

TOWN OF JAMESVILLE
ZONING BOARD REGULAR MEETING
MINUTES 06/26/23

The following is an account of the minutes taken at the Zoning Board Regular Meeting held on June 26, 2023 between 7:00 p.m. and 7:51 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
- Sandra Davenport – Board Member
- Eddie Hines – Board Member

Absent

- 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. Commissioner Willis Williams offered the prayer.

II. Adoption of Agenda

Co-Chairperson Robert Cockrell moved to adopt the agenda as presented, with a second by Board Member Eddie Hines. Motion unanimously passed. 4 Ayes - 0 Nays.

III. Approval of Minutes

A. Zoning Board Meeting – October 24, 2022

Co-Chairperson Cockrell moved to approve the minutes for October 24, 2022. Board Member Sandra Davenport gave the second. Motion unanimously passed. 4 Ayes - 0 Nays.

IV. Public Comments

1. Mitchell Blake – 1260 Astoria Road. With seeking the zoning board’s input for direction, Mr. Blake posed he is weighing several options for the use of his property before submitting an application which may request zoning amendments. General discussion by Blake indicated he would like to place a double-wide manufactured home on the property and to conduct his guided wildlife tours business from the location, both of which the current zoning of residential-agricultural does not permit.

After the due diligence of zoning procedures was explained, Chairperson Williams stated that a recommendation by the board cannot be made without a formal review of an application, which is the applicant’s task and decision as to what is requested to be considered.

V. Old Business – None.

VI. New Business

A. Zoning Board Members Appointment Continuance. It was noted that Mr. William Moore has expressed interest in serving on the zoning board. Members Robert Cockrell, Sandra Davenport and Eddie Hines indicated they would like to continue being a part of the board.

Davenport then complimented and thanked Ms. Delsie Williams for her role as chairperson and Kimberly Cockrell as secretary.

B. Zoning Text Amendment Application – Add Permitted Use for Food Trucks with Special Requirements. The application states Mr. Dusty Davis is requesting a text change to allow mobile food trucks as a permitted use in the residential-agricultural zoning district. Davis indicated he worked with the town’s zoning consultant for developing the language regarding special requirements. With the landowner’s permission, the applicant’s use is proposed to be located on Parcel #0100392 beside Dollar General, to be operated out of a 42’ trailer set up as a kitchen. Items discussed were the hours of operation and menu, site preparations to support the trailer, as well as the health department requirement for a dry storage building. Picnic tables would be available for customer use as the trailer does not provide a dining area.

Co-Chairperson Cockrell moved that the zoning board make a recommendation to the town board for approval of the proposed amendment, with a second given by Board Member Hines. Upon call for the vote, the motion carried unanimously. 4 Ayes – 0 Nays.

VII. Board Comments

1. Travel Trailer – 1075 Martin Drive. The previous violation at said address has been resolved, with the trailer being sold and removed.

VIII. Adjourn

At 7:51 p.m., Co-Chairperson Robert Cockrell made the motion to adjourn. Board Member Sandra Davenport seconded. Motion was unanimously approved. 4 Ayes - 0 Nays.

Respectfully submitted by:

Kimberly Cockrell – Secretary/Town Clerk