

**PLANNING BOARD AGENDA  
REGULAR MEETING  
HELD ELECTRONICALLY  
TUESDAY, AUGUST 25, 2020  
4:00 P.M.**

Accessible live via Zoom online at

Please click the link below to join the webinar:

<https://zoom.us/j/95020214618?pwd=Zy9mcnYvNkp6eEZEYtYS0RhbTV5UT09>

Passcode: 456994

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 950 2021 4618

Passcode: 456994

International numbers available: <https://zoom.us/j/95020214618?pwd=Zy9mcnYvNkp6eEZEYtYS0RhbTV5UT09>

1. Meeting called to order.
2. Roll Call.
3. Set Meeting Agenda.
4. Approval of minutes of the regular meeting on May 26, 2020.
5. New Business:

**ZONING CASE**

**Z-20-05**

**TEXT AMENDMENT**

- (1) Consideration of the newly written UDO.
  - (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed UDO.
6. Items from Staff:
  7. Items from the Planning Board:
  8. Adjournment.

**We need to be sure that we will have a quorum.  
If Debra hasn't spoken with you by telephone or you  
have not responded to an email, please call the office at 336-623-2110 option 2.**

EDEN PLANNING BOARD  
MAY 26, 2020

A special meeting of the Eden Planning Board was held on Tuesday, May 26, 2020, at 3:00 P.M. electronically via Zoom. Members present:

Eddie Barker  
Gwen Taylor  
Barbara Garland  
Amelia Dallas

Jerry W. Holland, Jr.  
Frank Wyatt  
Carol Helms  
Steve Morgan

Members absent: Fred Ramsey  
Matthew Smith\*

Staff Present: Kelly K. Stultz, Planning Director  
Debra M. Madison, Local Codes Administrator/GIS Analyst

Others Present: None

\*Excused absence.

Vice-Chairman, Jerry W. Holland, Jr., called the meeting to order.

**ROLL CALL:**

Debra Madison took note of everyone that was present and established a quorum.

**SET MEETING AGENDA:**

A motion was made by Steve Morgan and seconded by Amelia Dallas to set the meeting agenda as mailed to all members. Motion passed unanimously.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON FEBRUARY 25, 2020.**

A motion was made by Eddie Barker and seconded by Carol Helms to approve the minutes as presented to all members. Motion passed unanimously.

**NEW BUSINESS:**

**ZONING CASE                      Z-20-03                      10/70 PROVISION WATERSHED**

- (1) Consideration of a request to grant a 10/70 watershed provision exemption for the subject property.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed 10/70 watershed provision.

Kelly Stultz gave the Staff Report that included a recommendation that the 10/70 watershed provision exemption be approved.

After discussion and questions, Amelia Dallas made a motion to recommend approval of the request to the City Council and adopt the Consistency Statement. The motion was seconded by Steve Morgan and passed unanimously.

<b>ZONING CASE</b>	<b>Z-20-04</b>	<b>MAP AMENDMENT</b>
--------------------	----------------	----------------------

- (1) Consideration of a request to rezone property located at 730 E. Stadium Drive from Office and Institutional to Business General.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment to rezone property located at 730 E. Stadium Dr. from Office and Institutional to Business General.

Kelly Stultz gave the Staff Report that included a recommendation that the map amendment be approved.

After discussion and questions, Carol Helms made a motion to recommend approval of the map amendment request to the City Council and adopt the Consistency Statement. The motion was seconded by Eddie Barker and passed unanimously.

**ITEMS FROM STAFF:**

None

**ITEMS FROM THE PLANNING BOARD:**

None

**ADJOURNMENT:**

There being no further business to come before the Board, a motion duly made and seconded for adjournment passed unanimously.

Respectfully submitted,

Attest:

\_\_\_\_\_  
Kelly K. Stultz, Administrative Assistant  
To the Planning Board

\_\_\_\_\_  
Matthew W. Smith, Chairman

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN ZONING ORDINANCE  
**CASE NUMBER Z-20-05**  
**TEXT AMENDMENT**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, all City of Eden zoning decisions must be made in accordance with the Land Development Plan. Prior to adopting or rejecting any zoning amendment, the City of Eden Planning Board shall advise and comment in writing as to whether the proposed amendment is consistent with the Land Development Plan and why the Board considers the action taken to be reasonable and in the public interest; and

WHEREAS, on August 21, 2007, the Eden City Council adopted the Land Development Plan. Plans such as the City of Eden Land Development Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances; and

WHEREAS, the new Chapter 160D of the North Carolina General Statutes consolidates current city and county enabling statutes for development regulations (formerly in Chapters 153A and 160A) into a single, unified chapter. These changes require that the City of Eden Land Use Regulations be amended to conform with the legislative changes; and

WHEREAS, the City Council of the City of Eden initiated an action to convert the City of Eden Land Use Regulations to a Unified Development Ordinance (UDO) and conform to the changes in NCGS Chapter 160D.

**STATEMENT OF NEED:**

The City of Eden Zoning Ordinance was adopted in 1993 and has been amended over 100 times. The use of a UDO rather than a Zoning Ordinance is widely accepted as a more usable document. With the changes required by the consolidation and amendments of Chapters 153A and 160A to Chapter 160D, it is an appropriate time to convert the City's Zoning Ordinance to a UDO.

**STATEMENT OF CONSISTENCY:**

The goals of the 2007 City of Eden Land Development Plan, as amended, are to make smart growth decisions by carefully managing growth to:

- A. Strategically locate new land development in the most appropriate places.
- B. Maintain and enhance Eden's community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.
- E. Protect natural, cultural and historic resources and open space as we grow.

WHEREAS, The Board finds that this amendment will be consistent with the goals and policies expressed in the Land Development Plan, as amended, including, but not limited to, strategically locating new land development in appropriate places; maintaining the city's character; using infrastructure investments as effectively as possible, attracting new jobs and a more diverse tax base; and protecting natural, cultural and historic resources and open space with growth consistent with our Growth Strategy Map and Future Land Use Map;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD THAT:

1. The Planning Board of the City of Eden finds that the proposed amendment to the City of Eden Land Use Regulations is consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended.
2. At no time are land use regulations or plans of the City of Eden, nor any jurisdiction in the State of North Carolina, permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the adoption of the Unified Development Ordinance is reasonable and in the public's best interest.

Approved, adopted and effective this 25th day of August, 2020.

CITY OF EDEN PLANNING BOARD

By \_\_\_\_\_  
Matthew W. Smith, Chair

ATTEST:

\_\_\_\_\_  
Kelly K. Stultz, Administrative  
Assistant to the Planning Board