



**TOWN OF CEDAR POINT
PLANNING BOARD MEETING
6:30 P.M. - TUESDAY, FEBRUARY 2, 2021
CEDAR POINT TOWN HALL
REMOTELY CONDUCTED**

1. Call to Order
2. Roll Call
3. January 5, 2021 Meeting Minutes
September 1, 2020 *Corrected* Minutes
4. New Business
 1. **Text Amendment 2021-01**
 - The purpose of this amendment would be to distinguish between a Contractor's Plant or Storage Yard and a Contractor's Office, to establish specific standards for a Contractor's Office, and to allow a Contractor's Office in a B-1 district. Currently, the UDO only allows either use in an LIW or IW zone.
5. Public Comments – **Since this meeting will be conducted electronically, please advise the Town Clerk of any comments you wish to share with the Planning Board members. Please have your comments submitted no later than 3:00 PM, Tuesday, February 2, 2021. You may email jcalhoun@cedarpointnc.org, or call Town Hall 252-393-7898. OR, should you wish to speak during the meeting, please advise the Town Clerk of your name and phone number, so we may recognize you during the Zoom Meeting.**
6. Comments from Board Members
7. Adjourn

The next regularly scheduled meeting will be Tuesday, March 9, 2021 at 6:30 PM

Tab 3 Minutes of January 5, 2021 & September 1, 2020



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 Marello 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



Town of Cedar Point
Planning Board Meeting
Remotely Conducted
September 1, 2020

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, September 1, 2020 at 6:30 PM. This meeting was conducted via Zoom Meeting Software. Vice Chairman Williams determined a quorum to be present and opened the meeting.

PRESENT: Vice Chairman Williams, Members Riggs, Reilly, Marelo, Pittner, Castellano, Town Administrator Rief, Town Clerk Calhoun and public

ABSENT: Chairman Heironimus

The Minutes from the July 7, 2020 and August 18, 2020 meetings were presented for Board approval.

Member Reilly made a **Motion** to approve the July 7, 2020 Minutes. Member Riggs seconded. The Motion carried unanimously.

Member Riggs made a **Motion** to approve the August 18, 2020 Minutes. Member Reilly seconded. The Motion carried unanimously.

Vice Chairman Williams switched the order of Agenda items to make the Commercial Site Plan Review at 121 Bell Street as the first Agenda item.

Mr. Alan Bell is present on behalf of the applicants. Mr. Hawkins, who owns the adjoining property, wished to erect his own fencing on his property. Mr. Rief pointed out that if the applicant installed the fence, it could be 6 feet in height. If the fence is installed on Mr. Hawkin's property, it cannot be at a height greater than 4 feet. Mr. Hawkins stated he still prefers to install his own fence on his property.

Board discussion followed:

Member Pittner noted the deletion of the washer dryer from the previous plans, and the addition of a restroom.

Member Reilly pointed out that it still says it is to be a warehouse on the application. He also expressed concern over the proposed signage. In his opinion, this looks like the same plan presented at the August 18 meeting.

Mr. Bell stated the plan was originally to build a warehouse, but the UDO did not allow for this usage in a B3 designation. Regarding the sign, the applicants were not planning to erect a sign, however, Mr. Bell included space for a sign on the drawing.

Member Morello made a **Motion** to approve the Commercial Site Plan drawing for the building at 121 Bell Street. Member Riggs seconded. Member Reilly voted Nay. The Motion carried 5-1.

Member Reilly stated he is not satisfied with the lack of details.

Member Riggs pointed out that the Guthries are respectable business owners and will comply with the Town's regulations. This project will help with Cedar Point's growth.

The Page Place RV Park rezone request was the next item for discussion. The original rezone request took place in 2018. However, the County's GIS maps were incorrect. This current rezone request will correct these errors. This request will move a portion of the property from MC Mobile Home designation to IW Light Industrial designation, and another portion should have been zoned MC, but is currently zoned IW. Mr. Kevin Page's property is currently zoned IW but should be zoned R20 Residential. A Consistency Statement is also included within the rezone request for Board consideration. Member Pittner made a **Motion** to approve the Rezone Request as well as its associated Consistency Statement. Member Castellano seconded. The Motion carried unanimously.

The final Agenda Item was a Text Amendment application from Buddy Guthrie. The particular parcel Mr. Guthrie would apply the Text Amendment to is located in the Central Business Overlay District. Based on this information Mr. Guthrie asked that the matter be tabled. Member Reilly made a **Motion** to table the Text Amendment. Member Castellano seconded. Motion carried unanimously.

Page Place has also presented a Park Plan Submittal, for Phase VI which would include 7 additional lots. There was no Board discussion. Member Pittner made a **Motion** to approve the Page Place Park Plan Submittal Phase VI as presented. Member Castellano seconded and the Motion carried unanimously.

Vice Chairman Williams notified the Board that he will be out of town for the months of October and November.

There being no further business to discuss, the meeting was adjourned. Member Reilly made a **Motion** to adjourn the meeting. The Motion was seconded by Member Castellano. The Motion carried unanimously.

The meeting adjourned at 7:17 PM.

TJ Williams, Vice Chairman

Jayne Calhoun, Town Clerk

DRAFT

Tab 4 Text Amendment 2021-01

Text Amendment 2020-01

Purpose: The purpose of this amendment would be to distinguish between a Contractor's Plant or Storage Yard and a Contractor's Office, to establish specific standards for a Contractor's Office, and to allow a Contractor's Office in a B-1 district. Currently, the UDO only allows either use in an LIW or IW zone.

Proposed Language:

1. Amend Permitted Use Table to add either a "P" or "S" to the B-1 column for a Contractor's Office (listed as Offices, Contractor's)
2. Amend Section 6.2 USE-SPECIFIC STANDARDS to add the following NEW SUBSECTION:

OFFICES, CONTRACTOR'S

1. INTENT

It is the intent of this section to address the specific criteria that must be met to use property as a Contractor's Office on a continuing basis within Cedar Point. This section does not apply to temporary contractor's offices allowed under Section 6.3.

2. STANDARDS OF EVALUATION

The following specific standards shall be used to evaluate an application for approval of uses in this category:

- (a) In addition to the handling of the general business affairs of a contractor, a contractor's office may include sample or display products for inspection and consideration by their customers.
- (b) Limited storage of construction materials is allowable on-site; provided, however, that no construction materials may be stored except within an enclosed building. Exterior storage of construction materials is prohibited.
- (c) No construction equipment or trailers of any kind are permitted to be stored on the premises.