# EDEN PLANNING BOARD OCTOBER 24, 2017

A regular meeting of the Eden Planning Board was held on Tuesday, October 24, 2017, at 5:30 P.M. in the conference room at City Hall. Members present:

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

Members absent: Tamyra Caple

Carol Helms\*

Staff Present: Kelly K. Stultz, Planning Director

Debra M. Madison, Planning Coordinator/Legal Assistant

Others Present: John Bolton

\*Excused absence.

Chairman Matthew W. Smith called the meeting to order.

#### **ROLL CALL:**

It was noted that everyone was present except Tamyra Caple, and Carol Helms.

#### SET MEETING AGENDA:

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

#### APPROVAL OF MINUTES OF THE REGULAR MEETING ON SEPTEMBER 26, 2017.

The minutes of the regular meeting on September 26, 2017, were presented to the Board. Amelia Dallas made a motion to approve the minutes as submitted. Steve Morgan seconded the motion. Motion carried unanimously.

#### **NEW BUSINESS:**

### A. ZONING CASE Z-17-06 MAP AMENDMENT

- (1) Consideration of a zoning map amendment request to rezone property at 1130 Friendly Road from Industrial 2 to Industrial 3. Request submitted by John Bolton, Property Owner.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property known as 1130 Friendly Road from Industrial 2 to Industrial 3.

Kelly Stultz presented the Staff Report noting that the I-3 is for the heaviest of heavy industrial districts. In that district, scrap metal/recycling facilities is a permitted use. Mr. Bolton owns a piece of property on Friendly Road that has been zoned I-2 since 1979 which is the original zoning at the time the ETJ was established. There was a junkyard there throughout my childhood and a similar use was put back there several years ago and it ceased due to some unfortunate circumstances for longer than 6 months. Mr. Bolton has come in to have his property rezoned to I-3 and for a special use permit that if I-3 zoning is approved to create an indoor only salvage facility in and on this property. A description of the area and surrounding properties was given. A parcel in the I-3 zoning district has to have City water and sewer which means they would have to petition to be annexed. That could be made a condition in the Special Use Permit if the City Council approved the SU permit. However, at this time it only has City water but not sewer. The uses allowed in I-3 and not just this one, have such an egregious impact on the areas where they are to be located, we did not think I-3 would be an appropriate rezoning of this property and have recommended denial of the request.

Chairman Smith asked for clarification on the request before the board. The discussion is currently only on the rezoning case and does not include the special use request.

There many questions and a lengthy discussion between the board members and the property owner, John Bolton, which included the availability of sewer to the property, the history of the property and what type of recycling would take place on the property. Mr. Bolton explained to the board how his other businesses operated and that the City of High Point had classifications of types of recycling. Chairman Smith explained to Mr. Bolton that if the property was rezoned to I-3, it would be open to any other uses permitted in that district in addition to recycling.

Jerry Holland made a motion that the Planning Staff revisit I-2 and I-3 zoning districts to see if it is conducive to operate this type of business in I-2. Eddie Barker seconded motion and the motion passed with 1 in opposition. Note: Amelia Dallas abstained from voting.

#### B. ZONING CASE SU-17-03 SPECIAL USE PERMIT

(1) Consideration of a special use permit for a Scrap Metal Recycling facility as allowed for in Section 11.26(q)(3)(q), the special use requirements of

the Board of Adjustment section of the City of Eden Zoning Ordinance as requested by Kenneth Davis, Mall Manager.

#### C. **ZONING CASE** Z-17-10 **TEXT AMENDMENT**

- (1) Consideration of a zoning text amendment to repeal 11.24(e-1) (M-H Manufactured Homes District).
- (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).

Kelly Stultz presented the Staff Report which included the staff's recommendation that the request be approved.

Steve Morgan made a motion to recommend approval of the text amendment to the City Council and to adopt the Statement of Consistency. Frank Wyatt seconded the motion. The motion passed.

#### **ITEMS FROM STAFF**

None

#### ITEMS FROM THE PLANNING BOARD

None

#### ADJOURNMENT:

•	o come before the Board, Steve Morgan made a Barker seconded the motion. Motion carried
	Respectfully submitted,
	Kelly K. Stultz, Administrative Assistant to the Planning Board
Attest:	

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Matthew W. Smith, Chair