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3 Board of Commissioners  
4 Regular Meeting – Remotely Conducted  
5 May 19, 2020  
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7 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly  
8 meeting on Tuesday May 19, 2020 at 6:30 PM. This meeting was conducted remotely, using the  
9 Zoom Remote Meeting program. Mayor Hatsell determined a quorum to be present and opened  
10 the meeting.  
11

12 PRESENT: Mayor Hatsell, Commissioners Castellano, Bray, Nash and Winberry, Town  
13 Administrator Rief, Town Attorney Whitford, Town Clerk Calhoun and members of the public.  
14 Of note: Mr. Rief and Ms. Calhoun were physically present; all other attendees were remotely  
15 attending the meeting.  
16

17 Town Administrator Rief gave the Invocation, followed by the Mayor leading the Pledge of  
18 Allegiance.  
19

20 The Agenda and Consent Agenda were presented next for Board consideration and approval.  
21 The Consent Agenda, consisting of the March 24, 2020 Regular Meeting Minutes, April 24,  
22 2020 Budget Work Session Minutes, April 28, 2020 Regular Meeting Minutes, and an  
23 Amendment to the Draft Budget Calendar.  
24

25 Mayor Hatsell acknowledged the passing of Pine Knoll Shores Mayor Ken Jones, with a  
26 reminder that a Celebration of Life in his honor would be held Wednesday, May 27, 2020 at  
27 10:00 AM.  
28

29 Commissioner Bray made a **Motion** to approve the Agenda and Consent Agenda as presented.  
30 The Motion carried 4-0.  
31

32 The Mayor opened the floor to public comment, and there was none.  
33

34 The next agenda item was the Resolution to Adopt the Pamlico Sound Regional Hazard  
35 Mitigation Plan. This Plan is required by FEMA and must be renewed every 5 years.  
36 Commissioner Castellano made a **Motion** to adopt the Resolution as presented. The Motion  
37 carried 4-0.

38 A Public Hearing concerning a Rezone Request was the next agenda item for consideration.  
39 Rezone Request RZ-2020-01, a request to rezone approximately 45.8 acres of property from  
40 MXD Mixed Use to Conditional R-10 Residential. Commissioner Nash made a **Motion** to open  
41 the Public Hearing. The Motion carried unanimously, 4-0.

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43 Mr. Rief presented a brief overview of the application, noting that the Conditional R-10 would  
44 involve a 15,000-square foot lot size with a 60' width. He also reminded the Board that what  
45 was before them for consideration was the suitability of the development for this parcel.

46

47 Mr. Rief also reminded the Board that no Consistency Statement was necessary due to the new  
48 NCGS requirements for Public Comment. This new requirement extended Public Comment 24  
49 hours after the adjournment of the public meeting. This Public Comment session has been  
50 extended to 4:00 PM Thursday, May 21, 2020.

51

52 There was no Board discussion.

53

54 Mr. Jonathan McDaniel, Bell and Phillips, presented a proposed subdivision drawing. He stated  
55 the lot yield equated to 75-80 lots, or 2 units per acre. Mr. Andy Ennett, the applicant, pointed  
56 out that lack of a sewer system hindered other potential developments.

57

58 The Public Comment was conducted via email, online and through the Zoom Meeting Software.  
59 Town Clerk Calhoun read aloud those comments submitted online:

60

61 Brad Mercer, 1030 Claret Way, Greenville: Wished to know if there were any plans for  
62 improvements at the traffic light intersection to accommodate increased traffic with 80 homesites  
63 being built.

64

65 Lauren Daniel, 167 Carter Shores Road, Peletier: Asked the Town to consider environmental  
66 impacts of adding more development and impervious surfaces.

67

68 There was one citizen wishing to provide comment via Zoom: Stephanie Carter, Bogue Sound  
69 RV Park: She is a part time resident, and was concerned with increased traffic and proximity of  
70 these new homes to the RV park, noise and the loss of space within the RV park. She asked if  
71 any consideration would be given at all to the RV park residents.

72

73 There were no further public comments.

74

75 Jonathan McDaniel stated that there would be no encroachment on the property line of the RV  
76 Park. There would be buffering as well, but only the R-20 designation requires a 30-foot  
77 vegetative buffer.

78

79 Mayor Hatsell directed Town Clerk Calhoun to publicize the opportunity for others to provide  
80 their public comments on this matter. These comments will be read and considered at the June  
81 23, 2020 Board of Commissioners regular meeting.

82

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

84 Deputy Nakamura presented his report, stating that the traffic is heavy and frustrating. The State  
85 Highway Patrol, along with the Deputy have made numerous traffic stops on Highway 24 in an  
86 ongoing effort to curtail speeding.

87

88 Mr. Rief provided his Administrator Report: The Clean Water Management Trust Fund grant  
89 final award process is underway. A conservation easement is required, as well as a second  
90 appraisal and a survey of the property. Mr. Rief requested the authority to enter into an  
91 agreement with the appraisal company, the surveying company and Town Attorney Whitford to  
92 facilitate these last items. Commissioner Castellano made a **Motion** to grant Mr. Rief the  
93 authority to enter into agreements with the appraisal service, the surveying company, and the  
94 Town Attorney. The Motion carried 4-0.

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96 The National Flood Insurance Program representative and the FEMA coordinator have lowered  
97 the Town's rating to an 8, which can save residents a total of \$11,000 annually. This rating was  
98 achieved by the Town's participating in the Pamlico Regional Hazard Mitigation Program as  
99 well as the Flood Damage Prevention Plan added to the Unified Development Ordinance.

100

101 Tuesday, May 26, 2020 Town Hall will once again be open to the public. Town staff as well as  
102 guests will still be required to practice social distancing.

103

104 Mr. Rief commended Town staff on their dedication to duty and flexibility during the pandemic.  
105 He is very pleased with the beautiful work at the park property by Don and Tyler.

106

107 The Planning Board's next meeting will be Tuesday, June 2, 2020 at 6:30 PM. They will be  
108 reviewing the Sign Ordinance.

109

110 The Budget is coming together, and Mr. Rief advised the Board of the decrease in revenues due  
111 to the pandemic, especially the beer and wine tax.

112

113 The Town's solid waste contractor, Green for Life, has proposed a 4 year extension to our  
114 contract. With this extension, trash receptacles would be provided to each residential customer.

115

116 Mr. Whitford complimented Town Staff on their efficient handling of the Zoom Meetings.

117

118 Commissioner Castellano commended the Deputy and Town Staff for their hard work.

119

120 Commissioner Bray stated he is ready for things to get back to normal.

121

122 Commissioner Nash discussed the use of the park property by Scout troops such as organized  
123 events and gatherings, and service projects for the park. He asked for authority and for the Town  
124 and Board to delegate park related activities to him. Mr. Whitford encouraged the drafting of a  
125 park policy to outline how the park will be used. As for immediate use by Scout troops,  
126 Commissioner Nash made a **Motion** to allow organized gatherings at the park camp outs, and  
127 Scouts or others to provide service projects.

128

129 Mayor Hatsell was concerned over large groups gathering and the liability aspect, especially with  
130 the dock being in such bad shape. Commissioner Castellano reassured him that there would only  
131 be one troop on the park property at a time, and several adults to maintain order and control.

132 The Motion carried unanimously, 4-0.

133

134 Commissioner Nash also acknowledged the great work Don and Tyler did with the drainage at  
135 Little Bay and Masonic.

136

137 Commissioner Winberry also commended Staff on their efforts during the pandemic.

138

139 Mayor Hatsell stated that the Town is lucky to have the staff we have at Town Hall, with  
140 excellent leadership given by Mr. Rief. He went on to say that he would like to keep the public  
141 comment segment allowing 24 hours for additional comments even after this pandemic has  
142 ended.

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144 There being no further business to discuss, the meeting was adjourned. Commissioner  
145 Castellano made a **Motion** to adjourn the meeting. The Motion carried unanimously.

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147 The meeting adjourned at 7:55 PM.

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk