

TOWN OF JAMESVILLE
ZONING BOARD REGULAR MEETING
MINUTES 02/23/26

The following is an account of the minutes taken at the Zoning Board Regular Meeting held February 23, 2026 between 7:01 p.m. and 8:51 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
- Pam Evans – Board Member
- Eddie Hines – Board Member

Absent

- William Moore – Board Member

Minutes Recorder – Kimberly Cockrell, Secretary/Town Clerk

I. Call to Order

Chairperson Delsie Williams called the meeting to order at 7:01 p.m. Also in attendance were Town Clerk/Zoning Board Secretary Kimberly Cockrell and Joshua Hollis/Planner with Mid-East Commission. Others present: Robbie Cockrell, Melissa Craddock and Betty Williams.

II. Adoption of Agenda

Chairperson Williams added item VII. Appoint New Zoning Board Members. Board Member Sandra Davenport moved to adopt the agenda with the addition cited, with a second by Board Member Pam Evans. The motion unanimously passed. 4 Ayes - 0 Nays.

III. Approval of Minutes

A. Zoning Board Meeting – April 22, 2024

B. Zoning Board Meeting – May 20, 2024

Board Member Davenport noted a last name correction in the minutes for May 20, 2024. Davenport then moved for approval of the minutes for April 22, 2024 and May 20, 2024. Board Member Evans gave the second. The motion unanimously passed. 4 Ayes - 0 Nays.

IV. Public Comment – None.

V. Private Burials within Town Limits

A resident notified the town office that a private burial for Renee Pearsall occurred January 10, 2026 on the Pearsall's vacant property adjacent [west side] to their 1621 Main Street residence. A sign posted on the subject vacant property indicates it is the future home of Miracle Moving Church, and Pearsall's obituary indicated burial would be at "Miracle Moving Church Cemetery." Said property is not officially approved for use as a church or cemetery. The funeral home director did not contact the town's administrative office to inquire about local ordinance and zoning regulations or to give notification.

Planner Joshua Hollis/Mid-East Commission indicated he did some research about different burial permits while trying to determine how the Town of Jamesville should best address this issue. As alternatives, Hollis posed two solutions: the first being a zoning text amendment that would involve requiring a conditional special use permit within a family cemetery use [essentially, post-approving the burial site] or the other extent requiring that Pearsall's remains be moved. Hollis recommended that the Town of Jamesville adjust its ordinance rather than request relocation of the body. General discussion was held regarding potential special permit conditions and examples of standards for a zoning text amendment, with specific safeguard requirements mentioned such as: burial must comply with all applicable health laws, burial supervised by a licensed funeral director, human remains must be marked, cemetery must be kept in compliance, and operators of cemeteries must be licensed and must comply with all local ordinances.

Hollis stated that even though this is a sensitive issue, what has occurred is a violation of town ordinances and that the property owner could be cited with fines if procedures for post-approval with conditions is not remedied. He said that it would be appropriate to first contact the funeral home director and inquire about the burial procedure which occurred. If the director is uncooperative, then the Town has to follow steps to remedy the violation. Hollis gave advice leaning to remedy the violation through a zoning text amendment and conditional special use permit rather than requiring that the body be moved.

Board Member Evans moved that Planner Josh Hollis/Mid-East Commission contact the funeral home director [Paradise Funeral Home] and see what can be found out, to come back to the zoning board with information Hollis gathers regarding what the funeral home did procedurally, how they went about the burial, to ask if they followed state guidelines, and then the zoning board will go from there. Member Davenport gave the second. Upon call for the vote, the motion carried unanimously. 4 Ayes – 0 Nays.

VI. Board Comments – None.

VII. Appoint New Zoning Board Members

Chairperson Williams indicated the zoning board needs new members, to have alternates available when other members are unable to attend. Davenport, Evans and Hines all indicated they would continue serving on the zoning board if the town board so approves. Chair Williams indicated she would get in touch with William Moore to see about his appointment. Others present who expressed interest in serving were Melissa Craddock and Mayor Betty Williams. The NCLM will be contacted to see if the mayor can serve on the zoning committee as well as being a part of the town board, as the mayor is typically not a voting appointment. Names will be forwarded for consideration by the Jamesville Board of Commissioners.

VIII. Adjourn

At 8:51 p.m., Board Member Davenport made the motion to adjourn. Board Member Hines seconded. Motion carried with 4 Ayes - 0 Nays.

Respectfully submitted by:

Kimberly Cockrell – Secretary/Town Clerk