



- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to repeal 11.24(e-1) (M-H Manufactured Homes District).
7. Items from Staff:
  8. Items from the Planning Board:
  9. Adjournment.

**PLEASE CALL THE PLANNING AND INSPECTIONS DEPARTMENT IMMEDIATELY  
TO LET US KNOW YOUR PLANS FOR ATTENDING MEETING  
336-623-2110 OPTION 2**

EDEN PLANNING BOARD  
SEPTEMBER 26, 2017

A regular meeting of the Eden Planning Board was held on Tuesday, September 26, 2017, at 5:30 P.M. in the conference room at City Hall. Members present:

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

Members absent: Tamyra Caple  
Steve Morgan  
Frank Wyatt

Staff Present: Debra M. Madison, Planning Coordinator/Legal Assistant

Others Present:

\*Excused absence.

Chairman Matthew W. Smith called the meeting to order.

**ROLL CALL:**

It was noted that everyone was present except Tamyra Caple, Steve Morgan and Frank Wyatt.

Debra Madison told the board members that Kelly Stultz was at the Planning Conference and unable to attend the meeting.

**SET MEETING AGENDA:**

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

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON August 22, 2017.**

The minutes of the regular meeting on August 22, 2017, were presented to the Board. Jerry Holland made a motion to approve the minutes as submitted. Carol Helms seconded the motion. Motion carried unanimously.

**NEW BUSINESS:**

**A. ZONING CASE Z-17-07 MAP AMENDMENT**

- (1) Consideration of a zoning text amendment request to amend Section 11.24(i)(2) Business-General, Conditional Uses, to remove wording which requires that automobile sales lots be paved. Request submitted by Roger Ore, Property Owner.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request amend Section 11.24(i)(2) Business-General, Conditional Uses, to remove wording which requires that automobile sales lots be paved.

Debra Madison presented the Staff Report which included the staff's recommendation that the request be approved.

Eddie Barker made a motion to recommend approval of the map amendment as amended to the City Council and to adopt the Statement of Consistency. Fred Ramsey seconded the motion. The motion passed.

**B. ZONING CASE Z-17-08 TEXT AMENDMENT**

- (1) Consideration of a zoning text amendment to amend Section 11.24(k) to remove automobile repair as a conditional use in the BH-1 and BH-2 districts and to allow automobile repair as a permitted use in these districts.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.24(k) and 11.24(l) to remove automobile repair as a conditional use in the BH-1 and BH-2 districts and to allow automobile repair as a permitted use in these districts.

Debra Madison presented the Staff Report which included the staff's recommendation that the request be approved.

Eddie Barker made a motion to recommend approval of the map amendment as amended to the City Council and to adopt the Statement of Consistency. Amelia Dallas seconded the motion. The motion passed.

**C. ZONING CASE Z-17-09 TEXT AMENDMENT**

- (1) Consideration of a zoning text amendment to repeal Section 11.24(r) (I-RO Industrial Reuse Overlay District) and 11.24(s) (M-H Manufactured Home Overlay District).
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to repeal Section 11.24(r) (I-RO Industrial Reuse Overlay District) and 11.24(s) (M-H Manufactured Home Overlay District).

Debra Madison presented the Staff Report which included the staff's recommendation that the request be approved.

Amelia Dallas made a motion to recommend approval of the map amendment as amended to the City Council and to adopt the Statement of Consistency. Eddie Barker seconded the motion. The motion passed.

**ITEMS FROM STAFF**

Debra informed the Board that staff was looking at ways to reduce the number of zoning districts as well as cleaning up permitted uses that should be added or removed in the Zoning Ordinance. The changes will be brought to this Board in small pieces over the next few months.

**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,

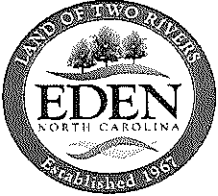
---

Debra M. Madison, Administrative Assistant to  
the Planning Board

Attest:

---

Matthew W. Smith, Chair



PLANNING & INSPECTIONS DEPARTMENT  
APPLICATION FOR ZONING ORDINANCE AMENDMENT

PETITION FOR MAP AMENDMENT

**INSTRUCTIONS:** Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed, all required information provided and the application fee paid at the time of submittal.

**(1) APPLICANT INFORMATION:**

NAME: John Bolton TELEPHONE: 336-471-2278  
MAILING ADDRESS: 5472 Tom Hill Road  
CITY Trinity STATE NC ZIP CODE 27370  
APPLICANT'S PROPERTY INTEREST OR LEGAL RELATIONSHIP TO OWNER(S):  
Self

**(2) PROPERTY OWNER INFORMATION:**

NAME: John Bolton TELEPHONE: 336-471-2278  
MAILING ADDRESS: 5472 Tom Hill Road  
CITY Trinity STATE NC ZIP CODE 27370

**(3) PROPERTY INFORMATION:**

TAX PROPERTY IDENTIFICATION NUMBER(S)(PIN): 26-4169622  
STREET LOCATION: 1130 Friendly Road, Eden, NC 27288  
DEED BOOK: 1512 PAGE NUMBER 2964  
YEAR CURRENT OWNER ACQUIRED PROPERTY: 2016  
PROPERTY SIZE (in acres or in square feet if less than 1 acre): 8.12  
PUBLIC WATER AVAILABLE  YES  NO PUBLIC SEWER AVAILABLE  YES  NO  
CURRENT USE OF PROPERTY: Vacant

**(4) ZONING INFORMATION:**

EXISTING ZONING DISTRICT: I2/ED REQUESTED ZONING DISTRICT: I3/ED

**(5) ADDITIONAL INFORMATION:**

INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED DEED TO THE PROPERTY.  
INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED PLAT OR SURVEY FOR THE PROPERTY. IF SUCH A PLAT DOES NOT EXIST, THEN INCLUDE A MAP THAT INDICATES THE DIMENSIONS OF THE PROPERTY.

**(6) APPLICANT CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Signature

**(7) PROPERTY OWNER(S) CERTIFICATION:**

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date of Signature

**(8) CORPORATION CERTIFICATION:**

IT IS HEREBY CERTIFIED, that \_\_\_\_\_, a Corporation, is the owner in fee simple of lands which is described in this application for zoning ordinance amendment and that the Corporation hereby petitions the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

IN TESTIMONY WHEREOF, that said Corporation has caused these presents to be signed by its duly authorized officer and has caused its Corporate Seal to be affixed thereto.

Witness the signature(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CORPORATE SEAL

Name of Corporation

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

\_\_\_\_\_  
President

**DEPARTMENTAL USE ONLY**

APPLICATION NUMBER: 2-17-06

FEE PAID:

RECEIVED BY: KKS

DATE: 9/6/17



**ZONING CASE**

**Z-17-06**

**AERIAL MAP**



**1130 Friendly Road**

**Zoned:  
Industrial - 2**

**Requested:  
Industrial - 3**



**ZONING CASE**

**Z-17-06**

**ZONING MAP**



**1130 Friendly Road**

**Zoned:  
Industrial - 2**

**Requested:  
Industrial - 3**

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING CASE REPORT  
October 17, 2017**

---

<b>CASE NUMBER:</b>	<b>Z-17-06</b>
<b>EXISTING ZONING DISTRICT:</b>	<b>I-2</b>
<b>REQUESTED ZONING DISTRICT:</b>	<b>I-3</b>
<b>APPLICANT:</b>	<b>John Bolton</b>
<b>APPLICANT'S STATUS:</b>	<b>Property Owner</b>

---

**PROPERTY INFORMATION**

---

<b>LOCATION:</b>	1130 Friendly Rd.
<b>PIN:</b>	7081-0054-9862
<b>SIZE:</b>	8.12 acres
<b>ACCESS:</b>	Friendly Rd.
<b>LAND USE:</b>	Vacant (former salvage yard)
<b>PHYSICAL CHARACTERISTICS:</b>	Vacant, open parcel containing a house, shop building and several outbuildings
<b>ZONING HISTORY:</b>	Zoned I-2 at time of original ETJ zoning

---

**AREA INFORMATION**

---

<b>CHARACTERISTICS:</b>	Bordered on the north by R-12S property containing a single-family residence; bordered on the east by R-12S property containing residential farmland; bordered on the south by R-12S property containing a single-family residence; bordered on the west (across Friendly Road) by vacant R-4/PUDR property.
-------------------------	--

<b>ADJACENT ZONING:</b>	North:	R-12S
	South:	R-12S
	East:	R-12S
	West:	R-4/PUDR

---

---

## PLANNING AND DEVELOPMENT INFORMATION

---

---

STREET IMPROVEMENTS:	Yes
PUBLIC WATER AVAILABLE:	Yes
PUBLIC SEWER AVAILABLE:	No
LAND DEVELOPMENT PLAN (2007):	Traditional Neighborhood
FLOOD HAZARD AREA:	None
WATER SUPPLY WATERSHED:	None

---

---

## STAFF ANALYSIS

---

---

The request is to rezone approximately 8.12 acres from Industrial-2 to Industrial-3. The I-2 Industrial District is established as a district in which the principal use of land is for industries that by their nature may create some nuisance and which are not properly associated with nor compatible with uses in other zoning districts. The Industrial-3 District is designed for high-impact industrial uses which, by their nature, produce objectionable levels of noise, odors, vibrations, fumes, light, smoke, traffic and/or other impacts upon the lands adjacent to them. High impact uses are required to be connected to City of Eden water and sewer services. Any discharge, leachate or other industrial waste shall be treated by the City of Eden. Uses listed in the I-3 Industrial District shall be allowed only upon approval of a Special Use Permit. Special Use Permits in the I-3 Industrial District shall be heard and decided by the City Council according to the procedures established in Section 11.26 of this Ordinance.

The subject parcel is located in an area of primarily large-lot single-family residences, vacant wooded areas and agricultural uses. Across Friendly Road is a large parcel of undeveloped R-4/PUDR property and a development of manufactured homes and new construction single-family homes. The subject property was formerly the site of an automobile salvage yard and a metal recycling facility, which has been closed for some time. The subject property is adjacent to (across Friendly Road) the Smith River WS-IV watershed. The property was originally zoned I-2 due to its use as an automobile salvage facility when the ETJ was originally zoned in 1979. Staff is of the opinion that any higher intensity industrial uses would not be appropriate for this property, due to the fact that it is completely surrounded by residential and agricultural uses, and also because of its proximity to the watershed. Also, the I-3 zoning district requires that the property be connected to City water and sewer facilities; while this property does have City water, it is not connected to City sewer. In addition, Friendly Road is not designed for the amount of heavier vehicle traffic that would likely be associated with any higher impact industrial use. Therefore, staff does not feel it is in the best interest of the neighborhood to recommend a heavier industrial use for the property, and staff could not recommend in favor of any I-3 special use permit for the property.

Based upon the character of the area and the residential and agricultural uses in the area, staff recommends denial of the request.

**STAFF RECOMMENDATION:**

**Denial of the I-3 Industrial request.**

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN ZONING ORDINANCE  
**CASE NUMBER Z-17-06**  
**TEXT AMENDMENT**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, all City of Eden zoning decisions must be made in accordance with the Land Development Plan. Prior to adopting or rejecting any zoning amendment, the City of Eden Planning Board shall advise and comment in writing as to whether the proposed amendment is consistent with the Land Development Plan and why the Board considers the action taken to be reasonable and in the public interest; and

WHEREAS, on August 21, 2007, the Eden City Council adopted the Land Development Plan. Plans such as the City of Eden Land Development Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances; and

WHEREAS, the City of Eden Planning Board received a request for an amendment to the Zoning Ordinance as follows:

To rezone property located at 1130 Friendly Road from I-2 to I-3.

STATEMENT OF NEED:

Staff is recommending denial of the request due to the close proximity to the Smith River WS-IV Watershed and the high intensity industrial uses would not be appropriate for this property in a mainly residential and agricultural area.

STATEMENT OF CONSISTENCY.

The goals of the 2007 City of Eden Land Development Plan, as amended, are to make smart growth decisions by carefully managing growth to:

- A. Strategically locate new land development in the most appropriate places.
- B. Maintain and enhance Eden's community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.
- E. Protect natural, cultural and historic resources and open space as we grow.

WHEREAS, The Board finds that this amendment would not be consistent with the goals and policies expressed in the Land Development Plan, including, but not limited to, strategically locating new land development in appropriate

places; maintaining the city's character; using infrastructure investments as effectively as possible, attracting new jobs and a more diverse tax base; and protecting natural, cultural and historic resources and open space with growth consistent with our Growth Strategy Map and Future Land Use Map;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD THAT:

1. The Planning Board of the City of Eden finds that the proposed zoning text amendment is not consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended.
2. At no time are land use regulations or plans of the City of Eden, nor any jurisdiction in the State of North Carolina, permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the Zoning Ordinance is not reasonable and is not in the public's best interest.

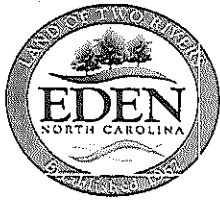
Approved, adopted and effective this 24th day of October, 2017.

CITY OF EDEN PLANNING BOARD

By \_\_\_\_\_  
Matthew W. Smith, Chair

ATTEST:

\_\_\_\_\_  
Kelly K. Stultz, Administrative  
Assistant to the Planning Board



PLANNING & INSPECTIONS DEPARTMENT  
APPLICATION FOR A SPECIAL USE PERMIT

**INSTRUCTIONS:** Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed, all required information provided and the application fee paid at the time of submittal.

**(1) APPLICANT INFORMATION:**

NAME: John Bolton TELEPHONE: 336-471-2278  
MAILING ADDRESS: 5472 Tom Hill Road  
CITY Trinity STATE NC ZIP CODE 27370  
APPLICANT'S PROPERTY INTEREST OR LEGAL RELATIONSHIP TO OWNER(S):  
Self

**(2) PROPERTY OWNER INFORMATION:**

NAME: John Bolton TELEPHONE: 336-471-2278  
MAILING ADDRESS: 5472 Tom Hill Road  
CITY Trinity STATE NC ZIP CODE 27370

**(3) PROPERTY INFORMATION:**

TAX PROPERTY IDENTIFICATION NUMBER(S)(PIN): 26-4169622  
STREET LOCATION: 1130 Friendly Road, Eden, NC 27288  
DEED BOOK: 1512 PAGE NUMBER 2964  
YEAR CURRENT OWNER ACQUIRED PROPERTY: 2016  
PROPERTY SIZE (in acres or in square feet if less than 1 acre): 8.12  
PUBLIC WATER AVAILABLE  YES  NO PUBLIC SEWER AVAILABLE  YES  NO  
CURRENT USE OF PROPERTY: Vacant

**(4) ZONING INFORMATION:**

ZONING DISTRICT: I2/ED  
SPECIAL USE PERMIT REQUESTED: I3/ED

APPLICABLE SECTION OF THE ZONING ORDINANCE: Section 11.24(p)

**(5) ADDITIONAL INFORMATION:**

INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED DEED TO THE PROPERTY.  
INCLUDE A DEVELOPMENT PLAN FOR THE PROPERTY THAT SHOWS EXISTING AND PROPOSED FEATURES ON THE PROPERTY AS THEY RELATE TO THE SPECIAL USE PERMIT REQUESTED.

**(6) SPECIAL USE REQUIREMENTS:**

ALL SPECIAL USE PERMITS ISSUED MUST MEET THE FOLLOWING GENERAL REQUIREMENTS IN THE SPACE PROVIDED OR ON A SEPARATE SHEET OF PAPER INDICATE THE FACTS THAT YOU INTEND TO PRESENT REGARDING HOW THE PROPOSED USE MEETS THESE GENERAL REQUIREMENTS.

- a. The use will not materially endanger the public health or safety if located where proposed and developed according to plan as submitted and approved.

---

---

---

---

---

---

---

---

- b. The use meets all required conditions and specifications. (Please note the zoning ordinance for the conditions and specifications on each special use.)

---

---

---

---

---

---

---

---

- c. The use will not substantially injure the value of adjoining or abutting property, or that the use is a or that the use is a public necessity.

---

---

---

---

---

---

---

---

- d. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Eden and its environs.

---

---

---

---

---

---

---

---



**(7) APPLICANT CERTIFICATION:**

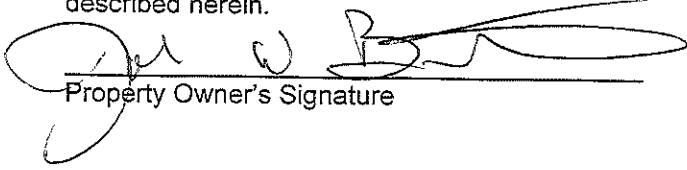
I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby request the issuance of a special use permit as described herein.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Signature

**(8) PROPERTY OWNER(S) CERTIFICATION:**

The undersigned property owner(s) hereby certify to the ownership of the property shown and described in this application for a special use permit, and hereby requests the issuance of a special use permit as described herein.

  
\_\_\_\_\_  
Property Owner's Signature

9/5/2017 (SW)  
\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date of Signature

**(9) CORPORATION CERTIFICATION:**

IT IS HEREBY CERTIFIED, that \_\_\_\_\_, a Corporation, is the owner in fee simple of lands which is described in this application for a special use permit and that the Corporation hereby requests the issuance of a special use permit as described herein.

IN TESTIMONY WHEREOF, that said Corporation has caused these presents to be signed by its duly authorized officer and has caused its Corporate Seal to be affixed thereto.

Witness the signature(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CORPORATE SEAL

Name of Corporation

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

\_\_\_\_\_  
President

**DEPARTMENTAL USE ONLY**

APPLICATION NUMBER: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



John Bolton, Owner  
5472 Tom Hill Road  
Trinity, NC 27370

September 6, 2017

Dear Planning & Inspections Department, City Council, and Planning Board,

We are applying for a special permit to rezone our property at 1130 Friendly Road, Eden, NC 27288 from an I2/ED zone to an I3/ED zone. In this document, I, John Bolton, will include how Central Recycling, LLC will meet the general requirements for rezoning.

When permitted to operate Central Recycling, LLC at 1130 Friendly Road, Eden, NC, 27288 as a Zone I3/ED, we will purchase precious and non-ferrous metals. The purchase of these metals will not require processing and will be stored inside our main building in proper containers. There will be no metals of any kind stored outside the building on the ground. A list of non-ferrous metals currently purchased at our Thomasville location will be provided later in this document. A copy of the deed to the property and a survey of the land will also be included.

**SPECIAL USE REQUIREMENTS:**

- **The Use will not materially endanger the public health or safety if located where proposed and developed according to plan as submitted and approved.**

John Bolton owned 1130 Friendly Road and was grandfathered to operate the location as an I3/ED zone as a scrap metal recycling center. John sold the company to Greer Recycling, LLC and it was also grandfathered to operate as a scrap metal recycling company. In 2016, John repurchased the property and

the grandfather clause was lost.

The property at 1130 Friendly Road, has limited vehicle traffic and is located off the main road. However, the property is located near residential zoning. Customers entering and leaving the property and the storage of non-ferrous metals will not violate or endanger the public. However, if violations happen, we will follow proper procedures to correct any violations.

We will not be processing any vehicles or scrap steel/iron metals on the property. We will also not be storing any metal outside the main non-ferrous building. This means there will be no oil waste/spills that could endanger the water table or surrounding water bodies.

We not only want to meet city and county regulations but we as a company strive to be reasonably responsible company. Currently at our Thomasville location, we follow regulations of Storm Pollution Prevention Plans, Osha, perform weekly safety meetings, follow EPA regulations, provide proper trainings to employees, and complete proper cleaning and disposal equipment of oil spills. We also do daily maintenance on all heavy machinery and equipment.

- **The use meets all required conditions and specifications. (Please note the zoning ordinance for the conditions and specifications on each special use.)**

Central Recycling, LLC will meet all required conditions and specifications required to operate in an I3/ED zone.

As a scrap metal recycling company, our approach and departure traffic routes are as follows:

This is how we plan to process customers at 1130 Friendly Road. Our hours of operation will be between 8 AM and 5 PM, Monday through Friday. Customers will enter the property at the right gate entrance, follow the dirt/rock road that leads into the property and around the left side of the building. This will allow an efficient flow of vehicles entering the property. This will not leave customers out on the main road. Customers will then meet an employee that will collect the metals from their vehicles and then weigh the metals inside the building. Once the metals are weighed, they will then be sorted and put into containers for storage. Lastly, the customer will then be produced a check written by the company. The customer will continue through the gate on the left side of the building and proceed to enter the main road during departure.

When shipping goods to sell, we will use a freightliner and an enclosed trailer attached to the truck to enter the premises. An employee will

operate a forklift to assist the loading of the containers into the trailer. The freightliner and the forklift will be the only two fixed assets the company will use that will cause any concern for noise ordinance.

- **The use will not substantially injure the value of adjoining or abutting property, or that the use is a or that the use is a public necessity.**

Central Recycling, LLC is beside residential properties. We plan to abide by all noise ordinances and follow normal hours of operation, 8AM to 5PM, Monday through Friday. The only heavy machinery that will be used that could cause noise will be a forklift to assist in moving metal filled containers. Also, we will use a freightliner to pick up loads of containers to ship to vendors. Because we plan to increase the curb appeal for the front of our property and not processing metals to be stored on the back yard of the property, this should not hinder the value of adjoining or abutting property.

- **The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Eden and its environs.**

The location and character of the use of this property will be in harmony with the area in which it is located. We are planning to clean the grounds, boost curb appeal, and repair current buildings and fences. This will make the company more appealing to the residential area.

Noise Mitigation—We have good faith effort to reduce the emission of noise or diminish the effects that emitted noise has on adjacent parcels or the neighborhood

Central Recycling, LLC strives to be a reasonably responsible company. We take pride in growing the scrap metal industry and we would like to build a more reputable and positive reputation in this industry. We truly work with our local law enforcement and giving back to the community. We also support local companies in our area in Thomasville, NC. We purchase metals from residential customers but most of our business comes from the surrounding local companies. When we purchase metals from our customers, the capital flows back into our community and surrounding cities. This will help the City of Eden grow economically and help boost spending.

I am providing a purchase report of all the metals purchased at our Thomasville location for the year 2016. Prepared and Sharable metal commodities are considered scrap steel/iron metal in our industry (We are in understanding that our main objective of operation is to focus on non-ferrous metals for the Eden location.) Our Thomasville location purchases these commodities the most. We process this metal very quickly and ship out on an average of 7 to 10 loads of metal a week in just scrap steel/iron metal. This industry allows residential to clean up their yards from metal debris and for local companies to sell metal that is no longer in use at

their companies. We are truly proud of what we've accomplished in the city of Thomasville and look forward to working with the city and our local authorities.

Sincerely,

  
John Bolton, Owner

Attachments:

1130 Friendly Road Property Deed  
Land Survey  
Non-Ferrous Commodity List  
2016 Purchase Report

## Non-Ferrous Metal List

- Aluminum Cans
- Old Sheet Aluminum
- Cast
- Irony Aluminum
- Painted Aluminum
- Extruded Aluminum
- Aluminum Wheels
- Aluminum Radiators
- EC Wire
- Transmissions
- Starters
- Electric Motors
- Computer Towers
- Auto AC Compressors
- Laptops
- Electronics
- Circuit Boards
- Bare Bright Copper
- #1 Copper
- #2 Copper
- Copper Turnings
- Light Copper
- Romex
- #2 Insulated Copper
- Harness Wire
- Communication Wire

- AL/CU Radiators
- Christmas Lights
- Heater Cores
- Hard Yellow Brass
- Yellow Brass
- Irony Yellow Brass
- Batteries
- Lead
- Light Ballast
- 304 Stainless Steel
- Converter
- Carbide
- Flat Screen TVs
- Laptops

12:48 PM

09/06/17

Accrual Basis

**Central Recycling, LLC**  
**Purchases by Item Summary**  
 January through December 2016

	Jan - Dec 16	
	Qty	Amount
<b>Inventory</b>		
100 (Aluminum Cans)	57,542.75833	23,465.83
101 (Old Sheet Aluminum)	89,839.79959	21,707.99
101A (Aluminum Shavings)	1,585	433.20
103 (CAST ALUMINUM)	7,298	2,244.58
105 (Irony Aluminum)	69,805.66667	6,743.49
109 (Extruded Aluminum)	2,385.5	936.20
110 (MLC Aluminum)	694	73.32
112 (ALUMINUM WHEELS-CLEAN)	6,160.87	2,632.87
113A (Aluminum Wheel w-Tire)	1,012.54751	1,235.18
114 (Aluminum TRUCK wheels)	82	19.92
115 (Aluminum Truck Wheels-Dirty)	20	4.40
118 (Alum Rad (Clean))	126.22857	40.38
119 (Aluminum Radiators-Dirty)	71	8.52
120 (EC Wire-Clean)	106	45.68
121 (EC Wire-Dirty)	1,639	115.66
127 (TRANSMISSION)	8,466.92308	799.44
128 (STARTERS)	719	99.34
129 (ALTERNATORS)	1,398	204.45
150 (Flat Screen Monitors (Each))	181	108.82
151 (Computer Towers (complete))	1,248	87.06
152 (Electronics)	1,905.22404	24.60
153 (Laptops)	212	70.72
154 (Circuit Boards)	113	9.04
156 (O2 Sensors)	220	26.00
157 (Cell Phones/ LB)	69.16667	67.40
158 (Ram - GOLD)	6	20.00
159 (Hard drive w/board)	146	21.06
160A (A-Boards)	81	8.10
160B (B-Board)	42	3.36
160C (C-BOARDS)	198	7.92
200 (BARE BRIGHT COPPER)	3,600	6,214.19
201 (#1 Copper)	7,806.93	13,226.74
202 (#2 Copper)	8,056.29692	12,619.30
203 (Light Copper)	975	1,399.46
204 (#1 INS COPPER 85% (MCM) SPAGHETTI WIRE)	3,642	2,734.69
205 (Romex)	837	602.01
206 (#2 Insulated Copper)	4,985.64706	1,674.87
207 (Harness Wire)	257	138.24
208 (#2 INS. LOW GRADE)	5,702.15366	2,210.95
209 (Communications Wire)	1,522	714.64
210 (Copper Breakage (AL/CU Radiator Ends))	358.33333	70.42
211 (AL/CU Radiators (ACR)-Clean)	7,075.06945	5,090.98
212 (AL/CU Radiators (ACR)-Dirty)	5,773.33333	3,370.19
213 (CU/Brass Auto Radiator-Clean)	792	756.92
214 (CU/BRASS AUTO RADIATORS-DIRTY)	982	606.31
215 (Electric Motors)	25,594.8	2,734.95
216 (Sealed Units (compressors))	24,083.5	1,583.76
218 (Christmas Lights)	4,862.2	757.86
219 (Low Grade Insulated Wire)	10	2.00
222 (CU/Brass Truck Radiators-Dirty)	287	22.96
300 (Hard Yellow Brass)	5	7.00
301 (Red Brass)	453	579.27
302 (Yellow Brass)	11,178.72727	11,460.33
303 (Yellow Brass Turnings)	1	0.50
304 (Irony Yellow Brass)	2,826.319	1,337.45
305 (Yellow Brass Turnings)	59.44	49.90
400 (Batteries)	48,631.55063	8,366.31
402 (Lead)	313	78.25
403 (Lead Wheel Weights / Irony Lead)	1,445	160.68
406 (Cell Phone Battery (Li-Ion))	2	0.56
408 (Light Ballast)	2,006	121.73
500 (304 Stainless Steel)	5,194.74333	622.01
501 (Stainless Steel Shavings)	1,117	58.09



12:48 PM

09/06/17

Accrual Basis

**Central Recycling, LLC**  
**Purchases by Item Summary**  
**January through December 2016**

---

	Jan - Dec 16	
	Qty	Amount
506 (304 Irony Stainless)	1,018	82.11
507 (Miscellaneous)	5,909.2	6,666.20
600 (Prepared)	191,060.25948	8,345.09
601 (HEAVY)	15,407	816.76
602 (Shearable)	4,356,077.00099	177,271.29
603 (Unprepared)	256,753.68	12,235.16
605 (Converter)	182	612.15
606 (Carbide)	16	48.00
800 (Auto Bodies)	3,263,098.05237	150,595.07
<b>Total Inventory</b>	<b>8,523,329.91</b>	<b>497,309.88</b>
<b>Parts</b>		
1000 (Freight (USE WHEN PAYING TOW COMPA NY))	384	560.00
<b>Total Parts</b>	<b>384.00</b>	<b>560.00</b>
<b>Other Charges</b>		
700 (Deduction when customer buys item from yard)	-5	-5.00
<b>Total Other Charges</b>	<b>-5.00</b>	<b>-5.00</b>
<b>TOTAL</b>	<b>8,523,708.91</b>	<b>497,864.88</b>

**PLANNING AND INSPECTIONS DEPARTMENT  
SPECIAL USE PERMIT REQUEST  
October 17, 2017**

---

<b>CASE NUMBER:</b>	<b>SU-17-03</b>
<b>REQUEST:</b>	<b>Special Use Permit: Scrap Metal Recycling, I-3 Industrial</b>
<b>APPLICABLE REGULATIONS:</b>	<b>Section 11.24(q)(3)(q)</b>
<b>APPLICANT:</b>	<b>John Bolton</b>
<b>APPLICANT'S STATUS:</b>	<b>Property owner</b>

---

**PROPERTY INFORMATION**

---

<b>LOCATION:</b>	1130 Friendly Road
<b>PIN:</b>	7081-0054-9862
<b>ZONING:</b>	I-2
<b>ZONING HISTORY:</b>	Zoned I-2 at time of original ETJ zoning.

---

**GENERAL INFORMATION**

---

The subject property is located at 1130 Friendly Road. The property is vacant, and formerly contained an automobile salvage facility and scrap metal recycling facility.

The application submitted is complete and therefore eligible for consideration.

---

**FINDINGS OF FACT**

---

- (a) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted;
  - (b) That the use meets all required conditions and specifications;
  - (c) That the use will not substantially injure the value of the adjoining or abutting properties, or that the use is a public necessity;
  - (d) That the location and character of the use, if developed according to the plan as submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development for Eden and its environs.
- 

**STAFF ANALYSIS**

---

With respect to the findings of fact, staff provides the following analysis:

- (a) The applicant has submitted an application to operate a scrap metal recycling facility. Staff is of the opinion that such use on the subject property would not be in harmony with the surrounding neighborhood and could be a danger to public health and safety in the area.

- (b) The use does not meet all required conditions and specifications:
- (1) Approach and departure traffic routes for a scrap metal storage or recycling facility shall not be permitted through streets primarily intended to provide access for a residential neighborhood. – The property is only accessible via Friendly Road, which is the only access to the surrounding residential neighborhood.
  - (2) Applications for a Special Use Permit must be accompanied with a request for voluntary annexation if the area is not within the municipal boundary. – The subject property is not within the municipal boundary and no such petition for annexation has been received.
  - (3) The I-3 zoning district requires that all high impact uses in the district must be connected to City of Eden water and sewer services. – The subject property is not connected to City sewer.
- (c) Staff is of the opinion that the use could substantially injure the value of the adjoining or abutting properties. The use is not a public necessity.
- (d) Staff is of the opinion that the use would not be in harmony with the surrounding area nor in conformity with the general development plans for the area.

---

---

### **STAFF CONCLUSION**

---

---

Based upon the facts submitted and discovered at the time of this report, staff finds that sufficient facts are not proven to recommend approval of the special use permit. Therefore, staff recommends denial of the special use permit.

**STAFF RECOMMENDATION:**

**Denial of the Special Use Permit Request.**

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING TEXT AMENDMENT REPORT  
October 20, 2017**

---

**CASE NUMBER:** Z-17-10

**REQUESTED ACTION:** To repeal 11.24(e-1) (M-H Manufactured Homes District).

**APPLICANT:** Planning Board

---

---

**EXISTING TEXT**

---

---

**Section 11.24(e-1)**

No manufactured homes shall be permitted in the corporate limits of the City of Eden unless they are located in the Manufactured Homes Zoning District or authorized as a permitted use in another zoning district. The Planning Board may schedule a public hearing for the establishment of a Manufactured Homes District upon receipt of an acceptable preliminary plat for a proposed manufactured home court. However, no improvements can be undertaken on the manufactured home site until a final plat is submitted and approved by the Planning Board and City Council.

---

---

**PROPOSED TEXT**

---

---

**Section 11.24(e-1) (Delete entire section)**

---

---

**GENERAL INFORMATION**

---

---

This request was submitted by the Planning Board.

---

---

**STAFF ANALYSIS**

---

---

This amendment was initiated by the Planning staff in an on-going effort to update the city's land use regulations. The Zoning Ordinance has far too many districts, and some of these have become unnecessary or obsolete over time.

The Manufactured Home District (M-H) was a district created specifically for mobile home parks. Since 1967, the City has had no new applications for a mobile home park. The Zoning

Ordinance provides for orderly development of subdivisions for manufactured housing. Therefore this district is obsolete.

Staff is of the opinion that the M-H district is no longer needed in the Zoning Ordinance.

Based upon the foregoing information, staff recommends in favor of the text amendment.

**STAFF RECOMMENDATION:**

**Approval of the text amendment.**

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN ZONING ORDINANCE  
**CASE NUMBER Z-17-10**  
**TEXT AMENDMENT**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, all City of Eden zoning decisions must be made in accordance with the Land Development Plan. Prior to adopting or rejecting any zoning amendment, the City of Eden Planning Board shall advise and comment in writing as to whether the proposed amendment is consistent with the Land Development Plan and why the Board considers the action taken to be reasonable and in the public interest; and

WHEREAS, on August 21, 2007, the Eden City Council adopted the Land Development Plan. Plans such as the City of Eden Land Development Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances; and

WHEREAS, the City of Eden Planning Board received an application to amend the Zoning Ordinance as follows:

To repeal 24(e-1) (M-H Manufactured Homes District).

STATEMENT OF NEED:

Staff is of the opinion that the Manufactured Homes District is no longer needed in the Zoning Ordinance.

STATEMENT OF CONSISTENCY.

The goals of the 2007 City of Eden Land Development Plan, as amended, are to make smart growth decisions by carefully managing growth to:

- A. Strategically locate new land development in the most appropriate places.
- B. Maintain and enhance Eden's community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.
- E. Protect natural, cultural and historic resources and open space as we grow.

WHEREAS, The Board finds that this amendment would be consistent with the goals and policies expressed in the Land Development Plan, including, but not limited to, strategically locating new land development in appropriate places; maintaining the city's character; using infrastructure investments as

effectively as possible, attracting new jobs and a more diverse tax base; and protecting natural, cultural and historic resources and open space with growth consistent with our Growth Strategy Map and Future Land Use Map;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD THAT:

1. The Planning Board of the City of Eden finds that the proposed zoning text amendment is consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended.
2. At no time are land use regulations or plans of the City of Eden, nor any jurisdiction in the State of North Carolina, permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the Zoning Ordinance is reasonable and is in the public's best interest.

Approved, adopted and effective this 24th day of October, 2017.

CITY OF EDEN PLANNING BOARD

By \_\_\_\_\_  
Matthew W. Smith, Chair

ATTEST:

\_\_\_\_\_  
Kelly K. Stultz, Administrative  
Assistant to the Planning Board