

RIVER BEND PLANNING BOARD

June 1st, 2023 at 6:00pm

**River Bend Municipal Building
51 Shoreline Drive, River Bend, NC**

I. CALL TO ORDER – *Egon Lippert*

II. GENERAL VISITOR COMMENTS - *All*

We welcome our visitors. A copy of the agenda is available. If you want to address the board with general comments, you have the opportunity to do so at this time. The Chairman may impose a time limit on comments, depending on the number of guests who wish to speak.

III. APPROVAL OF LAST MEETING MINUTES – *Allison McCollum*

IV. REPORTS

- a.** Summary of permits issued – *Allison McCollum*
- b.** Town Council Update – *Buddy Sheffield*

V. OLD BUSINESS – *All*
None.

VI. NEW BUSINESS – *All*

- a.** Election of Board Chair, Vice-Chair, and Secretary
- b.** Discussion of outdoor storage ordinance
- c.** Discussion of public comment policy

VII. OTHER – *All*

- a.** Update on Robert Davis property activities – *All*
- b.** Schedule next meeting – *All*

VIII. CALL FOR ADJOURNMENT - *All*

Town of River Bend Planning Board

Minutes for Regular Meeting – 6 April 2023 – River Bend Municipal Building

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

Board Members absent: Kathleen Fleming, Kelly Forrest

Others present: Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Councilman James Castranova, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, and 5 members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 6 April 2023, in the River Bend Municipal Building meeting room with a quorum present.

2. General Visitor Comments

Chairman Egon Lippert asked if any visitors wished to speak. He stated that in the interest of time, comments would be limited to three minutes. There were no comments.

1. Approval of 2 February 2023 Regular Meeting Minutes

The Board reviewed the Minutes of the 2 February 2023 Regular Meeting. **Motion** was made by Board Member Keith Boulware to accept the Minutes as presented. Motion was **seconded** by Board Member Kelly Latimer. **Motion carried unanimously.**

2. 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 February and March 2023. The members of the Board reviewed the report and asked questions as needed.

b. Council Report

Councilman Buddy Sheffield summarized recent actions by the Town Council. The topic of Conditional Zoning, which had been previously discussed and an ordinance amendment recommended to Council has been tabled by the Town Council until 2025. The Board asked questions as needed.

3. Old Business

a. Rezoning Request – Parcel #8-206-083

Town Manager Delane Jackson presented the rezoning request and supplemental information provided by the applicant, Mr. Jay Ammon. The Board asked questions as needed, which were answered by both Town Manager Jackson and Mr. Jay Ammon. As Mr. Ammon does not presently own the land, the Town is waiting on a letter from the current owner. **Motion** was made by Board Member Keith Boulware to recommend approval of the rezoning request, contingent on the receipt of the acknowledgement letter from the current owner. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

4. New Business

a. US Census Data Update

AZA Allison McCollum provided the Board with an updated version of the census data that is included in the Town's Comprehensive Plan. The data is based on 2021 US Census Data. **Motion** was made by Vice Chair Bob Kohn to update the Comprehensive Plan with the new census data. Motion was **seconded** by Board Member Keith Boulware. **Motion carried unanimously.**

5. Other

The next regular meeting is scheduled for Thursday, 4 May 2023 at 6pm.

6. Adjournment

Motion was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously** and the meeting adjourned at 6:45 PM.

Allison McCollum, Secretary



TOWN OF RIVER BEND

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River Bend, NC 28562

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April 2023

Permit Type	Total Issued	Total Project Cost
Flood	4	\$75,000.00
Residential Zoning	5	\$82,200.00

The total amount of permit fees collected for April 2023 is **\$451.60**

May 2023

Permit Type	Total Issued	Total Project Cost
Flood	3	\$7,681.00
Residential Zoning	8	\$740,477.00

The total amount of permit fees collected for May 2023 is **\$1,150.80**

TOWN OF BLADENBORO
ORDINANCE TO AMEND SECTION 5.16: OUTDOOR STORAGE
OF THE ZONING ORDINANCE

BE IT ORDAINED by the Board of Commissioners of the Town of Bladenboro that Section 5.16 of the Town of Bladenboro Zoning Ordinances, shall be and is hereby amended to read as follows:

5.16 Outdoor Storage

Definition: The placement or storage of goods, equipment, motor vehicles or materials outside of an enclosed building for a period of more than forty eight (48) consecutive hours shall be considered outdoor storage. Outdoor storage does not refer to operable motor vehicles in use by the person occupying the property, or other minor and incidental storage, which would not have a negative impact on the health, safety and general welfare of adjacent property owners and land uses.

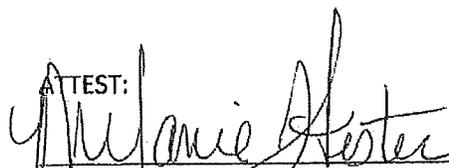
Outdoor storage is a permitted use in the following districts:

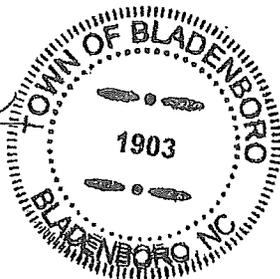
1. General Business
2. Central Business
3. Neighborhood Business
4. General Manufacturing

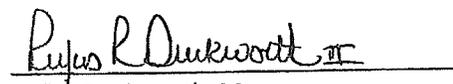
Under the Following Terms: All outdoor storage shall be maintained behind a sturdy, opaque fence of at least six (6) feet in height and if the property is adjacent to a residential district a 6ft evergreen buffer will also be required.

The placement or storage of goods, equipment, motor vehicles or materials outside of an enclosed building for a period up to 3 Months (90 days) within the General Business, Central Business, Neighborhood Business, or General Manufacturing Zoning Districts is permitted. After this period these items are to be stored within the required fencing.

Adopted this the 13th day of February, 2017

ATTEST:

Melanie Hester, Town Clerk




Rufus Duckworth, Mayor

7.5.3 Outdoor Storage

A. General

Outdoor storage is more intensive than outdoor display. Materials stored in outdoor storage are not normally brought indoors overnight.

B. Class A Outdoor Storage

1. Class A outdoor storage is defined as garden supplies, building supplies, plants, vehicle sales and services, manufactured home sales, play equipment, and other similar items.
2. Areas used for Class A outdoor storage shall be permitted following review and approval of a site plan illustrating the extent of the area proposed for outdoor storage, provided it meets the following standards:
 - a. No outdoor storage shall be allowed in street yards or within 15 feet of any public right-of-way, whichever is greater.
 - b. No outdoor storage shall be permitted within required vehicular use areas.
 - c. Outdoor storage can be located to the side of a building, provided it is not located within the side yard.
 - d. Any rear yard can be used for outdoor storage purposes, except in the SRP District.

C. Class B Outdoor Storage

1. Class B outdoor storage is defined as material stored in crates, boxes, or shipping containers; lumber yards; pipe; wrecking, junk, and salvage yards; vehicle storage yards; and other similar uses.
2. In addition to the requirements of paragraph B.2 above, areas used for Class B outdoor storage shall be screened from view from the public right-of-way, public vehicular use areas, or adjacent residential development pursuant to Sec. [9.7](#), Screening.

D. Outdoor Storage in SRP District

1. Outdoor storage shall not be permitted in required yards.
2. Outdoor storage shall be screened according to Class B standards.

The Durham Unified Development Ordinance is current through legislation effective:

Durham County: May 1, 2023

City of Durham: May 1, 2023

Disclaimer: The [Durham City-County Planning Department](#) office has the official version of the Durham Unified Development Ordinance. Users should contact the Planning Department for amendments subsequent to the amendment cited here.

[City Website: durhamnc.gov](#)

[Code Publishing Company, A General Code Company](#)

§ 156.405 OUTDOOR STORAGE AND DISPLAY.

(A) *Applicability.*

(1) Any merchandise, material or equipment stored outside of a fully-enclosed building shall be subject to the requirements of this section.

(2) Vehicles for sale, lease or rent as part of a properly permitted use (including boats and manufactured housing) shall not be considered merchandise, material or equipment and shall be subject to the parking buffer requirements of § 156.402.

(B) *Outdoor display.*

(1) Outdoor display shall be defined as the outdoor display of products actively available for sale. The outdoor location of soft drink or similar vending machines shall be considered outdoor display. Outdoor display shall not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers. Such merchandise shall be considered limited outdoor storage.

(2) Outdoor display shall be permitted in association with any non-residential use following Planning Board review of a major site plan in accordance with § 156.707, illustrating the extent of the permitted area for outdoor display provided it meets the standards below.

(a) Outdoor display shall be permitted adjacent to the primary façade (façade with principal customer entrance) and shall extend no more than 8 feet from such façade.

(b) Outdoor display shall be located no closer than 5 feet from any public entrance.

(c) Outdoor display shall occupy no more than 30% of the horizontal length of the façade.

(d) Outdoor display shall not impair the ability of pedestrians to use the sidewalk or parking areas.

(C) *Outdoor storage.*

(1) *General.* Outdoor storage is more intensive than outdoor display. Materials stored in outdoor storage are not normally brought indoors overnight. Outdoor storage is broken into 2 categories as follows:

(2) *Limited outdoor storage.*

(a) Limited outdoor storage shall be defined as the overnight outdoor storage of vehicles awaiting repair (includes the storage of vehicles at self-storage facility), merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, shopping carts, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material or equipment.

(b) Limited outdoor storage shall only be permitted in the B-3, I-1 and I-2 districts following Planning Board review of a major site plan in accordance with § 156.707, illustrating the extent of the permitted area for limited outdoor storage provided it meets the standards below.

1. Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from the public right-of-way, public parking areas, or adjacent residential development by a 100% opaque visual barrier or screen. Chain-link fencing with slats inserted may be considered acceptable for this screening, except where located abutting or across the street from a residential use or residentially-zoned property.

2. All limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residentially-zoned district.

3. Limited outdoor storage shall be located in the rear yard.

4. Limited outdoor storage may be located to the side of a building, provided it is not located within the side yard.

5. Vehicles awaiting repair may be stored up to 14 days within the required screened storage area.

(3) *General outdoor storage.*

(a) General outdoor storage shall be defined as salvage yards, vehicle storage yards, overnight outdoor storage of shipping containers, lumber, pipe, steel, junk and other similar merchandise, material or equipment.

(b) General outdoor storage shall only be permitted in the I-1 and I-2 districts following Planning Board review of a major site plan in accordance with § 156.707, illustrating the extent of the permitted area for general outdoor storage provided it meets the standards below.

1. General outdoor storage shall be screened by 100% opaque, 8 foot high visual barrier or screen, except where located abutting or across the street from a residential use or residentially-zoned property such screening shall be high enough to completely conceal all outdoor storage from view.

2. All general outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residential district.

3. No general outdoor storage shall be permitted in a street yard or otherwise forward of the front building line.

4. General outdoor storage may be located in the side or rear yard.

(Ord. passed 6- -2019)

Planning Board

Public Comment Policy

The Planning Board is responsible for conducting its meetings in compliance with the North Carolina Open Meetings Law. In order to facilitate that responsibility and conduct its meeting in an efficient and effective manner, the Board must operate in a professional, organized manner. Unregulated public comments may disrupt the flow of the meeting. However, the Board also recognizes the importance of receiving comments from the public. The purpose of the public comment period is to give the public an opportunity to express their views, comments or opinions to the Board in an orderly manner. It is a time for the Board to listen to the public. It is not a time for debate. The following rules have been established to maintain order and decorum during both the meeting and during the public comment period. Furthermore, these rules are designed to ensure fairness to each speaker by establishing rules in advance that will be applied equally to each speaker.

I. Public Comment Period

The public comment period shall be reserved as an item of business on the agenda for each Board meeting. It is the time of the meeting where the public has a right to offer comments. It is the responsibility of the Chair, or in the Chair's absence, the presiding officer, to enforce this policy. However, all comments to the Board during the public comment period shall be subject to the following guidelines:

1. Prior to the start of the public comment period, persons wishing to address the Board will register on a sign-up sheet stationed by the meeting room door. Prior to beginning the public comment period, the Chair will collect the sign-up sheet and recognize speakers in the order that they registered.
2. Each speaker shall be limited to a maximum time of three (3) minutes. Each speaker will only be allowed to speak once during the public comment period. A Board or staff member shall serve as time keeper and will promptly announce when the speaker's time has expired.
3. No time may be yielded or transferred from one speaker to another. In order to avoid repetition and delay, groups of people supporting the same position are encouraged to designate a spokesperson for the group, but they may speak individually.
4. The public comment period is not intended to require the Board to answer any impromptu questions. The Board is not required to take action on an item that is presented during the public comment period. If necessary, the item may be added to the agenda of a future meeting, thereby providing the Board an opportunity to research the item and provide data for future consideration and review.
5. Discussions between speakers and members of the audience will not be permitted during the public comment period.
6. Speakers who have prepared written remarks or other materials are encouraged to leave a copy of such with the Board's Secretary. The Secretary shall make the materials available to all Board members.

7. Speakers shall be courteous in their language and presentation. Profanity or other inappropriate language or gestures will not be tolerated.

8. In order to provide for the maintenance of order and decorum in the conduct of the meeting, the Chair(or presiding officer) may declare “out-of-order” any person who fails to comply with this policy. The Chair shall caution any such person to abide by the provisions of this policy. Refusal to do so shall be grounds for removal of the speaker from the meeting. A person who willfully refuses to leave the meeting upon being directed to do so by the presiding officer, is guilty of a Class 2 misdemeanor.

9. Comments from the public are not strictly limited to the Public Comment Period. The Public Comment Period is the only time when the public has the right to speak. At any other time during the meeting, members of the public may be called upon or allowed to speak, but only after being recognized by the Chair or by action of a majority of the Board.

- Adopted _____, _____, _____