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4 Town of Cedar Point Board of Commissioners
5 Agenda Work Session Meeting
6 September 21, 2023
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on
9 Thursday, September 21, 2023 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to
10 be present and opened the meeting.
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12 PRESENT: Mayor Hatsell, Commissioners Reilly, Bray, Castellano, Nash, and Winberry, Town
13 Manager Rief, and Town Clerk Calhoun
14

15 The first agenda item was a Special Use Permit (SP-2023-04) Application Hearing. This
16 application requested the construction of townhouses located at 650 Cedar Point Boulevard, in
17 front of Cedar Point Villas Condominium Complex. The applicants, John and Janel White, were
18 present as well as their representative, Jonathan McDaniel. Mr. Rief opened the Hearing and
19 read through the procedural requirements. Town Clerk Calhoun swore in Mr. Rief, Jonathan
20 McDaniel and John White. Mr. Rief then read the application into the record, the applicant
21 confirmed the information that was read was accurate except for a typographical error where the
22 word 'east' should have been the word 'west.'
23

24 The applicants were then given the floor to speak. Mr. McDaniel feels the use is appropriate due
25 to the residential use of the adjacent properties. He also pointed out that the natural buffer will
26 be retained.
27

28 There was no Board discussion.
29

30 Commissioner Reilly made a **Motion** to close the Hearing. The Motion carried 5-0.
31

32 Commissioner Nash made a **Motion** to approve Special Use Permit application SUP-2023-04
33 and noted that all Findings of Fact have been met. The Motion carried 5-0.
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35 A Public Hearing for an Annexation Petition (ANN-2023-08) for 107 Circle Drive was the next
36 Agenda Item. Commissioner Bray made a **Motion** to open the Public Hearing. The Motion
37 carried 5-0. There was no Public Comment. Commissioner Reilly made a **Motion** to close the
38 Public Hearing. The Motion carried 5-0.

39 Commissioner Bray made a **Motion** to approve Annexation Petition ANN-2023-08 as presented.
40 The Motion carried unanimously, 5-0.

41
42 One bid was received for the Kayak Launch parking lot area at the park, the bidder was Sunland.
43 This bid will be on the Consent Agenda at Tuesday's meeting.

44
45 Mr. Rief presented his Manager's Report, beginning with a new hire for the Administrative
46 Assistant position. Ms. Linda Starry will work Monday through Thursday from 10:00 am to 3:00
47 PM.

48
49 Town of Swansboro Parks and Rec requested use of the gym building for a pickleball
50 tournament Saturday, September 23rd. Due to impending bad weather, the tournament cannot be
51 held at the outdoor courts in Swansboro. Commissioner Castellano made a **Motion** to approve
52 the request from Swansboro Parks and Rec to use the gym building Saturday, September 23,
53 2023 for a pickleball tournament. The Motion carried 5-0.

54
55 The Draft Comprehensive Land Use Plan is now ready for further review. The Planning Board
56 will review it at their October 3, 2023 meeting and then a Public Hearing will be held at the
57 October 24, 2023 Board of Commissioners Regular Meeting.

58
59 Mr. Rief met with the HOA from Marsh Harbour to discuss future plans for Sherwood Avenue
60 and flood plain information for the Community Rating System.

61
62 The County has received a grant for ditch cleaning and that work has begun behind the gym
63 property. There is also a ditch that runs behind Cedar Point Tire to Little Bay Drive. Mr. Rief is
64 hopeful this ditch may be part of the grant funded cleanup.

65
66 The Town has received plans for the Bridge Point Town House project.

67
68 The Ventrac has been delivered and the Public Works crew has been trained on it.

69
70 October 7, 2023 Cycle NC, a very large bicycle run, will be travelling through Cedar Point on
71 Cedar Point Boulevard. This event will be publicized via Facebook and other social media.

72
73 The Board of Adjustment will have a training session, the date to be announced. In addition, it's
74 been determined that a separate attorney should be secured for the Board of Adjustment. Mr.
75 Rief has obtained Mr. David Baxter at \$275 an hour.

76
77 The Crosley Corporation has returned to the Town with updated building plans for their
78 corporate headquarters on Old Highway 58. This matter was tabled from a previous Board of
79 Commissioners meeting. The matter will be an agenda item for the Tuesday, September 26,
80 2023 Regular meeting.

81
82 There was no Public Comment.

83

84 Town Clerk Calhoun polled the Board on the idea of hosting a Community Shred Day. The
85 truck would come to Town Hall's parking lot, and residents could bring sensitive documents to
86 be shredded. The cost would be \$375 an hour, with a minimum of 3 hours. The Board felt this
87 should be looked into further and interest gauged.

88
89 There being no further business to discuss, the meeting was adjourned. Commissioner Reilly
90 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

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92 The meeting Adjourned at 7:30 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk