



Town of Cedar Point
Planning Board Meeting
July 11, 2017

The Town of Cedar Point Planning Board met on Tuesday, July 11, 2017 at 6:30 PM. Chairman Nash determined a quorum to be present and opened the meeting.

PRESENT: Chairman Nash, Vice Chair Castellano, Members Heironimus and Zimmerman, Town Administrator Seaberg, Town Clerk Calhoun and public

ABSENT: Members White, Perry, and Lanier

Due to the absence of Members Lanier and Perry, Alternate Member Heironimus will be given voting privileges for this meeting and constitutes a quorum.

Chairman Nash presented the Minutes from the June 6, 2017 meeting for Board consideration and approval. Member Zimmerman presented a list of points he wished to have included in the text. Member Castellano made a **Motion** to approve the Minutes of June 6, 2017 with the amendments from Member Zimmerman. Member Heironimus seconded. Chairman Nash abstained from the vote.

A Rezone Request (RZ-17-002) from the Stanly Corporation was next presented. Mr. Ryan Hillsinger, spokesperson for the Corporation, was present. Staff found no conflict with the application.

Member Zimmerman questioned the proximity of houses near the land in question. These houses are vacant and uninhabitable, thus no residents are affected by the rezone.

Member Zimmerman made a **Motion** to approve the Consistency Statement as follows:

Rezoning Application RZ-17-002: a request to rezone approximately 4.7 acres of property, Tax Parcels 5374-1313-8584 located at 441 Cedar Point Blvd. from MC Mobile Home and Camp Park District to B-1 General Business District is consistent with the Town of Cedar Point Comprehensive Plan adopted November 27, 2012 because of parcel in question being located either entirely or proportionately within an **Existing Core Area and Business Corridor Land Use Classifications** as designated on the Town of Cedar Point Future Land Use Map (2012). These Future Land Use designations **does** encourage the zoning district at which the applicant is proposing the parcels question to be located within.

Further, the Board finds that the proposed Official Zoning Map amendment application **Rezoning Application RZ-17-002: a request to rezone approximately 4.7 acres of property, Tax Parcels 5374-1313-8584 located at 441 Cedar Point Blvd. from MC Mobile Home and Camp Park District to B-1 General Business District** is reasonable and in the public interest because an Existing Core Area and/or Business Corridor Future Land Use designations does encourage the zoning designation at which the applicant is proposing.

Vice Chairman Castellano seconded. Motion carried unanimously. *Chairman Nash did not vote.*

Member Zimmerman made a **Motion** to recommend this rezone application to be approved by the Board of Commissioners. Member Castellano seconded. Motion carried unanimously. *Chairman Nash did not vote.*

The review of the Mixed Use District (MXOD) was up next for discussion. Mr. Seaberg went over the proposed changes from the June 6, 2017 meeting. Mr. Seaberg noted additional materials provided by Member Zimmerman (Wikipedia definition of a MXOD), and Mr. Andy Ennett (a flyer concerning Mayfair and its layout).

Member Nash expressed concern over the minimum versus maximum percentage of proposed required residential for the MXOD.

Member Zimmerman presented for the record a list of items (list attached to these Minutes) he wished to have the Board consider for inclusion and/or exclusion as follows:

- *What is the process once the Ordinance passes to the BOC? Will there be a public hearing? How about other parcels within 3000 feet – Walmart, Bojangles, etc How about other parcels in Cedar Point that want to be MXOD?* Mr. Seaberg answered that a Public Hearing would take place, as it always does when changes are made to the zoning ordinance. Any commercial entity may apply for the MXOD status.
- *Line 76 – Residential use shall remain a **minimum** of 40%.*
- *Line 125 – c,d, and e should be under iv. Institutional*
- *Line 128 – add condos*
- *Line 137 – no gas stations “without gas sales”* Chairman Nash asked that a vote be taken on this matter. Member Zimmerman made a **Motion** to change line 137 to read, *no gas stations without gas sales.* There was no second; motion did not carry.
- *Line 178 – add “which may include nightclubs and restaurants”*
- *Line 223 – would like to see a diagram of what this looks like.* Mr. Seaberg presented a drawing to illustrate the fringe area
- *Line 225 – adjacent to an established residential zone must include RV park and can stop at residential use*
- *Line 453 – connection to surrounding communities add “if adjacent residential community is restricted, the developer will make arrangements with that community to insure vehicles access to that community is restricted or blocked.* Chairman Nash asked for a Motion on this matter.

- Member Zimmerman made a **Motion** to amend line 453 as noted. Member Castellano seconded. Chairman Nash did not vote. The Motion carried unanimously.
- *Line 510 – explain how bonuses work, I assume it increased density above the 3 per acre?* Maximum base density is 8 dwelling units per acre, smallest lot may be 15,000 square feet, with a minimum of 3 units per acre.
- *Line 523, 526, 539 and 557 should not these be required? Item withdrawn by Member Zimmerman.*
- *Lines 776 and 788 – will there be public input sessions?*

Parking in general – I think a garage is a good idea and also some break on the number of spaces per store we do not want to see huge vacant lots like Mayfaire.

Member Castellano made a **Motion** to approve the MXOD as amended, to include Member Zimmerman’s edits. Member Heironimus seconded. Motion carried unanimously. *Chairman Nash did not vote.*

Member Zimmerman left the meeting at 7:30 PM. This departure resulted in there being no quorum. The Board held discussion without Motions.

The Unified Development Ordinance is still a work in progress. Ryan Griffiths from Eastern Carolina Council integrated the first round of edits into the document. Open Air Markets and Learning Centers will both need to be integrated into the next round of edits.

Chairman Nash opened the floor to public comment. Mr. Cook was in attendance and wished to have the Board examine his request for a business within a residence. The Board will be provided with materials concerning this matter and will discuss at the next meeting.

Mr. T.J. Williams cautioned forcing developers to adhere to standards within the MXOD. Beware of over-restricting.

There were no further public comments.

Chairman Nash opened the floor to member comments. Vice Chair Castellano addressed the concerns over the Board moving too quickly to approve the MXOD. If the Town does not provide some form of Mixed Use, developers will go elsewhere, and the tax revenue with then, causing taxes to be increased.

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

Vice Chair Castellano made a **Motion** to adjourn the meeting. Member Heironimus seconded. The meeting adjourned at 8:00 PM.



 John Nash, Chairman



 Jayne Calhoun, Town Clerk