

EDEN PLANNING BOARD
MAY 28, 2019

A special meeting of the Eden Planning Board was held on Tuesday, May 28, 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
Matthew Smith
Gwen Taylor

Members absent: Fred Ramsey
Frank Wyatt

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

Others Present: Jim Burnette
Terry Wethington
Barry McCorkle

*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 Jerry W. Holland, Jr. and seconded by Amelia Dallas to set the meeting agenda as mailed to all members. Motion passed unanimously.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON APRIL 30, 2019.

The minutes of the regular meeting on April 30, 2019, were presented to the Board. A motion was made by Eddie Barker and seconded by Carol Helms to approve the minutes as presented to all members. Motion passed unanimously.

NEW BUSINESS:

(A) STREET CLOSING SC-19-01

Consideration of closing an unopened portion of French Street on the east side of Cascade Avenue. Submitted by J R Land and Company LLC.

Kelly Stultz read the Staff Report and explained to the members present that “paper” streets exist all over town and how they became to be unopened streets. She explained the process to have the streets closed and the roll that the Planning Board had in that process. She, on behalf of the Planning and Inspections Department Staff, made a recommendation that the Planning Board recommend approval of the street closing to the City Council.

Eddie Barker made a motion, seconded by Amelia Dallas, that the Planning Board recommend to the City Council that the street be closed. The motion passed.

(B) ZONING CASE Z-19-05 MAP AMENDMENT

(1) Consideration of a zoning map amendment request to rezone property at 531 Glovenia Street from Office & Institutional to Residential-6. Submitted by James C. Burnette.

(2) Amend the request to include 26 additional parcels of land identified as:

- 522 Glovenia St. PIN 7070-1950-8770
- 523 Glovenia St. PIN 7070-1950-8439
- 524 Glovenia St. PIN 7070-1950-9639
- 527 Glovenia St. PIN 7070-1950-9413
- 528 Glovenia St. PIN 7070-1950-9671
- 415 Boone Rd. PIN 7070-1960-2918
- 421 Boone Rd. PIN 7070-1960-1859
- 425 Boone Rd. PIN 7070-1960-0891
- 429 Boone Rd. PIN 7070-1960-0679
- 433 Boone Rd. PIN 7070-1960-0587
- 502 Boone Rd. PIN 7070-1960-2374
- 503 Boone Rd. PIN 7070-1960-0398
- 506 Boone Rd. PIN 7070-1960-2265
- 507 Boone Rd. PIN 7070-1960-0340
- 510 Boone Rd. PIN 7070-1960-2155
- 511 Boone Rd. PIN 7070-1960-0231
- 514 Boone Rd. PIN 7070-1960-2035

515 Boone Rd. PIN 7070-1960-0114
518 Boone Rd. PIN 7979-0769-2927
522 Boone Rd. PIN 7979-0769-1889
524 Boone Rd. PIN 7979-0769-2729
528 Boone Rd. PIN 7979-0769-1740
530 Boone Rd. PIN 7979-0769-1661
Vacant Property PIN 7070-1961-2065
615 Dumaine St. PIN 7979-0769-3549

- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property at 531 Glovenia Street and the additional 26 properties zoned Office & Institutional and Business-General to Residential-6.

Kelly Stultz summarized the Staff Report and recommended that the Zoning request, as amended, be approved. She explained how the area came to be zoned Office & Institutional and why it would be appropriate to change the zoning to Residential-6.

Carol Helms asked if the rezoning would affect the Bed and Breakfast? No, it could continue to operate.

Jim Burnette, the Applicant, thought it would make more sense if the properties in the Boone Road and Glovenia Street area were zoned residential.

Jerry Holland made a motion, seconded by Gwen Taylor, that the Consistency Statement be approved and recommend to the City Council that the rezoning request, as amended, be approved.

(C)	ZONING CASE	Z-19-06	TEXT AMENDMENT
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- (1) Consideration of a zoning text amendment request to amend Section 11.24(m)(5) to allow Mini-Storage (Self-Storage Facilities) – Indoor Access in the Business-Shopping Center District. Submitted by Terry Wethington.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.24(m)(5) to allow Mini-Storage (Self-Storage Facilities) – Indoor Access in the Business-Shopping Center District. Submitted by Terry Wethington.

Kelly Stultz presented the Staff Report. Kelly talked about the need for storage facilities and recommended that the request be approved.

Mr. Wethington passed out information and diagrams of his proposed business. Kelly reminded the board members that they could not make their decision based on Mr. Wethington's specific plans because the zoning change would affect all properties currently zoned Business Shopping Center.

Mr. Wethington provided an explanation of the drawings and how the building will be used for indoor storage. He presented pictures of other buildings that had been converted to storage facilities and a letter from the current property owner that they agree with the zoning amendment request. There will not be any access to the storage units from the outside.

A question about signage was asked and Kelly explained that they would have to comply with the City's current sign ordinance regulations.

Steve Morgan made a motion to recommend approval of the request to the City Council and adopt the Consistency Statement. Jerry Holland seconded the motion and it passed.

(D)	ZONING CASE	Z-19-07	TEXT AMENDMENT
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- (1) Consideration of a zoning text amendment request to amend Section 11.24(m)(5) to allow Mini-Storage (Self-Storage Facilities) and Warehouses in the Business-Shopping Center District. Submitted by Barry McCorkle.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.24(m)(5) to allow Mini-Storage (Self-Storage Facilities) and Warehouses in the Business-Shopping Center District.

Kelly Stultz presented the Staff Report and recommended that the zoning request be denied. She stated that staff did not think it would be appropriate to have outside storage facilities in the Business Shopping Center district. Most of these districts are surrounded by residential uses and the outside storage facilities would have a detrimental impact on the areas.

Steve Morgan asked where these storage facilities are proposed.

Kelly explained that the request was for these facilities to be constructed on the outparcels of existing shopping centers.

Barry McCorkle, the applicant, spoke to the board. He thought adding storage facilities would increase the business and traffic around the shopping centers.

Steve Morgan made a motion to recommend denial of the request to the City Council and adopt the Consistency Statement. Jerry Holland seconded the motion and it passed.

(E) ZONING CASE Z-19-08 MAP AMENDMENT

- (1) Consideration of a zoning map amendment request to rezone property on the east side of Harrington Highway identified as PIN 7969-0454-7315 and PIN 7969-0554-7259 from Business Highway-2 to Residential-Suburban. Submitted by Lewis A. Hampton, Sr.

- (2) Amend the request to include 8 additional parcels of land identified as:

2491 Harrington Hwy.	PIN 7969-0454-6461
109 Beddingfield Rd.	PIN 7969-0464-2406
117 Beddingfield Rd.	PIN 7969-0464-1454
125 Beddingfield Rd.	PIN 7969-0464-0347
143 Beddingfield Rd.	PIN 7969-0454-8253
7530 NC 770	PIN 7969-0454-8482
Vacant Parcel NC 770	PIN 7969-0464-0439
Vacant Parcel NC 770	PIN 7969-0464-1500

- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property identified as PIN 7969-0454-7315, PIN 7969-0554-7259 and the additional eight (8) properties from Business Highway-2 to Residential-Suburban.

Kelly Stultz presented the Staff Report with a recommendation that the rezoning request be approved as amended. This area was zoned Business Highway because of the businesses in the surrounding area. There has not been any development pressures to support keeping the properties Business Highway.

Jerry Holland made a motion to recommend approval of the zoning request, as amended, to the City Council and adopt the Consistency Statement. The motion was seconded by Steve Morgan and passed.

(F) ZONING CASE Z-19-09 TEXT AMENDMENT

- (1) Initiate a zoning text amendment to define mini-storage facilities and make the terminology and use consistent throughout the Zoning Ordinance.

- (2) Consideration of a zoning text amendment to amend Section 11.29(a) to revise the definition for Mini-Storage Facilities and to amend Section 11.24(h)(2) to allow Mini-Storage (Self-Storage Facility) as a conditional use and Sections 11.24(i)(1), 11.24(k)(1), 11.24(l)(1), 11.24(n)(1) and 11.24(n-1)(1) to allow Mini-Storage (Self-Storage Facility) as a permitted use.
- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment.

Kelly Stultz explained that mini-storage and mini-warehouse facilities are listed in different ways in the Zoning Ordinance.

Carol Helms made a motion for the Planning Board to initiate a zoning amendment to make the wording consistent throughout the Zoning Ordinance and to define such facilities. Amelia Dallas seconded the motion and it passed.

Kelly presented the Staff Report with a recommendation that the request be approved.

Steve Morgan made a motion to recommend to the City Council that the zoning request be approved and adopt the Consistency Statement. The motion was seconded by Jerry Holland and passed.

(G)	ZONING CASE	Z-19-10	TEXT AMENDMENT
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- (1) Initiate a zoning text amendment to amend the regulations on Disabled Motor Vehicles.
- (2) Consideration of a zoning text amendment to amend Section 11.22(t)(2) General Provisions pertaining to the storage of Disabled Motor Vehicles.
- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment to change the storage of Disabled Motor Vehicles.

Kelly Stultz present the Staff Report and explained that the zoning request to establish regulations for disabled vehicles earlier in the year was in conflict with the existing regulations on junk vehicles.

Steve Morgan made a motion to initiate a zoning amendment to change the regulations on the storage of disabled vehicles to be consistent with the regulations for storage of junk vehicles. The motion was seconded by Amelia Dallas and passed.

Eddie Barker made a motion to recommend approval of the zoning request to the City Council and adopt the Consistency Statement. Jerry Holland seconded the motion and it passed.

(H) ZONING CASE Z-19-11 TEXT AMENDMENT

- (1) Initiate a zoning text amendment to amend Section 11.26(c)(3)(c)(17) – Board of Adjustment to allow Light Industrial Uses with a Special Use Permit in the Business Shopping Center District.
- (2) Consideration of a zoning text amendment to amend Section 11.26(c)(3)(c) to add Light Industrial Uses with a Special Use Permit in the Business Shopping Center District.
- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment to add Light Industrial Uses with a Special Use Permit in the Business Shopping Center District.

Jerry Holland made a motion, seconded by Steve Morgan, to initiate a zoning text amendment to allow Light Industrial Uses with a Special Use Permit in the Business Shopping Center district.

Kelly Stultz gave the Staff Report with a recommendation that the zoning request be approved. She stated that a Light Industrial use would be a good use of the large box store buildings located in vacant malls and shopping centers. A potential business owner has expressed an interest in locating in Eden.

Carol Helms asked for examples of businesses that might be considered light industrial. Furniture assembly, sewing operations and CBD were provided.

Steve Morgan made a motion to recommend approval of the zoning request to the City Council and adopt the Consistency Statement. The motion was seconded by Jerry Holland and passed.

ITEMS FROM STAFF:

None

ITEMS FROM THE PLANNING BOARD:

None

ADJOURNMENT:

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

Respectfully submitted,

Attest:

Kelly K. Stultz, Administrative Assistant
To the Planning Board

Matthew W. Smith, Chairman