

# YourCameronConnection

## February2024

### CommissionersReject AtkinsRd.Subdivision

Cameron Commissioners voted unanimously at their January 23 meeting to reject the current application for a subdivision on Atkins Road just off the US 1 bypass exit for the town. The decision followed several public comments by residents concerned about the proposed development's impact on water quality, traffic, and the town's character.

Grisel Long told the board that 600 new homes have been approved in Vass and those families' children will be distributed among school systems including Southern Pines and Cameron. She also pointed out that the same developer has impacted wetlands with its projects. "It's not the right time for Cameron," she said.

Town Planner Kathy Liles made a presentation that the developer resubmitted this plan that was filed August 3, 2023. After several hearings, the new plan submitted by the developer included revised road access, changes in lot sizes and changes in septic systems.

Mayor Pro Tempore Joey Frutche moved that the application be rejected as it was substantially and materially revised. The vote was unanimously in favor of the motion. Frutche suggested that the developer may submit a new application.

In other business, the Board tabled for further study a proposed town charter amendment by which the town would adopt the Council-Manager form of government. Town Clerk Wendy Butner, who already performs some managerial functions, would fill that position if the charter were amended.

Carthage and Robbins are among the local communities that use the Council-Manager form of town government.

"I feel Wendy already does this," said Mayor Jane Ethridge. "The clerk's work will only grow because of what's happening around us," said Mayor Pro Tempore Frutche. "It may be time to look at how to budget for a manager going forward. We will need it."



### Planning Board Gives Nod to B&B

The Cameron Planning Board voted to recommend approval of a proposed Bed and Breakfast on Carthage Street at its January 9 meeting. The applicant, Elizabeth Nhambure, told the Board that she would rent three bedrooms in her late 1800s home (known as the Muse House) and would offer renters lunch and dinner in addition to breakfast.

The house is in the town's residential zone where a bed and breakfast may be permitted with special conditions.

The Board stipulated requirements such as environmental health inspection that Nhambure will need to meet before the Board of Commissioners, which makes the final decision, takes up the application. A Public Hearing will also be required.

In other business, planners heard from brothers Brandon and Johnathan Formyduval, new prospective owners of the building that has housed Sullivan's Antiques. They described their planned use of the commercially zoned property which would include sales of antiques, firearms and estate jewelry as well as business offices. A historic mural planned for the eastern wall of the building will not be affected.

## CHOO CHOO! All Aboard the Dewberry Express...and More!

Phillips Memorial Park committee members received what some called their best Christmas gift of all in December. The news that their fundraising goal of \$54,000 needed to receive the OTPF (One Time Project Fund) Grant's matching funds of an additional \$54,000 was met through the sale of merchandise, memorial bricks and generous donations from many in the community.

This achievement will allow all the projects in the Grant (titled "Revitalize Cameron's Park Through Historic Past") to be completed by the end of 2024. The projects include the commercial train playground, Train Depot play shelter, picnic shelter, historical sign, glass dewberry scavenger hunt and a mural on the side of the former Sullivan's Antiques building.

After final edits on the train design, the 50 percent down payment on the playground equipment was made on December 15 with an installation date the week of April 8. Committee members will remove old border boards and mulch at the playground in preparation for installation on two Saturdays, March 9 and 16. Volunteers are welcome to them. A ribbon cutting at the park is planned for Saturday, April 27.

Meanwhile, you may notice Winnie the Pooh characters along the walking trail at the Park. This installation is part of the Convention and Visitors Bureau's "Sandhills Story Trails: Pooh's Adventure in the Sandhills" series. Sandhills Story Trails Adventures is an original creation produced by CVB and its official Destination Storyteller, Dan Dreyer. Beginning on the path to the picnic shelter, the trail continues across the dam and along to the pecan grove. Use your phone to scan the QR code at the signs to hear the story.

Committee members have also met with Joe Grant at Starworks to begin the creation of a dewberry mold to make glass dewberries to hide along Phillips Memorial Park's trail. This effort is inspired by the glass pine cone searches that were so popular last year across the county. Hopefully, the first glass-blown dewberries will be made in time for the ribbon cutting at the



The beginning of the Adventure trail at Phillips Memorial Park.

---

## Vacant or Abandoned Structures: What's the Solution?

---

train playground. —Laura Younts

Mayor Pro  
Tempore Joey Frutche proposed at the  
Board's January 23 meeting that it  
is time for a public hearing to adopt an  
ordinance addressing the town's  
vacant or abandoned buildings, some of which are derelict.

He credited the late Commissioner  
David  
Seiberling with developing the proposed ordinance.

"We're trying to preserve our town's historic  
buildings. Most towns around us have ordinances  
addressing this. Let's reach out to these property  
owners. We can put a lien on a building, but the goal  
is to make them part of the community."

Town Planner Kathy Liles  
suggested using an  
outside entity such as a code enforcement agency to  
enforce the ordinance. "You need a building  
inspector with expertise in difficult situations. You need  
to never miss a deadline or legal notification.  
If you  
start a process you have to keep it moving, sticking to  
your timeline. Outside agencies are familiar with  
the process. Local governments have had success  
with this approach to both residential and commercial properties."

Mayor Pro  
Tempore Frutche asked about incentives for compliance. Property owners "should be subject  
to a general code penalty of \$100/day," said  
Ms. Liles. "If it's a case of a historic building and  
economic hardship, the state may help."

"My hope is it will bring attention to these structures," said Commissioner Nicely.

The Board voted unanimously in favor of  
a public hearing, date to be announced.

## Mark Your Calendar.....

### At Town Hall:

February 6: HPC (Historic Preservation Commission) 5:30 pm

February 13: Planning Board Meeting 6:30pm

February 27: Town Board Meeting 7pm

March 5: HPC (Historic Preservation Commission) Meeting 5:30pm

March 12: Planning Board Meeting 6:30pm

March 26: Town Board Meeting 7pm

March 29: Closed – Good Friday

**March 23: Cameron Historic Preservation Annual Fundraiser—more info coming soon.**

**Spring Antique Street Fair:  
May 3-5, 9am-5pm both days,  
rain or shine**

Anyone wishing to be added to the email list to receive upcoming meeting agendas, please email your request to Cameron Town Hall: [cameronnc@townofcameron.com](mailto:cameronnc@townofcameron.com).

**We are looking for volunteers to serve on our Beautification Committee. If interested, please contact Town Hall.**

### Yard Debris Reminder

Yard debris pickup is suspended from October 1-April 1 annually to allow residents to burn. Elderly and disabled, please contact Town Hall to be considered for an exemption.

### Food Truck Ordinance

Commissioners voted at their January 23 meeting to allow food trucks to operate in Cameron on one-day permits and only in the business district.

*Does the 15th of the month slip up on you?*

*Avoid worrying about a late water bill payment by setting up a bank draft for your monthly payment. Just complete a draft authorization at town hall and bring in a voided check from your account. Wendy will do the rest!*





# Remember the 2023 Christmas Parade?



Cameron Elementary School led the parade which featured an array of vintage vehicles like the convertible from which newly elected Mayor Jane Ethridge (left) waved to the crowd. Beautification Committee Chair, Sylvia Caddell, (below) joined the fun with friends' children, Ian Moon and Scout Lynch, as well as her furbaby Sissy.

