



Town of Cedar Point Board of Commissioners
Agenda Work Session Meeting
November 21, 2019

The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on Thursday, November 21, 2019 at 6:30 PM. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Castellano, D. Winberry, Nash and F. Winberry, Town Administrator Rief, Town Clerk Calhoun and public

Mayor Hatsell offered the Public Comment first, with Sam Meadows speaking. Mr. Meadows requested the Board consider naming the newly opened park property after John and Lois Jones. Mr. Meadows believes that the Jones family made many contributions to the town and helped many people.

Mayor Hatsell stated that this matter should be put to the people, who voted to purchase the property in the first place. He was unsure as to how to propose the process of naming the park to the citizens.

Commissioner F. Winberry agreed that the park should be named after the Jones family.

Commissioner Castellano agreed with Mr. Meadows, however, she also stated that the people should weigh in.

Commissioner D. Winberry said the people need to know who the Jones family were.

A Rezone Request (RZ-19-003) was next on the agenda for discussion. This request was to rezone 3 parcels (113, 119 and 120 Bell Street) from R-15M Residential to B-3 General Business. The proposed plan was to put a furniture warehouse on this property. 119 Bell Street is considered a non-conforming lot. This lot will be recombined after the rezone to avoid increasing the non-conformity.

The next Rezone Request (RZ-19-004) was a request to rezone 5.183 acres located at 1140 Cedar Point Boulevard from B-3 Planned Business District to B-1 General Business District. The proposed rezone would accommodate a climate-controlled storage unit building.

39 Commissioner D. Winberry felt this piece of property was too valuable to put a storage unit
40 building on it.

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42 Administrators comments were next on the agenda. Mr. Rief provided the following:

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44 The State required a report concerning the Town's ordinances and their misdemeanor fines. This
45 report was sent out as requested. Mayor Hatsell disagrees with several items deemed
46 misdemeanors and feels that changes should be made to this portion of the ordinance.

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48 The park property is now open to the public, and Mr. Rief commended Don Redfearn for all his
49 hard work on the property.

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51 The speed limit along Highway 24 has been lowered to 35 MPH amid mixed reviews from
52 drivers. Since 2016, there have been 188 accidents in Cedar Point on Highway 24. In the few
53 weeks the speed limit has been reduced, there have been no accidents. Town staff is also looking
54 into reducing the speed limit on VFW Road to 35 MPH based on complaints from residents. Mr.
55 Rief will request Deputy Nakamura to routinely patrol this road. Mr. Rief will also prepare
56 information for lowering the speed limit along this road.

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58 Mr. Rief suggested a re-examination of the UDO and will submit recommendations in January or
59 February for Board consideration.

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61 The Town has submitted a FEMA application for reimbursement from Hurricane Dorian. It
62 could possibly be another month before the Town receives verification as to reimbursement for
63 cleanup costs.

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65 NCDOT is pursuing a Resiliency Grant to facilitate riprap installation at the bridge. This would
66 greatly improve erosion and further damage from future storms.

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68 A residence located at 239 Old Highway 58 has gone into tax foreclosure through the County.
69 It's scheduled for Summary Judgement and will go to auction.

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71 A Rezone Request has been submitted for 102 Dolphin Bay Estates. The applicant is requesting
72 a Conditional Rezone to B-1 from R-20 and is proposed to be an accounting office. The septic
73 capacity currently is permitted for a 1-bedroom home. This matter will go before the Planning
74 Board at their December 3 meeting.

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76 The interview process continues for the Public Works Maintenance Technician, with candidates
77 being interviewed beginning on Monday.

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79 Don has begun installing Christmas lights along Highway 24.

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81 NCDOT has been conducting a feasibility study along Highways 58 and 24 and provided three
82 options to the Town for potential traffic shifts. Mr. Rief presented each of these options for
83 Board consideration.

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85 These changes most likely would not occur right away but may take place within the next few
86 years. It was the consensus of the Board that none of the options presented would be good for
87 Cedar Point, however, the Town still hopes to have input as this study progresses.

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89 The swearing in for the Mayor and Commissioners will be at the December 17, 2019 meeting.

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

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93 Mayor Hatsell adjourned the meeting. Motion carried unanimously.

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95 The meeting adjourned at 8:52 PM.

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Scott Hatsell, Mayor



Jayne Calhoun, Town Clerk