

PLANNING BOARD MEETING MINUTES

July 20, 2023, 6pm

TOWN OF CAMERON

TOWN HALL

247 CARTER ST.

Chair, Mayor Pro Tempore Joey Frutchey called the meeting to order at 6:01pm, in attendance: Town Attorney Jim VanCamp, Larry Coe, Clif Frye, Sean Long, Kay Kelly, and Liz Yarrington. Frutchey announced that Town Planner, Kathy Liles could not be here due to family concerns.

1. Approval of Agenda

Due to the Town Planner not being present and the Board not having the information for review, item # 6 Discussion of increasing lot size will be removed. Sean Long made a motion to approve the agenda with amendment, all in favor, motion passes.

2. Approval of Minutes

- June 6, 2023, Regular Meeting

Liz Yarrington made a motion to approve the minutes, all in favor, motion passes.

3. Public Comments

Sylvia Caddell spoke in opposition to the proposed development. Concerns shared were impact it would have on the schools, roads by adding more traffic, and other infrastructure, also feels it is too close to the historic district, she doesn't see any benefits. Not the right place for the proposed monstrosity. Asked for a show of hands in the room from opposition, all in room, opposed.

Judy Martin agreed with Sylvia Caddell stating that this application does not agree with the Land Use Plan, if we are going to retain and have growth, the Town needs to stay on top of it, as well as other reasons previously stated, she is in opposition.

Laura Younts stated she spoke at last meeting, while sympathetic with the heirs of the land, the Planning Board has a difficult decision and she knows there will be thoughtful consideration, will have a huge impact on the Town and surrounding areas. She is hopeful that if development must happen, that the developers will develop on larger lots to maintain the rural look, 5 acres lots should be considered to allow for farms and animals, keep from city look and crowded development life.

Clem Lochner spoke and stated the community is not anti-growth, pro-growth in accordance with the Land Use Plan and supports larger lots.

Danielle Vargas spoke in favor of larger lots, it is possible for land trust, conservation easements, maybe present the pros and cons to the current owners.

Clark Ethridge shared the impact along this development would have on Cameron Elementary School, he too is in opposition and sees nothing productive coming from this, it is too many houses for this community, the Town cannot handle this type of growth.

Aaron Ayers echoed the rural community the Town has should be an example for other communities and the state to preserve the rural land, limit high density growth, he too is in opposition.

Wendy Butner, Town Clerk read three (3) emails from residents who could not be in attendance, however wanted to express their concerns in opposition to the proposed subdivision.

4. Atkins Road Subdivision Discussion

Chair Mayor Pro Tempore Joey Frutchey shared that the Planning Board had an onsite walk-through visit, the Planning Board was tasked with gathering options, community desires, had a discussion on