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4 Town of Cedar Point Board of Commissioners  
5 Agenda Work Session  
6 April 22, 2021  
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session on Thursday,  
9 April 22, 2021 at 6:30 PM.  
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11 PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Nash, and Winberry, Town  
12 Manager Rief, Town Attorney Whitford, Deputy Nakamura, Town Clerk Calhoun and public  
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14 Mayor Hatsell determined a quorum to be present and opened the meeting.  
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16 The first item of business was a Subdivision Site Plan Review for Bridge View Subdivision. Mr.  
17 Rief provided a brief overview of the site plan. Mr. Jonathan McDaniel of Bell and Phillips was  
18 present on behalf of the applicant. He provided the following updates to the recommendations  
19 set forth by the Planning Board: The entrance will be at the old Sound Bank building and tie in  
20 to paved drive at Bojangles/GoGas. DOT will take the turn lane at GoGas all the way back to  
21 subdivision entrance.  
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23 Mr. McDaniel assured the Board that all items on the Planning Board checklist have been  
24 satisfied (items 1-27). A 6-foot privacy fence is proposed along the property line at Royal Oaks  
25 Drive in Magens Bay. The stormwater retention area is designed for stormwater to drain into  
26 wetlands. The Board will need to approve and/or decide if open space requirements have been  
27 met per the UDO. The other option is fees in lieu of development. Mr. Rief read the appropriate  
28 subdivision section of the UDO concerning open space requirements.  
29

30 Mayor Hatsell opened the floor to public comment concerning this matter. Mr. Charlie  
31 Denmead, Magens Bay resident, stated there are too many curb cuts in too small of an area.  
32 Traffic is already an issue along this part of Highway 24, and additional curb cuts will add to the  
33 traffic concerns. He stated he hopes the Board will make the right decision. Mr. Rief assured  
34 Mr. Denmead that no new curb cuts will be added, rather NCDOT will utilize existing curb cuts.  
35 He also noted that three curb cuts have been deleted from other sections of Highway 24.  
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37 The next item for Board consideration and discussion is another Subdivision Site Plan for  
38 Flipper's Cove, a 9-lot subdivision proposed at 325 Cedar Point Boulevard. Updated plans have

39 been received from Jonathan McDaniel, Bell & Phillips. He indicated there would be one joint  
40 septic system for the entire subdivision. Originally, there was no open space areas proposed,  
41 however, the applicant is now proposing two areas. One of the areas, which is located at front of  
42 subdivision at the canal, is being proposed to be dedicated to the Town. Mr. Rief though this  
43 area would be ideal for a small deck or overlook with seating for pedestrians.  
44

45 A resolution was presented for Board consideration concerning the opposition to House Bill 401  
46 and Senate Bill 349. Mr. Rief presented a brief overview of the Bills. This bill, if passed, would  
47 force municipalities to allow 'middle housing,' duplexes, triplexes, granny pads. Etc. in any  
48 residential zoned areas, with no minimum parking areas required. This matter will be on the  
49 Consent Agenda at the Tuesday, April 27, 2021 Regular Meeting.  
50

51 The SBP draft was presented for Board discussion. Many items listed may be funded via grants  
52 for which the Town may apply.  
53

54 Mr. Rief then presented his Manager Comments: The Public Works office is now completed,  
55 and Don and Tyler have moved in. Mowing season is underway and the Rights of Way will be  
56 mowed regularly. A senator complained to Sheriff Buck concerning the issue of speeding on  
57 Highway 24 and law enforcement presence will be increased. A lump sum payment toward the  
58 park loan has been worked out and the loan will be re-amortized. The CAMA Access grant has  
59 been submitted, and if awarded, 75% of the project cost will be covered by the grant funding.  
60 CAMA is aware of the proposed projects. The survey is complete for the Land and Water Trust  
61 grant. A grant from the American Endowment Fund of \$140,000 was received and will be  
62 earmarked for the replacement of the pier.  
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64 There being no further business to discuss, the meeting was adjourned. Commissioner Bray  
65 made a **Motion** to adjourn the meeting. The Motion carried 4-0.  
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67 The meeting adjourned at 8:33 PM.  
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83 Scott Hatsell, Mayor

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83 Jayne Calhoun, Town Clerk