

**PLANNING AND INSPECTIONS DEPARTMENT
LAND DEVELOPMENT PLAN AMENDMENT REPORT
January 6, 2015**

CASE NUMBER: LDP-14-01
REQUESTED ACTION: To amend the Land Development Plan
APPLICANT: City Council

EXISTING TEXT

2.4 ANALYSIS OF REGULATORY FACTORS

EXISTING LAND DEVELOPMENT REGULATIONS

BACKGROUND

(Add a new third paragraph)

PROPOSED TEXT

2.4 ANALYSIS OF REGULATORY FACTORS

EXISTING LAND DEVELOPMENT REGULATIONS

BACKGROUND

Insert the following as the third paragraph:

Zoning also serves as a tool for protecting and encouraging the use of certain areas as employment areas to aid in a community's economic growth and development, enhancement of the tax base, and recruitment of jobs.

EXISTING TEXT

2.4 ANALYSIS OF REGULATORY FACTORS

EXISTING LAND DEVELOPMENT REGULATIONS

ANALYSIS

Existing Zoning Districts in Eden

(Add a line to Table 2.33 Zoning Acreage and Percentage of Total Land and add a zoning district)

PROPOSED TEXT

2.4 ANALYSIS OF REGULATORY FACTORS

EXISTING LAND DEVELOPMENT REGULATIONS

ANALYSIS

Insert the following line to Table 2.33

Zoning District	City Zoning			Combined City & ETJ Zoning			ETJ Zoning		
	# of Parcels	Acreage	%	# of Parcels	Acreage	%	# of Parcels	Acreage	%
I3									

Insert the following zoning district after I-2:

I-3 - Industrial District: Established as a district for certain high impact uses that, because of noise, trucks, lights, impacts to air and water, and other issues require special consideration as to location and conditions imposed through zoning or special use permits. The I-3 zoning district would be located in areas already considered as suitable for I-2 uses.

EXISTING TEXT – LAND DEVELOPMENT PLAN

4.4 FUTURE LAND USE CATEGORIES

DETAILED DESCRIPTIONS & ILLUSTRATIONS

EMPLOYMENT CENTER - An area accommodating a wide variety of existing and new heavy- and light-industrial, commercial, office and service uses in which most employees work on-site throughout the day. The intent of this designation is to accommodate large-scale existing employment and light-industrial uses, and to provide for new office and/or business parks, research campuses, and a variety of industrial, commercial, institutional, and open space uses.

PROPOSED TEXT

4.4 FUTURE LAND USE CATEGORIES

DETAILED DESCRIPTIONS & ILLUSTRATIONS

EMPLOYMENT CENTER - are areas designed and protected to create logical places for recruitment of new industrial, commercial and office and service uses for jobs and economic expansion and to accommodate a wide variety of existing and new heavy and light industrial, commercial, office and service uses in which most employees work on-site throughout the day. The intent of this designation is to accommodate large-scale existing employment and light industrial uses, and to provide for new office and/or business parks, research campuses, and a variety of industrial, commercial, institutional uses that bring jobs to the city or retain existing jobs. Inappropriate uses would be uses that do not significantly enhance the tax base or support sustained job creation or retention, including, but not limited to, residential uses.

GENERAL INFORMATION

This request was submitted by the City Council.

STAFF ANALYSIS

The City of Eden adopted its current Land Use Plan in 2007. Plans such as this one are not designed to be static. They are always 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.

Based upon the foregoing information, staff is of the opinion that the amendments be approved.

STAFF RECOMMENDATION:

Approval of the amendments

AN ORDINANCE AMENDING THE
LAND DEVELOPMENT PLAN
FOR 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 Land Development Plan of the City of Eden is hereby amended as follows:

1. **2.4 ANALYSIS OF REGULATORY FACTORS**

EXISTING LAND DEVELOPMENT REGULATIONS, BACKGROUND is amended by adding the following as the third paragraph of the section:

Zoning also serves as a tool for protecting and encouraging the use of certain areas as employment areas to aid in a community’s economic growth and development, enhancement of the tax base, and recruitment of jobs.

2. **2.4 ANALYSIS OF REGULATORY FACTORS**

EXISTING LAND DEVELOPMENT REGULATIONS Table 2.33 Zoning Acreage and Percentage of Total Land is amended by adding the following row:

Zoning District	City Zoning			Combined City & ETJ Zoning			ETJ Zoning		
	# of Parcels	Acreage	%	# of Parcels	Acreage	%	# of Parcels	Acreage	%
13									

3. **2.4 ANALYSIS OF REGULATORY FACTORS**

EXISTING LAND DEVELOPMENT REGULATIONS, Existing Zoning Districts in Eden is amended by adding the following section after **I-2 – Industrial District**:

I-3 - Industrial District: Established as a district for certain high impact uses that, because of noise, trucks, lights, impacts to air and water, and other issues require special consideration as to location and conditions imposed through zoning or special use permits. The I-3 zoning district would be located in areas already considered as suitable for I-2 uses.

4. **4.4 FUTURE LAND USE CATEGORIES**

DETAILED DESCRIPTIONS & ILLUSTRATIONS

The first paragraph of **EMPLOYMENT CENTER** is amended to read as follows:

Employment Centers are areas designed and protected to create logical places for recruitment of new industrial, commercial and office and service uses for jobs and economic expansion and to accommodate a wide variety of existing and new heavy and light industrial, commercial, office and service uses in which most employees work on-site throughout the day. The intent of this designation is to accommodate large-scale existing employment and light industrial uses, and to provide for new office and/or business parks, research campuses, and a variety of industrial, commercial, institutional uses that bring jobs to the city or retain existing jobs. Inappropriate uses would be uses that do not significantly enhance the tax base or support sustained job creation or retention, including, but not limited to, residential uses.

APPROVED, ADOPTED AND EFFECTIVE, this 15th day of January, 2015.

CITY OF EDEN

BY: _____
Wayne R. Tuggle, Sr., Mayor

ATTEST:

Sheralene Thompson, CMC
City Clerk