

TOWN OF JAMESVILLE
ZONING BOARD REGULAR MEETING
MINUTES 10/24/22

The following is an account of the minutes taken at the Zoning Board Regular Meeting held on October 24, 2022 between 7:00 p.m. and 7:40 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

Absent

- Eddie Hines – 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 7:01 p.m. Commissioner Willis Williams offered the prayer. Bereavement condolences were expressed for Board Member Eddie Hines for his beloved wife.

II. Adoption of Agenda

Co-Chairperson Robbie Cockrell moved to adopt the agenda, with a second by Board Member Sandra Davenport. Motion unanimously passed. 3 Ayes - 0 Nays.

III. Approval of Minutes

A. Zoning Meeting – June 27, 2022

B. Zoning Meeting – July 25, 2022

Co-Chairperson Cockrell moved to approve the minutes of the meetings of June 27, 2022 and July 25, 2022. Board Member Davenport gave the second. Motion unanimously passed. 3 Ayes - 0 Nays.

IV. Public Comments

1. Rachel Hardison – Applicant. Ms. Rachel Hardison spoke as the applicant for the rezoning request before the board. The subject property was formerly known as the Jamesville Women’s Club, located at 1260 St. Andrews Street. The current zoning is residential, and with a proposal to operate a small boutique and gift shop, a rezoning to core-town district would permit the commercial use. The designation of core-town district permits a general merchandise store.

Ms. Hardison indicated she would operate the store with her sister. Information was provided to board members giving an overview of the owners’ objectives, why Jamesville was chosen, and a sampling of the types of products that would be sold, with merchandise different than what the local Dollar General provides. It is hoped to provide a great place for visitors and shoppers to enjoy the charm of Jamesville and the unique historical building.

Upon question by Board Member Davenport regarding if the property has been designated officially as a historical site, Ms. Hardison said the building is registered with the National Historic District and the intent is to retain the integrity of the building. Windows will have to be

replaced for energy efficiency, unfortunately removing the original windows with the wavy glass panels. Updates will be made to the heating and air conditioning (removing the existing propane heaters), and a porch/ramp will be added to the front. Once the porch has been added, rocking chairs will be placed for visitors to enjoy to perhaps enjoy a cup of coffee or simply relax. It was noted the Town of Jamesville does not have ordinances regulating historical properties.

As to adequate parking, Ms. Hardison explained to Board Member Davenport that she anticipates a moderate flow of shoppers, that perhaps special events may draw more of a crowd (such as the Herring Festival), and parking should be sufficient. A parking area will be designated up on the hill of the property, and street side parking is also available. Eight public parking spaces will be available to the left of the building, and to the right, employee and handicap parking will be located.

Discussion turned to the property's borders, with reference made to a map depicting the subject property. It was clarified the former fire department site is not included.

As to a projected opening date, it is doubtful the store would be open for Christmas shopping. Renovations will be the primary delay, such as the receipt time for the replacement windows on order and the installation of mini-splits for heating and air scheduled with a busy contractor.

A new water tap has been installed.

Board Member Davenport commended Ms. Hardison for a well-thought out proposal. As to any reservations about the changes presented, no comments were made. Davenport added she is happy to see someone choosing Jamesville for their business venture and gave words of encouragement. Ms. Hardison talked passionately about how she has dreamed of opening the proposed business, envisioning Jamesville being a perfect location with the need to have such a boutique and gift shop, as other local townships already have similar businesses.

A good neighborly relationship has been established with adjacent property owner Ms. Molly Long. Long is planting vegetation along the property line which will establish some privacy. The property owner to the back of the subject property is also very supportive.

Co-Chairperson Cockrell offered his support, saying the proposal is a great idea. Chairperson Williams also gave her support of the applicant's request.

A motion was made at the end of this discussion and has been recorded under Agenda Item VI. New Business – A. Rezoning Request – Clint & Rachel Hardison, 1260 St. Andrews St.

V. Old Business

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

Secretary/Town Clerk Kimberly Cockrell updated board members on the status of this issue. Town Clerk Cockrell explained the town's zoning consultant firm has had a staff turnover, with the whole planning department leaving employment with Mid-East Commission. It is not certain how dealing with the violation was left by the firm, as Mr. Carlton Gideon, who was overseeing this situation and dealing with the family, was one of the persons who resigned, as well as Mr. Carlton's supervisor. Until new hires are in place, updates are on hold.

Commissioner Willis Williams suggested that this matter be forwarded to the town board so a letter can be sent to Mid-East Commission requesting a timeframe of new hires to be in place so the town knows how to proceed in dealing with the violation. It was noted by Williams that Mid-East is hired for said services and is currently in breach of contract. A problem could arise and set a precedent should someone else try to operate a similar use if the current violation is not addressed. Town Clerk Cockrell echoed Commissioner Williams's comments about the town's contract with Mid-East, adding that the staff turnover evidently happened quickly because the town was not officially notified of the resignations, with the news actually coming secondhand.

VI. New Business

A. Rezoning Request – Clint & Rachel Hardison, 1260 St. Andrews St.

Board Member Sandra Davenport moved that the zoning board approve the thoughts of this new venture, recommending to the town board the requested rezoning. Co-Chairperson Cockrell gave the second. Motion unanimously passed. 3 Ayes - 0 Nays.

Time was approximately 7:23 p.m. at this point in the meeting.

Board Member Davenport questioned if a building permit is required for the proposed front porch/ramp, with a reply by Town Clerk Cockrell that such would fall under Martin County's building jurisdiction but that a permit is usually only required when changing the structure's footprint. Ms. Hardison explained the existing ramp which leads to a back door entry is rotten and will be reconstructed leading towards the building's front doors which already accommodates required door width for handicap regulations. The addition of a front porch along the front width of the building will not be covered. In addition to remarks about remodeling the bathrooms, Ms. Hardison stated a fire inspection will be done before occupancy is certified by Martin County.

As to food or beverage service, Ms. Hardison explained to Board Member Davenport that a coffee corner would be offered as a complimentary gesture and there are no plans for food cooking or baking service to avoid having to be officially approved as a use.

Ms. Hardison also mentioned about how she will be encouraging visitors to hang out and visit even if not shopping simply as a safety measure, being mindful to not be there at the location so much by herself.

VII. Board Comments

1. Herring Festival. An update was given for the 2023 Herring Festival, that enough volunteers have come together and are moving forward planning the event.
2. Christmas Parade. An announcement was made the Town of Jamesville will host a Christmas parade on Saturday, December 3 at 11:00 a.m. Invitation was given for the zoning board members to ride together in the parade if interested. A vehicle will be provided.
3. Town of Jamesville – Christmas Party. The town's Christmas party will be held Monday, December 5 at 6:00 p.m., with dinner at the Shamrock Restaurant.

VIII. Adjourn

At 7:40 p.m., Co-Chairperson Robert Cockrell made the motion to adjourn. Board Member Sandra Davenport seconded. Motion unanimously approved. 3 Ayes - 0 Nays.

Respectfully submitted by:

Kimberly Cockrell – Secretary/Town Clerk