



Town of Cedar Point
Agenda Work Session
Thursday, December 12, 2024

Board Members

Scott Hatsell, Mayor | Gary Bray, Mayor Pro Tem | Jerry Riggs, Commissioner
Pam Castellano, Commissioner | John Nash, Commissioner | Frankie Winberry, Commissioner |

I. Call to Order

Mayor Scott Hatsell

II. Hearing Special Use Permit Application – SUP-2024-01

An application to sell and display polywood furniture at 1133 Cedar Point Boulevard.

Action Needed:

1. Open the Hearing
2. Close Hearing
3. Motion to approve, approve with conditions or deny the request

III. Manager's Report

IV. Public Comment

V. Adjournment

The next regularly scheduled meeting will be Tuesday, December 17, 2024 at 6:30 PM.

Tab 2 Special Use Permit Application SUP 2024-01

Entry #: 15 - Allen Roberson Roberson

Status: Submitted

Submitted: 11/22/2024 11:28 AM

Payment Summary

Processor:

Stripe

Description:

[APPLICATION FOR SPECIAL USE PERMIT Entry_15](#) 

Order ID:

F8E15T1



\$412.26 Paid

on 11/22/2024 11:28 AM



5592

Transaction Summary

Application Fee (\$400) - Credit/Debit Card \$400.00

Subtotal: \$400.00

Processing Fees: \$12.26

Order Total: \$412.26

Applicant

Allen Roberson Roberson

Address

123 Lamroc Drive, Emerald Isle, North Carolina 28594

Phone

(252) 236-5725

Email

arrob79@gmail.com

Applicant is same as Property Owner

No

Property Owner

Name

Steven Putnam

Address

1956 Lightwood Knot Road, Kinston, North Carolina 28504

Property Address for which special use is being requested

1133 Cedar Point Blvd

Zoning District

B-3

Flood Zone

I Don't Know

Tax Parcel ID Number

537412861428000

Lot/Block Number

Proposed Use of Property

Retail with poly furniture yard display

In order to be granted a Special Use Permit, the proposed use must comply with all applicable requirements set forth in the Town's Unified Development Ordinance. Additionally, following a hearing, the Town Board of Commissioners must find that all of the following standards will be met. The Applicant is encouraged to provide written answers addressing each of the following standards prior to the formal hearing. Additional information, documentation, and argument may be provided at the hearing to support your position that each of the following standards will be met.

A. That the proposed use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.

Building is existing and we have planted additional trees as required by town.

B. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic hazards and traffic congestions on public roads.

We will not block any driveway or parking area. Furniture will be confined to grass area in front of building and concrete pad between two driveways.

C. That adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.

Property has existing utilities already in use. We will not be installing anything that will affect natural drainage.

D. That the proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Our display will be free of any vibration, noise, odor, dust, smoke or gas.

E. That the establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the land development district

Our display will not impede development of surrounding properties.

F. That the establishment, maintenance and/or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare.

Our furniture display will be kept neat and clean to prevent any health or safety issues.

G. That the use will be operated in compliance with all local, state, and federal laws and will not become a nuisance by creating criminal activity or public disturbance.

We will not allow any criminal activity or public disturbance on property.

Upload any supporting documents

I certify that the information presented by me in this application is accurate to the best of my knowledge, information, and belief. I authorize the Town of Cedar Point to place a sign on the property in question for the purpose of alerting the general public of my request.

Applicant (s) Signature

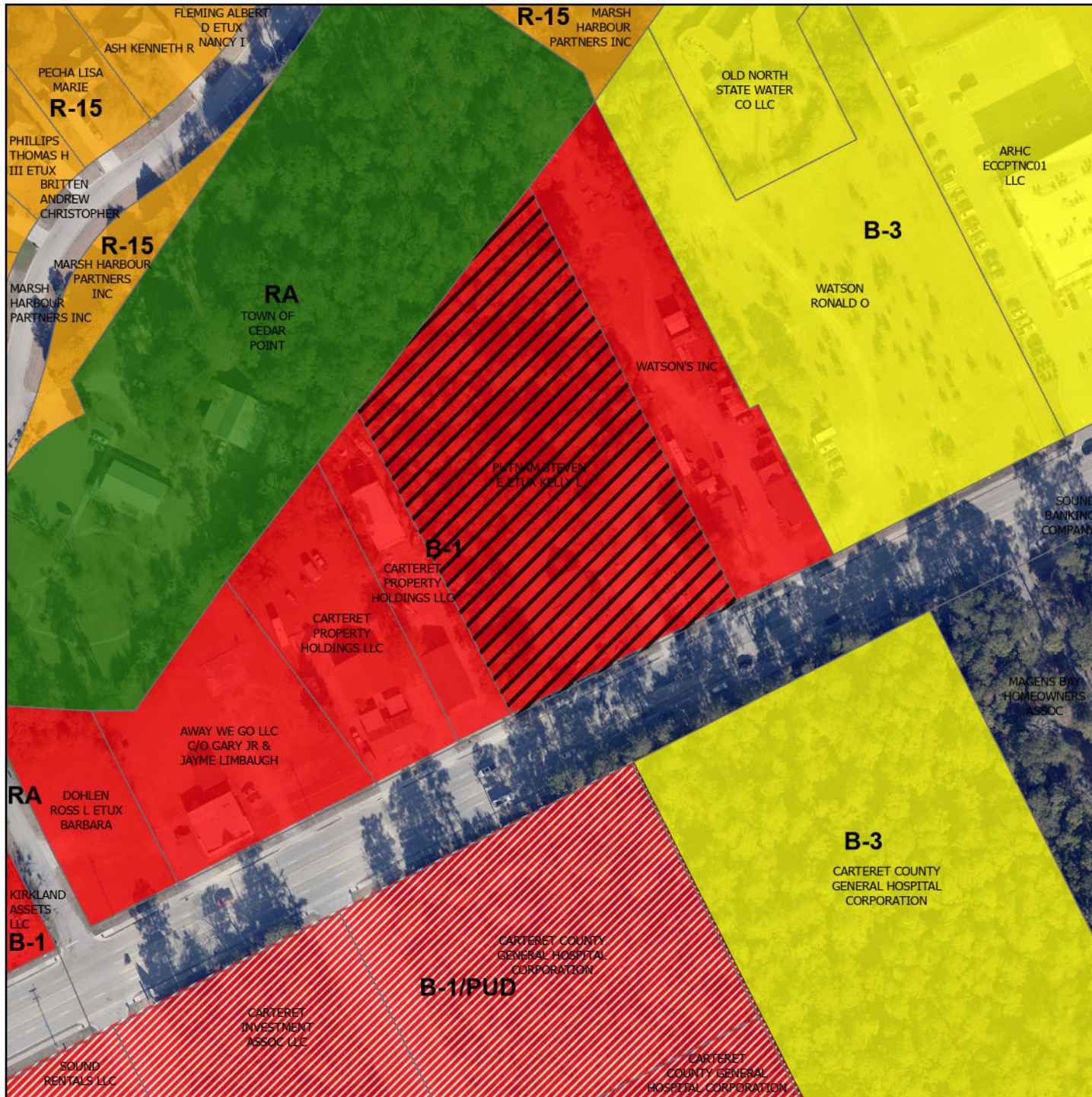
Submittal Date

11/22/2024

Allen Roberson

Application Fee (\$400)



Credit/Debit Card



**ZONING MAP FOR
SPECIAL USE REQUEST
SUP-2024-01
1133 CEDAR POINT BLVD**

PIN: 5374-1286-1428000

Legend

-  Subject Property - SUP-2024-01
-  Tax_Parcel_Data

1428

1133

Display Area
↓

Display Area

CEDAR POINT BOULEVARD
NC24

