



Town of Cedar Point Board of Commissioners  
Regular Meeting  
August 26, 2025

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, August 26, 2025, at 6:30 PM at Town Hall. Mayor Hatsell determined that a quorum was present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Riggs, Bray, Castellano, Nash, Winberry, Town Manager Rief, Town Attorney Neil Whitford, Deputy Nakamura, and Town Clerk Beyer

The invocation was provided by Pastor Ashford Sonii, Cape Carteret Baptist Church, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda consisted of the July 22, 2025 Regular Meeting Minutes, and a policy concerning Applications for SI/SD Applications. Commissioner Winberry made a **Motion** to approve the Agenda and Consent Agenda as presented. The Motion carried 5-0.

Mr. Doug Gould, Co-Chair of the Crystal Coast Veterans Day Parade, approached the Board for monetary assistance for the parade this year. This parade is one of the largest in North Carolina, and the donation would go toward special guests, Colonel Joe Marm, a Congressional Medal of Honor recipient, and others. Commissioner Castellano made a **Motion** to approve the Town donating \$1500 to the Crystal Coast Veterans Day Parade. The Motion passed unanimously, 5-0.

The next agenda item concerned an easement request located at 116 Cedar Lane. Mr. and Mrs. Gary Cox have requested this easement to allow for buried cable for electric service to power their boat lift. Commissioner Bray made a **Motion** to approve the easement request at 116 Cedar Lane. The Motion passed 5-0.

A Public Hearing to hear and discuss public comments concerning the property swap of the Town's gym building, located at 135 Sherwood Avenue, and a vacant parcel at 228 Old Highway 58 was the next item up for discussion. Commissioner Nash made a **Motion** to open the Public Hearing. The Motion passed unanimously. Mr. Rief provided a brief overview of the documents associated with the swap.

38 The exchange price between the town and Grace Church will be \$1.2 million, with the law firm  
39 Kirkman, Whitford, Brady, and Berryman handling the closing process. The church has  
40 requested the allowance for overflow parking on town property. The church also agrees to the  
41 easement to allow for the bike and pedestrian trail to connect and a crosswalk to Western Park.

42

43 There was no public comment.

44

45 Commissioner Nash made a **Motion** to close the Public Hearing. The Motion passed  
46 unanimously.

47

48 There was no board discussion or comments.

49

50 Commissioner Riggs made a **Motion** to approve the land swap agreement between Grace Church  
51 and the Town. The Motion passed unanimously, 5-0.

52

53 A second Public Hearing concerned a Text Amendment (TA-2025-02) to the Unified  
54 Development Ordinance (UDO). Commissioner Bray made a **Motion** to open the Public  
55 Hearing. The Motion passed unanimously.

56

57 Mr. Rief provided a brief overview of the Text Amendment, which includes two amendments.  
58 The first concerns canopies and porte cocheres on the front of the building, and the second  
59 concerns driveway connections. The canopies would be at the ED entrance and as an aesthetic  
60 component on the opposite side of the building. The drive connection would allow an entrance  
61 off Currituck Drive directly into the parking lot.

62

63 Commissioner Castellano suggested modifying the language to limit these exceptions to  
64 *emergency* facilities instead of *medical* facilities.

65

66 Mr. Rief went through the CAMA Land Use Plan, which encourages strengthening community  
67 resilience. A consistency statement is also included for the Motion.

68

69 Mayor Hatsell opened the floor to public comment, beginning with Shelly Myott, who lives in  
70 the Magens Bay subdivision. She asked what the process would be should the facility wish to be  
71 closer to Cedar Point Boulevard. Mr. Rief stated that a Special Use Permit application would be  
72 required.

73

74 Commissioner Nash made a **Motion** to close the public hearing. The Motion passed  
75 unanimously.


76

77 Commissioner Winberry made a Motion to approve the Text Amendments (TA-2025-02),  
78 modify the proposed language to reflect *emergency* facility instead of *medical* facility, and  
79 include the consistency statement. The Motion carried 5-0.

80

81 Deputy Nakamura presented his monthly report. Motorized bicycles continue to be an issue in  
82 the town, and he has spoken to parents and kids about where it's appropriate to ride them.  
83 Speeding vehicles on Cedar Point Boulevard continue to be a persistent problem.

84 Mr. Rief presented his Manager's Report.  
85  
86 A Budget Amendment was presented for Board approval. This Budget Amendment was based on  
87 guidance from the auditors and concerned the land swap for our gym building and the property  
88 located at 228 Old Highway 58. Commissioner Riggs made a **Motion** to approve the Budget  
89 Amendment as presented. The Motion passed 5-0.  
90  
91 The church is hoping to close on Thursday, August 28.  
92  
93 The County adopted the ETJ ordinance to take over the Town's ETJ officially.  
94  
95 The town has purchased new radios for communication during storms and town events. The  
96 antenna was moved to the roof of Town Hall, facilitating better reception.  
97  
98 We may have a street sweeper agreement. Mr. Rief will have more info at the September  
99 meeting.  
100  
101 There have been complaints concerning the traffic backups at the intersection of 24 and 58. Mr.  
102 Rief will reach out to NCDOT to see if there is a remedy.  
103  
104 The cybersecurity grant work is nearly complete, with the final step converting staff email  
105 addresses to a .gov domain. The town expects to receive a reimbursement of \$29,000.  
106  
107 The shoulder on Bell Street, adjacent to Immanuel Baptist Church, is beginning to deteriorate.  
108 Town staff will start adding gravel to shore up this area.  
109  
110 There were no Public Comments.  
111  
112 Commissioner Nash suggested a review of the amplified music ordinance, changing the quiet  
113 hours to 10:00 PM to 7:00 AM. He felt this was something that could be considered after the  
114 elections are held. He also recommended reviewing the Special Use Permit application process.  
115  
116 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry  
117 made a **Motion** to adjourn the meeting, which was unanimous. The meeting adjourned at 7:29  
118 PM.

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120  
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Scott Hatsell, Mayor

  
Jayne Beyer, Town Clerk