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4 Town of Cedar Point  
5 Board of Commissioners Regular Meeting  
6 September 26, 2017  
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9 The Town of Cedar Point Board of Commissioners held their regularly schedule monthly  
10 meeting on Tuesday, September 26, 2017 at 6:30 PM at Town Hall. Mayor Hatsell determined a  
11 quorum to be present, and opened the meeting.  
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13 Pastor Scott Dodson, Swansboro United Methodist Church, delivered the Invocation, followed  
14 by Mayor Hatsell leading everyone in the Pledge of Allegiance.  
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16 The Agenda was presented for Board adoption. Commissioner F. Winberry made a **Motion** to  
17 adopt the Agenda as presented. Motion carried unanimously.  
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19 The Consent Agenda, consisting of the Financial Statements, Zoning Permit Report, Code  
20 Enforcement Officer Report, and the Minutes from the August 26, 2017 meeting. Commissioner  
21 Castellano made a **Motion** to approve the Consent Agenda as presented. Motion carried  
22 unanimously.  
23

24 Mayor Hatsell then moved to the Public Hearing portion of the Agenda. Commissioner F.  
25 Winberry made a **Motion** to go into Public Hearing. Motion carried unanimously.  
26

27 The purpose of the Public Hearing was to hear public comment and discuss the annexation of  
28 155 Boat Landing Drive (AN-17-001). There was no Public Comment, or Board comment.  
29

30 Commissioner D. Winberry made a **Motion** to close the Public Hearing. Motion carried  
31 unanimously.  
32

33 Commissioner Castellano made a **Motion** to approve the petition for Annexation (AN-17-001)  
34 155 Boat Landing Drive. Motion carried unanimously.  
35

36 Mr. Seaberg then moved on to the next item on the agenda, which was the draft for the MXOD  
37 zoning district.

38 This will be a district created for the whole Town; Mr. Seaberg has presented the Board with  
39 current edits of this document, and asked the Board to set a Public Hearing date to hear public  
40 comments concerning the Text Change (TEXT-17-003).

41  
42 Commissioner F. Winberry made a **Motion** to set a Public Hearing date of October 24, 2017, to  
43 hear and discuss public comment concerning adding a new zoning district, MXOD (Mixed Use  
44 Development District) to the Cedar Point Zoning Ordinance. Motion carried unanimously.

45  
46 Mr. Seaberg next presented his Administrator Report, beginning with the Planning Board report.  
47 The Planning Board recently held 2 meetings, the first on September 12, 2017, which was  
48 recessed to September 14, 2017. These meetings encompassed further discussion and changes to  
49 the MXOD Zoning District. Their next meeting will Tuesday, October 3, 2017 at 6:30 PM.

50  
51 Mr. Seaberg presented a Project Budget Ordinance, previously discussed at the Agenda Work  
52 Session. The final total has been reduced from \$7,000 to \$4,000, to include the HVAC repair,  
53 audio visual upgrades and window replacement. Commissioner Castellano made a **Motion** to  
54 approve the Project Budget Ordinance as presented. Motion carried unanimously.

55  
56 The Planning Board will be looking at a rezone request at their next meeting in October. This  
57 rezone request (RZ-17-003) is to rezone a property at Masonic Avenue and Highway 24 from  
58 RA to B3. Mr. Seaberg has asked the Board to set a date for Public Hearing on this rezone  
59 request. Commissioner D. Winberry made a **Motion** to set a Public Hearing date for Tuesday,  
60 October 24, 2017. Motion carried unanimously.

61  
62 The Town set aside \$20,000 to put towards a multi-use path in conjunction with NCDOT  
63 funding. NCDOT has advised Town Staff that this endeavor will be an 80/20 split in funding,  
64 thereby making it necessary for the Town to increase their contribution from \$20,000 to \$40,000.  
65 However, if the project results in a higher bid cycle and requires more money than set aside, the  
66 Town does have the right to refuse participation. Commissioner F. Winberry made a **Motion** to  
67 increase the Town contribution towards a multi-use path from \$20,000 to \$40,000. Motion  
68 carried unanimously.

69  
70 Deputy Nelson provided his report, stating that this past month has been quiet.

71  
72 Mr. Whitford presented his attorney report, stating that he will have some Text Changes (TEXT-  
73 17-004) to the Zoning Ordinance that require a Public Hearing. These changes are as follows:  
74 Unlisted uses, statutory changes such as the requirements for a super majority in Board of  
75 Adjustment meetings, protest petitions and majority votes, Notice requirements and several non-  
76 substantive changes involving grammar and syntax. Commissioner Castellano made a **Motion**  
77 to set a Public Hearing for TEXT-17-004 for October 24, 2017. Motion carried unanimously.

78  
79 There were no Commissioner's Comments.

80  
81 Mayor Hatsell commended the Planning Board on their efforts with the MXOD ordinance drafts,  
82 and asked Chairman Nash to pass this on to the Members. He also encouraged Mr. Seaberg to  
83 find alternate members from the ETJ, as the Planning Board is lacking these members.

84 Mayor Hatsell also encouraged Chris to seek out potential Board of Adjustment members. This  
85 would alleviate the Board of Commissioners filling this dual role.

86  
87 There were no Public Comments.

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89 There being no further business, the meeting was adjourned. Commissioner D. Winberry made a  
90 **Motion** to adjourn the meeting.

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92 The meeting was adjourned at 7:00 PM.

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111 Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk