revised ordinance as presented by the Town Council. **Motion** was seconded by Board Member Kathleen Fleming. **Motion carried unanimously.**

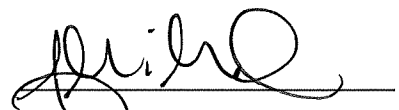
6. Other

The Planning Board briefly discussed the fence ordinance issue that was presented during the General Visitor Comment section of the meeting. Town Manager Delane Jackson answered general questions about the ordinance. The Planning Board asked that Town Manager Delane Jackson and AZA Allison McCollum prepare options for the Board to consider at next month's meeting.

The next regular meeting is scheduled for Thursday, 7 October 2021 at 6pm.

7. Adjournment

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



Allison McCollum, Secretary