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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session Meeting
6 February 23, 2023
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on
9 Thursday, February 23, 2023 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to
10 be present and opened the meeting.

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12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, Town Manager Rief,
13 and Town Clerk Calhoun

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15 ABSENT: Commissioner Winberry
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17 The first agenda item was a subdivision plan for Bridge Point Townhouses. Mr. Rief presented
18 an overview of the preliminary plan to be considered. The plan proposes 30 units, each with a
19 one-car garage, and 68 parking spaces. The buffer requirement is a 35' vegetative buffer. The
20 Planning Board provided a favorable recommendation at their February 7, 2023 meeting. The
21 developer must provide recreational or open space or pay a fee in lieu of recreational/open space.
22 Commissioner Castellano expressed concern with the proposed parking and believes there to be
23 a deficit in the number of spaces.
24

25 A Public Hearing regarding several Text Amendments was next. Commissioner Castellano
26 made a **Motion** to open the Public Hearing. The Motion carried 4-0. Mr. Rief presented a brief
27 overview of the amendments ranging from typographical errors to substantive changes. The
28 HSCD and MXD zoning designations were deleted due to non-use. A provision for convalescent
29 homes and group home retirement facilities was added under B-1 with a Special Use Permit
30 requirement. Also added was the text concerning temporary restrooms not to be used as a
31 permanent facility. The section concerning buffers D and E was removed as was the reference to
32 the word *yard* as in *buffer yard*. For street yard landscaping, all change of use applications shall
33 include street yard landscaping be brought up to current code. The minimum depth for such
34 street yard was changed to 10 feet from 8 feet. The fee in lieu amount shall be based upon the
35 appraised value of the property, not the tax value. Business vehicles will now be considered in
36 parking space/lot requirements. An update to the sign maintenance portion included the
37 requirement to maintain the signs currently in use: lighting, framework and overall appearance.

38 There was no Board discussion or Public Comments. Commissioner Nash made a **Motion** to
39 close the Public Hearing. The Motion carried 4-0.

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41 The next item on the agenda was a Public Hearing to consider a Rezone Proposal. RZ-2023-01
42 was a proposal to rezone the park property, Octagon House property, and the adjacent cemetery
43 property from Home Services Campus District (HSCD) to Rural Agricultural (RA). Since the
44 HSCD designation was removed in the prior Text Amendments Public Hearing, this rezoning
45 was necessary. Commissioner Reilly made a **Motion** to open the Public Hearing. The Motion
46 carried 4-0. There was no Board discussion and there were no Public Comments. Commissioner
47 Bray made a **Motion** to close the Public Hearing. The Motion carried 4-0.

48
49 A total of six Annexation Petitions were presented at Public Hearings.

50
51 Annexation Petitions ANN-2023-03 and ANN-2023-04, located at 119 and 127 Boat Landing
52 Drive, respectively were presented. Commissioner Reilly made a **Motion** to open the Public
53 Hearing. The Motion carried 4-0. There were no Board comments or public comments.
54 Commissioner Nash made a made a **Motion** to close the Public Hearing. The Motion carried
55 4-0.

56
57 Annexation Petition ANN-2023-05 located at 107 Bay Landing Road was next presented.
58 Commissioner Castellano made a **Motion** to open the Public Hearing. The Motion carried 4-0.
59 There were no Board or public comments. Commissioner Reilly made a **Motion** to close the
60 Public Hearing. The Motion carried 4-0.

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62 Annexation Petition ANN-2023-06 located at 121-123 Circle Drive was presented next.
63 Commissioner Bray made a **Motion** to open the Public Hearing. The Motion carried 4-0. There
64 were no Board or public comments. Commissioner Reilly made a **Motion** to close the Public
65 Hearing. The Motion carried 4-0.

66
67 Mr. Rief presented his Manager's Report beginning with an RFP for sidewalk repairs along
68 Cedar Point Boulevard. This item will be on the Consent Agenda Tuesday evening.

69
70 A Budget Amendment for ARPA funds will also be placed on the Consent Agenda. This process
71 is a required component for reporting expenditures of ARPA funding. There will also be
72 required policies on the Consent Agenda that the Board must adopt.

73
74 The Board retreat will be at The Islander Hotel ballroom on Friday, March 3, 2023. Breakfast
75 will be at 8:30 and the retreat will begin at 9:00 AM.

76
77 Mr. Rief took Town Staff to the annual fundraiser Empty Bowls. The money raised will go
78 towards Hope Mission's soup kitchen and food pantry.

79
80 The debris truck is now expected for delivery in late April to early May. Supply chain issues as
81 well as a mix-up in truck bodies have caused the delay. We will contract with Emerald Isle's
82 public works team to assist in the Spring Cleanup.

83 The Walmart tract closed today, and the Tractor Supply store is expected to break ground in a
84 month.

85
86 There have been 5 new houses built in Cedar Point: 3 in Magens Bay, 1 in Bridgeview, and 1 in
87 Flippers Cove.

88
89 There being no further business to discuss, the meeting was adjourned. Commissioner Reilly
90 made a **Motion** to adjourn the meeting. The Motion carried 4-0.

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92 The meeting Adjourned at 8:24 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk