

PLANNING BOARD ADMINISTRATIVE MEETING MINUTES

AUGUST 8, 2023

TOWN OF CAMERON

CAMERON FIRE DEPT.

6pm

Chair, Mayor Pro Tempore Joey Frutchev called the meeting to order at 6:03pm. In attendance: Town Attorney Jim VanCamp, Town Planner, Kathy Liles, Clif Frye, Sean Long, Larry Coe, Kay Kelly, Liz Yarrington and Wendy Butner, Town Clerk.

1. Approval of Agenda

Liz Yarrington made a motion to approve agenda as written, all-in favor, motion passes.

2. Approval of Minutes

- July 20, 2023, Regular Meeting

Sean Long made a motion to approve the minutes, all in favor, motion passes.

3. Atkins Road Subdivision Discussion

Frutchev asked that only board members allowed to speak tonight, allowing the board time to think about what is on the table, there have been some changes to the plat, allowing time to refresh and get back on track from last month, potential subdivision in ETJ, we have had several community members speak and highlighted their disinterest in the project as a whole. The Planning Board has decided to move forward and discuss the project again. Frutchev stated that he had spoken briefly with Mr. Michael Blakely sometime back and he said that if the town did not feel the project was the right fit, then they could simply take the project somewhere else. Frutchev asked Town Planner, Kathy Liles to highlight new changes on the plat and what the board may want to study as they make thoughtful considerations as they move forward. Liles reminded everyone we are using the older subdivision for review. Some changes noted were on the first plat submitted there were cul-de-sacs, they are not

on the second plat, the length of the cul-de-sac roads has a limit, it appears the developer has avoided all cul-de-sacs, Ferguson Rd in north east corner now connects to Atkins Rd, cul-de-sac now being gone, Harrington Rd has a deep bend that connects across open space in middle, now having different access points on plat, eliminating cul-de-sacs increasing change to lots, lot 11 and 12 dimensions have changes, lot 2 narrowed, lot 13 changes from first plat, NC HWY 24-27 no access easement prohibits direct access to NC HWY 24-27, added 15' wide buffer, street trees for landscaping requirements added, 54 lots proposed, 7 septic lots and easements proposed for soils not suitable for septic, lot 44-45 pond now removed. Frutchee asked about wetlands, Liles said they would have to cross depending on conditions as to how they would cross. Frutchee noting this is all new, do members have any thoughts or questions? Yarrington asked about lots 55-57, appears there is no access easements, Liles noted code restrictions.

Frutchee noted that it appears to meet the majority of what the ordinances request, there are still concerns naming public safety, roads, traffic, schools, impact of almost doubling population. Sean Long referred to the handout he provided regarding the schools, noting Cameron Elementary, Vass and Carthage Elementary full to, concerns of bus and staff shortages, concerns of children being sent to other school districts, where are the children going to go to school? Teacher to children ratio at elementary, middle school and high schools already too high, Long noting these are not concerns of developers, Yarrington noting that the additional income from tax revenues to help fund the schools, no, they are not funding the schools now.

Sean Long noted safety: no sidewalks, dark – no streetlights, more crime, uncertainty of neighbors. Frutchee commented that the Town is having a tough time trying to hire one officer to police streets, noting speed is an issue, passing in town on double yellow lines, almost doubling the number of cars currently on the roads. Yarrington noted the EMS calls have increased, call volume increased 27.5% since 2020, most of time EMS is on standby. Long is curious as what the EPA impact with all the sewage in the ground, how will that impact the watershed? Frutchee stated the proposed development would receive water from Moore County, Frutchee asked

about the cost of the Town to provide the services, what would this look like with annexation? Noting the several changes to be thoughtful about and consider, needing more time to think about it. Clif Frye said we have heard all negatives, are there any positives? Long asked what the potential tax revenue is, noting the fire department is volunteer, the revenue that could possibly come, would it offset enough for emergency services asked Frutchev. Kay Kelly noted the Town Clerk has more to do now than she can do, will we have to hire more administration? Frye feels Cameron needs some new blood and the citizens of Cameron are concerned but with the upcoming election, no one is concerned enough to put name on ballot, could be a positive for community in this way. Long says towns across America are crumbling for kids not moving back for one reason or another. Frutchev says the town needs to consider responsible growth, needs to continue to look at it in a reasonable manner, take time to look at it and reconvene next month. Doesn't feel the board is ready to decide yet. Long asked about acquiring an EPA report, Liles noted each site analysis, will look at reports and will follow up with county. Sean Long made a motion to defer the approval or denial of the application until next month, all agree, motion passes. Michael Blakely, Engineer asked what else if anything can they provide in addition or does board want to look at then contact them? Frutchev stated Liles is looking at and if needs anything we will reach out. Blakely asked is it ok to reach out to Liles and copy Town Hall if any questions and responses, Town Attorney Jim VanCamp, said it should come directly to Town then Planning Board will send to Town Planner. Blakely asked if adjustments need to be made, can they be contacted prior to next meeting, then he said if Planning Board decides to send to Town Board, then it can be sent with conditions. Frutchev clarified that communication should go through the Town Clerk.

4. Planning Board Vacancies

Frutchev reminded everyone there is an in-town vacancy for the Planning Board if anyone is interested speak up. Brandon Formyduval presented himself noting he just purchased property on corner of Page Store Rd., unfortunately he does not reside in town. Elizabeth Nhambure of 538 Carthage Street presented herself for consideration for in town member.

Yarrington made a motion to submit Nhambure to the Town Board for consideration for in town member, all in favor, motion passes.

5. Adjournment

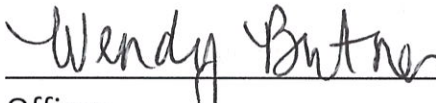
Sean Long made a motion at 6:43pm to adjourn, all in favor, motion passes.

Respectfully submitted,



Planning Board

Joey Frutchey, Mayor Pro Tempore, Chair



Officer

Wendy Butner, Town Clerk/Finance

(ATTEST)