

EDEN PLANNING BOARD
FEBRUARY 27, 2018

A regular meeting of the Eden Planning Board was held on Tuesday, February 27, 2018, at 5:30 P.M. in the conference room at City Hall. Members present:

Eddie Barker
Amelia Dallas
Barbara Garland
Carol Helms
Steve Morgan
Fred Ramsey
Matt Smith
Gwen Taylor
Frank Wyatt

Members absent: Jerry W. Holland, Jr.*

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

Others Present: Pete Crouch

*Excused absence.

Chairman Matthew W. Smith called the meeting to order.

ROLL CALL:

It was noted that everyone was present except Jerry Holland and that Debra Madison had administered the Oath of Office to Steve Morgan prior to the meeting.

SET MEETING AGENDA:

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

APPROVAL OF MINUTES OF THE REGULAR MEETING ON JANUARY 23, 2018.

The minutes of the regular meeting on January 23, 2018, were presented to the Board. Eddie Barker made a motion to approve the minutes as submitted. Carol Helms seconded the motion. Motion carried unanimously.

NEW BUSINESS:

A. STREET CLOSING SC-17-02

Consideration of closing an unopened portion of Jackson Street. Submitted by Zoeje, LLC and Robert L. Crouch and wife, Deborah H. Crouch.

Kelly Stultz presented the Staff Report which included the request by the City of Eden to reserve an easement for a water line across the subject area. Staff made a recommendation that the Board recommend approval of the street closing to the City Council.

Pete Crouch inquired about the water line and how the easement would affect the property. Kelly explained that he could use the property but he could not build a structure over the easement area.

Amelia Dallas made a motion to recommend to the City Council that the request be approved. Steve Morgan seconded the motion and it passed unanimously.

B. ZONING CASE Z-12-01 FINAL DEVELOPMENT PLAN

Consideration of a Final Development Plan for Summit Place, Phase 3, a planned unit development located on Wilshire Drive. Request submitted Martha W. Hopkins, Representative for Northridge Development Corporation.

Kelly Stultz gave the Staff Report explaining that this is another phase to the subdivision formerly known as Northridge and that Mr. Wright planned to continue to build houses on lots that were previously occupied by manufactured homes. Staff recommended that the final development plan be approved.

Steve Morgan made a motion, seconded by Eddie Barker, that the board recommend approval of the plan to the City Council. The motion passed. Amelia Dallas abstained from voting.

C. ZONING CASE Z-18-01 TEXT AMENDMENT

- (1) Consideration of a zoning text amendment request to makes changes to the home occupations requirements. Submitted by Victor Cestari.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.26(c)(3)(c)(5) to make changes to the home occupations requirements.

Kelly Stultz gave the Staff Report explaining that the current provisions regulating major home occupations were antiquated and needed to be updated. She highlighted the many

changes that were proposed and provided the Staff Analysis including the staff's recommendation that the amendments be approved.

Victor Cestari commented that he had only positives comments about Eden and the businesses here. It had been he and his wife's dream to have a business in the barn on the property they had recently purchased.

Kelly reminded the Board Members that the amendment would affect all properties in the City's planning jurisdiction and not just Mr. Cestari's property.

Steve Morgan made a motion to recommend approval of the amendments to the City Council and to adopt the Statement of Consistency. Carol Helms seconded the motion and it passed unanimously.

ITEMS FROM STAFF:

Kelly updated the Board on the action taken by the City Council with regards to the rezoning request for property located at 1130 Friendly Road. She also informed the Board that she had requested funds at the Annual Budget Retreat to hire a consultant to assist with rewriting the Zoning Ordinance.

ITEMS FROM THE PLANNING BOARD:

None

ADJOURNMENT:

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

Respectfully submitted,

Kelly K. Stultz, Administrative Assistant to
the Planning Board

Attest:

Matthew W. Smith, Chair