

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,

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Debra M. Madison, Administrative Assistant to  
the Planning Board

Attest:

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Matthew W. Smith, Chair