



Town of Cedar Point Board of Commissioners  
Agenda Work Session Meeting  
October 20, 2022

The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on Thursday, October 20, 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.

Item 5 on the Agenda was requested to be struck from the Agenda by the Applicant.

Item 2 was a Minor Subdivision Plan at 1160 Cedar Point Boulevard. The Planning Board approved the plan at their October 4, 2022 meeting. Mr. Rief provided a brief overview of the subdivision plan. This subdivision would subdivide a 6.16 acre parcel into two separate parcels. The proposed use for the front 1.14 acre parcel is an office building for Tidewater Associate with 3 tenant offices; the proposed use for the rear parcel is a 30 unit townhouse complex. A Motion will be rendered at the Tuesday, October 25 Regular Meeting.

Item 3, a Commercial Site Plan for Extra Space Storage, located at 1203 Cedar Point Boulevard was next for Board consideration. This parcel was previously rezoned from B3 to B1 business district and a Special Use Permit Application hearing was conducted previously and approved. The Planning Board found no issues with the site plan, but recommended sidewalks to encourage interconnectivity throughout the Town. Mr. Rief pointed out that the Town has always desired sidewalks along Old Highway 58. It was also noted that the traffic light at the Old Highway 58 and Highway 24 intersection will be relocated further down past Truist Bank. Mr. Rief stated that sidewalks are not required but can be requested. Originally the Fire Marshal had concerns with accessibility to the building, however, it was noted that the building is sprinklered and the tunnel inside the building is 14' clearance. The State permitting process is still underway and no permits have been received as of this meeting date. The developer suggested an easement to NCDOT right of way and property to enable future installation of sidewalks. Commissioner Nash recommended inclusion of language stating that sidewalks will run from Cedar Point Boulevard to Sherwood Avenue. A Motion for this item will be set forth at the regular meeting.

38 Item 4 was the Commercial Site Plan for Tractor Supply. The Planning Board requested flipping  
39 the building; Mr. Rief recommended the front face closer to Old Highway 58. Commissioner  
40 Nash expressed concern that the parking lot would be used for storage similar to the Morehead  
41 City location. Mr. Rief stated that the Morehead City location was a retrofit and not a new build,  
42 necessitating use of the parking lot for additional storage. The Cedar Point location does not  
43 plan to use the parking lot for any storage. Commissioner Nash requested that language be in the  
44 Motion made on Tuesday night at the regular meeting. It was also discussed using a black vinyl  
45 wrapped fencing to enclose the garden center area.

46  
47 Mr. Rief wanted it stated in the record that the turn from eastbound Highway 24 onto Old  
48 Highway 58 is very tight.

49  
50 Mr. Rief presented his Manager's Report, beginning with a CedarFest final update. A total of  
51 \$30,000 was raised through sponsorships and expenditures totaled \$20,000. It was the general  
52 Board consensus that the \$10,000 left over would be used for park improvements. During  
53 CedarFest, no food was offered to our volunteers. To that end, Mr. Rief would like to host a  
54 dinner to show our appreciation. Board consensus was agreement to hosting a dinner for the  
55 CedarFest volunteers.

56  
57 Mr. Rief attended a fireworks meeting with the surrounding communities and it was decided to  
58 repeat the fireworks display. Emerald Isle is pledging \$20,000 and Emerald Isle Realty will once  
59 again be the primary sponsor. Mr. Rief sought Board approval to once again cover the insurance  
60 premiums as the town did this year. Board consensus was agreement to cover the insurance  
61 premiums for the 2023 fireworks display.

62  
63 Sidewalk repairs will begin this winter. Next month, an RFP will be on the agenda for Board  
64 consideration and action.

65  
66 The county's comprehensive plan update is underway, with a workshop scheduled for January,  
67 2023. Traffic cams provide an accurate count of cars more than the cable ran across the  
68 pavement. These cameras would cost around \$1000 per year to operate.

69  
70 The Town's Land Use plan consultants are nearing the October 24<sup>th</sup> conclusion of their survey,  
71 with 175 responses received; optimum number of responses is 200.

72  
73 Post CedarFest cleanup is complete. The logs bordering the pathways will not be replaced.  
74 Parking near the water and a walkway to the kayak launch are upcoming projects. Mr. Rief  
75 asked the Board to begin thinking about how they would visualize this project. 80% of costs  
76 would be covered by the CAMA Access Grant funding.

77  
78 Town staff has received several requests for 'Town Swag,' such as decals, front license plates  
79 and t shirts. Costs and availability will be investigated.

80  
81 For Tuesday's meeting, Mr. Rief will attend via Zoom as he will be out of town.

82  
83 Fall Cleanup will be Monday, October 24<sup>th</sup>.

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

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87 The meeting Adjourned at 7:39 PM.  
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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk