

TOWN OF JAMESVILLE
ZONING BOARD REGULAR MEETING
MINUTES 01/24/22

The following is an account of the minutes taken at the Zoning Board Regular Meeting held on January 24, 2022 between 7:00 p.m. and 8:30 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

Absentees

- Sandra Davenport – 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.

II. Adoption of Agenda

- Co-Chairperson Robert Cockrell made the motion to approve the agenda. Board member Eddie Hines seconded. Motion unanimously passed. 3 Ayes - 0 Nays.

III. Approval of Minutes

A. Zoning Board Regular Meeting 9/27/21

Co-Chairperson Robert Cockrell made the motion to approval the Zoning Board Regular Meeting September 27, 2021 minutes. Board Member Eddie Hines seconded. Motion unanimously passed. 3 Ayes - 0 Nays.

IV. Public Comments

1. None

V. Old Business

1. None

VI. New Business

A. Zoning Amendment – Proposed Text & Map Changes

1. The purpose of the meeting was to examine the previously proposed rezoning for Class A, Class B, and Class C mobile homes. While Secretary/Town Clerk Kimberly Cockrell explained, the Zoning Board reviewed page by page the proposed Zoning Ordinance text additional/deletions and map changes.

Reportedly, Mid-East Planner Carlton Gideon recommended removing the following last sentence entirely for the definition for Class C manufactured homes. “Manufactured home in this class are subject to special restrictions due to their age and due to the fact that they were not required to meet uniform construction standards deemed adequate for the current protection of the health and safety of potential inhabitants of said homes.”

Secretary/Town Clerk Kimberly Cockrell commented Mid-East Planner Carlton Gideon noted the Zoning Ordinance contained a statement whereas due to age, manufactured homes could not be denied access/discriminated against. Additionally, Mid-East Planner Carlton Gideon noted the Ordinance did not list the special restrictions mentioned in the statement.

The Board took discussion. The Board asked Secretary/Town Clerk Kimberly Cockrell and Assistant Town Clerk Marion Thompson to research legal text that would make the definition conform to the Zoning Ordinance, the land use plan as well as bring clarity. Chairperson Delsie Williams also suggested consulting with Mid-East Planner Carlton Gideon.

To meet the statutory requirement as stated in the Zoning Ordinance, the Zoning Board prepared and would submit a written statement to the Town Board explaining why the proposed rezoning would be consistent or not consistent with the Town of Jamesville land use plan.

During their review and findings, the Town of Jamesville Zoning/Planning Board concluded the rezoning request to designate subdivision area (formerly called the Herringbone Estate) beginning west-end of Main Street at Circle Drive and extending to the area of Astoria Road for Class A, Class B, and Class C Manufactured Homes would be consistent with the land use plans for the Town of Jamesville in that:

The proposed rezoning would establish districts for manufactured homes to promote a compatible neighborhood mixed use in the local area for low to medium density residential uses; maintain lots of sufficient size to ensure residential development; provide public water and/or sewer to ensure a healthful environment; protect property values; preserve the character and integrity of the community or individual neighborhoods within the community; and promote the health, safety, and welfare of area residents. Updates to terminology does not have an impact on land use plan consistency.

The following proposed amendments to the zoning map and the zoning ordinance text were noted:

- Throughout amended Zoning Ordinance “mobile” has been updated to “manufactured”
- Table of Content
 - Article 6: Zoning Districts text added Section 6.01A-CTD-MH, 6.04A-RA-MH, & Article 9:Amendments-Citizen Comments
 - Article 6: Zoning Districts- text deleted “Mobile” & Article 9:Amendments-Protest Against Amendment
- Article 6-Zoning Districts
 - 6.01-CTD text added “neighborhood”
 - 6.01-CTD-B.6 text added to Accessory buildings “(In any rear or side yard but may be no closer than [3] feet from any property line.)”
 - 6.01 CTD-Special Uses C.2-text deleted “Only Manufactured Homes, Class A in CTD district prior to March14, 2022 Zoning Ordinance Amendment”
 - 6.01A-CTD-MH District text added
 - 6.02-Residential B.4-Permitted Uses text deleted “Class A Mobile Homes”
 - 6.04-RA-Permitted Uses B.5,6,&7 text deleted “Class A, Class B, & Class C”

- 6.04-RA-Special Uses-C.1 & 2 text deleted “Mobile home parks in accordance with requirements of Mobile Home Park Regulations “ & “Only Manufactured homes (Class A, Class B, and Class C) in R/A District prior to March 14, 2022 Zoning Ordinance Amendment”
- 6.04A-RA-MH District text added
- Article 7-Special Uses-Manufactured Homes
 - General Requirements 1st paragraph text deleted ”Agricultural-Residential District as described in Article VI, Section 6.04”
 - General Requirement 1st paragraph text added “Residential/Agricultural District - Manufactured Homes as described in Article VI, Section 6.04A”
 - General Requirements #19 title text deleted “Classes A and B”
 - Application Procedures 2.A.3 text deleted for filing /application fee(s)
- Article 9-Amendments
 - Protest Against Amendment complete text deleted (item repealed by legislators)
 - Citizen Comments text added
- Article 12-Definitions
 - Manufactured home text amended
 - Manufactured home park text amended
 - Manufactured home text amended Class A, Class B & Class C
 - Neighborhood mixed use text/definition added
- Zoning map amendments

Co-Chairperson Robert Cockrell made the motion to recommend that the Town of Jamesville Board of Commissioners designate the subject area as Residential/Agriculture District – Manufactured Homes (RA-MH) and the Core Town District – Manufactured Homes (CTD-MH) within the Town of Jamesville zoning map amendment for Class A, Class B, and Class C Manufactured Homes. Add the proposed zoning text amendments to the ordinance and approve the Consistency Statement as described above. Board Member Eddie Hines seconded. Motion unanimously passed. 3 Ayes - 0 Nays.

Secretary/Town Clerk Kimberly Cockrell gave the Board a general description of the statutory requirements and the process to complete the rezoning and map amendments.

VII. Board Comments

1. Chairperson Delsie Williams acknowledged and thanked Town Clerk Kimberly Cockrell, Assistant Town Clerk Marion Thompson and the Mid-East Commission Planner Carlton Gideon for the extensive work done on the Zoning ordinance and map amendments.

VIII. Adjourn

Around 8:30 p.m., Co-Chairperson Robert Cockrell made the motion to adjourn. Board Member Eddie Hines seconded. Motion unanimously approved. 3 Ayes - 0 Nays.

Respectfully submitted by:

Kimberly Cockrell – Secretary/Town Clerk