



## TOWN OF RIVER BEND

45 Shoreline Drive  
River Bend, NC 28562

T 252.638.3870  
F 252.638.2580

[www.riverbendnc.org](http://www.riverbendnc.org)

### RIVER BEND TOWN COUNCIL AGENDA

Work Session Meeting

February 9, 2023

River Bend Town Hall – 45 Shoreline Drive

6:00 p.m.

1. **VOTE** – Approval of Agenda
2. **DISCUSSION** – Water Resources Policy Manual Amendment - Jackson
3. **DISCUSSION** – Parks and Recreation Advisory Board Appointments - Castranova
4. **DISCUSSION** – Request for Parks and Recreation to Review Potential Parks Upgrades - Weaver
5. **DISCUSSION** – Update on Planning Board Recommendation - Sheffield
6. **DISCUSSION** - Ellis Development's Community Meeting - Jackson
7. **REVIEW AGENDA** – Nobles

Pledge: Leonard

**Yellow=delete**

## **A. Application of Payments and Payment Options**

Partial payment of balances due on a customer's account shall be applied in the following order:

1. Charges and fees – such as, but not limited to, late payment penalties, nonpayment fees, and charges resulting from damage to Department equipment and/or property.
2. Sewer service charges (if applicable)
3. Water service charges

**Payment Drop-Box:** A drop-box is located in the center island of the Town Hall parking lot for check and money order payments. Cash payments are accepted in Town Hall during regular business hours, Monday – Friday, 8:00 a.m. to 4:00 p.m. Any payments placed in the drop-box after 4pm will be posted the next business day.

**Direct Bank Draft:** Customers can have their bill drafted directly from their bank account each billing cycle. A completed Enrollment Form along with a voided check is required to sign up for this service.

**On-line or by Phone:** The Town accepts payments by credit cards, debit cards, and electronic checks through *ACI Payments, Inc.*, a third party company. Payments may be made through Official Payments by using their secure web site or interactive voice response phone system. Their web based service provides a record of payment, and the phone system a confirmation number. ACI Payments, Inc. will charge a separate convenience fee of \$5.50 for credit card payments and \$2.50 for E-Check payments. Please note, ACI Payments, Inc. will charge a return fee for returned E-Check payments. These fees will show up as a separate charge on your credit card or bank statement. Visit their web site at [www.officialpayments.com](http://www.officialpayments.com) or call 1-800-272-9829 to use their phone payment option with your credit card or “PIN-less” debit card. To properly process your payment, you will need to provide your River Bend nine digit account number and River Bend's unique “jurisdiction number” which is 3963.

*The fees have changed to \$6.33 and \$2.88*



RECEIVED

NOV 04 2022

TOWN OF RIVER BEND

TOWN OF RIVER BEND

RECEIVED

JAN 17 2023

45 Shoreline Drive  
River Bend, NC 28562

T 252.638.3870  
F 252.638.2580

www.riverbendnc.org

TOWN OF RIVER BEND

REQUEST FOR APPOINTMENT TO BOARDS OR COMMISSIONS

Parks + Recreation Advisory Board  
BOARD/COMMISSION FOR WHICH YOU ARE APPLYING

Nancy Fogle nancy.fogle.rn@gmail.com  
NAME E-MAIL ADDRESS

107 Anchor Way 252-631-1397  
STREET ADDRESS PHONE #

If you listed a post office box, do you live in the Town of River Bend?  Yes  No

PLEASE LIST ANY EDUCATION, SPECIAL SKILLS, OR EXPERIENCE YOU HAVE THAT WOULD BE OF USE TO THE TOWN COUNCIL IN CONSIDERING YOUR APPLICATION (Please include any committees you have belonged to and offices held that would be helpful in considering your application):

I was a past member of the P+R Advisory Board.

I have recently been helping with "Councilman Fogle Presents" activities here in River Bend. I assisted with planning, organizing, making flyers, posting on FaceBook, and hosting various types of events for all age groups.

I'm active in the River Bend Garden Club. Currently on the Holiday Luncheon Committee.

IF YOU NOW SERVE OR HAVE SERVED ON ANY TOWN COMMITTEES, PLEASE LIST DATES:

P+R 2020-2021

This information will be used by the Town Council in making appointments to Boards and Commissions, and in the event you are appointed, it may be used as a news release to identify you to the community. This form will be retained by the Town for two years after its submission. If after two years, you have not been appointed and wish to be considered for future appointments, you must resubmit your application.

Nancy Fogle 11/4/2022  
SIGNATURE DATE

Nancy Fogle 1/17/2023  
TRB Form 4 Rev. 11/21



RECEIVED

JAN 17 2023

TOWN OF RIVER BEND

45 Shoreline Drive  
River Bend, NC 28562

T 252.638.3870  
F 252.638.2580

www.riverbendnc.org

REQUEST FOR APPOINTMENT TO BOARDS OR COMMISSIONS

Parks and Recreation Advisory Board

BOARD/COMMISSION FOR WHICH YOU ARE APPLYING

Don Fogle

NAME

donfogle.28562@gmail.com

E-MAIL ADDRESS

107 Anchor Way, New Bern, NC

STREET ADDRESS

28562

256-631-1397

PHONE #

If you listed a post office box, do you live in the Town of River Bend?  Yes  No

PLEASE LIST ANY EDUCATION, SPECIAL SKILLS, OR EXPERIENCE YOU HAVE THAT WOULD BE OF USE TO THE TOWN COUNCIL IN CONSIDERING YOUR APPLICATION (Please include any committees you have belonged to and offices held that would be helpful in considering your application):

- Former Town Councilman
- Familiar w/ Town personnel, operations and facilities
- Proponent of more Town-sponsored activities than were offered in the past
- Open to new ideas, proposals  
Hosted/sponsored about 70 community events in River Bend in 2022 that were free and open to all. (Est. 1400 participants)

IF YOU NOW SERVE OR HAVE SERVED ON ANY TOWN COMMITTEES, PLEASE LIST DATES:

Town Councilman 2019-2022

This information will be used by the Town Council in making appointments to Boards and Commissions, and in the event you are appointed, it may be used as a news release to identify you to the community. This form will be retained by the Town for two years after its submission. If after two years, you have not been appointed and wish to be considered for future appointments, you must resubmit your application.

Donald E Fogle 1-17-23  
SIGNATURE DATE



RECEIVED

JAN 31 2023 TOWN OF RIVER BEND

TOWN OF RIVER BEND

45 Shoreline Drive  
River Bend, NC 28562  
T 252.638.3870  
F 252.638.2580  
www.riverbendnc.org

REQUEST FOR APPOINTMENT TO BOARDS OR COMMISSIONS

River Bend Parks and Rec Advisory Board  
BOARD/COMMISSION FOR WHICH YOU ARE APPLYING  
Rebekah Royston tetelestai80@gmail.com

NAME 109 Starboard Dr. River Bend, NC E-MAIL ADDRESS  
STREET ADDRESS (252)571-8211 PHONE #

If you listed a post office box, do you live in the Town of River Bend?  Yes  No

PLEASE LIST ANY EDUCATION, SPECIAL SKILLS, OR EXPERIENCE YOU HAVE THAT WOULD BE OF USE TO THE TOWN COUNCIL IN CONSIDERING YOUR APPLICATION (Please include any committees you have belonged to and offices held that would be helpful in considering your application):

Education: Zion Bible Institute 2000-2001 Missions, Craven Community College, Business Administration, Involved in Community Outreach development/volunteering with church and community programs.  
2001-present with Dowling College Community Outreach, Zion Bible Community Outreach. Strong Interpersonal skills, communication skills, goal oriented, problem solving, team player. Homeschool parent  
2016-present.

IF YOU NOW SERVE OR HAVE SERVED ON ANY TOWN COMMITTEES, PLEASE LIST DATES:  
No, I have not.

This information will be used by the Town Council in making appointments to Boards and Commissions, and in the event you are appointed, it may be used as a news release to identify you to the community. This form will be retained by the Town for two years after its submission. If after two years, you have not been appointed and wish to be considered for future appointments, you must resubmit your application.

Rebekah Royston 1/30/23  
SIGNATURE DATE

## PARKS AND RECREATION ADVISORY BOARD

### § 3.05.001 ESTABLISHMENT.

A Parks and Recreation Advisory Board (the Board) is hereby created and established.

### § 3.05.002 PURPOSE.

The purpose of the Board is to advise the Town Council (Council) and Manager on parks and recreation issues to include, but not be limited to, town parks and recreation areas, safety matters in town parks and recreation areas, and recreational activities in town parks and recreation areas. The Board shall work on other issues assigned by the Council or Manager

### § 3.05.003 POWERS AND DUTIES.

The Board shall report to the Town Council and shall have the following powers and duties:

- (A) At the direction of the Council and/or Manager, conduct studies and make recommendations on matters relating to parks and recreation issues.
- (B) At their request, assist the Council and/or Manager in the resolution of complaints and concerns registered by the town's citizens, governmental agencies, or other entities.
- (C) All Board reports, recommendations, or requests for actions shall be coordinated, when appropriate, with other town boards working through the Manager and Council.
- (D) Because the Board is advisory in purpose, no Board member shall make, or have the authority to make, any contractual or financial obligations or arrangements on behalf of, or for, the town.
- (E) The Board, at its discretion and operating within its budget, may organize and administer Council and/or Manager approved parks and recreational activities and events to serve the residents of River Bend. The Board may be asked to organize special events or activities by the Council and/or Manager.

### § 3.05.004 COMPOSITION AND TERMS OF OFFICE.

- (A) There shall be seven (7) members of the Board, to be appointed by the Council for 2-year staggered terms. All members shall serve without compensation. The terms of office shall commence on July 1 and end on June 30, 2 years later, unless appointed to fill a vacancy, in which the term would begin immediately and end when the term was scheduled to end.
- (B) All members shall be residents of the town.
- (C) The Council may remove a Board member only by vote in an open meeting. A Board member who misses 3 consecutive meetings without being excused by the Board shall be considered to have resigned membership in the Board. The vacancy shall be filled as soon as practicable by the Council.

**This document is the Planning's Board recommendation to Town Council relative to Conditional Zoning. The recommendation will be presented to Town Council for consideration. The Town Council has the final authority on whether or not the recommendation will be approved and/or if any language is changed. If the Council decides to pursue adoption of the Conditional Zoning Ordinance, a public hearing will be required to be held prior to a Council vote on adoption.**

**The areas highlighted in grey are recommended to be deleted.**

**The areas highlighted in yellow are recommended to be added.**

### **§ 15.02.140 CONDITIONAL ZONING DISTRICTS**

#### **A. Purpose.**

1. Conditional zoning districts are applicable if the regulations and restrictions of a general use zoning district are inadequate to ensure the compatibility of the proposed development with the immediately surrounding neighborhood in accordance with the principles of the Town's Code of Ordinances. In these circumstances, a general zoning district designation allowing a use by right would not be appropriate for a particular property even though the use itself could, if properly planned, be appropriate for the property consistent with the objectives of the Code of Ordinances and adopted land development plan, comprehensive plan, transportation and corridor plans, and other land use and transportation policy documents.

2. The rezoning process established in this section provides for the accommodation of the uses by a reclassification of property into a conditional zoning district, subject to additional conditions which ensure compatibility of the proposed use with the use and enjoyment of neighboring properties. A conditional zoning district bears the same designation as a general use zoning district but is a conditional zoning district subject to additional conditions in which limited uses are permitted and that are contained in the ordinance approving the conditional zoning district. A conditional zoning district allows a particular use or uses to be established only in accordance with specified standards and conditions tailored to each individual development project. This is a voluntary rezoning procedure that is intended for firm development proposals. It is not intended or suited for securing early zoning for tentative proposals that may not be undertaken for some time.

3. Conditional zoning districts parallel general use zoning districts. Only those land uses (including uses by right and special uses as identified as in the Schedule of District Use Regulations) permitted in a general use zoning district to which a conditional zoning district corresponds shall be allowed. All requirements of any corresponding general use district and all other requirements of the Code of Ordinances apply to a conditional zoning district except to the extent that the approved rules, regulations and conditions included in the petition for rezoning are more restrictive than the general use district requirements.

#### **B. Process required.**

1. A person petitioning for rezoning of a tract of land may elect to request a conditional zoning district for that tract. The conditional zoning district application must specify the actual use or uses, and all other development regulations authorized by state law, which are intended for the property identified in the petition. The intended use or uses and development regulations must be permitted in the corresponding general use district.

2. The Town Council is to approve or disapprove the application on the basis of the specific use or uses and development regulations requested. Development in a conditional zoning district requires approval of a single application similar to a general use district rezoning application.

3. Property may be placed in a conditional zoning district only in response to a petition signed by the owners of all the property to be included or by an agent authorized by all of the owners to file the application. A petition for conditional zoning shall include:

a) A master site plan prepared in accordance with § 15.02.137 of the Code of Ordinances for a Master Land Use Plan for a Planned Development;

b) Written supporting documentation that specifies the actual use or uses proposed for the property;

c) Proposed rules, regulations, and conditions that, in addition to all predetermined requirements of this Code of Ordinances, will govern the development and use of the property; and

d) A statement analyzing the reasonableness of the proposed rezoning.

4. During its initial review of a conditional zoning petition, which will follow the process as prescribed in §15.02.190-15.02.194 of the Code of Ordinances for traditional rezoning, the Planning Board shall consider whether or not a community informational meeting, to be organized, advertised, conducted and documented by the petitioner, would be beneficial to making project information available to those most likely to be impacted by the proposed zoning change. If the Planning Board concludes that a community informational meeting should be held, the petitioner shall conduct such meeting in accordance with the following provisions.

a) The community informational meeting shall be held prior to the date of the next Planning Board meeting at which the petition will be reviewed. **The meeting shall be held within seven miles of the Town of River Bend.**

b) Written notice of such a meeting shall be given by the petitioner in the same schedule and manner as prescribed in §15.02.191 (D) and §15.02.193 (A) of the Code of Ordinances for a zoning amendment and public hearing respectively.

c) Within 10 days following the meeting, but prior to any further consideration by the town, the petitioner shall file a written report of the community informational meeting with the Zoning Administrator. The petitioner's report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact; the date; time and location of the meeting; a summary of issues discussed



at the meeting; and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. Additionally, the petitioner shall make available at the meeting a roster for all attendees to voluntarily sign so that a record of attendees may be created. The roster shall include a location for attendees to provide their name, mailing addresses, and telephone number. A copy of the roster of attendees shall be included in the report of the meeting.

d) The purpose of the community informational meeting is for the petitioner to:

(1) Provide specific information and maps regarding the proposed development including but not limited to a description of the proposed zoning change, proposed use(s) of the property, the proposed density and intensity of land uses, the location and arrangement of the proposed land use(s) on the property, the proposed development schedule, and proposed regulations or conditions, in addition to those required by this Ordinance, that will govern the development and use of the property; and

(2) To receive comments and input from citizens likely to be impacted by the proposed zoning change and subsequent development of the property.

e) In the event the petitioner has not held at least one meeting pursuant to this section with 45 days of being notified that a meeting is required, the petitioner shall file a report with the Zoning Administrator documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The petitioner shall also notify the Zoning Administrator efforts to schedule a meeting. No further Planning Board action may be taken until the meeting has been conducted.

f) The adequacy of a meeting held or report filed pursuant to this section shall be considered by the Town Council but shall not be subject to judicial review.

5. Review and approval process. The review and approval process for conditional zoning district petitions involves a legislative hearing and legislative decision by the Town Council, following a recommendation by the Planning Board. The review of conditional zoning district petitions shall be undertaken in accordance with the provisions of this section.

a) In the course of evaluating the proposed use, the Town Council may request additional information deemed appropriate to provide a complete analysis of the proposal.

b) Conditional zoning district decisions are subject to judicial review using the same procedures and standard of review applicable to general use district zoning decisions.

c) Conditional zoning district decisions shall be made in consideration of identified relevant adopted land use plans for the area, including, but not limited to, land development plans, comprehensive plans, strategic plans, district plans, transportation and corridor plans and other land development policy documents.

d) If the conditional zoning district application is approved, the Town Council shall authorize the requested use with reasonable conditions as mutually agreed to in writing by

the applicant and Town Council and determined to be desirable in promoting public health, safety and general welfare.

6. Specific conditions applicable to the conditional zoning districts may be proposed by the petitioner or the town or its agents, but only those conditions mutually agreed to in writing by the town and the petitioner may be incorporated into the zoning regulations or permit requirements.

a) The conditional district rezoning application shall specify the use or uses that are intended for the property, as well as any additional conditions on the use of the property that the applicant may propose be conditions of the rezoning. Conditions and site-specific standards imposed in a conditional zoning district shall be limited to:

(1) Those that address conformance of the development and use of the site to ordinances and officially adopted plans and

(2) Those that address the impacts reasonably expected to be generated by the development or use of the site.

b) Any such conditions should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, stormwater drainage, the provision of open space, the mitigation of environmental impacts, and other matters that the Town Council may find appropriate or the petitioner may propose.

c) Such conditions to approval of the petition may include dedication to the town or state, as appropriate, of any rights-of-way or easements for streets, water, sewer or other public utilities necessary to serve the proposed development.

d) No condition shall be less restrictive than the standards of the general use district or the standards of any overlay district that applies to the property.

e) No condition shall be made part of the application, or shall be attached to approval of the conditional zoning district, which specifies the ownership status, race, religion or character of the occupants of housing units, the minimum value of improvements, or any illegal exclusionary device; or which states that the use of the property will not be subject to regulations or restrictions set forth in the Code of Ordinances which would apply to the property in any event, such as the regulations for an overlay district which covers the property.

f) If for any reason any condition for approval is found to be illegal or invalid or if the petitioner should fail to carry out any condition in the written and signed agreement, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted by the town to rezone the property to its previous zoning classification or to another zoning district.

g) The conditions shall be agreed upon, put in writing, and signed by both the petitioner and Town upon final approval of the rezoning by the Town Council.

h) After the town has delivered to the newspaper the notice of public hearing for the application, the applicant shall make no changes in the conditions that are less restrictive than those stated in the application, including, but not limited to, smaller setbacks; more dwelling or rooming units; greater height; more access points; new uses; and fewer improvements. However, more restrictive conditions or additional conditions may be added to the application if the conditions are received by the Planning Department in writing and signed by all owners of the property at least ten working days before the date scheduled for final Town Council action on the application.

7. If a petition for conditional zoning is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's classification, the approved site plan or master plan for the district, and any additional approved rules, regulations and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to this Ordinance and to the zoning map.

a) If a petition is approved, only those uses and structures indicated in the approved petition and site plan shall be allowed on the subject property. A change of location of the structures may be authorized pursuant to division (B)(8) below provided that the change in building layout does not result in an increase in the number of structures.

b) Following the approval of the petition for a conditional zoning district, the subject property shall be identified on the zoning map by the appropriate district designation. A conditional zoning district shall be identified by the same designation as the underlying general district followed by the letters "CD" (for example, "R-20 (CD)").

c) No permit shall be issued for any development activity within a conditional zoning district except in accordance with the approved petition and site plan for the district.

d) Any violation of the approved site plan or any rules, regulations and conditions for the district shall be treated the same as any other violation of the Code of Ordinances and shall be subject to the same remedies and penalties as any such violation.

8. Alterations to approval. Except as provided in division (B)(8)(a) below, changes to an approved petition or to the conditions attached to the approved petition shall be considered a change to the conditional zoning district and shall be processed as a new conditional zoning application in accordance with the procedures set forth in this section.

a) The Zoning Administrator shall have the delegated authority to approve administrative minor modifications to an approved site plan - limited to no more than 5% total changes to the originally approved site plan. The Zoning Administrator shall have no authority to amend the conditions of approval of a petition. Any decision by the Zoning Administrator must be in writing stating the grounds for approval or denial. Minor modifications shall be limited to changes that the Zoning Administrator determines would not:

1. Change the gross square footage of nonresidential development by more than 5%;
2. Change the lot coverage by more than 5%;
3. Change any use or density;
4. Adjust the landscaping requirements by more than 10%; or
5. Adjust the required parking more than 5%.

b) The Zoning Administrator, however, shall always have the discretion to decline to exercise the delegated authority either because he or she is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a legislative hearing and Town Council consideration is deemed appropriate under the circumstances. If the Zoning Administrator declines to exercise this authority, the applicant may file a rezoning petition for a legislative hearing and Town Council decision in accordance with the provisions delineated in this ordinance.

c) Any request for an administrative modification shall be pursuant to a written letter, signed by the owners of all of the property affected by the proposed change, detailing the requested change. Upon request, the applicant shall provide any additional information as deemed necessary by the Zoning Administrator. Upon an approval of an administrative modification, the applicant shall file a sufficient number of copies of the revised site plan as deemed necessary by the Zoning Administrator.

d) If the Zoning Administrator denies approval of the requested administrative modification, the applicant may file a rezoning petition for a legislative hearing and Town Council decision in accordance with the provisions delineated in this ordinance.

9. Review of approved Conditional Zoning Districts. It is intended that property shall be reclassified to a conditional zoning district only in the event of firm plans to develop the property. Therefore, no sooner than two years after the date of approval of the petition, the Zoning Administrator may shall examine and report to the Planning Board the progress made toward developing the property in accordance with the approved petition and any conditions attached to the approval.

a) If, following such examination and report of progress, the Planning Board determines that substantial progress has not been made in accordance with the approved petition and conditions, the Planning Board shall forward to the Town Council a report which may recommend that the property be rezoned to its previous zoning classification or to another zoning district. If the Town Council concurs with the Planning Board's recommendation, the Town Council may initiate the rezoning of the property in accordance with the procedures delineated in this ordinance.

b) If, upon written request of the developer or petitioner, the Planning Board determines that substantial progress has been made to develop the property, the Planning Board may recommend that an extension of time be granted. The Town Council, after reviewing the recommendation of the Planning Board, may approve an extension of time

not to exceed an additional 12 months. Approval of such a time extension by the Town Council may be made without conducting a formal public hearing.

c) If, after the expiration of the original or extended time period, the Planning Board determines that no substantial progress has been made and the Town Council concurs with that determination, the Town Council shall proceed to: conduct a legislative hearing on the matter to evaluate whether or not another extension of time is warranted; or initiate the rezoning of the property to its previous zoning classification or to another zoning classification using the procedures delineated in this ordinance.

d) For purposes of this section, examples of substantial progress may include: the approval of construction plans for streets, utilities and other infrastructure; the initiation of land preparation activities such as clearing and grading; the initiation of the construction of the principal building(s); and the initiation of the construction of streets, utilities, other infrastructure or required site amenities.

**Significant Dates:**

August 11, 2022-Town Council directs Planning Board to begin work on ordinance

September 1, 2022-Planning Board selects Havelock ordinance as a template

November 3, 2022-Planning Board discusses draft ordinance

January 5, 2023-Planning Board discusses draft ordinance

January 12, 2023- Town Council discusses draft ordinance

February 2, 2023- Planning Board discusses and approves recommendation

February 9, 2023- Town Council discusses recommendation

**TOWN OF RIVER BEND  
PLANNING BOARD**

**RESOLUTION ADVISING THAT THE PROPOSED AMENDMENTS  
TO THE CODE OF ORDINANCES ARE IN ACCORDANCE WITH  
ALL OFFICIALLY ADOPTED PLANS, INCLUDING THE  
COMPREHENSIVE LAND USE PLAN; ARE REASONABLE;  
AND ARE IN THE PUBLIC INTEREST.**

WHEREAS, the North Carolina General Assembly has given the Town of River Bend (“Town”) the authority to adopt and amend zoning and development regulation ordinances for the purpose of promoting health, safety, morals and the general welfare of its citizens, and

WHEREAS, N.C.G.S. § 160D-604(d) requires the Town of River Bend Planning Board (“Board”) to advise the Town of River Bend Town Council by written statement describing whether the proposed amendments to the Town’s Code of Ordinances as related to zoning are consistent with all officially adopted plans, including the comprehensive land use plan, and

WHEREAS, the Board has in fact met to consider and evaluate the proposed addition of §15.02.140 Conditional Zoning Districts.

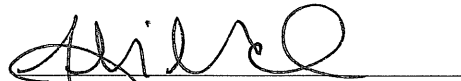
NOW THEREFORE, BE IT HEREBY RESOLVED, that the Board finds that the proposed amendments to the Code of Ordinances are in accordance with and consistent with all officially adopted Town plans, including any comprehensive land use plan, and therefore recommends adoption by the Town Council.

This Resolution is effective upon its adoption this 2nd day of February, 2023.

**TOWN OF RIVER BEND  
PLANNING BOARD**

  
\_\_\_\_\_  
Egon Lippert, Chairman

ATTEST:

  
\_\_\_\_\_  
Allison McCollum, Secretary



**TOWN OF RIVER BEND**

45 Shoreline Drive  
River Bend, NC 28562

T 252.638.3870  
F 252.638.2580

[www.riverbendnc.org](http://www.riverbendnc.org)

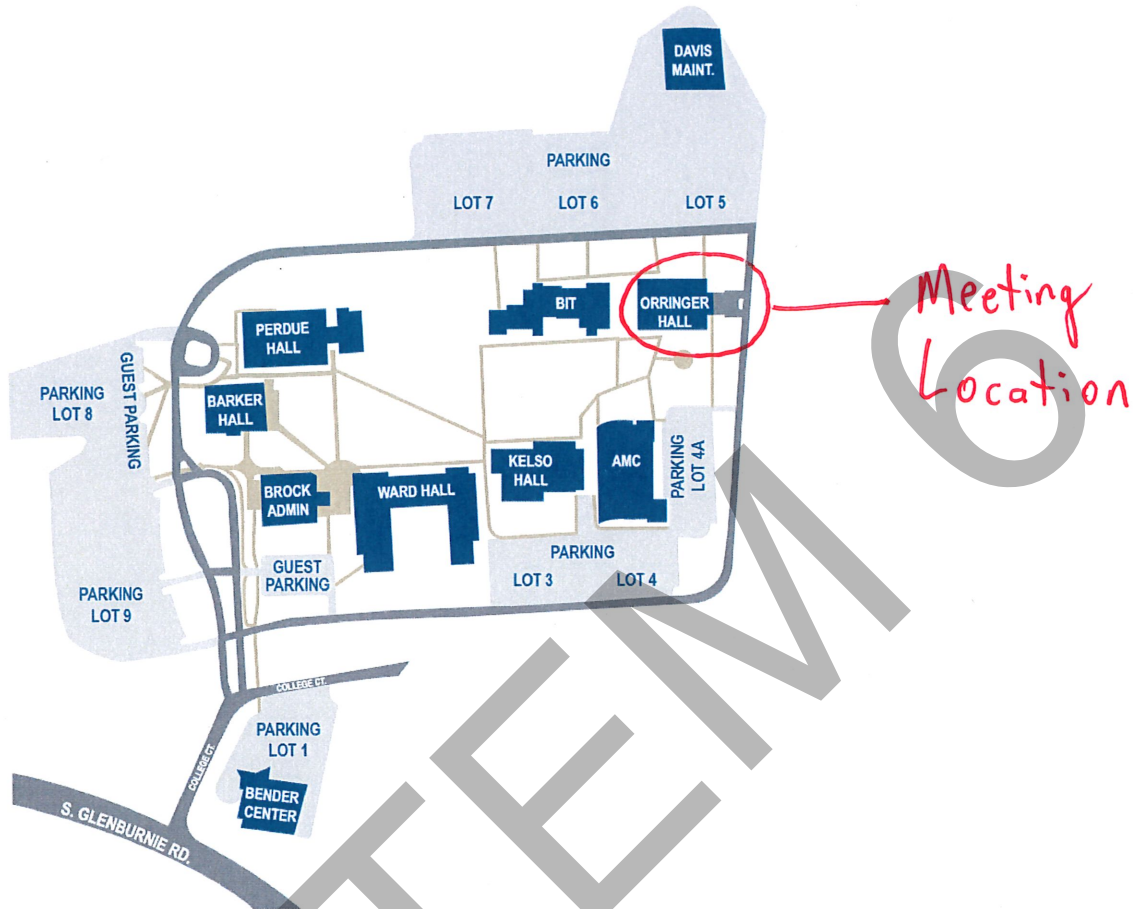
**DRAFT**

## **PUBLIC NOTICE**

The River Bend Town Council will conduct a Special Meeting on Monday, February 20, 2023 at 5:50 p.m. The meeting will be convened in the lobby of Orringer Hall, located at 800 College Court, New Bern, NC on the campus of Craven Community College. After convening, the Council members will move into the Auditorium. The purpose of the meeting is for the Council to attend and observe a presentation by Ellis Development concerning a proposed residential development project in River Bend. That presentation is scheduled for 6 p.m.-8 p.m. The Council meeting will adjourn in the lobby immediately following the Ellis Development presentation.

The Town Council will simply attend and observe the Ellis Development presentation. The Town Council will not take any action during the Council meeting and will play no role in the Ellis Development presentation.

The meeting is open to the public.



- Brock Administration - 001**  
 Administrative Services  
 Campus Security  
 Craven CC Foundation  
 Executive Suite  
 Financial Services  
 Human Resources  
 Small Business Center  
 Student Records  
 Workforce Development
- Barker Hall - 003**  
 Cashier  
 Career / Transfer Center  
 Godwin Memorial Library  
 Public Radio East  
 Student Services - First Stop  
 Admissions/Registration  
 Advising  
 Financial Aid  
 First Year Experience  
 General Information  
 Student Accounts  
 VA Assistance  
 Testing Center

- Perdue Hall - 018**  
 Health Programs  
 Nursing Simulation Lab  
 Science Labs
- Ward Hall - 035**  
 Automotive  
 Academic Support Center  
 Campus Life / Student Engagement  
 Career & College Readiness  
 Community Room  
 Fitness Lab  
 Student Lounge / Deli / Vending  
 TRIO
- Mary Dale Bender Center - 019**  
 Craven Early College  
 Law Enforcement Training
- Kelso Hall - 011**  
 Barbering  
 Cosmetology  
 Machining Center  
 Salon Services

- Business & Information Technology (BIT) - 027**  
 Bookstore  
 Computer Labs  
 Technology Services  
 University Connections
- Advanced Manufacturing Center (AMC) - 028**  
 Drafting and Design  
 Electronics  
 Manufacturing Technology / Composites  
 Welding
- Orringer Hall - 012**  
 Fine Arts  
 Auditorium
- Davis Maintenance Building - 022**  
 Facilities and Maintenance  
 Shipping and Receiving

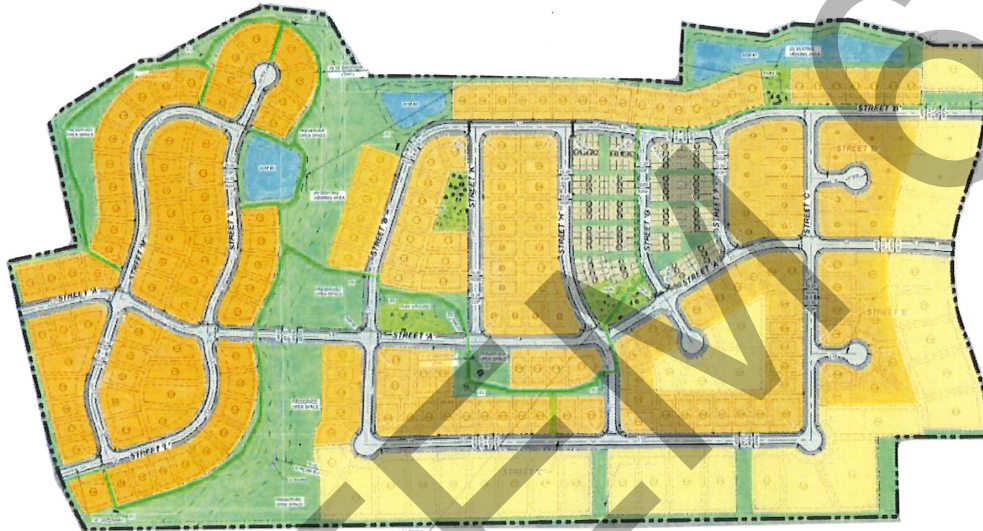




**ELLIS**  
DEVELOPMENTS GROUP

6801 Falls of Neuse Road, Suite 108  
Raleigh, NC 27615

## ***Notification of Community Meeting for Proposed Rezoning***



### **Dear River Bend Residents:**

Ellis Developments Group has proposed to rezone an approximately 101-acre parcel (located at 403 Old Pollockville Road in River Bend) from R-20A to Planned Development-Residential and Planned Development-Multifamily to allow for the construction of a residential development featuring a mix of detached homes and townhomes. A rendering of the conceptual site plan is shown above.

In connection with the proposed rezoning, Ellis Developments Group will be hosting a community town hall style meeting in order to provide River Bend residents with an opportunity to review the conceptual plan for the project and to give you an opportunity to ask any questions and give feedback you may have about the project.

**The Neighborhood Meeting will be held on Monday, February 20, 2023 from 6:00-8:00 p.m. at the Orringer Auditorium on the campus of Craven Community College, located at 800 College Court, New Bern, NC 28562.**

Should you have questions prior to the meeting, please feel free to contact me via telephone at 919-824-6088 or email at [jason@ellisdevgroup.com](mailto:jason@ellisdevgroup.com).

Sincerely,

**Jason Pfister**  
**Vice President of Development**  
**Ellis Developments Group**



**RIVER BEND TOWN COUNCIL  
DRAFT AGENDA  
Regular Meeting  
February 16, 2023  
River Bend Town Hall – 45 Shoreline Drive  
7:00 p.m.**

**Pledge: Leonard**

1. Call to Order (Mayor Kirkland Presiding)
2. Recognition of New Residents
3. Additions/Deletions to Agenda
4. Addresses to the Council
5. Public Hearings
6. Consent Agenda

*All items listed under this section are considered routine by the Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

**A. Approve:**

*Minutes of the January 12, 2023 Work Council Meeting  
Minutes of the January 19, 2023 Regular Council Meeting*

7. Town Manager's Report – Delane Jackson

*Activity Reports*

- A. *Monthly Police Report* by Chief Joll
- B. *Monthly Water Resources Report* by Director of Public Works Mills
- C. *Monthly Work Order Report* by Director of Public Works Mills
- D. *Monthly Zoning Report* by Assistant Zoning Administrator McCollum

**Administrative Reports:**

8. Environment And Waterways / Parks and Recreation – Councilman Leonard
  - A. EWAB Report
9. Planning Board – Councilman Sheffield
  - A. Planning Board Report
  - B. Board of Adjustment Report
10. Public Safety – Councilman Weaver
  - A. Community Watch
  - B. CERT

11. Parks & Recreation – Councilman Castranova

- A. Parks and Rec Report
- B. Organic Garden Report
- C. Library Report

12. CAC – Councilwoman Maurer

- A. CAC Report

13. Finance – Councilman Leonard

- A. Financial Report - Finance Director

14. Mayor's Report – Mayor Kirkland

15. Public Comment

*The public comment period is set aside for members of the public to offer comments to the Council. It is the time for the Council to listen to the public. It is not a Question & Answer session between the public and the Council or Staff. All comments will be directed to the Council. Each speaker may speak for up to 3 minutes. A member of staff will serve as timekeeper. A sign-up sheet is posted by the meeting room door and will be collected prior to the start of the Public Comment Period. Speakers will be called on by the Mayor in the order that they signed up. In order to provide for the maintenance of order and decorum, the Council has adopted a policy for this section of the meeting. A copy of the policy is posted by the door for your review. Please follow the policy. If you have a specific question for staff, you are encouraged to contact the Town Manager or the appropriate Department Head at another time.*

16. Adjournment