



**TOWN OF CEDAR POINT
PLANNING BOARD MEETING
6:30 P.M. - TUESDAY, DECEMBER 1, 2020
CEDAR POINT TOWN HALL
REMOTELY CONDUCTED**

1. Call to Order
2. Roll Call
3. November 3, 2020 Meeting Minutes
4. New Business
 - A. Text Amendments to the Cedar Point UDO**
 - To allow Granite/Tile Sales as a Special Use in a B-1 district and permitted by right in an LIW or IW zone, with specific additional standards
 - To allow Public Parks and Playgrounds as a permitted use in the B-1, B-2, B-3, MC, HSCD and MXD zones.
 - B. Commercial Site Plan Review** – *Cedar Point Storage is proposing their second building to allow additional storage units.*
5. Public Comments – **Since this meeting will be conducted electronically, please advise the Town Clerk of any comments you wish to share with the Planning Board members. Please have your comments submitted no later than 3:00 PM, Tuesday, December 1, 2020. You may email jcalhoun@cedarpointnc.org, or call Town Hall 252-393-7898. OR, should you wish to speak during the meeting, please advise the Town Clerk of your name and phone number, so we may recognize you during the Zoom Meeting.**
6. Comments from Board Members
7. Adjourn

The next regularly scheduled meeting will be Tuesday, January 5, 2021 at 6:30 PM

Tab 3 November 3, 2020 Minutes



Town of Cedar Point
Planning Board Meeting
Remotely Conducted
November 3, 2020

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, November 3, 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, Mareello, Pittner, Town Administrator Rief, Town Clerk Calhoun and public

ABSENT: Vice Chairman Williams, Member Castellano

The Minutes from the October 6, 2020 meeting were presented for Board approval.

Member Riggs made a **Motion** to approve the October 6, 2020 Minutes. Member Reilly seconded. The Motion carried unanimously.

Chairman Heironimus announced her resignation as she is moving to another town. The floor was opened for nominations, with Member Pittner nominating Member Reilly as Chairman. Member Reilly accepted the Chair position. The Board's vote was unanimous.

Under New Business, a rezone request was presented for Board consideration. This Rezone Request, RZ-202-03 is a request to rezone 4.3 acres located at 325 Cedar Point Boulevard. This parcel is currently split zoned B-2 Business and R-15 Residential. The applicants wish to rezone to R-15 Residential. The applicants, Keith and Carla Buckold were present for any questions. Jonathan McDaniel of Bell and Phillips was also present for any questions. Due to the property being with the Flood Plain, it would be difficult for a commercial enterprise to build any structures. The Rezone Request includes a Consistency Statement for Board consideration. Chairman Heironimus opened the floor for public comments, beginning with Becky Humphrey. Ms. Humphrey owns the adjacent property, which is the location of the Salty Air Market. She stated she is 100% supportive of the rezone. She expressed concern with drainage and runoff issues; Jonathan McDaniel stated that there will be a stormwater permit secured. There were non further public comments.

The floor was opened to Board comments.

Member Riggs appreciates that Ms. Humphrey is supportive; Member Reilly stated same.

Member Morello made a **Motion** to approve the Rezone Request and Consistency Statement and recommended the Board of Commissioner consider at their November meeting. Member Pittner seconded. The Motion carried unanimously.

There was no public comment.

Member Riggs asked for status on any development coming to Cedar Point. Mr. Rief listed a medical office at the Old Sound Bank building, a retail business on Old Highway 58, a Medical facility located in front of the Villas at Magens Bay, the property where currently Coastal Outlet is located is under contract. This includes the property to the rear which is industrial, and the old Cedar Point Tire building is under contract.

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

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

The meeting adjourned at 7:00 PM.

Jennifer Heironimus, Chairman

Jayne Calhoun, Town Clerk

**Tab 4A Text Amendments
2020-07 Granite & Tile Sales
and
2020-08 Parks & Playgrounds Allowed**



Cedar Point

North Carolina

APPLICATION FOR TEXT CHANGE TO THE UNIFIED DEVELOPMENT ORDINANCE

Applicant

Michael Denmead

Address

117 Bobwhite Circle, Cape Carteret, North Carolina 28584

Phone

(252) 241-8197

Email

denme9f5@gmail.com

Section of Unified Development Ordinance being addressed:

Table of permitted uses section 6.2

1. What action is requested? Be Specific. (Recommended: provide the language you would like to see adopted.)

1. Granite Slabs and other merchandise may not be stored in a street yard.

2. Project specific product alterations may only be permitted in conjunction with a retail sales establishment and must take place inside an enclosure structure.

2. Describe, in your own words, why the ordinance amendment request is necessary?

1. For Artisan Granite & Marble to function at 100% of its capabilities this change is necessary.

2. As a client, the granite experience includes viewing several different natural and engineered slabs. These slabs are imported from around the world and are some of the most sought after, rare, and beautiful slices of mother nature. In one location, our facility will allow for clients to view their exact slab/s that will be shaped to their cabinets and installed in their home. This will also allow for clients to view tile selections up against their slab/s creating a more enjoyable, custom, streamlined, and safe experience.

3. To fully comply with the Town of Cedar Point.

3. In your opinion, how will the request be of benefit to you if approved?

Upon approval, it is planned for a state-of-the-art granite/tile showroom with offices, fabrication facility utilizing air and water, and slabs inventory building will be erected. Beautiful landscaping and flower beds are planned to compliment the property. This is the location Artisan would like to call home, set roots, and engage in business for many decades to come.

4. How will the Town of Cedar Point and/or the community benefit from the amendment to the Unified Development Ordinance?

The town of Cedar Point will be home to an established business who opened their doors on Emerald Isle October 1st, 2006. Artisan Granite & Marble has provided timeless counter tops and accents for homes located in the local area as well as other states. When clients from out of town visit, they typically spend a

lot more time in the local area than it takes to select counter tops. They enjoy local restaurants, retail clothing shops, and family friendly entertainment hot spots.

Being off of the main corridor hwy 24, material deliveries will not cause traffic jams or dangerous scenarios to the public. All off loading / loading will be taken place on the property off of the public road.

The town of Cedar Point will gain a business who operates Monday - Friday during normal business hours and rarely on Saturdays. Artisan Granite & Marble has never implemented a 2nd shift of labor. This ensures we'll be respectful to our neighbors.

Allowing the text amendment will create job openings for many in the local area.

The town will also receive a healthy tax benefit from Artisan's investment...equipment, vehicles, etc...

Proposed Amendment Text

I certify that the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Signature

Date

11/12/2020

A handwritten signature in black ink, appearing to read "Michael T. [unclear]", written over a horizontal line.

Text Amendment 2020-07

Proposed Language

Granite/Tile Sales

Add the following use to the Permitted Use Table:

- Granite/Tile Sales as a Special Use in a B-1 district and permitted by right in an LIW or IW zone

Use Specific Standards:

1. Granite Slabs and other merchandise may not be stored in a street yard. (This would mean in front of the front wall of the building. If this is an issue, let me know and we can address.)
2. Project specific product alterations may only be permitted in conjunction with a retail sales establishment and must take place inside an enclosure structure.

**TOWN OF CEDAR POINT
PLANNING BOARD**

Proposed Consistency Statement

Text Amendment 2020-07

Zoning Text Amendment 2020-07 is hereby recommended to the Board of Commissioners for adoption. The Planning Board of the Town of Cedar Point hereby finds that the proposed Zoning Text Amendment 2020-07 adding Granite/Tile Sales as a new use and creating use specific standards for it is consistent with the Town of Cedar Point Comprehensive Plan, which includes its Unified Development Ordinance, particularly Goal VII – Economic Development, because the amendment draws a distinction between granite type sales from stone/gravel sales lots and thus would allow such business development in the B-1 zone rather than restricting it to an IW or LIW zone.

Further, the Planning Board finds Zoning Text Amendment 2020-07 is reasonable and in the public interest because it will allow for increased commercial development without having to rezone to a more use intense district.

Text Amendment 2020-08

Proposed Language

Amend the Permitted Use Table to allow Public Parks and Playgrounds as a permitted use in the B-1, B-2, B-3, MC, HSCD and MXD zones.

**TOWN OF CEDAR POINT
PLANNING BOARD**

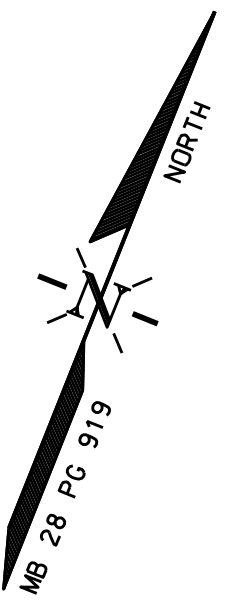
Proposed Consistency Statement

Text Amendment 2020-08

Zoning Text Amendment 2020-08 is hereby recommended to the Board of Commissioners for adoption. The Planning Board of the Town of Cedar Point hereby finds that the proposed Zoning Text Amendment 2020-08 amending the Permitted Use Table is consistent with the Town of Cedar Point Comprehensive Plan, which includes its Unified Development Ordinance, particularly Goal X – Recreation, because the amendment would allow public parks to be located on most properties throughout the Town without requiring a rezoning.

Further, the Planning Board finds Zoning Text Amendment 2020-08 is reasonable and in the public interest because it provides the Town greater flexibility in park planning and conserves public resources by not having to seek future rezoning requests.

**Tab 5 Commercial Site Plan Review
Cedar Point Storage**



VICINITY MAP (NTS)

N.C. HIGHWAY 24 - CEDAR POINT BLVD.
100' PUBLIC RIGHT OF WAY

NOTES

- 1) AREA BY COORDINATES.
- 2) THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
- 3) THIS MAP IS NOT FOR RECORDING.
- 4) LOT AREA = 83,890.59 S.F.
- 5) NO UTILITIES OR IMPROVEMENTS SURVEYED OR SHOWN.
- 6) NO BUILDINGS ENCROACH, BUT CHAINLINK FENCES ENCROACHES OVER THE EASTERN AND WESTERN PROPERTY LINES.

N/F SHAHPOUR DENEHRI
D.B. 786 PG. 670
NCPIN 53741652005000

N/F PATRICIA WALSTON
D.B. 811 PG. 198
M.B. 28 PG. 919
NCPIN 537415643748000
TRACT 3

N/F PATRICIA WALSTON
D.B. 811 PG. 197
M.B. 28 PG. 919
NCPIN 537415645898000
TRACT 2

LEGEND

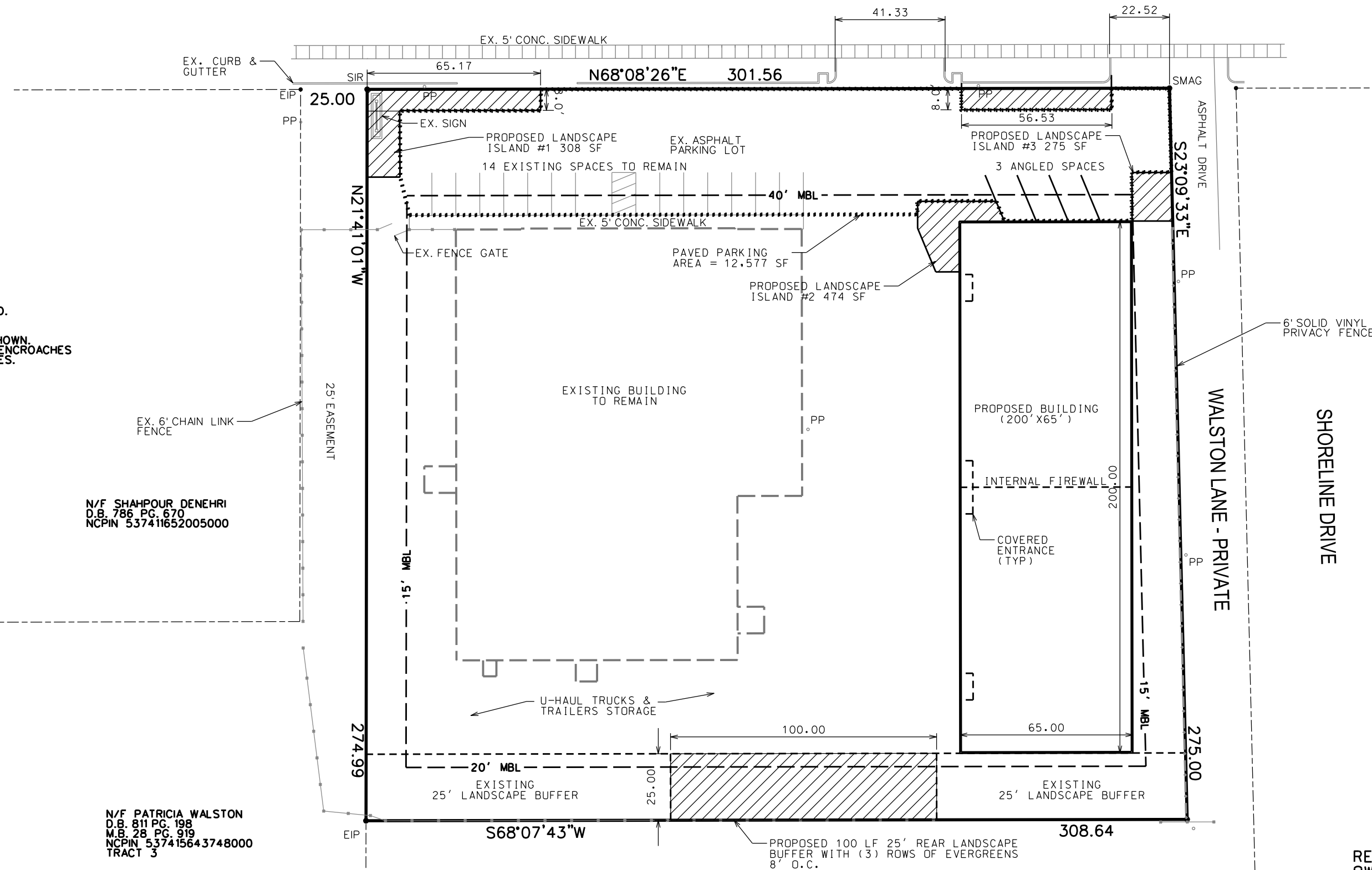
- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- EPK EXISTING PK NAIL
- ECM EXISTING CONC. MON.
- ERRS EXISTING R/R SPIKE
- PIP PINGTOP IRON PIPE
- SIR SET IRON ROD
- CP CALCULATED POINT
- MHW MEAN HIGH WATER
- N/F NOW OR FORMERLY
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- PP POWER POLE
- LP LIGHT POLE
- OE OVERHEAD ELECTRIC
- ELEC ELECTRICAL PEDESTAL
- TRANS ELEC. TRANSFORMER
- TEL TELEPHONE PEDESTAL
- TV CABLE TV PEDESTAL
- WM WATER METER
- CD CLEAN OUT
- FW FIBER OPTIC WARNING POST
- R/W RIGHT OF WAY
- DL/FE DOCK LIGHT & FIRE EXTINGUISHER
- FDC FIRE DEPARTMENT CONNECTION

PROPOSED LANDSCAPE AREA

PAVED PARKING AREA
DELINEATION



SCALE: 1" = 40'



LANDSCAPE REQUIREMENTS

STREET YARD REQUIREMENTS:
MINIMUM OF 50% OF STREET FRONTAGE, MINUS ACCESS DRIVES SHALL HAVE A 8' WIDE STREET YARD.

TOTAL FRONTAGE	=	301.56'
TOTAL WIDTH OF ACCESS DRIVES	=	63.85'
REMAINING FRONTAGE	=	237.71'
50% OF REMAINING FRONTAGE REQUIRING BUFFER	=	118.85'
LINEAR FEET OF 8' STREET YARD PROVIDED	=	121.70'

PARKING LANDSCAPE REQUIREMENTS:
6% OF PAVED PARKING AREA SHALL BE LANDSCAPED

TOTAL PAVED PARKING AREA	=	12,577 SF
6% OF PAVED PARKING AREA	=	755 SF

PROPOSED PARKING LANDSCAPING:

LANDSCAPE ISLAND #1	=	308 SF
LANDSCAPE ISLAND #2	=	474 SF
LANDSCAPE ISLAND #3	=	275 SF
TOTAL PROPOSED PARKING LANDSCAPING	=	1,057 SF

EXISTING BUILDING REMOVED IN REAR OF PROPERTY.
PROVIDE REAR 25' LANDSCAPE BUFFER W/
3 ROWS OF EVERGREENS, 8' O.C.

NOTES:
ALL STREET YARDS, LANDSCAPE ISLANDS AND REAR LANDSCAPE BUFFER SHALL HAVE HARDENED EDGES, SUCH AS LANDSCAPE PAVERS, IN ORDER TO KEEP GROUND COVER IN PLACE.
STREET YARD BUFFERS SHALL HAVE CREPE MYRTLES @ 8' O.C.

REVISIONS:

No.	BY	DATE	DESCRIPTION

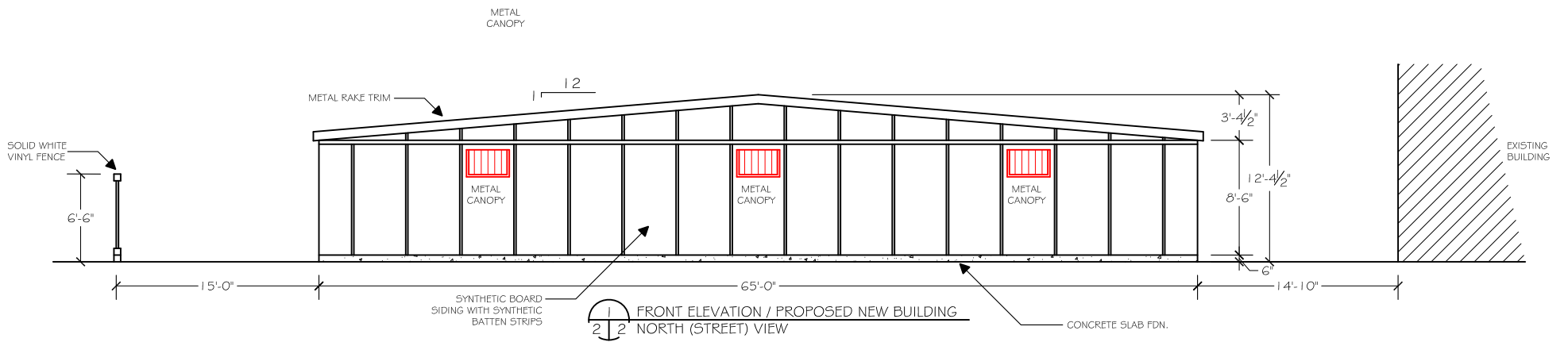
REFERENCES:
OWNER: N/F WALSTON FAMILY, LLC
D.B. 813 PG. 142
M.B. 28 PG. 919
NCPIN 53741654100000
ADDRESS: 1062 CEDAR POINT BLVD.

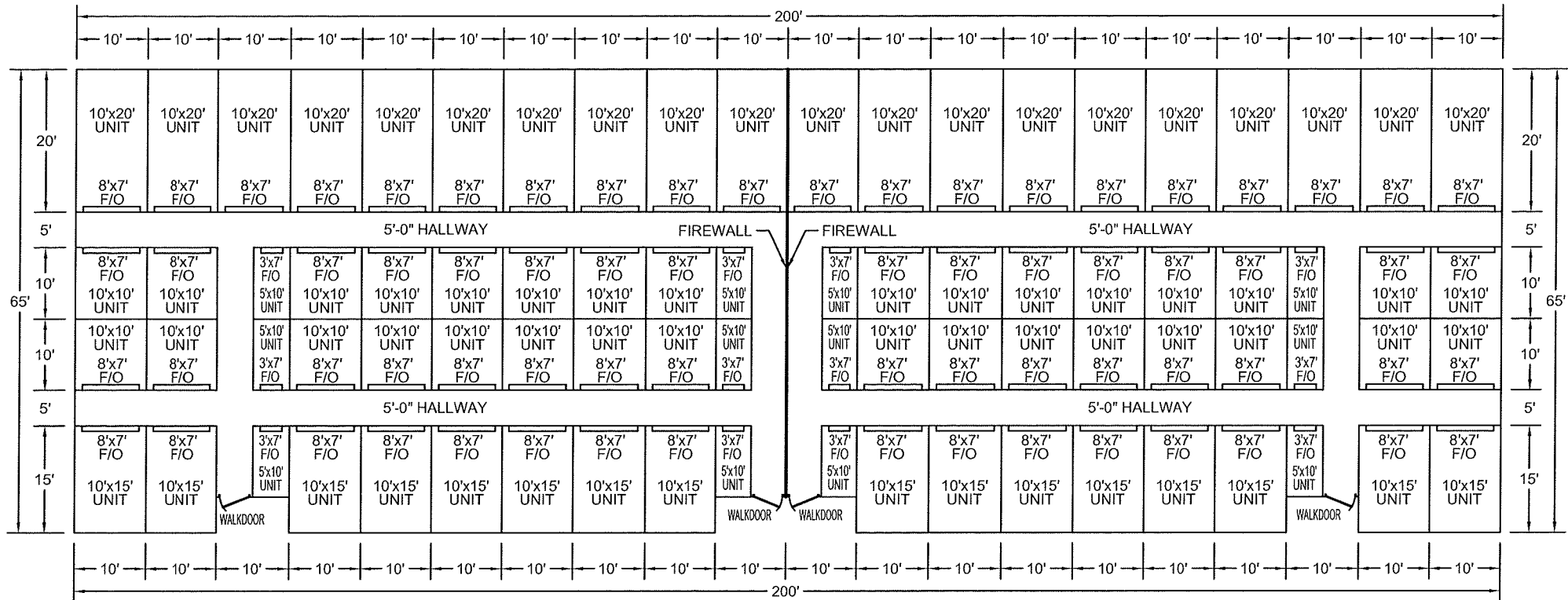
SITE AND LANDSCAPE PLAN

CEDAR POINT STORAGE

WHITE OAK TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: WARREN BENTON	DESIGNED: CMC
ADDRESS: 1400 DILLS CREEK LANE MOREHEAD CITY, NC 28557	DRAWN: CMC
PHONE: 252-503-5078	APPROVED: CMC
THE CULLIPHER GROUP, P.A. C-4482 ENGINEERING & SURVEYING SERVICES	
151-A NC HIGHWAY 24 MOREHEAD CITY, N.C. 28557 (252) 773-0090	DATE: 11/10/2020
PRELIMINARY-NOT FOR CONSTRUCTION CHARLES M. CULLIPHER, P.E.	
	SCALE: 1" = 40'





UNITS- 80 TOTAL

QTY	SIZE	(F/O SIZE)
20	10X20	(8X7)
16	10X15	(8X7)
32	10X10	(8X7)
12	5X10	(3X7)