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4 Town of Cedar Point Board of Commissioners  
5 Agenda Work Session – Conducted Remotely  
6 February 18, 2021  
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday,  
9 February 18, 2021 at 6:30 PM. This meeting was conducted remotely, using Zoom Meeting  
10 Software.

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12 PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Nash, and Winberry, Town  
13 Manager Rief, Town Attorney Whitford, Deputy Nakamura, Town Clerk Calhoun and public  
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15 Mayor Hatsell determined a quorum to be present and opened the meeting.  
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17 The first item of business was a public hearing for a rezone request (RZ-2021-01). Mr. Rief  
18 presented a brief overview of the application requesting a residential parcel be rezoned to  
19 Conditional LIW. This parcel is located adjacent to Waterway RV Park and Cedar Point Villas.  
20 The proposed use is storage for golf carts and boats.  
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22 Town Clerk Calhoun read several letters from adjacent property owners concerning the rezone  
23 request:  
24

25 Nine letters were received from residents of Waterway RV Park in opposition of the rezone.  
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27 Mr. Chris Lowry wrote in opposition of the rezone, stating concerns with negative impacts to the  
28 environment.  
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30 Mr. Wally Hansen wrote in opposition of the rezone, making several points of the rezone's  
31 incompatibility with the existing uses surround the parcel.  
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33 Mr. Sam Helland wrote in opposition of the rezone, citing environmental impacts if the request is  
34 approved.  
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36 Ms. Leanne Burns wrote in opposition of the rezone, expressing her concern with stormwater  
37 runoff, noise and light pollution and increased traffic.

38 Mr. Matt Hawkins, who lives on Bell Street, stated that this property needs to remain residential  
39 and also cited security concerns.

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41 Jane Keagy, applicant, sought to refute some of the comments made, beginning with stormwater  
42 runoff. She pointed out that the majority of the runoff occurs due to a drainpipe from Waterway  
43 RV Park.

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45 Kay Floyd, applicant, stated that the parcel was used for boat storage post Florence. She feels a  
46 storage lot would be beneficial to the residents of Cedar Point Villas.

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48 Commissioner Winberry made a **Motion** to close the Public Hearing. The Motion carried 4-0.

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50 Mr. Rief reminded everyone that the Board will take action on this matter at the February 23,  
51 2021 Regular Meeting.

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53 A Text Amendment (2021-01) was next presented for Board consideration. This amendment  
54 distinguishes between contractor yard and a contractor office. Mr. Rief presented a brief  
55 overview of the new language. Ms. Nicki Sirmans is proposing a cabinet show room and  
56 warehouse for her cabinetry; this Text Amendment would allow for this use in a commercial  
57 setting.

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59 Commissioner Castellano made a **Motion** to close the Public Hearing. The Motion carried 4-0.

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61 Action will be taken on this matter at the February 23, 2021 Regular Meeting.

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63 Mr. Rief presented the FY 2021-2022 Budget Calendar. This calendar will be on the Consent  
64 Agenda for the Regular Meeting; Mayor Hatsell prefers to meet in person rather than on Zoom.

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66 Mr. Rief proposed a different way of sales tax distribution. Currently the County uses the ad  
67 valorem levy method, which distributes to the municipalities based on property values. Mr. Rief  
68 is proposing the per capita method of distribution, which is based on the number of residents.  
69 Mr. Rief has prepared a letter to send to the County Board of Commissioners and has asked that  
70 Cedar Point Mayor and Board of Commissioners sign this letter. Commissioner Nash made a  
71 **Motion** to approve Mr. Rief's letter and that this letter be signed by the Mayor and Board of  
72 Commissioners. Mr. Rief is authorized to deliver this letter to the County Board of  
73 Commissioners.

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75 Town of Newport's Manager Bryan Chadwick commended Mr. Rief and thanked the Town for  
76 the support. Mayor Will Baker, Cape Carteret, stated that his eyes were opened to the disparity  
77 between the beach towns and mainland towns for the distribution and is in support of the  
78 proposed change.

79  
80 Mr. Rief presented his Manager's Report, beginning with apprising the Board of a sinkhole  
81 located at Highway 24 and Herring Lane and Highway 24. NCDOT reports the repair project is  
82 out to bid, but there is no timeline for start of work. Mr. Rief would like the authority to reach  
83 back out to DOT to request prioritizing this job to the top of the list.

84 The Board agreed that Mr. Rief should reach back out to DOT regarding this sinkhole repair.

85

86 The current Public Works Ford Pickup is having several mechanical issues, prompting Mr. Rief  
87 to suggest the purchase of a new Ford truck. He will submit a Budget Amendment for this  
88 purchase and will evaluate the pickup we have for repair options.

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

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93 The meeting adjourned at 8:17 PM.

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Scott Hatsell, Mayor

  
Jayne Calhoun, Town Clerk