



Town of Cedar Point Board of Commissioners
Special Meeting
January 25, 2024

The Town of Cedar Point Board of Commissioners held a Special Meeting on Thursday, January 25, 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, Bray, Nash, Winberry, Town Manager Rief, Town Attorney Whitford, Deputy Nakamura Town Clerk Calhoun

ABSENT: Commissioner Castellano

The purpose of this Special Meeting was to hear and discuss public comment concerning a text amendment (TA-2024-01) to the Unified Development Ordinance, concerning changing the language to read: No new off-premises signs shall be permitted. Off-premises signs existing at the time of the adoption of this Ordinance shall be considered non-conforming but may be repaired, replaced, or, in the case of a Billboard, be changed to a Digital Billboard, *provided that the sign face is not expanded in size. For purposes of this section, non-conforming billboards and digital billboards may be relocated up to 15 feet in any direction in order to meet current setback requirements, may be elevated to a maximum height of twenty-five feet (25'), or to the existing sign height, whichever is greater, and may have their alignment to the road altered, which may result in changes to the shape or size of the sign structure.* If the off-premises sign is not used for a consecutive period of twelve (12) months, it is deemed abandoned. Mr. Rief pointed out that this language only applies to the Central Business Overlay District (CBOD).

Mayor Hatsell opened the floor to public comment. Mr. Buddy Guthrie stated he is opposed to the change and does not want digital billboards in Cedar Point. He wanted to know how digitalization would benefit the Town. Mr. Rief stated that the digitalization had already happened and that it would affect just the billboard within the CBOD located near the intersection of Highways 58 and 24. Janel White expressed her disappointment in the Board's decision to allow the conversion of billboards to digital; this does not lend to the aesthetics of Cedar Point.

Commissioner Reilly made a **Motion** to close the Public Hearing. The Motion carried 4-0.

39 Board discussion followed. Commissioner Nash stated that State law pre-empted the Town's
40 ordinances and illumination was a concern in Cedar Point. These digital billboards were meant
41 to be placed along interstates or highways.
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43 Mr. Rief clarified the NCGS language noting it does not specifically allow digitalization. Based
44 on the location of the billboard in Cedar Point, Mr. Rief felt it prudent to allow it.
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46 Mayor Hatsell reminded the Board that in previous discussions with Lamar Outdoor Advertising,
47 the illumination brightness can be adjusted.
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49 Commissioner Reilly made a **Motion** to reopen the Public Hearing. The Motion carried 4-0.
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51 Mr. John White wanted to add to Public Comment. He felt the Board made the decision for
52 digitalization too quickly and should have given the residents an opportunity to weigh in their
53 comments.
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55 Commissioner Reilly made a **Motion** to close the Public Hearing. The Motion passed 4-0.
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57 Commissioner Nash made a **Motion** to approve Text Amendment TA-2024-01 to the Unified
58 Development Ordinance. Commissioner Reilly voted Nay. The Motion carried 3-1.

59 Commissioner Nash made a **Motion** to approve the associated Consistency Statement.
60 Commissioner Reilly voted Nay. The Motion carried 3-1.
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62 There being no further business to discuss, the meeting was adjourned. Commissioner Reilly
63 made a **Motion** to adjourn the meeting. The Motion carried 4-0.
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65 The meeting Adjourned at 6:57 PM
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82 Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk