TOWN OF CEDAR POINT
PLANNING BOARD MEETING
6:30 P.M. - TUESDAY, NOVEMBER 3, 2020
CEDAR POINT TOWN HALL
REMOTELY CONDUCTED

1. Call to Order

2. Roll Call

3. October 6, 2020 Meeting Minutes

4. New Business
   - **A. Nomination of New Planning Board Chair**
   - **B. Rezoning Request RZ-2020-03 –** *A request from Keith & Carla Buchold, 325 Cedar Point Boulevard, parcel numbers 537, 413, 025 totaling 4.3 acres. This property is currently split zoned B-2 Business and R-15 Residential, applicant wishes to rezone entire parcel to R-15 Residential.*

5. Public Comments – **Since this meeting will be conducted electronically, please advise the Town Clerk of any comments you wish to share with the Planning Board members. Please have your comments submitted no later than 3:00 PM, Tuesday, November 3, 2020. You may email jcalhoun@cedarpointnc.org, or call Town Hall 252-393-7898. OR, should you wish to speak during the meeting, please advise the Town Clerk of your name and phone number, so we may recognize you during the Zoom Meeting.**

6. Comments from Board Members

7. Adjourn

The next regularly scheduled meeting will be Tuesday, December 1, 2020 at 6:30 PM

Tab 3 October 6, 2020 Minutes

Town of Cedar Point
Planning Board Meeting
Remotely Conducted
October 6, 2020

The Town of Cedar Point Planning Board held its regularly scheduled monthly meeting on Tuesday, October 6, 2020 at 6:30 PM. This meeting was conducted via Zoom Meeting Software. Chairman Heironimus determined a quorum to be present and opened the meeting.

PRESENT: Chairman Heironimus, Members Riggs, Reilly, Marello, Pittner, Castellano, Town Administrator Rief, Town Clerk Calhoun and public

ABSENT: Vice Chairman Williams

The Minutes from the September 1, 2020 meeting were presented for Board approval.

Member Riggs made a **Motion** to approve the September 1, 2020 Minutes. Member Reilly seconded. The Motion carried unanimously.

Under New Business, a rezone request was presented for Board consideration. Certain parcels in and around Page Place RV Park were zoned incorrectly by the County. Such as areas of Page Place were zoned IW Light Industrial instead of MC Mobile Home, and Mr. Kevin Page's property was zoned IW and should be R-20 Residential. This rezone is merely a housekeeping measure and will not affect any of the residents adversely. Member Riggs made a **Motion** to approve the Rezone Request and recommend the BOC to consider and approve as well. Member Reilly seconded. The Motion passed unanimously.

Osprey Landing presented a phasing proposal for the RV Park. The owner would like to divide the development into 3 phases. This proposal should have been included in the original site plan submittal. Certain aspects must be completed for all the property such as landscaping. The area behind the adjacent cabinet shop was completely clear cut, deleting the required vegetative buffer. This area must be replanted to be in compliance.

Board discussion followed:

Member Pittner asked what the disadvantage would be of having phasing for this project. Mr. Rief pointed out that there is concern having an undeveloped project and no timeline for further development. This phasing project would be on an on-demand basis, with no timeline given for its completion.

Mr. Jonathan McDaniel of Bell and Phillips joined the Zoom meeting at 6:45 PM to answer any questions the Board may have about this project.

Member Riggs expressed concern over landscaping; areas II and III are already overgrown and they should be kept up and mowed. The entry gate is very unattractive as well. Mr. Rief stated that this area will be used as a proposed sales lot for 4 different park models. This use would require a Special Use Permit. There is a patch of overgrowth along Highway 58 that does not belong to the applicant. This area belongs to Carteret Craven Electric and the US Forestry Service. There is a potential for the applicant to gain ownership of this area, however, Mr. McDaniel stated their first priority as of now is to get the park opened.

Member Riggs made a **Motion** to accept the plans as presented. Member Castellano seconded. The Motion carried unanimously.

There were no Board comments.

Mr. Rief briefed the Board on what can be expected at the November meeting. A rezone request will be presented for their consideration. This parcel is split zoned B-1 in the front, and R-20 in the rear. The applicant wishes it to be rezoned entirely residential, however, most of this parcel is in the flood plain. The Board was cautioned to consider this matter very carefully.

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

Member Riggs made a **Motion** to adjourn the meeting Member Reilly seconded.

The meeting adjourned at 7:00 PM.

_____ _____

Jennifer Heironimus, Chairman Jayne Calhoun, Town Clerk

Tab B Rezone Request RZ-2020-03

APPLICATION FOR REZONING REQUEST

Please provide the following information:

Name of Applicant
Jonathan McDaniel

Address of Applicant
604-E Cedar Point Boulevard, Cedar Point, North Carolina 28584

Applicant Phone Number
(252) 393-6101

Applicant Email
jmcdaniel@parkerjacksonville.com

Applicant is same as Property Owner
No

Property Owner

Name
Keith and Carla Buckhold

Address
325 Cedar Point Boulevard, Cedar Point, North Carolina 28584

Tax Parcel Number	Flood Zone	Current Zoning	Lot/Block
537,413,025	AE-Elevation 12.0	B2 & R15 (Split)	4.3 acre John R. Jones uplands

1. What Zoning District is requested?
Request is for B2 portion of parcel to be rezoned to match R15 portion (undue split zoning).

2. Describe, in your own words, why the rezoning request is necessary?
The parcel is currently split zoned with B2 along Cedar Point Boulevard and R15 north of the B2 portion. The rezoning of just the B2 portion to R15 is necessary to make the parcel continuous as R15 for eventual pursuit of single family residential development.

3. In your opinion, how will the rezoning request be of benefit to you if approved?
The rezoning will allow pursuit of single family development for the entire parcel instead of just a portion.

4. How will the Town of Cedar Point and/or the community benefit from the rezoning of this property?
The rezoning of the B2 portion to R15 will ultimately allow practical single family development of the entire parcel which would increase tax base, allow new residents in Town, and reduce the amount of traffic impacts compared to a business use as allowed in the current B2 zone.

5. List the names and addresses of all abutting property owners and the owners of propety

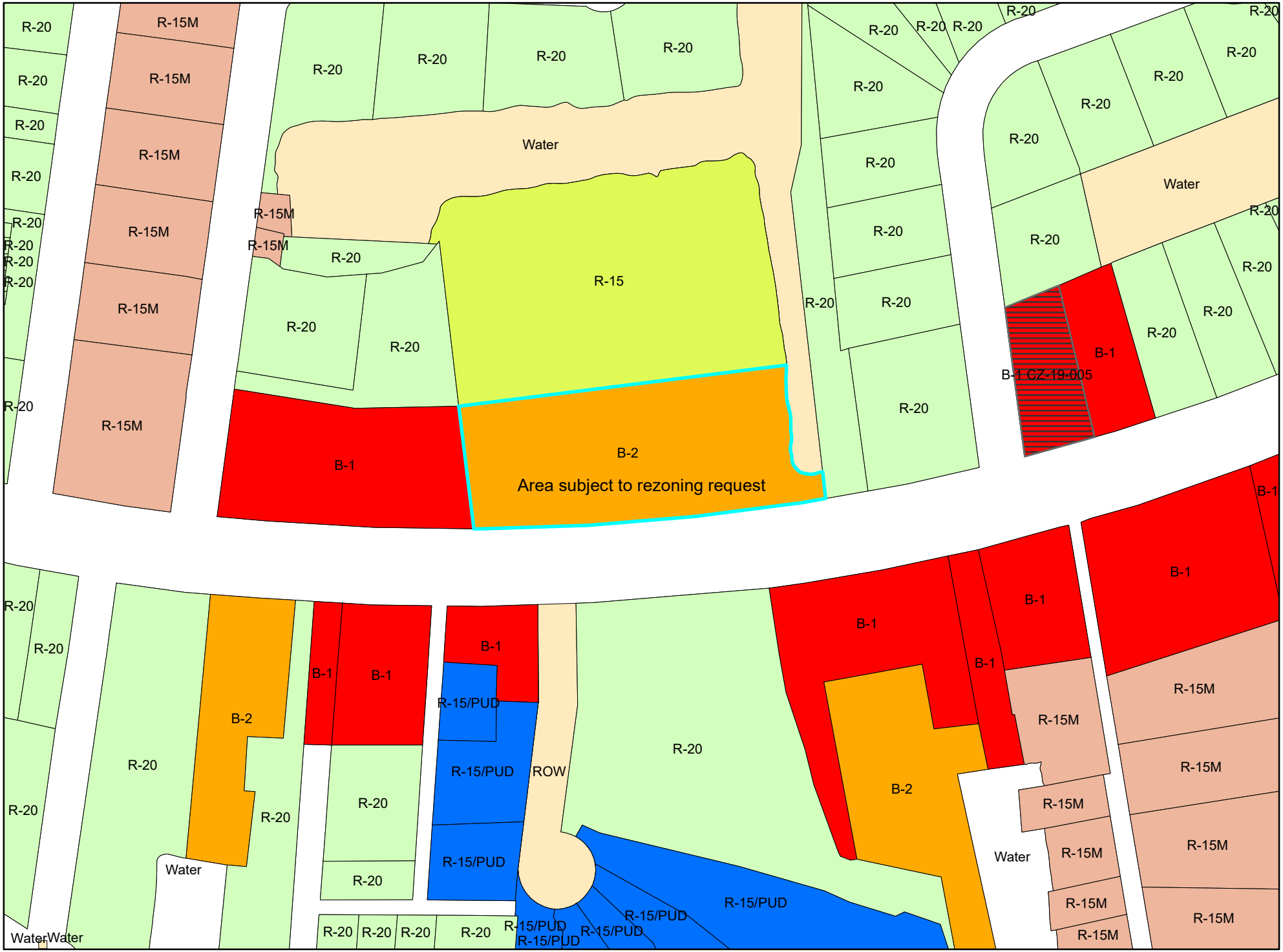
immediately across the street from the property affected. The list shall be current according to the most recent tax listing abstract as filed in the office of the Carteret County Tax Supervisor.
See attached.

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

File Upload
20200930142231460.pdf

Signature

Date Signed
9/30/2020


R-20
R-15M
R-15
Water
B-1
B-2
Area subject to rezoning request
B-1 CZ-19-005
R-15/PUD
ROW
Water

Uses Allowed in the R-15 District:

Accessory Buildings	P
Agricultural Uses	P
Bona Fide Farm	P
Dock, Private	P
Dwelling, Duplex	S
Dwelling, Efficiency Unit	S
Dwelling, Multiplex	S
Dwelling, Single Family	P
Dwelling, Townhome, Rowhome	S
Dwelling, Triplex, Quad	S
Home Occupations	S
Livestock as pets	S
Package Treatment Plant	S
Parsonage/Caretaker's Quarters	S
Offices, Facilities: Municipal, Fire, Police	S
Parks and Playgrounds, Private	P
Parks and Playgrounds, Public	P
Planned Unit Development (PUD)	S
Schools, Public and Private	P
Swimming Pool - Private	P
Tennis Court - Private	P

Uses Allowed in Either District:

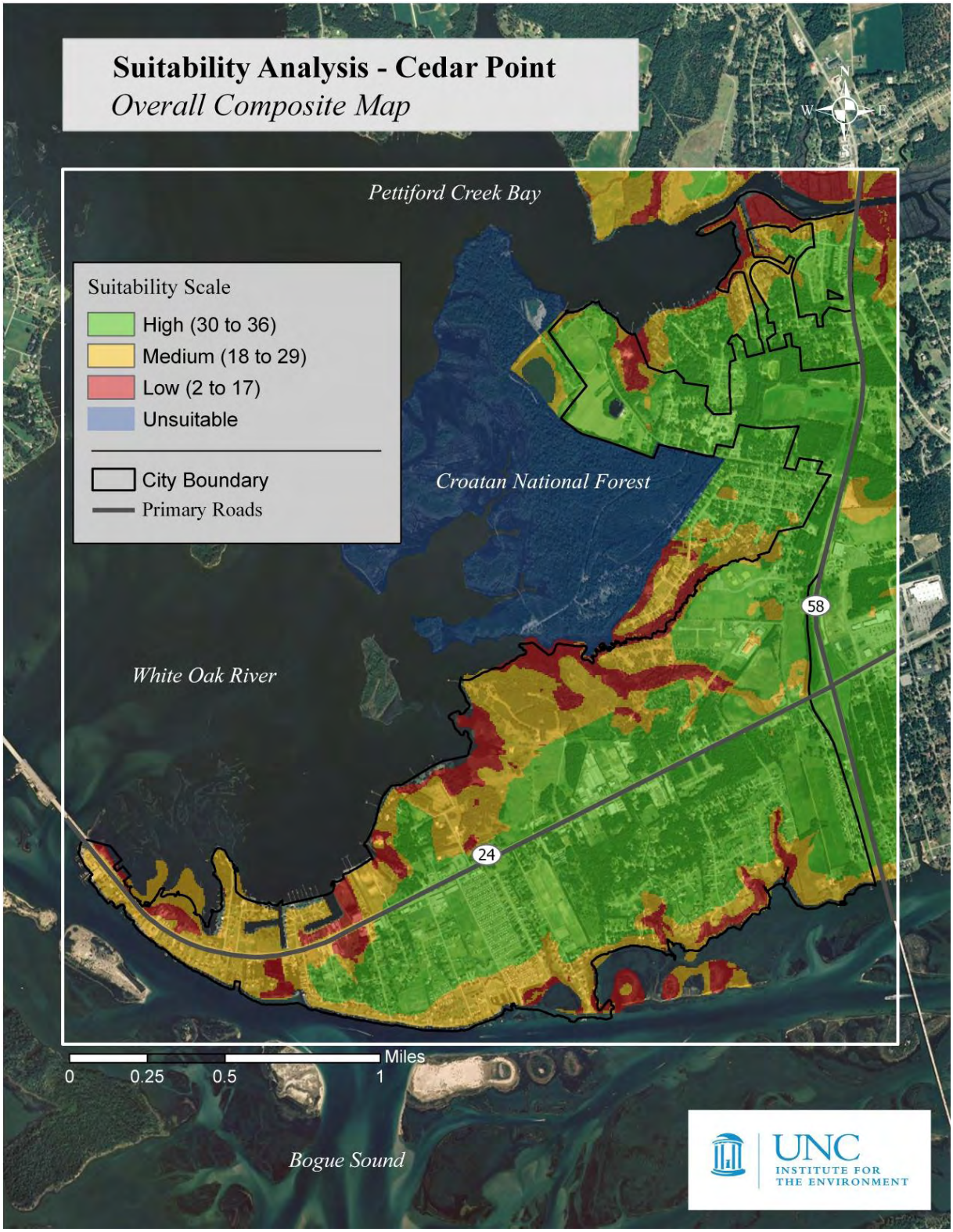
Package Treatment Plant	**S**
Offices, Facilities: Municipal, Fire, Police	**S**

Uses Allowed in the B-2 District:

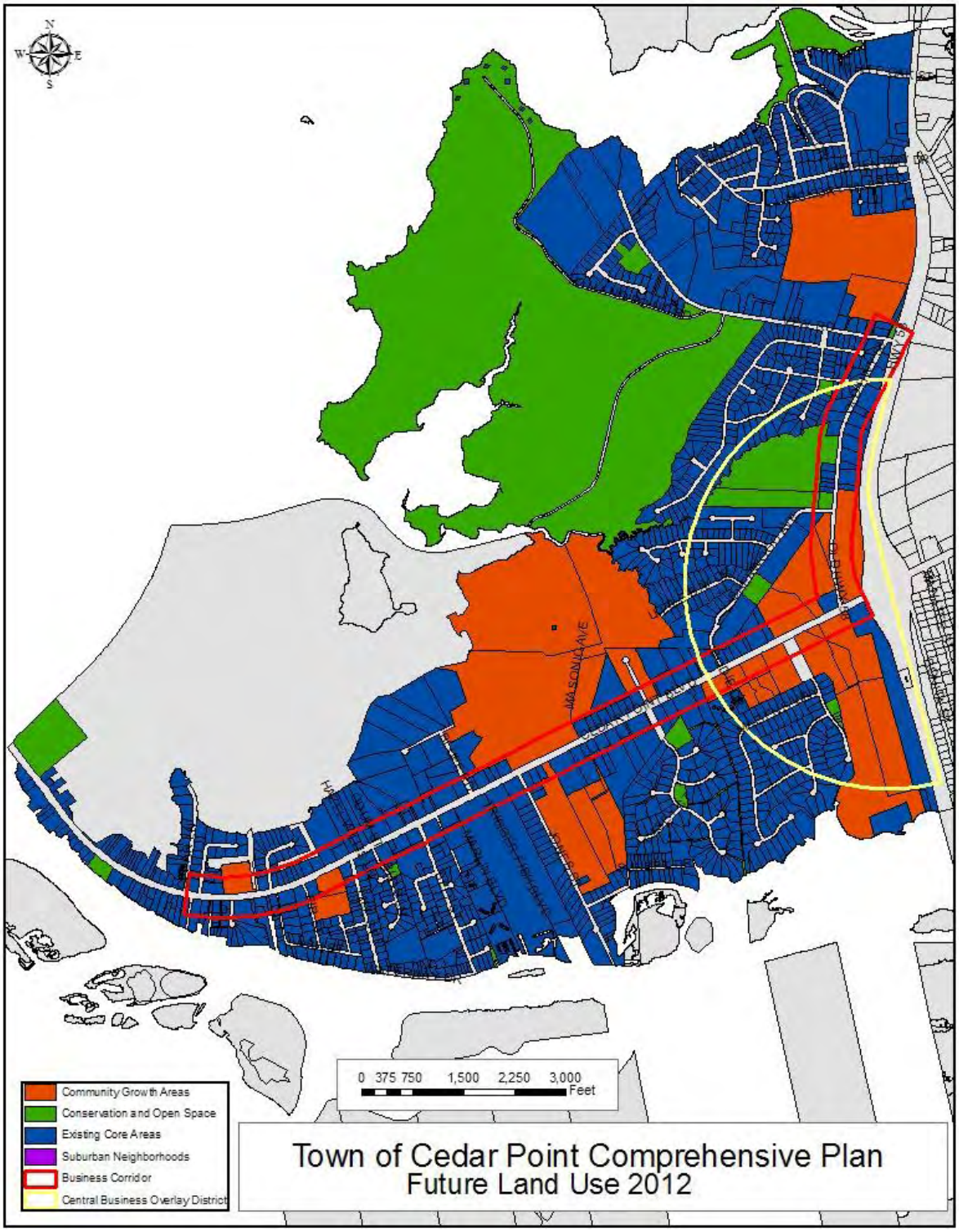
ABC Stores	S
Antique and Gift Stores	S
Appliance Stores	S
Armories for Meeting, Military Training	S
Auction House	S
Automobile Sales and Rental	S
Bakery and Delicatessen	P
Banks, Financial Institutions	P
Barber and Beauty Shops	P
Billiard Rooms	S
Boat Sales, Service and Repair	P
Community Center/Civic Center	S
Clinic and Medical Laboratory	S
Commercial Marine Facility	S
Commercial Displays	P
Convenience Food Stores w/o gasoline sales	P
Convenience Food Stores with gasoline sales	P
Docks and Piers, Commercial	P
Drystack Boat Storage facility	S
Dwelling, Live Work	S
Electrical Repair Shop	P
Fishing Pier	P
Fishing Ranch	P

General Business and Retail Sales	P
Grocery Stores	S
Hospitals	S
Hotel and Motel	S
Lab: Research, Med., Dental, Optical	S
Laundry, Dry Cleaning, Laundromats	S
Lawn, Garden, Greenhouses, Nurseries	S
Licensed Professional Therapists	P
Marine Equipment Store	P
Marine Railway Yard	P
Marine Research Facility	P
Parking Deck, Automobile	S
Prefabricated Cargo Shipping Containers	P
Offices	P
Offices, Banking and Financial	P
Offices, Health Services	P
Offices, Professional	P
Restaurant, Without drive-thru windows	S
Seafood Handling, Storage, Sales Facilities	S
Skating Rinks	P
Spa and Health Club	P
Theaters	P
Yacht and Boat Club	S

Map 1–Land Suitability Analysis Map (Overall Composite)



Future Land Use Map



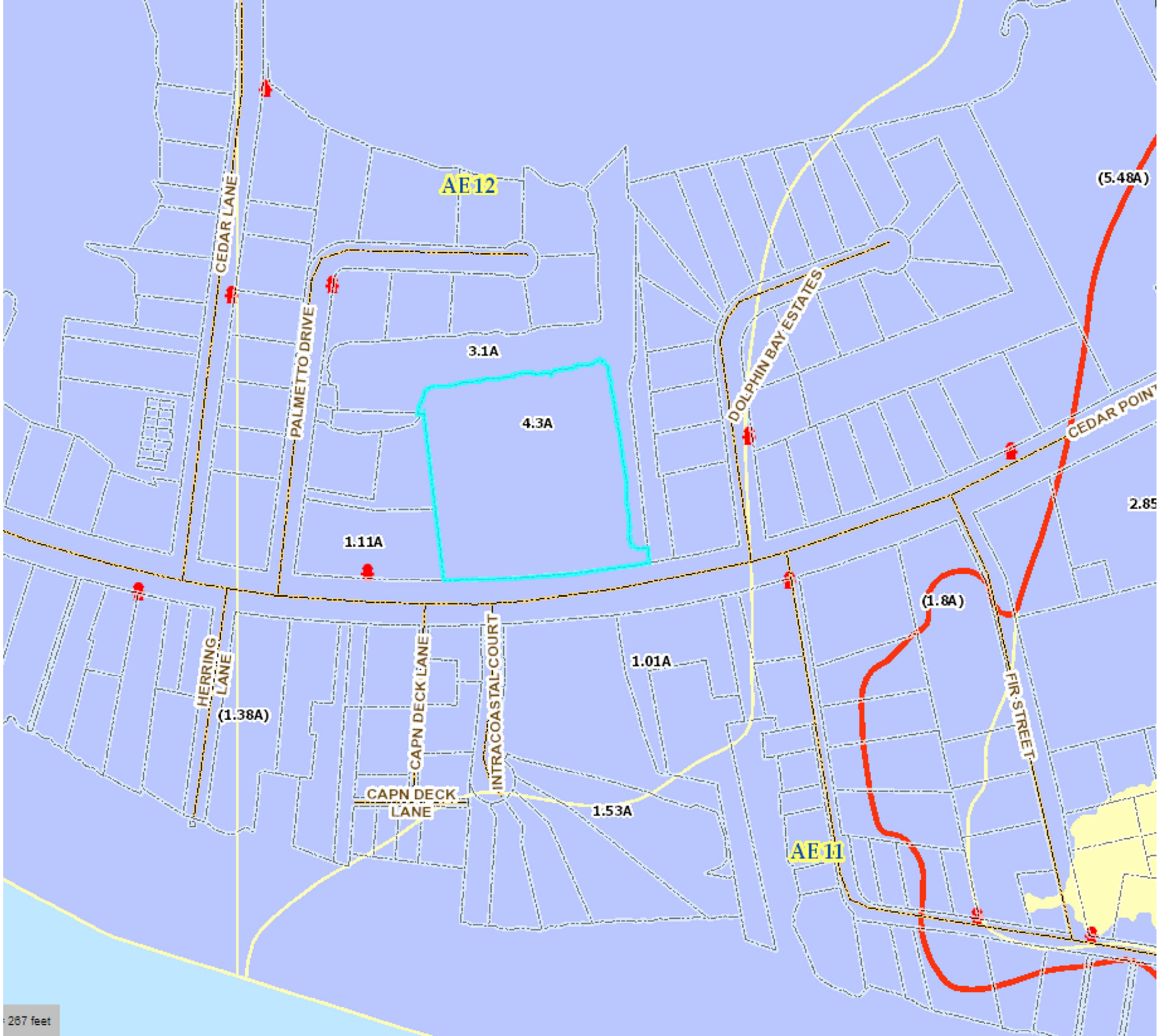
2-4 units per acre, higher (up to 8 units per acre) for multifamily residential or mixed use developments.

Community Growth Areas: Areas designated for the community's most intensive future development. These areas include residences – both single-family and attached structures – businesses and offices, and other employment centers. These areas are located in areas having higher land suitability and where basic community facilities are either present or planned. Residential densities in these areas will be in the moderate range. Examples of community growth areas are very low intensity, residential uses that could be redeveloped into moderate density and agricultural land currently served by county infrastructure. Development densities would be similar to that of the existing core areas so as to promote consistency with the current community character. Prohibited uses include industrial and high density residential (above 8 units per acre).

Suburban Neighborhoods: Areas for lower intensity development that will be characterized by single-family residences on relatively large lots. Residential uses will be supported by properly located convenience-type commercial uses. The land in these areas has few limitations for development. Some public services may be provided, but it is unlikely that water and sewer service will be available in these areas. There is no land that classified under the suburban neighborhood designation on the future land use map because the town does not want sprawling type development because of the limited amount of land to develop in the future due to the geographic limitations of the town limits.

Central Business Corridor Overlay District: This is an area of special concern because it contains one of the gateway areas to the town and is also in proximity to two very heavily traveled highways. This is a special area not only from the stand point of future development intensity, but also of community character preservation and enhancement. The district is a 3,000 foot radius from the intersection of Highway 24 and Highway 58. Land located within this district must be developed in a carefully planned approach. Prohibited uses include open storage and industrial (both heavy and light).

Business Corridor: The predominant uses along the highway 24 corridor through Cedar Point are non-residential. As these properties develop or redevelop, the Business Corridor overlay is meant to be a tool to help provide continuity, incentives and attractiveness. This corridor is also expected to extend up old highway 58 creating future areas to serve the population in the northern part of the town. The Business corridor measures 300 feet from the centerline on either side of 24 and Old Highway 58. Existing residential uses are encouraged to remain but commercial uses are encouraged in this area.


AE 12
CEDAR LANE
PALMETTO DRIVE
3.1A
4.3A
1.11A
DOLPHIN BAY ESTATES
(5.48A)
CEDAR POINT
2.85
(1.8A)
HERRING LANE
(1.38A)
CAPN DECK LANE
INTRACOASTAL COURT
1.01A
FIR STREET
CAPN DECK LANE
1.53A
AE 11
267 feet

TOWN OF CEDAR POINT
Planning Board

Proposed Consistency Statement

Rezoning Request 2020-03

The Town of Cedar Point Planning Board hereby finds that the proposed Official Zoning Map amendment application:

> **Rezoning Application RZ-20-003**: a request to rezone that portion of PIN # 5374-1302-5999 currently zoned as B-2 to R-15.

is consistent with the Town of Cedar Point Comprehensive Plan adopted November 27, 2012 because the property is located within a previously Undeveloped Community Growth Area and residential development is an allowable use within a Community Growth Area.

Further, the Board finds that the proposed Official Zoning Map amendment is reasonable and in the public interest because the proposed zone would match the zoning of the remainder of the same parcel and allow for a larger single residential development rather than a small residential development together with small commercial development.

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