



Town of Cedar Point Board of Commissioners
Regular Meeting
January 28, 2025

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, January 28, 2025, at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Riggs, Bray, Nash, Castellano, Winberry, Town Manager Rief, Town Clerk Calhoun

Pastor Jeff Duncan of Grace Church of Swansboro led the invocation, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda, consisting of the November 26, 2024 Regular Meeting Minutes and November 26, 2024 Closed Session Minutes, were presented for Board approval. Mayor Hatsell added agenda item 8a. Closed Session in accordance with NCGS 143.3(a) Attorney-Client Privilege. Commissioner Winberry made a **Motion** to approve the agenda with item 10a and the Consent Agenda as presented. The Motion carried 5-0.

The next agenda item was a Special Use Permit Applicant Hearing. Special Use Permit application SUP-2025-01 requests the allowance of a commercial street yard display at 520 Cedar Point Boulevard. Commissioner Bray made a **Motion** to open the hearing. The Motion carried unanimously.

Mr. Rief read through the procedural items relative to a SUP hearing and read the application into the record, noting the location is the former NAPA Auto Parts store. Town Clerk Beyer swore in Mr. Rief and Mr. Buddy Guthrie, the applicant, to provide relevant testimony. Mr. Guthrie addressed the board, stating he only wanted to place polywood furniture at the sidewalk and in a small portion of the parking lot. This location is temporary while the new furniture store is being built. Commissioner Nash confirmed that polywood furniture is being displayed at the original and temporary store locations and will continue to have both displays until the new store is completed. Commissioner Nash stated that the original display pre-dated the UDO for street yard displays. Is this SUP going to be tied to the address? Mr. Rief responded affirmatively, adding that the SUP remains valid within six months and another retailer could come in and have

39 an outdoor polywood furniture display. The language must specifically stipulate polywood
40 furniture; after 5 years, the SUP would expire.

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42 Mayor Hatsell read through the standards outlined in the SUP application. The Board had no
43 issues with any of the standards not being met.

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45 Mr. Whitford asked Mr. Guthrie if the application read into the record was true and correct. Mr.
46 Guthrie confirmed that it was.

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48 Commissioner Nash made a **Motion** to close the Public Hearing. The Motion passed
49 unanimously.

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51 Board discussion followed. Commissioner Nash stated that several retailers in Cedar Point sell
52 plywood furniture as street yard displays. He recommended placing a condition stating that the
53 SUP will only be valid while the store is temporarily located at 520 Cedar Point Boulevard. Mr.
54 Whitford noted that the SUP could only be granted to the owner, not the land.

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56 Commissioner Nash made a **Motion** to approve the Special Use Permit SUP 2025-01 with the
57 condition that this SUP would expire when the applicant has rebuilt his original furniture store
58 and relocated his furniture store operations to its original location at 600 Cedar Point Boulevard.
59 The Motion carried 5-0.

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61 Deputy Nakamura presented his report, stating that there were no accidents in Cedar Point due to
62 the snow.

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64 Mr. Rief presented his manager's report. Jayne Beyer celebrated her 10-year anniversary
65 working for the Town; she began her employment on January 21, 2015. Mr. Rief also advised
66 the Board that Ken Howell's father passed away. Mr. Rief advised the Board on SB 382, which
67 prohibits down-zoning. The bill may be amended or removed altogether. Mr. Rief stated our
68 ordinances are safe as they've existed for some time. The first CedarFest Committee meeting is
69 scheduled for Tuesday, February 4th. The annual Board retreat is tentatively scheduled for
70 February 7 or the 14th, but availability at The Islander will be confirmed first. The Town website
71 refresh is underway, and we have received approval to update our domain name to
72 cedarpointnc.gov. The Town will pursue another CAMA Access grant for the restrooms. An
73 engineering firm may be necessary to assist in drawing up plans. The park was closed for the
74 snowstorm, and we continue to see people at the park after hours, so a decision must be made as
75 to whether the park should close at night. The repaving of Fir Street was not approved by
76 NCDOT, stating all side streets must meet Cedar Point Boulevard at 90° angles. This spring,
77 NCDOT has plans to repave Highway 24 from Swansboro to Highway 70 in Morehead City.
78 They also plan to add the slip lanes to accommodate traffic onto the island. Public works staff
79 has begun replacing street signs. The County will begin ditch cleanup efforts on Bell Street,
80 which should improve drainage. Cape Carteret proposed a resolution to install a roundabout at
81 Taylor Notion Road and Highway 58. Cedar Point's participation in the Resolution is optional.

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83 Sarah Deskar of ECCOG hazard mitigation grant program funds has contacted Mr. Rief
84 concerning a state-overseen program that would facilitate raising houses in Cedar Point that are
85 considered repetitive loss properties. She is willing to present information at the next BOC
86 meeting. The town has no emergency communications capabilities, but it has proven to be an
87 expensive project to purchase radios and other devices. Mr. Rief has found a cheaper alternative
88 using a shared FCC license, which would cost about \$2,000. The Board directed Mr. Rief to
89 begin the process for this licensing. The local homeschooling group is hosting a debate
90 tournament in Richlands, and Mr. Rief is looking for volunteers to be judges.

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92 Town Clerk Beyer provided an update for Operation Bundle Up, noting that over 75 coats have
93 been delivered to Carteret County Schools. The coat drive will continue through February.

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95 Mayor Hatsell opened the floor to Board comments:

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97 Commissioner Winberry advised that a stop sign ahead sign has been knocked over on Jones
98 Street. Commissioner Castellano asked what the timeline was for our new sign. Mr. Rief stated
99 he is waiting for bids. Commissioner Riggs wanted to know the status of the old CP's Grill
100 location. Mr. Rief stated the new owner must comply with our UDO regulations. He is working
101 on plans and will submit them to the town.

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103 Commissioner Bray made a **Motion** to go into Closed Session. The Motion was unanimous. The
104 Board went into Closed Session at 7:50 PM.

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106 The Board returned to Open Session at 8:15 PM.

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108 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry
109 made a **Motion** to adjourn the meeting, the Motion was unanimous, 5-0.

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111 The meeting Adjourned at 8:15 PM

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Scott Hatsell, Mayor



Jayne Beyer, Town Clerk