

TOWN OF JAMESVILLE
ZONING BOARD REGULAR MEETING
MINUTES 06/27/22

The following is an account of the minutes taken at the Zoning Board Regular Meeting held on June 27, 2022 between 7:00 p.m. and 7:55 p.m. in the Jamesville Town Hall Board Room, 1211 Water Street, Jamesville, NC 27846.

Attendees

- Delsie Williams – Chairperson/Board Member
- Robert Cockrell – Co-Chairperson/Board Member
- Eddie Hines – Board Member
- Sandra Davenport – Board Member

Absentees

- Pam Evans – Board Member

Minutes Recorder – Kimberly Cockrell, Secretary/Town Clerk

I. Call to Order

Chairperson Delsie Williams called the meeting to order at 7:00 p.m.

II. Adoption of Agenda

Co-Chairperson Robert Cockrell made the motion to approve the agenda. Board Member Sandra Davenport seconded. Motion unanimously passed. 4 Ayes - 0 Nays.

III. Approval of Minutes

A. Zoning Board Regular Meeting – February 28, 2022

Co-Chairperson Robert Cockrell made the motion for approval of the February 28, 2022 Zoning Board Regular Meeting minutes. Board Member Sandra Davenport seconded. Motion unanimously passed. 4 Ayes - 0 Nays.

IV. Public Comments

1. **Mr. William Moore – Store Opening.** Mr. William Moore offered that he along with his sons are opening a variety store, The Villionaire, which will have general merchandise and custom goods. The location is across from the Chuck Wagon. Future planning includes car wash services (done by hand) if approval is received.

V. Old Business - None

VI. New Business

- A. **Zoning Application – Request for Car Wash / Detail Services.** Secretary/Town Clerk Kimberly Cockrell noted Mr. William Moore has submitted a zoning application for a car wash and detail services to be part of The Villionaire business operation. The current town ordinance permits general merchandise but not a car wash. A permit has been given for the operation of general merchandise sales, and the applicant is seeking approval for the car wash and detail services use. Mr. Carlton Gideon with Mid-East Commission visited the town hall this date and reviewed the application. A recommendation was made by Mr. Gideon that the Town of Jamesville obtain a letter from NC Department of Environmental Quality indicating the proposed car wash and detail services would be permitted. This would help cover the town's liability should any water runoff from the car wash cause harm to the

local water source. There is a stormwater drainage ditch alongside the subject property, which carries runoff to the river.

Commissioner Willis Williams indicated he did some research, that NCDEQ usually requires a permit for a car wash use; however, for Martin County, it is listed as not requiring a permit. Williams stated the Town of Jamesville should be concerned about the potential impact from the car wash's water runoff, that regulations should be put in place to safeguard environmental conditions and going into the town's wastewater system.

An example of a negative impact cited a fish kill in the Roanoke River and the liability that would be created. Discussion included that car wash fundraiser events have to contact the town for permission as a precautionary measure. The use of sorbent booms help prevent wash wastewater from discharging to surface waters and/or storm drains. They also help remove oil, grease and detergent foam from wastewater. Mr. Moore commented that much of the water used would most likely evaporate due to outside temperatures.

A question was asked by the Chairperson if the previous gas station use removed the underground tanks, with Secretary Cockrell indicating there had been ground contamination to occur and area soil samples are still being taken by a regulating agency.

Co-Chairperson Robert Cockrell indicated he has no problem with the proposed car wash use as long as proper channels are followed to protect the Town of Jamesville.

Board Member Hines moved to accept the car wash application dependent upon NCDEQ's recommendation. Co-Chairperson Cockrell seconded. Motion unanimously passed. 4 Ayes - 0 Nays.

- B. Mini Home Regulations.** Secretary/Town Clerk Cockrell indicated she also spoke with Mr. Carlton Gideon with Mid-East Commission this date regarding mini home regulations, reviewing the NC Department of Insurance Guidelines for Tiny Homes. The guidelines are based upon current housing codes. Mini homes, or tiny homes, are considered a viable single-family dwelling. It was noted that converting a storage barn into a mini home would not be feasible as costs would be higher than building from scratch or purchasing a tiny home. A copy of the NCDIG guidelines was provided to board members for informational purposes. Copies will also be given to the public should inquiries be made regarding mini homes in Jamesville.

It was pointed out that NCDOI regulations clarify recreational vehicles are not considered mini homes.

- C. Zoning Violation Letter for Travel Trailer – 1075 Martin Drive.** A recent water line smoke test at 1075 Martin Drive discovered an occupied travel trailer, which is a zoning violation. Martin County was contacted to see if any permit was obtained, with info being shared that the mother of one of the property owners stays in the trailer two nights a week. A zoning violation letter was sent on behalf of the Town of Jamesville by Mr. Carlton Gideon/Mid-East asking that the property be brought into compliance by discontinuing occupation of the travel trailer. An inspection was made this date of the property citing cease of use had not occurred. The next step would be initiating code violation penalty fines.

VII. Board Comments - None

VIII. Adjourn

Around 7:55 p.m., Co-Chairperson Robert Cockrell made the motion to adjourn. Board Member Sandra Davenport seconded. Motion unanimously approved. 4 Ayes - 0 Nays.

Respectfully submitted by:

Kimberly Cockrell – Secretary/Town Clerk