EDEN PLANNING BOARD

APRIL 30, 2019

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

Amelia Dallas

Carol Helms

Jerry W. Holland, Jr.

Fred Ramsey

Matthew Smith

Gwen Taylor

Frank Wyatt

Members absent: Eddie Barker\*

Barbara Garland

Steve Morgan

Staff Present: Kelly K. Stultz, Planning Director

\*Excused absence.

Chairman Matthew W. Smith called the meeting to order.

**ROLL CALL:**

Kelly Stultz took note of everyone that was present and established a quorum.

**SET MEETING AGENDA:**

A motion was made and seconded to set the meeting agenda as mailed to all members. Motion passed unanimously.

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

The minutes of the regular meeting on March 26, 2019, were presented to the Board. A motion was made and seconded to approve the minutes as presented to all members. Motion passed unanimously.

**NEW BUSINESS:**

**ZONING CASE Z-19-04 MAP AMENDMENT**

1. Consideration of a zoning map amendment request to rezone property at 338 W. Stadium Drive from Office & Institutional to Business-General. Submitted by Richard Dyer.
2. Amend the request to include three (3) additional parcels of land known as 328 W. Stadium Drive (PIN 7070-16-82-8525), 350 W. Stadium Drive (7070-16-82-3757) and a vacant lot identified as PIN 7070-16-82-4752.
3. Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property at 338 W. Stadium Drive and the additional three (3) parcels from Office & Institutional to Business-General. Submitted by Richard Dyer.

Kelly Stultz presented the Staff Report. The original request was for one parcel to be rezoned from O&I to B-G. Recently, property close by was rezoned from O&I to B-G. Staff is recommending that the map amendment request be amended to add the three (3) additional parcels.

A motion was made by Carol Helms, seconded by Jerry Holland, Jr. to recommend to the City Council that the request as amended be approved. Motion passed unanimously.

1. **CITY CODE AMENDMENT CCA-19-01 TEXT AMENDMENT**
2. Initiate action to amend Chapter 4, Article I, Section 4-4(A)(3) to change the standards for vacating and closing structures and to add Sections 4-5 through 4-14 to provide for a Vacant Commercial Property Registration.
3. Consideration of amending Chapter 4, Article I, Section 4-4(A)(3) to change the standards for vacating and closing structures and to add Sections 4-5 through 4-14 to provide for a Vacant Commercial Property Registration.

Kelly Stultz presented the Staff Report recommending that the amendment be approved. The first part pertains to the standards required for vacating and closing structures. Currently, the Code requires that properties be secured by boarding up the doors and windows which is detrimental to the neighborhood. Most municipalities now think it is better for the neighborhood and makes the action move faster if the standards are changed. The second part was brought about by the City’s Economic Development Director and Main Street Director after attending meetings in other parts of the state. This will require that a property owner of a vacant property in one of the City’s historic downtown areas register that property with the City. Kelly went through the requirements of the Registration program and the right to appeal decisions. This is designed to offer a push to our property owners to become interested in renting the building. This is an effort by the City Council to improve our City.

Jerry Holland recused himself from this action since he owns a Property Management Company.

The Planning Board members asked questions and made comments about various provisions in the proposed amendments. Kelly explained that the registration only applied to absentee landlords.

A motion was made by Amelia Dallas to recommend to the City Council that the amendment be approved. Gwen Taylor seconded the motion and it passed unanimously.

**ITEMS FROM STAFF:**

Kelly told the Board that the City Council authorized the Planning and Inspections Department to proceed with updating the City’s land use regulations which will include the Land Development Plan, Zoning Ordinance, Subdivision Regulations, Flood Damage Prevention Ordinance and Water Supply Watershed Ordinance. Since there aren’t any funds in the budget, it will have to be done by staff. She explained the process of updating the ordinance and how it would be brought to them and Council in sections.

**ITEMS FROM THE PLANNING BOARD:**

None

**ADJOURNMENT:**

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

Respectfully submitted,

Attest: Kelly K. Stultz, Administrative Assistant

To the Planning Board

Matthew W. Smith, Chairman