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4 Town of Cedar Point Board of Commissioners  
5 Agenda Work Session Meeting  
6 December 12, 2024  
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8 The Town of Cedar Point Board of Commissioners held an Agenda Work Session meeting on  
9 Thursday, January 18, 2024 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be  
10 present and opened the meeting.

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12 PRESENT: Mayor Hatsell, Commissioners Riggs, Bray, Nash, and Winberry, Town Manager  
13 Rief, Town Attorney Whitford, and Town Clerk Calhoun  
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15 ABSENT: Commissioner Castellano  
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17 The next item on the agenda was a hearing on a Special Use Permit Application, Special Use  
18 Permit SUP-2024-01, which requests to allow poly furniture sales and street yard display at 1133  
19 Cedar Point Boulevard.  
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21 Commissioner Bray made a **Motion** to open the hearing. The Motion carried 4-0.  
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23 Mr. Rief presented a brief overview of the Special Use Hearing proceedings. Town Clerk  
24 Calhoun swore in Mr. Rief and Mr. Allen Roberson, the applicant. Mr. Rief read the application  
25 into the record, and Mr. Roberson confirmed that the information within the application was true  
26 and correct.  
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28 The applicant is opening a plumbing business and gift shop inside the building and selling  
29 outdoor furniture and décor items outside. Commissioner Nash was concerned that there were  
30 now four locations in Cedar Point selling poly furniture. Mayor Hatsell pointed out that it would  
31 be similar to the prior business, setting up the display on the concrete pad in front of the building.  
32 Commissioner Riggs was pleased that the tree line had been trimmed back and stated the  
33 location looked much cleaner. There were no further comments or discussions.  
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35 Commissioner Nash made a **Motion** to close the hearing. The Motion carried 3-0.  
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37 Commissioner Bray made a **Motion** to approve Special Use Permit 2024-01. The Motion carried  
38 unanimously, 4-0.


39 A Consent Agenda consisting of authorization for First Citizens Bank to serve as an Official  
40 Depository of Town Funds, the purchase of a new firewall and access point along with a 5-year  
41 licensing from CWIT support for \$4,184.57 (reimbursable from the cybersecurity grant), an  
42 authorization for the Town to procure internet service at the gym building from T Mobile and  
43 IoT Failover Service for Town Hall, an authorization to purchase a new copier/printer from  
44 Coeco/Ubeo for \$5,461.42 plus tax, and a salary increase for Zoning Officer from \$43,900 per  
45 year to \$50,000 per year based upon the recent acquisition of her CZO designation from the NC  
46 Association of Zoning Officials. Commissioner Winberry made a **Motion** to approve the  
47 Consent Agenda as presented. The Motion carried 4-0.


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49 Mr. Rief then presented his Manager's Report, beginning with his vacation request from  
50 December 13 through December 17. Street signs have been received; replacing them will begin  
51 at Crystal Shores. Mr. Rief has consulted with a General Contractor for a quote for installing the  
52 electronic message sign.

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

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57 The meeting Adjourned at 7:00 PM.

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74 Scott Hatsell, Mayor

  
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Jayne Calhoun, Town Clerk