



Town of Cedar Point Board of Commissioners
Regular Meeting
September 24, 2024

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, September 24, 2024, 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, Castellano, Nash, Winberry, and Town Manager Rief

Pastor Daniel Caldwell of Cedar Point Pentecostal Church presented the Invocation, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda, consisting of the September 24, 2024 Regular Meeting Minutes, was presented for Board approval. Commissioner Winberry made a Motion to approve the Agenda and Consent Agenda as presented. The Motion passed 4-0.

Mr. Jerry Riggs was sworn in as Commissioner.

Deputy Nakamura presented his Deputy Report. Late at night, teens have been playing loud music at Western Park; law enforcement presence has increased in that area, and the group seems to have moved on. Traffic on Cedar Point Boulevard continues to be an issue.

Mr. Rief presented his Manager's Report, beginning with a BBQ dinner at the East Carolina Council of Government in New Bern. Mr. Rief will be attending and extended the invitation to the Board.

The board room's AV system has been upgraded, and we anticipate offering Zoom attendance options. The total cost was \$1800.

The reimbursement check from the CAMA Access Grant was erroneously mailed to the old post office box. It will now be sent to the correct address.

The Planning Board will consider two site plans: a subdivision plan for Phase 3 of Cedar Point Villas (18 units) and Guthrie Farms Villas, located in front of the Cedar Point Villas. Guthrie

40 Farm Villas will comprise 4 duplexes (8 units). A Text Amendment to impose regulations on
41 carwashes will also be on the agenda for consideration. There is the option of classifying a
42 carwash under the car repair heading or proposing more concise regulations. The property being
43 considered for the carwash is in front of Tractor Supply.
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45 CedarFest is Saturday, October 19, 2024 and volunteers are needed. Those interested can sign up
46 on the Town website.
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48 A taxi service has approached the town and expressed interest in operating in Cedar Point. The
49 UDO allows taxi services to operate in LIW zoning districts only; however, the applicant is
50 proposing the business location behind Prime Storage, which has a B-1 zoning designation. A
51 Text Amendment would be required to allow this use in a B-1 district.
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53 Pastor Caldwell invited everyone to a BBQ fundraiser at the church on October 5, 2024. Tickets
54 are \$10 for a BBQ plate or \$15 for a BBQ and chicken plate.
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56 There being no further business to discuss, the meeting was adjourned. Commissioner Castellano
57 made a Motion to adjourn the meeting, which was carried 5-0.
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59 The meeting Adjourned at 7:00 PM
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69 Scott Hatsell, Mayor


Jayne Calhoun, Town Clerk