

TOWN OF JAMESVILLE
ZONING BOARD REGULAR MEETING
MINUTES 11/27/23

The following is an account of the minutes taken at the Zoning Board Regular Meeting held November 27, 2023 between 7:00 p.m. and 7:46 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
- Eddie Hines – Board Member
- William Moore – 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 7:02 p.m. Commissioner Willis Williams offered the prayer. Employee Betty Williams was sitting in as secretary for Cockrell.

II. Adoption of Agenda

Board Member Sandra Davenport moved to adopt the agenda as presented, with a second by Board Member William Moore. The motion unanimously passed. 4 Ayes - 0 Nays.

III. Approval of Minutes

A. Zoning Board Meeting – June 26, 2023

Board Member Eddie Hines moved to approve the minutes for June 26, 2023. Board Member Davenport gave the second. The motion unanimously passed. 4 Ayes - 0 Nays.

IV. Public Comment – None.

V. Old Business – None.

VI. New Business

A. Zoning Board Chairman Appointment. A welcome was given to William Moore as the board's newest member. It was noted that Robbie Cockrell submitted his resignation.

Chairperson Delsie Williams stated that the board could use some alternate members to ensure having quorum for meetings, suggesting that the town solicit interested persons via advertisement for recruitment.

B. Zoning – Rezoning Application (Astoria Road). The application received from Pin Oak Properties, LLC, c/o Mitchell Blake, and Indiantown Farm, LLC, c/o Skip Valentine, proposes a rezoning request for a portion of Astoria Road from residential/agricultural (RA) district to residential/agricultural district – manufactured homes (RA-MH).

The town's zoning consultant, Joshua Hollis/Mid-East Commission, was present for the board's review. Neither applicant was in attendance, nor any representative.

Hollis explained to the board the rezoning request for the subject two parcels (101 acres) seeks to allow manufactured homes. It was noted by Hollis that an official survey needs to be done to verify the property lines. A portion of adjacent property has been identified as unsuitable for development and is not included in the rezoning request. A subdivision needs to be addressed so that no new split-zoned lots would be created. Further review stated that the applicants' proposed rezoning map also included abutting lots not owned by them, as well as excluding an individual property which would indirectly "spot" zone. These properties need to be identified by parcel number. Signatures of affected property owners also need to be obtained.

Hollis indicated he wants to ask the applicants what their end-goal planning purpose is for the rezoning request. A subdivision of 16-18 lots for 800 sq. ft. homes has been mentioned. The property owned by Mitchell Blake currently has an older mobile home on it, and the rezoning, if approved, would allow for a manufactured home.

After suggesting that any action be postponed, Hollis then summarized his recommendation to the board, that the applicants:

- Revise the map included with the application, identifying clear boundaries.
- Subdivide so that no new split-zoned lots are created.
- Provide accurate information on the application form, explicitly stating the parcels to be included, as well as obtaining signatures of any persons with legal interest.
- Resubmit the application, under continuance, once corrections are made.

Board Member Hines moved to postpone deliberation until a further time upon receiving additional information. A second was given by Board Member Davenport. Upon call for the vote on the motion, it was carried with 4 Ayes and 0 Nays.

Hollis stated that he will contact via email the applicants' attorney to inform them of the board's recommendation, that the town office will be copied.

VII. Board Comments

Astoria Road. Board Member Davenport gave compliments to the street improvements along Astoria Road. Further improvements are scheduled after grant projects have been completed.

Water Plant. An update was given that construction work is ahead of schedule and the new plant should be operational by June.

Christmas Party. A reminder was made for members to attend the town's Christmas party on December 4, 2023 at The Shamrock Restaurant.

VIII. Adjourn

At 7:46 p.m., Board Member Hines made the motion to adjourn. Board Member Moore seconded. Motion carried with 4 Ayes - 0 Nays.

Respectfully submitted by:

Kimberly Cockrell – Secretary/Town Clerk