

TOWN OF JAMESVILLE
ZONING BOARD MEETING 09/27/2021
MINUTES

The following is an account of the minutes taken at the Zoning Board Meeting held on September 27, 2021 at 7:00 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

Absentees

- Eddie Hines – Board Member
- Pam Evans – Board Member
- Marian Davis – Alternate Board Member

Minutes Recorder – Kimberly Cockrell, Secretary/Town Clerk

I. Chairperson Delsie Williams called the meeting to order. Commissioner Willis Williams was asked to offer the prayer.

II. Adoption of Agenda

- Board Member Sandra Davenport made the motion to approve the agenda. Co-Chairperson Robert Cockrell seconded. Motion unanimously passed. 3 Ayes - 0 Nays.

III. Approval of Minutes

- Co-Chairperson Robert Cockrell made the motion to approval the following Zoning Board Meeting minutes. Board Member Sandra Davenport seconded. Motion unanimously passed. 3 Ayes - 0 Nays.
Zoning Board Regular Meeting 7/26/21

IV. Public Comments

1. None

V. Old Business

1. At the July 26, 2021 Zoning Board meeting, Secretary/Town Clerk Kimberly Cockrell informed the Zoning Board she had reached out to an attorney at the NC League of Municipalities inquiring as to whether there would be a conflict of interest with her being Zoning Board Recording Secretary as well as Town Commissioner, should she be elected in November. (The position of Secretary of the Zoning Board is a non-voting Town Board appointed officer.) The Zoning Board members questioned whether a response had been received. Secretary/Town Clerk Kimberly Cockrell responded she would have to follow-up with her contact.

VI. New Business

A. Zoning Ordinance Update 160D

1. Each Zoning Board Member was given a copy of the Town of Jamesville Official Zoning Ordinance with the highlighted updates/changes. Secretary/Town Clerk Kimberly Cockrell explained Mid-East Commission had updated the Zoning Ordinance to include

all the 160D updates plus additional changes made by the Town Board over the years but had not been incorporated into the minutes. Secretary/Town Clerk Kimberly Cockrell commented on the length process taken to review the proposed changes. Adding, all changes were included except the rezoning to establish a large scale mobile homes district, which would be done under a separate contract/cost. Two notices would be advertised for the scheduled public hearing for October 11, 2021 on the Zoning Ordinance amendments, as required by NC General Statute.

Commissioner Willis Williams explained the 160D updates to the Zoning/Planning Board. Stating, there were no red flags and all changes were legal and conformed to the general statutes. Commissioner Willis Williams added zoning was for the protection of property owners. Zoning allows the community to decide how they want to see their town grow. Commissioner Willis Williams continued to say several undesirable instances have been averted in the Town because of the zoning ordinance.

The Board discussed various sections of the ordinance. Secretary/Town Clerk Kimberly Cockrell provided situations where having the zoning ordinance in place was beneficial.

Two changes noted under Article 4. Planning Board Section 4.02 (C) and Section 4.02 (G). The previous version of Section 4.02 (C) states “Member may be appointed to no more than three successive terms”. The new version would say “Members may serve an unlimited number of terms”. NC G. S. §160D-309 update has been added as Section 4.02 (G) and says “All members appointed to the Planning Board shall, before entering their duties, qualify by taking an oath of office”.

VII. Board Comments

1. None

VIII. Adjourn

Around 8:18 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