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

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14 PRESENT: Mayor Hatsell, Commissioners Castellano, D. Winberry, Nash, and F. Winberry,  
15 Town Administrator Seaberg, Town Attorney Whitford, Deputy Nakamura, Town Clerk  
16 Calhoun, and public

17  
18 Pastor Harper of Cedar Point Pentecostal Holiness Church gave the Invocation, followed by  
19 Eagle Scout candidate Luke Kahrimanovic leading the Pledge of Allegiance.  
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21 The Agenda was presented for Board consideration and adoption. Commissioner F. Winberry  
22 made a **Motion** to adopt the Agenda as presented. The Motion carried 4-0.  
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24 The Consent Agenda, consisting of the Financials, Zoning Permit Report, Code Enforcement  
25 Officer Report, and the Minutes from the March 15, 2019 Special Meeting, the March 26, 2019  
26 Regular Meeting and the March 29, 2019 Budget Work Session Meeting were next presented for  
27 Board approval. Commissioner Castellano made a **Motion** to approve the Consent Agenda as  
28 presented. The Motion carried 4-0.  
29

30 The first agenda item concerned the Carteret County Addressing Agreement. The Town if one  
31 of the remaining few who have not signed this agreement. Mr. Whitford recommends signing it  
32 as soon as possible, as it is an integral part of 911 capabilities. It's not anticipated that any street  
33 names will be changed.  
34

35 Commissioner F. Winberry made a **Motion** to approve the Addressing Agreement as presented.  
36 Motion carried 4-0.

37 An ordinance must be drawn up to formally adopt the Agreement. Mr. Seaberg will present a  
38 copy of the ordinance to the Board at the next meeting.

39  
40 A commercial site plan was next presented for Board consideration and approval. Redfearn's  
41 Nursery is wishing to shift their business to the center of the property to utilize the traffic light  
42 that is on Highway 24. They will conduct business in the original building until the new building  
43 is completed. Mr. Seaberg presented a brief overview of proposed plans and checklist. The  
44 Planning Board reviewed this Site Plan at their April meeting and unanimously approved it with  
45 the staff recommendations. There are some remaining items on the checklist that must be  
46 addressed, and the applicant has assured the Board that these items will be addressed and  
47 completed as stipulated.

48  
49 Board discussion followed:

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51 Commissioner Nash likes the new construction and finds it aesthetically pleasing.

52 Commissioner F. Winberry approves of the Site Plan.

53 Mayor Hatsell reminded the applicant that the checklist must be completed.

54  
55 Commissioner Nash made a **Motion** to approve the Commercial Site Plan for Redfearn's  
56 Nursery with staff recommendations. The Motion carried 4-0.

57  
58 Deputy Nakamura presented his monthly report and reminded everyone that summer is coming  
59 and make sure to watch your speed while driving.

60  
61 Mr. Seaberg presented his Administrator Report, beginning with the Board of Adjustment  
62 Report. The Board of Adjustment met on April 8, 2019 to hear a Variance Request for Mr. &  
63 Mrs. Derek Cobb. They requested a variance to the Zoning Code limiting decks around RVs to  
64 300 square feet. The request was approved unanimously.

65  
66 Mr. Seaberg presented the Planning Board report. He stated that the Planning Board met on  
67 April 2 and had the following items on their agenda;

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69 A Text Change (TXT-19-001) request to the Cedar Point Ordinances was presented. The request  
70 was to allow pot bellied pigs as pets within Town limits. A public hearing is necessary to make  
71 this text change. Commissioner Castellano made a **Motion** to set the date of public hearing for  
72 May 21, 2019. The Motion carried 4-0.

73  
74 A Conditional Use Permit (CUP-19-001) application was reviewed by the Planning Board. This  
75 application was a request to open an Open-Air Market. A public hearing is necessary to hear and  
76 discuss public comment concerning this application. Commissioner Nash made a **Motion** to set  
77 the date of public hearing for May 21, 2019. The Motion carried 4-0.

78  
79 A commercial site plan review for Redfearn's Nursery was unanimously approved with staff  
80 recommendations.

81 A Recreation Vehicle (RV) Park Plan entitled Cedar Point RV Park was unanimously voted to be  
82 tabled until the May meeting. Specific concerns were increased traffic and stormwater issues.  
83

84 A Project Budget Ordinance was submitted for Board consideration and approval. This would  
85 be applied to the Phase II riprap project at the damaged sidewalk. A CAMA permit has been  
86 secured, and Mr. Seaberg stated he anticipates approximately \$35,000 in costs for this project.  
87

88 Commissioner Castellano made a **Motion** to approve the Project Budget Ordinance for the rip  
89 rap sidewalk project. Motion carried 4-0.  
90

91 Mr. Seaberg requested, at the pleasure of the Board, to enter into a contract for the rip rap.  
92

93 The Motion was amended as follows: Commissioner Castellano made a **Motion** to approve the  
94 Project Budget Ordinance for the rip rap sidewalk project as well as give Town Administrator  
95 Seaberg authority to enter into a contract on behalf of the town for the work.  
96

97 The Town closed on the park property this past Thursday, and staff is working hard to get it  
98 cleaned up.  
99

100 The Town has received about 75% reimbursement monies for Hurricane Florence.  
101

102 Fir Street paving has been completed, and the invoice paid. Stormwater runoff is being closely  
103 watched to ensure proper drainage.  
104

105 Mayor Hatsell asked Mr. Seaberg when Phase II of Fir Street paving would commence. Mr.  
106 Seaberg stated that one of the commercial property owners, Mrs. Shackelford, must provide her  
107 approval for this phase of the project. To date, Town staff has been unable to reach her for  
108 comment. Stormwater permits have been issued and received, and curb cuts will be shifted  
109 accordingly on Highway 24.  
110

111 There were no public comments.  
112

113 The Mayor moved onto Commissioner comments.  
114

115 Commissioner F. Winberry is very excited about the newly acquired park property.  
116

117 Mayor Hatsell asked about a Master Plan for the park property, and Mr. Seaberg answered that a  
118 meeting has been scheduled for Monday with The Wooten Company to begin preparing a Master  
119 Plan for the property. An action plan should be created and added to as things progress with the  
120 plan.  
121

122 The Town is interested in taking ownership of the entirety of Sherwood Avenue as well as  
123 Masonic Avenue. Marsh Harbour HOA must vote for the turnover of Sherwood Avenue, and the  
124 owners of Masonic must sign over to the Town ownership of that street.  
125

126 The Board requested that Mr. Seaberg draft a policy that would outline procedures for the Town  
127 taking possession of a street or road.

128 The Surplus Inventory list will be presented to the Board at their May meeting. The Board must  
129 approve the disposal of these items.

130

131 Regarding the Board of Adjustment and its current composition of the Board of Commissioners,  
132 Mayor Hatsell asked Town Attorney Whitford if alternate members should still be considered  
133 and appointed. Mr. Seaberg was directed to speak with the other applicants to see if they wished  
134 to serve as alternates on the Board of Adjustment.

135

136 The Board then went into Closed Session in accordance with NCGS 143-318.11(a)(6) Personnel  
137 Matters.

138

139 The Board went into Closed Session at 7:33 PM

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141 The Board returned to Open Session at 9:08 PM.

142

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

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145 Commissioner Castellano made a **Motion** to adjourn the meeting. The Motion carried 4-0.

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147 The meeting adjourned at 9:09 PM

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk