



Town of Cedar Point  
Planning Board Meeting  
July 12, 2016

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, July 12, 2016 at 6:30 PM. Chairman John Zimmerman determined a quorum to be present, and opened the meeting.

PRESENT: Chairman Zimmerman, Members Nash, Castellano, Perry, Lanier, Town Administrator Seaberg, Town Clerk Calhoun, and public

ABSENT: Member Velthoven

The Minutes of the June 7, 2016 were presented for Board approval. Member Perry made a **Motion** to approve the Minutes as presented. Member Nash seconded. Motion carried unanimously.

Under New Business, a Subdivision Review and Commercial Site Plan were presented for Board discussion, review and recommendation. Both items were in reference to a Bojangles restaurant being built at 1204 Cedar Point Boulevard.

Mr. Seaberg presented an overview of the Subdivision Plan, noting that it is compatible with the Comprehensive Plan and met all criteria presented on the Town's checklist. Mr. Bill Ennett, owner of the property, explained that an easement had been granted to allow easier access for patrons to the restaurant, without disturbing residents in RV Park.

Member Castellano asked about DOT restrictions and if wetlands would be affected, and Mr. Seaberg stated that DOT did review the site and found it to be acceptable with no significant traffic impacts. Mr. Ennett replied that only 1/10 of an acre was considered wetlands, and adjustments were made so as not to present any adverse effects on wetland areas.

Member Nash made a **Motion** to approve the Subdivision Review as presented. Member Castellano seconded. Motion carried unanimously.

Mr. Seaberg presented a summary of the Commercial Site Plan. Chairman Zimmerman expressed concern over the outside lighting.

Mr. Seaberg presented a lighting handout, illustrating the LED, 25 foot high lighting that would be used in the parking lot. There would be very little impact on the surrounding residences. There is a landscaping plan as well, to include 2 red maples and 4 crape myrtles.

There is no buffering requirements.

There is a requirement by the Fire Department to install a second hydrant to meet fire code.

Chairman Zimmerman recommended bike racks be installed outside the establishment, to accommodate bicyclists.

Member Perry expressed concerns over traffic impacts with the opening of the restaurant, especially for those entering or exiting Magen's Bay and the medical center building. Mr. Seaberg pointed out that the light at the Old Highway 58 intersection would lessen impacts on traffic, as this lighted intersection would be the ingress/egress point for Bojangles.

Member Nash felt this new business was a positive addition, and feels it will bring other businesses to Cedar Point. Concern was expressed over the cemetery located on this property, and what impact, if any the Bojangles development would have up on it. Mr. Ennett stated that a wrought iron fence would be constructed around the cemetery to discourage vandals.

Member Castellano suggested in addition to the bike racks, include picnic tables or a seating area where customers may go to eat.

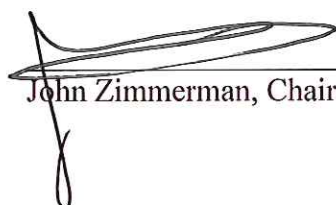
Chairman Zimmerman made a **Motion** that the Board recommend the Board of Commissioners approve this Commercial Site Plan for Bojangles Restaurant with the addition of bike racks and picnic tables. Member Castellano seconded. Motion carried unanimously.

There were no Public Comments.

Board Comments: Chairman Zimmerman commended Mr. Seaberg on the content and thoroughness of the Bojangles Subdivision Review and Commercial Site Plan.

There being no further business to discuss, the meeting was adjourned. Member Castellano made a **Motion** to adjourn the meeting. Member Perry seconded. Motion carried unanimously.

The Meeting adjourned at 7:22 PM.

  
John Zimmerman, Chairman

  
Jayne Calhoun, Town Clerk