



Town of Cedar Point
Planning Board Meeting
April 3, 2018

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, April 3, 2018 at 6:30 PM. Chairman Nash called the roll and determined a quorum to be present.

PRESENT: Chairman Nash, Members Heironimus, White, Bragg, Dennis, Riggs, Town Administrator Seaberg, Town Clerk Calhoun and public

ABSENT: Members Perry, Williams, and Zimmerman

Chairman Nash introduced the newest member, Mr. Jerry Riggs. Member Riggs will serve as an alternate member to the board.

Chairman Nash asked items 4 and 5 be switched on the Agenda, so that Item 4 would now be the Rezone Request (RZ-18-001) under New Business, and Item 5 would be the review of the UDO, under Old Business.

A rezone request to rezone 4 acres of land from RA to B1 was presented for Board consideration. This parcel is located at 1025 Cedar Point Boulevard. Mr. Seaberg presented a brief overview of the rezone request and application. Mr. Alan Bell, representative for the applicant, was present. The proposed business would be marine sales, and there would be no curb cut on Highway 24, rather, they would most likely do so on Masonic Avenue. The Board would also need to approve the Consistency Statement.

Member White expressed concern over traffic taking a short cut through Marsh Harbour. Mr. Seaberg pointed out that the traffic light would alleviate most traffic issues.

Member White made a **Motion** to approve the recommendation for the rezone request and its accompanying Consistency Statement to the Board of Commissioners. Member Heironimus seconded. Motion carried 4-0.

Regarding the updated version of the Unified Development Ordinance (UDO), Mr. Seaberg began the overview with the recommendation that a Technical Review Committee will be in place. This will ensure that all applications are in satisfactory order, and stipulations are met, dependent up on the type of application. The Committee would meet prior to the Planning Board receiving any documentation. The Committee will consist of the Mayor, Commissioner Liaison, and, if depending on the nature of the application, Fire Inspector, Fire Chief, NCDOT representative.

Commercial Site Plan Reviews must apply for a Special Use Permit prior to Planning Board or Board of Commissioners consideration. The time frame would be 30-45 days prior to the board meeting.

Discussion continued as to language in the balance of the UDO.

Member Heironimus made a **Motion** to eliminate the portion concerning garages. Member Bragg seconded. Motion carried 4-0.

Public access section should also be reviewed and considering most new development will not be on the waterfront, a Special Use Permit application would make this language unnecessary. Member Heironimus made a **Motion** to eliminate the Public Access section. Member Bragg seconded. Motion passed 4-0.

The matter of substantial improvements was discussed, and what percentage should the board consider to be included in the UDO, perhaps from 51% to 25%.

There being no further business to discuss, the meeting was adjourned. Member White made a **Motion** to adjourn the meeting. Member Dennis seconded. Motion carried 4-0.

The meeting adjourned at 7:51 PM.



John Nash, Chairman



Jayne Calhoun, Town Clerk