

EDEN PLANNING BOARD  
JANUARY 23, 2018

A regular meeting of the Eden Planning Board was held on Tuesday, January 23, 2018, 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.  
Fred Ramsey  
Matt Smith  
Gwen Taylor  
Frank Wyatt

Members absent: None

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

Others Present: David W. Cook, Jr.

\*Excused absence.

Chairman Matthew W. Smith called the meeting to order.

**ROLL CALL:**

It was noted that everyone was present except Gwen Taylor and Frank Wyatt.

**SET MEETING AGENDA:**

A motion was made by Eddie Barker and seconded by Carol Helms to set the agenda. Motion carried unanimously.

**APPROVAL OF MINUTES OF THE SPECIAL MEETING ON DECEMBER 5, 2017.**

The minutes of the special meeting on December 5, 2017, were presented to the Board. Carol Helms made a motion to approve the minutes as submitted. Eddie Barker seconded the motion. Motion carried unanimously.

**NEW BUSINESS:**

**A. ZONING CASE Z-17-12 MAP AMENDMENT**

- (1) Consideration of a zoning map amendment request to rezone property at 614 Irving Avenue and adjoining Parcel No. 107312 and Parcel No. 107376 from Business-General and Business–Central to Residential-6. Request submitted by David Cook, Jr., Property Owner.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property known as 614 Irving Avenue from Business - General to Residential - 6.

Kelly Stultz presented the Staff Report with the recommendation that 2 lots that adjoin the subject property be added to the rezoning request.

Amelia Dallas made a motion to recommend to the City Council that the request as amended be approved and that the Resolution be approved. Fred Ramsey seconded the motion and it passed unanimously.

**OLD BUSINESS:**

**B. ZONING CASE Z-17-13 TEXT AMENDMENT**

- (1) Consideration of a zoning text amendment to amend Section 11.24(o) to create a special use process to allow recycling centers as a special use in the I-2 Industrial district.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.24(o) to create a special use process to allow recycling centers as a special use in the I-2 Industrial district.

Kelly Stultz gave the Staff Report explaining that the proposed amendment would apply to all properties in the City that are zoned I-2 and not to just this property. A history of the ownership of the property and owners was provided by Mrs. Stultz and how the property lost its “grandfather” status. If this amendment passes, it will be changing the Council’s decision that recycling belongs in I-3. She explained how the staff had researched municipalities across the state that had regulations for recycling centers and we had taken points from several different locations to add to what we thought would be appropriate for Eden.

Chairman Smith reiterated that this was strictly for a text amendment to create a Special Use Permit process in I-2 for recycling. Board members discussed the differences between I-2 and I-3 and the special use process.

Jerry Holland made a motion, seconded by Fred Ramsey, that the board recommend approval of the text amendment to the City Council and approve the Statement of Consistency. The motion passed.

**C. ZONING CASE Z-17-06 MAP AMENDMENT**

Kelly Stultz reminded the board of the discussion the last 2 months concerning this case and that staff had recommended to deny the zoning request.

Jerry Holland made a motion to recommend denial of the map amendment to the City Council and to adopt the Statement of Consistency. Fred Ramsey seconded the motion. The motion passed.

**D. ZONING CASE SU-17-03 SPECIAL USE PERMIT**

Kelly Stultz explained that, since the case to have the property rezoned from I-2 to I-3 had been recommended for denial, this case could not move forward.

**ITEMS FROM STAFF:**

Debra reminded the board that the next meeting is scheduled for March 27, 2018, and we already have 2 cases to bring before the Board.

**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,

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Kelly K. Stultz, Administrative Assistant to  
the Planning Board

Attest:

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Matthew W. Smith, Chair