

**TOWN OF JAMESVILLE**  
**ZONING BOARD REGULAR MEETING**  
**MINUTES 01/22/24**

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The following is an account of the minutes taken at the Zoning Board Regular Meeting held January 22, 2024 between 7:00 p.m. and 7:39 p.m. in the Jamesville Town Hall Board Room, 1211 Water Street, Jamesville, NC 27846.

**Attendees**

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

**Absent**

- William Moore – Board Member
- Pam Evans –Board Member

Minutes Recorder – Kimberly Cockrell, Secretary/Town Clerk

**I. Call to Order**

Chairperson Delsie Williams, attending via Zoom, called the meeting to order at 7:15 p.m. once a quorum was present with Board Member Eddie Hines arriving at 7:14 p.m. Commissioner Willis Williams, attending in person, offered the prayer. Also in attendance was Town Clerk/Zoning Board Secretary Kimberly Cockrell and Employee Betty Williams. It was noted that Board Member William Moore was on his way back from being with a family member at the Greenville hospital and would join the meeting late. [W. Moore arrived shortly after adjournment.]

**II. Adoption of Agenda**

Board Member Sandra Davenport moved to adopt the agenda as presented, with a second by Board Member Eddie Hines. The motion unanimously passed. 3 Ayes - 0 Nays.

**III. Approval of Minutes**

**A. Zoning Board Meeting – November 27, 2023**

Board Member Hines moved to approve the minutes for November 27, 2023. Board Member Davenport gave the second. The motion unanimously passed. 3 Ayes - 0 Nays.

**IV. Public Comment**

1. Mr. Lee Williams – 1536 Main Street. Mr. Lee Williams explained that he would like to place a manufactured home at 1536 Main Street that would be longer than current ordinance regulations allow. The structure he would like to place at said location is 14’ x 60’. Language of the current ordinance states that the length of a manufactured home cannot exceed four times the width of the structure. Acknowledging he has a copy of the regulations and has reviewed them, Mr. Williams posed if there is any room for consideration to allow an adjustment, also noting that the home would be rental property.

Chairperson Delsie Williams indicated that the Town of Jamesville has set its manufactured home zoning regulations in place with much purpose, stating that input will need to be obtained from Mid-East for analysis as to how the request could impact overall zoning issues. Mr. Williams inquired as to a timeframe for a response, explaining that the winter season for farming slowing down is when he has the time to oversee the installation. Town Clerk Cockrell

noted that the next board of commissioners meeting is scheduled for February 12, 2024 if a recommendation by the zoning board would be presented and a zoning consultation received.

Board Member Davenport asked Mr. Williams if he has other options available, to which he replied he does have a shorter manufactured home that could be used although the longer home would be more suitable to house migrant workers. The shorter home of 14' x 48' meets current code stipulations. Mr. Williams then added he is awaiting input from the Department of Labor as to which manufactured home meets their specs for migrant housing.

The subject property does have access to town water and sewer services.

Note for the record: Mr. Williams would later choose to place the shorter manufactured home on the property in order to move forward with the setup.

## V. **Old Business**

**A. Zoning – Rezoning Application (Astoria Road).** Town Clerk/Board Secretary Cockrell updated that she spoke this date with the town's zoning consultant, Joshua Hollis/Mid-East Commission, who has reached out several times to the applicants but has had no response to emails nor phone calls. No additional information has been received by town staff regarding the items requested by the zoning board. The applicants were not in attendance, nor any representative. No further discussion or review was held by the board.

## VI. **New Business**

**A. Zoning Board Member Recommendations for Vacancies.** Several names were mentioned but no one has confirmed an interest to be considered for appointment by the town board.

Application Received for Dog Grooming Business – 2071 Main Street. For informational purposes to update the board members, Secretary Cockrell reported that a zoning application submitted by Timothy and Vicky Stotesbury has been received this date for a dog grooming business to be located at 2071 Main Street. The current zoning ordinance allows a dog grooming use under the permitted use of veterinary care, per confirmation by Mid-East, and the application will be processed through administrative approval. Interior renovations will begin shortly at said location, being the corner of Main Street and St. Andrews. The grooming business has been operating on Maurice Brown Road out of a small shed behind the Stotesbury residence.

## VII. **Board Comments**

**Chuck Wagon.** An inquiry was made about the Chuck Wagon business, with a report given by Secretary Cockrell that the owner has closed the restaurant for the winter after a rough start and plans to reopen in the spring with hopes for a stronger season.

**Herring Festival.** A decision was made by the Town of Jamesville Board of Commissioners at its November 2023 meeting to cancel the Herring Festival for 2024 due to a lack of volunteers needed for planning and helping with the event.

## VIII. **Adjourn**

At 7:39 p.m., Board Member Hines made the motion to adjourn. Board Member Davenport seconded. Motion carried with 3 Ayes - 0 Nays.

Respectfully submitted by:

Kimberly Cockrell – Secretary/Town Clerk