

EDEN PLANNING BOARD
JULY 24, 2018

A regular meeting of the Eden Planning Board was held on Tuesday, July 24, 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.
Frank Wyatt
Gwen Taylor
Steve Morgan

Members absent: Matt Smith*

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

Others Present: Paige Pamela Price

*Excused absence.

Vice-Chairman Jerry W. Holland, Jr. called the meeting to order.

ROLL CALL:

Debra Madison took note of everyone that was present and established a quorum.

SET MEETING AGENDA:

Mr. Barker made a motion to set the agenda as presented. Mr. Morgan seconded the motion. Motion carried unanimously.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON JUNE 26, 2018.

The minutes of the regular meeting on June 26, 2018, were presented to the Board. Mrs. Dallas made a motion that the minutes be approved. Mr. Barker seconded the motion. Motion carried unanimously.

NEW BUSINESS:

A. ZONING CASE

Z-18-05

MAP AMENDMENT

(1) Consideration of a zoning map amendment request to rezone property located at 904 Irving Avenue from Residential-6 to Business General. Submitted by Charles H. Price, III and wife Gail Eaves, and Paige Pamela Price, property owners.

(2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property located at 904 Irving Avenue from Residential-6 to Business General.

Mrs. Stultz presented the Staff Report which included a recommendation that the Board recommend approval of the text amendment to the City Council.

There was a question about the other commercial uses adjoining and in the vicinity of the subject property. It was noted that there are several such commercial properties.

The property owner, Ms. Price was present to speak about the request. She noted that 905, which is directly across from the subject property, is also a business. She said the subject property is surrounded by other businesses. She said she had no intent to operate any kind of business which would be detrimental to the neighborhood.

A question was asked about whether the subject property is currently vacant.

Ms. Price said it is not vacant, and currently houses a group home.

Mrs. Stultz reminded the Board that they must consider not just what Ms. Price plans to do with the property, but any use which is allowed in the Business General district. She said that if Ms. Price sells the property, whatever uses are allowed in that district would be permitted on the property, and that this is not a conditional use circumstance.

Mr. Morgan made a motion that the request be approved. Mr. Wyatt seconded the motion. Motion carried unanimously.

There was a question about the consistency statement. Mrs. Stultz said it would have to say that it is not consistent with the Land Development Plan, but the Board recommends in favor of the rezoning anyway.

Mr. Morgan made a motion to approve the amendment, noting that it is not in agreement with the consistency statement and the Land Development Plan. Mr. Wyatt seconded the motion. Motion carried unanimously.

ITEMS FROM STAFF:

None

ITEMS FROM THE PLANNING BOARD:

None

ADJOURNMENT:

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

Respectfully submitted,

Kelly K. Stultz, Administrative Assistant to
the Planning Board

Attest:

Matthew W. Smith, Chairman