



**TOWN OF CEDAR POINT  
PLANNING BOARD MEETING  
6:30 P.M. - TUESDAY, NOVEMBER 12, 2019  
CEDAR POINT TOWN HALL**

1. Call to Order
2. Roll Call
3. October 8, 2019 Meeting Minutes
4. New Business
  - Special Use Permit Application for Pete and Sue Cochran to Permit Hogs/Pigs as Pets
5. Public Comments
6. Comments from Board Members
7. Adjourn

Next meeting Tuesday, December 3, 2019 at 6:30 P.M.

## **Tab 3 October 8, 2019 Minutes**



Town of Cedar Point  
Planning Board Meeting  
October 8, 2019

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, October 8, 2019 at 6:30 PM. Chairman Heironimus determined a quorum to be present and opened the meeting.

PRESENT: Chairman Heironimus, Vice Chairman Williams, Members Garavaglia, Marello, Reilly, Riggs Zimmerman and Bragg, Town Administrator Rief, Town Clerk Calhoun and public

Chairman Heironimus presented the Minutes of the August 6, 2019 meeting for Board consideration and approval. Member Zimmerman made a **Motion** to approve the August 6, 2019 Minutes as presented. The Motion was seconded by Vice Chairman Williams.

A Rezone Request, RZ-19-003, was presented for Board discussion and consideration. This was a request to rezone 1.28 acres from R-15M Residential to B-3 Business District. Mr. Rief presented a brief overview of the application, reminding the Board that they must approve the Consistency Statement along with the rezone request. Mr. Alan Bell, representative to the applicant, provided comment. This parcel was originally zoned residential for placement of mobile homes. Mr. Bell stated that at least one mobile home would be removed.

Chairman Heironimus invited Board discussion: Vice Chair Williams stated it would make sense to recombine these lots in order to facilitate the business construction.

Member Marello questioned whether this rezoning would make this parcel non-conforming, and also stated that this approval should include conditions such as buffering requirements.

Matt Hawkins, an adjacent property owner, stated that this main concern was having a business in such close proximity to his home. His primary concern is with excessive lighting.

The buffer must be at least 10 feet up to 30 feet in density and can be addressed in the site plan.

Member Garavaglia expressed concern over making an exception outside of the CBOD. He was also concerned that traffic would be an issue, especially the semi-trucks having ample room to turn around once their delivery is complete.

Member Riggs made a **Motion** to approve the rezone request (RZ-19-003) as presented along with the Consistency Statement. Member Bragg seconded. Member Garavaglia voted Nay. The Motion carried 6-1.

The second rezone request was presented to the Board for consideration. RZ-19-004 is a request to rezone 5.183 acres located at 1140 Cedar Point Boulevard from B-3 Business District to B-1 General Business District. The planned usage if successfully rezoned is climate controlled storage units.

Mr. Jonathan McDaniel, Bell and Phillips, was present to represent the applicant, and provided a brief presentation. Per Mr. McDaniel, Magens Bay HOA was comfortable with the proposed rezone and plans.

Mr. Ed McDonald, 108 Magens Way, questioned the buffering requirements as well as stormwater requirements between the residential neighborhood of Magens Bay and the proposed business. Mr. McDaniel pointed out that these details would not be available until a plan is developed. He also asked that exterior lighting be considered and pointed downward so as not to shine into those homes in Magens Bay.

Member Riggs found the proposed rezone satisfactory.

Member Bragg was glad to see such an attractive façade.

Vice Chairman Williams expressed concern over the possibility of the developer backing out of the original plans once the property is rezoned B-1. Mr. McDaniel reassured everyone that the purchase of the property is contingent upon the rezone of the property.

Mr. Josh Hamby, the developer of the property, stated all lighting will be interior with very little exterior lighting and the hours of operation would be 9-6.

Member Garavaglia had no comment.

There were no further Board or Public comments.

Member Bragg made a **Motion** to approve the rezone request (RZ-19-004) to rezone approximately 5.183 acres from B-3 to B-1 with the associated Consistency Statement. Member Zimmerman seconded. The Motion carried unanimously.

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

The Meeting adjourned at 7:26 PM.

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Jennifer Heironimus, Chairman

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Jayne Calhoun, Town Clerk

**Tab 4 Letter of Intent – Special Use  
Permit Request**

## Jayne Calhoun

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**From:** Suzanne Cochran <pcochran@ec.rr.com>  
**Sent:** Wednesday, August 07, 2019 4:45 PM  
**To:** Jayne Calhoun  
**Subject:** Hadley Mae Cochran

Good afternoon Jayne,

Pete and I would like to thank everyone involved in allowing our pet pig, Hadley Mae, to continue residing with us at 129 Dolphin Bay Estates in Cedar Point, NC. She has been a big part of our family since she was a baby, and we would be devastated without her. We acknowledge all of the rules and regulations for Hadley Mae to stay with us, as set forth by the Town of Cedar Point, especially the "Leash Law" if she were to leave our property, at any time.

At this time, we would like to apply for a Special Use Permit.

If you need any additional information, please don't hesitate to get in touch with us!!

Thanks again,

Pete & Suzanne Cochran