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4                   Town of Cedar Point  
5           Board of Commissioners Regular Meeting  
6                   February 26, 2019  
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8   The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly  
9   meeting on Tuesday, February 26, 2019 at 6:30 PM. Mayor Hatsell determined a quorum to be  
10   present and called the meeting to order.

11  
12   PRESENT: Mayor Hatsell, Commissioners Castellano, D. Winberry, Nash, F. Winberry, Town  
13   Administrator Seaberg, Town Attorney Whitford, Deputy Nakamura, Town Clerk Calhoun and  
14   public

15  
16   Pastor Tim Winters of Emmanuel Baptist Church gave the invocation; the Pledge of Allegiance  
17   followed.

18  
19   The Agenda was presented for Board consideration and adoption. Commissioner Castellano  
20   made a **Motion** to adopt the Agenda as presented. The Motion carried 4-0.

21  
22   The Consent Agenda, consisting of the Financial Statements, Zoning Permit Report, Code  
23   Enforcement Officer Report, and the Minutes from the January 22, 2019 meeting were presented  
24   for approval. Commissioner F. Winberry made a **Motion** to approve the Consent Agenda as  
25   presented. The Motion carried 4-0.

26  
27   Former Commissioner Sam Meadows was honored and recognized for his 9 years of service to  
28   the Town as a Commissioner. Mayor Hatsell presented him with a commemorative plaque.

29  
30   Mr. Greg Adams from the audit firm Thompson, Price, Scott, Adams & Company, P.Á.,  
31   presented the 2017-2018 audit report with no discrepancies or errors. Commissioner Castellano  
32   made a **Motion** to approve the Audit Report as presented. The Motion carried 4-0.

33  
34   A Public Hearing to hear and discuss comments concerning a rezone request (RZ-18-006) was  
35   next presented. Commissioner Nash made a **Motion** to go into Public Hearing. The Motion  
36   carried 4-0. The Board went into Public Hearing at 6:43 PM.

37 This rezone request consisted of a request to rezone a portion of a parcel located at 430  
38 Sherwood Avenue from R-15 Single Family Residential to B-1 General Business. This parcel  
39 faces Highway 24 and is within the Business Overlay District.

40  
41 Mayor Hatsell opened the floor to Public Comment.

42  
43 Paul Garavaglia expressed concern over encroachment of businesses upon residential properties  
44 and wants to be sure that there are buffers required to prevent this encroachment.

45  
46 There were no other public comments.

47  
48 Commissioner Nash made a **Motion** to close the public hearing. Motion carried 4-0. The  
49 hearing was closed at 6:51 PM.

50  
51 There were no Board comments.

52  
53 Commissioner Castellano made a **Motion** to approve the rezone request (RZ-18-006) along with  
54 the Consistency Statement that reads as follows:

55  
56 The Board of Commissioners of the Town of Cedar Point hereby finds that the proposed Official  
57 Zoning Map amendment application **Rezoning Application RZ-18-006**: a request to rezone a  
58 1.152-acre portion of Tax Parcel 5374-1176-1286, located at 430 Sherwood Avenue, from R-15  
59 Single Family Residential District to B-1 General Business District **is** consistent with the Town  
60 of Cedar Point Comprehensive Plan adopted November 27, 2012 because the parcel in question  
61 being located within an **Existing Core Area, Central Business Corridor Overlay District, and**  
62 **a Business Corridor Land Use Classification** as designated on the Town of Cedar Point Future  
63 Land Use Map (2012). These Future Land Use designations do encourage the zoning district at  
64 which the applicant is proposing the parcel in question to be located within. Further, the Board  
65 finds that the proposed Official Zoning Map amendment application **Rezoning Application RZ-**  
66 **18-006**: a request to rezone a 1.152-acre portion of Tax Parcel 5374- 1176-1286, located at 430  
67 Sherwood Avenue, from R-15 Single Family Residential District to B-1 General Business  
68 District is reasonable and in the public interest because an **Existing Core Area, Central**  
69 **Business Corridor Overlay District, and a Business Corridor Future Land Use** designation  
70 **does** encourage the zoning designation at which the applicant is proposing.

71  
72 The Motion carried 4-0.

73  
74 The next agenda item concerned Planning Board vacancies and subsequent appointments to  
75 those vacancies. Copies of the applications were provided for Board consideration. Town Clerk  
76 Calhoun reminded the Board of the desire to keep the Planning Board balanced by not having too  
77 many members from one neighborhood or area of Town.

78  
79 Commissioner Nash described the importance of the Planning Board and its benefit to the Town.

80 Commissioner Castellano made a **Motion** to appoint Paul Garavaglia as a regular member. The  
81 Motion carried 4-0.  
82  
83 There was discussion concerning alternate members of the Planning Board, with Commissioner  
84 Nash nominating Kirby O'Malley as the alternate member. However, due to the potential  
85 imbalance of members from the same neighborhood, Commissioner Nash retracted his Motion.  
86  
87 Commissioner Castellano made a **Motion** to appoint Josh Reilly as the alternate Planning Board  
88 Member. Both Mr. Riley and Mr. Garavaglia are from the Marsh Harbour neighborhood.  
89  
90 The Board of Adjustment also required appointment for the vacancy of Commissioner Nash's  
91 seat. Commissioner Castellano made a **Motion** to appoint Joseph Marello to the Board of  
92 Adjustment. Motion carried 4-0.  
93  
94 Mr. Seaberg will contact these new members and advise them of their appointments.  
95  
96 Deputy Nakamura presented his report, beginning with a noticeable decrease in speeding  
97 vehicles throughout the town. He also advised the Board there have been issues with aggressive  
98 dogs at large. Since unrestrained dogs are a violation of the Town Ordinance, fines can be levied  
99 against the dog's owners.  
100  
101 Mr. Seaberg presented his Administrator Report, beginning with the first phase of paving of Fir  
102 Street. Work is slated to begin around the first week in March, weather permitting.  
103  
104 A Hurricane Florence update was presented; the sidewalk repair near the bridge is scheduled to  
105 begin around the first week of March. Costs associated with repair of the sidewalk may qualify  
106 for FEMA reimbursement as well as installation of rip rap.  
107  
108 As of March 1, the Town will no longer offer waivers of permit fees due to hurricane damage.  
109  
110 The NC 24 Corridor Committee hosted their meeting at Town Hall. Mr. Seaberg included the  
111 minutes from this meeting (referenced herein and attached to these minutes). The minutes  
112 reflected the consideration of the speed limit reduction on Highway 24 through Cedar Point.  
113  
114 The Planning Board did not meet in February due to lack of Agenda items.  
115  
116 There were two candidates that were offered the position of Town Maintenance Technician, both  
117 declined due to the pay being too low.  
118  
119 A draft policy for streets and roads acceptance was given to the Board to look over and discuss at  
120 a future meeting.  
121  
122 The Mayor then opened the floor to Public Comment.  
123  
124 Mr. Bill Cunningham, Marsh Harbour HOA President, introduced himself to the Board.

125 There were no further public comments.  
126  
127 There were no Commissioner Comments.  
128  
129 Town Clerk Calhoun asked for Board consideration and approval to hold a public meeting on  
130 Tuesday, March 12, 2019 at 6:30 PM. The purpose of this meeting is to hear and discuss public  
131 comment concerning the Town's pursuit of the PARTF grant. The Board collectively agreed to  
132 this meeting date.  
133  
134 Town Attorney Whitford commended Town staff on their work to get some of the derelict and  
135 substantially damaged buildings torn down around town.  
136  
137 Mayor Hatsell commended Carteret Craven Electric for their reduction of our bill for the  
138 Christmas lights. The line item in the budget was originally \$8,000, but CCEC only charged us  
139 \$1811. The reason for this reduction was due to several power poles being out from the  
140 hurricane.  
141  
142 Mayor also reminded everyone of the Annual Spring Cleanup dates of Friday, April 12<sup>th</sup> through  
143 Saturday, April 13<sup>th</sup>, 2019.  
144  
145 The Board then went into Closed Session in accordance with NCGS 143-318.11(a)(6), Personnel  
146 Matters. Commissioner F. Winberry made a **Motion** to go into Closed Session. The Motion  
147 carried 4-0. The Board went into Closed Session at 7:40 PM.  
148  
149 The Board returned to Open Session at 8:03 PM.  
150  
151 There being no further business to discuss, the meeting was adjourned. Commissioner F.  
152 Winberry made a **Motion** to adjourn the meeting. The motion carried 4-0.  
153  
154 The meeting adjourned at 8:03 PM.

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk