



**TOWN OF CEDAR POINT
PLANNING BOARD MEETING
6:30 P.M. - TUESDAY, FEBRUARY 13, 2024
CEDAR POINT TOWN HALL**

1. Call to Order
2. Roll Call
3. January 9, 2024 Minutes
4. New Business
 1. Rezone Request RZ-2024-01
5. Public Comments
6. Comments from Board Members
7. Adjourn

The next regularly scheduled meeting will be Tuesday, March 5, 2024 at 6:30 PM

Tab 3 January 9, 2024 Minutes



Town of Cedar Point
Planning Board Meeting
January 9, 2024

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, January 9, 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 Pittner, Marello, Smith, Eric Sweet and Vincent Fazio, Lamar Outdoor Funding, LLC, David Rief

ABSENT: Vice Chairman Williams, Member Castellano

The Minutes from the July 11, 2023 and October 3, 2023 meetings were presented for Board consideration and approval. Member Pittner made a **Motion** to approve the July 11, 2023 Minutes. Member Marello seconded the Motion. Member Smith made a **Motion** to approve the October 3, 2023 Minutes. Member Pittner seconded. The Motions carried unanimously.

A Text Amendment (TA-2024-01) was the next item on the agenda. This Text Amendment to the UDO concerns setback and size requirements for billboards. Mr. Rief presented an overview of the amendment language allowing relocation of up to 15' in any direction and may be elevated to 25' or to the existing sign height, whichever is greater.

Board discussion followed. Member Marello suggested changing off-premises signs to state specifically *billboards*. Mr. Sweet agreed with this change.

Mr. Rief pointed out that this amendment would give more to billboard companies and the amendment is not intended to go against General Statutes or other state requirements.

Member Marello made a **Motion** to recommend Text Amendment TA-2024-01 for approval with the following change: in the sentence beginning *...for purposes of this section non-conforming billboards or digital billboards*. The Motion was seconded by Member Smith and carried unanimously.

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

Jerry Riggs, Chairman

Jayne Calhoun, Town Clerk

Tab 4 Rezone Request



Cedar Point

North Carolina

APPLICATION FOR REZONING REQUEST

Please provide the following information:

Name of Applicant

<input type="text" value="John"/>	<input type="text" value="Pierce"/>
First	Last

Address of Applicant

<input type="text" value="P.O. Box 1685"/>		
Address Line 1		
<input type="text"/>		
Address Line 2		
<input type="text" value="Jacksonville"/>	<input type="text" value="North Carolina"/>	<input type="text" value="28541"/>
City	State	Zip Code

Applicant Phone Number

Applicant Email

Applicant is same as Property Owner

Property Owner

Name

<input type="text" value="Lester"/>	<input type="text" value="Venters"/>
First	Last

Address

<input type="text" value="106 Mary Catherine Ct."/>		
Address Line 1		
<input type="text" value="Cedar Point"/>	<input type="text" value="North Carolina"/>	<input type="text" value="28584"/>
City	State	Zip Code

Tax Parcel Number

Flood Zone

Current Zoning

Lot/Block

1. What Zoning District is requested?

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

To be able to construct a residential home.

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

Allow construction of a home

4. How will the Town of Cedar Point and/or the community benefit from the rezoning of this property?

Increase in Tax base

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

Ronald Ragan and wife Sandra Ragan- 208 Hill Street Cedar Point, NC 28584
John Archie Powell and wife Carolyn Mincey- 180 Ash Street Cedar Point, NC 28584
Bogue House Property, LLC- 410 Cedar Point Blvd. Cedar Point, NC 28584

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

File Upload

If you have any further documentation that you think would be helpful please upload them here.

Signature

Date Signed

1/16/2024



Application Fee (\$400)

Credit/Debit Card - \$400.00

Cash/Check

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

Payment

Application Fee (\$400) - Cash/Check	\$0.00
Subtotal:	\$0.00

Amount Due: \$0.00

EXISTING SITE DATA:

NUMBER OF EXISTING LOTS = 1
 NUMBER OF EXISTING BUILDINGS = 1
 NUMBER OF PROPOSED BUILDINGS = 2
 EXISTING USE(S) = COMMERCIAL
 PROPOSED USE = RESIDENTIAL
 SQUARE FOOTAGE OF EXISTING BUILDING = 1,812.00 sf
 SQUARE FOOTAGE OF PROPOSED BUILDING = 4,261.83 sf
 SQUARE FOOTAGE OF PROPOSED & EXISTING BUILDING(S) = 6,073.83 sf total
 EXISTING SITE ZONING = B1
 PROPOSED SITE ZONING = R-15M
 TOTAL ACREAGE = 20,014.00 Sq. Ft. (0.46 Acres)

SETBACKS (B1 ZONE)

FRONT = 40'
 SIDE = 10' (15' corner or adjacent to a residential zoning district)
 REAR = 20'
 MAXIMUM HEIGHT = 40'
 MAXIMUM SQUARE FEET = 25,000 S.F.

SETBACKS (R-15M)

FRONT = 20'
 SIDE = 10' (20' side yard on street)
 REAR = 25'
 MAXIMUM HEIGHT = 40'

PIN = 537417125276000

MAP BOOK AND PAGE NUMBER = M.B.27, PG.22
 DEED BOOK AND PAGE NUMBER = D.B.1702, PG.229
 UTILITY COMPANY = CARTERET CRAVEN EMC
 WATER = WEST CARTERET WATER CORPORATION
 SEWER = NEW SEPTIC IS BEING APPLIED WITH THE CARTERET COUNTY HEALTH DEPT.

THIS PROPERTY IS LOCATED IN ZONE AE (EL 11), WHICH IS INSIDE THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA MAP 3720537400 L, EFFECTIVE DATE JUNE, 19, 2020.

TOPOGRAPHY DATA BASED ON NAVD 1988.

CURRENT LAND USE DESIGNATION = COMMERCIAL
 FUTURE LAND USE = EXISTING CORE AREAS (RESIDENTIAL)

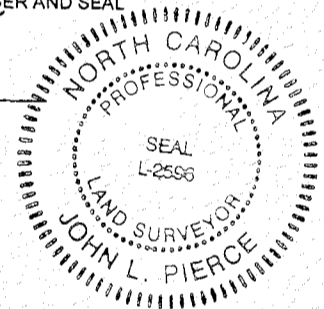
GPS DATA:

ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NSRS 2011) (EPOCH 2010.00). ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ESTABLISHED USING NC "North Carolina GNSS Real Time Network (RTN)" ON 10-27-23.

UNITS OF MEASUREMENT ARE US SURVEY FEET.

I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 17 DAY OF Jan 2024

JOHN L. PIERCE, P.L.S. L-2596

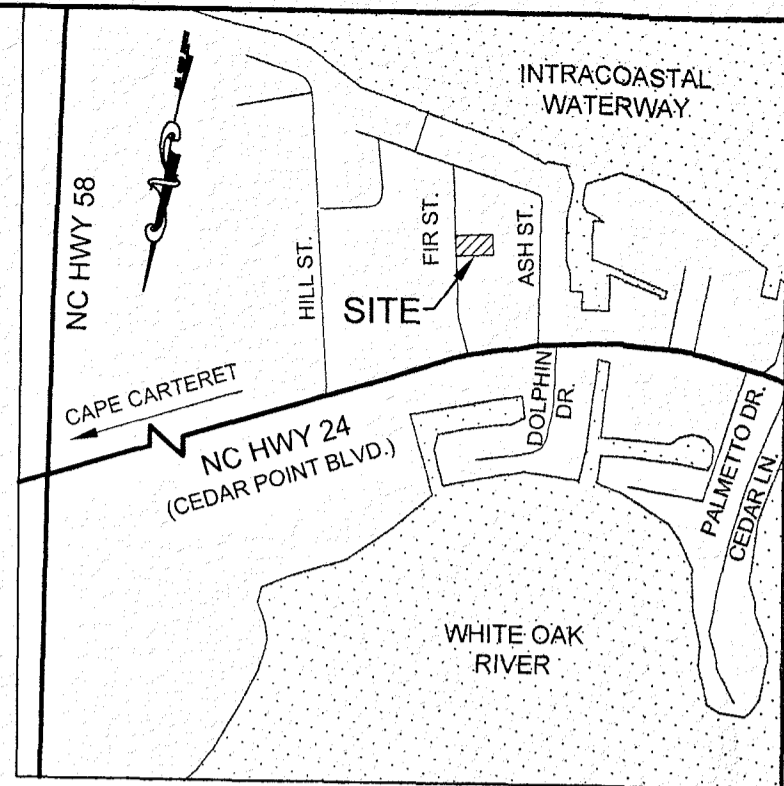
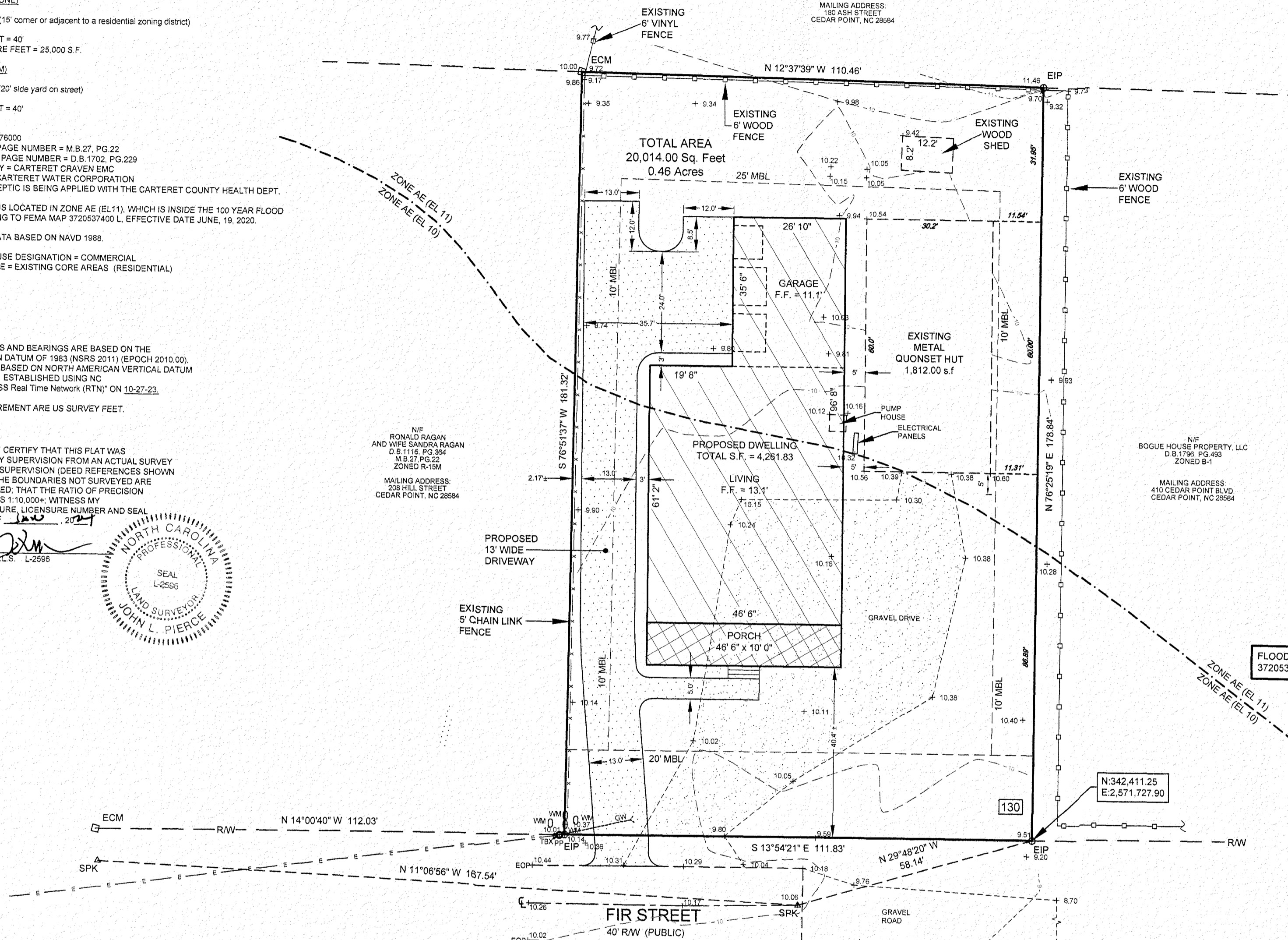


NC GRID NAD 83(2011)(epoch 2010.00).

N/F JOHN ARCHIE POWELL AND WIFE CAROLYN MINCEY POWELL
 D.B.1115, PG.57
 M.B.29, PG.238
 ZONED R-15M
 MAILING ADDRESS:
 153 ASH STREET
 CEDAR POINT, NC 28584

N/F RONALD RAGAN AND WIFE SANDRA RAGAN
 D.B.1116, PG.354
 M.B.27, PG.22
 ZONED R-15M
 MAILING ADDRESS:
 238 HILL STREET
 CEDAR POINT, NC 28584

N/F BOGUE HOUSE PROPERTY, LLC
 D.B.1796, PG.453
 ZONED B-1
 MAILING ADDRESS:
 410 CEDAR POINT BLVD.
 CEDAR POINT, NC 28584



- LEGEND:**
- EIS = EXISTING IRON STAKE
 - EIP = EXISTING IRON PIPE
 - SPK = SET PARKER KALON NAIL
 - AC = ACRE(S)
 - SF = SQUARE FEET
 - CL = CENTERLINE
 - EOP = EDGE OF EXISTING PAVEMENT
 - N/F = NOW OR FORMERLY
 - ST = SEPTIC TANK
 - TBX = TELEPHONE BOX
 - WM = EXISTING WATER METER
 - PP = POWER POLE
 - MBL = MINIMUM BUILDING LINE
 - R/W = RIGHT OF WAY
 - E- = OVERHEAD ELECTRICAL LINES
 - X- = FENCE
 - D.B. PG. = DEED BOOK, PAGE
 - M.B. PG. = MAP BOOK, PAGE
 - [130] = STREET ADDRESS NUMBER

FLOOD LINES SHOWN ON THIS MAP PER FEMA MAP 3720537400 L, EFFECTIVE DATE JUNE, 19, 2020.

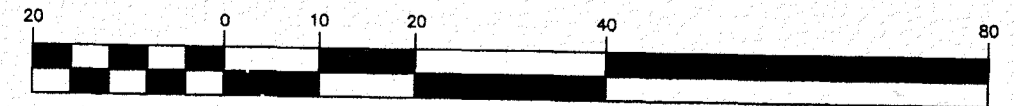
N:342,411.25
 E:2,571,727.90

**REZONING MAP
 BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 INDIVIDUAL LOT AT 130 FIR STREET**

PREPARED FOR
ATLANTIC CONSTRUCTION, INC.
 WHITE OAK TOWNSHIP, CARTERET COUNTY, NC

PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
 NORTH CAROLINA LICENSE No. C-1888
 405 JOHNSON BLVD. JACKSONVILLE, NC 28540
 PHONE: 910-346-9800 DATE: NOVEMBER 1, 2023
 SCALE: 1"=20' F.B. 1027, PG.29
 JOB # 2023-660

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

SITE ADDRESS:
 130 FIR STREET

OWNERS:
 LESTER C. VENTERS
 AND WIFE BARBARA A. VENTERS
 106 MARY CATHERINE COURT
 CEDAR POINT, NC 28584

DEVELOPER:
 ATLANTIC CONSTRUCTION, INC.
 7 DORIS AVE. EAST
 JACKSONVILLE, NC 28540


revised 1/9/24 per owner
 1/16/24 added proposed finished floors
 1/17/24 revised notes per comments

REFERENCE:
 M.B.27, PG.22
 D.B.1702, PG.229

**REZONING REQUEST
RZ-2024-01
130 FIR STREET**



Legend

 130 Fir Street