

PLANNING BOARD MEETING MINUTES
September 10, 2024
Cypress Point Fire Dept., 170 Red Hill Rd.
Immediately Following Public Hearing (6pm)

Chair, Mayor Pro Tempore Joey Frutchey called the meeting to order at 6:34pm, in attendance: Larry Coe, Liz Yarrington, Sean Long, Clif Frye, Town Planner Kathy Liles and Town Clerk Wendy Butner. Absent: Kay Kelly and Elizabeth Nhambure.

1. Approval of Agenda

Frutchey asked for item 6 to be removed due to the absence of presenter, Elizabeth Nhambure. Long made a motion to approve amended agenda, all in favor, motion passes.

2. Approval of Minutes

- **August 13, 2024, Regular Meeting**

Long made a motion to approve minutes as presented, all in favor, motion passes.

3. Oath Planning Board Members, Town Clerk

The Town Clerk administered the Oath for ETJ member representatives Clif Frye and Larry Coe.

4. Implementation Phases for Land Use Plan, Michael Parker

Nick LaSala presented the proposed implementation phases for the land use plan on behalf of the Steering Committee in the absence of Michael Parker. LaSala shared how great it was to hear the RA6 discussion and to hear and see the work being done by the community and Town. LaSala reviewed the adopted vision statement and adopted goals, now for review are the implementation steps, which total 73, with the sub bullets, close to 95, referencing Moore County has 100 elements, this is a very detailed and comprehensive plan. Lots of good work, good ideas, some weren't land use plans, but will be included in a list for the Town. Frutchey shared each piece plays its own role, very detailed, well organized, he thanked everyone who has worked on this project. LaSala stated this plan has teeth and will be consistent with the ordinances. LaSala noted there are things in the implementation steps to do, also referencing that the next step to adopt the implementation steps to move forward with writing the land use plan. Agritourism is exploding in NC, are there ordinances that encourage, support and promote agritourism activities. Carol Parker shared that the focus of the Steering Committee was to protect the corridors coming into the Town, the members were very concerned about protection of the land. Frutchey said his thought is the land value may

drive land in Cameron to be some of the most desirable. LaSala referred to the Cameron Historic book dated 1993 where it talks of heritage of the land, roots in the Town, it is a consistent thread of the history of the Town. The timeline per LaSala is 11/12 Land Use Plan draft to be presented to Planning Board, 11/26 Planning Board present recommendation to Town Board, call for Public Hearing for consideration of adoption. Yarrington made a motion to accept proposed implementation steps as presented, Long seconded, all in favor, motion passes unanimously. Frutchey said it is a quality product, thorough, has had lots of community input, and is a wise decision for the Town for years to come. Long feels the proposed is what the townspeople are looking for, Sylvia Caddell said she expected nothing less.

5. AIA Grant Update, Town Clerk

Butner provided a report on the AIA Grant noting that as of July it is 12.5% complete, at this time we do not have a clear view of existing infrastructure. Frutchey asked Liles, how does this impact the moratorium, do we need to consider extending? Liles shared there are a couple of options that could be explored, she will think about adjustments for accommodations. Liles commented that extensions are reasonable. Long asked now with the RA6, what is the moratorium prevent from happening, what would we like to happen? Liles will send some ideas prior to next Planning Board, of what is reasonable, functional and appropriate for consideration.

~~6. Outside Buildings, Elizabeth Nhambure~~

7. Adjournment

Long made a motion at 7:21pm to adjourn, all in favor, motion passes.

Respectfully submitted,

 _____ Chair

 _____ Town Clerk/Finance Officer

(ATTEST)