



Town of Cedar Point
Planning Board Meeting
Remotely Conducted
October 6, 2020

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, October 6, 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, Members Riggs, Reilly, Marelo, Pittner, Castellano, Town Administrator Rief, Town Clerk Calhoun and public

ABSENT: Vice Chairman Williams

The Minutes from the September 1, 2020 meeting were presented for Board approval.

Member Riggs made a **Motion** to approve the September 1, 2020 Minutes. Member Reilly seconded. The Motion carried unanimously.

Under New Business, a rezone request was presented for Board consideration. Certain parcels in and around Page Place RV Park were zoned incorrectly by the County. Such as areas of Page Place were zoned IW Light Industrial instead of MC Mobile Home, and Mr. Kevin Page's property was zoned IW and should be R-20 Residential. This rezone is merely a housekeeping measure and will not affect any of the residents adversely. Member Riggs made a **Motion** to approve the Rezone Request and recommend the BOC to consider and approve as well. Member Reilly seconded. The Motion passed unanimously.

Osprey Landing presented a phasing proposal for the RV Park. The owner would like to divide the development into 3 phases. This proposal should have been included in the original site plan submittal. Certain aspects must be completed for all the property such as landscaping. The area behind the adjacent cabinet shop was completely clear cut, deleting the required vegetative buffer. This area must be replanted to be in compliance.

Board discussion followed:

Member Pittner asked what the disadvantage would be of having phasing for this project. Mr. Rief pointed out that there is concern having an undeveloped project and no timeline for further development. This phasing project would be on an on-demand basis, with no timeline given for its completion.

Mr. Jonathan McDaniel of Bell and Phillips joined the Zoom meeting at 6:45 PM to answer any questions the Board may have about this project.

Member Riggs expressed concern over landscaping; areas II and III are already overgrown and they should be kept up and mowed. The entry gate is very unattractive as well. Mr. Rief stated that this area will be used as a proposed sales lot for 4 different park models. This use would require a Special Use Permit. There is a patch of overgrowth along Highway 58 that does not belong to the applicant. This area belongs to Carteret Craven Electric and the US Forestry Service. There is a potential for the applicant to gain ownership of this area, however, Mr. McDaniel stated their first priority as of now is to get the park opened.

Member Riggs made a **Motion** to accept the plans as presented. Member Castellano seconded. The Motion carried unanimously.


There were no Board comments.

Mr. Rief briefed the Board on what can be expected at the November meeting. A rezone request will be presented for their consideration. This parcel is split zoned B-1 in the front, and R-20 in the rear. The applicant wishes it to be rezoned entirely residential, however, most of this parcel is in the flood plain. The Board was cautioned to consider this matter very carefully.

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

Member Riggs made a **Motion** to adjourn the meeting Member Reilly seconded.

The meeting adjourned at 7:00 PM.


Jennifer Heironimus, Chairman


Jayne Calhoun, Town Clerk