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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session Meeting
6 August 22, 2019
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on
9 Thursday, August 22, 2019 at 6:30 PM. Mayor Hatsell determined a quorum to be present and
10 opened the meeting.

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12 PRESENT: Mayor Hatsell, Commissioners Castellano, D. Winberry, Nash and F. Winberry,
13 Town Administrator Seaberg, Town Clerk Calhoun and public
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15 Mayor Hatsell proceeded through the Agenda, which is in a new format. Item IV will be the
16 final approval of the new Town Administrator contract as well as the appointment of Jayne
17 Calhoun as Interim Administrator.
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19 The contract for Debris Monitoring must be approved, this contract will be for 3 years.
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21 The next item for discussion was a rezone request (RZ-19-001), a request to rezone
22 approximately 1.2 acres located at Highway 24 and Dolphin Bay Estates from R-20 Single
23 Family Residential to B-1 General Business District. Mr. Seaberg presented a brief overview of
24 the application and reminded the Board that a Public Hearing will be held at Tuesday's meeting.
25 Many residents who live in the Dolphin Bay Estates neighborhood were in attendance. The
26 Mayor opened the floor to public comment.
27

28 Mr. Larry Zado, 120 Dolphin Bay Estates, spoke on behalf of the neighborhood residents. He
29 does not see very much regulation as far as water quality, under maintained sidewalks as well as
30 storm drains. He asked if the interest was equal for businesses and residents? He also spoke of
31 safety concerns due to the dangerous location of the property on Highway 24.
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33 Mr. Jerry Collier, 105 Dolphin Bay Estates, owns the lot adjacent to the applicant's property. He
34 indicated that the neighborhood was a great neighborhood, and there were no pluses for the
35 residents should this rezone be approved.
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37 Mr. Larry Baldwin, Riverkeeper for Carteret County, pointed out the major water quality issues
38 Cedar Point currently faces. He expressed concern over a business being allowed there as it will

39 present pollution problems. Is this good for the water? This rezone should be carefully
40 considered, and the Board should slow down a bit in making a decision.

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42 Mrs. Beth Zado, 120 Dolphin Bay Estates, quoted the UDO, and stated that she does not want
43 another business that pollutes the canals, and asked the elected officials to do right by the
44 citizens that elected them.

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46 Mayor Hatsell then spoke to this issue: This Board cares deeply about Cedar Point, and the town
47 always looks for opportunities to conserve our water bodies. There is no runoff from Town Hall,
48 during rainstorms, as we have a cistern. There is also a rain garden adjacent to Town Hall, again
49 to control runoff. When a rezone request is submitted, there is a process involved, and Town
50 staff as well as the Board looks very closely at the request. The Board ultimately will do what's
51 best for Cedar Point. The property on either side of the applicant's property are zoned
52 commercial. If the Board approves the rezone, a curb cut would be installed by NCDOT. This
53 curb cut would not be feasible, based on the location and flow of traffic. He also pointed out that
54 58 out of 94 lots on Cedar Point Boulevard are zoned commercial.

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56 Board discussion continued.

57
58 Commissioner D. Winberry pointed out that the canal water is considered tideland water and
59 cannot be privately owned. He asked how all the residents in the neighborhood were able to
60 build their docks and boat slips without CAMA permits.

61
62 Commissioner F. Winberry thought perhaps the gentleman who owns it most likely had a title
63 search performed.

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65 Commissioner Castellano echoed Commissioner D. Winberry's statements.

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67 Commissioner Nash stated that the request is consistent with the strategic plan and comp. plan,
68 however, it may not fit in well with the Town.

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70 Commissioner F. Winberry has same concerns as Commissioner D. Winberry. After setbacks
71 required by CAMA and the Town, there's not much room for any type of structure or operation.

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73 Mr. Seaberg pointed out to the Board that per Town Attorney Whitford, a rezone request is a
74 purely legislative activity. Whatever goes there will be closely monitored.

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76 Mr. Seaberg then provided the Board with a copy of Minutes from 1989, where the Board
77 adopted an ordinance regulating the speed limit on Highway 24 to 45 MPH. If we want to
78 continue to pursue the decrease of the speed limit, the Board can dissolve the ordinance, and the
79 speed limit would fall under the General Statutes.

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81 There being no further business to discuss, the meeting was adjourned.

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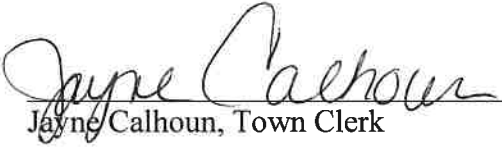
85 Commissioner F. Winberry made a **Motion** to adjourn the meeting. Motion carried
86 unanimously.

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88 The meeting adjourned at 7:20 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk