



Town of Cedar Point Planning Board  
April 6, 2021  
Conducted Remotely & In Person

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

PRESENT: Chairman Josh Reilly (remotely attending), Members Riggs, Marelo, Castellano, Pittner, Town Manager Rief, Town Clerk Calhoun and public

ABSENT: Vice Chairman TJ Williams

The Minutes from the February 2, 2021 meeting and the Minutes from the February 11, 2021 meeting were presented for Board approval. Member Marelo made a **Motion** to approve the Minutes from February 2, 2021 and February 11, 2021 as presented. Member Riggs seconded. The Motion carried unanimously.

Two Subdivision Site Plan Reviews were presented under New Business. The first subdivision, Bridge View, was presented for board consideration and discussion. Mr. Jonathan McDaniel of Bell & Phillips was present on behalf of the applicant, Cedar Point Developers. Mr. McDaniel presented a brief overview of the subdivision plan, noting that NCDOT has been contacted and discussions are underway concerning ingress and egress routes from Highway 24. Connectivity would be facilitated behind the former Sound Bank Building. Per the Town Unified Development Ordinance, Section 7.6, the following items were addressed by Mr. Rief based on his original review of the plan: A CMU was noted on the plans, this refers to a 'Community Mailbox Unit' but is not noted on the legend; the owner's number is not noted on the plans; the plans do not illustrate existing structures that are to be kept or removed; a letter from the DEQ must be provided regarding sediment/erosion control; for clarification purposes, the leader line for 404 Wetlands at lot 59 should be relocated (sheet 2), some curb and gutter will be removed along Highway 24, the storm drains that will be altered by this removal should be addressed; identify any primary nursery areas (for fish) or note the absence of them; there is no specification for utilities such as power lines being underground; easements and purposes must be clarified; revise road notes and 8 on sheet 3, currently listed as being in Town of Peletier and that they are public; NCDOT approval is required regarding entrances to the subdivision; the road lengths

within the subdivision are required; it must be noted if the water access is private or public; and the Planning Board may require an Environmental Impact Statement (furnished by the applicant).

Mr. Scott Williamson, Fire Inspector at West Carteret Fire Department, had the following recommendations:

Five hydrants suggested for Lot 1 northwest corner, Lot 52 northeast corner of Coastline Circle and Emerald View Drive, Lots 16-17, Lot 25 & Common Area, Lots 81-82 at the boundary. A Knox Box is another requirement and enables the fire department to open the gate with a special key located inside the Knox Box and the gate will remain in the open position to allow other fire fighting vehicles and apparatus into the subdivision. The cul-de-sac at Emerald View does not meet fire code and should be a minimum of 96 feet outside to outside. If there are future plans for a marina at waterfront, it's recommended that a 6" water line be ran to the boat ramp.

Stormwater runoff is addressed with an infiltration area which would encourage stormwater to accumulate and then quickly filter off into the surrounding area. After a hard rain, there may be accumulation that could remain for 2-5 days.

Chairman Reilly opened the floor to public comment beginning with Mr. Rief reading a letter from Ms. Amanda Michalowicz, a Magens Bay resident. Ms. Michalowicz asked for a vegetative buffer between the new subdivision and Magens Bay and expressed concern over the close proximity of the new neighborhood to her property. Mr. McDaniel pointed out there is an existing vegetative buffer and partial fencing will be provided as additional screening.

Ms. Jennifer Seymour expressed concern over the water access area.

Mr. Pete Timmons requested a fence between the boundary of Royal Oaks Court and the new subdivision.

Ms. Janet Kolb agrees with installation of a fence and is concerned with stormwater runoff during construction. Mr. McDaniel stated the site will be heavily monitored by the State.

There were no further public comments.

Member Riggs made a **Motion** to recommend the Subdivision Site Plan for Bridge View with the list of changes from Mr. Rief. Member Castellano seconded. The Motion carried unanimously.

The second Subdivision Site Plan Review is for Flipper's Cove located at 325 Cedar Point Boulevard. The applicant, Ms. Carla Buckhold was present, and Mr. McDaniel was also present for this review. This proposed subdivision is a 9-lot subdivision. Due to its location in the Flood Plain, all homes built will be elevated on stilts. Mr. Rief read off the list of requirements per the Unified Development Ordinance Section 7.6, Subdivisions: The phone number of owner/developer must be listed on the plans; include bearing and total distance for right of way line; some lot dimensions are missing; primary nursery areas (if included or not included) not

noted; 404 Wetlands not noted; recreation areas (fees and locations not noted); sheet 1, note 6 incorrect (wrong date) as is sheet 2 note 7 (references Coast A Zone); Lot 3 house pad needs to be included; NCDEQ approval letter for sedimentation and erosion control needed; the roads are listed as public roads and should be listed as private; remove existing concrete driveway cut and balance sidewalk to match existing sidewalk; add roadway lengths, dedication, if any, to public water access (gains owner 150% credit); proposed deed restrictions and Health Department Approval needed. Ms. Buckhold stated that all lots will have their own boat slip. Mr. Reif pointed out that there is a level spreader nearby the water. A small portion of this area could be designated as public. Lot 6 does not meet the requirements for a R-15 zoning designation and may necessitate a variance to bring it to compliance. This community will be gated and per the Fire Marshal, a Knox Box must be installed at the gate.

Member Riggs made a **Motion** to recommend the Flipper's Cove Subdivision Site Plan Review with the included list of items from Mr. Rief. Member Castellano seconded. The Motion carried unanimously.

There being no further business to discuss, the meeting was adjourned. Member Castellano made a **Motion** to adjourn the meeting. Member Riggs seconded. The meeting adjourned at 8:37 PM.

  
Josh Reilly, Chairman

  
Jayne Calhoun, Town Clerk