



**TOWN OF CEDAR POINT
PLANNING BOARD MEETING
6:30 P.M. - TUESDAY, JULY 2, 2024
CEDAR POINT TOWN HALL**

1. Call to Order
2. Roll Call
3. April 2, 2024 Minutes
4. New Business
 1. Text Amendment 2024-03 a request to amend the text of UDO to allow outdoor amenities in a B3 zoning district
 2. Text Amendment 2024-02 a request to amend the text of the UDO to exempt government signs in the right of way from the Sign Ordinance
5. Public Comments
6. Comments from Board Members
7. Adjourn

The next regularly scheduled meeting will be Tuesday, August 6, 2024 at 6:30 PM

Tab 3 April 2, 2024 Minutes



Town of Cedar Point
Planning Board Meeting
April 2, 2024

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, April 2, 2024 at 6:30 PM at Town Hall. Chairman Riggs determined a quorum to be present and opened the meeting.

PRESENT: Chairman Jerry Riggs, Vice Chairman Williams, Members Castellano, Marelo, Smith, Town Manager David Rief, and Town Clerk Jayne Calhoun

ABSENT: Member Pittner

The Minutes from the March 5, 2024 meeting were presented for Board consideration and approval. Vice Chairman Williams made a **Motion** to approve the March 5, 2024 Minutes. Member Marelo seconded the Motion. The Motion carried unanimously.

Under New Business, a Commercial Site Plan for 1095 Cedar Point Boulevard was presented for board consideration. Mr. Charles Coates, owner of Cedar Point Boatworks, is proposing a new building to accommodate boat repairs and detailing. The front of the new building board and batten concrete hardy board, with the sides and rear being metal, with a light gray color scheme. Currently, there are two curb cuts at Cedar Point Boulevard, one will be removed upon completion of the building. Mr. Coates stated the existing building will be torn down once the new one is completed. The existing fence will also be removed, and there are plans to replace it with a new fence in the future.

Vice Chairman Williams made a **Motion** to recommend approval to the Board of Commissioners and accept the side walls of the building to remain as metal. Member Castellano seconded. The Motion carried unanimously.

There were no board member comments.

There were no public comments.

There being no further business to discuss, the meeting was adjourned. Member Marello made a **Motion** to adjourn the meeting, and Vice Chairman Williams seconded. The Motion carried unanimously, and the meeting adjourned at 6:53 PM.

Jerry Riggs, Chairman

Jayne Calhoun, Town Clerk

Tab 4-1 Text Amendment 2024-03



Cedar Point

North Carolina

APPLICATION FOR TEXT CHANGE TO THE UNIFIED DEVELOPMENT ORDINANCE

Transaction Details

Number: F11E3T1

Date: 6/18/2024 8:55 PM

	Application Fee (\$300) - Cash/Check	\$0.00
	Subtotal:	\$0.00
		Order Total: \$0.00

Applicant

Ashton Smith

Address

421 Fayetteville Street, Suite 600, Raleigh, North Carolina 27601

Phone

(984) 275-3905

Email

ashton.smith@kimley-horn.com

Section of Unified Development Ordinance being addressed:

6.1.1 - TABLE OF PERMITTED USES

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

We are proposing to add one additional use category "OUTDOOR AMENITIES" to the 6.1.1 Table of Permitted Uses. This use shall be permitted in the B-3 Planned Business District as well as any other applicable districts.

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

This ordinance amendment request is necessary in order to provide owners of land within the B-3 - Planned Business district permission to construct outdoor amenities.

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

If approved, the request will benefit us in the fact that we will be able to provide the residents and employees of Bogue Sound RV Park with an enhanced amenity experience. We will be able to provide a community space that includes a pickleball court, grill, dog park, lounging areas, and a fire pit for residents

to gather and enjoy.

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

This amendment will give the B-3 district (and other applicable districts) the option to construct general outdoor amenities for community areas. Allowing the use of outdoor amenities in different zonings promotes a healthy community by encouraging the integration of work and recreation.

Proposed Amendment Text

Bogue Sound Amenity Layout.pdf

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

Signature

Date

6/18/2024

A handwritten signature in black ink that reads "Ashton Smith". The signature is written in a cursive, flowing style.

Application Fee (\$300)

Cash/Check

The request will not be considered complete until payment of the application fee has been received by Town Hall.

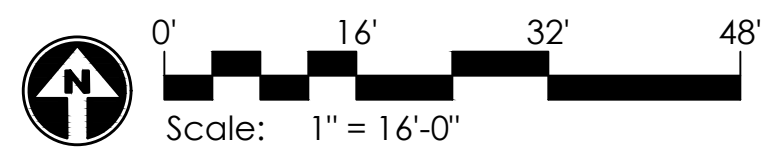


KEY NOTES:

- 1.10 PEDESTRIAN CONCRETE PAVING
C- STANDARD GRAY, BROOM FINISH
REFER TO DETAIL X.X / L - 6.X
- 1.11 CONCRETE PAVERS
BELGARD HOLLANDSTONE, INTERLOCKING
COLOR: SAVANNAH
REFER TO DETAIL X.X / L - 6.X
- 1.12 CONCRETE POOL DECK
TO MATCH EXISTING
- 2.10 CLUBHOUSE OUTDOOR KITCHEN
CONTRACTOR TO SUBMIT SHOP DRAWINGS
REFER TO: DETAIL X.X / L-6.X
- 2.11 FREE-STANDING SINGLE POST CHARCOAL GRILL
INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- 2.20 POOL RAMADA
CONTRACTOR TO SUBMIT SHOP DRAWINGS
REFER TO: DETAIL X.X / L-6.X
- 2.21 AMENITY PARK RAMADA
REFER TO: DETAIL X.X / L-6.X
- 2.30 FIRE PIT
CONTRACTOR TO SUBMIT SHOP DRAWINGS
- 2.40 POOL FENCE & GATE
DURAMAX DRPV6 PRIVACY VINYL FENCE
5'X8' C- WHITE
- 2.41 DOG PARK FENCE & GATE
CHAIN-LINK FENCE
- 2.50 PICKLEBALL COURT
REFER TO: DETAIL X.X / L - 6.X
- 3.10 PLANTING AREA
REFER TO: PLANTING PLANS
- 4.10 FURNITURE
TO BE SELECTED BY INTERIOR DESIGNER
- 5.10 PARKING AREA
REFER TO: CIVIL ENGINEER'S DOCUMENTS
- 5.11 CART PARKING
REFER TO: CIVIL ENGINEER'S DOCUMENTS
- 5.20 SEPTIC TANK
REFER TO: CIVIL ENGINEER'S DOCUMENTS
- 5.30 AMENITY RESTROOM BUILDING
REFER TO: ARCHITECTS DOCUMENTS
- 6.10 EXISTING POOL
- 6.20 EXISTING POOL DECK
REPAIR WHERE DAMAGED
- 6.30 EXISTING CLUBHOUSE
REFER TO: ARCHITECTS DOCUMENTS

- NOTES:**
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
 2. LOT LINES BEYOND WALLS TO BE DETERMINED.
 3. PROPERTY WALLS AND GATE PER COMMUNITY DESIGN STANDARDS
 4. ALL FURNITURE IS SHOWN AS SUGGESTION ONLY. ALL FURNITURE FINAL SELECTION AND PLACEMENT BY INTERIOR DESIGNER.
 5. PROVIDE GAS SHUT-OFF PER PLUMBING CODE FOR ALL GAS FIXTURES

L2.1 - CLUBHOUSE LAYOUT PLAN



D.P. 34, 1 2
M.B.



REVISIONS:



PROJECT #:
CAR163
SCALE:
1"=16'-0"
ISSUED FOR:
REVIEW
DRAWN BY:
TEAM
DATE:
04.08.2024
DRAWING:
LAYOUT PLAN

SHEET:

L2.1

PAGE:
OF

Tab 4-2 Text Amendment 2024-02

PROPOSED TEXT AMENDMENT 2024-02

A. SIGNS SUBJECT TO CONTROL

All signs visible from vehicular rights-of-way, both new and existing, shall be erected, maintained, and operated in accordance with this Ordinance and other relevant controls unless specifically exempted. The definition of “sign” also includes those messages inside a building specifically oriented to persons outside the building. The provisions of this section do not apply to window displays of merchandise but do apply to signs mounted in windows. Signs installed by, or for exclusive use by, a Public Body within the right-of-way of any public street are exempt from regulation under this section.

R. PROHIBITED SIGNS & PROHIBITED CHARACTERISTICS

1. Temporary signs, both new and existing, other than those expressly allowed in this Ordinance, are prohibited.
2. Devices consisting of flags other than those exempted by *Section 7.18.P.3.*,
3. Banners, streamers, pennants, windblown propellers, balloons, strung light bulbs, flashing lights, rotating lights, strobe lights, fluorescent lights, rotating or other moving or apparently moving installations, are prohibited.
4. Freestanding signs shall be securely fastened to the ground or to some other substantial supportive structure to minimize the danger that either the sign or the supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.
5. Any sign(s) placed on any curb, sidewalk, post pole, utility pole, hydrant, bridge, tree, or other surface located on, over, or across any public street, right-of-way, property or thoroughfare, unless authorized by ~~the Town Commission or by~~ another section of this ordinance, are prohibited.
6. Any sign which pertains to a business, profession, commodity, or service which is vacant, unoccupied, or discontinued for a portion of 120 days or more; any part of a sign or sign frame which is unused for a period of 120 days or more; or any sign which pertains to an event or purpose which no longer applies shall be deemed abandoned. An abandoned sign is prohibited and shall be removed by the owner of the sign or the owner or tenant of the property together with any accompanying sign frame(s) of support(s).
7. Mobile-style marquee signs are prohibited in all districts.
8. All non-exempt signs shall comply with the construction requirements of the North Carolina State Building Code. Trailer mounted signs do not meet these requirements.
9. Any sign unlawfully erected or maintained.