



Town of Cedar Point
Planning Board Meeting
Remotely Conducted
May 5, 2020

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, May 5, 2020 at 6:30 PM. This meeting was conducted via Zoom Meeting Software. Chairman Heironimus determined a quorum to be present and opened the meeting.

PRESENT: Chairman Heironimus, Vice Chairman Williams, Members Garavaglia, Riggs, Bragg, Reilly, Marelllo, Town Administrator Rief, Town Clerk Calhoun and public

The Minutes from the March 3, 2020 meeting were presented for Board consideration and approval. Member Reilly made a **Motion** to approve the Minutes as presented. Member Morello seconded. The Motion carried unanimously.

A Rezone Request was presented next; Chairman Heironimus opened the public hearing.

Mr. Rief presented a brief overview of the request, RZ-2020-01, a request to rezone 45.8 acres from MXD Mixed Use to R-10 Conditional Residential. 82 lots are proposed, with a minimum lot size of 15,000 and minimum width of 60 square feet.

Mr. Rief cautioned the Board that their discussion tonight should be based on the R-10 Conditional rezoning being suitable and compatible with the surrounding land uses. As part of the process, a subdivision plan will be before the Planning Board, at a future meeting.

Board discussion followed:

Member Bragg asked why they were requesting R-10 instead of R-20, to which Mr. Rief replied it would enable developers to get a few more lots on the property. Zoning the property R-20 would reduce the number of lots and there is also the need to allow for roads and common areas, as well as stormwater mitigation.

Vice Chairman Williams suggested rezoning to R-15 and bring 80' to 60'. Mr. Rief explained that going with this designation would necessitate a Variance request, and this particular situation does not qualify for that type of request.

Member Morello reminded everyone that they were only approving the rezone, not plans.

Member Garavaglia had the following concerns: traffic signal was inadequate for increased traffic RV Park also uses same entrance, there is a bond referendum to build another school. When do developers begin to look at tax burden to residents? Mr. Rief pointed out that Cedar Point is not the only municipality contributing to the schools and tax base. We cannot push developers to pay a subsidy towards the tax burden. The Town has no policy in place to support tax for schools and other efforts.

Mr. Jonathan McDaniel spoke on behalf of the applicants. The development would use the existing road. There will be conditions to be met with the use of this entrance. The density equates to 1.8 units per acre.

Member Bragg stated that access from this property to Magens Bay subdivision should be discussed; Mr. McDaniel said he would look into that as plans finalize.

The floor was then opened for Public Comment, beginning with Mr. Bill Ennett, owner of Bogue Sound RV Park, which is adjacent to the property being rezoned. His RV park has 140 lots and was concerned about his residents accessing their homes using the same entrance as the proposed subdivision. Mr. Ennett is also hopeful that some type of buffer be put in place between the development and the RV park.

Mr. Rief reminded the Board that the upcoming Highway 58 project may alleviate this traffic issue; budget restrictions have pushed the project back.

Chairman Heironimus again reminded members that the focus should only be on the rezone this evening not roads.

There were 3 citizens wishing to provide Public Comment beginning with Ryan Melbard, 104 Magens Court, Cedar Point, via email: Suggests there be buffers in place to control sound and maintain safety.

Ann Pagnucci, 104 Magens Court, Cedar Point, via email: Expressed concern with already overcrowded schools in the area. She believed that additional housing would add to this issue.

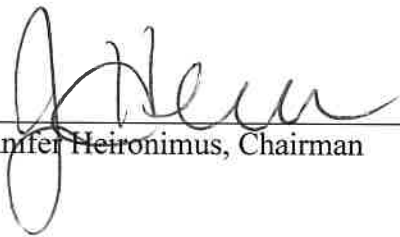
Gianfranco Pagnucci, 218 Royal Oaks Court, Cedar Point, via email: in favor of rezone and would like to have updates on progress as well as some type of buffer between the new development and Magens Bay.

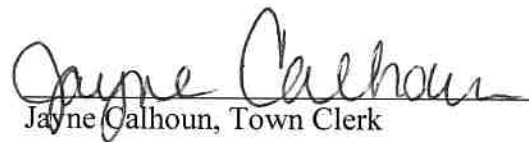
There was no further Public Comment.

Member Reilly made a **Motion** to approve the Rezone Request RZ-2020-01, a request to rezone 45.8 acres from MXD Mixed Use to R-10 Conditional Residential, along with the related Consistency Statement. Vice Chairman Williams seconded. The Motion carried unanimously.

There being no further business to discuss, the meeting was adjourned. Vice Chairman Williams made a **Motion** to adjourn the meeting. The Motion was seconded by Morello. The Motion carried unanimously.

The meeting adjourned at 7:44 PM.


Jennifer Heironimus, Chairman


Jayne Calhoun, Town Clerk