



Town of Cedar Point
Planning Board Meeting
June 5, 2018

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, June 5, 2018 at 6:30 PM. Chairman Nash called the roll and determined a quorum to be present.

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

ABSENT: Member White

The Minutes of the May 1, 2018 meeting were presented for Board consideration and approval. Member Williams made a **Motion** to approve the Minutes as presented. Member Perry seconded. Motion carried unanimously.

Under New Business, a Rezone Request (RZ-18-002) was presented for Board review and consideration. The rezone consisted of a request to rezone 3 parcels totaling 10.54 acres all located off VFW Road, from B-1 General Business District and R-15M Single Family Residential Mobile Home to MC Mobile Home and Camp Park District. Representative for the applicant was Mr. John McDaniel, Parker and Associates. Mr. Seaberg presented a brief overview of the application. If the rezone is granted, the applicant wishes to develop an RV park on the property.

Chairman Nash opened the floor to Board member comments:

Member Heironimus: Believes the Town has plenty of RV parks and does not believe this rezone will benefit the Town.

Member Bragg: First impressions are important, and does not agree that an RV park at a gateway location would be a good first impression

Member Dennis: No comment.

Member Riggs: In agreement with Members Heironimus and Bragg; it is not the right spot for this type of development.

Member Zimmerman: Has an issue with the rezone and believes the property's original zoning should remain as it is. He also does not agree with the request agreeing with the Comprehensive Plan.

Member Perry: No to rezone and any additional RV parks in the Town limits; RV parks suggest Cedar Point is a temporary place of residence.

Member Williams: A gateway entrance to Cedar Point should not be represented with an RV park.

Chairman Nash: Agrees that current zoning is appropriate and should not be changed.

Member Williams made a **Motion** to deny the application for Rezone (RZ-18-002). Member Bragg seconded. Motion carried unanimously.

There was no Public Comment.

Chairman Nash then opened the floor to Member comments:

Member Bragg questioned home on VFW Road that had a number of vehicles and extensive debris and junk visible from the road. This particular property is being addressed by the Town, and the property owner is starting to begin efforts to clean up.

Member Zimmerman took issue with a Variance Request, which was originally before the Planning Board as a Commercial Site Plan. The request is asking that the requirements for a fire hydrant distance be amended. Member Zimmerman does not believe this request should be granted, based on the danger of fires and the surrounding developments being affected.

Chairman Nash polled the Board concerning the method of delivery of Agenda Packets. It was the consensus of the board that Agenda Packets be in digital format, vice actual books. Town Clerk Calhoun will print out any portion of the packet at member's request.

There being no further business to discuss, Chairman Nash adjourned the meeting.

The meeting adjourned at 7:03 PM.



John Nash, Chairman



Jayne Calhoun, Town Clerk