



# 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:** **Land Development Plan Case LDP-15-01**  
**Date:** May 8, 2015

The Land Development Plan and the Future Land Use Map need to be amended to change the area along Gilley Road, Jarrett Road, New Street and Stadium Drive from Town Center to Employment Center to more accurately reflect the current and potential use of the property in this area.

The Planning and Inspections Department recommends approval of the Land Development Plan amendment and the map amendment request.

At their May 5, 2015 special meeting, the Planning Board voted to recommend that the City Council approve this request and adopted a Resolution Adopting A Statement of Consistency Regarding the Proposed Amendment.

If you have any questions, please contact this office.

**PLANNING AND INSPECTIONS DEPARTMENT  
LAND DEVELOPMENT PLAN AMENDMENT REPORT  
April 22, 2015**

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**CASE NUMBER:** LDP-15-01

**REQUESTED ACTION:** To amend Section 4.5, Figure 4.2 “Future Land Use Map” of the Land Development Plan.

**APPLICANT:** Planning Board

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**PROPOSED AMENDMENT**

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The proposed amendment would revise the area along Gilley Road, Jarrett Road, New Street and Stadium Drive from Town Center to Employment Center.

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**GENERAL INFORMATION**

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This request was submitted by the Planning Board.

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**STAFF ANALYSIS**

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This amendment was initiated by the Planning Board after a request to rezone three parcels on Gilley Road and Jarrett Road from Industrial-2 (I2) to Industrial-3 (I3). The Land Development Plan currently designates this area as Town Center in Section 4.5 Future Land Use Recommendations. The proposed amendment would change this designation to Employment Center.

The Town Center land use category is designed as a medium- to large-scale mixed-use, pedestrian-oriented activity center located in the historic downtown areas and in other strategic locations to serve surrounding neighborhoods, the community and visitors. The Employment Center land use category is designed as an area accommodating a wide variety of existing and new heavy and light industrial, commercial, office and public works facilities, in which most employees work on-site.

The area along Gilley Road and Jarrett Road, to the south of Stadium Drive, currently contains a mixture of commercial and light industrial uses. To the west and south are areas designated as Employment Centers by the Land Development Plan. To the east is a residential neighborhood designated as a Traditional Neighborhood. The area to the north of Stadium Drive and along New Street contains vacant property which is currently zoned for industrial use. To the west of this property is the Eden Industrial Park, which is designated as an Employment Center, and to the east is a residential neighborhood designated as a Traditional Neighborhood. There has been no development pressure of any kind in the area for many years. Due to the existing commercial and industrial uses in the area, and the proximity of other designated Employment Center areas, staff is of the opinion that revising the plan to designate this area as an Employment Center would be appropriate.

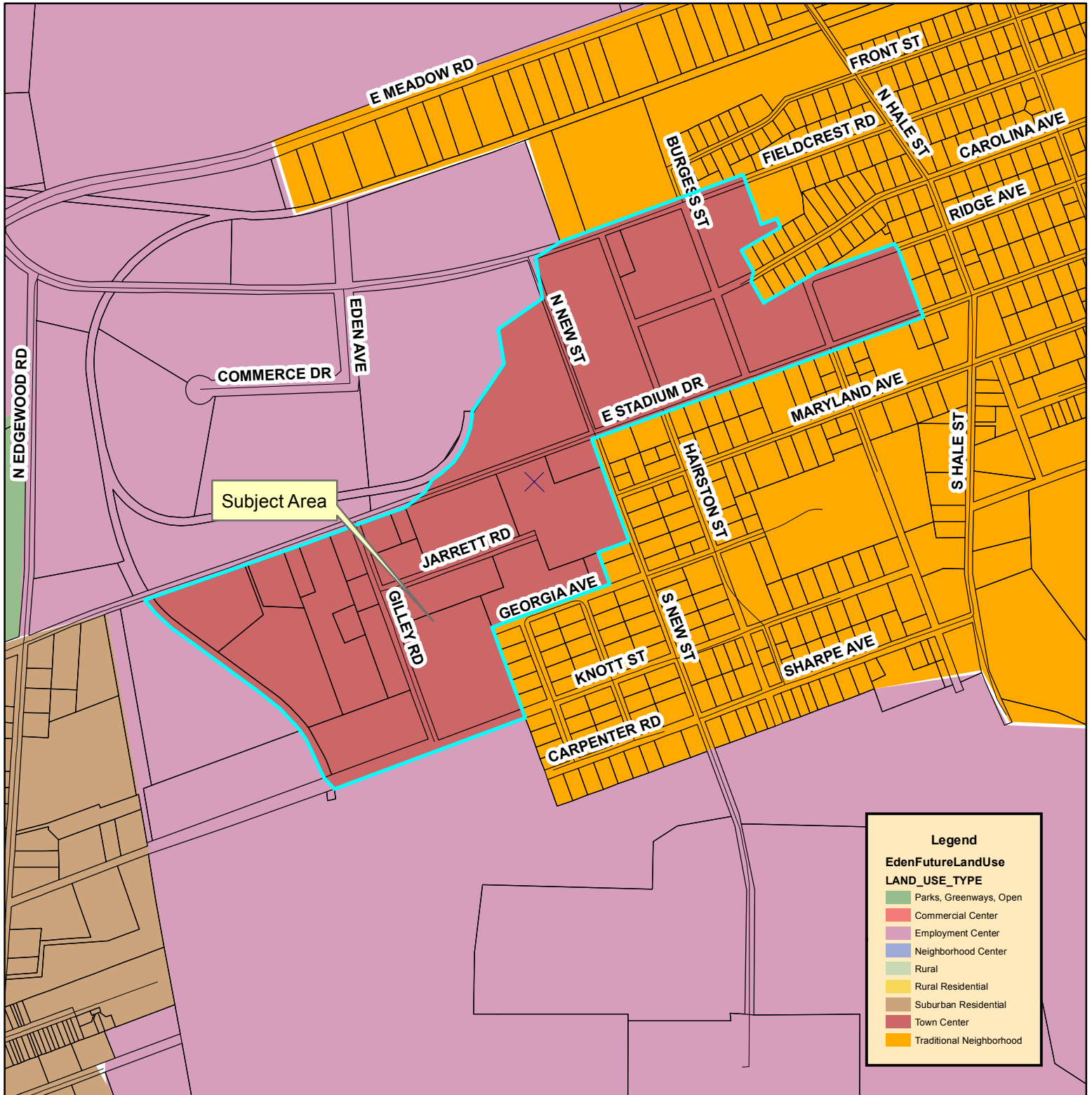
Therefore, staff recommends that the Land Development Plan and the Future Land Use Map be amended to designate this area as an Employment Center for future land use planning.

**STAFF RECOMMENDATION:** Approval of the amendment.

# CITY OF EDEN

## CASE LDP 15-01

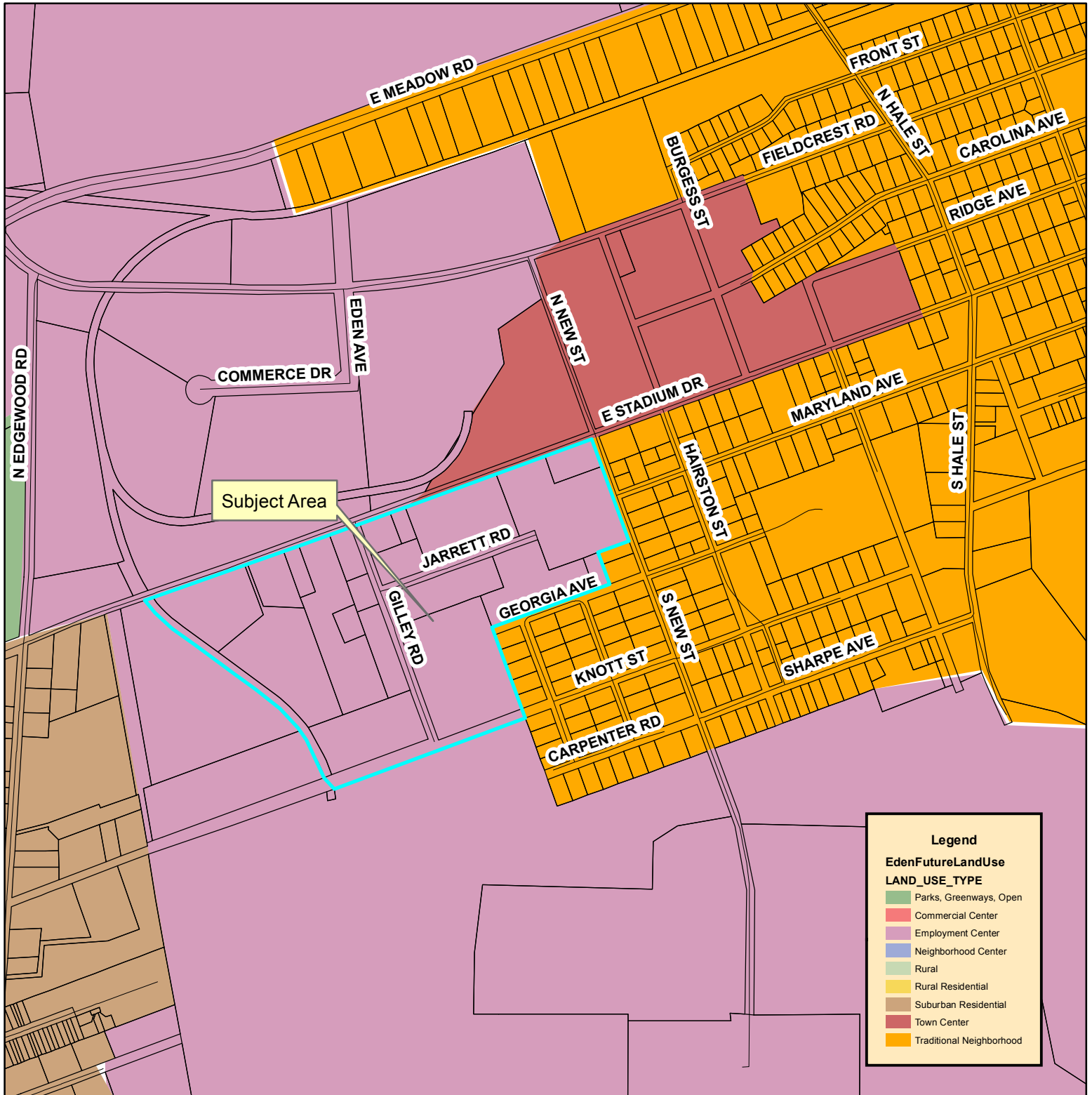
### CURRENT FUTURE LAND USE MAP



# CITY OF EDEN

## CASE LDP 15-01

### PROPOSED FUTURE LAND USE MAP



AN ORDINANCE AMENDING THE  
LAND DEVELOPMENT PLAN  
FOR THE CITY OF EDEN

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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:

**4.5 FUTURE LAND USE RECOMMENDATIONS** is amended by changing Figure 4.2 – Future Land Use Map as follows: The area along Gilley Road, Jarrett Road, and New Street, south of East Stadium Drive, from Town Center to Employment Center as shown on the attached map.

APPROVED, ADOPTED AND EFFECTIVE, this 19th day of May, 2015.

CITY OF EDEN

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

ATTEST:

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Sheralene Thompson, CMC  
City Clerk

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
A PROPOSED AMENDMENT TO THE  
CITY OF EDEN LAND DEVELOPMENT PLAN  
**CASE NUMBER LDP-15-01**

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;

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;

WHEREAS, the City of Eden Planning Board received a request to rezone two parcels on Gilley Road from Industrial-2 to Industrial-3 and one parcel on Jarrett Road from Business General to Industrial-3.

WHEREAS, On May 5, 2015, the City of Eden Planning Board voted to recommend changes to the Land Development Plan as follows:

To amend the Land Development Plan and the Future Land Use Map to change the area along Gilley Road, Jarrett Road, New Street and Stadium Drive from Town Center to Employment Center.

STATEMENT OF NEED:

Due to the existing commercial and industrial uses in the area of Gilley Road, Jarrett Road, New Street and Stadium Drive, and the proximity of other designated Employment Center areas, revising the plan to designate this area as an Employment Center would be appropriate.

STATEMENT OF CONSISTENCY:

The goals of the 2007 City of Eden Land Development Plan, as amended, are to make smart growth decisions by carefully managing growth to:

- A. Strategically locate new land development in the most appropriate places.
- B. Maintain and enhance Eden's community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.

- E. Protect natural, cultural and historic resources and open space as we grow.

WHEREAS, The Eden City Council has considered the written recommendation of the City of Eden Planning Board and has held a public hearing on the proposed amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment is consistent with the City of Eden Land Development Plan, and why the City Council considers the proposed amendment to be reasonable and in the public interest;

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 Land Development Plan is consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended.
2. At no time are land use regulations or plans of the City of Eden or 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 Land Development Plan are reasonable and in the public interest.

Approved and adopted and effective this 19th day of May, 2015

CITY OF EDEN

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

ATTEST:

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Sheralene Thompson, CMC  
City Clerk