



Town of Cedar Point
Planning Board Meeting
February 13, 2024

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, February 13, 2024 at 6:30 PM. Chairman Riggs determined a quorum to be present and opened the meeting.

PRESENT: Chairman Riggs, Vice Chairman Williams, Members Pittner, Castellano, Smith, Town Manager Rief, Town Clerk Calhoun

ABSENT: Member Marello

The Minutes from the January 9, 2024 meeting were presented for Board consideration and approval. Member Pittner made a **Motion** to approve the January 9, 2024 Minutes. Vice Chairman Williams seconded. The Motion carried unanimously, 4-0.

Under New Business was a Rezone Request for consideration. Rezone Request RZ-2024-01 was a request to rezone a parcel located at 130 Fir Street from B-1 Business to R-15M. Mr. Huck Venters, applicant, wishes to construct a single-family residence; a site plan was included. The property is located in an AE11 flood zone; however, the house will not need to be on stilts. Fir Street currently is half paved and the rest is gravel.

Board discussion followed, with Vice Chairman Williams asking if buffering would be required. Mr. Rief stated that if Bogue House decided to follow through with their plans to relocate the restaurant to the rear portion of their lot, then they would have to adhere to the buffering requirements. Residential parcels do have buffering requirements, only commercial properties.

Mr. Rief added that a Consistency Statement would need to be approved along with the rezone request. He also included a consistency statement that would apply to a non-approved rezone request, should the board choose to deny the request.

Vice Chairman Williams asked if the gravel portion of Fir Street would ever be paved. Mr. Rief stated that the Bogue House Restaurant owner wanted to see the engineering plans prior to

paving, as one of the restaurant's curb cuts would be removed if paving was finished on Fir Street to Cedar Point Boulevard.

Vice Chairman Williams made a **Motion** to approve Rezone Request RZ-2024-01 as presented. The Motion carried 4-0. Member Castellano made a **Motion** to approve the Consistency Statement as presented. The Motion carried 4-0.

Mr. Rief advised the board that the Bridge Point Town Homes Phase 2 final plat would be presented at their March 5, 2024 meeting.

There was no public comment.

There were no Board comments.

There being no further business, the meeting was adjourned. Member Smith made a **Motion** to adjourn the meeting, Vice Chairman Williams seconded.

The meeting was adjourned at 7:06 PM.



Jerry Riggs, Chairman



Jayne Calhoun, Town Clerk