



EDEN PLANNING BOARD  
FEBRUARY 25, 2020

A regular meeting of the Eden Planning Board was held on Tuesday, February 25, 2020, at 5:30 P.M. in the conference room at City Hall. Members present:

Eddie Barker  
Barbara Garland  
Fred Ramsey  
Amelia Dallas  
Frank Wyatt  
Carol Helms  
Steve Morgan  
Matthew Smith

Members absent: Jerry W. Holland, Jr.  
Gwen Taylor

Staff Present: Kelly K. Stultz, Planning Director

Others Present: None

\*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:**

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

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON NOVEMBER 26, 2019.**

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

**NEW BUSINESS:**

**ZONING CASE**

**Z-20-01**

**TEXT AMENDMENT**

- (1) Consideration of a zoning text amendment to amend Section 11.24(k)(1) to allow Electronic Gaming Operations as a special use in the BH-1 and BH-2 districts; to amend Section 11.26(c)(3)(c) to allow Electronic Gaming Operations as a special use in the BH-1 and BH-2 districts; and to amend Section 11.29(a) to add a definition for Electronic Gaming Operations.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendments with respect to Electronic Gaming Operations in the Business-Highway 1 and Business-Highway 2 districts.

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

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

**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



PLANNING & INSPECTIONS DEPARTMENT  
APPLICATION FOR ZONING ORDINANCE AMENDMENT

PETITION FOR MAP AMENDMENT

**INSTRUCTIONS:** Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed, all required information provided and the application fee paid at the time of submittal.

**(1) APPLICANT INFORMATION:**

NAME: Daniel Almazon, Teramore Development, LLC TELEPHONE: 704-202-0091  
MAILING ADDRESS: 214 Klumac Road, Suite 101  
CITY Salisbury STATE NC ZIP CODE 28144  
APPLICANT'S PROPERTY INTEREST OR LEGAL RELATIONSHIP TO OWNER(S): \_\_\_\_\_  
Teramore Development, LLC has an executed purchase contract with owners.

**(2) PROPERTY OWNER INFORMATION:**

NAME: Wanda Dyer & Susan Pace TELEPHONE: \_\_\_\_\_  
MAILING ADDRESS: PO Box 672  
CITY Eden STATE NC ZIP CODE 27289

**(3) PROPERTY INFORMATION:**

TAX PROPERTY IDENTIFICATION NUMBER(S)(PIN): 796904632309, 796904633445,  
796904631634  
STREET LOCATION: Intersection of NC 135 and Harrington Highway  
DEED BOOK: 1348, 1432, 1374 PAGE NUMBER 2030, 0799, 0940  
YEAR CURRENT OWNER ACQUIRED PROPERTY: 2008, 2012, 2009  
PROPERTY SIZE (In acres or In square feet if less than 1 acre): 3.573 acres  
PUBLIC WATER AVAILABLE  YES  NO PUBLIC SEWER AVAILABLE  YES  NO  
CURRENT USE OF PROPERTY: Vacant

**(4) ZONING INFORMATION:**

EXISTING ZONING DISTRICT: DRWS-IV REQUESTED ZONING DISTRICT: DRWS-IV\_10/70

**(5) ADDITIONAL INFORMATION:**

INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED DEED TO THE PROPERTY.  
INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED PLAT OR SURVEY FOR THE PROPERTY. IF SUCH A PLAT DOES NOT EXIST, THEN INCLUDE A MAP THAT INDICATES THE DIMENSIONS OF THE PROPERTY.

**(6) APPLICANT CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

[Signature]  
Applicant's Signature

4/13/2020  
Date of Signature

**(7) PROPERTY OWNER(S) CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

[Signature: Susan C. Pace]  
Property Owner's Signature

4-15-20  
Date of Signature

[Signature: Wanda J. Dyer]  
Property Owner's Signature

4-15-20  
Date of Signature

**(8) CORPORATION CERTIFICATION:**

IT IS HEREBY CERTIFIED, that \_\_\_\_\_, a Corporation, is the owner in fee simple of lands which is described in this application for zoning ordinance amendment and that the Corporation hereby petitions the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

IN TESTIMONY WHEREOF, that said Corporation has caused these presents to be signed by its duly authorized officer and has caused its Corporate Seal to be affixed thereto.

Witness the signature(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CORPORATE SEAL

Name of Corporation

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

\_\_\_\_\_  
President

**DEPARTMENTAL USE ONLY**

APPLICATION NUMBER: 2-20-05

FEE PAID: \$150<sup>00</sup>

RECEIVED BY: KKS

DATE: 3-10-20



March 4, 2020

Mrs. Kelly Stultz  
Director of Planning and Inspections  
City of Eden, NC  
308 E. Stadium Drive  
Eden, NC 27288

RE: Watershed 10/70 Request

Mrs. Stultz:

Teramore Development, LLC requests to make application for a 10/70 provision as defined in Section 17-40.B.3.c of the City of Eden Watershed Protection ordinance for the development of a 9,100 square foot commercial retail store and associated parking at a maximum 70% impervious cover on a 1.85 acre tract composed of portions of parcel numbers 133463, 133466, and 133467. The project is located within the WS-IV protection area of the Dan River watershed. Ordinance considerations for the 10/70 application including minimizing built-upon surface area and incorporating best management practices to minimize water quality impacts will be addressed in construction documents. A stormwater control measure will be used to provide runoff control for the first one inch of runoff from all built upon area.

Thank you for consideration of this request.



Justin Church, PE  
Principal Engineer

4 March 2020



**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING CASE REPORT  
April 21, 2020**

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**CASE NUMBER:** Z-20-03

**EXISTING ZONING DISTRICT:** BG

**REQUESTED ACTION:** 10/70 Provision Watershed

**APPLICANT:** Daniel Alamazon, Teramore Development, LLC

**APPLICANT'S STATUS:** Property Owner's Representative

**PROPERTY OWNER:** Wanda Dyer and Susan Pace

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**PROPERTY INFORMATION**

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**LOCATION:** Intersection of NC 135 and Harrington Highway

**PIN:** 7969-0463-2309, 7969-04633445, 7969-0463-1634

**SIZE:** 3.573 acres

**ACCESS:** NC 135 and Harrington Highway

**LAND USE:** Residential (current) and vacant

**PHYSICAL CHARACTERISTICS:** Vacant, partially cleared, two single-family dwellings

**ZONING HISTORY:** Zoned R-20 at time of original ETJ zoning; rezoned BG in 2019

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**AREA INFORMATION**

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**CHARACTERISTICS:** Bordered on the north by R-20 property containing single-family residences; bordered on the east by BG property containing a mini-storage facility; bordered on the south by BG property containing single-family residences; bordered on the west (across Harrington Highway) by BG property containing a service station and a single-family residence, and R-20 property containing a single-family residence.

**ADJACENT ZONING:**

North:	R-20
South:	BG
East:	BG
West:	BG and R-20

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## PLANNING AND DEVELOPMENT INFORMATION

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STREET IMPROVEMENTS:	Yes
PUBLIC WATER AVAILABLE:	Yes
PUBLIC SEWER AVAILABLE:	No
LAND DEVELOPMENT PLAN (2007):	Town Center
FLOOD HAZARD AREA:	None
WATER SUPPLY WATERSHED:	WS-IV

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## STAFF ANALYSIS

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The request is to grant a 10/70 watershed provision exemption for the subject property.

The property is located in the WS-IV protected area of the Dan River watershed. The watershed ordinance requires that the built-upon and density limits for new development shall not exceed 36% built-upon area in the watershed area. However **Article III, Sec.1(B)(3)(c)** of the ordinance (commonly known as the “10/70 provision”) provides an exemption which states that new development and expansions may occupy up to 10% of the protected area (except the critical area) with up to 70% built-upon area (impervious surface) on a project by project basis, subject to certain provisions. The 10/70 provision does not change the underlying zoning requirements such as setbacks and buffer requirements. The provision only applies to non-residential development which has taken place since July 1, 1993 and not to any development which existed before that date. There are approximately 4,827 acres within the City’s jurisdiction of the Dan River Watershed. This is the first application the City has received for 10/70 provision in the Dan River Watershed. The subject property contains approximately 3.573 acres. The proposed development is a 9,100 square foot commercial retail store with associated parking at a maximum 70% impervious cover on the 3.573 acre site.

The subject property is located to the south of an R-20 parcel containing a single-family dwelling and to the west of a BG parcel containing a mini-storage facility. Across NC 135 to the south is BG property containing several single-family residences. Across Harrington Highway to the west is a service station and convenience store and a single-family residence.

Staff is of the opinion that the application meets all the requirements of the Watershed Ordinance. The application includes an engineer’s certification that stormwater control measures will be used to provide runoff control for the first one inch of runoff from all built-upon area. Therefore, staff recommends approval of the 10/70 request.

**STAFF RECOMMENDATION:** **Approval of the 10/70 request.**





**ZONING CASE**

**Z-20-03**

**AERIAL MAP**



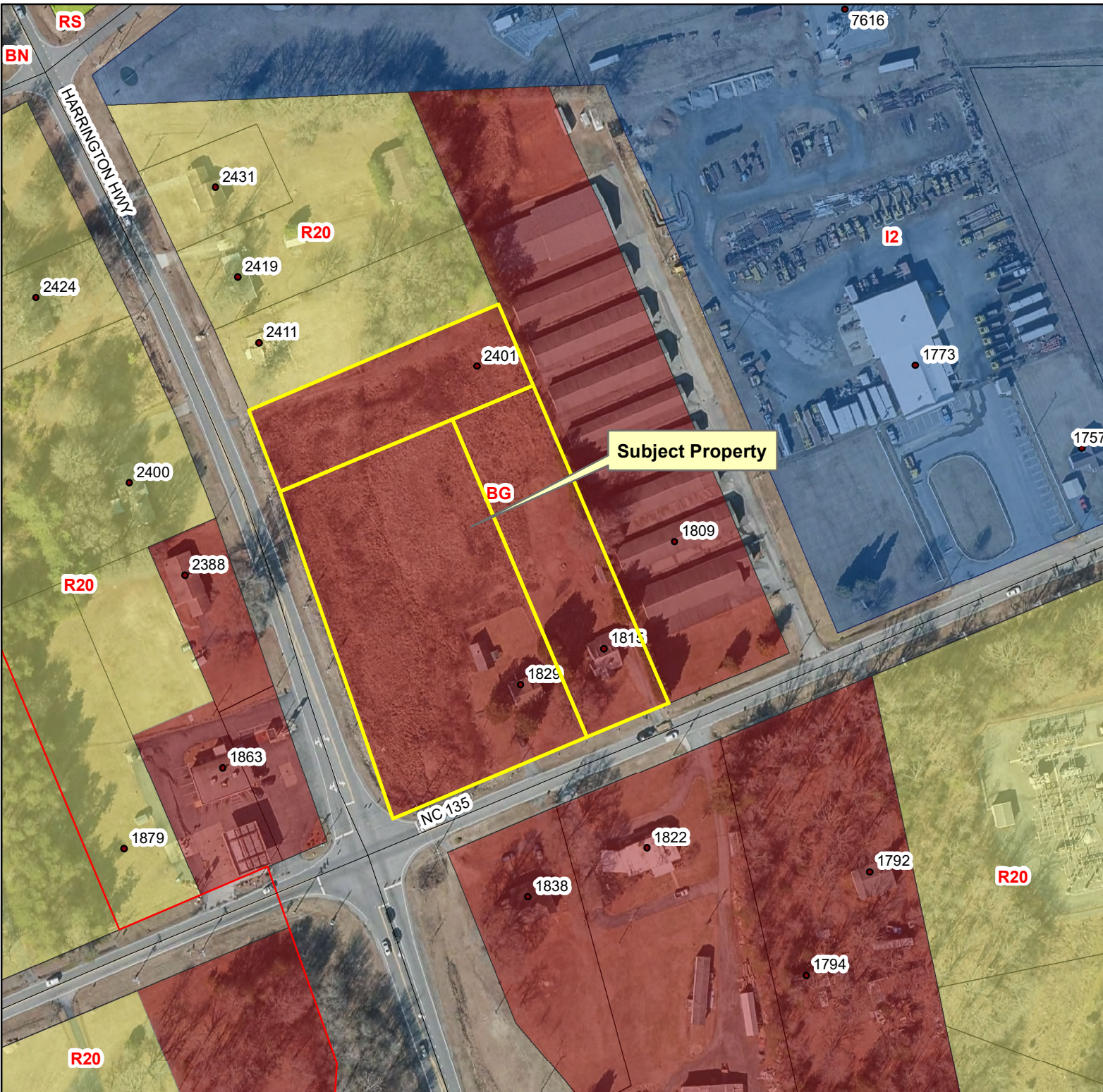
**NC 135 and  
Harrington Highway**

**PIN 7969-0463-2309,  
7969-04633445,  
and 7969-0463-1634**

**Zoned:  
Business - General**

**Requested:  
10/70 Watershed Provision**





**ZONING CASE**

**Z-20-03**

**ZONING MAP**



**NC 135 and  
Harrington Highway**

**PIN 7969-0463-2309,  
7969-04633445,  
and 7969-0463-1634**

**Zoned:  
Business - General**

**Requested:  
10/70 Watershed Provision**

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN ZONING ORDINANCE  
**CASE NUMBER Z-20-03**  
**MAP 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 City of Eden received a request for a 10/70 watershed provision exemption for property located at the intersection of Harrington Highway and NC Highway 135 in the WS-IV protected area of the Dan River watershed;

STATEMENT OF NEED:

The property is located in the WS-IV protected area of the Dan River watershed. The watershed ordinance requires that the built-upon and density limits for new development shall not exceed 36% built-upon area in the watershed area. However **Article III, Sec.1(B)(3)(c)** of the ordinance (commonly known as the "10/70 provision") provides an exemption which states that new development and expansions may occupy up to 10% of the protected area (except the critical area) with up to 70% built-upon area (impervious surface) on a project by project basis, subject to certain provisions. The 10/70 provision does not change the underlying zoning requirements such as setbacks and buffer requirements. The provision only applies to non-residential development which has taken place since July 1, 1993 and not to any development which existed before that date. There are approximately 4,827 acres within the City's jurisdiction of the Dan River Watershed. This is the first application the City has received for 10/70 provision in the Dan River Watershed. The subject property contains approximately 3.573 acres. The proposed development is a 9,100 square foot commercial retail store with associated parking at a maximum 70% impervious cover on the 3.573 acre site.

Staff is of the opinion that the application meets all the requirements of the Watershed Ordinance. The application includes an engineer's certification that stormwater control measures will be used to provide runoff control for the first one inch of runoff from all built-upon area.

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, 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 Zoning Ordinance 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 amendment to the Zoning Ordinance is reasonable and in the public's best interest.

Approved, adopted and effective this 26th day of May, 2020.

CITY OF EDEN PLANNING BOARD

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

ATTEST:

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





PLANNING & INSPECTIONS DEPARTMENT  
APPLICATION FOR ZONING ORDINANCE AMENDMENT

PETITION FOR MAP AMENDMENT

**INSTRUCTIONS:** Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed, all required information provided and the application fee paid at the time of submittal.

**(1) APPLICANT INFORMATION:**

NAME: Trevor Hale TELEPHONE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
APPLICANT'S PROPERTY INTEREST OR LEGAL RELATIONSHIP TO OWNER(S): \_\_\_\_\_  
Agent: Purchasing Property

**(2) PROPERTY OWNER INFORMATION:**

NAME: Bobby Wayne Boone TELEPHONE: \_\_\_\_\_  
MAILING ADDRESS: 730 Stadium Drive  
CITY Eden STATE NC ZIP CODE 27288

**(3) PROPERTY INFORMATION:**

TAX PROPERTY IDENTIFICATION NUMBER(S)(PIN): 7080-16-94-8157  
STREET LOCATION: Gilley Road (730 E. Stadium Dr.)  
DEED BOOK: \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_  
YEAR CURRENT OWNER ACQUIRED PROPERTY: \_\_\_\_\_  
PROPERTY SIZE (in acres or in square feet if less than 1 acre): \_\_\_\_\_  
PUBLIC WATER AVAILABLE  YES  NO PUBLIC SEWER AVAILABLE  YES  NO  
CURRENT USE OF PROPERTY: Vacant

**(4) ZONING INFORMATION:**

EXISTING ZONING DISTRICT: O+I REQUESTED ZONING DISTRICT: B-G

**(5) ADDITIONAL INFORMATION:**

INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED DEED TO THE PROPERTY.  
INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED PLAT OR SURVEY FOR THE PROPERTY. IF SUCH A PLAT DOES NOT EXIST, THEN INCLUDE A MAP THAT INDICATES THE DIMENSIONS OF THE PROPERTY.

**(6) APPLICANT CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

[Handwritten Signature]  
Applicant's Signature

4-07-2020  
Date of Signature

**(7) PROPERTY OWNER(S) CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date of Signature

**(8) CORPORATION CERTIFICATION:**

IT IS HEREBY CERTIFIED, that \_\_\_\_\_, a Corporation, is the owner in fee simple of lands which is described in this application for zoning ordinance amendment and that the Corporation hereby petitions the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

IN TESTIMONY WHEREOF, that said Corporation has caused these presents to be signed by its duly authorized officer and has caused its Corporate Seal to be affixed thereto.

Witness the signature(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CORPORATE SEAL  
\_\_\_\_\_  
Secretary

Name of Corporation  
\_\_\_\_\_  
By: \_\_\_\_\_  
\_\_\_\_\_  
President

**DEPARTMENTAL USE ONLY**

APPLICATION NUMBER: 2-20-04  
RECEIVED BY: KKS

FEE PAID: \_\_\_\_\_  
DATE: 4/7/20

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING CASE REPORT  
April 20, 2020**

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<b>CASE NUMBER:</b>	<b>Z-20-04</b>
<b>EXISTING ZONING DISTRICT:</b>	<b>O&amp;I</b>
<b>REQUESTED ZONING DISTRICT:</b>	<b>BG</b>
<b>APPLICANT:</b>	<b>Trevor Hale</b>
<b>APPLICANT'S STATUS:</b>	<b>Purchasing Property</b>

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**PROPERTY INFORMATION**

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<b>LOCATION:</b>	730 E. Stadium Dr.
<b>PIN:</b>	7080-1694-8157
<b>SIZE:</b>	6.22 acres
<b>ACCESS:</b>	Stadium Dr. & Gilley Rd.
<b>LAND USE:</b>	Vacant
<b>PHYSICAL CHARACTERISTICS:</b>	Vacant, wooded parcel containing a house and outbuildings
<b>ZONING HISTORY:</b>	Zoned O&I at time of original zoning

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**AREA INFORMATION**

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<b>CHARACTERISTICS:</b>	Bordered on the north (across Stadium Dr.) by vacant IP-1 property and adjoining O&I property containing a single-family residence; bordered on the east by BG property containing a mini-storage facility, vacant BG property, vacant I-2 property and an O&I parcel containing a single-family residence; bordered on the south by I-3 property containing a lumber storage yard; bordered on the west by vacant O&I property and O&I property containing a single-family residence.	
<b>ADJACENT ZONING:</b>	North:	IP-1, O&I
	South:	I-3
	East:	BG, I-2, O&I
	West:	O&I

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**PLANNING AND DEVELOPMENT INFORMATION**

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STREET IMPROVEMENTS:	Yes
PUBLIC WATER AVAILABLE:	Yes
PUBLIC SEWER AVAILABLE:	Yes
LAND DEVELOPMENT PLAN (2007):	Town Center
FLOOD HAZARD AREA:	None
WATER SUPPLY WATERSHED:	None

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**STAFF ANALYSIS**

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The request is to rezone approximately 6.22 acres from Office & Institutional (O&I) to Business General (BG). The O&I district is established primarily for office and institutional uses which have only limited contact with the general public and which have no offensive noises, odors, smoke, fumes, and other objectionable conditions. As residences are permitted in this district and as this district is usually adjacent to residential districts, provisions are made for yards, off-street parking and off-street loading areas. The BG business districts are generally located on the fringe of the central business district and along major radial highways leading out of the city. The principal use of land is for dispensing retail goods and services to the community and to provide space for wholesaling and warehousing activities. Because these commercial areas are subject to public view and are important to the economy of the area, they shall have ample parking, controlled traffic movement, and suitable landscaping.

The subject parcel is located in an area of mixed commercial and industrial type uses. There are also some residential uses in the area. The property is located on a major thoroughfare (Stadium Drive) with additional access off of Gilley Road. The parcel is a large vacant wooded parcel. Although the 2007 Land Development Plan identifies the area as Town Center, there has been no commercial development in the area, and the most recent development in the area has been an I-3 industrial use (sawmill) located to the south of the subject property. Since the property adjoins existing BG property, and because of the commercial and industrial uses in the area, staff is of the opinion that rezoning the property to BG would be compatible with the other uses in the area.

Based upon the character of the area and the commercial and industrial uses in the area, staff recommends approval of the request.

**STAFF RECOMMENDATION:**

**Approval of the BG request.**



**ZONING CASE**

**Z-20-04**

**AERIAL MAP**



**730 E. Stadium Drive**

**PIN 7080-1694-8157**

**Zoned:  
Office & Institutional**

**Requested:  
Business - General**





**ZONING CASE**  
**Z-20-04**  
**ZONING MAP**



**730 E. Stadium Drive**

**PIN 7080-1694-8157**

**Zoned:**  
**Office & Institutional**

**Requested:**  
**Business - General**

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN ZONING ORDINANCE  
**CASE NUMBER Z-20-04**  
**MAP 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 City of Eden Planning Board received a request for an amendment to the Zoning Ordinance to rezone the property at 730 E. Stadium Drive from Office and Institutional to Business General.

STATEMENT OF NEED:

The subject parcel is located in an area of primarily business and industrial use. The BG district is designed for such uses.

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, 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;

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1. The Planning Board of the City of Eden finds that the proposed amendment to the City of Eden Zoning Ordinance 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 amendment to the Zoning Ordinance is reasonable and in the public's best interest.

Approved, adopted and effective this 26th day of May, 2020.

CITY OF EDEN PLANNING BOARD

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

ATTEST:

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