



Town of Cedar Point Board of Commissioners  
Agenda Work Session Meeting  
January 18, 2024

The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on Thursday, January 18, 2024 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Reilly, Castellano (via Zoom) Nash, and Winberry, Town Manager Rief, Town Attorney Whitford, and Town Clerk Calhoun

ABSENT: Commissioner Bray

A Special Use Permit Request Hearing was the next item on the agenda. Special Use Permit SUP-2023-05, a request to allow a used car lot at the Salty Air Market, 307 Cedar Point Boulevard. Mr. Rief reminded the Board that this matter was continued from December 19, 2023.

Commissioner Winberry made a **Motion** to open the hearing. The Motion carried 3-0.

Mr. Rief presented a brief overview of the Special Use Hearing proceedings. Town Clerk Calhoun then swore in Mr. Rief and Mr. Kevin Talbert, the applicant. Mr. Rief read the application into the record, and Mr. Talbert confirmed that the information within the application was true and correct.

The property in question is zoned B-1 in an AE-11 Coastal A flood zone. Mr. Rief read through the applicable standards and presented a site plan to illustrate the area of consideration for the car lot.

Mayor Hatsell gave Mr. Talbert the floor.

34 Mr. Talbert stated he was approached by a local businessman concerning opening a small used  
35 car lot on the Salty Air Market property, with approximately 15-20 cars for sale. He also  
36 proposed installing a 'tiny home' on the property that would be used as the office for the car lot.  
37 This building would be temporary and could be removed if a storm was predicted for the area.  
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39 Mr. Rief pointed out that while this use is permitted in a B-1 Business district, NC state statutes  
40 prohibit the use of temporary structures for this purpose. Furthermore, the building cannot be  
41 metal-sided and would have to be elevated due to its location in a flood zone. The elevated  
42 building must be ADA-compliant as well.  
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44 Mr. Talbert felt this would not be possible; the vendor would most likely not be willing to  
45 comply with the requirements. Mr. Talbert asked to withdraw the application.  
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47 Commissioner Reilly made a **Motion** to close the hearing. The Motion passed 3-0.  
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49 Mr. Rief then presented his Manager's Report, beginning with approval and certification of the  
50 CAMA Land Use Plan.  
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52 Proposed dates of the retreat were given for Board discussion, beginning with February 9<sup>th</sup>,  
53 March 1<sup>st</sup> or March 29<sup>th</sup>. Town Clerk Calhoun will check availability at The Islander.  
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55 There being no further business to discuss, the meeting was adjourned. Commissioner Reilly  
56 made a **Motion** to adjourn the meeting. The Motion carried 3-0.  
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58 The meeting Adjourned at 7:01 PM.  
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75 Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk