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3 Board of Commissioners Regular Meeting  
4 December 15, 2020  
5 Conducted Remotely  
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8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly  
9 meeting on Tuesday, December 15, 2020 at 6:30 PM. This meeting was conducted remotely via  
10 Zoom meeting software. Mayor Hatsell determined a quorum to be present and opened the  
11 meeting. Mr. Rief provided the Invocation and Pledge of Allegiance.  
12

13 PRESENT: Mayor Hatsell, Commissioners Castellano, Bray, Winberry and Nash, Town  
14 Administrator Rief, Town Attorney Whitford, Town Clerk Calhoun and public.  
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16 The Agenda and Consent Agenda, consisting of the 2021 Meeting Schedules was presented for  
17 Board consideration and approval. Commissioner Nash made a **Motion** to approve the Agenda  
18 and Consent Agenda as presented. The Motion carried unanimously.  
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20 The Marines arrived to collect the Toys for Tots boxes at 6:35 PM.  
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22 Town Clerk Calhoun then swore in Mr. David Rief as Town Manager.  
23

24 The Mayor then opened the floor to public comment. Mr. Sam Meadows expressed concern  
25 over the zoning and usage of the Park Property. As currently written, the HSCD, which the park  
26 is currently zoned, requires a minimum of 60 acres and no parks are permitted. The existence of  
27 the park property increases the non-conformity. The property must be rezoned. Also, no docks  
28 are allowed, and the current dock cannot be expanded. He also believes the gate should be  
29 locked every evening and reopened at dawn the next morning. There were no further public  
30 comments.  
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32 The next Agenda item was previously discussed at the Agenda Work Session December 10,  
33 2020: Text Amendment 2020-07 is a request to allow granite and tile sales in a B-1 district. If  
34 the Board approves the request, it must be with the associated Consistency Statement.  
35 Commissioner Bray made a **Motion** to approve Text Amendment 2020-0 with the associated  
36 Consistency Statement. The Motion carried 4-0.

37 The second Text Amendment was also discussed at the December 10 Agenda Work Session.  
38 Text Amendment 2020-08 would allow for parks in the B-1, B-2 B-3, HSCD, MC and MXD  
39 districts. Mr. Rief stated that Mr. Meadows is correct in his statement that the park property  
40 should be rezoned. However, in reference to the 60 acres minimum, it states the district must be  
41 60 acres, not an individual parcel.

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43 Commissioner Winberry made a **Motion** to adopt the Text Amendment 2020-08 with the  
44 associated Consistency Statement. The Motion carried unanimously.

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46 Deputy Nakamura presented his report, stating the everyone who purchased furniture from  
47 Family Furniture Store, which is now in bankruptcy, has received full refunds from the business.

48  
49 Mr. Rief presented his Manager Report: Interviews were conducted for the Administrative  
50 Assistant position and there are 4 very strong candidates under consideration. He also  
51 encouraged a moment of reflection to those past Commissioners, Mayors and founding fathers of  
52 the Town.

53  
54 Town Clerk Calhoun read a thank you note from Sherrie Hancock for the opportunity to work for  
55 Town of Cedar Point, and a thank you note from Sue Kreuser, Carteret County Public Schools,  
56 for the Operation Bundle Up donations.

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58 Mr. Whitford agrees with the rezoning of the park property. The Town should create a new  
59 zoning district and remove the HSCD designation.

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61 There being no further business to discuss, the meeting was adjourned. Commissioner  
62 Castellano made a **Motion** to adjourn the meeting. The Motion carried 4-0.

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64 The Meeting adjourned at 7:28 PM.

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk