



Town of Cedar Point  
Board of Commissioners Regular Meeting  
November 26, 2019

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6 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly  
7 meeting on Tuesday, November 26, 2019 at 6:30 PM. Mayor Hatsell determined a quorum to be  
8 present and opened the meeting.

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10 PRESENT: Mayor Hatsell, Commissioners Castellano, D. Winberry, Nash, and F. Winberry,  
11 Town Administrator David Rief, Town Attorney Melissa Berryman, Town Clerk Calhoun,  
12 Deputy Nakamura and public

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14 The Invocation was provided by Pastor Jeff Duncan, Grace Church, followed by the Mayor  
15 leading everyone in the Pledge of Allegiance.

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17 The Agenda and Consent Agenda were presented for Board consideration and approval. The  
18 Consent Agenda consisted of the October 24, 2019 Regular Meeting Minutes, the November  
19 Financial Statements, the Code Enforcement Officer Report, and the Zoning Permit Report, and  
20 a Resolution for the designation of the Town's Agent for FEMA representation. Commissioner  
21 Castellano made a **Motion** to approve the Agenda and Consent Agenda as presented. The  
22 Motion carried 4-0.

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24 There were no public comments.

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26 A Rezone Request Public Hearing was the next Agenda item. Rezone Request RZ-19-003, a  
27 request to rezone 3 parcels located at 113, 119 and 121 Bell Street from R-15M Residential  
28 District to B-3 General Business District. The Applicant, Mr. Buddy Guthrie, is proposing a  
29 furniture warehouse to pair with his existing furniture store. Mr. Rief presented a brief overview  
30 of the request.

31  
32 Commissioner F. Winberry made a **Motion** to go into Public Hearing. The Motion carried 4-0.

33  
34 There were no Public Comments.

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36 Commissioner Nash made a **Motion** to go out of Public Hearing. The Motion carried 4-0.

37 There was no Board discussion.  
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39 Commissioner F. Winberry made a **Motion** to approve the Rezone Request RZ-19-003 along  
40 with the prescribed Consistency Statement. The Motion carried 4-0.  
41  
42 The next Agenda item was a Rezone Request (RZ-19-004), a request to rezone 5.183 acres from  
43 B-3 Planned Business District to B-1 General Business District. Commissioner D. Winberry  
44 made a **Motion** to go into Public Hearing. The Motion carried 4-0.  
45  
46 Mr. Rief provided a brief overview of the rezone request. The applicant, Merchant Partners, will  
47 pursue a Special Use Permit for storage units, the proposed use should the rezone be approved.  
48 Mr. Jonathan McDaniels, Bell and Phillips, was present on behalf of the applicant. Mr.  
49 McDaniels presented drawings and photos of the proposed building plans.  
50  
51 There was no public comment.  
52  
53 Commissioner F. Winberry made a **Motion** to close the Public Hearing. The Motion carried 4-0.  
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55 Board discussion followed, beginning with Commissioner Nash. He applauded the transparency  
56 of the applicant with the information and plans however, he does not feel this location is suitable  
57 for this type of rezone and is not supportive of the application.  
58  
59 Commissioner Castellano considers this area of town the draw area and is concerned about the  
60 generality of the B-1 zoning district. For these reasons, she is not in favor of the rezone.  
61  
62 Commissioner D. Winberry does not believe this location is suitable for storage units.  
63  
64 Commissioner F. Winberry does not support the rezone request.  
65  
66 Commissioner Castellano made a **Motion** to deny the Rezone Request (RZ-19-004) with the  
67 staff generated consistency statement appropriate to the denial. The Motion carried  
68 unanimously, 4-0.  
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70 The Mayor then opened the floor to public comment.  
71  
72 Mr. Larry Bragg commended the Town's efforts with the new park property, and the lowering of  
73 the speed limit on Highway 24. He suggested installing more speed limit signs along the route.  
74 He also expressed concern over the NCDOT's feasibility study.  
75  
76 Mr. Landon Overall, a member of the Homeschooler's BETA Club, spoke of the group  
77 facilitating a Little Library in the Town, most likely adjacent to Town Hall. A brief description  
78 was provided as to how the Little Library would look. Commissioner Castellano made a **Motion**  
79 to approve the BETA Club's Little Library outside of Town Hall. The Motion carried 4-0.  
80  
81 Deputy Nakamura provided his report, with speeding still a concern on Highway 24. He also  
82 reminded everyone to use caution during the holiday season.

83 Mr. Rief presented his Administrator Report. The Auditors have submitted their draft report,  
84 indicating a clean opinion of the Town's financials.

85  
86 The interview process is currently underway for Don's assistant in Public Works. There has  
87 been only one applicant, but a second application has come in this morning. Mr. Rief suggested  
88 going into Closed Session to discuss the application already received or give Mr. Rief and Mayor  
89 Hatsell the authority to hire. The consensus of the Board was to allow the hiring process to be  
90 handled by Mr. Rief and the Mayor.

91  
92 Town Clerk Calhoun reminded everyone that the annual Toys for Tots drive is underway, and  
93 boxes have been delivered to many business locations in Cedar Point. Operation Bundle Up, the  
94 coat drive, is in its second year and Town staff will be collecting coats throughout the winter.

95  
96 Commissioner Nash stated the Park Property has been a resounding success and many people  
97 have visited and enjoyed the trails and views. Benches and chairs will be coming soon.

98  
99 There being no further business to discuss, the meeting was adjourned. Commissioner D.  
100 Winberry made a **Motion** to adjourn the meeting. The Motion carried 4-0 and the meeting  
101 adjourned at 7:33 PM.

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Scott Hatsell, Mayor

  
Jayne Calhoun, Town Clerk