



Town of Cedar Point
Board of Commissioners Regular Meeting
July 24, 2018

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8 The Town of Cedar Point Board of Commissioners held its regularly scheduled monthly meeting
9 on Tuesday, July 24, 2018 at 6:30 PM. Mayor Hatsell determined a quorum to be present and
10 opened the meeting.

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12 Pastor David Harper, Cedar Point Pentecostal Church, led the Invocation with the Pledge of
13 Allegiance following.

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15 PRESENT: Mayor Hatsell, Commissioners Castellano, D. Winberry, Meadows, F. Winberry,
16 Town Administrator Seaberg, Town Attorney Whitford, Deputy Nakamura, and Town Clerk
17 Calhoun.

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19 The Agenda was presented for Board approval; Commissioner Castellano made a **Motion** to
20 adopt the Agenda. Motion carried 4-0.

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22 The Consent Agenda, consisting of the June and July Financial Statements, Zoning Permit
23 Report, Code Enforcement Officer Report, Fire Inspector Report, the Minutes from the June 21,
24 2018 Work Session Meeting, June 21, 2018 Closed Session Meeting, June 26, 2018 Regular
25 Meeting Minutes, June 26, 2018 Closed Session Meeting Minutes, was presented for Board
26 consideration and approval. Commissioner D. Winberry made a **Motion** to approve the Consent
27 Agenda as presented. Motion carried 4-0.

28
29 A Public Hearing for a Rezone Request was the next item on the Agenda. Rezone Request RZ-
30 18-002, a request to rezone 3 parcels totaling 10.54 acres, all located off VFW Road from B-1
31 General Business District and R-15M Single Family Residential Mobile Home to MC Mobile
32 Home and Camp Park District. Commissioner Castellano made a Motion to go into Public
33 Hearing. The Motion carried 4-0. Mr. Seaberg presented a brief overview of the application.

34
35 Mayor Hatsell then gave the floor to Mr. Richard Stanley, attorney for the applicant, as well as
36 Mr. Jonathan McDaniel of Bell and Phillips, Professional Engineering. Mr. Stanley expressed
37 surprise that the Planning Board would base their decisions on saturation of a particular market.
38 He pointed out that the developers would set aside additional vegetative buffers beyond the
39 required 10 feet.

40 Mr. McDaniel pointed out that there could be much worse going on this property than and RV
41 Park. The developers were also considering a storage unit on the property. Mr. Stanley also
42 presented a survey taken from the adjacent business owners and property owners with positive
43 responses to the RV Park being located at this property.
44

45 Mayor Hatsell opened the floor to public comment, beginning with Mr. TJ Williams, who took
46 umbrage with the statements made by Mr. Stanley about the Planning Board's decision. He also
47 believes that the Town needs businesses to increase the tax base. He asked what the tax base
48 would be for an RV Park with RVs registered in other counties? He then quoted the 2014
49 Strategic Plan which discusses the efforts of reducing the amount of RV parks within the Town.
50

51 Mr. Larry Bragg expressed concern over control of appearance and feels the location is better
52 suited for business pursuits. He wants to ensure that the Town offers an appearance of
53 enrichment and is welcoming to visitors.
54

55 Petrice Fox spoke on behalf of her mother, who lives adjacent to the proposed RV Park property.
56 She was concerned with an increase in traffic as well as overdevelopment. She was also
57 concerned about the safety and well being of her mother and her property. In addition to these
58 concerns, drainage has always been an issue for her mother's property, and most likely issues
59 will increase upon further development.
60

61 Mr. Bill Berman, a new resident to Cedar Point, likes the residential feel to Cedar Point. He
62 believes a gateway should be something other than an RV park. He expressed concern over what
63 element of people it might attract, and also was concerned that traffic would increase in that area.
64

65 Mr. Richard Stanley stated that patrons of the RV Park would shop and eat in Cedar Point and
66 that a business on this property would draw more people resulting in increased traffic.
67 Redevelopment of this property is possible in the future.
68

69 Commissioner D. Winberry made a **Motion** to close the Public Hearing. Motion carried 4-0.
70

71 Board discussion followed.
72

73 Commissioner Meadows read the draft Minutes of the June 5, 2018 Planning Board meeting, and
74 commended the Planning Board on their work done on this matter. He questioned the Planning
75 Board's denial of the rezone request based on saturation of the market, stating that Bogue Sound
76 RV Park is at a gateway entrance to Cedar Point. He also expressed concern that if this request
77 is denied, existing RV Parks will hold a monopoly in the Town. He also reminded the Board that
78 Page Place RV Park had a Rezone Request pending for the August meeting. This RV park is
79 located off VFW Road also.
80

81 Commissioner F. Winberry stated he was on the fence regarding this matter and wasn't sure how
82 the appearance and upkeep could be monitored or enforced.
83

84 Commissioner D. Winberry felt the same as Commissioner Meadows; they cannot pick and
85 choose who gets to come to Town.

86 Commissioner Castellano also expressed being on the fence regarding this matter. Even though
87 the tax base will not be beneficial to the Town, Town services still must support this RV Park.
88

89 Mayor Hatsell stated he didn't see anything on this application outlining the benefits to the Town
90 of an RV Park.
91

92 Mr. Seaberg indicated that the tax revenue would be predominately from the infrastructure of the
93 park as RVs typically are not registered in Cedar Point.
94

95 Mr. Stan Frye, the applicant for this Rezone Request, assured the Board that all potential
96 residents would be required to submit to a background check. If he chooses to build storage
97 units or a hotel, those patrons would not be required to have background checks. He believes
98 you must be a good neighbor to be successful.
99

100 Mr. Paul Garavaglia asked who would be allowed in based on the background check criteria?
101 He also believes Cedar Point needs more businesses.
102

103 Mr. Bill Berman reminded the Board that patrons of the RV Park would most likely spend their
104 money on the Island, in Cape Carteret or Swansboro.
105

106 Mr. Whitford, Town Attorney, advised the Board that in addition to their Motion to approve or
107 deny the Rezone Request, a Consistency Statement must be approved along with the Approval or
108 Denial.
109

110 Commissioner Meadows made a **Motion** to approve the Rezone Request (RZ-18-002) along with
111 the Consistency Statement. Commissioner Castellano voted Nay. Motion carried 3-1.
112

113 The second Public Hearing was regarding a Resolution for a bond order authorizing the issuance
114 of general obligation bonds for the Town of Cedar Point in the maximum aggregate principal
115 amount of \$2,500,000 for the purpose of financing in part, the acquisition of the land in the town
116 to be used as a public park. The Resolution also contained language that would be included on
117 the November ballot for the vote on the referendum.
118

119 Commissioner F. Winberry made a **Motion** to go into Public Hearing. Motion carried 4-0.
120

121 Mayor Hatsell opened the floor to public comment, beginning with Mrs. Kitty Haven who felt
122 this endeavor was a wonderful opportunity for the Town and the proposed tax increase is
123 justified. This land will be developed if the Town does not acquire it.
124

125 Ms. Sue Ross felt this park was a good idea but expressed concern over the 48% increase in
126 taxes. She wanted to know if when the bond was satisfied and paid, would the taxes return to the
127 .0625 rate.
128

129 Mayor Hatsell stated that the Town is hoping that the tax increase will not be necessary, and
130 grants will compose the amount needed to acquire the land. Mr. Seaberg agreed that grants are
131 the best option; the other options available would be driven by the General Assembly.

132 Commissioner D. Winberry made a **Motion** to close the Public Hearing. Motion carried 4-0.
133

134 There was no Board discussion.
135

136 Commissioner Castellano made a **Motion** to approve the Resolution as presented. Motion
137 carried 4-0.
138

139 The third public hearing concerned a Text Change to the Cedar Point Code of Ordinances
140 allowing two alternate members to the Board of Adjustment. Commissioner F. Winberry made a
141 **Motion** to go into Public Hearing. Motion carried 4-0.
142

143 There was no Public Comment or Board discussion.
144

145 Commissioner D. Winberry made a **Motion** to close Public Hearing. Motion carried 4—0.
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147 Commissioner Castellano made a **Motion** to approve the Text Change as written. Motion
148 carried 4-0.
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150 Deputy Nakamura did not have a report.
151

152 Mr. Seaberg presented his Administrator Report beginning with the Planning Board. The
153 Planning Board and approved two Rezone Requests for the Board of Commissioners to hear and
154 consider. RZ-18-003, Page Place RV Park, for an expansion of the existing park by
155 approximately half an acre. The second, RZ-18-004 was a request to rezone property located at
156 903 Cedar Point Boulevard, from R-Single Family Residential 20 to B-1 General Business
157 District.
158

159 The Mayor opened the floor to Public Comment.
160

161 Mr. Don Redfearn suggested the public form a grass roots committee to let citizens know about
162 the bond referendum and land acquisition.
163

164 Mr. Larry Bragg and Mr. Josh Reilly suggested other methods of communicating with citizens
165 such as texting or an electronic billboard.
166

167 Mr. Seaberg reminded the Board that Public Hearing dates would need to be set for the rezone
168 requests that the Planning Board approved: Commissioner Castellano made a **Motion** to set the
169 date for Public Hearing for Rezone Requests RZ-18-003 and RZ-18-004, for Tuesday, August
170 28, 2018 at 6:30 PM. Motion carried 4-0.
171

172 There being no further business to discuss, the Board adjourned the meeting.
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174 Commissioner D. Winberry made a **Motion** to adjourn the meeting. Motion carried 4-0. The
175 meeting adjourned at 8:15 PM.
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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk