



Planning & Inspections Department

308 East Stadium Drive * Eden, North Carolina 27288-3523 * (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-12-03
Date: April 3, 2012

The City has received a zoning text amendment request initiated by the Planning Board to amend Section 11.24(l)(1) Industrial-1 and Section 11.24(m)(1) Industrial-2 zoning districts to delete public utilities as a permitted use and add utilities in lieu thereof AND amend Section 11.24(l-a)(1) Industrial Park-1 to add utilities as a permitted use.

The Planning Board considered this request at their regular meeting in March 2012 and recommended that the amendment be approved.

PLANNING AND INSPECTIONS DEPARTMENT
ZONING CASE REPORT
March 27, 2012

CASE NUMBER: Z-12-03
REQUESTED ACTION: To amend Section 11.24 (l)(1), (l-a)(1) and (m)(1) concerning utilities
APPLICANT: City of Eden Planning Board

EXISTING TEXT

SECTION 11.24 (l) Industrial-1 and (m) Industrial-2

(1) Permitted Uses

Public Utilities

SECTION 11.24 (l-a) Industrial Park -1

(1) Permitted Uses

None

PROPOSED TEXT

SECTION 11.24 (l) Industrial-1, (l-a) Industrial Park-1 and (m) Industrial-2

(1) Permitted Uses

Utilities

GENERAL INFORMATION

This request was submitted by the Eden Planning Board.

STAFF ANALYSIS

Since the time of the adoption of our original zoning ordinance there have been many changes in the way land is used and business is done. One of those is in the field of energy. Many strides have been made in energy technology. The need for increased availability of energy sources has made the private sector begin to join in the energy production energy.

As we look at our development standards this is a simple change that could improve our ability to attract industrial uses in the field of renewable energy. For example, we already have a former textile plant that has continued to generate electricity for sale into the power grid since the textile operation ceased a number of years ago.

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

STAFF RECOMMENDATION:

Approval of the text amendment.

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, Section 11.24 (l) I-1 Industrial District, Section 11.24 (l-a) IP-1 Industrial Park District, and Section 11.24 (m) I-2 Industrial District of the Zoning Ordinance of the City of Eden is hereby amended as follows:

1. Section 11.24(l) I-1 Industrial District (1) Permitted Uses is amended by deleting "Public utilities" and inserting in lieu thereof "Utilities."
2. Section 11.24 (l-a) IP-1 Industrial Park District (1) Permitted Uses is amended by adding "Utilities."
3. Section 11.24 (m) I-2 Industrial District (1) Permitted Uses is amended by deleting "Public utilities" and inserting in lieu thereof "Utilities."

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of April, 2012.

CITY OF EDEN

BY: _____
John E. Grogan, Mayor

ATTEST:

Sheralene Thompson, CMC
City Clerk