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4 Town of Cedar Point Board of Commissioners  
5 Regular Meeting  
6 July 23, 2024  
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8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly  
9 meeting on Tuesday, July 23, 2024, at 6:30 PM at Town Hall. Mayor Hatsell determined a  
10 quorum to be present and opened the meeting.  
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12 PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Nash, Winberry, and Town  
13 Manager Rief  
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15 Mr. Mike D'Andrea, Grace Church of Swansboro, provided the Invocation, followed by Mayor  
16 Hatsell leading the Pledge of Allegiance.  
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18 The Agenda and Consent Agenda, consisting of the June 25, 2024 Regular Meeting Minutes was  
19 presented for Board approval. Commissioner Castellano made a **Motion** to approve the Agenda  
20 and the Consent Agenda as presented. The Motion passed 4-0.  
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22 Mr. Rief presented a report concerning the County's Comprehensive Transportation Plan. The  
23 planning consultants request the Town's feedback on alternative improvements to Cedar Point  
24 Boulevard to meet the anticipated 2050 traffic demands. Mr. Rief provided three options for the  
25 Board to discuss, bearing in mind that all of Highway 24 needs updating, not just Cedar Point  
26 Boulevard. The projected traffic count by the year 2050 is estimated at 47,000 cars.  
27

28 Option 1 Expressway: 4 lanes with paved shoulder, 23' raised median, 2 travel lanes, and a 24'  
29 minimum clear zone before multi-use paths. This means that approximately 50' of existing  
30 frontage would be taken. Traffic signals would be eliminated, resulting in limited turn lanes that  
31 would be all right turns. Roundabouts or turn lane options are proposed, which include  
32 recommendations for combined access for businesses and residents.  
33

34 Option 2 Boulevard: All-direction turn lanes would be available at intersections, slow traffic by  
35 retaining the 35 MPH speed limit, and allow more curb cuts. This plan would not meet the traffic  
36 count requirement projection.  
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38 Option 3 would be to do nothing and leave the design as it is.

39 The NCDOT recommends another bridge to Emerald Isle and a widening of Emerald Isle Drive  
40 to 4 lanes. Mr. Rief suggested a bypass around Swansboro, Cedar Point, and Cape Carteret  
41 would be a more logical direction.

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43 Board discussion followed.

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45 The consensus among the Board is to recommend the Boulevard, noting the 4J option, even  
46 though it doesn't meet the design criteria for future traffic.

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48 Mr. Rief proposed a plan to enlarge the gym building to accommodate a full-size basketball court  
49 and offer more space for the public to use and enjoy the facility. He recommended pursuing the  
50 Big Rock Foundation Grant based on estimates for this project at around \$600,000. The Town  
51 currently has \$225,000 set aside from fee in lieu of funds from recent developments, the Town  
52 would apply for \$375,000. Pursuance of this grant would require Board approval. Mr. Rief noted  
53 that the funds were earmarked originally for the park restrooms. The CAMA office would  
54 consider the restroom project appropriate for their grant funding; the CAMA grant cycle begins  
55 in February 2025. The Board directed Mr. Rief to submit for the Big Rock Foundation Grant for  
56 the gym upgrade.

57

58 The Flood Mitigation Assistance (FMA) program is designed to help residents who have  
59 suffered repetitive losses due to flood events. This program will provide funding to elevate or  
60 buy back affected properties. FEMA will cover all costs on a reimbursement schedule, with the  
61 Town designated to oversee the project. At this time, there is one resident interested in applying  
62 for the program, Mr. Rief stated there are 24 repetitive loss properties, and 17 of these are not  
63 classified as severe repetitive loss properties. The buyback program would purchase properties at  
64 appraised value, and these properties would be permanently undevelopable. The Board directed  
65 Mr. Rief to reach out to all residents affected by flood events, and if there is interest, move  
66 forward with the process. Mr. Rief stated that it would not be a fast turnaround with funding, but  
67 a year or more for each application. A letter of intent from the Town is required by October 15,  
68 2024.

69

70 Josh Reilly resigned as Commissioner effective July 1, 2024, and the Board must appoint a  
71 replacement to serve the balance of his term, which ends in November 2025. Commissioner  
72 Castellano recommended Phil Davis, a retired Marine who served with MARSOC and is now an  
73 attorney employed on base and a colleague of Commissioner Castellano. Mr. Davis said he  
74 enjoys living in Cedar Point in the Marsh Harbour neighborhood and wants to give back to his  
75 community.

76

77 Mr. Durwood Hudson also expressed interest in the appointment, stating that he is retired from  
78 the military after 27 years and lives in what is considered the ETJ, but annexed into the Town.  
79 He is aware that change is inevitable in Cedar Point but wants it to be mindful change that's  
80 beneficial to the Town.

81

82 The Board will wait to see if other residents may be interested in filling the seat before  
83 appointing someone.

84 Mr. Rief presented his Manager's Report. The CAMA Access Grant paperwork for the kayak  
85 launch is complete and we are awaiting the reimbursement of the \$60,000.

86  
87 The CedarFest Committee is still gathering sponsorships for this year's CedarFest. We are  
88 currently at \$16,500 which includes vendor spot purchases and sponsorships. Last year the total  
89 for sponsorships and vendor spots was \$27,000.

90  
91 Mr. Rief has determined that many street signs need replacing and polled the Board for color  
92 preference and white border around the edge. The Board agreed to keep the signs green with  
93 white lettering and no border.

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95 At the August 27, 2024 Regular Meeting, Josh Reilly will be recognized for serving as  
96 Commissioner.

97  
98 A Text Amendment will be on the Agenda at the August meeting. This Text Amendment is a  
99 change to the language to allow governmental signs in the right-of-way.

100  
101 The Planning Board will consider a Conditional Rezone at their August 6, 2024 meeting. This  
102 conditional rezoning would allow Bogue Sound RV Park to add amenities such as pickleball, a  
103 dog park, and other recreational pursuits. These amenities are not allowed in a standard B3  
104 designation.

105  
106 Mayor Hatsell opened the floor to public comment, beginning with Mike D'Andrea  
107 complimenting the Town on the success of the vegetative debris collection.

108  
109 Marianne Waldrop had questions concerning the Big Rock grant and if the Town had alternative  
110 plans should the amount not be approved.

111  
112 Mr. Rief added to his report stating that the Board of Adjustment met last evening to consider a  
113 Variance request to allow a garage in the front yard of a parcel located on Hidden Bay Drive.  
114 The Board denied the request.

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

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119 The meeting Adjourned at 7:50 PM

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Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk