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Town of Cedar Point
Regular Meeting
Tuesday, November 25, 2025

Board Members

Scott Hatsell, Mayor | Gary Bray, Mayor Pro Tem | Jerry Riggs, Commissioner
Pam Castellano, Commissioner | John Nash, Commissioner | Frankie Winberry, Commissioner

I. Call to Order/Invocation/Pledge Mayor Scott Hatsell

Invocation provided by Pastor Tommy Johnson, Cedar Point Pentecostal Holiness Church, followed by the Pledge of Allegiance

Mayor's Remarks

- **Small Business Saturday Proclamation**

II. Agenda and Consent Agenda

The Town Clerk respectfully submits to the Board the Regular Agenda and the consent items below, which are considered to be of general agreement and of little or no controversy. These items may be voted on as a single group without Board discussion, or if so desired, the Board may request to remove any item(s) from the consent agenda and place them for consideration separately.

Consent Items:

- a. September 23, 2025 and October 28, 2025 Regular Meeting Minutes
- b. Resolution for Surplus Inventory
- c. CAMA Access Grant Resolution
- d. 2026 BOC & Planning Board Meeting Calendars

III. Public Hearing Text Amendment TA-2025-03

Amendments regarding park structures

Action Needed:

1. Open the Hearing
2. Public Comment
3. Close the Hearing
4. Motion to approve or deny Text Amendment TA-2025-03 with the associated Consistency Statement

IV. Board Appointments

Appointment of Mr. TJ Williams to the Board of Adjustment, and Mr. Tony Mitchell and Mr. David Autry to the Planning Board

Action Needed:

1. Motion(s) to appoint may be made separately or as a group to appoint Mr. TJ Williams to the Board of Adjustment and Mr. Tony Mitchell and Mr. David Autry to the Planning Board

V. Deputy & WCFD Reports

VI. Manager's Report/Comments

VII. Town Clerk Report

VIII. Public Comment

IX. Board Comments

X. Swear in Commissioners

A reception with light refreshments will follow at the close of the meeting

XI. Adjournment

The next regularly scheduled meeting will be held on Thursday, December 11, 2025 at 6:30 PM.



TOWN OF CEDAR POINT, NORTH CAROLINA SMALL BUSINESS SATURDAY PROCLAMATION

WHEREAS, small businesses are the backbone of the Town of Cedar Point's economy, representing the spirit of innovation, entrepreneurship, and community that make Carteret County unique; and

WHEREAS, small businesses create jobs, keep dollars circulating locally, and strengthen the civic fabric of our neighborhoods through philanthropy, volunteerism, and public service; and

WHEREAS, supporting small, independently owned businesses helps preserve the distinct small town feel of the Town of Cedar Point that enhances the quality of life for residents and visitors alike; and

WHEREAS, small business owners in the Town of Cedar Point have demonstrated resilience, adaptability, and dedication to customer service, continuing to invest in our community's future; and

WHEREAS, the Saturday following Thanksgiving has become nationally recognized as Small Business Saturday, encouraging residents to "Shop Small" and support local small businesses during the holiday season and throughout the year; and

WHEREAS, the Town of Cedar Point seeks to join our partners across Carteret County in amplifying the call to support local merchants, makers, and service providers;

NOW, THEREFORE, I, Scott Hatsell, Mayor of the Town of Cedar Point, do hereby proclaim November 29, 2025 as "**SMALL BUSINESS SATURDAY**" in Cedar Point, North Carolina, and urge residents and visitors to Shop Small, dine locally, and share their experiences to inspire others to support our community's small businesses. Let this day serve as a kickoff to a season of sustained commitment to small businesses in the Town of Cedar Point and across Carteret County.

Signed this the ____ day of _____ 2021.

Scott Hatsell, Mayor

Jayne Calhoun, Town Clerk

(SEAL)

Tab 2 Consent Agenda



Town of Cedar Point Board of Commissioners
Regular Meeting
September 23, 2025

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, September 23, 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 Jeff Duncan of Grace Church, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda consisted of the August 26, 2025 Regular Meeting Minutes, an NCDOT Agreement for sidewalk relocation, and an Agreement for Street Sweeping with the Town of Beaufort. Commissioner Bray made a **Motion** to approve the Agenda and Consent Agenda as presented. The Motion carried 5-0.

Ms. Caitlin Sabadish, Director of the Carteret County Board of Elections, gave a presentation on the upcoming elections. She also reminded everyone that early voting begins October 16, and Election Day is November 4.

A Special Use Permit Hearing was the next item on the agenda. Carteret Healthcare is proposing a Healthplex located at 1130 Cedar Point Boulevard. Mr. Kyle Marek, CEO of Carteret Healthcare, and Mr. Rief were sworn in to provide testimony. Mr. Rief read the application into the record, noting that the zoning designation is B-1, and under the Town's ordinances, it qualifies as a hospital. Mr. Marek stated that the term Healthplex was a designation given by the State agency based on the proposed use. Mr. Marek went on to say that it is a State requirement that an Emergency Department (ED) must have 24-hour access.

34 The ED will have 10 beds, CT and MRI scanners, and an outpatient surgical center. The second
35 floor has space for eight medical providers.

36
37 Mr. Whitford asked the applicant, Mr. Marek, if the information read into the record from the
38 application was true and correct, to which Mr. Marek agreed.

39
40 Mr. Victor Braggiotti, Ms. Nora Schwartz and Leeann Schwartz were sworn in.

41
42 Mr. Braggiotti expressed concern about the 24-hour ED and about ingress and egress for patrons
43 and emergency vehicles. Mayor Hatsell reminded Mr. Braggiotti that these concerns will be
44 addressed during the site plan review, which will occur at a later date after the SUP applicant has
45 been considered.

46
47 Nora Schwartz, 104 Holland Farm Road, stated that the zoning was changed from residential to
48 B-1, and expressed concern about environmental pollution from the medical waste. She also
49 believed that the traffic study conducted was inadequate.

50
51 Leann Schwartz, a resident of Magen's Bay, asked if soil sampling was conducted before septic
52 system installation and felt the residents in Magen's Bay were owed more answers and data, and
53 believed the noise ordinance was being violated. Ms. Schwartz also stated there should be a
54 vegetative buffer that measures 40 feet.

55
56 Crystal Shaw, 120 Magens Way, asked what characteristics does this meet? The 2021 renderings
57 submitted to the Town are not the same as what is being presented this evening. What traffic
58 studies have been done?

59
60 Robin Blaugh, Lighthouse Lane, pointed out that the residents of the condos pay for street
61 maintenance in their HOA dues. Who will pay for the portion of the roads leading into the
62 Healthplex?

63
64 Andrew Clark, 106 Magens Way, stated the back fence of this facility abuts his rear property
65 line. Because the trees have been removed, noise is more intense from the construction and from
66 traffic on Cedar Point Boulevard.

67
68 Mayor Hatsell stated that the State is in charge of stormwater and drainage.

69
70 Commissioner Riggs pointed out that Carteret Healthcare was the subject of rigorous scrutiny for
71 every aspect of development. The septic system was determined to be appropriate, and this has
72 nothing to do with the Town.

73
74 Mayor Hatsell reminded everyone that the Commercial Site Plan must still be presented to the
75 Board, discussed, and approved.

76
77 Mr. Marek was given the floor. Ambulances are required to cut lights and sirens as they drive
78 into the Healthplex. The State and County oversee the septic inspections. The plans submitted

79 clearly illustrated the septic and drain fields. CHC will pay a portion of the road maintenance
80 costs, since 2 of their lots are a part of the Association.

81
82 Commissioner Winberry made a Motion to close the hearing. The Motion carried 5-0.

83
84 Commissioner Nash made a Motion acknowledging that all findings of fact have been satisfied,
85 and made the Motion to approve the Special Use Permit application SUP-2025-04. The Motion
86 passed unanimously, 5-0.

87
88 The Commercial Site Plan for Carteret Health Care Healthplex was presented for Board
89 consideration and approval. Mr. Rief provided an overview of the plan, noting the drive-thru area
90 at the front for patient drop-off, with its canopy. Mr. Rief also pointed out that initially, another
91 condo building was proposed, with just 91' between the existing homes in Magens Bay. Large
92 plantings are proposed to reduce noise and light pollution, and the street yardage will be
93 increased and updated as requested by the Planning Board.

94
95 Commissioner Riggs felt Mr. Rief's remarks shed light on many of the concerns that citizens
96 had.

97
98 Commissioner Riggs made a **Motion** to approve the Commercial Site Plan for Carteret
99 Healthcare's Healthplex to include the updated landscaping plans. The Motion carried 5-0.

100
101 Due to a vacancy on the Board of Adjustment, a new member needed to be appointed. Mr.
102 Michael Voss applied to become a member. Commissioner Winberry made a **Motion** to appoint
103 Mr. Michael Voss to the Board of Adjustment. The Motion passed unanimously.

104
105 Mr. Rief presented his Manager's Report, beginning with the Bell Street shoulder washout.
106 Public Works staff have started work today, filling in that area and shoring it up.

107 A site plan was received for Riptide Car Wash, noting that the NCDOT is requiring a turn lane
108 off of Cedar Point Boulevard. This will result in 12' of right-of-way being taken to facilitate this
109 turn lane. No start-of-work date has been set.

110 A Special Use Permit application can be expected at next month's meeting.

111 The League is offering a grant for safety improvements, and Mr. Rief is considering signage
112 boards to be placed at the back of the Public Works truck while they are working on Cedar Point
113 Boulevard.

114 RFPs for a 26 KW generator for Town Hall have been sent out.

115 New businesses have gone into the spaces adjacent to Extra Space Storage: Anchor Dental, and
116 Bound and Brewed Book Store and Coffee Shop.

117 Gene Foxworth, Manager for Cape Carteret, reached out with a request for Cedar Point's support
118 of a new zip code for our area, and possibly a post office. Commissioner Castellano made a
119 **Motion** in support of a new zip code to include Cedar Point. The Motion carried unanimously.

120
121 Mayor Hatsell opened the floor to public comment, beginning with Mr. Grant Emde, 111
122 Magens Way. He was concerned that patrons of the Healthplex may wander into the Magens Bay
123 neighborhood, and asked that a fence be constructed.

124 Tonia Melton, Mary Catherine Court, pointed out that the security aspects were discussed and
125 considered at other Commissioner and Planning Board meetings.

126
127 Linda Denmead, Magens Bay, wanted to be sure a fence was included in the final plans.

128
129 Crystal Shaw, Magens Bay, was disappointed with the plans to put this health care facility so
130 close to her property line.

131
132 Marianne Waldrop, Carteret County Commissioner, stated that there were two required public
133 hearings for the Healthplex, both heavily advertised, with very little public in attendance.

134
135 Commissioner Riggs feels that the Healthplex is a good idea for the town, and reminded
136 everyone that the B1 zoning designation is very broad, and something would have gone there if
137 the Healthplex hadn't.

138
139 Commissioner Castellano stated that the Board hears the public, and there was information
140 provided to inform the public.

141
142 Commissioner Nash recounted the call volume for the day kept emergency vehicles in use most
143 of the afternoon. The trip to and from Carteret or Onslow Hospitals reduces their ability to
144 answer emergency calls. The Healthplex virtually cuts out the need to travel long distances for
145 immediate treatment, and is very much needed in this part of the county.

146
147 Commissioner Winberry is happy the Healthplex is going to be located in Cedar Point.

148
149 Mayor Hatsell pointed out that this board is for the greater good of Cedar Point, and this
150 Healthplex isn't just for Cedar Point, it's for all residents and visitors to the surrounding
151 communities.

152
153 There being no further business to discuss, the meeting was adjourned. Commissioner Castellano
154 made a **Motion** to adjourn the meeting. The Motion carried unanimously. The meeting adjourned
155 at 8:52 PM.

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Scott Hatsell, Mayor

Jayne Beyer, Town Clerk



Town of Cedar Point Board of Commissioners
Regular Meeting
October 28, 2025

The Town of Cedar Point Board of Commissioners held its regularly scheduled monthly meeting on Tuesday, October 28, 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

A moment of silence was observed, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and Consent Agenda consisted of a Resolution Requesting a New Zip Code from the United States Post Office. A Closed Session in accordance with NCGS 143-318.11 (a)(3) Attorney-Client Privilege and (a)(6) Personnel Matters was added as agenda item 11a. Commissioner Riggs made a **Motion** to approve the amended Agenda and Consent Agenda as presented. The Motion carried 5-0.

The adoption of the Carteret County Transportation Plan was the next agenda item. Ms. Amanda Killian from the NCDOT presented a brief overview of the plan, which included future recommendations for the Town of Cedar Point. These recommendations do not have funding approved. Mayor Hatsell was hopeful that the Town wouldn't have to wait 25 to 30 years for some of these road improvements to come to fruition. Mr. Len White, NCDOT, advised that the proposed right turn onto Highway 58 from Cedar Point Boulevard is slated for June 2026. He also stated that a roundabout would be installed at the Taylor Notion and Highway 58 intersection. As with all NCDOT projects, funding is always the issue, which can delay the start of work. Commissioner Winberry made a **Motion** to adopt the Carteret County Transportation Plan. The Motion passed unanimously.

A Special Use Permit Hearing was presented. SUP-2025-05 was a request for a restaurant and cocktail lounge located at 1069 Cedar Point Boulevard (the Tidewater Associates building). Mr. Rief read through the procedural requirements, and Town Clerk Beyer swore in Mr. Rief and the applicant's representative, Mr. Jonathan McDaniel.

There were no disclosures, ex parte communications, or objections to participation.

40 The application was read into the record. The location is in Unit C of the building at 1069 Cedar
41 Point Boulevard. The business, known as Mugshots, has a location in Morehead City. A site plan
42 was included with the application, noting an optional drive-thru window. Mr. Rief provided
43 UDO references, pointing out the specific standards for bars and restaurants.
44

45 Commissioner Bray made a **Motion** to open the hearing. The Motion carried unanimously, 5-0.
46

47 Commissioner Nash asked Mr. McDaniel about the occupancy limit and if there were plans for
48 live music. Mr. McDaniel stated that the Fire Marshal determines the occupancy number. Mr.
49 Brian Williams, owner of Mugshots, said that any music would be acoustic and remain inside the
50 restaurant. He also stated that karaoke is offered periodically and will be inside.
51

52 Mr. McDaniel addressed the drive-thru window, noting that it would be pickup only, with no
53 speaker. He has had discussions with NCDOT, and ingress and egress methods were approved.
54 Employees will park behind the building. There will be no outdoor seating or children's play
55 areas.
56

57 Mr. Whitford confirmed that all parties were properly sworn in and that the application read into
58 the record is true and correct.
59

60 Commissioner Bray made a **Motion** to go into Public Comment.
61

62 Commissioner Nash made a **Motion** that live music will not be permitted. He also expressed
63 concern that loud music or special events would affect parking and sewer capacity. Mr. Williams
64 stated that it would be acoustic music only. *Commissioner Nash withdrew the Motion.*
65

66 Mr. Whitford wanted to know how the Fire Marshal arrives at the occupancy number. Mr. Rief
67 stated it's based on the number of seats inside the restaurant, but the health department dictates
68 sewer capacity.
69

70 Commissioner Castellano made a **Motion** to approve the Special Use Permit application SUP-
71 2025-05, noting that the applicant has met all the standards required for a Special Use Permit.
72 Commissioner Nash voted nay. The Motion carried 4-1.
73

74 A Text Amendment (TA-2025-03) to the Unified Development Ordinance (UDO) concerning
75 parks and playgrounds was the next item on the agenda. This amendment would relax setback
76 requirements and allow a secondary structure to be built without requiring a principal structure.
77 The proposed park bathrooms have prompted this text amendment. Mr. Rief outlined the
78 Planning Board's change to the proposed language to clarify that, if the structure is an office or
79 maintenance building, it must comply with current zoning regulations. Mr. Rief also pointed out
80 that this text amendment is compliant with the Comprehensive Plan's Community Vision. A
81 Consistency Statement will need to be included with the Motion.
82

83 There was no Board discussion.
84

85 Commissioner Riggs made a **Motion** to approve Text Amendment TA-2025-03 with the
86 consistency statement. The Motion carried unanimously, 5-0.

87 An RFP was issued for the installation of a whole-office generator to supply Town Hall. The
88 bids ranged from 24 kW to 26 kW and included piping to a propane tank. Commissioner
89 Winberry recommended a 26 kW generator and encouraged Mr. Rief to stay local. He also
90 suggested looking into natural gas lines to supply the generator. Mr. Rief will research whether
91 Piedmont Natural Gas has lines running down Sherwood Avenue.
92

93 Deputy Nakamura was unable to attend the meeting, but wanted to remind everyone of Coffee
94 with the Sheriff on Wednesday, October 29, from 6:00 PM to 8:00 PM.
95

96 Mr. Rief presented his Manager's Report, beginning with NCDOT's adjustment of the traffic
97 signal at Bojangles, especially the left turn arrow in the westbound lane turning into Bojangles.
98

99 CedarFest boasted an excellent turnout, with an estimated 7 to 8,000 people attending. This year,
100 temporary tattoos and wristbands were used for kids to enjoy the free attractions, but they ran out
101 quickly. Our volunteers did a fabulous job, and everyone worked well together. A total of
102 \$24,150 was raised through sponsorships.
103

104 The Town coordinated with the Town of Beaufort for street sweeping. All of Cedar Point
105 Boulevard was completed in just under 8 hours, at a total cost of \$1,343.00
106

107 Riptide Carwash is moving forward with its project, and they are still awaiting their stormwater
108 permit.
109

110 Alisha will be attending a Floodplain Development course offered through the NCEM from
111 November 17th through the 21st, and would like to take part in the Carteret Leadership Course in
112 January 2026.
113

114 Mr. Rief addressed some zoning violations that may need legal involvement. There are 2
115 locations, 421 Cedar Point Boulevard (illegal shed) and 405 Cedar Point Boulevard (illegal
116 dumping). Mr. Rief would like direction from the Board on when the Board wishes to place liens
117 on these properties. The Board's consensus was to have Neil send a 'Last Chance' letter to the
118 property owners.
119

120 Town Clerk Beyer confirmed trick or treating this year from 6-830 on Friday, October 31.
121

122 The Board went into Closed Session at 8:21 PM.
123

124 The Board returned to Open Session at 9:18 PM.

125 There being no further business to discuss, the meeting was adjourned. Commissioner Castellano
126 made a **Motion** to adjourn the meeting. The Motion carried unanimously. The meeting adjourned
127 at 9:19 PM.
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146 Scott Hatsell, Mayor

Jayne Beyer, Town Clerk

DRAFT

**RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN PERSONAL
PROPERTY BY PRIVATE SALE**

WHEREAS, the Board of Commissioners of the Town of Cedar Point desires to dispose of certain surplus property of the Town;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

- (1) The following described property is hereby declared to be surplus to the needs of the Town (see attached inventory list).
- (2) The Town Manager is authorized to dispose of the described property by private sale at a negotiated price.
- (3) The Town Clerk shall publish notice summarizing this Resolution in accordance with NCGS 160A-267
- (4) The sale may be consummated not earlier than 10 days from the date of publication.

Adopted this the 23rd day of February 2021

Scott Hatsell, Mayor

Jayne Calhoun, Town Clerk

TOWN OF CEDAR POINT

Mayor

Scott Hatsell

Mayor Pro-Tem

Gary Bray

Board of Commissioners

Frankie Winberry

Pam Castellano

John Nash

Jerry Riggs



Town Manager

David M. Rief

Mailing Address

427 Sherwood Avenue

Cedar Point, NC 28584

Phone: 252-393-7898

www.cedarpointnc.gov

November 25, 2025

SURPLUS LIST

1. Kodak Digital Camera
2. Dell monitor
3. (1) Dell Latitude E6530 Laptop
4. (1) Lenovo Thinkpad E580 Laptop
5. (4) Dell Latitude 3510 Laptops
6. (1) Dell PowerEdge T30 Server
7. HP LaserJet Printer
8. (5) Samsung Galaxy A Tablets with cases
9. (5) Various Old Cellphones
10. Soundtech USB Microphone system
11. Old Generator
12. Wood Chipper
13. Various Computer Cables
14. (1) Netgear 16 Port Switch
15. (2) Voice recorders
16. (2) Desktop microphones
17. (1) Infinity Foot Pedal
18. Various Keyboards & Mice
19. (1) Timer
20. Telephone Cables

**RESOLUTION AUTHORIZING LOCAL GOVERNMENT EXECUTION OF
PUBLIC BEACH & COASTAL WATERFRONT ACCESS GRANT CONTRACT**

MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS of the Town of Cedar Point, North Carolina.

A regular meeting of the Board of Commissioners of the Town of Cedar Point was held in the Cedar Point Town Hall, the regular meeting place, on November 25, 2025. There were five (5) Commissioners and the Mayor present.

The Board of Commissioners was advised that a proposed contract between the Town of Cedar Point and the North Carolina Department of Environmental Quality (DEQ) for Public Beach & Coastal Waterfront Access grant funds was presented for the project known as Town of Cedar Point – Boathouse Creek Park Bathroom and discussed; that, under the terms of the said contract, the Town of Cedar Point will pay a total of \$110,000 as its local share of the total project costs.

BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE TOWN OF CEDAR POINT:

- 1) That a contract between the Town of Cedar Point and the North Carolina Department of Environmental Quality be and the same is hereby approved.
- 2) That the Town Manager and the Clerk be and they are hereby authorized to sign and execute the said contract for and on behalf of the Town of Cedar Point and forward the same to the North Carolina Department of Environmental Quality.
- 3) That upon final execution, a copy of said contract be filed with the minutes. Upon motion of Commissioner _____, seconded by Commissioner _____, said resolution was passed unanimously.

I, Jayne Beyer, Clerk of the Town of Cedar Point, North Carolina do hereby certify that the foregoing is a true copy of so much of the proceedings of the Board of Commissioners at a meeting held on November 25, 2025 as related to the contract between the Town of Cedar Point and the North Carolina Department of Environmental Quality, relative to the Town of Cedar Point – Boathouse Creek Bathroom Project for the Town of Cedar Point, North Carolina.

WITNESS my hand and the corporate seal of the said Town of Cedar Point, North Carolina this the _____ day of _____, 20____.

(SEAL)

Jayne Beyer, Town Clerk

TOWN OF CEDAR POINT BOARD OF COMMISSIONERS MEETING SCHEDULE CALENDAR YEAR 2026



January						
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February						
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March						
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December						
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All meetings begin at 6:30 PM in the J. Paul Tyndall Meeting Room in the Cedar Point Town Hall – Located at 427 Sherwood Avenue, Cedar Point, NC **unless otherwise posted.**

MEETING DATES – 6:30 PM

WORK SESSIONS WILL BE HELD ON THE 3rd THURSDAY ON AN AS NEEDED BASIS

January						
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February						
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March						
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April						
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July						
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August						
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						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

All meetings begin at 6:30 PM in the J. Paul Tyndall Meeting Room in the Cedar Point Town Hall – Located at 427 Sherwood Avenue, Cedar Point, NC **unless otherwise posted.**

MEETING DATES – 6:30 PM

Tab 3 Text Amendment

**Proposed Text Amendment
TA- 2025-03**

HH. PARKS AND PLAYGROUNDS, PUBLIC

1. STANDARDS OF EVALUATION

The following specific standards shall be used to evaluate an application for approval of these uses:

~~(a)~~ Lighting shall be prohibited except for minimum lighting that may be required for security purposes

~~(b)~~ Structures customary to public parks and playgrounds are allowed regardless of the presence of a principal structure.

~~(a)~~(c) All setbacks for structures customary to public parks and playgrounds shall be a minimum of ten (10) feet, or one half the distance specified in the applicable zoning district, whichever is greater. This does not apply to park structures used primarily for office space or storage of maintenance equipment.

Planning Board Recommendation:

The Planning Board recommended approval of the Text Amendment with the replacement of the last sentence in subsection HH.1.(c) with the following:

“This does not apply to park structures used primarily for office space or storage of maintenance equipment, which must meet the zoning requirements of the underlying district, including all setbacks.”

The Planning Board’s vote was unanimous (4-0).

**TOWN OF CEDAR POINT
BOARD OF COMMISSIONERS**

Proposed Consistency Statement

Text Amendment 2025-03

The Town of Cedar Point Board of Commissioners hereby finds that the following request:

Text Amendment TA-2025-03: a request to amend the Unified Development Ordinance pertaining to park structures

is consistent with the Town of Cedar Point Comprehensive Plan adopted November 16, 2023 because the proposed language further supports the Town's vision to "strengthen our identity as a recreational oasis; providing ample amenities to our residents while protecting our many natural resources" and specifically Implementation Action R.1 which is to "Continue to improve Boathouse Creek Park..."

Tab 4 Board Appointments

Entry #: 4 - Tony Mitchell

Status: Submitted

Submitted: 11/4/2025 8:05 PM

Name

Tony Mitchell

Address

109 Beach Haven Cove, Cedar Point, North Carolina 28584

Daytime Phone

(920) 819-2650

Evening Phone

(920) 819-2650

Email

tonymitchell1302@gmail.com

Which board are you most interested in?

Planning Board

Would you be willing to serve on either board given a vacancy?

Yes

Would you be willing to attend out of town educational seminars?

Yes

Have you ever served on a similar board before?

No

Please indicate your reasons for wanting to serve on a Town of Cedar Point board:

I would like to be more involved and connected to my community and the governance process. I know it often takes a multitude from the town to make it run smoothly and I look forward to contributing and giving back!

Please feel free to add any additional information outlining your qualifications and explanation of interest:

I feel my previous experiences in the Marine Corps overseeing the Military Construction, GIS, family housing, and real estate for the West Coast along with my current role as a heavy highway construction engineer are well suited for this role.

Alternatively, you may attach a document with additional information below:

Upon signing this application, you understand that as an appointed board member you may be asked to attend regular night meetings or other special meetings as the need arises, and that this is an unpaid position:

Signature

Date

11/5/2025



Entry #: 5 - David Autry

Status: Submitted

Submitted: 11/16/2025 6:53 PM

Name

David Autry

Address

109 Casey Court, Cedar Point, North Carolina 28584

Daytime Phone

(252) 725-7768

Evening Phone

Email

drunkhunter@ec.rr.com

Which board are you most interested in?

Board of Adjustment, Planning Board

Would you be willing to serve on either board given a vacancy?

Yes

Would you be willing to attend out of town educational seminars?

Yes

Have you ever served on a similar board before?

No

Please indicate your reasons for wanting to serve on a Town of Cedar Point board:

I bring a unique combination of professional experience and community commitment to these roles. With over 30 years in residential construction and more than 20 years living in Cedar Point, I've seen firsthand how growth and development shape our town. My goal is to help guide that growth responsibly while preserving the character and quality of life that make Cedar Point special.

Extensive Public Service Background

I proudly served 26 years with the North Carolina State Highway Patrol, where integrity, accountability, and sound judgment were essential. That experience taught me how to make fair, informed decisions under pressure. A skill that translates directly to board responsibilities.

Leadership and Administrative Experience

Over the years, I've served on numerous boards in administrative roles, giving me a strong understanding of governance, policymaking, and collaboration. I know how to work within a team to achieve balanced, practical solutions.

Practical Knowledge of Zoning and Building Codes

My decades in residential construction have given me deep insight into how zoning and planning decisions affect homeowners, builders, and the town's long-term vision. I can help ensure that adjustments and variances are fair, practical, and aligned with community goals.

Commitment to Responsible Growth

Cedar Point has grown significantly, and that growth needs to be managed thoughtfully. I want to contribute to planning decisions that support sustainable development, while protecting our environment, maintaining property values, and ensuring infrastructure keeps pace.

Passion for Community

This town is my home. I care deeply about its future and want to help guide development so that Cedar Point remains a safe, attractive, and vibrant place for generations to come.

Please feel free to add any additional information outlining your qualifications and explanation of interest:

Alternatively, you may attach a document with additional information below:

Upon signing this application, you understand that as an appointed board member you may be asked to attend regular night meetings or other special meetings as the need arises, and that this is an unpaid position:

Signature

Date

11/16/2025

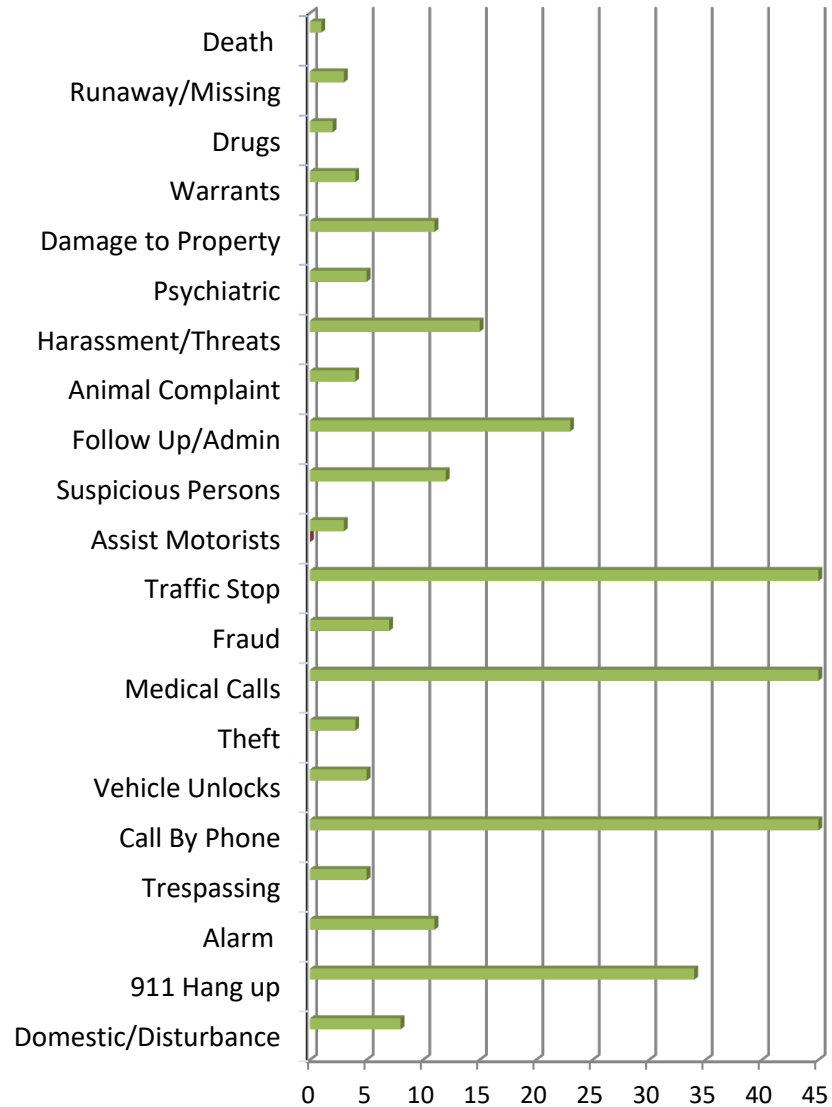
David Autry

Tab 5 Deputy and WCFD Reports

Cedar Point Reported Calls

OCT 14 THROUGH NOV 13

Nature of Call	Quantity
Domestic/Disturbance	8
911 Hang up	34
Alarm	11
Trespassing	5
Call By Phone	64
Vehicle Unlocks	5
Theft	4
Medical Calls	98
Fraud	7
Traffic Stop	61
Assist Motorists	3
Suspicious Persons	12
Follow Up/Admin	23
Animal Complaint	4
Harassment/Threats	15
Psychiatric	5
Damage to Property	11
Warrants	4
Drugs	2
Runaway/Missing	3
Death	1
TOTAL:	380



**WESTERN CARTERET FIRE EMS
FIRE MARSHAL MONTHLY REPORT**

2025 FIRE MARSHAL MONTHLY REPORT - Bob Penrod	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
INSPECTIONS													
Inspections in Bogue	3	5	5	0	1	8	2	4	4	3			35
Inspections in Cape Carteret	5	7	16	6	11	4	6	6	5	12			78
Inspections in Cedar Point	31	12	15	20	10	10	12	10	12	9			141
Inspections in Peletier	2	12	10	4	4	1	1	1	9	2			46
TOTAL INSPECTIONS COMPLETED	41	36	46	30	26	23	21	21	30	26	0	0	300
Notice of Violation issued	0	0	58	3	3	4	0	2	2	4			76
Number of Failed Inspections	0	3	8	3	3	4	0	5	2	12			40
Number of Inspection not compliant after reinspections	0	1	3	1	2	0	6	2	0	2			17
SMOKE DETECTORS													
A total number of smoke detectors were installed.	2	2	2	2	2	15	2	2	4	4			37
A total number of smoke detectors were checked.	2	3	12	2	5	22	2	2	4	6			60
Total number of smoke detectors found not working.	2	2	2	0	2	3	2	2	2	2			19
Total number of CO Detectors installed	0	0	0	1	1	0	1	1	1	1			6
TOTAL	6	7	16	5	10	40	7	7	11	13	0	0	122
PLAN REVIEW													
Total number of plans reviews for new construction	1	2	1	1	1	2	1	2	2	2			15
Total number of plan reviews for renovations	1	0	5	2	2	1	2	1	1	0			15
Total number of plan reviews for new development	0	0	0	0	0	4	0	0	0	0			4
TOTAL	2	2	6	3	3	7	3	3	3	2	0	0	34
Total number of Commercial Knox Box installations	0	1	1	2	3	2	3	3	5	5			25
Total number of Knox Home Box Installations	0	0	1	2	0	0	0	0	0	0			3
Total number of Knox Box information sheets provided	0	0	0	0	2	2	1	3	2	2			12
The total number of Knox Box contents was updated.	0	1	22	6	4	3	8	8	4	3			59
TOTAL	0	2	24	10	9	7	12	14	11	14	0	0	99
FIRE PREVENTION – NUMBER IN ATTENDANCE													
Pre K through 12 th Grade	0	0	0	20	0	219	6	0	34	227			506
Adults	22	14	8	4	0	35	3	5	225	7138			7454
Children under 17	35	35	25	20	0	536	8	12	145	1512			2328
Static Display	0	0	0	1	0	2	0	1	3	3			10
Safe Kids/FLSE Programs	0	1	2	0	0	1	0	0	2	3			9
Total number of times the Fire Safety House was used	0	1	1	2	0	0	1	1	2	2			10
TOTAL	57	51	36	47	0	793	18	19	411	8885	0	0	10317

FIRE MARSHAL BOB PENROD

**WESTERN CARTERET FIRE EMS
FIRE MARSHAL MONTHLY REPORT**

COMPLAINTS/CONCERNS													
Bogue	0	0	2	1	0	0	0	0	0	0			3
Cape Carteret	0	0	1	1	0	0	0	0	0	0			2
Cedar Point	0	1	0	0	0	0	0	0	0	0			1
Peletier	0	0	4	2	0	0	2	2	0	0			10
Stella/Carteret County	0	1	4	3	0	0	0	0	0	0			8
TOTAL	0	2	11	7	0	0	2	2	0	0	0	0	24
INVESTIGATIONS													
	1	0	0	2	0	0	1	0	0	0			4
FIRE PROTECTION SYSTEMS CHECKOUT													
Fire Alarm System(s)/Plan Review	0	0	0	2	1	2	1	0	1	1			8
Sprinkler System(s)/Plan Review	0	0	0	1	0	2	1	0	0	1			5
Hood System(s)	0	0	0	0	0	0	0	0	1	0			1
TOTAL	0	0	0	0	0	4	2	0	2	2	0	0	10
Non-Compliant Fire Alarm System	0	0	0	0	0	0	1	0	3	3			7
Non-Compliant Sprinkler System	0	0	0	0	0	0	0	0	3	3			6
Non-Compliant Hood System	0	0	0	1	0	0	0	1	1	0			13
TOTAL	0	0	0	1	0	0	1	1	7	6	0	0	16
TRAINING HOURS													
Total number of training hours for Code Enforcement	3	5	2	31	3	2	3	6	10	24			89
Total number of Fire Investigator hours	3	6	6	2	2	7	9	7	0	4			46
Total number of general training hours	1	2	20	3.5	8	5	10	21	10	15			95.5
TOTAL	7	13	28	36.5	13	14	22	34	20	43	0	0	230.5
MISC MEETINGS													
Meetings (BOC, Planning Board, Fireworks, Fire Marshal, Etc.)	1	2	2	2	0	2	1	1	3	3			17
RESEARCH (HOURS)													
NC Fire Code - NFPA - Ordinances - Etc.	36	4	3	14	0	4	8	6	10	4			89

Part-time Inspector (Rachel McCormack)

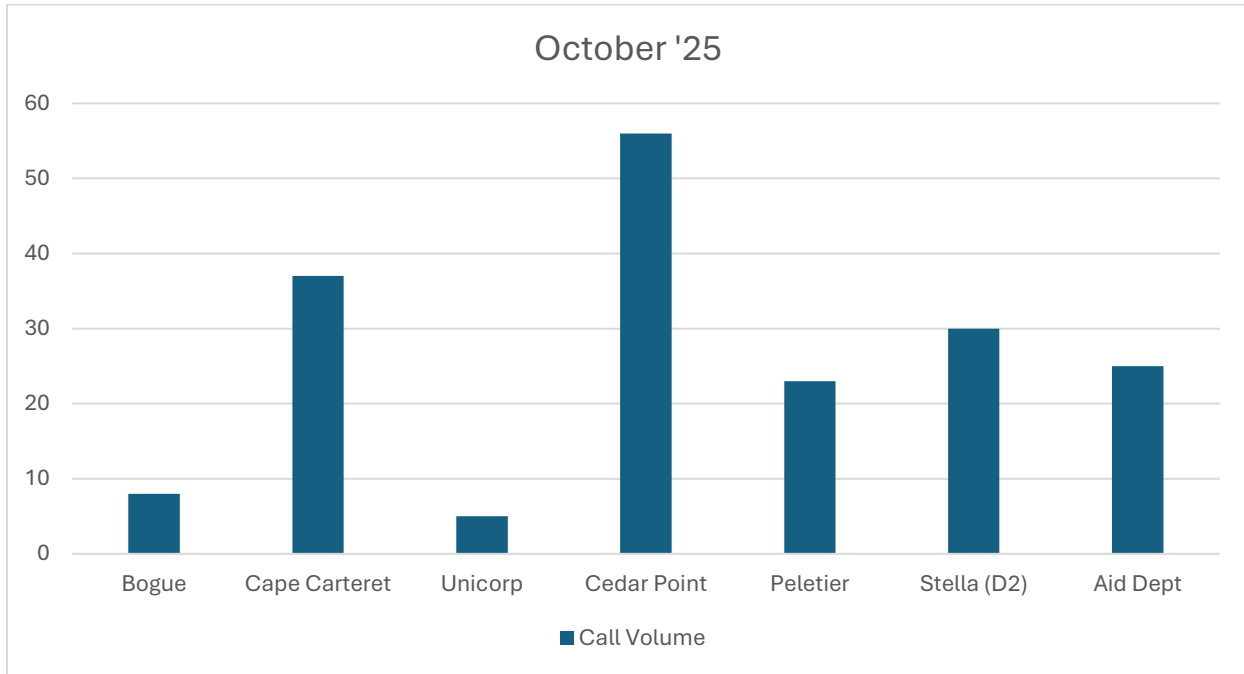
Part-time Inspector (Roger Watson)

Inspector Watson completed his Fire Marshal 101 certification

FIRE MARSHAL BOB PENROD

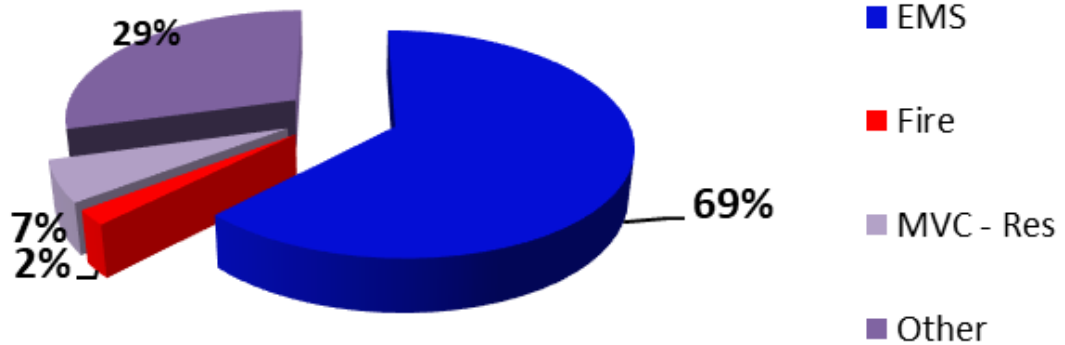
Western Carteret Fire and EMS
Call Volume Report October 2025

The month of October 2025 ended with 184 calls for service. This resulted in a 2.8% increase from October of 2024. The call volume for the year is 5.6% above 2024.



Community	EMS	Fire	MVC-Resc	Other	TOTAL
Bogue	7	-	-	1	8
Cape Carteret	20	-	5	12	37
Carteret Co. (uninc.)	2	-	-	3	5
Cedar Point	38	2	-	16	56
Peletier	17	-	2	4	23
Stella (District 2)	25	-	2	3	30
Mutual/Auto Aid	6	2	2	15	25
TOTAL:	115	4	11	54	184
	EMS	Fire	MVC - Res	Other	

WCFD October 2025 Incident Call/Volume Percentages



2025	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
EMS	133	118	120	100	99	118	124	117	104	115			1148
Fire	6	8	10	6	4	5	5	2	3	4			53
MVC-Res	3	5	15	16	16	12	4	8	5	11			95
Other	42	40	73	50	45	73	70	37	43	54			527
Total	184	171	218	172	164	208	203	164	155	184			1823

2024	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
EMS	111	126	131	96	119	99	110	123	95	104	90	120	1324
Fire	21	19	25	28	21	6	7	5	1	4	9	8	154
MVC-Res	8	4	10	14	12	10	16	9	13	4	10	4	114
Other	23	18	19	26	21	55	46	51	49	67	45	40	460
Total	163	167	185	164	173	170	179	188	158	179	154	172	2052