

# Town of River Bend Planning Board

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

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

**Board Members absent:**

**Others present:** Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, Town Attorney Dave Baxter, and five members of the public

## Call to Order

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

### 1. Priority Issues

#### a. Rezoning Request – Property Adjacent to ‘Guy C. Lee’ on Hwy 17 S (PIN: 8-205-27000)

Town Manager Delane Jackson summarized the rezoning request for Parcel ID: 8-205-27000 to change from AG to BD. The Board briefly discussed the request.

Board Member Keith Boulware made a **motion** to recommend approval of the rezoning request. Motion was **seconded** by Board Member Bob Kohn. **Motion carried unanimously.**

### 2. Approval of 3 February 2022 Regular Meeting Minutes

The Board reviewed the Minutes of the 3 February 2022 Regular Meeting. **Motion** was made by Vice Chair Bob Kohn to accept the Minutes as presented. Motion was **seconded** by Board Member Kelly Forrest. **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 February 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.

#### 4. Old Business

- a. Town Manager Delane Jackson summarized the need for a revision to the Town's current sign ordinance. Town Attorney Dave Baxter added legal comments. The members of the Planning Board asked questions as necessary. The Board was presented with a draft of possible changes to the sign ordinance which they largely approved of, but further revisions will be made before recommended to the Town Council. Agenda item will be revisited at a later meeting.

#### 5. New Business

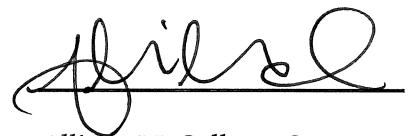
- a. Town Manager Delane Jackson presented the Town's current ordinance regarding temporary rentals such as AirBNB. Town Attorney Dave Baxter summarized the ongoing court case before the NC Court of Appeals involving a homeowner and the City of Wilmington. He further explained how regardless of the ultimate decision, our current ordinance needs to be revised. The members of the Planning Board asked questions and discussed the issue. The Board unanimously decided to table the issue until the NC Court of Appeals case is settled.

#### 6. Other

The next regular meeting is scheduled for Thursday, 7 April 2022 at 6pm.

#### 7. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was seconded by Board Member Kelly Forrest. Motion carried unanimously and the meeting adjourned at 6:40 PM.



Allison McCollum, Secretary