

## **I. INTRODUCTION**

The following land use plan should serve as a useful tool in helping to shape the character and design of the Town of Cameron's future growth and development. In this plan, the physical, cultural, and social characteristics of Cameron are examined to determine more about its people. The employment base and economic characteristics are studied to learn more about the type of employers likely to be attracted to such a community. The soil characteristics and the lay of the land -- along with the water and street systems -- are studied to determine what areas of the community are best suited to handle various types of development. The existing land use patterns are studied to propose compatible new development and land use activities.

This study, then, takes the mentioned elements, plus many others, and combines them into a long- range plan which recommends the most appropriate uses of land within the Town of Cameron's planning area.

If implemented, this plan should not only support growth in the Town of Cameron but encourage the type of compatible development which will continue to keep the town a highly desirable place in which to work and live. Failure to follow the recommendations, however, can lead to needless inefficiency, waste, and destruction of the historic fabric and character of the town.

## **II. BACKGROUND AND HISTORY**

The Town of Cameron is located in the eastern portion of Moore County, North Carolina along U.S. Highway 1. It is noteworthy for its National Register District, which is characterized by numerous well-preserved Victorian era homes, churches, and commercial buildings. The town's attractive natural setting is further enhanced by the magnificent oak trees which canopy many of its streets.

The land occupied by Cameron was once part of a 4,400-acre plantation owned by Archibald McDugald. Like his Highland Scots ancestors, McDugald, came to the state in the late 1700's for its forest related industries such as turpentine, tar and lumber.

With the construction of the Plank Road (which extended east to Fayetteville and the Cape Fear River) and the completion of the Augusta Air Line Railroad, the Town of Cameron was developed and incorporated as a municipality in the late 1800's.

Cameron prospered and grew in the late nineteenth and early twentieth centuries reaching a population size of over 300 residents by 1940. With the decline of the dewberry industry during the 1930's - 1940's, Cameron's growth came to an end.

Isabel McKeithen Thomas wrote a poem, entitled *When Cameron was the Dewberry Capital of the World*, which gives a colorful description of the town in its "hey-day".

*The village of Cameron in the Sandhills of Moore,  
Small though it be, is rich in the lore  
Of a day when the town was a young and pert "Miss".  
Avidly wooed by sweet progress' kiss.  
Steeped in resources that nature bestowed,  
It reaped the rich harvest that no man had sowed,  
Tapped the abundance of the long-leafed pine  
For lumber and pitch and raw turpentine;  
Observed how prolific the briar in the sand,  
Cultivated the vine by enriching the land  
And found the dewberry to be a fruit with appeal –  
The profit derived both substantial and real.  
Soon everyone had a patch of his own,  
And Cameron dewberries became widely know  
For the jellies and jams, and you'd find – often time –  
For the stomach's sake, some dewberry wine.  
Men filled with vision created demand  
For the fruit of the briar and chose to expand.  
To the markets up north they shipped them by rail –  
To New York, Chicago, selling wholesale  
The juicy black berry. This the title unfurled –  
Cameron – Dewberry Capitol of the World!!!*

Fortunately for Cameron, the demise of the dewberry industry ushered in a new era as an antique furniture center -- with its numerous shops, and cafés.

### **III. POPULATION CHARACTERISTICS**

#### **A. Population**

From 1910 through the year 2000 the Town of Cameron has experienced some fairly major swings in its population size -- growing by a large percent one decade and declining by a significant percent the next. This historic rise and fall of population is probably the result of the town's dependence upon the fortunes of the dewberry industry. Although the economy of Cameron has stabilized in recent years, with its growing tourism / antique trade, the population experienced one of its largest and most extended declines during the period 1980 through 2000. However, the town has reversed this trend with a major annexation that was completed following 2000 Census population count. According to the North Carolina Planning and Budget Office July 2002 estimate, Cameron's population nearly doubled -- increasing from 151 to 293 people. In looking at certified data in the immediately following years, estimated data seems to be higher than counted data. This may be due to low response rates for census counts or high estimates based on a household estimate used across Moore County.

The 2020 American Community Survey establishes the current population of the Town of Cameron at 244. This was observed in the April 2020 census count. The state certified the population at 244 in June of the same year.

**Table 1. Town of Cameron Population Figures, 1910 - 2020**

Year	Population	Numerical Change	Percent Change
1910	259	N/A	N/A
1920	241	- 18	- 6.95%
1930	287	46	19.09%
1940	311	24	7.72%
1950	284	- 27	- 8.68%
1960	298	14	4.93%
1970	204	- 94	- 31.54%
1980	225	21	10.29%
1990	215	- 10	- 4.44%
2000	151	- 64	- 29.77%

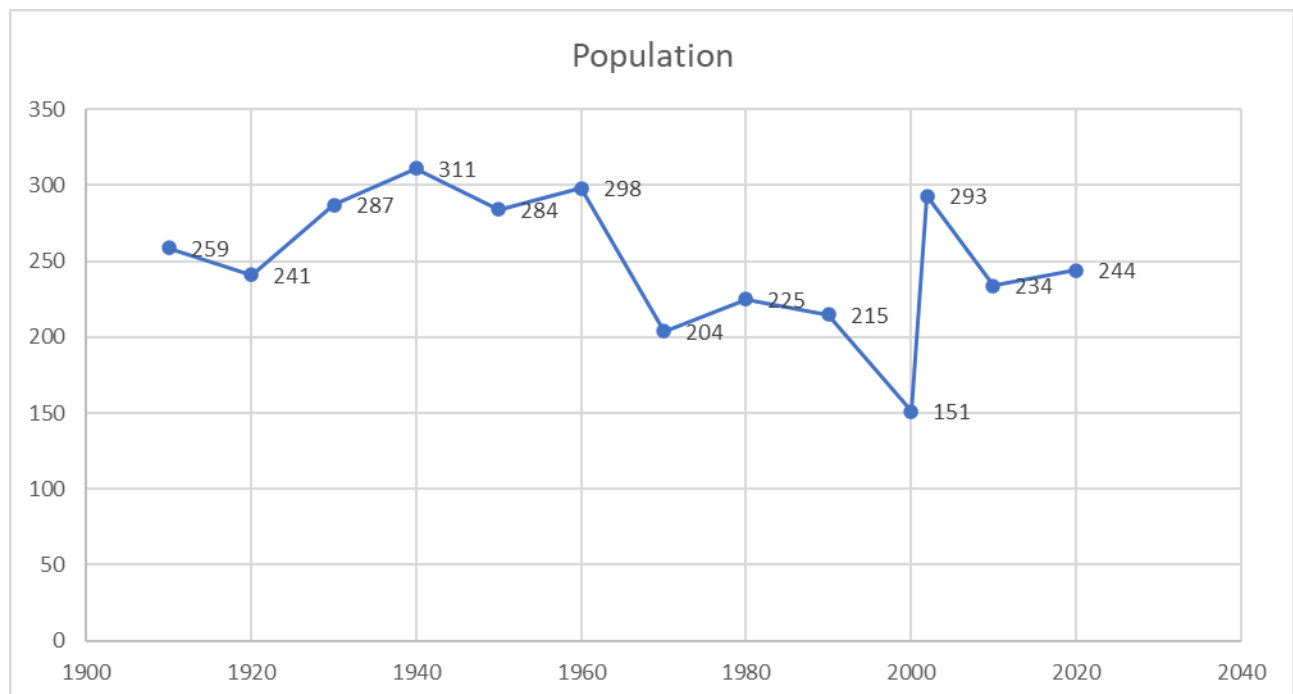
Source: U.S. Census.

2002	293	+ 142	+ 94%
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Source: N.C. Planning and Budget Office, July 2002

2010	234	-59	-20.14%
2020	244	+10	+4.27%

Source: N.C. Office of State Budget and Management,

**Table 2. Town of Cameron Population Figures, 1910 – 2020**

Traditional population projection techniques generally extend historical growth/decline patterns into the future -- relying on either a geometric or arithmetic methodology. Considering Cameron's relatively stable to declining population over the period of 1910 through 2020, traditional projection methods would not likely provide a meaningful change in growth. However, the COVID-19 pandemic has altered the way people live and work and this

is resulting in increased growth in Moore County. More people have chosen to retire or work in some part from home. Convenient access to Highway 1 and the Raleigh-Durham area could drive change in Cameron, but limiting environmental factors, disrupted supply chains for construction, and the significant increase in housing costs will limit Cameron's growth. The current median "sold" home price in Moore County is \$436,000 which is unaffordable for many.

#### B. Other data

The census data for many data sets has a high margin of error for Cameron. This is not atypical for a small town, but care must be taken in using this data for trend and other analysis. Census reports the following data for 2020.

Data type	Cameron	Comment	NC
Median Household Income	\$60,729		\$56,642
Bachelor's Degree or Higher	27.2%		32%
Employment Rate	71.5%	Significant increase of 21% since 2018	57.9%
Total Housing Units	137		4,687,122
Without Health Care Coverage	30%		
Total Households	162		
Hispanic or Latino of Any Race	14		
Median Age	38.8		38.9
Population 65 Years and Older	15.1%		
Poverty	2.7%		14%
Median Gross Rent (2020)	\$775		\$932

#### E. Occupations

From 1990 to 2000 there have been significant changes in the employment opportunities and class of workers in Cameron. Gains have been made in the areas of construction; transportation; wholesale trade; retail trade; finance, insurance, and real estate; arts, entertainment and recreation; educational, health and social services; other professional and related services; and public administration. However, employment opportunities have been lost in the fields of agriculture, manufacturing, communications, and other services. The greatest job losses, in terms of both numbers and percent, have occurred in the manufacturing and agricultural sectors. Cameron's agricultural workforce totally evaporated during the past decade -- dropping from eleven workers to none. Cameron citizens, employed in the manufacturing sector, declined by twenty percent -- a loss of twenty-four jobs. These declines, although significant, are consistent with trends experienced throughout the State of North Carolina. They are expected to continue into the future. Cameron should continue to see employment opportunities expand in the

construction, wholesale and retail trade, finance / insurance / real estate, and professional occupations.

**Table 11. Cameron Vs. N.C. Class of Worker for the Employed Civilian Population  
1990 & 2000 (Employed Persons 16 Years of Age and Over)**

<b>Industry Occupations</b>	<b>Cameron 1990</b>	<b>Percent 1990</b>	<b>Cameron 2000</b>	<b>Percent 2000</b>	<b>Percent 2020</b>
Agriculture, Forestry, Fishing & Hunting, & Mining	11	10.8 %	0	0 %	2.1%
Construction	6	5.9 %	8	11.1 %	2.8%
Manufacture	32	31.4 %	8	11.1 %	16.9%
Transport.	0	0 %	5	6.9 %	3.5%
Comm. & Other Public Utilities	3	3.0 %	0	0 %	
Wholesale Trade	0	0 %	2	2.8 %	0%
Retail Trade	14	13.7 %	13	18.1 %	10.6 %
Finance, Insurance, and Real Estate	0	0 %	4	5.6 %	0 %
Other Services	12	11.7 %	0	0 %	
Arts, Entertainment & Recreation Services	0	0 %	12	16.6 %	16.2 %
Educational, Health & Social Services	15	14.7 %	12	16.6 %	40.5 %
Information					1.1%
Other Professional and Related Services	4	3.9 %	3	4.3 %	6.3%
Public Admin.	5	4.9 %	5	6.9 %	
<b>Totals</b>	<b>102</b>	<b>100 %</b>	<b>72</b>	<b>100 %</b>	<b>100 %</b>

Source: U.S. Census, 1990 & 2000

The increase of percent employment in education, health and social services is significant and may reflect construction of new schools in the area since adoption of the last land use plan. This reflects a significant changing demographic in town.

## **F. Income**

In 1999, Cameron's median annual household income (\$32,500) was only eighty-three percent of North Carolina's figure (\$39,184). In addition, the rate of poverty by individual in Cameron (21.3%) was nearly twice that of Moore County (11.4%) and the State of North Carolina (12.3%). These statistics reveal a fairly significant problem that negatively affected the quality of life for many of Cameron's residents. Family income has improved through the year 2020. Cameron's median household income now exceeds that of the state. Of note, Census reports no income less than \$10,000 and only 2.5% less than \$15,000. Jobs remain available in today's job market for those that want to work. Cameron shows 2.7% of its population in poverty while North Carolina remains high at 14%.

**Table 12. Town of Cameron Household Income Vs. N.C. Household Income in 2020**

<b>Income Levels</b>	<b>Cameron Percent</b>	<b>North Carolina</b>
Total	162	4,031,592
Less than \$10,000	0.0%	6.2%
\$10,000 to \$14,999	2.5%	4.8%
\$15,000 to \$24,999	17.3%	9.7%
\$25,000 to \$34,999	3.7%	10%
\$35,000 to \$49,999	13.6%	13.6%
\$50,000 to \$74,999	31.5%	18%
\$75,000 to \$99,999	14.8%	12.6%
\$100,000 to \$149,999	12.3%	13.7%
\$150,000 to \$199,999	4.3%	5.4%
\$200,000 or more	0.0%	6%
Median income (dollars)	60,729	56,642
Mean income (dollars)	64,343	79,620

Source: U.S. Census, 2020

## **IV. NATURAL FEATURES**

The physical and natural features of Cameron's landscape, although highly attractive, offer certain constraints on the type, location, and density of future development. This section will examine a number of natural features that should be considered by Cameron's developers and Planning Board before advancing potentially unsound and environmentally damaging new construction.

### **A. Current Land Cover**

Cameron's "Current Land Cover" map, reproduced from satellite photo imagery, (Figure 2.) reveals a community that is largely in harmony with its natural setting. Even within the most densely developed portion of Cameron's commercial and residential core, the satellite image reflects "deciduous tree" coverage and some "low intensity development". Although portions of the town and its extraterritorial area are shown as cultivated, the predominant land coverage continues to be pine and deciduous forests. Future development within the planning jurisdiction of Cameron should be planned and designed to continue the practice of preserving the area's natural land cover of pine and deciduous hardwood forests.

### **B. Topography**

The core of Cameron's developed area is situated along the crest of a small hill, which slopes gently downward toward Crane Creek on the north and east. (Refer to Figure 3.) East of the creek, the other developed portion of town aligns the side of a bank that gradually rises away from Crane Creek towards another hilltop. Adjacent to Crane Creek, and its tributaries, are several places where the U.S. Geologic Survey has identified steep sloping banks. It is suggested that an effort be made by the Town to preserve these slopes in their natural vegetated state to avoid the likelihood of development hazards and irreversible environmental damage.

### **C. Flood Plains and Wetlands**

The National Flood Insurance Program has identified a large area (up to 500 feet wide) along Crane Creek and both of its tributaries as being contained within the 100-year flood plain. This means that there is a one percent chance per year that a flood of that magnitude (or even greater) could occur -- totally inundating the shaded areas shown on Figure 4. Developers and Planning Board members should make a concerted effort to redirect all proposed commercial, residential, institutional, and industrial construction away from the flood zone areas. However, the floodway does offer an excellent opportunity for the development of a linear park system containing hiking/biking trails.

### **D. Soils**

Much of Cameron and its extraterritorial jurisdiction area contain soil types that pose some challenges for development due to their hydrological characteristics. (Refer to Figure 5.) The poorest soils for development (Hydic A) are located along Crane Creek and its tributaries -- areas that are also identified in Figure 4 as being within the 100-year flood plain. Even in the absence of catastrophic flooding, these soils are often wet, swampy, and poorly drained throughout much of the year. As mentioned above, it is recommended that development be directed away from



this soil. Much of the remaining undeveloped land surrounding Cameron is identified as Hydric B, which means that the soil has some ground water characteristics that limit its potential for development. In these areas planners should review requests on a case-by-case basis to determine the appropriateness of the proposed development. With the construction of a municipal or county wastewater collection/treatment system, it is likely that most of the development constraints of Hydric B soils can be overcome.

#### **E. Prime Farmland**

Throughout the United States and North Carolina agricultural lands are being lost to urban development at an alarming rate. Each year thousands of acres of prime farmland are being converted into residential subdivisions or other urban land uses. A similar development trend is occurring in southern Moore County and in Lee County near Cameron's extraterritorial area. With the completion of U.S. Highway 1 Bypass, Cameron's region will likely find itself in the midst of a development boom. External pressure will be placed on Cameron's Planning Board and elected officials to issue building permits for numerous residential subdivisions. Serious consideration should be given to the identification and preservation of prime farmlands, shown on Figure 6, as part of the subdivision approval process.

#### **F. Water Supply Watershed**

To protect the public water supply in North Carolina from urban storm water runoff and other forms of pollution, the General Assembly adopted the Water Supply Watershed Protection Act (NCGS 143-214.5) in 1989. The law restricts the development of land contained within public water supply watersheds. It accomplishes this through the designation of four categories of protection (WS-I - IV) with WS I being the most restrictive. All of Cameron and its extraterritorial jurisdiction area is contained within the WS-III district. The WS-III district allows the construction of new single family detached units at a maximum density of two dwellings per acre. All other land uses are allowed at a maximum density of twenty-four percent built-upon area. This law has the obvious effect of greatly limiting the development potential of both Cameron and its extraterritorial jurisdiction area.

## **V. PUBLIC UTILITIES**

### **A. Public Water System**

According to North Carolina Department of Environment and Natural Resources records, dated November 5, 2003, Cameron's public water supply system is in compliance with State regulations and is adequate to meet the demands of its 206 customers. It relies upon one full time well and one well at 15% operational to supply the Town's water needs. They yield water at a rate ranging from fifty-eight gallons per minute to sixty-five gallons per minute. With the well pumping at full capacity, the water system can provide 58 gallons per minute and the 15% operational pumping at sixty-five gallons per minute. The system has storage capacity for 100,000 gallons of water in an elevated tank. Water mains, ranging in size from two to eight inches in diameter, serve the entire town and portions of the extraterritorial area -- including a manufactured home park west of Town and a residential area to the east.

### **B. Public Sewer System**

At the present time neither Cameron nor its extraterritorial planning area contain a public sewer system. All commercial and residential buildings must currently rely on approved septic tanks for the treatment of wastewater. Hydric soil conditions could have a limiting effect on the Town's growth potential unless and until a public sewer system is developed to serve Cameron's undeveloped areas.

### **C. Electrical System**

Electrical service is provided to much of Cameron and its extraterritorial area by the Progress Energy Corporation. The remaining portion of Cameron's territory is served by the Central Electric Membership Corporation. These electrical providers have ample energy supplies to meet the demands of Cameron's projected growth.

### **D. Transportation System**

The Town of Cameron is bisected north to south by old and new bypass US Highway 1 and east to west by SR 24/27. The bypass provides Cameron with direct admittance to a four-lane limited access highway. Cameron's street plan is based upon a modified grid -- similar to most other American towns developed at the time. To date Cameron's Street plan has not been modified by curvilinear subdivision streets. Cameron's street plan is certainly adequate to support the traffic generated by the projected population growth. However, an effort should be made by developers and planners to connect the new residential streets with the existing grid street plan.

## **VI. VISION, SWOT ANALYSIS, GOALS, ACTIONS,**

### **A. Vision Statement**

When one seeks to imagine an idyllic American village, one that was constructed before the advent of the automobile, “big box” developments, and fast-food restaurants, the Town of Cameron comes to mind. Its location in North Carolina’s Sandhills region offers a gently rolling landscape. Visions of pastoral scenes and glimpses of a slow flowing creek compliment the town’s lovely setting. Cameron’s streets are lined with magnificent shade trees, which create a dense green canopy of filtered sunlight. Numerous white Victorian houses, sporting wrap-around porches, are located along the main thoroughfare. The commercial area still retains much of its original character and economic vitality, as a vibrant, antique retail center. In short, Cameron’s greatest future success depends largely upon its ability to retain and build upon its historic legacy and geographic assets.

Cameron’s future development should be designed and constructed in a manner that not only complements its past but expands it in a truly complementary manner. The street layout should extend the original grid pattern. Residential architecture should contain an emphasis on Victorian elements, including wrap-around porches and “gingerbread” ornamental detail. Requests for the construction of prefabricated, metal faced, or mass produced residential or commercial buildings should be reviewed on a case-by-case basis and approved only in rare instances where they will not compromise the historic and architectural character of the town.

Cameron is indeed a rare gem of a town that, to date, has largely escaped the visual blight and architectural mediocrity that plagues many other communities in North Carolina. However, it must be vigilantly protected from these outside pressures, if it is to retain its unique and picturesque character.

### **B. SWOT Analysis**

The Planning Board served as the steering committee for the 2020 update to the Land Use Plan. A SWOT analysis was conducted during the first half of 2020 to inform the goals needed for the plan. The SWOT analysis reflects changes in the town since the last land use plan, include the nature park with improvements and landscaping.

#### **Strengths**

1. New Holiday decorations and lighting
2. Commercial businesses growing
3. Well preserved Historical District
4. Provide good traffic control and individual safety during festivals
5. Active churches and church members who support the community
6. Great community pride
7. Active volunteer fire department
8. Beautiful landscaping throughout the town
9. Youth recreation activities
10. Renowned Nature Park and walking trails with facilities
11. Highly rated public elementary school

12. Multiple seasonal community activities
13. Public cemetery

#### **Weaknesses**

1. Limited public restroom facilities
2. No public sewer
3. Sections of the town are located in a watershed – wetlands
4. Lack of well-maintained town-wide sidewalks
5. Limited evening events
6. Limited dining opportunities
7. Underutilized vacant buildings
8. Lack of business growth areas
9. Limited maximum water connections
10. Lack of local police staff

#### **Opportunities**

1. Residential and business growth (along Hwy 24/27 and Old US 1 within the business districts)
2. Consider annexation, into the town limits, of new residential and business developments in the Extra Territorial Jurisdiction (ETJ).
3. Enhance the small-town charm with current and additional festivals

#### **Threats**

1. Lack of education regarding good planning and zoning
2. Lack of maintenance for older trees in town
3. Historic buildings in disrepair

### **B. Goals and Actions**

The suggestions offered in the SWOT analysis, which are listed in the preceding section, serve as the basis for the development of the goals and actions. These goals and actions are offered to assist with the development of the long-range land use plan and implementation strategies.

#### **Goal 1:**

To continue and expand the beautification efforts designed to enhance the appearance and charm of the town.

#### **Actions**

1. Encourage the town to foster the beautification committee to oversee town inspired beautification projects and to provide assistance to the community.
2. Encourage business owners and local residents to continue taking pride in their properties appearance and landscaping design.
3. Develop a landscape improvement program for each of the town's major thoroughfares.
4. Require new subdivisions and commercial properties to submit a landscape plan.

#### **Goal 2:**

To provide for the infrastructure and recreational needs of the town's potential municipal population growth. To preserve and expand the network of pedestrian walkways through the town.

**Actions**

1. Maintain the existing unpaved walking paths along the major streets.
2. Research funding sources for the development of additional pathways and walking paths.
3. Utilize Powell Bill funds to make routine repairs to both the streets and walking paths.
4. Continue efforts to rehabilitate the town's dilapidated housing stock and substandard streets through efforts to secure additional grant funding.

**Goal 3:**

To protect/preserve the character and charm of the town through a positive planning program.

**Actions**

1. Review and update the existing Subdivision and Zoning Regulations on a regular basis.
2. Identify properties and locations along the Hwy US 1 bypass corridor for possible annexation.
3. Encourage both the Planning Board and the Town Council members to participate in training conferences and workshops on good planning techniques.
4. Utilize consultants for revitalization
5. Create and empower historic preservation commission
6. Explore grant opportunities for preservation

**Goal 4:**

To ensure the provision of a safe and adequate supply of potable water and wastewater systems for the residents of both Cameron and its extra-territorial jurisdiction (ETJ) area.

**Actions**

1. Develop a capital improvement program to phase the timely expansion of the town's water system and the development of a wastewater system.
2. Develop a contractual agreement between Cameron and the Moore County Public Works department to oversee the construction of future water and sewer lines.
3. Consider potable and wastewater needs for new development.

**Goal 5:**

To provide for the development of a recreational park.

**Actions**

1. Identify green areas as buffers and a recreation facility
2. Maintain and enhance the Phillips Nature Park
3. Green spaces required in new subdivisions
4. Develop an agreement with the Moore County Recreation department to provide for Cameron's recreational needs.

**Goal 6:**

Increase Community parking area.

**Actions**

1. Add additional parking areas.
2. Utilize the town property lots to increase parking.
3. Connect pedestrian walkways to parking areas.

## **VII. EXISTING LAND USE ANALYSIS**

### **A. Residential Land Use**

The principal use of developed land within the Town of Cameron and its extraterritorial area is residential. Many of Cameron's most stately homes align Carthage Street, particularly between Old U.S. Highway 1 and the downtown commercial area near the railroad tracks. In recent years, many of these residential structures have been converted from residential usage to the hosting of antique businesses. Residential neighborhoods can also be found west of Old U.S. 1 along NC 24/27, in the area South of Carthage Street, and in an area to the east of the railroad tracks. These homes tend to be less grand in architectural detail and smaller in size than the Victorian dwellings lining Carthage Street. Several new residential neighborhoods have begun to expand outside the municipal boundaries along and near Atkins and Read Roads south of town and in an area to the north.

### **B. Commercial Land Use**

At the present time Cameron contains very little commercial development other than a number of antique shops, and convenience store/gas stations. Most of the businesses are concentrated in the first couple of blocks of Carthage Street, extending west from the railroad tracks. In addition, several of the stately old Victorian homes on Carthage Street have been converted into shops. A few additional businesses are located along old U.S. Highway 1 -- both inside and outside the municipal boundaries. However, the Town does not currently contain any shopping centers or "big box" retail establishments. For major purchases of goods and services (including groceries), Cameron residents must drive to outlying cities like Fayetteville, Sanford, Southern Pines, and Aberdeen. The nearest grocery stores are in Vass and Carthage.

### **C. Industrial Land Use**

There are currently no industrial land uses either in Cameron or within its extraterritorial area. Services are not available that support the development of heavy industrial land uses.

### **D. Open Space Uses**

Although much of the land within Cameron and its extraterritorial area remains undeveloped and natural, there is no formal reservation of open space for conservation or recreational purposes. As the Town continues to grow and develop in future years, an effort should be made to preserve Cameron's beautiful natural setting of hills, forests, and wetland streams. Of particular note is the gently sloping pastureland east of Cameron and south of N.C. 24/27. This area, complete with a farm pond and stately hardwood trees, serves as the most important pastoral vista one sees upon entering and leaving the Town. The floodway along Little Crane Creek and its tributaries represents the other significant natural open space within Cameron and its extraterritorial area. Due to constant potential for flooding, development along the creek should be severely limited to only passive recreational uses like hiking/biking trails.

## **VIII. LAND USE PLAN RECOMMENDATIONS**

The Future Land Use Map and Goals and Actions in this plan shall guide development of Cameron to meet the needs identified below.

### **A. Residential Development**

Moore County is seeing tremendous post-pandemic development pressure that is beginning to expand into the northern central part of the county including Carthage and Vass. Development is being directed where water and sewer are available. Some development on septic is being seen north of Cameron and south of the Lee County line along old Highway 1. This development pressure could be seen in Cameron; however, with the serious development constraints faced by the Town of Cameron, due to the Water Supply Watershed regulations and a lack of public sewer, only large-lot, only low-density residential development is feasible throughout the area.

The town has elected to be very conservative in promoting development in order to retain the character of the town. Statutorily, the town is unable to regulate the appearance of residential homes with the exception of the historic district. The RA Zoning District serves as both a buffer to development pressure, a holding area for the right kind of development that supports the town's vision, and a reserve area until sewer becomes available to Cameron. As such, the town has elected to retain much of its zoning jurisdiction as RA.

The town lost population since development of the 2004 Land Use Plan. Trend analysis does not support providing for additional housing, but given the town's low population numbers, errors of margin can be quite large. The rapidly expanding Moore County population with demand on the Carthage/Vass area is a better predictor of development pressures in Cameron. This demand can be met based on modest change from the current zoning map to the future land use map and existing lots and parcels of record. If more land is needed for growth when sewer becomes available, a plan update is recommended.

On a case-by-case basis other areas may be suitable for residential development, but caution should be exercised where steep slopes and waterways occur. Rezonings of RA zoned land for denser development should occur where the land is suitable and the developer offers growth of benefit to the town.

### **B. Commercial Development**

With the lack of a municipal sewer system in Cameron and its extraterritorial area, large scale commercial development is unlikely to occur. At best the Town can be expected to attract a few additional antique shops, small scale restaurants, and another convenience store/gasoline filling station or two.

The locations recommended for new commercial development within the Town of Cameron include areas near new US Highway 1 and redevelopment of areas along old Highway 1.

### **C. Industrial Development**



Without an available municipal wastewater collection and treatment system, Cameron cannot be expected to attract any industrial development during the life of this land use study. This reality, coupled with the fact that the Town does not currently have any industrial plants, suggests that it is both unnecessary and impractical to reserve land for industrial uses in this plan.

#### **D. Open Space Reservation**

As discussed in the “open space uses” paragraph in this plan, Cameron is blessed with an exceptionally beautiful natural setting. Of particular note are a) the floodway along Little Crane Creek and its tributaries and b) the pasture land east of Town and south of N.C. Highway 24/27. The Town should actively seek to purchase and preserve these natural beauty spots for the benefit of all Cameron’s citizens. The stream floodway is an ideal location for a system of hiking/biking trails that follow the water course. Protection of significant resources should be a part of future development activities.