



Town of Cedar Point Planning Board
January 5, 2021
Conducted Remotely

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, January 5, 2021 at 6:30 PM. This meeting was conducted electronically, via Zoom Meeting Software. Chairman Josh Reilly determined a quorum to be present and opened the meeting.

PRESENT: Chairman Josh Reilly, Vice Chairman TJ Williams, Members Riggs, Marelo, Castellano, Town Manager Rief, Town Clerk Calhoun and public

ABSENT: Member Pittner

The Minutes from the December 1, 2020 meeting were presented for Board approval. Vice Chairman Williams made a **Motion** to approve the December 1, 2020 Minutes as presented. Member Castellano seconded. The Motion carried unanimously.

Mr. Rief introduced Kaitlin DeGrasse, the Town's newly hired Code Enforcement Officer.

A Rezone request was next presented for Board consideration. RZ-2021-01 was a request to rezone a parcel adjacent to Cedar Point Villas from R-10 Residential to Conditional LIW. The purpose of the rezone would be to allow storage for golf carts and boats. There is also a Consistency Statement to be included in the Motion, should the Board approve.

Chairman Reilly opened the floor to public comment, beginning with Matt and Hillary Hawkins, who expressed concern over increased traffic. They believe there are better uses for the property, and they are not wanting to view a boat, RV and golf cart storage lot from their home. There were no further comments.

Board discussion followed. Member Castellano asked if there were any tax benefits to the Town with this rezone and could the Town mandate conditions such as fencing. He also pointed out that there were many other storage facilities in and around Cedar Point for boat storage. Member Williams expressed concern over excessive boat storage and increased truck/boat trailer traffic in that area.

Member Riggs pointed out that not many prospective buyers would want to have their business near a wastewater treatment plant. Currently, the area is not maintained, and the grass is quite tall, so making this zoning change could be an improvement to the aesthetic value of the parcel. He also asked if there was a potential for tax benefits for the Town.

Mr. Rief explained it is not about the tax value, rather, is this a benefit to the Town and adjacent property owners?

Member Riggs asked what the Town would require with the Special Use Permit application? Mr. Rief answered that the Board of Commissioners could set requirements and conditions prior to issuance of the SUP.

Chairman Reilly stated that this parcel is located outside of the CBOD; how far are we willing to allow commercial entities outside of the CBOD?

Mr. Rief advised the Board that they have the option to table this request pending input from the residents at Cedar Point Villas.

Member Riggs made a **Motion** to table Rezone Request RZ-2021-01 pending input from the residents of Cedar Point Villas. Vice Chairman Williams seconded the Motion. The Motion carried unanimously.

The next agenda item, another rezone request, was next presented for Board consideration and approval. RZ-2021-02, a request to rezone a parcel located at 512 Cedar Point Boulevard from R-15 Residential to B-1 Business. Mr. Rief presented a brief overview of the application, noting that the applicant, Ms. Nicki Sirmans, wishes to open a cabinetry business with attached living quarters. The request also has an associated Consistency Statement that must be approved.

Member Marelllo stated that this request was straight forward; Member Castellano pointed out that this request makes sense, and it does not encroach on residential parcels.

Vice Chair Williams made a **Motion** to approve Rezone Request RZ-2021-02 with the associated Consistency Statement. Member Castellano seconded. The Motion carried unanimously.

The next item listed on the Agenda was a PUD Amendment Request. The request was for the PUD at The Villas of Magens Bay. Mr. Rief provided a brief overview of the request, noting the use would be a medical facility consisting of offices, and diagnostic and imaging center. This proposed development would involve Phases 5 & 6 of the Villas property.

Chairman Reilly opened the floor to public comment, beginning with Mr. Bill Ichord, who owns a unit within the Villas. Mr. Ichord expressed concern over lighting and stormwater runoff. He also was concerned with the increased traffic, and how it will flow.

Mr. Rief reminded the audience that the Planning Board's involvement in this matter this evening is to determine if the proposed use is appropriate.

A Special Use Permit Application will be necessary and would specifically limit uses. The applicant must consult with the NCDOT for further instruction and guidance for access points. DEQ will be involved with the stormwater requirements. The proposed septic must be in compliance with our UDO standards; traffic flow patterns are also addressed in the UDO.

Mr. Ichord urged developers to consider not allowing a cut through via Bodie and Lighthouse Lanes.

Ms. Kathryn Gorham was also concerned with increased traffic and the use of the roads within the development. These roads are privately maintained and asked if the new occupants would be willing to help pay for road maintenance.

Mr. Victor Braggiotti, a resident in the development, echoed Mr. Ichord's and Ms. Gorham's concerns. He also wanted to know what would happen should the proposed use not be approved; would the property remain commercial?

Ms. Ginger Turner, from The Cullipher Group, is one of the engineers for the project. She answered each of the concerns from the residents, beginning with the drainage concerns. She stated that the water does drain away from the residential areas. It is not the intent for Carteret Health Care to increase traffic and will eliminate the access at Bodie Lane. The building will be similar in size and appearance to the existing Moore Orthopedic building, with hours of operation 7:30 AM to 7:00 PM. Lighting would be unobtrusive and compliant with the Cedar Point UDO. There would be no emergency capabilities such as an Urgent Care or Emergency Department.

Member Riggs made a **Motion** to accept the PUD Amendment Request, with the understanding that the project will conform with the Cedar Point UDO. Vice Chairman Williams seconded. Motion carried unanimously.

Mr. Rief briefly apprised the Board on upcoming changes to NCGS 160A which will become 160D. These changes will affect the UDO, and Mr. Rief will be presenting these changes to the Board in upcoming meetings.

There being no further business to discuss, the meeting was adjourned. Vice Chairman Williams made a **Motion** to adjourn the meeting. Member Castellano seconded. The meeting adjourned at 8:55 PM.


Josh Reilly, Chairman


Jayne Calhoun, Town Clerk