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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session
6 April 21, 2022
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday,
9 April 21, 2022 at 6:30 PM.

10
11 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, and Winberry, Town
12 Manager Rief, Town Clerk Calhoun and public
13

14 Mayor Hatsell determined a quorum to be present and opened the meeting.
15

16 The first order of business was a Special Use Permit Application to allow a contractor's office at
17 512 Cedar Point Boulevard. Mr. Rief read aloud the procedural rules for conduct at a quasi-
18 judicial hearing. Mr. Rief then read the application into the record and described the nature of a
19 contractor's office.
20

21 Mr. Rief reminded the Board that a Commercial Site Plan process is necessary for the actual
22 build and upfit of the building and a Text Amendment was requested and approved to allow this
23 type of use.
24

25 Those wishing to provide relevant testimony were sworn in: David Rief, Nikki Sirmans and
26 Laramie Warby.
27

28 Commissioner Nash expressed concern over the scope and size of the proposed warehouse.
29

30 Nikki Sirmans, applicant, stated she was very concerned about aesthetics and how the new
31 warehouse building would fit in with the adjacent residential neighborhood. She added that the
32 building plans are still in their preliminary stages.
33

34 Laramie Warby, associate to Ms. Sirmans, stated that deliveries of cabinets and materials would
35 occur once every three months.
36

37 Commissioner Nash would like a condition added prohibiting warehouse space, as the original
38 plans submitted did not include a warehouse.

39 Town Attorney Whitford suggested considering the application without the warehouse or, give
40 the applicant the opportunity to resubmit a more concise drawing at a later date.

41
42 Commissioner Nash stated he is still concerned with the height of the proposed warehouse
43 building and unnecessary wear and tear on Bud's Lane with the large trucks bringing materials
44 into the warehouse as well as traffic issues on Highway 24.

45
46 Mr. Whitford offered delaying a Motion until such a time the applicants can produce a
47 conceptual drawing of the warehouse. There could be an amendment allowing changes in 5 to
48 10 years to the building.

49
50 Commissioner Reilly made a **Motion** to table the Special Use Permit Application SUP-2022-02
51 for one month. The Motion carried 5-0.

52
53 A Public Hearing for an Annexation Petition was the next item on the agenda. 244 White Oak
54 Street submitted a petition for annexation and was determined by Ms. Calhoun to be in good
55 order. Commissioner Castellano made a **Motion** to open the Public Hearing. Motion carried
56 5-0. There were no public comments. Commissioner Winberry made a **Motion** to close the
57 Public Hearing. There was no Board discussion. Commissioner Reilly made a **Motion** to
58 approve the Annexation Petition as presented. The Motion carried 5-0.

59
60 A second Public Hearing for a Rezone Request was next presented; RZ-2022-02, a request to
61 rezone a parcel located at 130 Cedar Point Boulevard from R-20 Residential to B-2 Marine
62 Business. This lot is undevelopable due to setbacks; the applicant wishes to use the property for
63 parking and the adjacent dock for guided jet ski tours and pontoon boat rentals. The applicant
64 owns a similar business in Swansboro. There was no Board discussion; public comment
65 included a written letter against the rezone from Rick and Martie Cochran, 114 Cedar Lane,
66 Cedar Point.

67
68 Mr. Richard Oliphant, 128 Cedar Point Boulevard, does not want jet ski noise next door to his
69 property. He is concerned that this rezone will negatively affect his property value.

70
71 Commissioner Reilly made a **Motion** to close the Public Hearing. The Motion carried 5-0.

72
73 Mr. Tony Howell, applicant, stated that the jet skis would be used in guided tours and would not
74 be individually rented out.

75
76 A Motion to approve or disapprove will be rendered at the Tuesday, April 26, 2022 Regular
77 Meeting.

78
79 A Resolution for a temporary road closure was next presented. The fireworks display slated for
80 the July 3rd holiday will result in heavy traffic. The proposed road closure would be for Little
81 Bay Drive, Masonic Avenue and Sherwood Avenue. A decision will be rendered at the Tuesday
82 Regular Meeting.

83 An RFP was distributed for the Comprehensive Plan update. The Town received 4 responses,
84 with 2 being at the 5-year plan budget of \$40,000. A decision will be made at the Tuesday
85 Regular Meeting.

86
87 An ARPA Premium Pay Policy was presented next to the Board. This policy is part of the report
88 required to be filed by the Federal Government. This policy documents the hazard pay allotted
89 to Town staff at the time of the pandemic. Commissioner Castellano made a **Motion** to approve
90 the Premium Pay Policy. The Motion carried 5-0.

91
92 Mr. Rief presented his Manager's Report, beginning with the job posting for two Public Works
93 employees. Three complete application packets have been received.

94
95 The materials for the kayak launch floating platform have been ordered.

96
97 Next Thursday will be the demonstration for the Flexi Pave product.

98
99 A new section has been added to the website outlining pending applications for zoning matters.

100
101 The Town is pursuing quotes for digital signage.

102
103 Kaitlin and Mr. Rief presented info to Keller Williams Realty concerning the new flood maps.

104
105 The Annual Easter Egg Hunt was well attended and a huge success.


106
107 The Annual Spring Cleanup commences Friday April 22, 2022. The Town anticipates 13 loads
108 to the landfill, and this project may run into Saturday, April 23, 2022.

109
110 Several streets have seen repaving and repairs: Mary Catherine Court, Tammy Page Court and
111 Franklin are all complete. Sunset Drive is scheduled for a complete repave with limited access
112 during the process. Mr. Rief is working on an easement for residents to access their homes via
113 Latham Drive. Mr. Whitford will prepare an easement agreement. The contractor proposes
114 three phases of paving.

115
116 Funds have been released for the Flipper's Cove Fee In Lieu of monies. The developer offered a
117 \$15,000 discount on the small overlook project. The Board declined this offer, agreeing that the
118 Town could construct an overlook or similar project at a lesser cost.

119
120 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry
121 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

122
123 The meeting adjourned at 8:39 PM.

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126
127
128 
Scott Hatsell, Mayor


Jayne Calhoun, Town Clerk