

Town of River Bend Planning Board

Minutes for Regular Meeting – 2 June 2022 – River Bend Municipal Building

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

Board Members absent: Kelly Forrest

Others present: Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, Town Attorney Dave Baxter, Matthew Hook (Ellis Developments), Zach Anderson (Ellis Developments), and approximately sixty-five members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 2 June 2022, in the River Bend Municipal Building meeting room with a quorum present.

2. Priority Issues / General Visitor Comments

a. Rezoning Request – 403 Old Pollocksville Road (PIN: 8-200-029)

Planning Board Chairman Egon Lippert briefly explained the procedure that the Planning Board follows for rezoning requests. Town Manager Delane Jackson summarized the rezoning request for Parcel ID: 8-200-029 to change from R-20A to PDR-SF and PDR-MF. The Town Manager answered a few general questions from the public.

Matthew Hook from Ellis Developments gave a brief presentation explaining the specifics of the request. There were a variety of questions from the public and from the Planning Board members. Matthew Hook and Zach Anderson from Ellis Developments, along with Town Manager Delane Jackson fielded questions as warranted.

After nearly one hour of discussion, Chairman Egon Lippert made a motion to recommend approval of the rezoning request. Motion was **seconded** by Board Member Keith Boulware. Chairman Egon Lippert and Board Members Keith Boulware, Linda Cummings, and Kathleen Fleming voted in favor of the motion. Board Member Kelly Latimer and Vice Chair Bob Kohn voted against the motion. With four votes in favor, the **motion carried**.

Chairman Egon Lippert called for a five minute recess of the meeting.

b. Short-Term Rentals – Ordinance Recommendation

Town Manager Delane Jackson summarized the issue and explained that while the Town's current ordinance does not permit "tourist homes," such as AirBNB, it has been

requested that the Planning Board reevaluate this ordinance and revise in light of the verdict from the NC Court of Appeals in Schroeder v. City of Wilmington. Town Attorney Dave Baxter gave a brief overview of the court's decision. Town Manager Delane Jackson, Town Attorney Dave Baxter, and Assistant Zoning Administrator Allison McCollum answered questions from the Planning Board members.

A few members of the public made comments both for and against restricting short-term rentals and asked questions of the Board and the Town Manager.

Chairman Egon Lippert made a motion to instruct the Town staff to write an ordinance update that would more clearly prohibit short-term rentals. Motion was seconded by Vice Chair Bob Kohn. Vice Chair Bob Kohn, and Board Members Linda Cummings, Kelly Latimer, and Kathleen Fleming voted in favor of the motion. Chairman Egon Lippert and Board Member Keith Boulware voted against the motion. With four votes in favor, the motion carried.

3. Approval of 3 March 2022 Regular Meeting Minutes

The Board reviewed the Minutes of the 3 March 2022 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.

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 months of March, April, and May 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. Chairman Egon Lippert, Vice Chair Bob Kohn, and Board Member Linda Cummings all have terms set to expire on June 30th, 2022. All three members agreed to be reinstated. Councilman Sheffield announced that the purchase of the property at 1405 Plantation Drive for the anticipated Public Works Building had closed. The members of the Planning Board asked questions as needed.

5. Old Business

None at this time.

6. New Business

a. Special Use Permit – 1504 Plantation Drive (PIN: 8-200-27001)

Chairman Egon Lippert summarized the procedure the Planning Board follows for Special Use Permits. Town Manager Delane Jackson explained the proposed project – a new building for the Public Works Department – and the necessity for a Special Use Permit. The Town Manager also asked that the Planning Board consider recommending a rezoning of the lot from R-20A to match the zoning of the adjacent section of PIN: 8-200-029 if that rezoning request is approved by the Town Council.

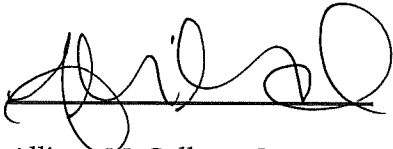
Vice Chair Bob Kohn made a **motion** to recommend approval of the Special Use Permit to the Board of Adjustment and to recommend that the Town Council rezone the property to be consistent with the adjacent property, if that property is rezoned. Motion was **seconded** by Board Member Keith Boulware. **Motion carried unanimously.**

7. **Other**

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

8. **Adjournment**

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Board Member Kelly Latimer. **Motion carried unanimously** and the meeting adjourned at 7:45 PM.



Allison McCollum, Secretary

