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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session
6 June 23, 2022
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday,
9 June 23, 2022 at 6:30 PM.

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

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

16 The meeting was recessed to go into a Board of Adjustment meeting. Commissioner Castellano
17 made a **Motion** to recess the meeting. The Motion carried 5-0. The Board went into the Board
18 of Adjustment meeting at 6:31 PM.
19

20 Commissioner Reilly made a **Motion** to return to the Board of Commissioners Work Session.
21 The Motion carried 5-0. The Board returned to their Work Session at 6:47 PM.
22

23 The next Agenda Item was a Public Hearing for an Annexation Request Commissioner Reilly
24 made a **Motion** to open the Public Hearing. The Motion passed 5-0.
25

26 The Annexation Request was for 207 Hidden Bay Drive. There was no Public Comment.
27

28 Commissioner Winberry made a **Motion** to close the Public Hearing. The Motion passed 5-0. A
29 decision will be made at the Tuesday, June 28, 2022 Regular Meeting.
30

31 A second Public Hearing concerning a Special Use Permit application was next on the Agenda.
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33 Commissioner Reilly made a **Motion** to open the Public Hearing. The Motion carried 5-0.
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35 The Special Use Permit application concerned a climate controlled mini storage located to the
36 rear of the Walmart parcel. Town Clerk Calhoun swore in Mr. Matt Hill, applicant and Town
37 Manager David Rief.

38 Mr. Rief read the application to be admitted into the record as true and correct. Mr. Rief also
39 explained the process of a quasi-judicial hearing. A brief overview and conceptual drawing were
40 presented for board consideration.

41

42 Mr. Hill provided additional information to the Board about the project, including the unique
43 aspect of the storage building offering a drive in feature to allow patrons to unload their items
44 inside the building instead of outside in the parking lot. He also pointed out the aesthetic items
45 such as the coastal awnings over the windows and landscaping. The Board asked that the coastal
46 awnings be added to the opposite end of the building for continuity.

47

48 Commissioner Nash made a **Motion** to approve the Special Use Permit with the Board's
49 architectural and aesthetic recommendations. The Motion carried 5-0.

50

51 Bank financing proposals were received for the purchase of 135 Sherwood Avenue. The Town
52 received 2, one from First Bank and the other from Truist Bank. A Special Meeting is needed to
53 approve the financing proposal from First Bank. That meeting will be held on Monday, July 11,
54 2022 at 6:30 PM.

55

56 Mr. Rief provided his Manager's Comment. The Appraiser's report for the gymnastics building
57 should be back on July 5, 2022.

58

59 The newly hired Public Works employees will be in attendance at the Tuesday meeting to be
60 introduced to the Board. Don's last day will be July 22, 2022; there will be a luncheon or dinner
61 planned in his honor.

62

63 In park news, picnic tables are complete and will be anchored to the concrete base under the
64 shelter. Gravel will be dropped to shore up the soft areas on the driveways. The ship date for the
65 kayak launch is July 15. The chain link fence near the front gate of the park will be removed in
66 the upcoming weeks.

67

68 Parking passes and wrist bands are available for the July 3 fireworks display at MacDaddy's.

69

70 There being no further business to discuss, the meeting was adjourned. Commissioner Bray
71 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

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73 The meeting adjourned at 7:28 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk