

EDEN PLANNING BOARD
JANUARY 22, 2019

The regular meeting of the Eden Planning Board was held on Thursday, January 22, 2019, at 5:30 P.M. in the conference room at City Hall. Members present:

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

Members absent: Amelia Dallas*
Carol Helms*

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

Others Present: Katrina Snow
Mike Dougherty
Randy Hunt
Chip Reynolds
Toni Reynolds

*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.

APPROVAL OF MINUTES OF THE SPECIAL MEETING ON JANUARY 3, 2019.

The minutes of the special meeting on January 3, 2019, were presented to the Board. Steve Morgan made a motion that the minutes be approved. Jerry Holland seconded the motion. Motion carried unanimously.

NEW BUSINESS:

A. ZONING CASE Z-19-01 MAP AMENDMENT

- (1) Consideration of a zoning map amendment request to rezone property at 354 W. Meadow Road from Office & Institutional to Business – General. Submitted by Riverbluff Property, LLC, Property Owner.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property at 354 W. Meadow Road from Office & Institutional to Business – General.

Kelly Stultz gave the Staff Report which included a recommendation that the Board recommend approval of the text amendment to the City Council.

Katrina Snow, owner of the property, spoke to the Board and her believe that the area could make a comeback.

Chip and Toni Reynolds addressed the Board and told them of their plan to have a microbrewery at the location. They thought the Meadow Road property would be a perfect location.

Kelly Stultz reminded the Board that the request was for a map amendment which meant that they needed to consider all uses allowed in the Business-General District and not what Mr. and Mrs. Reynolds had planned for the location.

Jerry Holland made a motion to recommend approval of the map amendment to the City Council and to adopt the Statement of Consistency. Steve Morgan seconded the motion. The motion passed with 8 in favor and 1 against the motion.

B. ZONING CASE Z-18-06 TEXT AMENDMENT

- (1) Board to initiate action concerning disabled motor vehicles.
- (2) Consideration of a zoning text amendment request to amend Section 11.29(a) Definitions to include a definition for Disabled Motor Vehicles and to amend Section 11.22 General Provisions to

include provisions pertaining to the regulation of Disabled Motor Vehicles.

- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.29(a) Definitions to include a definition for Disabled Motor Vehicles and to amend Section 11.22 General Provisions to include provisions pertaining to the regulation of Disabled Motor Vehicles.

Kelly Stultz explained to the Board the current regulations in the City of Eden City Code as they relate to motor vehicles and their classification as junked motor vehicles. She also told them that the City needs additional regulations for vehicles that are not operational and sitting on property.

Steve Morgan made a motion, seconded by Jerry Holland, that the Planning Board initiate action to establish regulations for disabled motor vehicles. The motion passed.

Kelly Stultz presented the Staff report and a recommendation that the Board recommend approval of the text amendment to the City Council.

After some discussion and questions, Steve Morgan made a motion to recommend approval of the amendment and to adopt the Statement of Consistency. Eddie Barker seconded the motion and the motion passed.

ITEMS FROM STAFF:

None

ITEMS FROM THE PLANNING BOARD:

None

ADJOURNMENT:

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

Respectfully submitted,

Kelly K. Stultz, Administrative Assistant to
the Planning Board

Attest:

Matthew W. Smith, Chairman