



Planning & Inspections Department

P. O. Box 70 * Eden, North Carolina 27289-0070 * (336) 623-2110 * Fax (336) 623-4057

MEMO

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: **Zoning Case Z-12-01 – Property Between Virginia Street and Friendly Road**
Date: February 7, 2012

The City has received a zoning map amendment request filed by Northridge Development Corporation for property located between Virginia Street and Friendly Road. The request is to rezone the property from Residential-4 to Residential-4/PUDR.

The Planning and Inspections Department recommends approval of the map amendment request. At their January regular meeting, the Planning Board voted to recommend that the City Council approve this request.

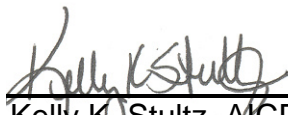
CERTIFICATE SHOWING THAT NOTICES WERE MAILED TO THE OWNER(S) OF PROPERTY SUBJECT TO REZONING AND TO OWNER(S) OF ALL PARCELS OF LAND ABUTTING SUBJECT PROPERTY AND/OR WITHIN 100 FEET OF SUBJECT PROPERTY

RE: ZONING CASE Z-12-01
Property between Virginia Street and Friendly Road

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF EDEN:

I, Kelly K. Stultz, Planning & Inspections Director of the City of Eden North Carolina, do hereby certify that notices of the proposed zoning map amendment request submitted by Northridge Development Corporation to rezone property between Virginia Street and Friendly Road from Residential-4 to Residential-4/PUDR were mailed first-class mail to the owner of property in the proposed rezoning and all property owners adjacent to the subject area on the 6th day February, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand this the 6th day of February, 2012.



Kelly K. Stultz, AICP
Planning and Inspections Director

**PLANNING AND INSPECTIONS DEPARTMENT
ZONING CASE REPORT
January 17, 2012**

CASE NUMBER:	Z-12-01
EXISTING ZONING DISTRICT:	R-4
REQUESTED ZONING DISTRICT:	R-4/PUDR
APPLICANT:	Northridge Development Corp.
APPLICANT'S STATUS:	Property Owner

PROPERTY INFORMATION

LOCATION:	Between Virginia St. and Friendly Rd.
PIN:	See attached list
SIZE:	Approx. 118 acres
ACCESS:	Virginia St. and Friendly Rd.
LAND USE:	Manufactured Home Development and Vacant
PHYSICAL CHARACTERISTICS:	Developed manufactured home development and partially cleared vacant land
ZONING HISTORY:	Zoned R-6 at time of original ETJ zoning. Rezoned to R-4 1980.

AREA INFORMATION

CHARACTERISTICS:	Bordered on the north by the Virginia state line. Property consists of a large vacant parcel and an existing industrial property. Adjoins existing R-12S property on the south containing large residential/agricultural parcels. Across Virginia St. to the west (north of Lincoln St.) is existing R-4 and R-20 property containing a large undeveloped parcel and two single family residences on large parcels. Across Virginia St. to the west (south of Lincoln St.) is existing RS property containing large undeveloped parcels and two single family residences on large lots. Across Friendly Rd. to the east is existing R-12S property containing large undeveloped parcels and single family residences and existing I-2 property containing a salvage business and an auto repair business.
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ADJACENT ZONING:	North:	Unknown (Virginia)
	South:	R-12S
	East:	R-12S & I-2
	West:	R-20, R-4 & RS

PLANNING AND DEVELOPMENT INFORMATION

STREET IMPROVEMENTS:	Yes
PUBLIC WATER AVAILABLE:	Yes
PUBLIC SEWER AVAILABLE:	Yes
LAND DEVELOPMENT PLAN (2007):	Traditional Neighborhood
FLOOD HAZARD AREA:	None
WATER SUPPLY WATERSHED:	WS-IV

STAFF ANALYSIS

The request is to rezone approximately 118 acres from Residential-4 to Residential-4/PUDR. The R-4 district is established as a district to serve the needs of the public for dwelling units including manufactured homes while maintaining a standard of land use to uphold the purpose and integrity of the Zoning Ordinance. The construction of manufactured homes and dwellings are regulated by different codes, therefore, the manufactured homes are permitted as conditional uses to maintain a standard of health, safety and well-being of all citizens. The PUD-R residential district is established as an area of land under unified control to be developed as a single entity for residential purposes in a variety of housing types. The purpose of the district is to provide for:

- (1) Flexibility in design to take greatest advantage of natural land, water, trees and historical features;
- (2) Accumulation of large areas of open space for recreation and preservation of natural amenities;
- (3) Greater freedom for the developer to submit plans that embody a creative approach to land use and utilizing innovative techniques to enhance the aesthetic quality of the development;
- (4) Efficient use of land which may result in smaller street and utility maintenance costs; and
- (5) Simplification of the procedures for obtaining approval of proposed development through timely review of proposed land use, site plan, public needs and other relevant factors.

The maximum number of dwelling units per acre is 12.

The subject property is located along the Virginia state line between Virginia Street and Friendly Road. The area is surrounded by primarily rural residential and agricultural property, except for an industrial property across Friendly Road to the east which

contains a metal salvage business and an auto repair business. The subject property contains a manufactured home development surrounded by a large parcel of partially cleared vacant land.

Rezoning the property to R-4/PUDR will allow greater flexibility for residential development of the property, while at the same time providing standards which must be met in order to protect the natural environment and character of the area. No new development will occur until a Final Development Plan is approved by the City Council subject to all regulations of the PUD-R district. There are six lots in the existing development which are not included in the rezoning due to the fact that they are not owned by the subject property owner (Northridge Development Corp.) or its affiliates.

Based upon the rural residential character of the area, staff recommends in favor of the request.

STAFF RECOMMENDATION:

Approval of the R-4/PUDR request.


Z-12-01 Zoning Map

N

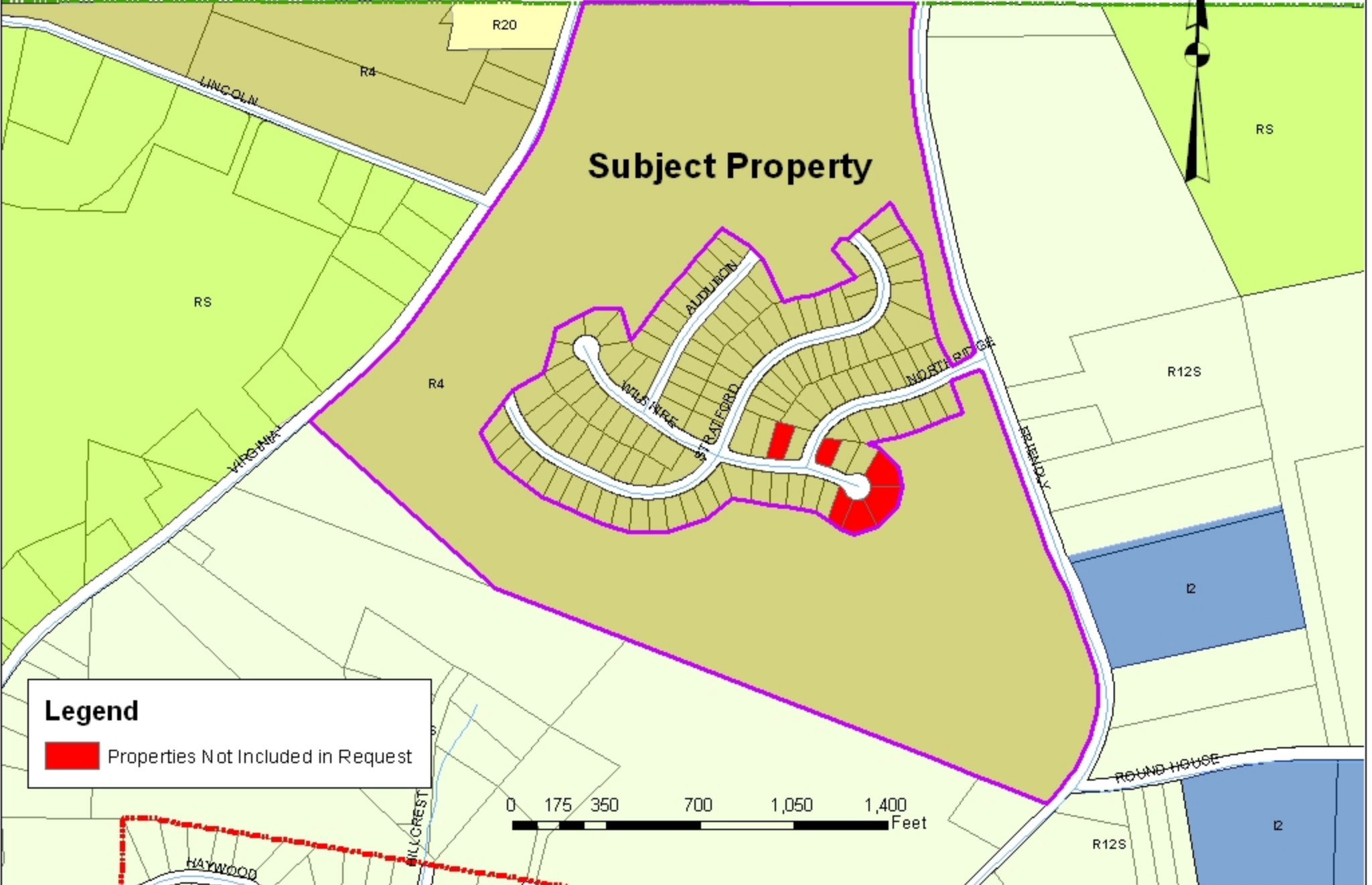
Virginia State Line

Subject Property

Legend

 Properties Not Included in Request

0 175 350 700 1,050 1,400 Feet



Z-12-01 Aerial

Subject Property

LINCOLN ST

VIRGINIA ST

HILLCREST DR

AUDUBON RD

WILSHIRE DR

STRATFORD RD

NORTH RIDGE DR

FRIENDLY RD

ROUND HOUSE RD



AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, the Zoning Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Residential – 4 to Residential – 4/PUDR the following tract:

Beginning at an iron set in the Henry County, Virginia-Rockingham County, North Carolina State Line said iron being located on the West right-of-way line of Secondary Road #1714 where it intercepts the Virginia-North Carolina State Line; thence from said beginning point the following courses and distances along the West right-of-way line of Secondary Road #1714 South 03 deg. 49 min. West 37.42 feet, South 04 deg. 24 min. 30 sec. East 398.02 feet, South 12 deg. 38 min. East 422.48 feet, South 16 deg. 36 min. 30 sec. East 300.96 feet, South 20 deg. 35 min. East 953.46 feet, South 21 deg. 37 min. East 247.26 feet, South 22 deg. 39 min. East 160.34 feet, South 09 deg. 14 min. 30 sec. East 190.27, South 16 deg. 33 min. West 143.61 feet, South 28 deg. 56 min. West 71.21 feet, and South 38 deg. 22 min. West 185.95 feet to a concrete monument; thence leaving Secondary Road #1714 North 70 deg. 14 min. West 2,299.19 feet to a point, a common corner with Carl & Fleeta Martin (see Deed Book 736 at Page 399); thence with said Martin line North 48 deg. 26 min. West 857.66 feet to a point in the East right-of-way of Secondary Road #1716; thence with the East right-of-way line of Secondary Road #1716 the following courses and distances: North 49 deg. 32 min. East 313.70 feet, North 42 deg. 21 min. 30 sec. East 290.76 feet, North 35 deg. 11 min. East 396.06 feet, North 33 deg. 50 min. East 95.15 feet; North 32 deg. 29 min. East 229.36 feet, North 24 deg. 10 min. 30 sec. East 297.80 feet and North 15 deg. 52 min. East 315.57 feet to an iron set in the Virginia-North Carolina State Line; thence along the Virginia-North Carolina State Line North 89 deg. 58 min. East 1,223.85 feet to an iron on the West right-of-way line of Secondary Road #1714 the point of beginning.

SAVE AND EXCEPT THE FOLLOWING 3 TRACTS:

Beginning at a point, said point being the common corner of Lots 10 and 11 of map entitled Northridge Mobile Home Subdivision as recorded in Map Book 22 at Page 10, said point also being in the northern right-of-way of Wilshire Drive; thence from said point of beginning with the common property line of Lots 10 and 11 North 29 deg. 20 min. 52 sec. East 120.00 feet to a point; thence with the boundary of Lot 11 South 45 deg. 24 min. 30 sec. East 98.23 feet to a point; thence continuing with Lot 11 South 12 deg. 12 min. 16 sec. East 79.07 feet to a point, a common corner of Lots 11 and 12; thence with the boundary of Lot 12 South 12 deg. 54 min. 31 sec. West 81.91 feet to a point; thence continuing with Lot 12 South 44 deg. 52 min. 49 sec. West 101.91 feet to a point, a common corner of Lots 12 and 13; thence with the boundary of Lot 13 South 71 deg. 41 min. 14 sec. West 89.62 to a point; thence continuing with Lot 13 North 70 deg. 41 min. 03 sec. West 53.39 to a point, a common corner of Lots 13 and 14; thence with boundary of Lot 14 North 57 deg. 14 min.57 sec. West 61.33 feet to a point, the common corner of Lots 14 and 15; thence with the common line of Lots 14 and 15, North 17 deg. 10 min. 05 sec. East 136.38 feet to a point in the southern right-of-way of Wilshire Drive, point also being the common corner of Lots

14 and 15; thence with the right-of-way of Wilshire Drive the following courses and chord distances: South 43 deg. 47 min. 11 sec. East 29.81 feet, South 46 deg. 23 min. 25 sec. East 41.45 feet, North 85 deg. 34 min. 05 sec. East 39.96 feet, North 30 deg. 40 min. 48 sec. East 52.00 feet, North 30 deg. 39 min. 08 sec. West 50.00 feet to the point of beginning and being Lots 11, 12, 13 & 14, Section A of Northridge Mobile Home Subdivision as recorded in Map 22 at Page 10.

Beginning at a point, said point being in the northern right-of-way of Wilshire Drive, said point also being a common corner with Lots 11 and 12; thence from said point of beginning with the northern right-of-way of Wilshire Drive North 85 deg. 46 min. 08 sec. West 60.00 feet chord to a point, a common corner with Lots 12 and 13; thence leaving said road with the common line of Lots 12 and 13 North 15 deg. 40 min. East 145.00 feet to a point, the common corner of Lots 12 and 13; thence South 74 deg. 19 min. 13 sec. East 75.66 feet to a point, said point being a common corner of Lots 12 and 11; thence with the common line of Lots 11 and 12 South 22 deg. 52 min. 58 sec. West 134.15 feet to the point of beginning and being Lot 12, Section B of Northridge Mobile Home Subdivision as recorded in Map 22 at Page 10.

Beginning at a point, said point being in the northern right-of-way of Wilshire Drive, said point also being a common corner with Lots 8 and 9; thence from said point of beginning with the northern right-of-way of Wilshire Drive North 74 deg. 15 min. 30 sec. West 43.56 chord feet to a point in the right-of-way; thence as it curves to the right with a 20' radius a chord bearing and distance North 30 deg. 53 min. West 28.73 feet to a point in the eastern right of way of Northridge Drive; thence with the eastern right-of-way of Northridge Drive as it curves to the right a chord bearing and distance North 23 deg. 48 min. 02 sec. East 78.86 feet to a point; thence leaving said right-of-way with the common property line of Lots 8 and 7 South 84 deg. 15 min. 53 sec. East 68.14 feet to a point, a common corner with Lots 8 and 9; thence with the common line of Lots 8 and 9 South 22 deg. 52 min. 15 sec. West 110.51 feet to the point of beginning and being Lot 8, Section A of Northridge Mobile Home Subdivision as recorded in Map 22 at Page 10.

Section 2 - The Official Zoning Map of the City of Eden is hereby amended to conform with this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of February, 2012.

CITY OF EDEN

BY: _____
John E. Grogan, Mayor

ATTEST:

Sheralene Thompson, CMC
City Clerk