

EDEN PLANNING BOARD
JANUARY 3, 2019

A special meeting of the Eden Planning Board was held on Thursday, January 3, 2019, at 5:30 P.M. in the conference room at City Hall. Members present:

Eddie Barker
Amelia Dallas
Barbara Garland
Carol Helms
Jerry W. Holland, Jr.
Steve Morgan
Fred Ramsey
Matthew Smith
Frank Wyatt
Gwen Taylor
Steve Morgan

Members absent:

Staff Present: Kelly K. Stultz, Planning Director
Debra M. Madison, Planning Coordinator/Legal Assistant

Others Present: Charles Clark

*Excused absence.

Chairman Matthew W. Smith called the meeting to order.

ROLL CALL:

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

SET MEETING AGENDA:

Jerry Holland made a motion to set the agenda as presented. Steve Morgan seconded the motion. Motion carried unanimously.

ELECTION OF OFFICERS

Jerry Holland made a motion that Matt Smith be elected as Chairman. Steve Morgan seconded the motion and it passed unanimously.

Eddie Barker made a motion that Jerry W. Holland, Jr. be elected as Vice-Chairman. Carol Helms seconded the motion and it passed unanimously.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON JULY 24, 2018.

The minutes of the regular meeting on July 24, 2018, were presented to the Board. Amelia Dallas made a motion that the minutes be approved. Carol Helms seconded the motion. Motion carried unanimously.

NEW BUSINESS:

- | A. | ZONING CASE | Z-18-07 | TEXT AMENDMENT |
|-----------|--|----------------|-----------------------|
| (1) | Consideration of a zoning text amendment request to amend Section 11.24(o) to add Recycling Facilities as a permitted use in the Industrial-2 District. Submitted by Charles Clark, potential owner of a property located in an Industrial-2 District. | | |
| (2) | Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.24(o) to add Recycling Facilities as a permitted use in the Industrial-2 District. | | |

Mrs. Stultz explained that this was an application for a text amendment which would affect every parcel that is zoned I-2 and not just the parcel that the applicant is trying to purchase. She presented the Staff Report and reminded the board that the City has previously approved recycling facilities in the I-3 District. The Staff Report included a recommendation that the Board recommend denial of the text amendment to the City Council.

The applicant, Charles Clark, passed out information about his proposed use of the property that he is trying to purchase. He explained that he does mobile recycling that includes motors, catalytic converters, wheels, transmissions and currently buys from the Tri-City dealerships as well as others in Eden. If he were to run a recycling business on an I-2 site, everything pertaining to the business would be behind a fence and would not be stock piled.

After discussion and questions being answered by Charles Clark, Steve Morgan made a motion to recommend denial of the amendment. Jerry Holland seconded the motion. Motion carried with 9 in favor of the motion and 1 opposed.

Jerry Holland made a motion to adopt the Consistency Statement that the amendment is not consistent with the Land Development Plan. Steve Morgan seconded the motion and it passed.

ITEMS FROM STAFF:

Eddie Barker ask if it was possible to get a recycling center in the City of Eden. Kelly explained that the City needs one but it would have to meet the requirements of the I-3 Special Use regulations.

A regular meeting will be held on January 22, 2018, to start updating the sign regulations in the Zoning Ordinance.

ITEMS FROM THE PLANNING BOARD:

None

ADJOURNMENT:

There being no further business to come before the Board, Steve Morgan made a motion for adjournment. Eddie Barker seconded the motion. Motion carried unanimously.

Respectfully submitted,

Kelly K. Stultz, Administrative Assistant to
the Planning Board

Attest:

Matthew W. Smith, Chairman