



Town of Cedar Point Board of Commissioners
Regular Meeting
February 28, 2023

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, February 28, 2023 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Nash, Winberry, Town Manager Rief, Deputy Nakamura, and Town Clerk Calhoun

ABSENT: Commissioner Reilly

The Invocation was presented by Mr. Rief, followed by the Mayor leading the Pledge of Allegiance.

The Agenda and Consent Agenda, consisting of the January 19, 2023 Agenda Work Session Meeting Minutes, the January 24, 2023 Regular Meeting Minutes, an RFP for Sidewalk Repairs, ARPA Reporting Documents consisting of Conflict of Interest Policy, Cost Principles Policy, Eligible Use Policy, Non-Discrimination Policy, Record Retention Policy, Salaries 2022 Project-Eligible Use Determination, Budget Amendment General Fund, Budget Amendment ARPA Project Budget, Annexation Petitions for 119 and 127 Boat Landing Drive, Annexation Petition for 107 Bay Landing and Annexation Petition for 121 Circle Drive. Commissioner Castellano made a **Motion** to approve the Consent Agenda as presented. The Motion carried 4-0.

Mr. Austin Eubanks of the auditing firm Thompson, Price, Scott and Adams presented the 2021-2022 audit report. There were no discrepancies or adverse opinions. Commissioner Bray made a **Motion** to approve the Audit Report for FY 21-22. The Motion carried 4-0.

A proposed Text Amendment, discussed at the February 23, 2023 Agenda Work Session was next presented for action. Mr. Rief pointed out the update to the language concerning street yard requirements. There was also a Consistency Statement included. Commissioner Castellano made a **Motion** to approve the Text Amendments and the accompanying Consistency Statement. The Motion carried 4-0.

38 A Rezone Proposal (RZ-2023-01), discussed at the February 23, 2023 Agenda Work Session was
39 presented for Board action. This proposal would rezone the park property, Octagon House
40 property, and the adjacent cemetery from Home Services Campus District (HSCD) to Rural
41 Agricultural (RA). Commissioner Nash made a **Motion** to approve the rezone proposal as
42 presented. The Motion carried 4-0.
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44 A Subdivision Plan for Bridge Point Townhouses, which was discussed at the February 23, 2023
45 Agenda Work Session was the next item on the Agenda for Board consideration and approval.
46 At the Work session, the Board expressed concern over limited parking spaces. The developer
47 has added an additional 8 parking spaces and is working to create open space/recreational areas
48 within the development process. Final approval will be at the April, 2023 meeting. A pickleball
49 court, open to the public, was discussed as a potential reduction in the fee in lieu of costs.
50 Previous discussions included fencing around the development, however, a 35-foot vegetative
51 buffer is proposed, making fencing unnecessary. Final calculations for the fee in lieu of costs
52 will be determined at final plat approval. Commissioner Bray made a **Motion** to approve the
53 subdivision plan as presented. The Motion carried 4-0.
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55 Deputy Nakamura provided his report, stating that one of the three individuals involved in the
56 Neuse Sport Shop break-in has possibly been identified.
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58 Town Clerk Calhoun reminded the Board of the March 3, 2023 retreat and encouraged them to
59 provide their lunch orders at the conclusion of the meeting.
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61 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry
62 made a **Motion** to adjourn the meeting. The Motion carried 4-0.
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64 The meeting Adjourned at 7:23 PM.
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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk