



**Town of Cedar Point**  
**Agenda Work Session**  
*Thursday, August 19, 2021*

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**Board Members**

Scott Hatsell, Mayor | Pam Castellano, Mayor Pro Tem |

Gary Bray, Commissioner | John Nash, Commissioner | Frankie Winberry, Commissioner |

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**I. Call to Order**

Mayor Scott Hatsell

**II. Public Hearing Annexation Petition (AN-2021-01)**

A Petition for Annexation from Ms. Dawn Dorin, Lot 9, River View Hills  
Subdivision, 150 Boat Landing Drive

Action Needed:

1. Open Public Hearing
2. Receive Public Comments
3. Close Public Hearing
4. Motion to Approve or Disapprove Annexation Petition AN-2021-01

**III. Public Hearing Annexation Petition (AN-2021-02)**

A Petition for Annexation from Ms. Kimberly Hildreth, Lot 7, Bayview Park, 280  
Hidden Bay Drive

Action Needed:

1. Open Public Hearing
2. Receive Public Comments
3. Close Public Hearing
4. Motion to Approve or Disapprove Annexation Petition AN-2021-02

**IV. Road Repairs Discussion**

Discussion of proposed plan for 2021 road repairs

Action Needed:

1. Advise Town Manager on any requested changes to proposed plan.

**V. Manager's Report/Comments**

**VI. Adjournment**

*The next regularly schedule meeting will be Tuesday, August 24, 2021 at 6:30 PM.*

**Tab 2 Annexation Petition AN-2021-01**



### CERTIFICATE OF SUFFICIENCY


To the Board of Commissioners of the Town of Cedar Point, North Carolina:

I, Jayne Calhoun, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Cedar Point primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Cedar Point, this 19th day of August, 2021.



  
Jayne Calhoun, Town Clerk

# PETITION FOR ANNEXATION INTO THE TOWN OF CEDAR POINT'S CORPORATE LIMITS



DATE: 6-17-21

TO THE MAYOR AND COMMISSIONERS OF THE TOWN OF CEDAR POINT:

1. I/We, the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed into the Town of Cedar Point.
2. The area to be annexed is contiguous to the Town of Cedar Point's current corporate limits, and the Boundaries of such territory are as follows:

*Lot 9 River View Hills Subdivision*

*150 Boat Landing Drive, Cedar Point, NC*

*PIN: 537516837695000*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: *Dawn M. Dorin*

NAME (PRINT): *Dawn M. Dorin*

MAILING ADDRESS: *150 Boat Landing Dr*  
*Cedar Point, NC 28584*

PHONE NUMBER: *919-673-2688*



**Tax Parcel Information:**

**Owner:** DORIN,DAWN M

**Current PIN:** 537516837695000

**Site Address:**

150 BOAT LANDING DR  
CEDAR POINT

**Mailing Address:**

150 BOAT LANDING DRIVE

SWANSBORO NC 28584

**Legal Description:**

L9 RIVER VIEW HILLS

**Prior PIN:** 15026B0101

**City Limits:**

**Rescue District:** WSTRN CARTERET RESC

**Fire District:** WESTERN CARTERETFIRE

**Tax District:** 15

**Township:** WHITE OAK

**Use:** RESIDENTIAL

**Land Value:**

**NBHD:** 150039

**Bldg Value:**

**Bldg Htd Sq Ft:** 1040

**Other Value:**

**Bldg Tot Sq Ft:**

**Total Value:**

**Year Built:** 1969

**Sale Price:**

**Noise Level:**

**Deeded Acres:** 0.439

**AICUZ Zone:**

**GIS Acres:** 0.436

**Plat Ref:** 30 / 965

**Roll Type:** R

**Deed Ref:** 1722 / 491

**Deed Date:** 20210519

**Bedrooms:** 3

**Bathrooms:** 1

**Carteret County, N.C.**



Printed August 13, 2021

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from recorded deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee that the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.

**Tab 3 Annexation Petition AN-2021-02**



## CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Cedar Point, North Carolina:

I, Jayne Calhoun, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is not contiguous to the Town of Cedar Point primary corporate limits, as defined by G.S. 160A-31.
  - i. The nearest point on the proposed satellite corporate limits is not more than three miles from the primary corporate limits of the Town.
  - ii. No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of the Town.
  - iii. The area is so situated that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits.
  - iv. The area proposed for annexation is not within a platted, recorded subdivision.
  - v. The Town currently has no other satellite corporate limits and annexing the proposed property will not result in more than 10% of the area within the primary corporate limits of the Town.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Cedar Point, this 19th day of August, 2021.



*Jayne Calhoun*  
Jayne Calhoun, Town Clerk



# PETITION FOR ANNEXATION INTO THE TOWN OF CEDAR POINT'S CORPORATE LIMITS

DATE: 6/30/21

TO THE MAYOR AND COMMISSIONERS OF THE TOWN OF CEDAR POINT:

1. I/We, the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed into the Town of Cedar Point.
2. The area to be annexed is contiguous to the Town of Cedar Point's current corporate limits, and the Boundaries of such territory are as follows:

L7 Bayview Park

280 Hidden Bay Drive, Cedar Point

PIN: 537516739170000

SIGNATURE: Kimberly Hildreth

NAME (PRINT): Kimberly Hildreth

MAILING ADDRESS: 280 Hidden Bay Drive  
Cedar Point NC 28584

PHONE NUMBER: 336 462 2209

**Tax Parcel Information:**

**Carteret County, N.C.**



**Owner:** HILDRETH,KIMBERLY MCBRIDE

**Current PIN:** 537516739170000

**Site Address:**  
280 HIDDEN BAY DR  
CEDAR POINT

**Mailing Address:**  
208 HIDDEN BAY DRIVE

SWANSBORO NC 28584

**Legal Description:**  
L7 BAYVIEW PARK S/D

**Prior PIN:** 15026B0302

**City Limits:**

**Rescue District:** WSTRN CARTERET RESC

**Fire District:** WESTERN CARTERETFIRE

**Tax District:** 15

**Township:** WHITE OAK

**Use:** MANUFACHOMEPERM

**Land Value:** \$56,412

**NBHD:** 150039

**Bldg Value:** \$71,268

**Bldg Htd Sq Ft:** 2022

**Other Value:** \$9,896

**Bldg Tot Sq Ft:** 2,724

**Total Value:** \$137,576

**Year Built:** 1990

**Sale Price:** \$0

**Noise Level:**

**Deeded Acres:** 0.352

**AICUZ Zone:**

**GIS Acres:** 0.347

**Plat Ref:** /

**Roll Type:** R

**Deed Ref:** 1713 / 479

**Deed Date:** 20210324

**Bedrooms:** 3

**Bathrooms:** 2



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## **Tab 4 Road Repairs**

# TOWN OF CEDAR POINT

**Mayor**  
Scott Hatsell

**Mayor Pro-Tem**  
Pamela Castellano

**Board of Commissioners**  
Frankie Winberry  
John Nash  
Gary Bray



**Town Manager**  
David M. Rief

**Mailing Address**  
427 Sherwood Avenue  
Cedar Point, NC 28584  
Phone: 252-393-7898  
Fax: 252-393-7166

[www.cedarpointnc.org](http://www.cedarpointnc.org)

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## 2021 ROAD REPAIR PROPOSAL

The Town currently has \$151,320.14 in its Powell Bill Fund for road repairs. An investigation of the Town's roads has been conducted to determine the areas in the most need of repair. After the investigation Town Staff recommends the following repairs this fall:

- Sherwood Avenue
  - Repair two depressions located between Cedar Point Blvd and Town Hall.
- Sunset Drive
  - Along a portion of the waterfront, remove existing asphalt, provide new road base and repave.
- Jones Street
  - Repair two depressions located between Sunset Drive and Intra-coastal waterway
- Mary Catherine Court
  - Repair drainage pipe under road, provide new road base in repair area, repave area, resurface all of Mary Catherine Court, including repairing worn/damaged road edges
- Tammy Paige Court
  - Resurface, repairing worn/damaged road edges
- Franklin Court
  - Resurface, repairing worn/damaged road edges

The foregoing locations have been marked with orange spray paint. Photos to be reviewed during the Work Session.

### **Proposed Timeline:**

August 24, 2021 – Town BOC approves list of repairs  
September 20, 2021 – Bids to RFP due from contractors  
September 28, 2021 – Town approves contract  
~November 30, 2021 – Deadline for completion of repairs