

EDEN PLANNING BOARD  
MARCH 27, 2018

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

Eddie Barker  
Amelia Dallas  
Carol Helms  
Jerry W. Holland, Jr.  
Steve Morgan  
Fred Ramsey  
Matt Smith  
Gwen Taylor  
Frank Wyatt

Members absent: Barbara Garland

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

Others Present: Fasil Khan

\*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 Jerry Holland and seconded by Carol Helms to set the agenda. Motion carried unanimously.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON FEBRUARY 27, 2018.**

The minutes of the regular meeting on February 27, 2018, were presented to the Board. Steve Morgan made a motion to approve the minutes as submitted. Jerry Holland seconded the motion. Motion carried unanimously.

**NEW BUSINESS:**

**A. ZONING CASE Z-18-02 MAP AMENDMENT**

- (1) Consideration of a zoning map amendment request to rezone property at 405 Church Street from Industrial-1 to Planned Unit Development – Mixed Use. Submitted by Fasil Khan, Property Owner.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property at 405 Church Street from Industrial-1 to Planned Unit Development – Mixed Use.

Kelly Stultz presented the Staff Report with a background of the mill history. Staff made a recommendation that the Board recommend approval of the rezoning of the property to the City Council.

Fasil Khan made a presentation to the board showing the preliminary draft of the plans for the new development and how he came to be familiar with Eden and the Spray Cotton Mill property.

Steve Morgan made a motion to recommend to the City Council that the request be approved and to adopt the Statement of Consistency. Fred Ramsey seconded the motion and it passed unanimously.

**B. ZONING CASE Z-18-03 MAP AMENDMENT**

- (1) Consideration of a zoning map amendment request to rezone property at 1815 NC 135 and 2401 Harrington Hwy from Residential-20 to Business-General. Submitted by Susan C. Pace and Wanda T. Dyer, Property Owners.
- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property at 1815 NC 135 and 2401 Harrington Hwy from Residential-20 to Business-General.

Kelly Stultz gave the Staff Report explaining that there had not been any development pressure in recent years and the area was becoming increasingly commercial. Staff recommended that the request be approved.

Eddie Barker made a motion, seconded by Frank Wyatt, that the board recommend approval of the request to the City Council and that the Statement of Consistency be adopted. The motion passed.

**C. CITY CODE AMENDMENT CCA-18-01 TEXT AMENDMENT**

Consideration of a request to amend Chapter 2, Administration, Article III, Planning Organization, by adding Division 9 Strategic Planning Commission. Submitted by the Planning Board.

Kelly Stultz gave the Staff Report explaining how the Strategic Planning Commission had been created as a result of the Strategic Plan adopted by the City Council and the need for continuity for future years. The Strategic Planning Commission will operate in the same manner as the other boards and commissions. Staff recommends that the amendment be approved.

Steve Morgan made a motion to recommend approval of the amendment to the City Council. Jerry Holland seconded the motion and it passed unanimously.

**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 Eddie Barker 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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Jerry W. Holland, Jr., Vice Chair