

EDEN PLANNING BOARD
MARCH 30, 2021

A special meeting of the Eden Planning Board was held on Tuesday, March 30, 2021, at 4:00 P.M. in person and via Zoom.

Members present:

Eddie Barker
Gwen Taylor
Barbara Garland
Fred Ramsey
Amelia Dallas

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

Members absent: Matthew Smith*

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

*Excused absence.

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

ELECTION OF OFFICERS:

Eddie Barker nominated Matt Smith to serve as Chairman. Steve Morgan seconded the motion and it passed unanimously.

Steve Morgan nominated Jerry Holland to serve as Vice-Chairman. Carol Helms seconded the motion and it passed unanimously.

ROLL CALL:

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

SET MEETING AGENDA:

A motion was made by Carol Helms, seconded by Eddie Barker to set the meeting agenda as mailed to all members. Motion passed unanimously.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON JANUARY 16, 2021.

A motion was made by Steve Morgan and seconded by Amelia Dallas to approve the minutes as presented to all members. Motion passed unanimously.

NEW BUSINESS:

ZONING CASE Z-21-03 TEXT AMENDMENT

(1) Initiate an action to amend Article 5.15 of the UDO to provide for Accessory Structures in the Residential-Agricultural District.

(2) Consideration of a zoning text amendment to amend Article 5.15 of the UDO to provide for Accessory Structures in the Residential-Agricultural District.

(3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 5.15 of the UDO to provide for Accessory Structures in the Residential-Agricultural District.

Kelly Stultz explained that the provisions for accessory structures in Residential-Agricultural were not included in the UDO effective January 1, 2021. Kelly talked to county officials about their regulations on accessory structures. Most of our surrounding districts do not have restrictions on the size of accessory structures in RA. She gave the Planning Board options:

- i) Initiate the action and recommend to the City Council that the amendment be adopted as presented;
- ii) Initiate the action and change what is allowed in RA;
- iii) Send it back to the Planning Staff to study it more and bring it back next month; or
- iv) Turn it down completely.

Frank Wyatt made a motion to send it back to the Planning Staff for further study and bring it back next month. Motion passed unanimously.

ZONING CASE Z-21-04 MAP AMENDMENT

(1) Initiate an action to amend the Zoning Map to rezone six (6) properties on East Stadium Drive, Gilley Road and Jarrett Road from Neighborhood Mixed Use (NMX) to Heavy Industrial (HI).

(2) Consideration of a rezoning map amendment to rezone properties identified as 836 E. Stadium Drive (7090-1304-6878), 816 E. Stadium Drive (7090-1304-1787), Vacant Lot on E. Stadium Drive (7090-1304-3832), 805 Jarrett Road (7090-1304-2598), 814 E. Stadium Drive (7080-1694-9514), 123 Gilley Road (7090-1304-0131) and **Portion of a lot on Gilley Road (Portion of 7090-13-03-4759)** from Neighborhood Mixed Use (NMX) to Heavy Industrial (HI).

(3) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment to rezone the six properties identified in paragraph 2 from Neighborhood Mixed Use (NMX) to Heavy Industrial (HI).

Kelly presented the staff report clarifying that there are actually seven (7) parcels that need to be rezoned and staff recommends that the amendment be approved.

Eddie Barker made a motion to recommend approval of the rezoning to the City Council and adopt the Consistency Statement. The motion was seconded by Steve Morgan and passed unanimously.

ZONING CASE

Z-21-05

TEXT AMENDMENT

(1) Initiate an action to amend Article 5.06 of the UDO to allow Automobile/Vehicle Sales, Rental, Service & Minor Repair to be permitted with standards in the Business Central (BC) and Neighborhood Mixed Use (NMX) Districts.

(2) Consideration of a zoning text amendment to amend Article 5.06 of the UDO to allow Automobile/Vehicle Sales, Rental, Service & Minor Repair to be permitted with standards in the Business Central (BC) and Neighborhood Mixed Use (NMX) Districts.

(3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 5.06 of the UDO.

Kelly Stultz presented the Staff Report with a recommendation that the text amendment be approved.

Steve Morgan made a motion to recommend approval of the text amendment to the City Council and adopt the Consistency Statement. Eddie Barker seconded the motion and it 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 by and seconded for adjournment passed unanimously.

Respectfully submitted,

Attest:

Kelly K. Stultz, Administrative Assistant
To the Planning Board

Matthew W. Smith, Chairman