



Town of Cedar Point  
Planning Board Meeting  
December 7, 2021

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, December 7, 2021 at 6:34 PM. Vice Chairman TJ Williams determined a quorum to be present and opened the meeting.

PRESENT: Vice Chairman Williams, Members Castellano, Pittner, Marelllo and Riggs, Town Manager Rief and Town Clerk Calhoun

The Minutes from the November 2, 2021 meeting were presented for Board consideration and approval. Member Castellano made a **Motion** to approve the November 2, 2021 Minutes. Member Riggs seconded. The Motion carried unanimously.

Under New Business, item 4-1, Text Amendment 2021-04, Marine Contractor Access Site, Commercial Displays and Site Plan Requirements. Mr. Rief provided a brief overview of the proposed Text Amendment, noting that commercial displays such as furniture stores and landscape and pool businesses are not identified clearly in the UDO. This particular use would be Marine Contractor Water Access Site, in anticipation of Crystal Coast Marine opening a business in Cedar Point.

Member Riggs made a **Motion** to approve the Text Amendment 2021-04 Member Marelllo seconded. The Motion carried unanimously.

A Commercial Site Plan for Crystal Coast Marine was presented next under New Business, item 4-2. The location is 421 Cedar Point Boulevard, the former Shellfish 2000. Mr. Pete Cochran, applicant, was present. Mr. Cochran stated that there would be no paved surfaces, only gravel.

The approval is contingent on the Text Amendment being approved at the regular Board of Commissioners meeting scheduled for December 14, 2021. There was also a request to extend the buffer to the water, or as far as CAMA would allow.


Member Riggs made a **Motion** to approve the Commercial Site plan contingent on approval of the Text Amendment and adding buffer extension to water or as far as CAMA will allow. Member Pittner seconded. The Motion carried unanimously.

Item 4-3 was another Commercial Site Plan for Carteret Heart and Vascular, 1069 Cedar Point Boulevard, former location of Cedar Point Tire. Mr. Rief presented a brief overview of the site plan. More than adequate parking is already available, and existing lighting will be used. It was recommended that the curbing be completed to protect landscaping.

Member Riggs made a **Motion** to approve the Commercial Site Plan along with the requirement that curbing be completed to protect landscaping. Member Mareello seconded. The Motion carried unanimously.

Since Chairman Reilly was elected as Commissioner, a new Chairman must be nominated. Member Riggs volunteered to act as Chairman.

There being no further business, the meeting was adjourned. Chairman Riggs made a **Motion** to adjourn the meeting, Member Mareello seconded. The meeting was adjourned at 8:03 PM.

  
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Jerry Riggs, Chairman

  
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Jayne Calhoun, Town Clerk