



# Planning and Inspections Department

---

P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 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-14-08**  
**Date:** March 3, 2015

The City has received a zoning text amendment request from the Planning Board to amend Section 11.24(f) of the City of Eden Zoning Ordinance to allow micro-breweries as a permitted use in the Business-Central zoning district. Staff recommended that the text amendment be approved.

The Planning Board considered this request at their regular meeting on November 25, 2014 and recommended that the amendment be approved.

The Planning Board is reviewing this decision and considering the adoption of a consistency statement at a Special Planning Board meeting on March 17, 2015.

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING TEXT AMENDMENT REPORT  
October 23, 2014**

---

**CASE NUMBER:** Z-14-08

**REQUESTED ACTION:** To amend Section 11.24(f) to allow micro-breweries as a permitted use in the Business Central district.

**APPLICANT:** Planning Board

---

**EXISTING TEXT**

---

**Section 11.24(f)(1)**

(None)

---

**PROPOSED TEXT**

---

**Section 11.24(f)(1)**

Micro-breweries

---

**GENERAL INFORMATION**

---

This request was submitted by the Planning Board.

---

**STAFF ANALYSIS**

---

This amendment was initiated by the Planning Board.

The popularity of micro-breweries has grown significantly in the past few years in North Carolina and around the country. Micro-breweries have had a positive impact on the economies in many North Carolina communities. Staff is of the opinion that a micro-brewery located in one of the downtown districts could have the same effect here by attracting customers into the downtown areas and possibly bringing in visitors from outside the community.

Therefore, staff recommends that micro-breweries be allowed as a permitted use in the Business Central districts.

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(f) Business Central District of the Zoning Ordinance of the City of Eden is hereby amended by adding the following Permitted Use:

(1) **Permitted Uses**

Micro-breweries

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of March, 2015.

CITY OF EDEN

BY: \_\_\_\_\_  
Wayne R. Tuggle, Sr., Mayor

ATTEST:

\_\_\_\_\_  
Sheralene Thompson, CMC  
City Clerk

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN ZONING ORDINANCE  
**CASE NUMBER Z-14-08**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest; and

WHEREAS, on August 21, 2007, the Eden City Council adopted the Land Development Plan. Plans such as the City of Eden Land Development Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances; and

WHEREAS, changes made to the North Carolina General Statutes during the 2014/2015 session of the General Assembly alter the manner in which the City of Eden and all other jurisdictions in the State of North Carolina regulate certain land uses;

WHEREAS, City of Eden Planning Board initiated a request to amend the Zoning Ordinance to amend **Section 11.24(f)(1)** to allow Micro-breweries as a permitted use in the Business Central district;

WHEREAS, On November 25, 2014, the City of Eden Planning Board voted to recommend approval of the amendment.

STATEMENT OF NEED:

The popularity of micro-breweries has grown significantly in the past few years in North Carolina and around the country. Micro-breweries have had a positive impact on the economies in many North Carolina communities. Rockingham Community College, in cooperation with Miller-Coors, has implemented a Brewing, Distillation and Fermentation degree program which is located in one of the Business Central districts. Staff is of the opinion that a micro-brewery located in one of the downtown districts could have a positive effect on the community by attracting customers into the downtown areas and possibly bringing in visitors from outside the community.

STATEMENT OF CONSISTENCY.

The Business Central district is designed to permit a concentrated development of retailing establishments. The 2007 City of Eden Land Development Plan identifies these districts as Town Centers, designed for "medium- to large-scale mixed use, pedestrian-oriented activity centers located in each of Eden's historic downtown areas and in other

strategic locations to accommodate a variety of existing and appropriate new commercial, institutional, office uses to serve surrounding neighborhoods.” Some of the goals for these areas are to develop entertainment in downtowns (e.g. restaurants, cafes, etc.) and to diversity the local economy.

NOW THEREFORE, BE IT RESOLVED BY THE EDEN CITY COUNCIL THAT:

1. The Eden City Council finds that the proposed amendment to the City of Eden Zoning Ordinance is consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan.
2. At no time are land use regulations or plans of the City of Eden, nor any jurisdiction in the State of North Carolina, permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the Zoning Ordinance is reasonable and in the public interest.

Approved, adopted and effective this 17th day of March, 2015

CITY OF EDEN

By: \_\_\_\_\_  
Wayne R. Tuggle, Sr., Mayor

ATTEST:

\_\_\_\_\_  
Sheralene Thompson, CMC  
City Clerk