



Town of Cedar Point Board of Commissioners
Regular Meeting
August 23, 2022

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, August 23, 2022 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, Winberry, Town Manager Rief, Town Clerk Calhoun and public.

Pastor David Harper of the Cedar Point Pentecostal Holiness Church presented the Invocation, followed by the Mayor leading the Pledge of Allegiance.

The Agenda and Consent Agenda consisting of the June 23, 2022 Agenda Work Session Meeting Minutes, the June 28, 2022 Regular Meeting Minutes, the July 21, 2022 Agenda Work Session Meeting Minutes, a Resolution to Approve Financing Contract with First Bank and Associated Documents, and a Resolution Requesting the Carteret County Board of Commissioners to Appoint Extraterritorial Jurisdiction (ETJ) Members to the Cedar Point Board of Adjustment and Planning Board were presented next for Board consideration and approval. Commissioner Nash made a **Motion** to approve the Consent Agenda as presented. The Motion carried 5-0.

A Public Hearing for a Rezone Request was the next Agenda item. The request was to rezone a parcel located at 149 Cedar Point Boulevard, from R20 Residential to B1 General Business District. Commissioner Riley made a **Motion** to open the Public Hearing. The Motion carried 5-0.

Mr. John White, applicant and owner of Carteret Heating and Cooling, explained the reasoning behind his rezone request: The property was originally leased, and upon purchasing the parcel, Mr. White ran into some deed restriction issues which prevented him from requesting the rezone earlier. Mr. White wishes to use the parcel as an area for their dumpster and screening of the dumpster.

38 Mr. Rief addressed the Land Use Plan compatibility, noting the absence of a Consistency
39 Statement, due to the Land Use Plan not reflecting this particular use.

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41 Commissioner Winberry made a **Motion** to close the Public Hearing. The Motion carried 5-0.

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43 There was no Board discussion or Public Comment.

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45 Commissioner Bray made a **Motion** to approve the Rezone Request (RZ-2022-03) as presented.
46 The Motion carried 5-0.

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48 Eastern Carolina Council on Government (ECC) has sent their yearly request for a Town of
49 Cedar Point representative. Commissioner Castellano made a **Motion** to appoint Commissioner
50 Bray as this year's appointee. The Motion carried 5-0.

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52 Deputy Nakamura presented his report, reminding everyone that school is back in session and
53 drivers should be aware of school zones and stopped school buses. NCSHP will be assisting
54 during pick up and drop off hours, and there will be zero tolerance for careless and reckless
55 driving in these areas.

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57 Mr. Rief presented his Manager's Report.

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- 59 • Kaitlin DeGrasse, Code Enforcement Officer, is no longer with us. Alisha will be trained
60 to handle zoning permits and eventually flood plain development permitting.
 - 61 • The kayak launch is open and operational; the shade canopy will be installed later this
62 week. The parking area work is scheduled for late October.
 - 63 • Bike NC will work with us regarding the Comprehensive Plan update to include biking
 - 64 • The Community Rating System (CRS) has designated Cedar Point as a preliminary Class
65 7 as of April, 2023. This affords residents a 15% discount on flood insurance premiums
66 pending FEMA approval.
 - 67 • A total of \$17,050 in CedarFest sponsorship money has been received. Attractions have
68 been given deposits. There should be some funds left to put towards park projects.
 - 69 • A reminder that newly elected and re-elected Board members must take the Ethics
70 Course. Contact Town Hall to enroll.
 - 71 • Mr. Rief plans on attending an HOA meeting with Magens Bay regarding the Walmart
72 property development, movement of the traffic light and floodplain issues. Mr. Rief will
73 also be meeting with the Marsh Harbour HOA regarding installation of gates. Marsh
74 Harbour HOA does not own that portion of Sherwood Avenue where the gates are
75 proposed. The Board would have to address those issues.
 - 76 • Crystal Coast Marine Contracting reduced their cost estimate for the kayak launch install
77 by \$5,000 to keep us in the budgeted amount.
 - 78 • Mr. Rief asked the Board to begin thinking about whether the Town wishes to take over
79 streets in Crystal Shores subdivision as well as Masonic Avenue and that portion of
80 Sherwood Avenue in Marsh Harbour.

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

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84 The meeting Adjourned at 7:18 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk