



Town of Cedar Point  
Planning Board Meeting  
July 2, 2024

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, July 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, Members Marelo, and Smith, Town Manager David Rief, and Town Clerk Jayne Calhoun

ABSENT: Vice Chairman Williams, Member Castellano

The Minutes from the April 2, 2024 meeting were presented for Board consideration and approval. Member Pittner made a **Motion** to approve the April 2, 2024 Minutes. Member Smith seconded the Motion. The Motion carried unanimously.

Under New Business, two Text Amendments were presented for consideration. The first proposed Text Amendment, 2024-03, would allow outdoor amenities in a B3 Business District. The applicant, Bogue Sound RV Park, was represented by Kimley Horne. The proposed amenities include pickleball courts, a grilling area, a dog park, lounging areas, and a fire pit. The applicant prefers to develop these amenities at the front of the property, due to recent archeological finds by the Department of Natural and Cultural Resources at the property adjacent to the RV park. Mr. Rief advised the board to consider other B3 areas within Cedar Point to which this Text Amendment would apply. Member Marelo is in favor of outdoor recreation but suggested making this a Special Use Permit trigger rather than a Text Amendment. Member Pittner does not want a blanket change and agrees that a Special Use Permit process should be considered. Chairman Riggs is concerned with the proposed recreation area being so close to Cedar Point Boulevard and felt it would be better suited at the waterfront where they already have a smaller recreational area. The general consensus of the board was in agreement with the idea, but not as a Text Amendment, but as a Special Use Permit application.

Member Pittner made a **Motion** against Text Amendment 2024-03, with a Consistency Statement reflecting this request as being inconsistent with the Town's Future Land Use Plan. Member Marelo seconded and the Motion carried unanimously.

Text Amendment 2024-02 amends the text in the UDO to exempt government signs in the right of way. This text amendment stems from an inquiry about the Town's authority to allow the installation of a digital sign for the Town within the right of way. This amendment would remove the need for the Town Board to grant authority for governmental signs in the right of way while also limiting their ability to allow non-governmental signs within the right of way.

Mrs. Alice Voss, 213 Jones Street, expressed concern that the Town would look like Las Vegas should the Town allow digital signs up and down Cedar Point Boulevard.

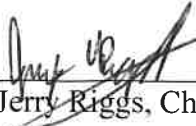
Mr. Rief advised the Board that the Motion must include the consistency statement, however, this amendment does not apply to any portion of the Town's Future Land Use Plan.

Member Marello made a **Motion** to approve Text Amendment 2024-02, which is consistent with the spirit of the Town's Future Land Use Plan. Member Smith seconded and the Motion was passed unanimously.

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 being no further business to discuss, the meeting was adjourned. Member Pittner made a **Motion** to adjourn the meeting, and Member Smith seconded. The Motion carried unanimously, and the meeting adjourned at 7:29 PM.

  
Jerry Riggs, Chairman

  
Jayne Calhoun, Town Clerk