

TOWN OF JAMESVILLE
ZONING BOARD REGULAR MEETING
MINUTES 07/25/22

The following is an account of the minutes taken at the Zoning Board Regular Meeting held on July 25, 2022 between 7:00 p.m. and 7:31 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
- Pam Evans – Board Member

Minutes Recorder – Kimberly Cockrell, Secretary/Town Clerk

I. Call to Order

Chairperson Delsie Williams called the meeting to order at 7:02 p.m. Commissioner Willis Williams offered the prayer. Board Member Eddie Hines arrived at 7:13 p.m.

II. Adoption of Agenda

As an agenda amendment, Chairperson Delsie Williams noted there would be no minutes for approval and asked for a motion to adopt the agenda without minutes approval. Board Member Sandra Davenport offered “so move” to approve the agenda with a second given by Board Member Pam Evans. Motion unanimously passed. 4 Ayes - 0 Nays.

III. Approval of Minutes – None

IV. Public Comments – None

V. Old Business

A. Zoning Violation Letter for Travel Trailer – 1075 Martin Drive

Secretary/Town Clerk Kimberly Cockrell reported that the resident at 1075 Martin Drive has spoken with Mr. Carlton Gideon, Specialist with Mid-East Commission (the Town’s zoning consultant) who has informed the property owner, Ms. Melissa McNeil, that the Town’s zoning ordinances do not permit someone living in a travel trailer at a residential property. The property owner’s personal situation is caring for a parent (her mother) who has health concerns but wishes to live independently.

As there are State of NC regulations which do approve temporary homes for such situations, Ms. McNeil is to check into housing options and understands the travel trailer cannot continue to be used as a residence. Enforcement regarding the violation has been extended (no specific date) giving the property owner time to research options for approved temporary housing and obtaining doctor approval. No fines have been imposed at this time. Secretary/Town Clerk Cockrell explained that for the State of NC approval regulations to apply, the need for such temporary housing has to be ordered by a doctor with any disability identified, as well as naming the designated caretaker.

Responding to Board Member Sandra Davenport inquiring about the proposed location and setback requirements, Secretary/Town Clerk explained that Mr. Carlton Gideon would be addressing these issues as the Town’s consultant, reviewing and overseeing such zoning

concerns. Chairperson Delsie Williams commented that electrical and plumbing regulations would also need review and approval.

Board Member Pam Evans recalled her experience of needing help and placing such temporary housing at her residence for those assisting her. Upon question by Chairperson Williams, Secretary/Town Clerk Cockrell indicated she is not aware of any similar situation occurring in Jamesville at this time.

No further action was needed by the board as it is being handled by Mid-East.

Time was approximately 7:10 p.m. concluding this agenda item.

VI. New Business

A. Conditional Use Application – Request for Car Wash/Detail Services

Chairperson Delsie Williams directed the Board's attention to the conditional use application by Mr. William Moore for a car wash and detail services use.

As to guidelines and safety measures regarding water runoff from the process of washing vehicles, Mr. Moore explained the water will be contained on a large receptacle-type mat which the vehicle will be parked on while being cleaned. Any water that does not dry up naturally (i.e., during hot temperatures) will be removed using a shop vacuum, vacuuming as needed to prevent overflow, and then dispersed into the septic system.

At approximately 7:13 p.m., Board Member Eddie Hines arrived and offered an apology for being late. A brief summary was given regarding the agenda discussion to this point.

Mr. Moore added that he has spoken with Mr. Carlton Gideon/Mid-East and Mr. Randy Sipe/NCDEQ (hydrogeologist), receiving instructions on what can and cannot be done with regard to wastewater runoff. No wastewater will be emptied into the ground or ditches. Water conservation will also be practiced, using only what is necessary.

In response to Board Member Sandra Davenport's question about soiled cleaning towels, Mr. Moore said he will be washing reusable towels at his home. Some towels will be disposable and others replaced as needed. Board Member Eddie Hines offered as a helpful suggestion the applicant consider purchasing towels at a bargain from home estate sales or thrift stores.

Co-Chairperson Robert Cockrell moved to approve the conditional use application for car wash and detail services. Board Member Eddie Hines seconded. Motion unanimously passed. 5 Ayes - 0 Nays.

VII. Board Comments

1. **Simmons Mill Bed & Breakfast Application** - Secretary/Town Clerk Kimberly Cockrell informed Board Members about a potential application from Mr. Mitchell Blake to establish a bed and breakfast use on Astoria Road, which is a permitted use for that location (Zone – Residential Agricultural). As pre-submission efforts, Mr. Carlton Gideon/Mid-East has been working with the applicant and the draft plan was forwarded this date to Martin County Building Inspector Jody Griffin for review to make sure state and county regulations concur. The proposed bed and breakfast will be small in scale, one-story stick-built structure.
2. **Water and Sewer Project at Hardison Drive** – Secretary/Town Clerk Kimberly Cockrell reported that the water and sewer project at Hardison Drive will begin its first phase, the installation of two water valves. The contractor plans to install the valves without having to cut off water service. The work is scheduled to begin 10:00 p.m. on Wednesday, July 27, 2022. Citizens will be notified to have extra water stored in the event of a line breakage. Co-Chairperson Robert Cockrell explained that once the valves are in place,

which will isolate the area needing repairs, the next phase of the project will be completed during daytime hours with citizens having water service.

VIII. Adjourn

Around 7:31 p.m., **Co-Chairperson Robert Cockrell made the motion to adjourn. Board Member Pam Evans seconded. Motion unanimously approved. 5 Ayes - 0 Nays.**

Respectfully submitted by:

Kimberly Cockrell – Secretary/Town Clerk