



Town of Cedar Point
Planning Board Meeting
January 9, 2018

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, January 9, 2018 at 6:30 PM. Chairman Nash called the roll, and determined a quorum to be present.

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

Chairman Nash introduced the three new members, TJ Williams, Larry Bragg and ETJ representative Anthony Dennis.

The Agenda was amended as follows: Old Business items were moved under the New Business tab, the Conditional Use Permit request was moved to its own agenda item under New Business. Member Perry made a **Motion** to approve the Agenda as amended. Member White seconded. Motion carried unanimously.

The Minutes from the November 14, 2017 meeting were presented for Board consideration and approval. Member Zimmerman made a **Motion** to approve the Minutes as presented. Member Heironimus seconded. Motion carried unanimously.

A Commercial Site Plan Review for Neuse Sport Shop was presented for Board discussion. Mr. Seaberg presented a brief overview, noting that the presentation has been changed somewhat to reflect the newly updated address from 1019 Cedar Point Boulevard to 1021 Cedar Point Boulevard. This plan is consistent with the Town's Comprehensive Plan as well as in compliance with the accompanying check list of requirements. There are 4 stormwater basins on the property, all of which will be aesthetically masked with landscaping. The property is not adjacent to any residential areas, so there are no buffering requirements. There is a proposed traffic signal at Highway 24 and Masonic Avenue. The applicant, Mr. Russell Rhodes, was present to answer any questions.

Member White expressed concern over increased traffic on Masonic Avenue and suggested installation of speed bumps and/or signage to protect the safety of pedestrians. Member White also questioned the dumpster being serviced by the trash trucks and the safety of pedestrians. It is the opinion of Town staff that most of the traffic will stop at the store rather than travel further down Masonic Avenue, and there is ample room for the trash truck to be accommodated as well.

Member Bragg commented that it did not appear there was sufficient room for delivery trucks to be safely accommodated. Mr. Rhodes stated that this store does have the capacity for delivery trucks to safely back into the receiving area.

Member Williams inquired as to the vehicular traffic at this area of Highway 24. The traffic impact study estimated 1700 trips per day. There is space available for overflow parking, as well.

Member Zimmerman took issue with the parking lot, stating environmental concerns with stormwater runoff. He proposed a Motion to consider Low Impact Development (LID) options such as conservation and/or reuse of stormwater. Mr. Seaberg pointed out that the decentralization of stormwater (the 4 basins) would be considered an effort towards LID. Mr. Smithson, architect for the project, indicated that many of the trees already located on the property, including bald cypress and live oak trees were considered 'legacy' trees, already present at the time of construction. Member Zimmerman rescinded the Motion.

Member Zimmerman also suggested moving the handicap parking spaces closer to the building. Mr. Smithson responded that these spaces could be moved. Member Bragg asked if the spaces could accommodate a truck with a boat on a trailer. The spaces are designed at a greater width to allow for these situations.

Member Perry expressed concern over maintenance of Masonic Avenue, and who would make necessary repairs. Mr. Seaberg will research that and provide the Board with an answer.

Member Williams made a **Motion** to accept the Site Plan Review with the recommendations set forth by members. Member Perry seconded. Motion carried unanimously.

The next Site Plan Review is from Mr. Bruce Goepel, Land One Development Expansion. Mr. Goepel is proposing an expansion of the existing facilities currently located at 1100 Cedar Point Boulevard. Mr. Seaberg presented an overview of the Site Plan. The applicant is proposing using half the building as storage units, the other half would be the applicant's personal shop, with the second building being a personal residence, solely intended for the business owner to reside within.

The members pointed out many issues, including emergency vehicle accessibility concerns, lack of direct lighting of rear of area, checklist items not included in the Site Plan.

Chairman Nash read a statement that spoke directly to the matter of existing entities wishing to make changes, but these properties are not required to adhere to the same standards as a new

construction. Chairman Nash recommended adding these requirements to the UDO, and applying them to ALL building projects.

Member Zimmerman made a **Motion** to table the Site Plan Review until applicant can return to Planning Board with proper checklist requirements met, as well Fire/EMS approval for parking lot, and lighting. Member Bragg seconded. *Members Williams and Heironimus voted Nay.* Motion carried 4-2

The accompanying Condition Use Permit Application (CUP-18-001), must also be tabled. Member Perry made a **Motion** to table the Condition Use Permit Application.

Under Old Business, Mr. Seaberg passed out UDO draft copies to the Board for review. This UDO will be discussed at the February meeting. Member Zimmerman asked Mr. Seaberg to provide the 'Cliff Notes' version of the UDO, to illustrate what changes have been made.

There were no Public Comments.

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

The meeting adjourned at 8:28 PM.



John Nash, Chairman



Jayne Calhoun, Town Clerk