

PLANNING BOARD MEETING MINUTES
TOWN OF CAMERON
TUESDAY, MAY 9, 2023, PROMPTLY FOLLOWING PUBLIC
HEARING
TOWN HALL
247 CARTER ST.

Chair Commissioner Frutchey called the meeting to order, in attendance Town Planner Kathy Liles, Clif Frye, Town Attorney Jim VanCamp, Liz Yarrington, Kay Kelly, Larry Coe, Gail Brown, Town Clerk Wendy Butner.

1. Approval of Agenda

Kay Kelly made a motion to approve agenda, all in favor, motion passes.

2. Approval of Minutes

April 11, 2023, Meeting

April 18, 2023, Meeting

Gail Brown made a motion to approve both sets of minutes, all in favor, motion passes.

3. Public Comments

None

4. Atkins Road Subdivision Presentation, Bobby Branch and Michael Blakley

Michael Blakley presented preliminary site plans, discussed home sites 1 home per 40,000 square foot meeting RA zoning, homes will be placed at front of lot, side setbacks 10', house 55' wide, 25' front setback, 20' separating houses. Two entrances, one off

Atkins Rd and one of NC HWY 24-27. Plans currently do not include sidewalks, Mr. Blakley spoke with Josh Lambert, Moore County Public Utilities about county water. Mr. Lambert reported that the emergency interconnect is 4" and should have been 6"-8" to handle needs, the interconnect serves as an emergency backup for water.

Mr. Blakley stated they are working on a similar project in Goldston, it is their first subdivision as well, they developers want it to be an asset to the Town. They are willing to annex as a satellite annexation at this time. Bobby Brown stated annexation is more money and more tax revenue. Chair Commissioner Frutchey noted this is a massive change for the community, the board will be thinking hard and making sure all the boxes are checked.

Town Planner Kathy Liles asked about septic easements, Mr. Blakley stated they are associated with the lots, all septs are conditional. Gail Brown asked about how the homes would be marketed, Mr. Blakley and Bobby Brown said as 3-4 bedrooms, ranging from \$350,000-\$400,000, most will be two story homes. Kay Kelly asked could homes be moved further back on lots, Blakley and Brown stated they are willing to change building lot, Chair Commissioner Frutchey asked about buffers, Mr. Brown stated there will be berms with evergreens that the HOA will take over with sale of first home. Frutchey indicated this could double the population, creating more needs such as police, schools, infrastructure to name a few, also, asked can density be changes? Brown stated no, at 20% margin is needed, also, stating every third house would be a different design. Mrs. Judy Martin asked is houses would be built on slab, Brown replied yes, 4" slab. Slab homes shift and the pad cracks easily, especially in the sand noted

Mrs. Martin. She asked the Planning Board to really consider, once done the impact will be forever. Once a project is complete it is left for the community to deal with, not the developers. Mr. Aaron Ayers spoke about the loss of agricultural land, once it is gone it is gone, commercialization is needed but in the right way. Cameron is known for its simplicity. Ayers asked Brown were there any plans to enhance walking trails, fishponds, etc. Brown reported that one pond near lots 44 and 45 will be filled in.

5. Discussion on Maintenance Ordinance

Chair Commissioner Frutchey stated it was a new idea intended to encourage residents to keep up their properties and what could the town do to enforce? Town Planner Kathy Liles noted that there would be a need for a capable overseer to follow through and identify and prioritize, costs can be deep. Gail Brown noted that the county has distanced from this, leaving the burden on the Town, creating a need for a code enforcement company who is generally experienced in all areas. Kay Kelly would suggest starting with one house at a time.

6. Discussion on ~~extending ETJ~~ increasing lot size.

Chair Commissioner Frutchey stated at the last meeting the Planning Board agreed to start looking at areas to consider increasing lot sizes, identify commercial or residential. Frutchey stated lot size can be reduced but not increased, Kay Kelly made a motion to table to next meeting, Clif Frye seconded, all agree, motion passes. Kay Kelly asked for map to be left out so they can stop by and review it and initial where they feel appropriate. Frutchey said that looking over the land use plan it helps dictate the way Cameron grows. Certain areas are highlighted to preserve natural vistas. Larger areas in the ETJ may be considered what we want to preserve. Digital copies of the map will be emailed to the

Planning Board for review as well. Kay Kelly asked Town Attorney VanCamp if increasing the lot size to 2 acres was a legal issue in anyway, he stated not, not if done universally. VanCamp also stated that the Planning Board duties to the community are a sense of what you want the town to look like, vision to uniqueness, think about decisions that will be here for the long term. Do what you think is right he said.

Sam Stout asked the Planning Board not to sale the Town of Cameron short, we are not too far from Raleigh, we are the doorway into Moore County, we have to be very careful or development can consume us. Frutchey advised members to look at maps and review at the next Planning board meeting.

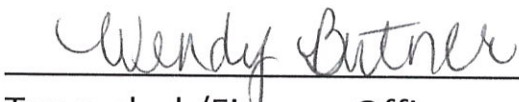
7. Adjournment

Liz Yarrington made a motion at 8:03pm to adjourn, all in favor, motion passes.

Respectfully submitted,



Chair
Commissioner Joey Frutchey



Wendy Butner,
Town clerk/Finance Officer

(ATTEST)