

PLANNING BOARD MEETING AGENDA
July 9, 2024
Town Hall, 247 Carter Street, Cameron
6:30pm

Joey Frutchey, Chair called the meeting to order at 6:30pm, present: Sean Long, Liz Yarrington, Clif Frye, Larry Coe, Elizabeth Nhambure, Kay Kelly, Daniel Behnke, Kathy Liles, and Wendy Butner.

1. Approval of Agenda

Frutchey asked for item 4 to become item 3 and item 3 to move to item 4, Nhambure made a motion to approve the amended agenda, all in favor, motion passes.

2. Approval of Minutes

- June 11, 2024, Regular Meeting

Kelly made a motion to approve the June 11, 2024, minutes as presented, all in favor, motion passes.

3. Road Course Discussion, Charles Gregg

Gregg presented the concept for a closed road course in Cameron stating that it will not be a racetrack, there will be no timed events/races. Proposed 60-80 units and car condos; Frutchey shared that it was originally 30 units. Gregg stated that it was 40 originally, the sale would be a business model to help offset the cost of the track, infrastructure and maintain cost. Gregg stated that the road course is a cost of \$750,000.00, units would be sold as a shell in the \$300,000-\$500,000 range. Frutchey asked if there was a list of investors? Frutchey asked, where are the property owner and investors, as they were to be here originally, Gregg stated that it just didn't work out. Frutchey shared concerns were noise, the project doesn't provide anything other than tax revenue to the town. What assurances could be given regarding noise, etc written into the conditional zoning portion. Frutchey shared that Gregg was to provide the Town information regarding that concern, Gregg said it would be 6' berms built around certain areas and line of sight of neighbors, wanting to preserve quality of life for the community. Also note that acoustical fencing is very effective and will help dampen the noise. Yarrington asked about the 60-80 units, would they be presold? Gregg replied yes in phases, preselling enough to cover track and other expenses, noting track would be built first. Gregg stated the units in the first phase would take 24 months to complete, keeping the project ecofriendly, private, maintaining a low profile while being a supporter of the Town and community. Gregg also shared that 80 units would be comfortable to provide the capital needed or raise the price of the units. They are willing and amenable to the best interests and desires of the Town. Frutchey asked what type of materials would be used, Gregg said they want to stay true to the farm/tobacco look as much as possible stating corrugated metal would be used. Kathy

Liles noted the Town could put a cap on the number of units allowed. Frutchey shared he was concerned about other subdivisions, Gregg stated these units would be a destination/vacation home, it would be in the agreement these are not permanent residences. Frutchey said this project is more than a previous proposed subdivision, Gregg said they will comply with the Town, no rentals, and would ask the Town to annexed into the city limits. Frutchey said how can you stop someone who wants to maybe retire and live there full time? Gregg said it would all be in the agreement that these will not be permanent residences. Coe asked if this is not a racetrack, why is the course so much cost wise? Gregg shared the cars are \$500,000 plus and the owners do not want them scratched, noting this is the best site due to the ease of US HWY 1. Liles asked would this be an engineered solution or one through testing. Gregg said there are multiple solutions but due to location of noise the solution would be determined. Liles asked what is anticipated decibel level, Gregg did not have that information, stating that race cars will not be allowed on track. Frutchey stated the large structures are not unattractive, would the Town be able to work to shroud from view of NC HWY 24-27 to prevent them from being an eye sore, noting the aerial looks like chicken houses. Gregg shared they are here asking the Town what they want to see, they are willing to adjust, the investors want leisure. Frutchey said if we would begin the process, Gregg and others would and are willing to work with the Town, Gregg said yes, and Toliver Parks is open to opening facility for Town events. Frutchey noted there has been concerns from the noise of the clay shooting range. Judy Martin asked about the lighting, Gregg stated that there would be no outdoor night lighting and there would be security at the entrance gate. One-Two employees would provide maintenance through HOA, a third party would maintain landscaping, all natural native plants, nothing to water, work with wildlife to enhance and maintain their habitat. Martin asked for the location of a model concept like what is being presented to see and hear the noise. Gregg couldn't think of any close by, noting one in Michigan and one in Florida. He is happy to reach out to them to get more info on noise. Chad Bigford asked who will be responsible for enforcing the noise violations, seems like a lot of responsibility, do the investors care about the noise? Gregg said they do care, and they are responsible. Sam Stout asked what about the water, Gregg offered that the project would be on well and septic. Stout asked would there be 80 wells. Gregg replied, it would be what the civil engineer recommended, maybe underground storage tanks. Stout asked about the individual from Aberdeen with the business, Gregg stated, John Marshall with Performance Innovations will have 4 quantity 10,000 square foot buildings and he will help provide some of the security as well. In reference to the noise, Gregg noted that they do not use dynos, and they would abide to whatever the Town requires regarding the noise levels, Marshall is a community guy for sure. Yarrington clarified that the Town could use the facility for events from time to time, Gregg noting they are agreeable to annexation. Frutchey reminded that the Town is under a moratorium and is not planning to entertain applications until it expires, if they want to move forward, they will have to

wait. Gregg said that they are hoping to develop plans and once the moratorium expires, they would be almost ready to go, asking what will be required to proceed? Liles stated the process would be a Town process not the county, conditional zoning would be required, uses would be conditional zoning, considered a major subdivision. What level of plan submittal do we need to feel comfortable to make decisions, enough information is needed. Liels stated that the moratorium language needed looking at to see if parts can be broken out, she will review and get back with Gregg. Frutchey noted we are conscious and whatever goes there will serve the Town well and in a positive way. Yarrington asked, would the public be allowed to bring their own cars out and drive around track? Gregg said they hadn't thought about that. Martin asked will this affect the land use plan and the ordinances, noting this sounds commercial. Liles replied this would be a mixed use; has a business component, road course, residential, totally different, will be multi use. Liles reminded all that a land use plan recommendation can be amended, noting if the land use plan is done before moratorium is lifted the challenge comes after, how to achieve goals, a measurable part in ordinances not the land use plan. Liles stated that Gregg was correct, this project would be the test case, he has the right to submit, right for consideration, conditional zoning creating zoning ordinances for that project, project needs to be carefully considered, conditional zoning is done to try to work through issues through negotiations. Frutchey said as the process is unfolding the board has the option or right to say no, noting the board is in a better place than in the past with ordinances. Frutchey asked Gregg what the total cost of the project is, Gregg replied \$25,000,000, maybe a little high. Liles asked Gregg if they could have equipment that would flash a red light when the noise gets too loud, Gregg said yes. Yarrington noted the land use plan is rural, agrarian, countryside look; this project is not any of these. What setting does this mean long term for the town if an exception is made? Liles said in looking to make the Town a destination location, is this the type of activity that fits? Is this what the community wants? Frutchey shared that more information is needed, once it is done, it is done; what can that land be best fit for with the least impact and disruptive. Gregg said the biggest concern for him is the neighbors, can they bring out cars for the neighbors to see and hear the noise levels? Gregg said it is important to them to be good neighbors. Frye asked Gregg to define temporary, Gregg said once a month or once a quarter, it is unlikely all the investors would be there at the same time. Yarrington asked how many trees would be cut, Gregg replied they plan to leave as many as possible, they will not clear cut, just enough for the road course. Frye and Martin shared it is unlikely one could see this from US HWY 1 or NC HWY 24-27. Carol Parker asked what is the speed of these cars? Gregg couldn't say, he said these are collector's cars, not race cars. Behnke stated that the Town needs to be sensitive to the moratorium, it was smart from the Town to step back and implement moratorium to study infrastructure, he is pleased with the dialogue with Gregg. Behnke asked about the signage, Gregg stated they plan to have none, they do not want attention, people do not need to find them. Matthew Parker asked about how

one cannot be allowed to live in as a permanent residence? Gregg said that it would be included in the conveyance. M. Parker said full-time residents could vote in a municipality to eventually run for seats on town boards. Gregg said, if the neighbors are not happy, we will move on. He will arrange for cars to be brought down and neighbors to hear them, Gregg will notify Town Hall once scheduled.

4. Presentation for Commercial Zoning, Pete Mace
No show
5. Expiring Terms of Planning Board Members, Chair Frutchet
Frutchet advised that Frye and Coe's terms are expiring September 2024, for them to be thinking about if they want to continue to serve and let the Planning Board know at the August meeting.
6. Adjournment
Long made a motion to adjourn at 8:03pm, all in favor, motion passes.

Respectfully submitted,



Joey Frutchet, Chair



Wendy Butner, Town Clerk/Finance Officer
(ATTEST)