



Planning and Inspections Department

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MEMO

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: Zoning Case Z-12-04
Date: August 29, 2012

The City has received a zoning text amendment request submitted by Jim Koffarnus representing Swofford, Inc. to amend Section 11.24(k)(5) – the Business-Shopping Center zoning district regulations of the City of Eden Zoning Ordinance to allow auction sales as a permitted use. Staff recommended that the text amendment be approved.

The Planning Board considered this request at their regular meeting on August 28, 2012, and recommended that the amendment be approved.

**PLANNING AND INSPECTIONS DEPARTMENT
ZONING CASE REPORT
July 16, 2012**

CASE NUMBER:	Z-12-04
REQUESTED ACTION:	To amend Section 11.24(k)(5) to allow auction sales as a permitted use in the Business Shopping Center (BSC) district.
APPLICANT:	Jim Koffarnus, representative for Swofford, Inc.

EXISTING TEXT

Section 11.24(k)(5) Permitted Uses
(Not currently permitted)

PROPOSED TEXT

Section 11.24(k)(5)
Auction Sales

GENERAL INFORMATION

This request was submitted by Jim Koffarnus, representative for Swofford, Inc.

STAFF ANALYSIS

The Business Shopping Center district is established as a district in which the principal use of land is to provide for the retailing of goods and services in designated shopping areas, where the nature of the development occurring is limited by standards designed to protect the abutting residential areas. This district is required for shopping center developments over four (4) acres; shopping center areas under four (4) acres shall be classified as neighborhood businesses.

The request is to allow auction sales as a permitted use. Auction sales are currently allowed in the Business Central (BC) and Business General (BG) districts. Since the BSC district is designed for retail and service establishments, with ample parking to serve these types of businesses, staff is of the opinion that auction sales is similar enough in nature to retail uses, and would, therefore, be compatible with these uses.

Based upon the foregoing information, staff recommends that auction sales be added as a permitted use in the Business Shopping Center district.

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 (k) B-SC BUSINESS; SHOPPING CENTER of the Zoning Ordinance of the City of Eden is hereby amended as follows:

(5) Permitted Uses is amended by adding:

Auction Sales

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of September, 2012.

CITY OF EDEN

BY: _____
John E. Grogan, Mayor

ATTEST:

Sheralene Thompson, CMC
City Clerk