

Town of River Bend Planning Board

Minutes for Regular Meeting – 3 February 2022 – River Bend Municipal Building

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

Board Members absent: Kelly Latimer

Others present: Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Assistant Zoning Administrator Allison McCollum

Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 3 February 2022, in the River Bend Municipal Building meeting room with a quorum present.

1. New Business

a. Special Use Permit for Sunbelt Rental on US Highway 17 S (PIN: 8-206-8004)

Representatives from Moffat Properties and Red Line Engineering presented a PowerPoint presentation to the Board summarizing their proposed project and the necessity for a Special Use Permit. Board Members asked questions as needed.

Chairman Egon Lippert raised a concern regarding the vegetative buffer between the planned development and the residential area adjacent. Moffat Properties was amenable to adding trees and/or a slatted fence to enhance the buffering. Other concerns regarding lighting, fuel storage, ingress/egress to the facility, and hours of operation were addressed. The Planning Board was satisfied with the responses from the developer and engineer present.

Chairman Egon Lippert made a motion to recommend approval of the Special Use Permit to the Board of Adjustment with the condition that the developer adds evergreen vegetative buffering inside of the 50 foot buffer noted on the plat plan to add to the existing vegetative buffer. Motion was seconded by Board Member Keith Boulware. **Motion carried unanimously.**

2. Approval of 4 November 2021 Regular Meeting Minutes

The Board reviewed the Minutes of the 4 November 2021 Regular Meeting. **Motion** was made by Vice Chair Bob Kohn to accept the Minutes as presented. Motion was **seconded** by Board Member Kathleen Fleming. **Motion carried unanimously.**

3. General Visitor Comments

None.

4. 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 December 2021 and January 2022. 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.

5. Old Business

AZA Allison McCollum gave a brief summary of the Board of Adjustment meeting that followed the last Planning Board meeting.

6. New Business

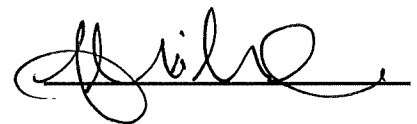
AZA Allison McCollum presented the Planning Board with the Town's current Sign Ordinance and briefly described the US Supreme Court decision that necessitates an update to the ordinance. No action was taken; this topic will be more fully discussed at the next regular meeting.

7. Other

The next regular meeting is scheduled for Thursday, 3 March 2022 at 6pm.

8. 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 6:32 PM.



Allison McCollum, Secretary